



Dowlans Road, Great Bookham, KT23



Fabulous detached house for sale in Bookham.

Fully refurbished and extended to a high standard, this contemporary family home is set in an ever popular part of Bookham. The property is in close proximity to Polesden Lacey and overlooks vast south-facing views of protected National Trust land.

Through the front door you are greeted by a wonderfully open reception space with marble flooring. The seating area is framed around a log burner. On the left is the study with bespoke fitted shelves and storage.

Through the arch doors and down a set of stairs is the main kitchen family area with 3 metre high ceilings. A spacious shaker kitchen with a large island is well-balanced with a dining and living space, ideal for entertaining, as well as having inside-outside style access to the patio and garden. A well equipped boot/utility room leads from this room.

Under floor heating runs throughout the ground floor.

Tenure : Freehold

Local Authority : Mole Valley District Council

Council Tax Band : D







On the first floor the principal and adjacent bedroom have great views from individual Juliette balconies, and the principal suite has a walk-through dressing area and ensuite bathroom. Three rooms are also served by the family bathroom.

The south-facing garden is predominately laid to lawn, with a patio and tiled seating area at the rear overlooking the fields. There is a raised timber framed gym with garden storage, and a log store. A graveled driveway provides off street parking for several cars.

The entrance to Polesden Lacey, a 1600 acre National Trust estate is situated 1.5 miles from this property.

Leatherhead Station - 3 miles

Effingham Junction Station - 3.5 miles

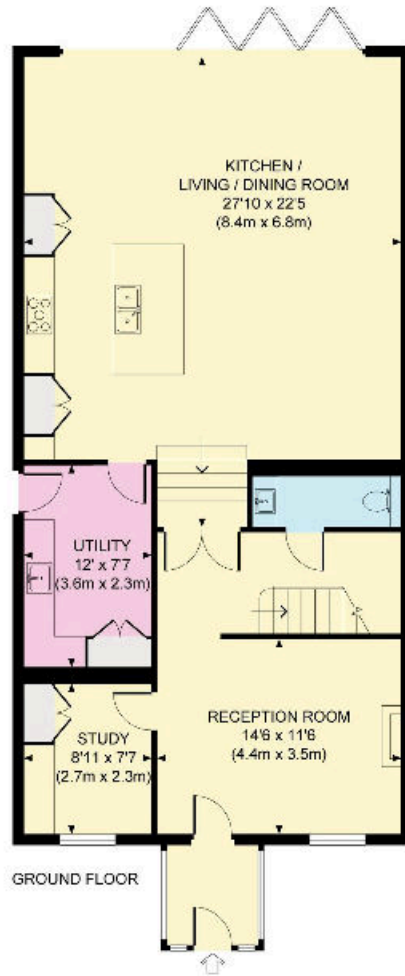
Cobham - 6 miles

Guildford - 9.25 miles

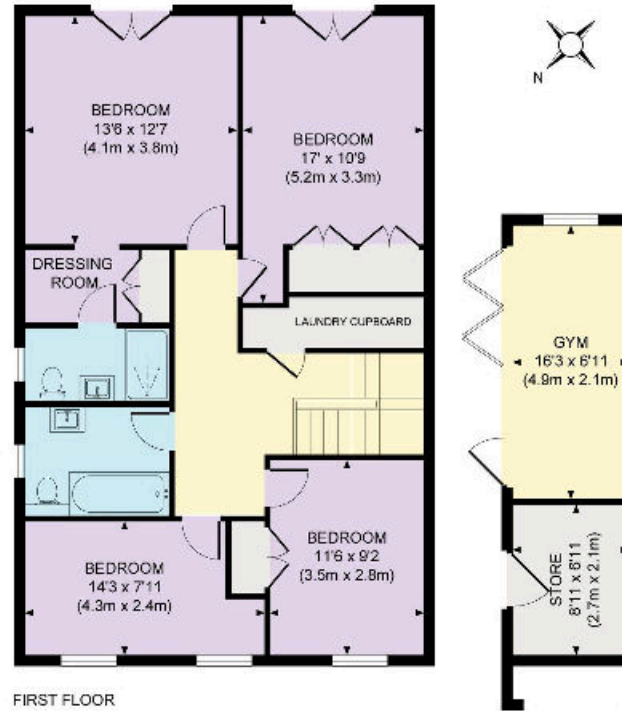








Approximate Gross Internal Area
1946 sq ft / 180.8 sq m
Approximate Gross Internal Area Outbuildings
174 sq ft / 16.2 sq m
Total Gross Internal Area 2120 sq ft / 197.0 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024, Photographs and videos dated January 2024.

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