



6 Hilltop Rise, Great Bookham, KT23 4DB

Price Guide £625,000



- NO ONWARD CHAIN
- THREE BEDROOM
- BATHROOM & SEPARATE WC
- DELIGHTFUL GARDENS
- CLOSE TO SHOPS
- DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- GARDEN ROOM
- GARAGE & DRIVEWAY
- CLOSE TO NATIONAL TRUST OPEN SPACE

Description

Situated in a sought after cul-de-sac within walking distance of Bookham Village shops this detached bungalow with three bedrooms, a family bathroom, cloak room, delightful garden and offered with NO ONWARD CHAIN.

As you open the front door you are welcomed into the entrance hall with a built in cupboard and cloak room. There is a dual aspect living room with a feature fireplace and doors out to the garden. The dining room opens to the kitchen with ample storage and appliances, with a door to outside.

There are three good sized bedrooms with the principal bedroom featuring fitted wardrobes and furniture. There is a large family bathroom.

To the front of the property there is a driveway parking for several vehicles, a single garage and gated side access to the rear garden. The garden features a patio, lawn, well established flower bed borders and a garden room.

Situation

Situated on the South side of the village the property is ideally located within easy reach of open countryside, the village centre and popular local schools.

The village offers a wide range of shops and amenities including a baker, butchers, a fishmonger, a greengrocer, a post office, two small supermarkets, delicatessen and coffee shops. There is also a library and doctors and dental surgeries.

Within the locality there are several excellent local schools both private and state funded. Eastwick Schools, 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. Cranmore Preparatory School can be found in West Horsley and St John's School in Leatherhead.

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.

Tenure

Freehold

EPC

E

Council Tax Band

F



Approximate Gross Internal Area = 100.7 sq m / 1084 sq ft
 Garage / Garden Room = 16.4 sq m / 176 sq ft
 Total = 117.1 sq m / 1260 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. (ID1321150)

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