



Woodlands Road, Bookham, KT23

Pacey Wingent Dickson

£850,000

Bedrooms: 4

Bathrooms: 2

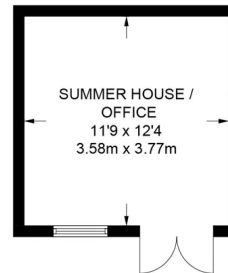
Receptions: 2

*****Chain Free ***** This superbly appointed 4-bedroom detached home offers a fantastic living experience, set in a popular semi-rural location with a delightful 90ft south-westerly aspect rear garden. Originally constructed in 2010, this family home presents well-proportioned accommodation. The ground floor comprises a welcoming cloakroom, a separate family room/study, and a spacious dual-aspect sitting/dining room, which features sliding patio doors opening out to the exceptionally well-maintained rear garden. The kitchen/breakfast room is fitted with a comprehensive range of matching eye and base-level units, complemented by stunning granite work surfaces, integrated appliances, and a breakfast bar, making it an ideal space for family meals and entertaining. On the first floor, you'll find four generously sized bedrooms, with the master bedroom benefiting from fitted wardrobes and an ensuite shower room. The three remaining bedrooms share a family bathroom.

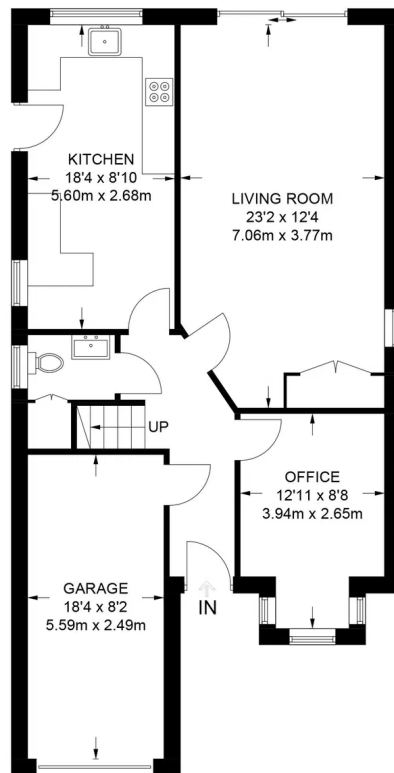
The property is approached via a large driveway offering ample off-street parking, which leads to an integral garage with an electronic door for convenience. One of the standout features of this desirable residence is the rear garden, which boasts a wide paved sun terrace that extends to a large expanse of lawn, all enclosed by mature trees and hedging, providing privacy and tranquility. The garden's south-westerly aspect ensures it benefits from plenty of sunlight, making it an ideal space for outdoor enjoyment. At the rear of the garden, there is also a good-sized detached summerhouse, offering further potential for a variety of uses. The property also benefits from being on the doorstep of the Surrey Hills, an Area of Outstanding Natural Beauty, offering stunning countryside views and outdoor activities. An entrance gate to the Polesden Lacey National Trust estate is directly at the top of the road, with the café just a short walk away. For those needing to commute, there are excellent local road links to the M25, A3, and the nearby towns of Cobham, Leatherhead, and Guildford. Kingston-upon-Thames is just a short drive away, and rail links to London take under 40 minutes, making this home perfect for those seeking both a peaceful retreat and easy access to the city.



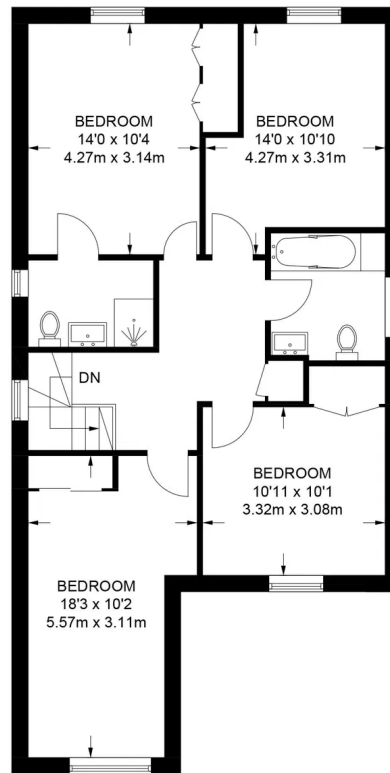




(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



GROUND FLOOR
821 SQ FT / 76 SQ M



FIRST FLOOR
807 SQ FT / 75 SQ M

APPROXIMATE GROSS INTERNAL AREA = 1628 SQ FT / 151 SQ M
OUTBUILDING = 156 SQ FT / 15 SQ M
TOTAL = 1784 SQ FT / 166 SQ M

This plan has been drawn for illustrative and identification purposes only.

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