



66 Keswick Road, Great Bookham, Surrey, KT23 4BH

Price Guide £1,750,000



- FIVE BEDROOM FAMILY HOME EXTENDING TO OVER 4,000 SQ. FT.
- DOUBLE ASPECT LIVING ROOM WITH FIRE PLACE
- FABULOUS BEDROOM ON THE SECOND FLOOR WITH BATHROOM
- LANDSCAPED SOUTH FACING GARDENS MEASURING 83' X 59'
- EXTENSIVE DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES
- STUNNING OPEN PLAN KITCHEN/FAMILY/DINING ROOM
- SEPARATE STUDY
- FOUR FURTHER BEDROOMS, TWO WITH EN-SUITE SHOWER ROOMS
- FAMILY BATHROOM
- UTILITY ROOM AND INTEGRAL GARAGE

Description

A substantial and beautifully presented detached family home extending to approximately 4,075 sq ft, occupying a mature plot within one of Bookham's most sought-after residential roads. Thoughtfully designed, the property offers exceptionally versatile accommodation arranged over three floors, ideal for modern family living, entertaining and home working.

The welcoming reception hall provides an impressive first impression and leads to a superb open-plan kitchen/dining/family room, undoubtedly the heart of the home, with French doors opening directly onto the extensive rear terrace and gardens beyond. A separate sitting room offers a more formal retreat, whilst a dedicated study/home office and utility room provide excellent practicality. An integral double-length garage offers further storage and potential flexibility.

The first floor features four generous double bedrooms, including a luxurious principal suite with dressing area and en-suite shower room. A second bedroom benefits from its own en-suite facilities, whilst two further bedrooms are served by a stylish family bathroom.

Occupying the entire second floor is an outstanding principal guest suite or teenager's retreat, comprising a vast bedroom/living area together with a beautifully appointed bathroom. This remarkable space offers tremendous flexibility and could easily accommodate a variety of lifestyle requirements.

Externally, the property enjoys a large and beautifully landscaped rear garden with expansive lawns, established planting, mature specimen trees and several seating and entertaining areas. A charming summer house provides an idyllic garden retreat, while the extensive driveway to the front offers parking for numerous vehicles.

Situation

This property is situated in a highly regarded sought after road on the Bookham/Fetcham borders with both villages being just under a mile away. Bookham Village centre provides a diverse range of traditional shops, including a butchers, a family-run fishmonger's, greengrocer's, two supermarkets and a post office. The area also provides four local pubs, a library, doctor and dental surgeries.

Within easy reach are some of Surrey's famous landmark attractions; Boxhill, Polesden Lacey, Clondon Park, Denbies Wine Estate and Brooklands Museum. Nearby recreational facilities include Nuffield Health Club in Leatherhead, the Leisure Centre at Fetcham Grove and 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

EPC

Council Tax Band

Freehold

B

G



Approximate Gross Internal Area = 363.3 sq m / 3910 sq ft
 Outbuildings = 17.4 sq m / 187 sq ft
 Total = 378.6 sq m / 4075 sq ft
 (Including Garage / Excluding Void)



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. (ID1313936)
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