



**patrick
gardner**
RESIDENTIAL

14 Pine Dean, Great Bookham, Surrey, KT23 4BT

Price Guide £950,000



- DETACHED HOUSE
- SCOPE TO EXTEND (STPP)
- LARGE SECLUDED GARDEN
- CUL-DE-SAC LOCATION
- CATCHMENT FOR POPULAR SCHOOLS
- 4 BEDROOM
- 2 RECEPTION ROOMS
- DRIVEWAY & GARAGE
- 5 MINUTE WALK TO BOOKHAM SHOPS
- CLOSE TO NATIONAL TRUST OPEN SPACE

Description

A detached family house situated in a quiet cul-de-sac within walking distance of Bookham village shops and schools. The property offers good family accommodation of living room, dining room, conservatory, shower room and kitchen to the ground floor and four bedrooms with en-suite to the main bedroom and family bathroom to the first floor. There is driveway parking, a double garage and a good size garden to the rear.

As you walk through the front door you are welcomed to a spacious entrance hall with an understairs storage cupboard and a downstairs shower room. The dual aspect living room features a fireplace and large window overlooking the front garden. Double doors to the rear lead to the conservatory which overlooks the secluded rear garden. Off the entrance hall the dining room opens directly onto the garden, and the dual aspect kitchen breakfast room, which has a fitted range of units, offers space for a breakfast table and also overlooks the rear garden.

On the first floor there are four good sized bedrooms, with the principal bedroom benefiting from fitted wardrobes and an en-suite. Two additional bedrooms benefit from fitted wardrobes. There is a family bathroom with a bath, separate shower, wc and sink.

To the front of the property there is driveway parking for several vehicles leading to the detached double garage. Gated side access leads to the well maintained sunny, mature garden is partially laid to lawn with well established shrub borders. Mature trees provide seclusion and privacy. There is a large patio, greenhouse and small seated pergola.



Situation

Pine Dean is a quiet cul-de-sac a short walk from Bookham village which offers a wide range of shops and amenities including a bakers, two butchers, fishmongers, greengrocers, post office, two small supermarkets and several delicatessens/coffee shops. There is also a library and doctors and dental surgeries.

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/ Guildford/ Leatherhead are available from Bookham Station which is just a 5 minute drive away. Regular bus services are a 10 minute walk away.

The Bookham area generally abounds with a wealth of open countryside much of which is in the green belt and owned by the National Trust. Wide selections of recreational facilities are available in the area such as Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey.

Tenure

Freehold

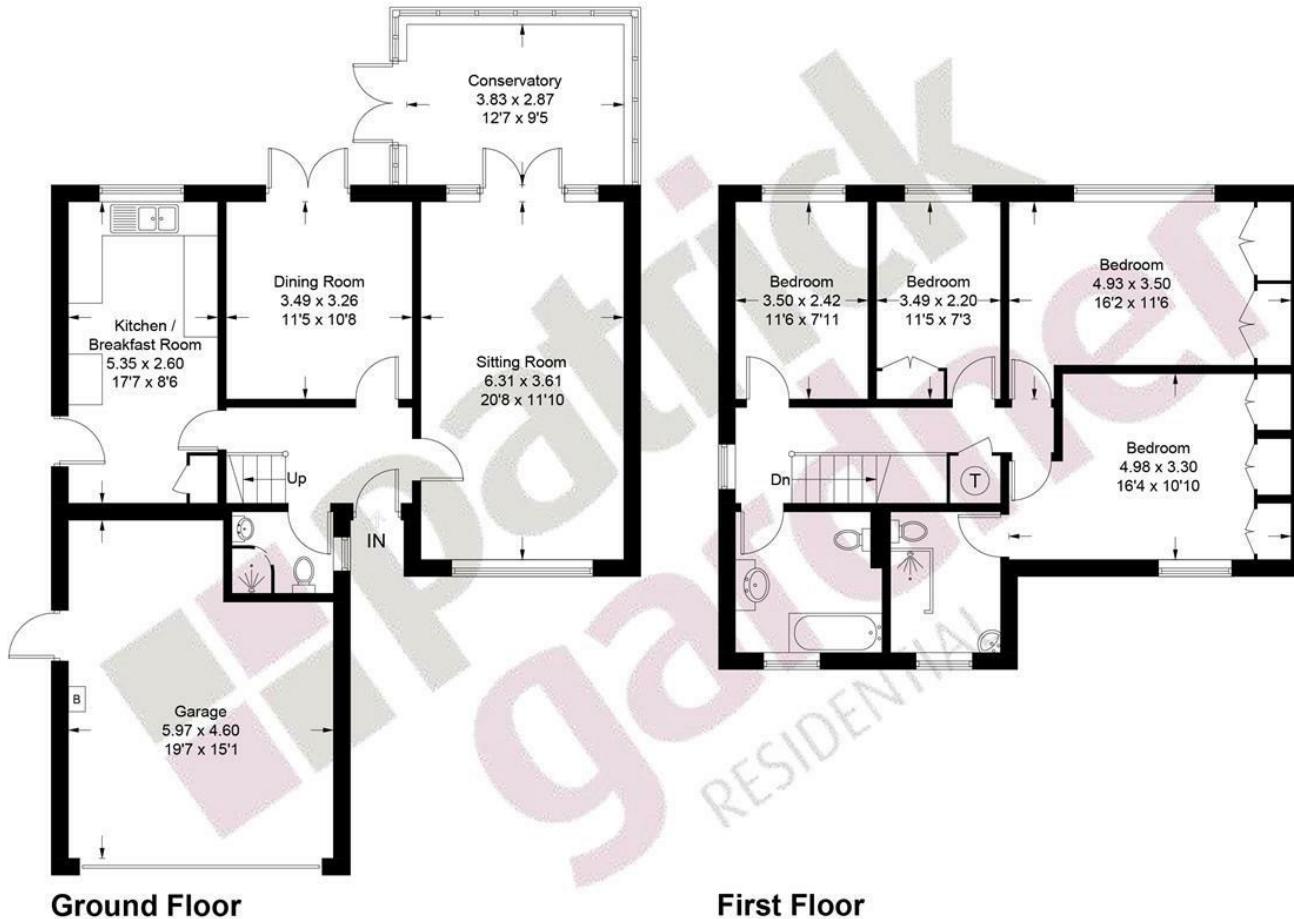
EPC

D

Council Tax Band

G

Approximate Gross Internal Area = 142.3 sq m / 1532 sq ft
Garage = 25.5 sq m / 274 sq ft
Total = 167.8 sq m / 1806 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. (ID1275776)

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