



**Elm Spinney, Maddox Park, Little Bookham, Surrey, KT23 3BP**

**£1,750,000 Freehold**

**Directions**

From our office in Great Bookham proceed to the bottom of the High Street going straight over the crossroads. After about ¼ mile (past Bookham train station on your right hand side) bear round to the left and after a few hundred yards turn right into Maddox Lane which then becomes Maddox Park and Elm Spinney can be found towards the end on the right hand side.

**Local Authority**

Mole Valley District Council Tel: 01306 885001  
Council Tax Band: G



Approximate Gross Internal Area 3566 sq ft – 331 sq m  
Ground Floor Area 1499 sq ft – 139 sq m  
First Floor Area 1355 sq ft – 126 sq m  
Second Floor Area 712 sq ft – 66 sq m



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	78 C
39-54	E		
21-38	F		
1-20	G		

Ref: 7/24/4063

[www.henshaws.net](http://www.henshaws.net)

## Elm Spinney, Maddox Park, Little Bookham, Surrey KT23 3BP

A beautifully presented and stylish 6 bedroom detached home located within the beautiful and sought after Maddox Park private estate, within Great Bookham, just a 12 minute walk away from Bookham mainline station with regular trains to London and Guildford. This magnificent detached family home offers extensive, bright and airy accommodation over 3 floors.

### THE PROPERTY

The property has recently undergone extensive redecoration, including oak flooring and new carpets throughout and has been meticulously looked after over the years. As you approach the property through electric gates, you are greeted by an imposing family home with a sweeping gravel driveway, all of which sit within a plot stretching to nearly ½ an acre.

The ground floor offers a large, light, bright and welcoming entrance hall and central staircase providing storage under together with a coat cupboard. All of the principal reception rooms lead from the hallway and have stunning views of the garden. They include a triple aspect living room with log burner and door to patio, separate dining room with double doors to the garden and a double aspect working study fitted with bespoke handmade furniture, ideal for days out of the office or working from home. The heart of the home can be found in the double aspect kitchen/breakfast room which enjoys floor to ceiling windows and 2 double patio doors opening out onto the terrace and garden. There is also a separate utility room and downstairs cloakroom and rear door providing access to the side of the property.

To the first floor a galleried landing leads to 4 generous double bedrooms all of which are en-suite. The spacious double aspect principal bedroom suite has a walk through dressing room leading to the ensuite bath and shower room. A second staircase leads to a further galleried landing with access to 2 further bedrooms. The 5<sup>th</sup> bedroom is extremely spacious, with a sitting area, providing ideal additional living space. The 6<sup>th</sup> bedroom has been used both as a bedroom and as a second study. There is walk in access to substantial eaves storage.

Outside, to the rear and side of the property is a large newly laid porcelain tiled terrace ideal for alfresco dining and entertaining. The sun hits the different patio areas throughout the day. The superb expanse of lawn is screened to all sides via mature hedging and trees. At the bottom of the garden is a stable block and tack room, which provide excellent outside storage for bikes/garden machinery. At the very bottom of the lawn is a gate which provides access to the stunning local countryside including Bookham Common. The sweeping drive to the front provides adequate parking for up to 10 cars.



### SITUATION

Maddox Park is just over a mile from Bookham village which offers a superb range of amenities to include 2 supermarkets, gift shops, a deli, cafes, restaurants and pubs, butchers, bakery, fishmongers and traditional greengrocers, a post office as well as doctors and dental surgeries. The larger centres of Cobham and Leatherhead both with a Waitrose supermarket, are about 4 miles away. There are numerous well-regarded schools close by both in the state and private sector catering for all age groups. Surrounding the village is miles of open countryside, the North Downs and Surrey Hills and places of interest including Polesden Lacey, Hatchlands Park, Bocketts Farm, Box Hill, and Denbies Vineyard. Close to the entrance of Maddox Park are bus stops providing access to both Epsom and Guildford providing independent travel. Close proximity to the M25 and A3 offers excellent connections to London, the coast, Gatwick, and Heathrow airports.

