

Aston House 1 Chalk Pit Lane, Great Bookham, Surrey, KT23 4HA

Price Guide £1,395,000





- 5 BED DETACHED HOME
- 3 BATHROOMS
- SEPARATE UTILITY ROOM
- LARGE SECLUDED GARDENS
- HEATED POOL WITH LARGE TERRACE
- 3 RECEPTION ROOMS
- KITCHEN BREAKFAST ROOM
- ELECTRIC GATES
- COVERED BARN AREA FOR 2 CARS
- CATCHMENT TO EXCELLENT LOCAL SCHOOLS



## Description

This spacious five bedroom detached single storey home is set on a quiet lane and offers adaptable accommodation, large secluded gardens and a heated swimming pool.

As you walk through the front door you enter a galleried entrance hall with steps down to the triple aspect living / dining room with a wood burning stove and two sets of patio doors leading to the swimming pool with surrounding entertaining / relaxing areas. The kitchen features a range of units, central island with a breakfast bar, range style cooker and space for further appliances. The double aspect family room features French doors to outside and a door leading to the study area. There is a separate utility room with a door leading to the front driveway.

The main bedroom is fitted with a an extensive range of wardrobes and also benefits from a generous sized en-suite bathroom. There are four further double bedrooms, one with an en-suite bathroom, and a family shower room.

The property is approached through wooden electric gates opening on to the driveway with parking for several vehicles and a double wood built open front barn. Side access leads to the side and rear garden which is a particular feature of the property. The large secluded garden is mainly laid to lawn with mature trees and hedging, a greenhouse and large shed. Steps lead to the pool area with a large surrounding terrace.

## Situation

Situated just under a mile from Bookham village with its wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and coffee shops. There is also a library, doctors, dental surgeries.

Within the locality there are a number of excellent local schools both private and state funded. The Howard of Effingham Secondary School , St Lawrence Primary and St Teresa's Preparatory School situated in Effingham.

The National Trust owned Polesden Lacey is a short walk away for country pursuits offering easy access to Ranmore Common and Norbury Park, the gateway to the Surrey Hills.

The property is within easy reach of the A3 and M25 and ideally located halfway between both Gatwick and Heathrow airports.

## Tenure

Freehold

## EPC

D

## Council Tax Band

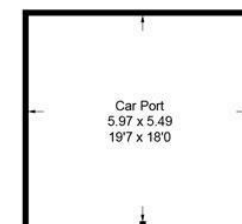
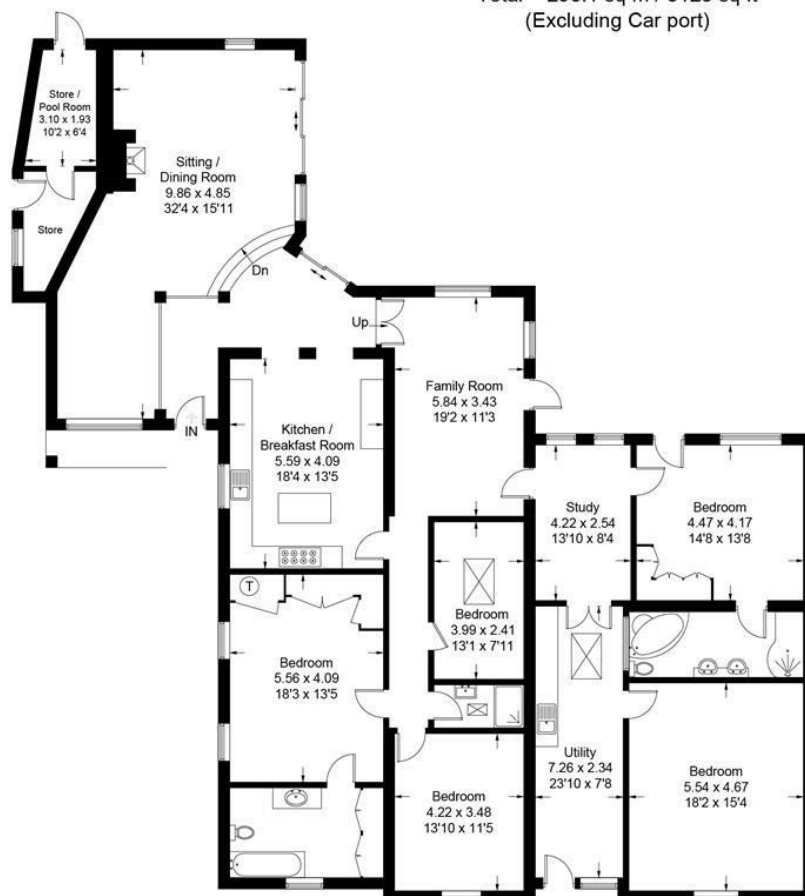
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## Other Information

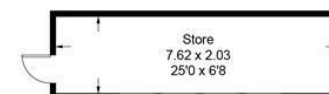
Private Drainage



Approximate Gross Internal Area = 274.5 sq m / 2955 sq ft  
 Store = 15.6 sq m / 168 sq ft  
 Total = 290.1 sq m / 3123 sq ft  
 (Excluding Car port)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

## Ground 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. (ID985724)

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