



12 Post House Lane, Great Bookham, Surrey, KT23 3EA

Price Guide £1,395,000



- PRESENTED IN SHOW HOME ORDER
- 4 BATHROOMS
- SEPARATE RECEPTION ROOM PLUS STUDY
- LANDSCAPED GARDENS
- CATCHMENT FOR POPULAR LOCAL SCHOOLS
- SUPERBLY EXTENDED 4 BED HOUSE
- SUPERB KITCHEN DINING FAMILY ROOM
- BONUS ROOM ON SECOND FLOOR
- DRIVEWAY PARKING & GARAGE
- MINUTES' WALK TO BOOKHAM SHOPS

Description

This superbly appointed detached home has been extended and modernised by the current owners to offer spacious family accommodation. The property is situated in a quiet cul-de-sac location within a stones throw of Bookham Village shops.

As you open the front door you are welcomed into a spacious entrance hall with Amtico flooring, an understairs storage cupboard and downstairs cloakroom. Off the hall is a study and a beautiful dual aspect living room with a feature fireplace and double doors opening to the superb kitchen dining family room. The stunning kitchen features plentiful storage cupboards, a large island and integrated appliances. There is ample space for a dining table and seating area with doors opening out to the garden. There is a separate good sized utility room and a further boot room with a fitted raised dog shower and door to the garage.

On the first floor there is a spacious landing with feature glass balustrades. The principal suite features a spacious, dual aspect, bedroom, a dressing room and an ensuite bathroom. Bedroom two has an ensuite shower room and a Juliette balcony. There are two further double bedrooms, one with ensuite shower room, and a family bathroom. Stairs lead up to the bonus room with eaves storage cupboards along with a separate boiler room.

To the front of the property is driveway parking leading to the double garage with an electric up and over door. The rear garden measures approximately 40' x 78' and offers fabulous outdoor living being laid to lawn with mature borders along with an extensive patio running across the rear of the property and along one side of the garden ensuring both sunny and shady space for entertaining whatever time of day.

Situation

Situated in a quiet cul-de-sac in the heart of Bookham, the village offers a wide range of shops and amenities including a bakers, a butchers, a fishmongers, a greengrocers, a post office, two small supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

The Eastwick Schools, 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.

The property's location affords convenient access to Bookham Station, the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports.

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

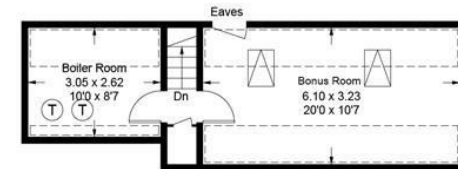
Tenure	Freehold
EPC	C
Council Tax Band	G



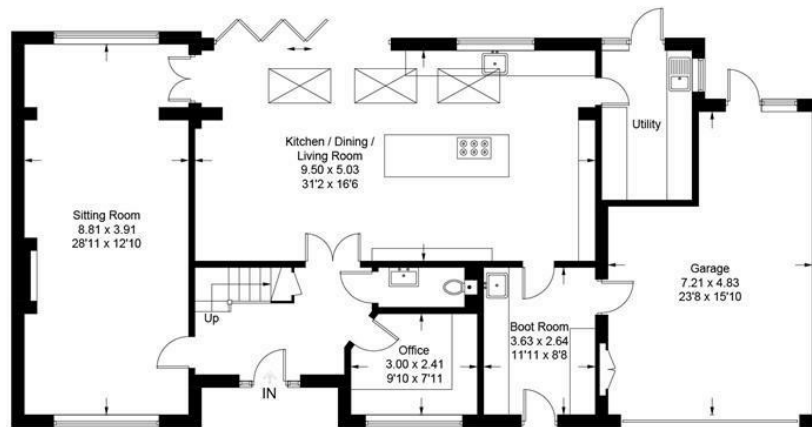
Approximate Gross Internal Area = 307.7 sq m / 3312 sq ft
(Including Garage)



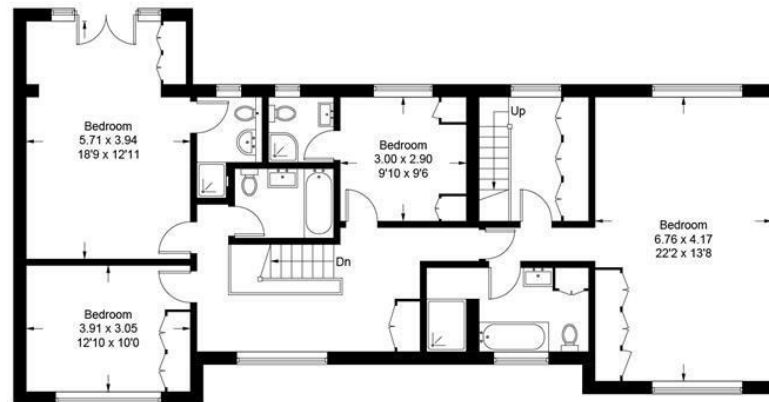
 = Reduced headroom below 1.5m / 5'0



Second Floor



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. (ID1114477)
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43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 **Email:** bookham@patrickgardner.com
www.patrikgardner.com

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