



Cherry Tree Cottage Leatherhead Road, Bookham, Surrey, KT23 4SS

Price Guide £795,000



- 4 BEDROOM SEMI DETACHED COTTAGE
- SPACIOUS LIVING ROOM
- 70' SOUTH FACING GARDENS TO THE FRONT
- UTILITY ROOM
- ON STREET PARKING TO THE FRONT & ELECTRIC CHARGE POINT FOR CAR
- STUNNING KITCHEN/DINING ROOM
- FAMILY BATHROOM & CLOAKROOM
- SITUATED IN THE HEART OF BOOKHAM VILLAGE
- OUTSIDE WORKSHOP/HOME OFFICE
- 1.1 MILES TO BOOKHAM STATION

## Description

This charming 4 bedroom semi-detached cottage is located in the heart of Bookham Village and offers excellent living accommodation. The double aspect entry way leads into a very spacious living room with door to the kitchen/dining room with utility room which has recently been completely refurbished and extended creating a fabulous family space with bi-fold doors onto the garden. Bedroom four is situated on the ground floor complete with a family bathroom. On the first floor there are three further bedrooms and a shower room.

The majority of garden is to the front of the property which is South facing and measures approx. 70' in depth. There is an attractive lawn area, pathway leading to the front door and shingled area.

To the rear of the property is a patio area and a large outdoor workshop currently separated into two sections. One part is used as a home office and benefits from lighting, heating and air-conditioning. The other part is used for storage. There is also a rear gate giving direct access onto the Leatherhead Road and therefore making it a minutes' walk to the High Street.

## Situation

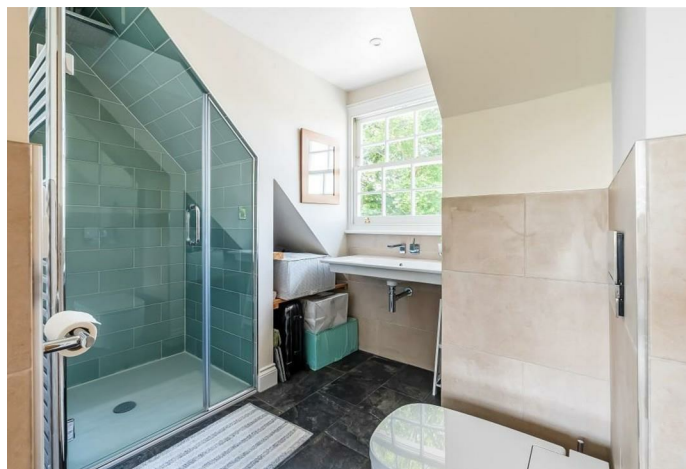
Situated within a few minutes' walk of the village which offers a wide range of shops and amenities including a bakers, butchers, a fishmongers, greengrocers, a post office, two small supermarkets and several delicatessens and coffee shops. There is also a post office, a library and doctors and dental surgery.

Bookham station is just one mile away with central London less than one hour away.

The area is well catered for highly regarded local schools and this property is in the current catchment area for the Howard of Effingham Secondary School. A wide selection of recreational facilities are available in the area such as Bocketts Farm, Polesden Lacey, Ranmore, the refurbished 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 property is within 10 minutes' walk from the North Downs which is an area of outstanding beauty. You are also within easy reach of the A3 and M25 and ideally is located halfway between both Gatwick and Heathrow Airports.

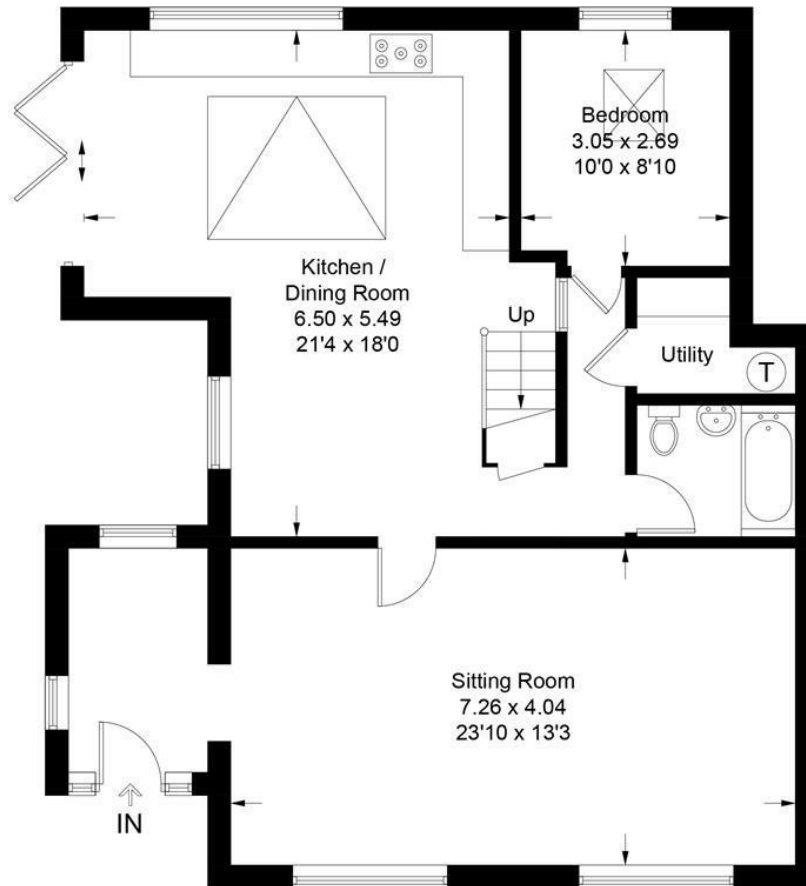
<b>Tenure</b>	Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	E



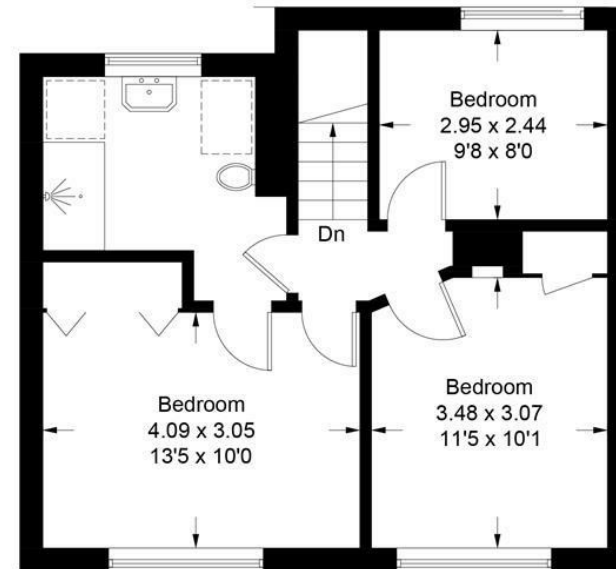
Approximate Gross Internal Area = 135.5 sq m / 1458 sq ft



 = Reduced headroom below 1.5m / 5'0



**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. (ID1204867)

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