



5 Willow Walk, Great Bookham, Surrey, KT23 4ER

Guide Price £1,195,000



- SUPERB FOUR BEDROOM CHALET STLYE HOUSE
- TWO EN-SUITES & FAMILY BATHROOM
- SEPARATE SITTING ROOM
- SOUTHERLY BACKING GARDEN
- DRIVEWAY PARKING & GARAGE
- BUILT IN 2009 BY BILES & CO
- OPEN PLAN KITCHEN/DINING ROOM
- WORK FROM HOME OFFICE
- 0.6 MILES TO BOOKHAM VILLAGE CENTRE
- CUL-DE-SAC LOCATION

Description

Nesting at the end of a quiet cul-de-sac is this impressive four bedroom chalet style house built in 2009 by reputable builders Biles & Co to a very high standard, lovingly maintained by the current owners. The property boasts an open plan kitchen/breakfast room, separate sitting room, work from home office suite and a delightful sunny southerly aspect rear garden to enjoy.

The front door opens onto an inviting entrance hall with engineered oak flooring, handy cloakroom and an under stairs cupboard. The sitting room offers a relaxed seating area in front of a feature fireplace with a cosy inset gas fire. Direct access leads onto the garden. The kitchen/dining room features a wealth of cupboards for storage, granite worktops for preparation, a breakfast bar, integrated appliances for the cook and plenty of room for a sizable dining table. Access further leads to the garden and to the side of the property. A useful work from home office suite complements the ground floor reception space along with a downstairs guest bedroom four with en-suite.

The first floor is approached by a turning staircase and features an airing cupboard. The principal bedroom benefits from an en-suite and fitted wardrobes. Bedroom 2 also has fitted wardrobes and along with a further bedroom all are served by a family bathroom suite.

The front of the property offers driveway parking and leads to an integral garage. Gated side access opens onto a delightful, sunny southerly aspect, landscaped garden with water feature and a patio for al-fresco dining.

Situation

Willow Walk is a small cul-de-sac located just over half a mile from Bookham 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 post office, a library and doctors and dental surgeries. Nearby recreational 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.

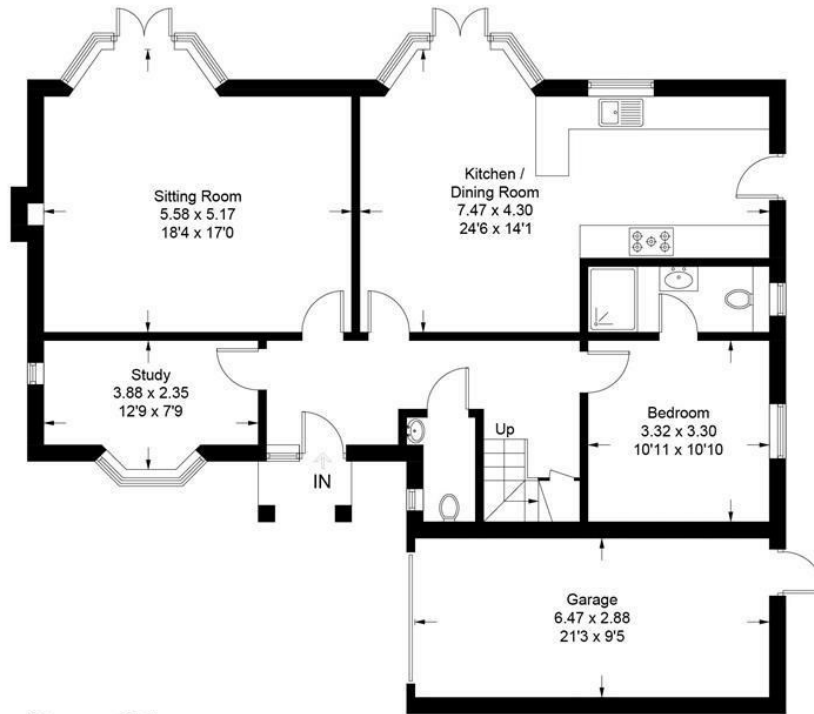
The area generally abounds with a wealth of open countryside much of which is in the green belt and owned by the National Trust. including some of Surrey's famous landmark attractions; Boxhill, Polesden Lacey, Clandon Park along with Denbies Wine Estate and Brooklands Museum to name a few.

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 are available from both Leatherhead and Bookham Stations.

Tenure	Freehold
Lease	Add text here
Service Charge	Add text here
Ground Rent	Add text here
EPC	G
Council Tax Band	



Approximate Gross Internal Area = 178.3 sq m / 1919 sq ft
Garage = 18.8 sq m / 202 sq ft
Total = 197.1 sq m / 2121 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. (ID895620)

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