



MADDOX PARK

Little Bookham, Surrey KT23



# A DETACHED FOUR BEDROOM FAMILY HOME FOR SALE IN LITTLE BOOKHAM

An extremely well-appointed four bedroom detached residence offering a superb 0.618-acre plot with glorious views over adjoining countryside, situated in the highly regarded Maddox Park private estate.



Local Authority: Mole Valley District Council

Council Tax band: G

Tenure: Freehold



## DESCRIPTION

Originally constructed in the 1960s, this desirable residence has undergone a comprehensive programme of modernisation, enabling it to now benefit from light, bright and contemporary accommodation. This currently consists of the ground floor: a spacious, triple-aspect sitting room with a central open fireplace and bi-folding doors opening on to the superb rear garden; a dining room; a family room; and a separate study. The kitchen/breakfast room provides an excellent range of matching eye- and base-level units, ample granite work surfaces, and a central Aga. In addition, there is also a cloakroom and a separate utility room.

Then, on the first floor, there are four bedrooms, a master with an en suite shower room, in addition to the family bathroom. The property itself is approached via a pea shingle driveway, giving some off street parking with a further double cart barn/garage











## DESCRIPTION

A particular feature of the property is the truly delightful sunny southerly rear garden, which offers a wide paved sun terrace leading on to an extensive area of lawn, screened to all sides by a profusion of well-stocked flower and shrub beds, together with mature trees.

In addition, there is also hardstanding for a hot tub with an arbour over it. In total, the garden extends to 287.4ft x 75.2ft (87.6m x 22.9m) and benefits from a lovely sunny southerly aspect with far-reaching views over adjoining countryside.

Nestled in the heart of Little Bookham, moments from Bookham Common, Maddox Park 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 is 0.6 miles away providing direct trains to London Waterloo and Guildford, while Leatherhead station, 4 miles from the property, 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.

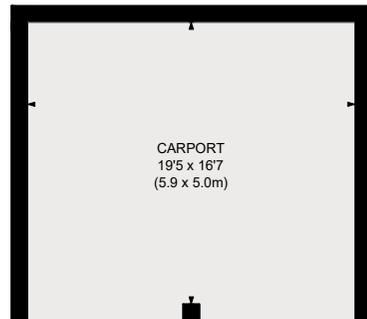


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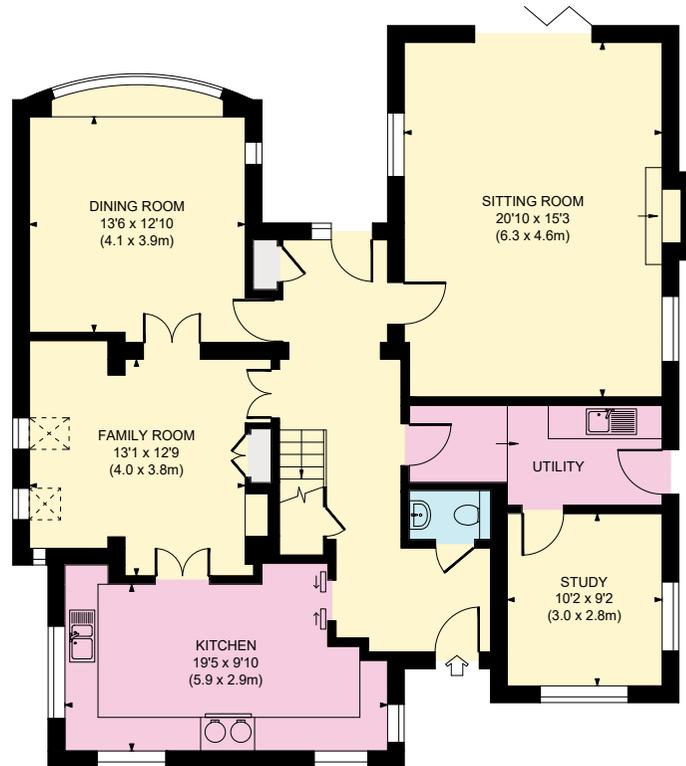


**Approximate Gross Internal Area**

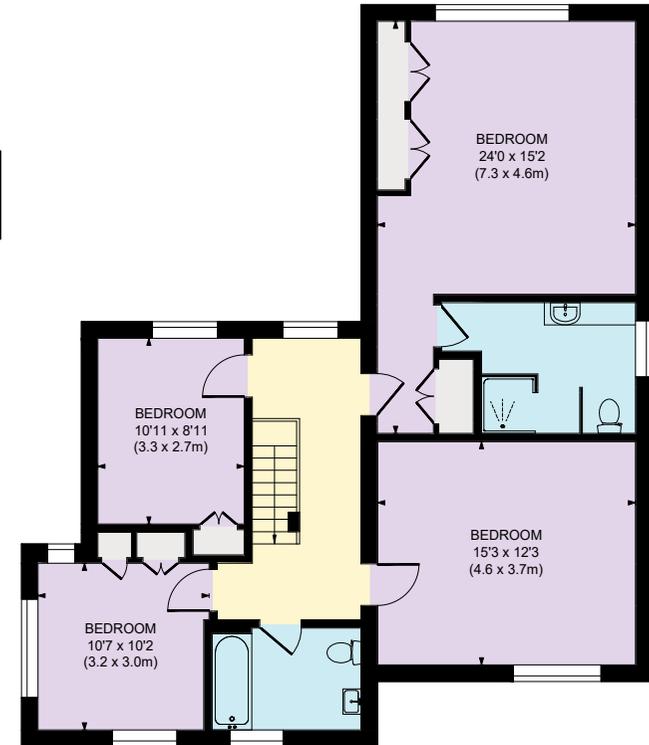
Ground Floor 1,316 sq. ft / 122.28 sq. m  
First Floor 991 sq. ft / 92.11 sq. m  
Carport 321 sq. ft / 29.84 sq. m  
Total 2,628 sq. ft / 244.23 sq. m



CARPORT



GROUND FLOOR



FIRST FLOOR

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 decisions reliant upon them.

(Including Carport)  
Approximate Gross Internal Area = 244.23 sq m / 2,628 sq ft

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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