



5 Christie Close, Bookham, Surrey



## 5 Christie Close, Bookham, Surrey KT23 3QP

An attractive 5-bedroom family home situated in a private cul de sac

Guildford 10 miles, Bookham station 1.3 miles (London Waterloo 52 minutes), Leatherhead station 2.2 miles (London Waterloo 45 mins, London Victoria 49 mins) M25 J9 4 miles, Dorking 6.5 miles, Gatwick Airport 25 miles, Central London 25 miles.

Entrance hall | Drawing room | Dining room  
Study | Kitchen/breakfast room | Utility  
Cloakroom | Principal bedroom with en suite bathroom | 4 Further double bedrooms  
Family bathroom | Double garage | Garden  
EPC Rating D

### The property

This property was built in 1998 by Biles & Co and provides spacious family accommodation over two floors.

From the welcoming hall there is a dual aspect lounge with central feature fireplace, a separate dining room and study, plus a lovely handmade light oak kitchen offering an excellent range of eye and base level units together with smart black starlight granite worksurfaces, a central island unit, breakfast bar and space for large dining table. In addition there is also a cloakroom and a separate utility room.

An oak staircase rises to a fantastic minstrel gallery with feature window to the front aspect. The principal bedroom benefits from an en suite bathroom, and then there are four further bedrooms as well as a family bathroom and separate shower on this floor.

### Outside

The property itself is approached via a block paved driveway providing ample off street parking which in turn leads to the detached double garage. A particular feature of the property is the superb rear garden which offers a delightful paved sun terrace leading out onto an excellent expanse of lawn screened to all sides by mature trees and flowers.

### Location

The property is situated in the popular village of Bookham, which lies within the beautiful Surrey countryside close to The North Downs. The National Trust Bookham Common is close by and is renowned for its delightful woodlands and wildlife. The nearby village High Street boasts an array of local amenities which include two convenience stores, a butcher, fishmonger, bakery, chocolaterie, coffee shops and florist.

Effingham is 1.8 miles away to the east and East Horsley village 3.3 miles to the west, both offering a wide variety of shops, restaurants and coffee shops. Leatherhead, Cobham and Dorking are proximate, and provide a variety of shops, restaurants and leisure facilities. Guildford is about 10 miles distant and has an extensive range of shops and restaurants. Leisure amenities include the Surrey Sports Park, Spectrum Sports Centre, The Yvonne Arnaud, Electric and G Live theatres.

The surrounding Surrey Hills and North Downs are ideal for walking, cycling and riding. Effingham and Leatherhead Golf Clubs are conveniently located. Days out can be enjoyed at Polesden Lacey, Clandon and Norbury Parks.

There are a number of excellent schools in the area, both within the state and private sectors.







## Directions

From Guildford take the A246 east passing through West and East Horsley and continue on through the Effingham traffic lights to Bookham. Turn left into the High Street and continue down to the bottom before turning left onto the Lower Road. Proceed along taking the 3rd turning on your right hand side into Childs Hall Road and approximately half way down turn left into Christie Close whereby number 5 can be found on the left hand side.

## General

**Local Authority:** Mole Valley District Council.

**Tel:** 01306 885001

**Services:** Mains water, electricity, gas and drainage.

**Council Tax:** The property is in Tax Band G.

**Tenure:** Freehold

**Price guide:** £1,295,000

## Guildford

215-217 High Street, Guildford, GU1 3BJ

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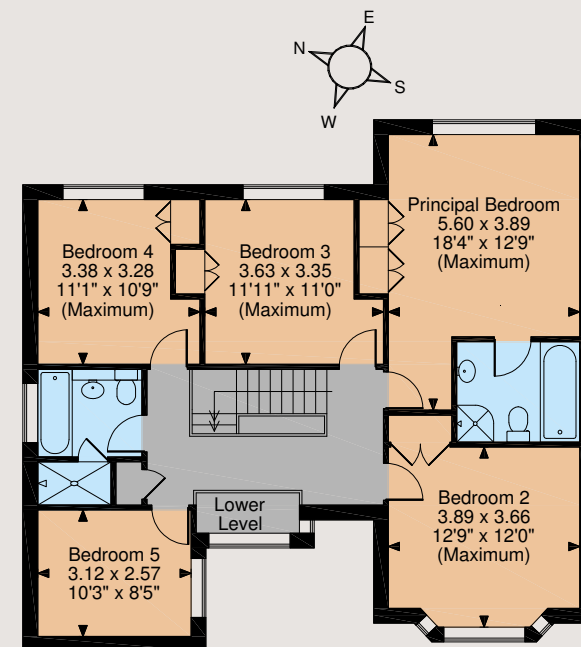
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Garage internal area 350 sq ft (32 sq m)  
Total internal area 2,389 sq ft (222 sq m)  
For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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