



Slinfold Cottage 220 Lower Road, Great Bookham, Surrey, KT23 4DE

Asking Price £1,200,000





- CHARMING CHARACTER COTTAGE
- 4 DOUBLE BEDROOMS
- FAMILY BATHROOM & ENSUITE
- PRETTY FRONT COURTYARD
- 0.26 ACRE PLOT

- LOCATED IN THE HEART OF THE VILLAGE
- 4 RECEPTION ROOMS
- DRIVEWAY PARKING & CAR PORT BARN
- SECLUDED WALLED REAR GARDEN
- 1 MILE TO BOOKHAM STATION



## Description

This charming 16th century character cottage is nestled on a quarter of an acre plot in the centre of Bookham and has been owned by the family since 1959. It was previously two cottages and in the 20th century was the home of Mr Simpsom, who was a blacksmith. The business continued into the 1930s under various names.

As you walk through the front door you enter the entrance hall with a small cupboard, downstairs cloakroom and boot room with a door to the outside. There is a dual aspect drawing room with feature bay window, open fireplace, a large walk-in cupboard with sink (currently used as a bar) and a door out to the garden. There are two further reception rooms to the front of the property, dining room and family room, both with feature fireplaces. At the rear of the property is the kitchen which features a larder cupboard and broom cupboard off and a breakfast room / conservatory overlooking the delightful rear garden. There is a cellar (accessed via a trap door in the dining room) which provides good space for storage and houses the gas fired boiler.

The property features two staircases to the first floor. The superb master bedroom features a dressing room area with ample fitted wardrobes, an ensuite bathroom and a bedroom with a lovely, raised section overlooking the garden with doors leading to the balcony. There are three further good-sized bedrooms served by a family bathroom.

To the side of the property there is ample driveway parking with a double car port barn with a workshop which is currently used as a utility room. A gate leads to secluded courtyard garden at the front of the property and a further gate to the rear garden. The walled garden is a particular feature of the property with a vegetable garden and greenhouse, a pond, mature shrubs, and flower bed borders and two sheds tucked away.

## Situation

Situated just a stones throw away from Bookham High Street which offers a wide range of shops and amenities including a bakers, two butchers, a fishmongers, a greengrocers, a post office, a small supermarket and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

The Great Bookham School, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St Teresa's Preparatory School situated in the neighbouring village of Effingham. Cranmore Preparatory School can be found in West Horsley and St John's School in Leatherhead.

The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports.

A wide selection of recreational facilities are available in the area such as Bocketts Farm, Polesden Lacey and Ranmore and the area generally abounds with a wealth of open countryside much of which is in the green belt and owned by the National Trust.

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|-------------------------|----------|
| <b>Tenure</b>           | Freehold |
| <b>EPC</b>              | F        |
| <b>Council Tax Band</b> | G        |



Approximate Gross Internal Area = 240.8 sq m / 2592 sq ft  
 Cellar = 15.5 sq m / 167 sq ft  
 Outbuildings = 19.9 sq m / 214 sq ft  
 Total = 276.2 sq m / 2973 sq ft  
 (Excluding Car Port)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1004313)  
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