



Heathfield, Maddox Lane, Little Bookham, Surrey, KT23 3BT

Asking Price £1,195,000



- FABULOUS DETACHED PROPERTY
- SITUATED IN ONE OF BOOKHAM'S PREMIER PRIVATE ROADS
- FOUR RECEPTION ROOMS PLUS UTILITY ROOM
- FAMILY BATHROOM & DOWNSTAIRS SHOWER RM
- DOUBLE PLUS SINGLE GARAGE
- OFFERS SCOPE TO EXTEND
- GATED DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES
- THREE DOUBLE BEDROOMS
- APPROXIMATELY 1/3 ACRE PLOT
- CATCHMENT FOR EXCELLENT LOCAL SCHOOLS

Description

A rare opportunity to acquire this delightful detached house, tucked away in one of Bookham's most desirable private roads and sits on a third acre plot. Perfectly positioned, this charming home offers generous, well proportioned living space and tremendous potential for enhancement and extension (STPP)

Step into a spacious entrance hallway with a welcoming flow, featuring a cloakroom and stairs to the first floor. The well-appointed kitchen opens into a fabulous, bright orangery, perfect as a breakfast room, while a separate dining room connects seamlessly to the living room for effortless entertaining. A further family room offers flexible space for relaxation or working from home, complemented by a utility room off the kitchen with internal access to the double garage, plus a further single garage.

Upstairs, the principal bedroom features a Juliet balcony overlooking the gardens, creating a tranquil retreat. Two further double bedrooms, a family bathroom, and a separate cloakroom complete the first-floor accommodation, ensuring comfort for family living or guests.

To the front, the property offers driveway parking with side access leading to the rear gardens. The gardens are very secluded, with mature borders providing privacy, and a summer house offering an ideal spot for relaxation or hobbies.

Situation

Those who choose to live in this enviable part of Bookham undoubtedly appreciate the tranquil, rural setting as well as convenient access to local transport links and facilities. The attractive village High Street is less than a mile away - just off the A246, which runs between Leatherhead and Guildford.

The property is also well placed to join the M25 allowing easy access to Gatwick & Heathrow. Bookham Station is a short walk away and provides direct rail service to London, Waterloo in approximately 50 minutes and Guildford in the other direction.

Excellent local state and private schools are well catered for including The Howard of Effingham School, Manor House School and St. Johns School in Leatherhead.

National Trust owned Bookham Common is a short walk from the property and the area generally abounds in a wealth of glorious, open, unspoilt countryside including the Surrey Hills Area of Outstanding Natural Beauty, Norbury Park, Ranmore Common and Polesden Lacey.

Tenure

Freehold

EPC

D


Council Tax Band

G

Residents Association Charge

Approx £97 per annum



 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 221.8 sq m / 2387 sq ft
(Including Double Garage)
Outbuildings = 28.8 sq m / 310 sq ft
(Including Single Garage)
Total = 250.6 sq m / 2697 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. (ID1221499)

www.bagshawandhardy.com © 2025

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

