



4 Fiona Close, Great Bookham, Surrey, KT23 3JU

Price Guide £1,495,000



- FIVE BEDROOM DETACHED FAMILY HOUSE
- DOUBLE ASPECT LIVING ROOM
- TWO EN-SUITE SHOWER ROOMS PLUS FAMILY BATHROOM
- DRIVEWAY PARKING PLUS GARAGE
- TOTAL PLOT SIZE OF APPROXIMATELY 1/4 ACRE
- STUNNING KITCHEN/FAMILY/BREAKFAST ROOM
- FAMILY ROOM
- SPACIOUS PATIO AREA WITH OUTDOOR KITCHEN/ENTERTAINING
- SECLUDED GARDEN MEASURING APPROX 70 X 90 FT
- 15 MINUTE WALK OF BOOKHAM VILLAGE HIGH STREET

Description

This impressive 5-Bedroom Detached Family Home, built in 1960, is nestled in a peaceful cul-de-sac and offers spacious and versatile living, ideal for modern family life. Boasting five generous bedrooms, including two with en-suite shower rooms, and a luxurious family bathroom, this home combines comfort with practicality.

Step into a grand, spacious hallway that sets the tone for the rest of the property. Off the hallway you will find plenty of cloak storage, a convenient cloakroom and stairs to the first floor all designed with functionality in mind. The heart of the home is the fabulous open-plan kitchen/family/breakfast room, complete with fully integrated appliances a large island for casual dining and expansive bi-fold doors that seamlessly connect the indoors to the beautifully landscaped garden.

The double-aspect living room is flooded with natural light, while a separate family room provides additional flexible living space. A well-equipped utility room and an integral garage further enhance the functionality of this exceptional home.

Outside, the private rear garden measures approximately 70 x 86 feet, offering a perfect blend of lawn and entertainment space. The outdoor kitchen area and al fresco seating zone make it ideal for hosting and enjoying long summer evenings with family and friends. To the rear of the garden is a fully equipped garden cabin perfect for working from home or a quiet retreat.

Situation

Fiona Close is a peaceful cul-de-sac located off Church Road and within 10 minutes walk of Bookham High Street. The village offers a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarket and several delicatessens and coffee shops. There is also a post office, a library and doctors and dental surgeries.

Bookham station is a 10 minute walk away offering services to London while Leatherhead town centre, with its more extensive range of shops and restaurants, is located 4 miles away.

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.

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.

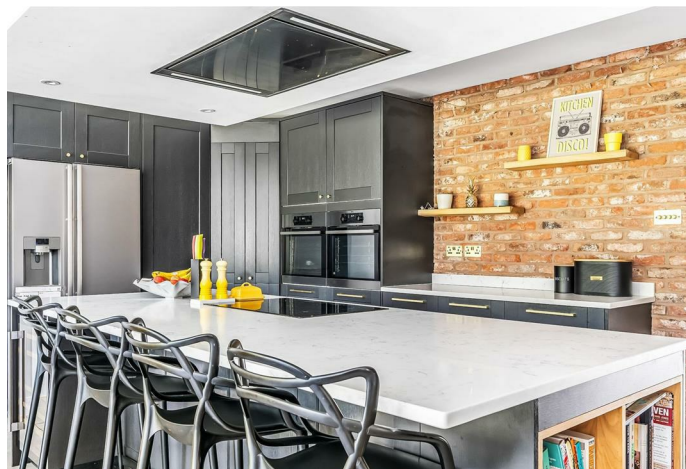
Tenure

Freehold

EPC

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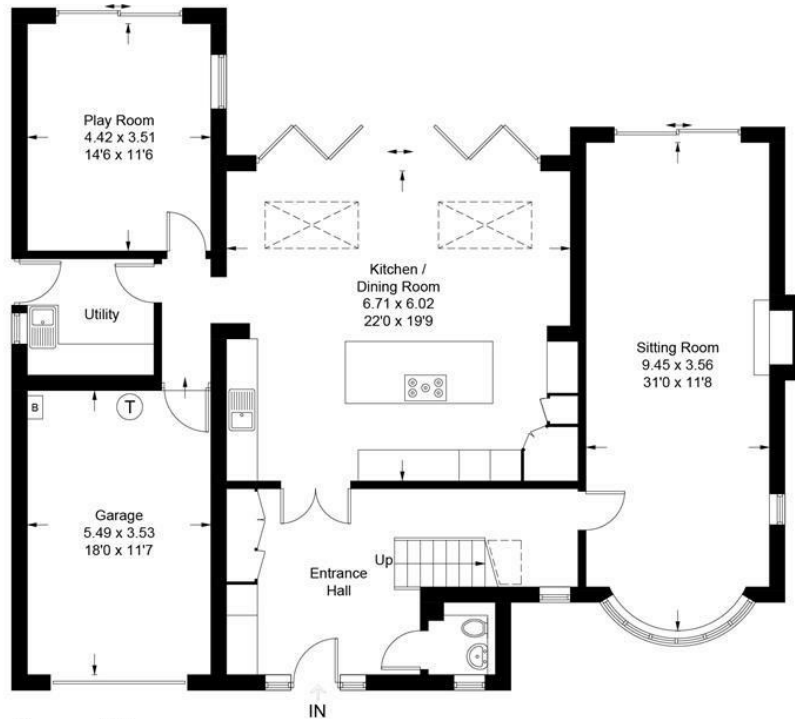
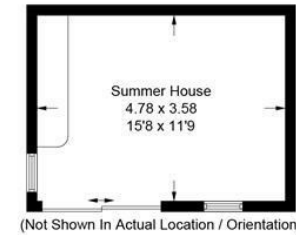
Council Tax Band



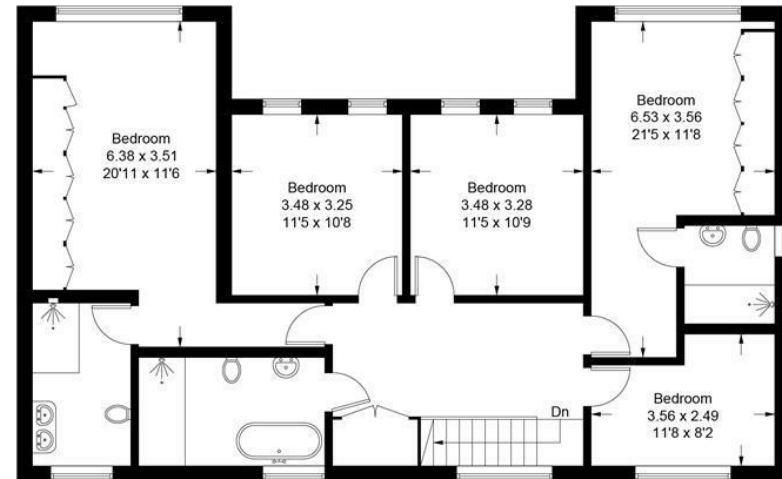
Approximate Gross Internal Area = 256.8 sq m / 2764 sq ft
 Summer House = 17.3 sq m / 186 sq ft
 Total = 274.1 sq m / 2950 sq ft
 (Including Garage)



 = 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. (ID1216262)

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