



19a Crabtree Lane, Great Bookham, KT23 4PG

Asking Price £1,125,000



• THOUGHTFULLY DESIGNED FOUR  
BEDROOM HOME

• SUPERB OPEN PLAN KITCHEN/BREAKFAST  
ROOM

• CLOAKROOM & UTILITY ROOM

• FAMILY BATHROOM

• WALK TO NORBURY PARK & LOCAL SHOPS

• VERSATILE LIVING SPACE

• DOWNSTAIRS GUEST BEDROOM WITH EN-  
SUITE

• PRINCIPAL BEDROOM WITH EN-SUITE

• DRIVEWAY PARKING AND REAR GARDEN

• IDEAL FOR EXCELLENT SCHOOLS NEARBY

## Description

Situated within walking distance of Norbury Park with acres of open greenbelt, easy reach of local village shops and excellent schools is this beautifully presented four bedroom, three bathroom chalet style family home. The property boasts a superb kitchen breakfast room with bi-fold doors onto a delightful garden and a wealth of versatile living space, ideal for modern living standards.

The front door opens onto a welcoming reception hallway with cupboard storage and a handy cloakroom for guests. The kitchen/breakfast room makes for a superb entertaining space for friends and family, featuring an ergonomic design with plenty of space for cupboards, fitted appliances, breakfast table, island workstation and a separate utility room for laundry.

The living space on the ground floor also comprises a relaxed sitting room and a office/ study along with a guest bedroom with an ensuite.

On the first floor the principle bedroom features fitted wardrobe cupboards and a luxury en-suite. Bedroom 2 and 3 are served by a family bathroom suite with bedroom 3 featuring a playroom off.

Outside the property benefits from driveway parking for a number of cars. To the rear a delightful garden with a sun terrace makes a perfect space for al-fresco dining.

## Situation

Situated within walking distance of Bookham High Street which offers a wide range of shops and amenities including a bakers, a butcher, a fishmonger, greengrocer, post office, two small supermarket and coffee shops. There is also a library, doctors and dental surgeries.

Within easy reach are some of Surrey's famous landmark attractions; Boxhill, Polesden Lacey, Clandon Park, Denbies Wine Estate and Brooklands Museum. Conveniently the property is within walking distance of Norbury Park which provides an ideal space for the walking, riding and mountain bike enthusiast. 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, and Guildford are available from Bookham and Leatherhead Stations.

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. Cranmore Preparatory School can be found in West Horsley and St John's School in Leatherhead.

**Tenure**

Freehold

**EPC**

B

**Council Tax Band**

G



