



Oak Lodge Meadowside, Bookham, Surrey, KT23 3LF

Guide Price £1,495,000





- IMPRESSIVE FOUR BEDROOM RESIDENCE
- QUITE SUPERB KITCHEN/DINING ROOM
- FOUR BATHROOM SUITES
- DETACHED DOUBLE GARAGE
- WALK TO STATION
- JUST UNDER HALF AN ACRE PLOT (0.47 ACRES)
- TWO FURTHER RECEPTION ROOMS
- UTILITY ROOM & DOWNSTAIRS CLOAKROOM
- LANDSCAPED GROUNDS
- EASY ACCESS FOR SCHOOLS & SHOPS



## Description

Nestling on just under half an acre (0.47acres) in one of Bookham's most sought after private road's is this imposing detached residence offering four bedrooms and four bathrooms along with a most impressive open plan kitchen/dining room for entertaining guests. The property is situated within easy reach of Bookham station, highly regarded local schools and independent retailers nearby.

An inviting reception hall for friends and family with a useful cloakroom leads to all reception spaces including a relaxed sitting room in front of a feature fireplace. The kitchen/dining room with a thoughtfully designed kitchen layout makes an ideal modern living space for the family with an island workstation with ample space for a dining table and chairs. Velux windows offer natural light and bi-folding doors open onto a patio for al-fresco dining. A handy utility room complements the kitchen and a family room off completes the ground floor reception space. A guest suite with bathroom off the sitting room also features downstairs.

Off the first floor landing, the principal bedroom with fitted wardrobes boasts an en-suite. The second bedroom features a dressing room and en-suite and bedroom 3 is served by a family bathroom suite.

Outside the property is approached by an extensive driveway providing ample parking for a number of cars and leads to a detached double garage. The landscaped gardens are a particular feature of the property and offer a tranquil space to enjoy the summer sun. The rear garden measures some 117' (mean) by 90' wide.



## Situation

Tucked away on a tranquil private cul-de-sac this property is just a brief walk from Bookham station with direct trains to London Waterloo. Just a short walk away 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 and 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.

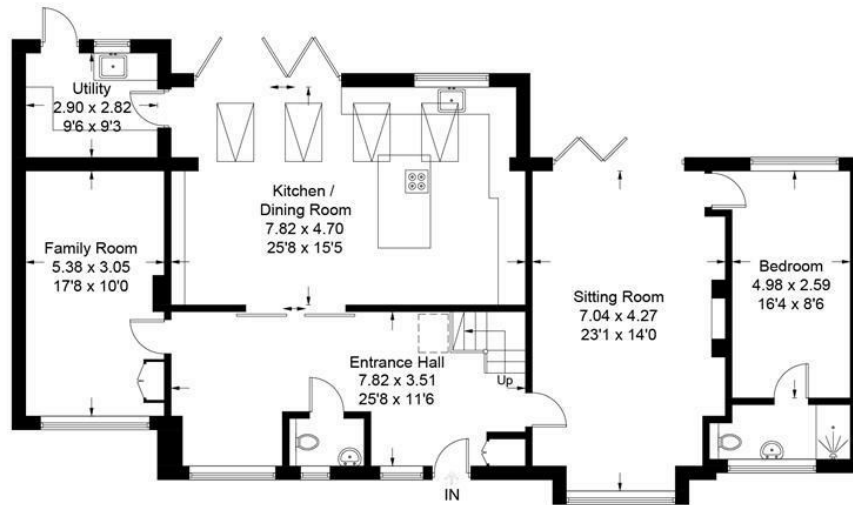
Within 3 miles of the market town of Leatherhead, this area is surrounded by spectacular countryside and serves as a gateway to the beautiful Surrey Hills offering a wealth of leisure opportunities. Locally, Box Hill, Ranmore Common, and Norbury Park provide excellent opportunities for walking and horseback 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.

Tenure	Freehold
EPC	C
Council Tax Band	G
Residents Association Charge	Approx £200 per annum

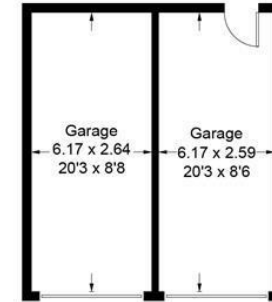
Approximate Gross Internal Area = 228.9 sq m / 2464 sq ft  
 Garage / Outbuilding = 32.9 sq m / 354 sq ft  
 Total = 261.8 sq m / 2818 sq ft



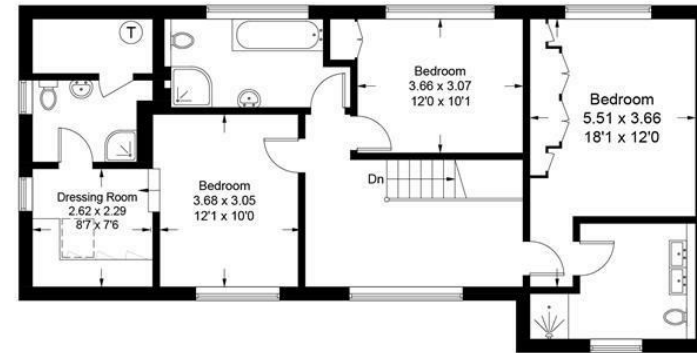
 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**



(Not Shown In Actual  
Location / Orientation)



**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. (ID1201019)

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