

18 Post House Lane, Great Bookham, Surrey, KT23 3EA

Price Guide £999,950









- DETACHED 4 BED HOUSE
- 0.23 ACRE PLOT
- SECLUDED GARDEN
- CUL-DE-SAC LOCATION
- CATCHMENT FOR POPULAR SCHOOLS
- SCOPE TO EXTEND (STPP)
- 2 RECEPTION ROOMS
- DRIVEWAY & DOUBLE GARAGE
- 2 MINUTE WALK TO BOOKHAM SHOPS
- NO ONWARD CHAIN

Description

This detached 4 bedroom family home is nestled on a corner plot in a peaceful cul-de-sac, just a 2 minute walk to Bookham Village. The property features a superb garden, offers scope to modernise and extend (subject to the usual consents) and is offered with no onward chain.

As you walk through the front door you are welcomed to a spacious entrance hall with an understairs storage cupboard and a downstairs shower room. The living room features a fireplace and doors out to the conservatory. From the living room there are also double doors leading to the dining room which overlooks the secluded rear garden, and leads to the kitchen breakfast room. The kitchen is fitted with a range of units, offers space for a breakfast table and also overlooks the rear garden. There is also a study with built in office furniture off the entrance hall.

On the first floor there are four good sized bedrooms, with the principal bedroom benefiting from fitted wardrobes. Bedroom two also has a built in wardrobe and there is a family bathroom with a bath, wc and sink.

To the front of the property there is driveway parking for two vehicles leading to the double garage with an up and over doors. Gated side access leads to the westerly garden which is a particular feature of the property. The well maintained sunny, mature garden wraps around the house and is predominantly laid to lawn with well established shrub borders. Mature trees provide seclusion and privacy. There is a large patio area for entertaining.

Situation

Situated in a quiet cul-de-sac in the heart of Bookham, the village offers a wide range of shops and amenities including a bakers, a butchers, a fishmongers, a greengrocers, a post office, two small supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

The Eastwick Schools, Great Bookham School, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St Teresa's Preparatory School situated in the neighbouring village of Effingham. Cranmore Preparatory School can be found in West Horsley and St John's School in Leatherhead.

The property's location affords convenient access to Bookham Station, the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports.

A wide selection of recreational facilities are available in the area such as Bocketts Farm, Polesden Lacey and Ranmore. The area generally abounds with a wealth of open countryside much of which is in the green belt and owned by the National Trust.

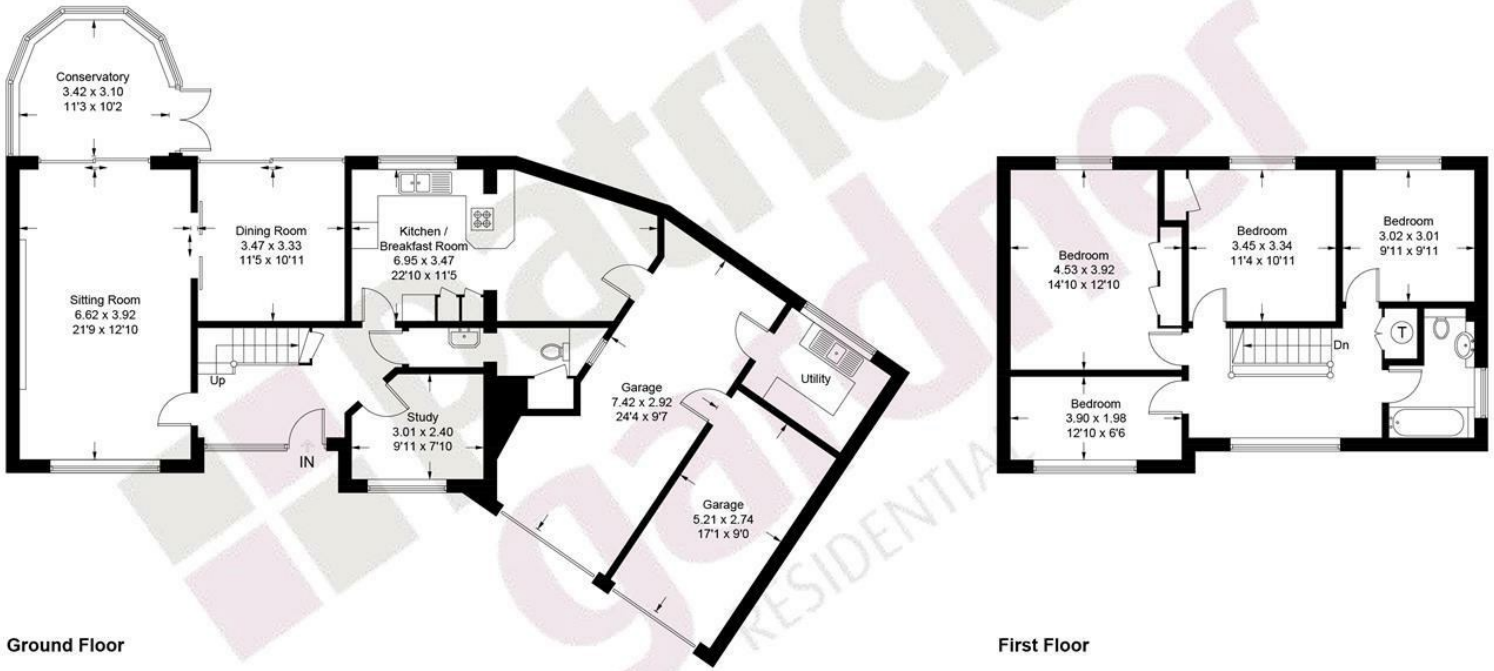
Tenure	Freehold
EPC	C
Council Tax Band	G







Approximate Gross Internal Area = 209.1 sq m / 2251 sq ft
(Including Garages)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1342713)

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