



6 Fox Lane, Little Bookham, Surrey, KT23 3AT

Price Guide £899,950



- DETACHED FAMILY HOUSE
- THREE SEPARATE RECEPTION ROOMS
- FOUR DOUBLE BEDROOMS
- DRIVEWAY PARKING & GARAGE
- CUL-DE-SAC LOCATION
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM & CLOAKROOM
- FAMILY BATHROOM SUITE
- FRONT & REAR GARDENS
- POTENTIAL TO EXTEND SUBJECT TO PLANNING

## Description

This spacious four bedroom detached family house, is situated in an enviable position within easy reach of Bookham common, station and the Howard of Effingham School nearby. The property is in need of modernisation and further benefits from potential to extend subject to the usual consents.

A covered area leads to the front door and opens onto an inviting reception hall for guests. The sitting room offers a light and airy space for entertaining with plenty of space for a seating area. Plenty of space is available for a dining table and double doors open onto the patio and garden. Access further leads onto a fitted kitchen which comprises worktops, a range of floor and wall mounted cupboards and space for a breakfast table. A utility room with plumbing for laundry and a useful w.c are accessed off. The ground floor is further complemented by a useful work from home office space and a workshop space next to the garage.

The first floor is accessed by a rising staircase and leads to the landing off which is the principle bedroom with built in wardrobes and an additional bedroom off. Two additional bedrooms are served by a family bathroom suite.

Outside the front, driveway parking leads to a garage and a wide side access leads through to the rear garden with a southerly aspect, patio, lawn and mature shrub borders.



## Situation

Fox Lane is situated in a fabulous and peaceful private road area, whilst being just a brief walk to Bookham station with direct trains to London Waterloo and Guildford. Close by lies the charming Bookham Common, owned by the National Trust, providing serene landscapes for Sunday strolls and ideal surroundings for dog walking, featuring open grasslands, majestic oak woodlands, and peaceful ponds.

The village itself is a thriving community, boasting a bustling high street with its wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and several delicatessens and coffee shops. There is also a post office, library and doctors and dental surgeries.

The A3 and junction 9 and 10 of the M25 are within easy reach and Bookham is ideally located halfway between Heathrow and Gatwick International airports.

There are a wide range of primary and secondary school options. 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.

**Tenure**

Freehold

**EPC**

D

**Council Tax Band**

G

Approximate Gross Internal Area = 177.0 sq m / 1905 sq ft  
(Including Garage)



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. (ID1329934)

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