



1 Farm Cottage Eastwick Road, Great Bookham, Surrey, KT23 4BA

Price Guide £425,000



- GROUND FLOOR MAISONETTE
- LIVING ROOM /DINING ROOM
- DOUBLE SECOND BEDROOM
- LOVELY ORDER THROUGHOUT
- EASY WALK OF VILLAGE

- SPACIOUS KITCHEN/BREAKFAST ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- FAMILY BATHROOM
- SHARED USE OF COURTYARD GARDEN
- TWO PARKING SPACES

Description

A charming and deceptively spacious two bedroom ground floor maisonette offering approximately 1,054 sq ft of well-arranged accommodation, ideally situated in the heart of Great Bookham. The property combines character features with practical modern living, and benefits from generous reception space, off-street parking and a low-maintenance courtyard garden.

The accommodation is centred around a particularly impressive open-plan kitchen/breakfast room measuring over 26ft in length with a log burner, creating a wonderful sociable space for everyday living and entertaining. This room connects seamlessly with the dining room and living room, providing flexible living space and a lovely sense of flow throughout.

The living room enjoys a bright dual aspect and comfortable proportions, while the adjoining dining room provides an excellent formal entertaining space. The kitchen area offers extensive work surfaces and ample room for a large dining table, making it the natural hub of the home.

The principal bedroom is well-proportioned and benefits from an ensuite while bedroom two has an attractive bay window and there is a family bathroom.

Externally, the property enjoys a courtyard garden which is shared with 2 Farm Cottage. To the front, there is off-street parking. The property makes an ideal investment or for owner occupation and is offered to the market with NO ONWARD CHAIN.



Situation

Situated just under half a mile from the village centre which offers a wide range of shops and amenities including a bakers, a butchers, a fishmongers, a greengrocers, a post office, two small supermarkets, delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The 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.

The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. Frequent rail services to London/ Guildford/ Leatherhead are available from Bookham Station which is 1.5 miles distant.

Tenure

Leasehold - Share of Freehold

EPC

D

Council Tax Band

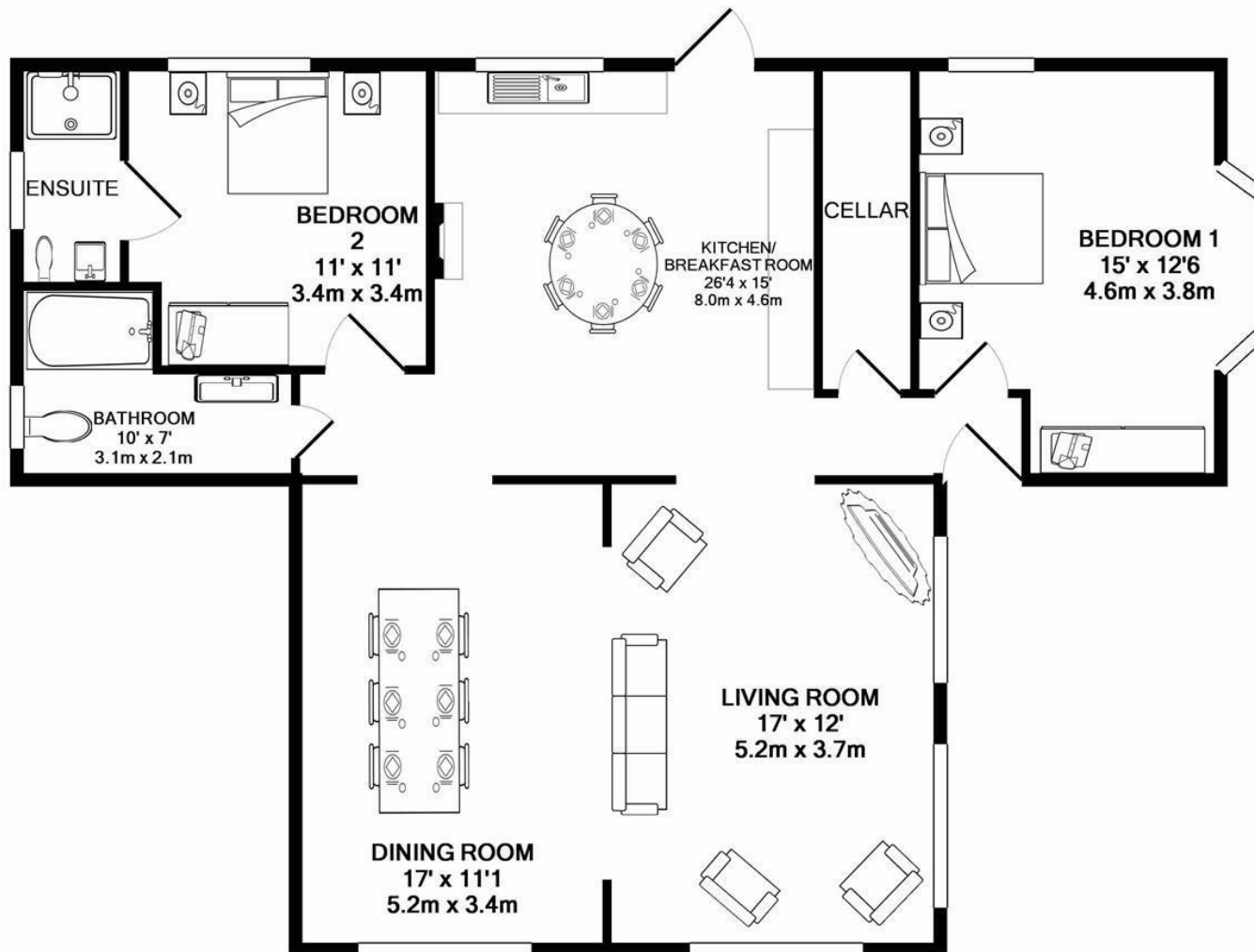
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Lease

999 years as from 29.08.2017 (990yrs remaining)

Maintenance

Owners responsibility



TOTAL APPROX. FLOOR AREA 1054 SQ.FT. (97.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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