



ATWOOD

Little Bookham, Surrey, KT23



SIX BEDROOM DETACHED HOME IN LITTLE BOOKHAM, KT23

Located within the prestigious Maddox Park private estate with
stunning field views and a peaceful countryside setting



Local Authority: Mole Valley District Council

Council Tax band: G

Tenure: Freehold



KEY POINTS

- Vaulted kitchen and breakfast room featuring granite worktops, underfloor heating and three sky lights. It also includes an AGA, both an induction and gas hob, a Quooker tap and generous storage
- There is a flexible study/bedroom and a wet room on the ground floor which offers practicality
- Triple-aspect sitting room with a cosy open fireplace, bi-fold doors and triple glazed windows overlooking the garden
- There is a utility room conveniently located off the kitchen and a laundry room on the first floor











- There are six bedrooms, three of which are en-suite. The remaining rooms are served by three family bathrooms which are positioned across all three floors
- Expansive principal suite with a private balcony, dressing room and en suite
- The house has been rewired and replumbed to current standards, with CAT6 cabling installed in most rooms
- A spacious in and out driveway and a four-car garage with an inspection pit
- Garage is pre-wired for EV charger
- Solar panels with subsidised Feed in Tarriff (expires 2036) and two Megaflo tanks for enhanced energy efficiency
- Landscaped rear garden and slate patio for outdoor dining





LOCATION

Nestled in the heart of Little Bookham, moments from Bookham Common, Atwood offers a tranquil village setting with excellent connectivity and a wealth of local amenities. The area is well served by transport links, with Bookham Station 0.6 miles away providing direct trains to London Waterloo and Guildford, while Leatherhead Station (4 miles) offers additional services to London Victoria. The area also benefits from easy access to the A3 and M25, making journeys to Central London, Gatwick and Heathrow Airports fast and convenient. The selection of the schools in the area is strong, with a good mix of state and independent schools catering to all age groups. Notable schools include Howard of Effingham in the state sector, along with well-regarded independent schools such as Manor House, St Teresa's and Cranmore. Bookham is home to a selection of independent shops, two supermarkets, cafes and everyday essentials, while nearby Guildford offers a more extensive range of amenities and well-known high street retailers and restaurants.





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Approximate Gross Internal Area = 489 sq m / 5264 sq ft

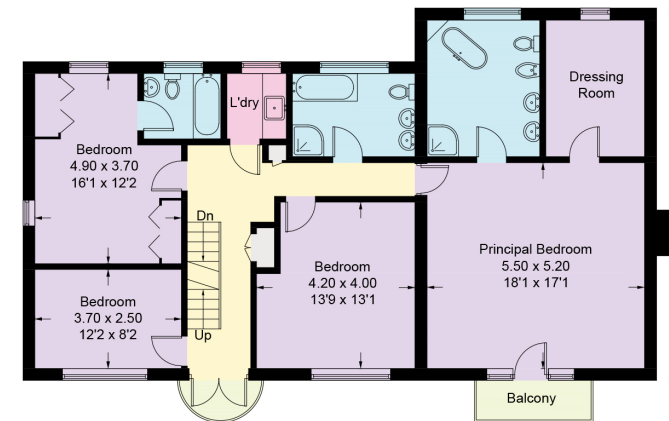
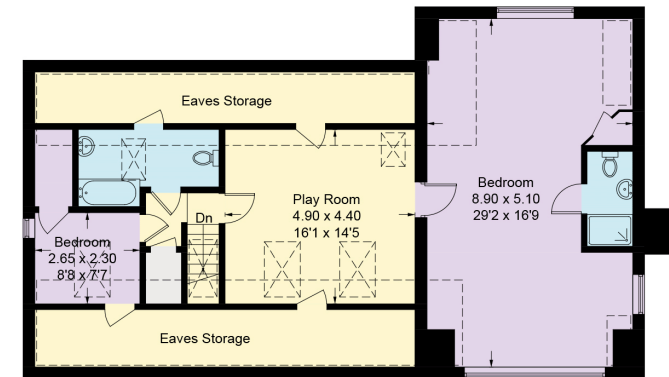
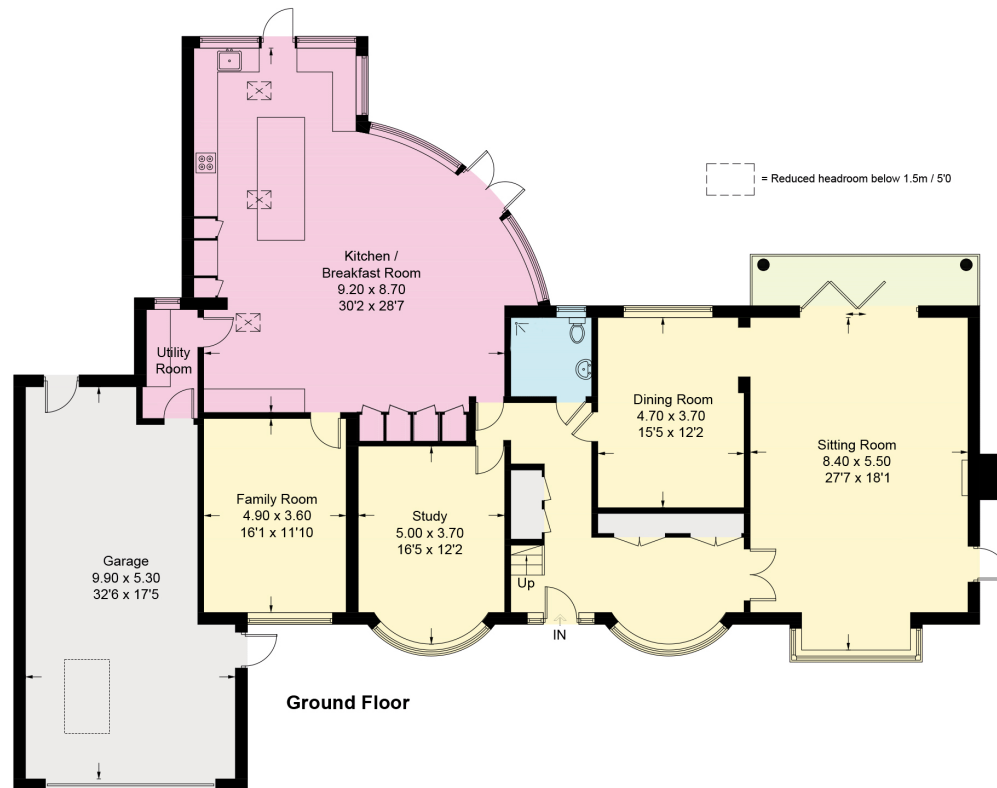


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1271558)

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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 any decisions reliant upon them. (ID767266)



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