



Eastwick House, Eastwick Drive, Great Bookham, Surrey, KT23 3PP

**£1,650,000 Freehold**



- STUNNING PERIOD HOUSE
- 5002 SQ.FT.INCL.GGE & CELLAR
- FIVE DOUBLE BEDROOMS (FOUR BATHROOMS)
- FOUR RECEPTION ROOMS
- LARGE FULL HEIGHT CELLAR
- GARAGING FOR FOUR CARS
- WALKING DISTANCE TO SCHOOLS & VILLAGE
- GAMES ROOM / HOME OFFICE
- KITCHEN BREAKFAST ROOM
- LARGE SEPARATE UTILITY ROOM
- ANNEXE POTENTIAL \*
- LOVELY GARDENS OF JUST UNDER 0.5 ACRE

### Eastwick House

Eastwick House is a splendid period family home offering just over 5000 sq.ft. (including garaging and cellarage) whilst enjoying a mature 0.5 acre plot within walking distance of Bookham Village.

Originally Eastwick Park Farm, the property is reputed to date back to the 16th Century with later Victorian extensions creating this impressive residence enjoying many period features including a stunning sitting/dining room with high ceilings, full height cellar and stabling which has been converted to create extensive garaging and a games room.

The accommodation includes a reception hall with cloakroom, elegant 37'4 x 16' triple aspect sitting/dining room with open fireplace, family room, farmhouse style kitchen/breakfast room with oak cabinets and integrated appliances, large utility room and conservatory with electric rain sensor roof openings. The inner hall features a aged Quarry tile floor leading to a small cold store, double bedroom with en-suite and study/playroom.

\* The inner hall also has an outside door which creates the perfect opportunity to create a separate annexe by combining the study, bedroom, shower room and utility room. (This area of the house has a fully boarded and lit loft space)

Upstairs, the double aspect principal bedroom has a range of fitted wardrobes and en-suite with separate shower and bath, there is a second double bedroom with adjoining bathroom and two further double bedrooms sharing a separate shower room.

From the hall, stairs leads down to a full height cellar with wine store, work bench and door leading to a return outside staircase to the rear garden.

Outside, a gated sweeping gravel driveway with adjoining lawns provide plenty of parking and leads to the stable block incorporating 4 car garaging, lawn mower garage, games room and small brick apple store. There is a lawn, greenhouse, sun terrace with brick BBQ and useful return block pavier driveway with double gates to the Lower Road.



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### Situation

Eastwick House is just 0.4 miles from 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.

The village itself is a thriving community, boasting a bustling high street and a wide range of primary and secondary school options. Eastwick Schools, The 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.

Within 3 miles of the market town of Leatherhead, this area is surrounded by spectacular countryside and serves as a gateway to the beautiful Surrey Hills offering a wealth of leisure opportunities. Local Box Hill, Ranmore Common, and Norbury Park provide excellent opportunities for walking and horseback riding. The National Trust owned Polesden Lacey and Bookham Common are within easy reach.

Other facilities include the private members Nuffield Health Club in central Leatherhead, the Leisure Centre at Fetcham Grove and a wide range of golf clubs including Effingham Golf Club, Tyrells Wood Golf Club at Leatherhead and the RAC Country Club at Epsom. Also in Leatherhead is the Beaverbrook estate with a private members golf course which, together with its associated country club, offers a variety of restaurants and spa facilities.

Bookham station is just over a mile away 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.

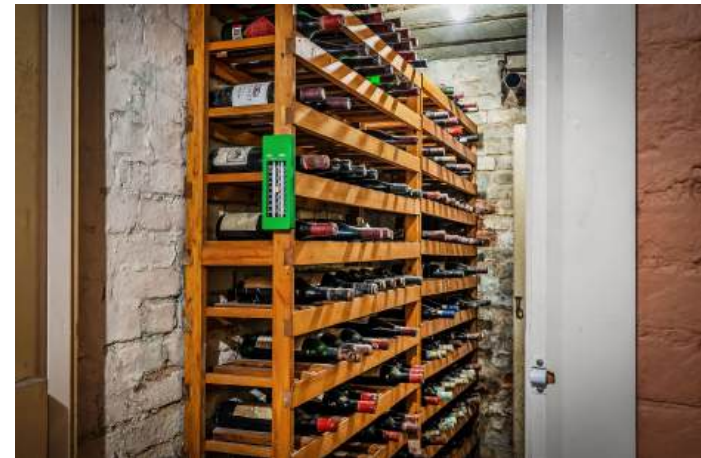
**Council Tax Band G**

**EPC Rating D (55)**

**Viewing by appointment only**













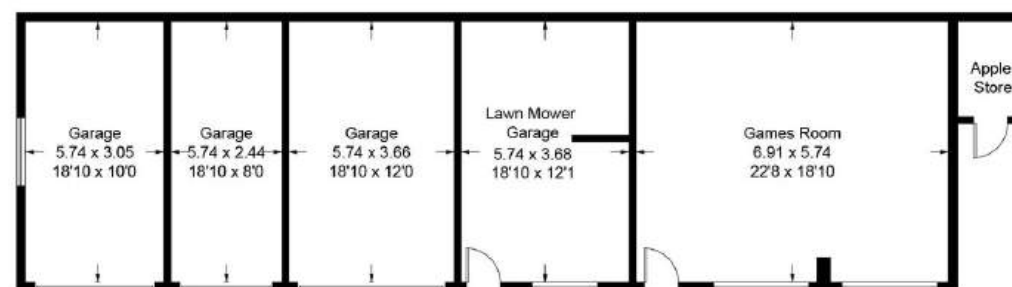


Approximate Gross Internal Area = 315.6 sq m / 3397 sq ft

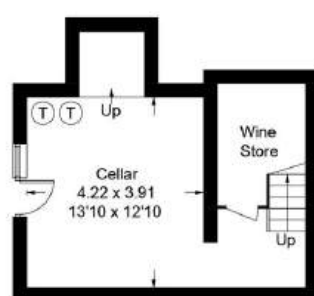
Cellar = 28.6 sq m / 308 sq ft

Outbuilding = 120.5 sq m / 1297 sq ft

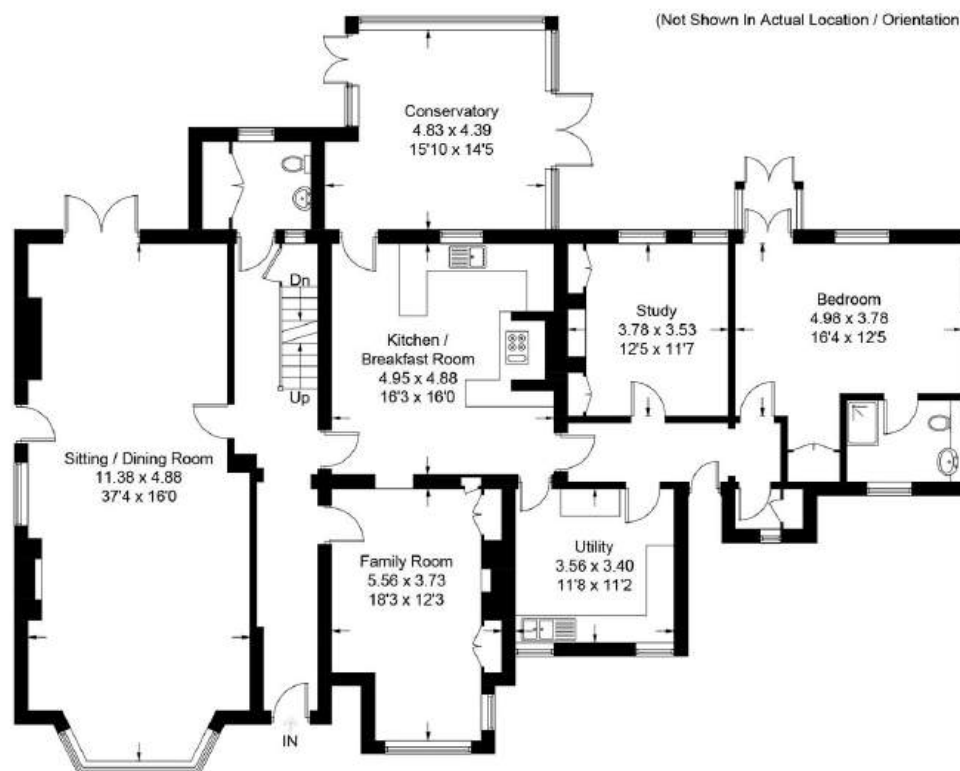
Total = 464.7 sq m / 5002 sq ft



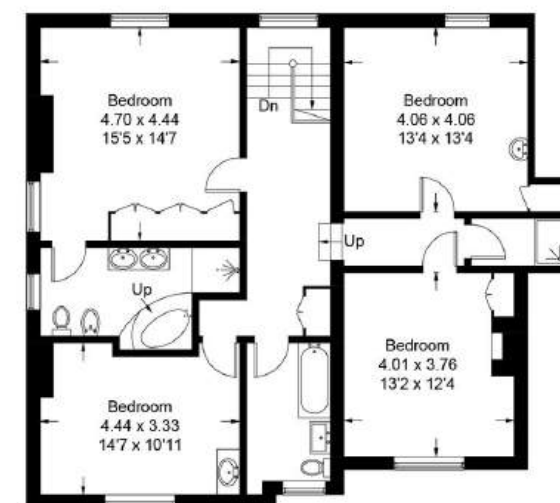
(Not Shown In Actual Location / Orientation)



Cellar



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. (ID1219747)

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