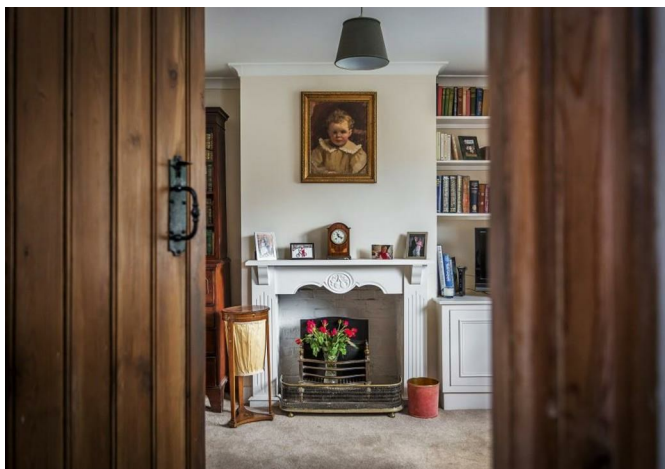




Gordon Cottage Eastwick Road, Great Bookham, Surrey, KT23 4BE

Guide Price £595,000



- ATTRACTIVE CHARACTER HOME
- LIVING ROOM WITH FIREPLACE
- BATHROOM & ENSUITE SHOWER ROOM
- OUTSIDE HOME OFFICE / WORKSHOP
- CATCHMENT AREA FOR POPULAR LOCAL SCHOOLS
- 2 GOOD SIZED BEDROOMS
- KITCHEN DINING ROOM
- SECLUDED REAR GARDEN
- GARAGE & DRIVEWAY PARKING
- EASY WALK TO BOOKHAM HIGH STREET

Description

This charming two bedroom character cottage features a wealth of period features, driveway parking for three cars, garage, outside workshop/possible home office and is located within walking distance of village shops and popular Eastwick Primary School. The property offers further potential to extend and create a delightful cottage ideal for modern living standards.

As you walk through the front door you enter a welcoming entrance hall with understairs storage cupboard and a door leading to the delightful sitting room. The bright double aspect room benefits from a feature fireplace and fitted shelves with a build in cupboard one side of the fireplace. The double aspect kitchen dining room offers a country feel with plenty of space for a breakfast table and an ample range of fitted kitchen units. There is a stable door giving direct access to the garden.

On the first floor the main bedroom features a fitted wardrobe and an ensuite shower room. There is a second bedroom and a large bathroom with fitted cupboards, a bath, wc and basin.

To the front of the property is driveway parking for three cars which leads to a five bar gate, the garden and garage. At the rear of the garden is a brick built building with power and light and plumbing which would make an ideal workshop or home office. The pretty cottage garden features a patio, lawn and flower bed borders.

Situation

Situated just under half a mile from the village centre which offers a wide range of shops and amenities including a bakers, two butchers, a fishmongers, a greengrocers, a post office, a small supermarket and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The Dawnay, 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.

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 which is 1.5 miles distant.

Tenure

Freehold

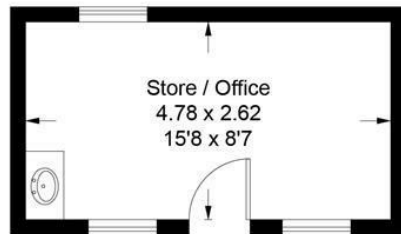
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Council Tax Band

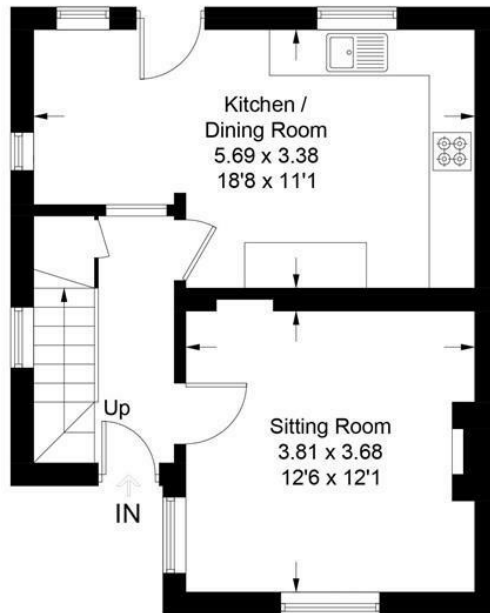
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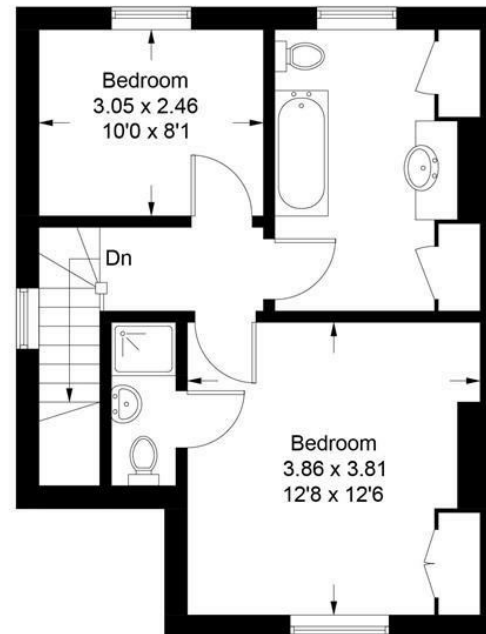


(Not Shown In Actual
Location / Orientation)

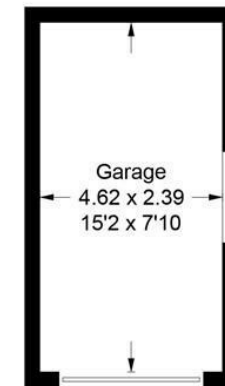
Approximate Gross Internal Area = 81.1 sq m / 873 sq ft
Garage / Store / Office = 23.5 sq m / 253 sq ft
Total = 104.6 sq m / 1126 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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. (ID868567)

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