



Dowlans Road, Great Bookham, Surrey, KT23 4LF

£699,950 Freehold

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- SEMI-DETACHED HOUSE BUILT IN 1930s
- 4 BEDROOMS
- 2 BATHROOMS
- REFITTED KITCHEN/BREAKFAST ROOM
- SPACIOUS LIVING ROOM
- HALLWAY / FAMILY AREA
- UTILITY / CLOAKROOM
- STUNNING GARDENS OVERLOOKING OPEN COUNTRYSIDE
- DRIVEWAY PARKING
- IDEALLY LOCATED FOR LOCAL SCHOOLS

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

The Property

This bright 4 bedroom semi-detached 1930s character house is situated in a popular road on the south side of Bookham village close to open countryside.

The spacious entrance hallway, with utility room/cloakroom and under-stairs cupboard, opens into a larger hall, which has been fitted with wall units, offers excellent storage and makes full use of the space. The under-stairs has been opened up to make even more of this area. Double glazed doors lead to the living room with windows over-looking the garden. The kitchen/breakfast room is newly fitted with white, shaker-style units and solid wood surfaces. Appliances include a range cooker and space is available for a dishwasher and a fridge/freezer. Stairs lead to the first floor landing with further storage. The master bedroom has a lovely bay window and a full range of fitted wardrobes.

On this floor, there are 2 further bedrooms and a bathroom with white units comprising basin, w.c., bath and shower cubicle. Another flight of stairs leads to the second floor where a further double bedroom benefits from magnificent views over open countryside. There is a further bathroom with basin, w.c. and bath on this level as well.

To the front of the property, gated access leads to a large brick driveway with parking for several cars. A second gate opens onto a decked area leading to the front door. Further decorative gate leads to the side and rear of the property. A decked area adjoins the property and looks onto a stunning lawned garden with blossom trees, mature borders and a 'never ending' view over fields behind.

Situation

Great Bookham is located on the border of the Surrey Hills Area of Outstanding Natural Beauty and has its own train station and common.

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

The area is well catered for highly regarded local schools and this property is in the current catchment area for the Howard 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 including Effingham Golf Club, Tyrells Wood Golf Club at Leatherhead 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 **F**

PGD1998





Gross internal area: 5436 ft² (504 m²)
Net internal area: 5000 ft² (463 m²)



Gross internal area: 4542 ft² (420 m²)
Net internal area: 4504 ft² (416 m²)



First Floor

Gross internal area: 2968 ft² (275 m²)
Net internal area: 2729 ft² (253 m²)



Second Floor

This plan is for illustrative purposes only. Plan not to scale.
Total approx. floor area: 12346 ft² (11519 m²)
Ground Floor: 5436 ft² (504 m²)
First Floor: 4542 ft² (420 m²)
Second Floor: 2968 ft² (275 m²)

Ground Floor