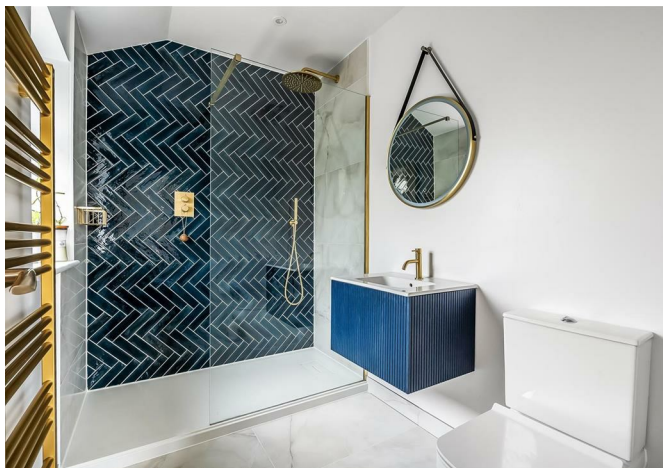




Harmony Nook, Eastwick Road, Great Bookham, Surrey, KT23 4BJ

Asking Price £1,125,000



- SUPERB MODERN CHALET BUNGALOW
- FOUR BEDROOMS & FOUR BATHROOMS
- TWO FURTHER RECEPTION ROOMS
- DELIGHTFUL REAR GARDEN
- WALK TO LOCAL SHOPS & NORBURY PARK
- THOUGHTFULLY DESIGNED
- STUNNING KITCHEN/BREAKFAST/SITTING ROOM
- AMPLE DRIVEWAY PARKING
- GARDEN STORE
- EASY ACCESS FOR EXCELLENT SCHOOLS

Description

Thoughtfully extended and modernised to provide an outstanding living space is this superb chalet style bungalow, offering flexible accommodation including a stunning kitchen/breakfast/sitting room overlooking the garden. The property boasts four bedrooms and four bathroom suites, ideal for the modern family.

The accommodation includes an enclosed entrance porch, leading through to an inviting entrance hall with a bathroom/cloakroom. Steps lead down to the main reception space which is a light and bright fitted kitchen/breakfast/sitting room with a vaulted ceiling overlooking the garden. The kitchen area includes a wealth of worktops for preparation, integrated appliances, fitted cupboards for storage, island workstation, a breakfast bar and a relaxed seating area. Furthermore bi-fold doors open onto a patio area, ideal for summer dining. The kitchen is neatly complemented by a handy utility room. The reception space also benefits from a separate family room and office.

Bedroom two with fitted wardrobes and en-suite overlooks the front of the property. Steps lead from the office down to an inner hall with the principal bedroom featuring its own en-suite and dressing room along with bedroom three. A staircase leads to a superb first floor guest bedroom with an en-suite, fitted wardrobe cupboards and eves storage.

Outside the property is approached by a five bar gate with ample driveway parking for a number of cars. To the rear a delightful garden and extensive patio with a sunny westerly aspect and a useful garden store.

Situation

Situated within walking distance of Bookham High Street which offers a wide range of shops and amenities including a bakers, butchers, a fishmonger, greengrocer, post office, two supermarkets and coffee shops. There is also a library, doctors and dental surgeries.

Within easy reach are Norbury Park, Polesden Lacey, Bookham Common and Denbies Wine Estate. 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.

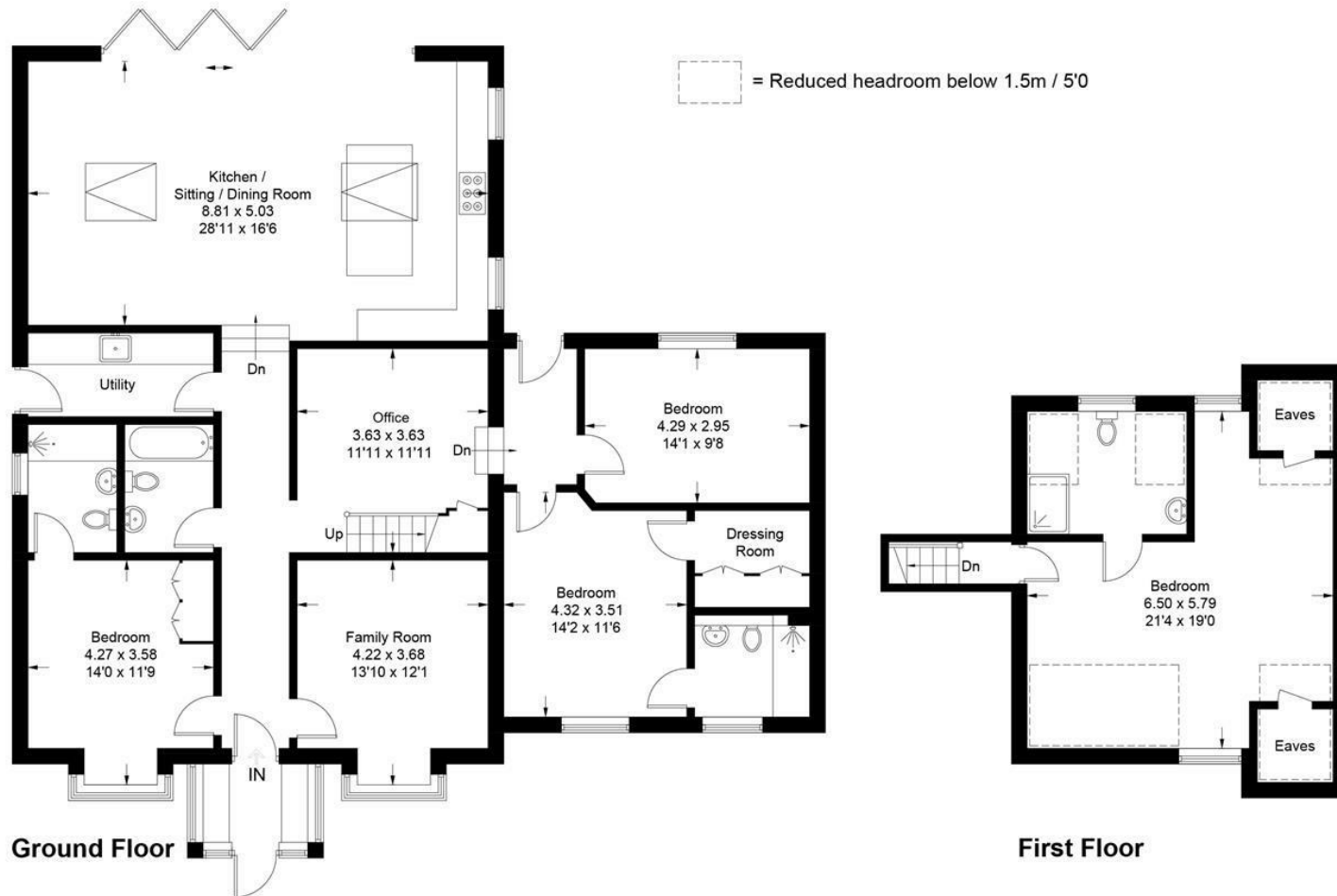
The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. Frequent rail services to London, and Guildford are available from Bookham and Leatherhead Stations.

Within the locality there are a number of excellent local schools both private and state funded. 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. Cranmore Preparatory School can be found in West Horsley and St John's School in Leatherhead.

Tenure	Freehold
EPC	C
Council Tax Band	F



Approximate Gross Internal Area = 207.6 sq m / 2235 sq ft
(Including Eaves)



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. (ID1205114)

www.bagshawandhardy.com © 2025

43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 **Email:** bookham@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

