



Sharon Close, Great Bookham, Surrey, KT23 3LB

Guide Price £900,000 Freehold

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- SUBSTANTIAL DETACHED FAMILY HOME
- SITTING ROOM WITH DOORS TO GARDEN
- OPEN PLAN FAMILY/DINING/KITCHEN AREA
- MAIN BEDROOM WITH EN-SUITE BATHROOM
- FOUR FURTHER BEDROOMS
- FAMILY BATHROOM AND SEPARATE SHOWER ROOM
- UTILITY ROOM
- GARAGE
- WALKING DISTANCE OF THE HIGH STREET & STATION
- END OF CHAIN

43 High Street, Great Bookham
Surrey KT23 4AD
01372 452207
bookham@patrickgardner.com
www.patrickgardner.com

The Property Situated in a small popular cul-de-sac location within a short walk of Bookham High Street and the station this substantial, very light, detached family home offers excellent flexible accommodation.

Access to this property is via a useful lobby which leads through to the entrance hallway off which is the downstairs cloakroom and doors through to the spacious open plan kitchen/breakfast/family room. The kitchen has a Bosh ceramic hob with extractor over and Bosh oven below, integrated dishwasher and space for an American style freezer. There are plenty of base and wall units, granite work surfaces and a large breakfast bar. The dining room/family room has a working fireplace, is dual aspect and opens through to a further sitting room with sliding doors to the garden and access to the integral double garage.

From the hall stairs lead up to the the 1st floor landing with loft access, airing cupboard and upstairs utility room. There are five bedrooms in total. Two huge bedrooms both with fitted wardrobes plus the master bedroom with fully tiled en-suite comprising bath with overhead shower, low level WC & a towel rail. There are two other bedrooms, one with a built in wardrobe. There is a further family shower room being fully tiled with a white suite of shower, w.c. basin & a towel rail and a fully tiled family bathroom with enclosed bath, shower above, WC pedestal basin and towel rail.

Outside to the front of the property there is landscaped block edge pathways and driveway parking leading to the double garage with electric up and over door. The garden with shrubs and bushes is mostly

laid to lawn and is mainly westerly facing with a large Indian sandstone patio ideal for entertaining.

Situation The property is situated in a quiet cul-de-sac just minutes from Bookham High Street. The village centre provides a diverse range of shops including a butchers, a family-run fishmongers, a greengrocer, supermarket, restaurants and post office. The area also provides four local pubs, a library, doctors and dental surgeries.

The area is well catered for highly regarded local schools both state and private and this property is in the current catchment area for the Howard of Effingham School.

Nearby recreational facilities include the private members Nuffield Health Club in Leatherhead, Leatherhead Leisure Centre and a wide range of golf clubs including Effingham Golf Club, Tyrells Wood Golf Club and the RAC Country Club at Epsom.

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.

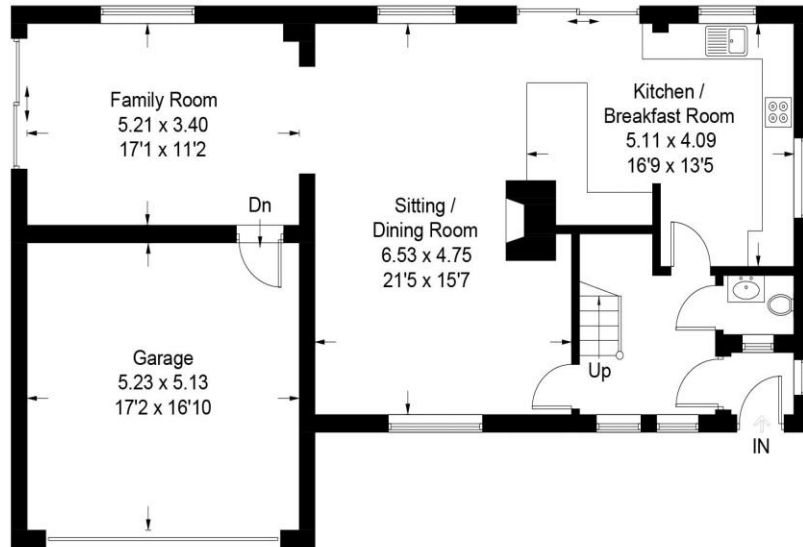
EPC **D** & Council Tax Band **G**

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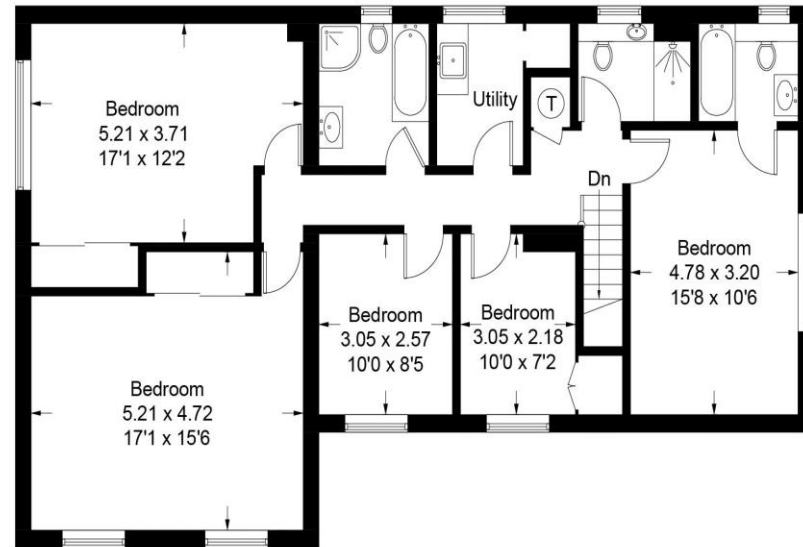




Approximate Gross Internal Area = 214.5 sq m / 2309 sq ft
(Including Garage)



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. (ID621056)