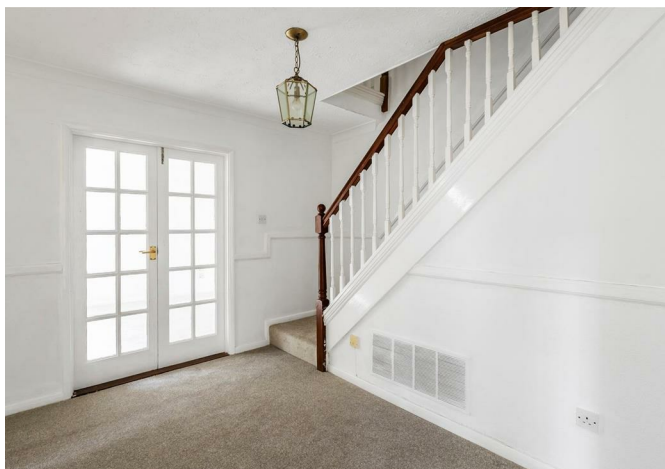




Westville 4 Park Green, Great Bookham, Surrey, KT23 3NL

Asking Price £819,950



- FOUR BEDROOM FAMILY HOME
- TWO BATHROOM SUITES
- WORK FROM HOME STUDY/OFFICE
- EASY ACCESS TO EXCELLENT SCHOOLS
- CLOSE TO BOOKHAM COMMON
- NO ON-GOING CHAIN
- 'L' SHAPED LOUNGE/DINING ROOM
- DETACHED DOUBLE GARAGE
- CONVENIENT FOR BOOKHAM STATION
- SUPERB VILLAGE SHOPS NEARBY

## Description

Situated in a convenient position within walking distance of excellent schools, independent retailers and popular amenities nearby is this four bedroom family home, featuring two bathroom suites and a useful detached double garage. The property further benefits from no on-going chain.

The front door opens onto an entrance hall with a handy cloakroom off for guests. This leads through to a spacious sitting room with doors onto the garden and an opening onto the dining room. The kitchen offers plenty of worktops for preparation, fitted storage cupboards and space for freestanding and integrated appliances. The ground floor receptions space also benefits from a useful study/ home office space.

On the first floor there are four good sized bedrooms with the principal bedroom featuring an en-suite with three other bedrooms served by a family bathroom.

Outside the property is approached by a driveway leading to a detached double garage. The rear garden offers a tranquil space with a paved patio area and lawn.

## Situation

The property is situated in a peaceful residential road within easy reach of Bookham Common, Bookham Station and village shops nearby

Bookham village centre provides a diverse range of traditional retailers including butchers, a family-run fishmonger's, a greengrocer's, two supermarkets and post office. The area also provides four local pubs, a library, doctors and dental surgeries.

Within the locality there are a number of excellent local schools both private and state funded. The Eastwick Schools, The Great Bookham School, Polesden Lacey Infant 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.

Nearby recreational facilities include the private members Nuffield Health Club in central Leatherhead, the refurbished Leisure Centre at Fetcham Grove and a wide range of golf clubs.

Bookham Common, Norbury Park and Polesden Lacey are all within easy reach and provide an excellent environment for walking and horse riding.

<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	G



Approximate Gross Internal Area = 142.2 sq m / 1531 sq ft  
Garage = 24.6 sq m / 265 sq ft  
Total = 166.8 sq m / 1796 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. (ID1303689)

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