



19 West Down, Great Bookham, Surrey, KT23 4LJ

Price Guide £775,000



- DETACHED FAMILY HOME
- SITTING ROOM & STUDY
- DOWNSTAIRS CLOAKROOM
- GARAGE
- WITHIN EASY REACH OF BOTH BOOKHAM VILLAGE
- FOUR BEDROOMS
- FITTED KITCHEN
- DRIVEWAY PARKING
- FRONT & REAR GARDENS
- CATCHMENT AREA FOR POPULAR PRIMARY & SECONDARY SCHOOLS

Description

This spacious detached family home boasts a wealth of flexible accommodation including four bedrooms. The property is ideally located within walking distance of local schools, village shops nearby and Polesden Lacey.

The front door opens onto a welcoming entrance hall with a useful downstairs cloakroom which leads onto relaxing double aspect sitting room. The kitchen provides a thoughtfully designed space with ample cupboards for storage and a good range of appliances. There is also a dining room adjacent to the kitchen. The reception space is complemented by a ground floor study.

The first floor is approached by a rising staircase and leads to two bedrooms with built in wardrobes. Two further good sized bedrooms are served by the family bathroom and there is an additional study upstairs.

Outside the property offers driveway parking and a garage. Side access leads to the rear garden with a patio area for al-fresco dining and mature shrubbery.

Situation

Situated on the South side of the village the property is ideally located within easy reach of open countryside, the village centre and popular local schools.

The village offers a wide range of shops and amenities including a baker, butchers, a fishmonger, a greengrocer, a post office, two small supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

Within the locality there are several excellent local schools both private and state funded. 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 the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports.

Tenure

Freehold

EPC

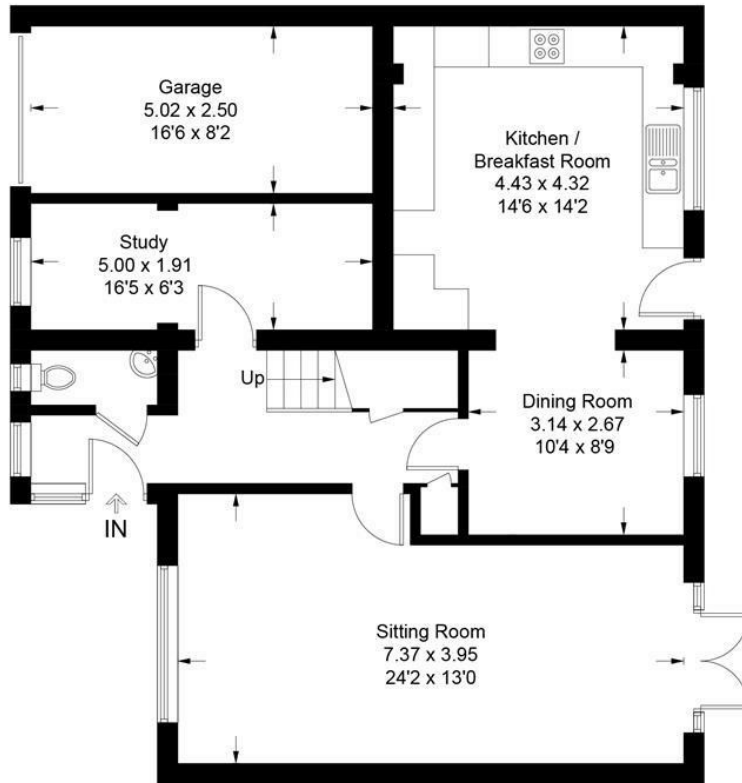
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Council Tax Band

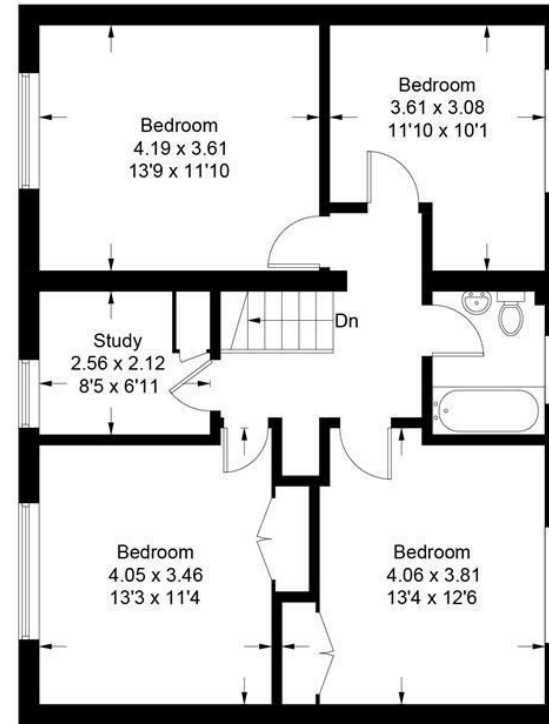
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Approximate Gross Internal Area = 154.8 sq m / 1666 sq ft
 Garage = 12.2 sq m / 131 sq ft
 Total = 167.0 sq m / 1797 sq ft



Ground Floor



First Floor

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. (ID1330730)
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