



**patrick
gardner**
RESIDENTIAL

High Gables 66 Eastwick Drive, Great Bookham, Surrey, KT23 3PS

Price Guide £1,195,000



- IMPOSING FOUR BEDROOM RESIDENCE
- 0.32 OF AN ACRE PLOT
- EASY REACH OF SHOPS & COMMON
- SITTING ROOM & DINING ROOM
- INTEGRAL DOUBLE GARAGE
- POTENTIAL TO EXTEND (STPP)
- WALK TO STATION NEARBY
- TWO BATHROOM SUITES
- KITCHEN/BREAKFAST ROOM
- DELIGHTFUL GARDENS

Description

This imposing four bedroom residence originally built in 1933 and on a 0.33 acre plot forms part of a sought after road, conveniently located for local village schools, station and acres of open greenbelt on the National Trust owned Bookham Common.

The front door opens onto a useful enclosed entrance porch with a substantial front door to a welcoming entrance hall which leads to all reception rooms. For guests, a handy downstairs cloakroom is available. The double aspect sitting room makes a relaxed environment in front of a cosy feature open fire. The dining room offers an ideal entertaining space for friends and family and the kitchen/breakfast room features plenty of worktops for preparation, fitted appliances and ample cupboard storage. The kitchen is complemented by a useful utility room which leads to the garden and the garage.

On the first floor there are four bedrooms. The principal boasts an en-suite and three further bedrooms are served by a family bathroom.

Outside the property is approached by a shingle driveway leading to an integral double garage and gated side access and a greenhouse lead onto a pleasant rear garden with a paved patio and mature shrubs and trees. In all the garden extends to some 88'.

Situation

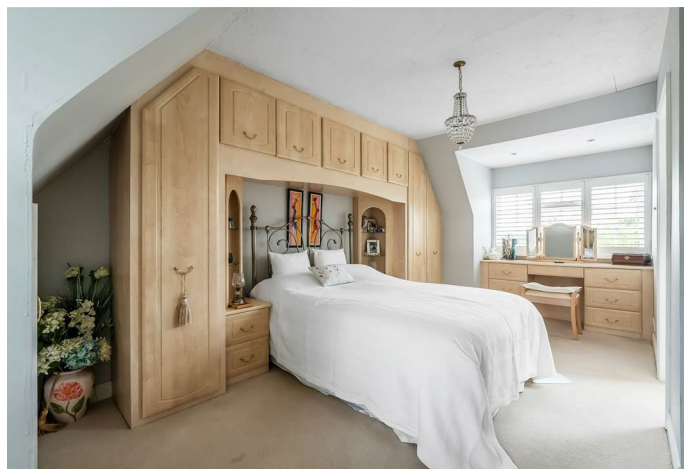
The property is situated with easy reach of Bookham village retailers which offer a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and coffee shops. There is also a library and doctors and dental surgeries.

There is an excellent choice of local schools nearby including The Howard of Effingham Secondary, The Great Bookham School and Eastwick Schools. Furthermore Manor House School, St John's Leatherhead are also within easy reach.

Bookham station is just 0.6 miles away (10 minute walk) and offers services to London Waterloo, Victoria, London Bridge and Guildford in the opposite direction. You are also within easy reach of the A3 and M25 and ideally is located halfway between both Gatwick and Heathrow airports.


Countryside pursuits are easily catered for with The National Trust owned Polesden Lacey and Bookham Common within easy reach along with Norbury Park, the gateway to the Surrey Hills, ideal for walking mountain biking and horse riding.

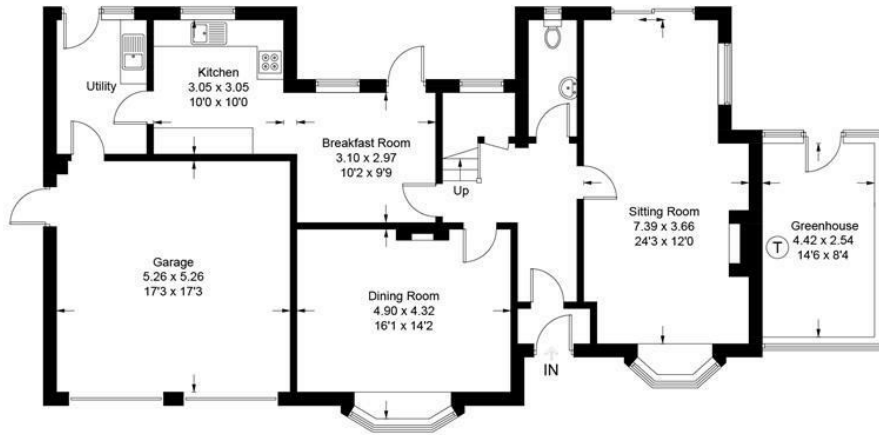
Tenure	Freehold
EPC	F
Council Tax Band	G



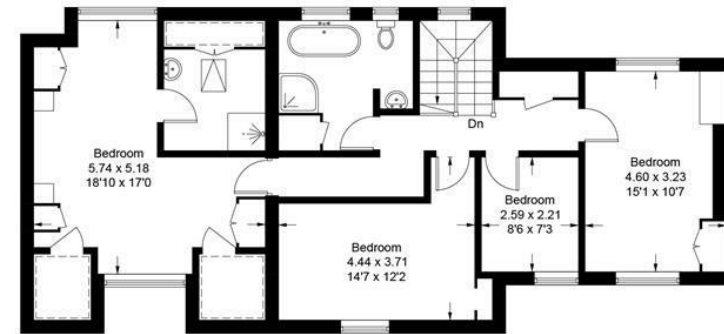
Approximate Gross Internal Area = 221.9 sq m / 2388 sq ft
(Including Garage)



 = Reduced headroom below 1.5m / 5'0



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. (ID1204370)

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