



**patrick  
gardner**  
RESIDENTIAL

Hedgerley Maddox Lane, Little Bookham, Surrey, KT23 3BS

Asking Price £1,115,000



- FOUR BED FAMILY HOME SET ON 0.4 ACRE PLOT
- SUPERB PRIVATE ROAD LOCATION
- FITTED KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM/SHOWER ROOM
- A SHORT WALK TO BOOKHAM RAILWAY STATION
- 150' SOUTHWEST FACING REAR GARDEN
- TWO RECEPTIONS ROOM & DINING ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- DOUBLE GARAGE WITH AMPLE DRIVEWAY PARKING
- EASY ACCESS FOR EXCELLENT SCHOOLS NEARBY

## Description

A rare opportunity to purchase this superb four bedroom detached family house with a 0.4 acre plot on an exclusive private road. Set behind a commanding five-bar gate, a sweeping driveway leads to generous parking and a double garage, welcoming you to this distinguished family residence. The property is within easy reach of Bookham Station, Bookham Common and excellent local schools. The mature 150' south-west facing back garden is a tranquil private space whilst offering significant potential to extend and enhance (STPP) to create a bespoke residence.

### Ground Floor Living

**Large Sitting Room:** Bright and inviting with a feature open fireplace, flowing into the spacious dining room with generous built in storage, providing an exceptional space for entertaining and family occasions.

**Good sized family room:** with sliding doors leading to a sheltered patio and the beautiful garden.

**Kitchen/Breakfast Room:** Fitted kitchen with integrated appliances, the breakfast area creates a welcoming space for casual meals and conversation. An adjoining utility room offers practical laundry facilities and convenient garage access as well as to the gated side passage.

**Cloakroom/Shower Room:** Fully tiled for functionality providing convenience for family life and guests.

### First floor living

**Four Well-Proportioned Bedrooms:** Featuring a principal bedroom with en-suite bathroom and fitted wardrobes, a guest room with built-in storage, and two further bedrooms served by a family bathroom.

**Comprehensive Storage:** Including an airing cupboard, roof space access, and ample fitted storage throughout.

### Tenure

Freehold

### EPC

E

### Council Tax Band

G

### Residents Association Charge

Approx £97 per annum



## Situation

Nestled on a peaceful private road, this property offers a rare chance to enjoy tranquil country living, within 50 minutes of the heart of London. The property is just a brief walk from Bookham station with direct trains to London Waterloo and Guildford.

Close by lies the charming Bookham Common, owned by the National Trust, providing serene landscapes for Sunday strolls and ideal surroundings for dog walking, featuring open grasslands, majestic oak woodlands, and peaceful ponds.

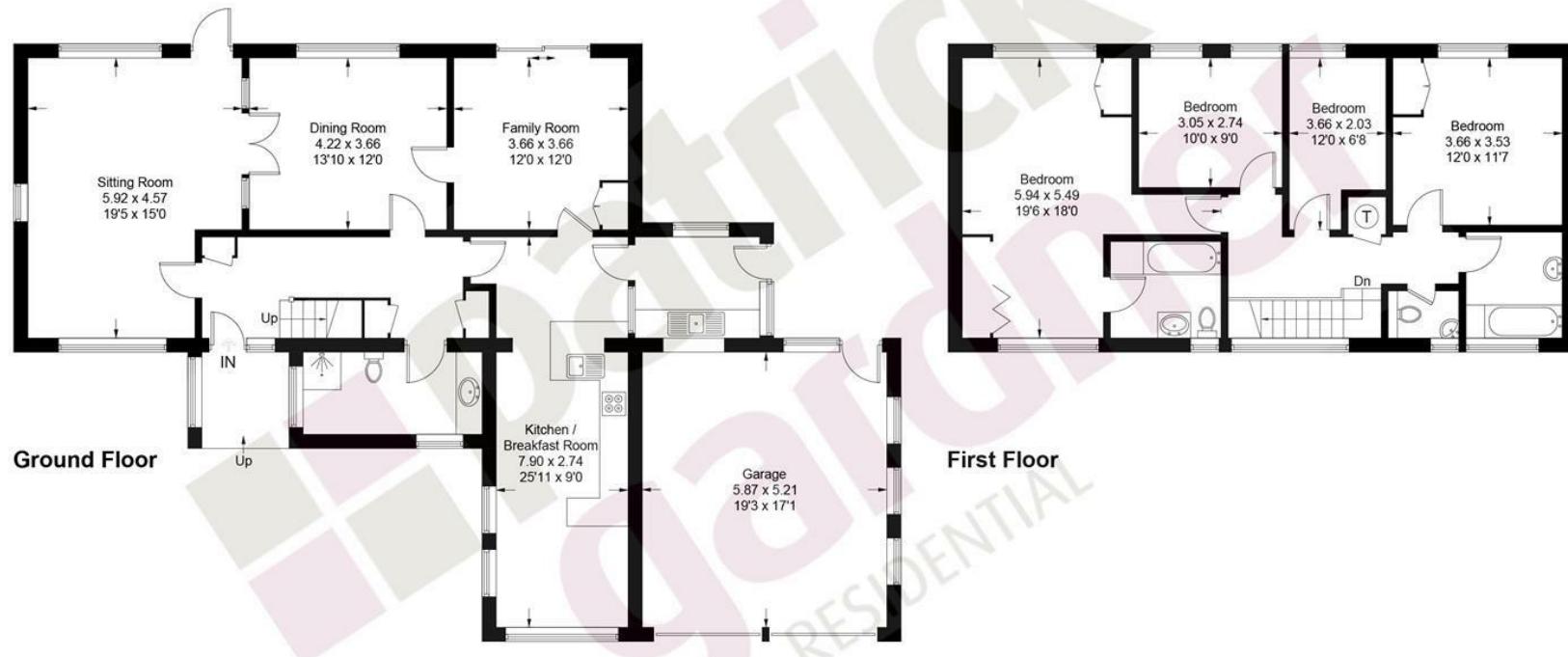
The village itself is a thriving community, boasting a bustling high street with its wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and several delicatessens and coffee shops. There is also a post office, library and doctors and dental surgeries.

The A3 and junction 9 of the M25 are within easy reach and Bookham is ideally located halfway between Heathrow and Gatwick International airports.

There are a wide range of primary and secondary school options. 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.

Within 3 miles of the market town of Leatherhead, this area is surrounded by spectacular countryside and serves as a gateway to the beautiful Surrey Hills offering a wealth of leisure opportunities. Nearby Polesden Lacey, Box Hill, and Ranmore Common provide excellent opportunities for walking, cycling and horseback riding. Other facilities include the private members Nuffield Health Club in central Leatherhead, the Leisure Centre at Fetcham Grove and a wide range of golf clubs including Effingham Golf Club, Tyrells Wood Golf Club at Leatherhead and the RAC Country Club at Epsom. This truly is a unique opportunity to savour countryside living, while remaining effortlessly connected to London—a combination rarely found so close to the capital.

Approximate Gross Internal Area = 184.0 sq m / 1980 sq ft  
Garage = 30.5 sq m / 328 sq ft  
Total = 214.5 sq m / 2308 sq ft



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. (ID1235493)  
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