



Leatherhead Road, Great Bookham KT23 4RR

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Leatherhead Road Great Bookham KT23 4RR

A substantial five bedroom house presented in excellent condition and ideally located close to Bookham, Box Hill, Bocketts Farm and Polesden Lacey. This attractive detached family home has been extended by the current owners and offers bright and contemporary accommodation arranged over two floors alongside stunning views towards Norbury Park.

Detached Family Home

Five Bedrooms

Sought After Location

Four Reception Rooms

Stunning Kitchen / Breakfast Room

Views Towards Norbury Park

Study

Four Bathrooms

Master Suite with Walk-in Wardrobe

High EPC Rating: C

The property is within walking distance from Bookham Village High Street and is close to outstanding local schools, including The Howard of Effingham.





On entering the house, a large hall with turning oak staircase to a galleried landing sets the scene for this outstanding property. On the ground floor there are four reception rooms comprising of a dual aspect living room with a feature fireplace, a family room, a dining room with French doors leading out into the garden and a study. In addition, the ground floor offers an attractive and spacious modern fitted kitchen/diner with a range of integrated appliances and a central island unit. The dining area benefits from a feature window and doors to the rear garden. There is a large utility room, downstairs WC and a store room with an up and over door to the front driveway.

From the hallway, stairs lead up to a spacious and bright galleried landing. The first floor provides five bedrooms and four bathrooms, with the master suite benefitting from a large walk in wardrobe and a beautifully appointed en-suite bathroom.

Externally, this fantastic family home is served by a large driveway with parking for multiple cars leading to a double car port. To the rear, the private garden has mature trees and planting, is mainly laid to lawn and benefits from a large patio area, perfect for al-fresco dining. There is a log store and a summerhouse with light and power.



Northdown House, Leatherhead Road, Great Bookham, Leatherhead, KT23

Approximate Area = 2500 sq ft / 232.3 sq m (excludes void)

Outbuilding = 148 sq ft / 13.7 sq m

Total = 2648 sq ft / 246 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for V&H Homes. REF: 783544

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