

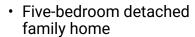


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- Separate kitchen, three reception rooms, utility and wet room
- Double garage with stairs to extra floor, also with underfloor heating
- Air conditioning in two downstairs rooms, two bedrooms and outbuilding
- Close to Bookham & Leatherhead high street

- Three bathrooms, including master en-suite with dressing area
- Right wing with underfloor heating, own boiler and tank
   annex potential
- Private garden with outbuilding, currently a home office
- Moments from excellent schools
- Easy access to A3, M25 and Leatherhead station





This stunning five-bedroom detached house is a superb family home, offering space, flexibility, and modern comforts. The ground floor features a separate kitchen, three reception rooms, a utility, and a wet room. The right wing, with its own underfloor heating, boiler, and water tank, offers excellent potential for a self-contained annex. Upstairs are five generous bedrooms and a family bathroom, with the master suite enjoying an en-suite and dressing area. Air conditioning is fitted in two ground floor rooms, two bedrooms, and the garden outbuilding. Additional highlights include a spacious garage with stairs to a further floor, also with underfloor heating, a large driveway for multiple vehicles, and a private garden with a superb office outbuilding. Ideally located near Bookham High Street, Leatherhead, excellent schools, Bocketts Farm, and Polesden Lacey, with the A3, M25, and Leatherhead station within easy reach.











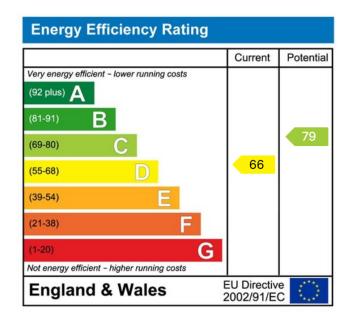


## Moonlyt, Leatherhead Road, KT23 4RR

Approximate Gross Internal Area = 186.4 sq m / 2006 sq ft Outbuildings = 47.0 sq m / 506 sq ft (Including Garage) Total = 233.4 sq m / 2512 sq ft



Illustration for identification purposes only, measurements are approximate not to scale, Fourlabs,co ⊚ (ID1240342)





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