



Kidborough Down, Bookham, KT23

Leatherhead

Guide Price
£775,000

Bedrooms: 4

Bathrooms: 2

Receptions: 2

An extremely well presented four bedroom detached home, tucked away in a quiet cul-de-sac and offered for sale with no onward chain.

Originally built in the 1970s, this popular style of family home has been thoughtfully updated and modernised over the years, and now offers beautifully presented accommodation across both floors.

The ground floor opens with a useful cloakroom, leading through to a generous dual aspect living room. Double doors open into the separate dining room, which enjoys a lovely aspect over the well-maintained rear garden. The kitchen/breakfast room provides a comprehensive range of matching eye and base level units, with ample worktop space and room for a breakfast table.

Upstairs there are four bedrooms, three with built-in wardrobes and the principal bedroom benefiting from its own en-suite shower room. A separate family bathroom serves the remaining bedrooms.





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Approximate Gross Internal Area = 129.0 sq m / 1395 sq ft
Garage = 34.0 sq m / 364 sq ft
Total = 163.0 sq m / 1759 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1298228)

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The property is approached via its own driveway, providing a good amount of off-street parking and leading to the attached tandem-length garage. Well-maintained gardens wrap both the front and rear, with the latter featuring a crazy paved sun terrace opening onto an expanse of lawn, screened by mature trees and hedging that give a high degree of seclusion. In total the rear garden extends to approximately 49ft.

Kidborough Down occupies an enviable position in the heart of Great Bookham, one of Surrey's most sought-after villages. The vibrant High Street is just a short walk away, where you will find a thriving mix of independent shops, cafés, delis, traditional pubs and restaurants, alongside everyday essentials including a Tesco and Co-op. The village retains a strong community feel, with regular events, sports clubs and societies.

For walkers and nature lovers, the property is moments from Bookham Common, an extensive area of National Trust ancient woodland with miles of footpaths, while the National Trust estate at Polesden Lacey is also close at hand and offers superb walking, gardens and a historic country house to explore.

Bookham mainline station provides direct services to London Waterloo, while road links are excellent, with the A246 giving easy access to Leatherhead, Guildford and beyond, and the M25 (Junction 9 at Leatherhead) only a short drive away for connections to Heathrow and Gatwick.

The area is particularly well served for schooling, with highly regarded state primaries including Eastwick Infant and Junior Schools and Polesden Lacey Infant School, and the much sought-after Howard of Effingham Secondary School all close by. A wide choice of respected independent schools is also within easy reach.



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