



Crabtree Lane, Great Bookham

The **PERSONAL** Agent

# Guide Price £800,000

## Freehold

- Detached family home
- Open plan living/kitchen/dining space
- Four bedrooms
- Spacious reception room with a bay window
- Two bathrooms
- Insulated garden cabin with plumbing and electricity
- Ample parking for several vehicles
- Generous decked terrace perfect for summer dining
- Catchment of great schools
- On doorstep of Norbury Park

Set on the peaceful south side of Great Bookham, this property is a beautifully updated detached chalet style home designed for modern family living and effortless entertaining. With Norbury Park just a short stroll away, this home offers a rare balance of village convenience and access to the Surrey Hills countryside, where miles of woodland trails, cycling routes and bridleways can become part of everyday life.

At the heart of the property is an impressive open plan living, kitchen and dining space that flows naturally from one area to the next. The double aspect living area creates a bright, welcoming atmosphere, centred around a feature fireplace for cosy evenings in. The kitchen and dining area stretches across the rear of the house, opening through double doors onto a generous decked terrace perfect for summer dining, barbecues and relaxed gatherings with friends and family.

A second spacious reception room with a bay window provides excellent flexibility as a snug, playroom or formal lounge. The



ground floor also includes a stylish modern shower room, utility room with side access, and a versatile bedroom that works equally well as guest accommodation, a home office or multigenerational living space.

Upstairs, the landing offers room for a study area, ideal for home working or homework space. The principal bedroom is generously proportioned with extensive eaves storage, while two further double bedrooms provide comfortable accommodation for family or guests. A contemporary family bathroom completes the first floor.

The property is set well back from the road, giving a sense of privacy and calm. The front driveway provides ample parking for several vehicles, including space for a campervan or larger vehicle.

The rear garden has been thoughtfully designed for both relaxation and entertaining. A large paved area leads onto a

lawned garden with a further deck and a substantial insulated garden cabin with plumbing and electricity, an ideal setup for a home office, gym, studio or retreat space. Additional storage sheds and a wood store add practicality without compromising the garden's appeal.

Living in Crabtree Lane means having the best of both worlds: a quiet residential setting with exceptional access to nature and village amenities. Norbury Park, part of the Surrey Hills Area of Outstanding Natural Beauty, is moments away and offers beautiful walking trails, cycling routes and horse riding opportunities. The nearby Bookham Commons and Polesden Lacey provide even more opportunities for outdoor recreation.

For commuters, Bookham station offers regular services to London Waterloo, while the A246 and M25 provide convenient road connections to Guildford, Leatherhead and beyond.

Tenure- Freehold  
Council Tax Band- E

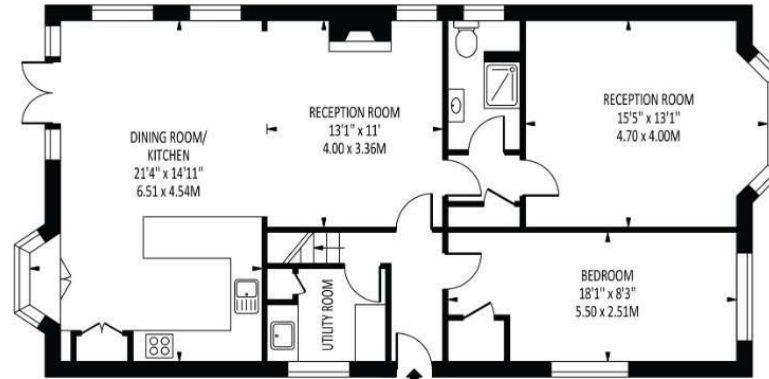
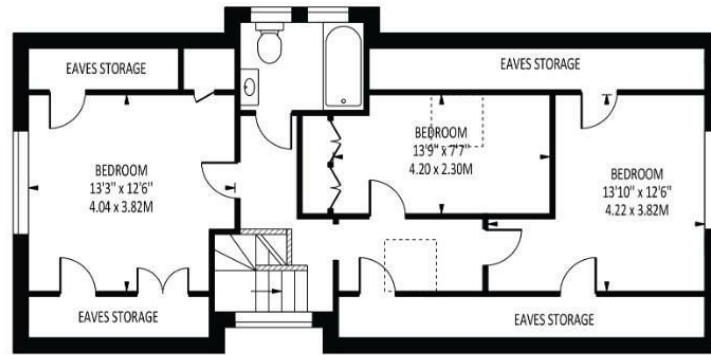






### Crabtree Lane

Total Area: 1912 SQ FT • 177.66 SQ M  
 (Including Garden Room & Eaves Storage)  
 Garden Room Area : 169 SQ FT • 15.73 SQ M  
 Eaves Storage Area : 197 SQ FT • 18.26 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	79
England & Wales		EU Directive 2002/91/EC	

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

