256 Lower Road, Great Bookham, Surrey, KT23 4DL

Price Guide £750,000

- THREE BEDROOM DETACHED HOUSE
- TWO FURTHER RECEPTION ROOMS
- THREE BEDROOMS ON THE FIRST FLOOR
- MATURE REAR GARDENS
- VERY CONVENIENT FOR BOOKHAM VILLAGE
- OPEN PLAN SITTING/DINING ROOM/KITCHEN
- GROUND FLOOR BATHROOM
- FAMILY BATHROOM
- DRIVEWAY PARKING
- CATCHMENT FOR EXCELLENT LOCAL SCHOOLS

Description

This charming and deceptively spacious three-bedroom detached home offers over 1,400 sq ft of versatile accommodation, set within a mature plot in a highly convenient location close to Great Bookham village amenities, schools and transport links.

The property is approached via an entrance porch leading into a welcoming hallway with stairs rising to the first floor. To the front, a bright sitting room provides an attractive reception space, while to the rear the property opens into an impressive dining room overlooking the garden, an ideal space for entertaining and family gatherings.

The kitchen sits centrally within the home and connects to a useful family room, creating excellent potential for modern open-plan living (subject to any necessary consents). A separate study to the front offers flexibility as a home office, playroom or additional reception room. The ground floor also benefits from a bathroom and a practical store/utility area with external access.

Upstairs, there are three well-proportioned bedrooms, including two generous doubles and a further single bedroom with a fitted wardrobe, all served by a family bathroom.

Externally, the property enjoys a mature rear garden with established planting, lawned areas and outbuildings, providing a wonderful opportunity for gardening enthusiasts or those seeking a peaceful outdoor retreat. To the front of the property there is driveway parking.

Situation

Ideally located within a short walk from Bookham village centre which provides a diverse range of traditional shops including a butchers, a family-run fishmonger's, a greengrocer's, two small supermarkets, delicatessen, coffee shops and a post office. The area also provides a good range of local pubs, a library, doctors and dental surgeries.

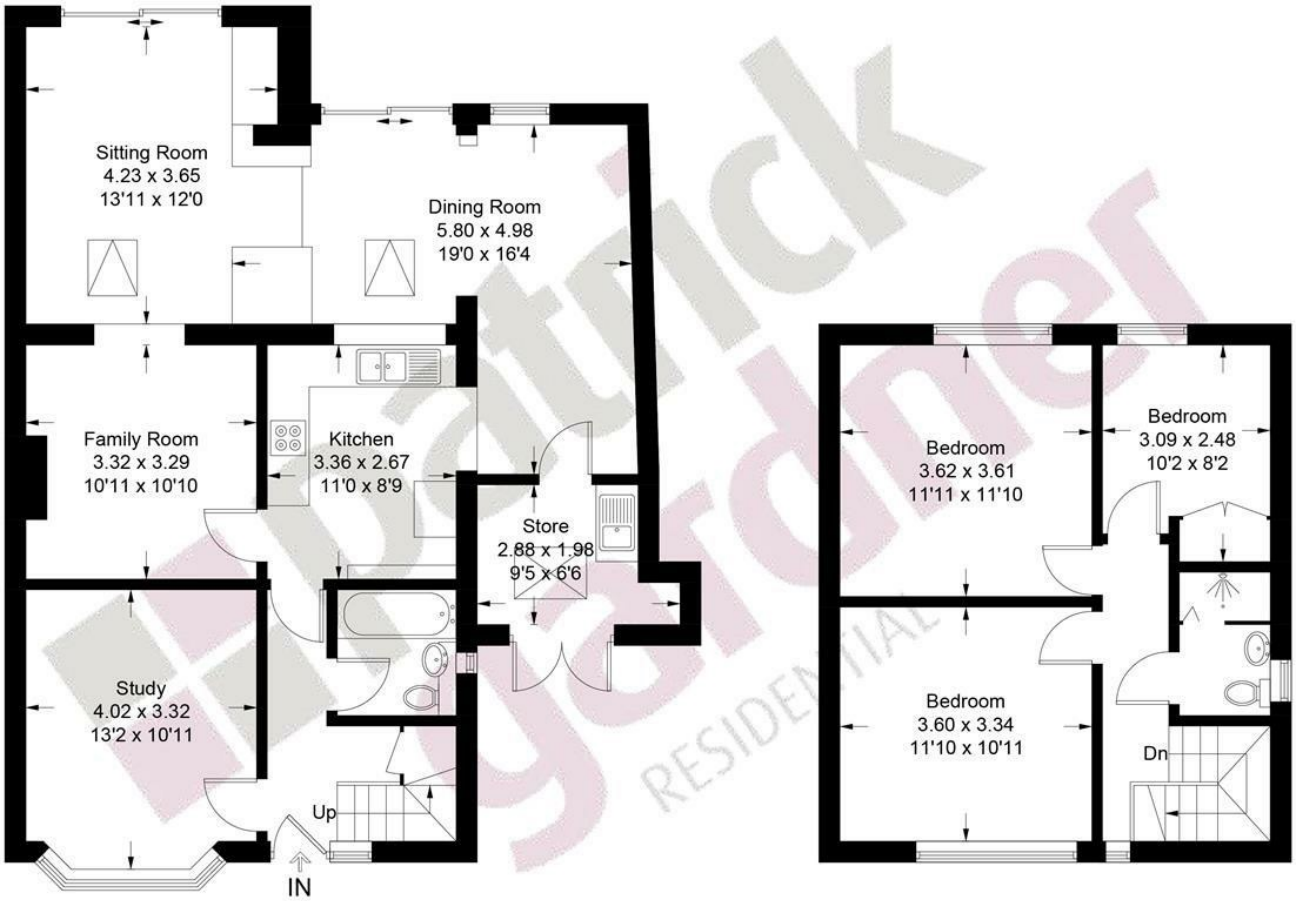
The area is well catered for with highly regarded local schools and this property is in the current catchment area for the Howard of Effingham.

A wide selection of recreational facilities are available in the area such as Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey. Bookham Common is also within easy access and is great for walkers, cyclists and horse riders.

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.

Tenure	Freehold
EPC	D
Council Tax Band	F

Approximate Gross Internal Area = 132.1 sq m / 1422 sq ft



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. (ID1279049)

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