

The Tyrrells, Church Road, Great Bookham

Guide Price **£1,250,000**

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The Tyrrells, Church Road

Great Bookham, Leatherhead

This quintessential period home is beautifully arranged over three floors and occupies a prime position in the heart of one of Surrey's most desirable villages. Boasting spacious and versatile accommodation approaching 3,500 sq. ft., this unique property is rich in charm and character, with an abundance of original features creating a warm and atmospheric family home.

Nestled at the foothills of the Surrey Hills Area of Outstanding Natural Beauty, Bookham is a thriving and picturesque village renowned for its blend of period charm and modern convenience. The High Street offers an excellent mix of independent boutiques, cafés and restaurants alongside well-known retailers, creating a vibrant and welcoming village atmosphere. The area is also highly regarded for its excellent schools, wonderful countryside walks and convenient transport links, with Bookham station approximately a fifteen-minute walk away.

Steeped in character, this remarkable home showcases a wealth of period features including exposed beams, open fireplaces and areas of stripped wooden flooring. Over the years, the property has served a variety of purposes, including formerly being the village doctor's surgery, adding further to its fascinating

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accommodation, centred around an inviting entrance hall featuring exposed brickwork,








FLOUR

Church Road, Great Bookham, Leatherhead KT23

Approximate Gross Internal Area = 319.9 sq m / 3443 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
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