



22 Oaks Lane, Great Bookham, Surrey, KT23 3FD

Price Guide £655,000



- STYLISH THREE BEDROOM HOUSE
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM SUITE
- GATED DEVELOPMENT
- EASY ACCESS TO STATION

- SITTING ROOM OUT THE GARDEN
- PRINCIPAL BEDROOM WITH EN-SUITE
- DRIVEWAY PARKING & GARAGE
- CLOSE TO BOOKHAM COMMON
- EASY ACCESS TO EXCELLENT LOCAL SCHOOLS

Description

Ideal for modern living is this energy efficient stylish three bedroom end-terrace house, located in a prized gated development built by reputable builder Shanley Homes to a high standard. Conveniently the property is just a short walk away from The National Trust Bookham Common, station with services to London and within easy reach of sought after state and private schools close to hand.

The front door opens onto an inviting entrance hall with a cloakroom. The sitting room to the rear offers a superb entertaining space with double doors that lead onto a delightful rear garden. The kitchen boasts a good range of floor and wall mounted cupboards for storage, silestone worktops for preparation and plenty of integrated appliances available for the cook.

The first floor is approached by a rising staircase and leads to the principal bedroom with built-in wardrobes and a luxury en-suite. Bedroom 2 also has built in wardrobes and bedroom 3 has a storage cupboard. The family bathroom has both bath and shower facilities.

Outside the front, the property offers driveway parking for 2 cars leading to the garage, as well as visitor parking close by. To the rear the stone patio makes a relaxed seating area to enjoy the sun in front of a delightful rear garden laid to lawn.



Situation

The property is situated just one mile from Bookham village which offers a wide range of shops and amenities including a bakers, two butchers, a fishmongers, a greengrocers, a post office, a small supermarket, several delicatessens and coffee shops. There is also a library, doctors and dental surgeries.

Bookham station is just a 2 minute walk away and offers frequent services to London / Guildford / Leatherhead. You are also within easy reach of the A3 and M25 and ideally is located halfway between both Gatwick and Heathrow airports.

A wide selection of recreational facilities are available in the area such as Bocketts Farm, Polesden Lacey, Ranmore, the refurbished Leisure Centre at Fetcham Grove and a wide range of golf clubs including Effingham Golf Club, Tyrells Wood Golf Club at Leatherhead and the RAC Country Club at Epsom.

The area is well catered for highly regarded local schools and this property is in the current catchment area for the Howard of Effingham.

Tenure

Freehold

EPC

B

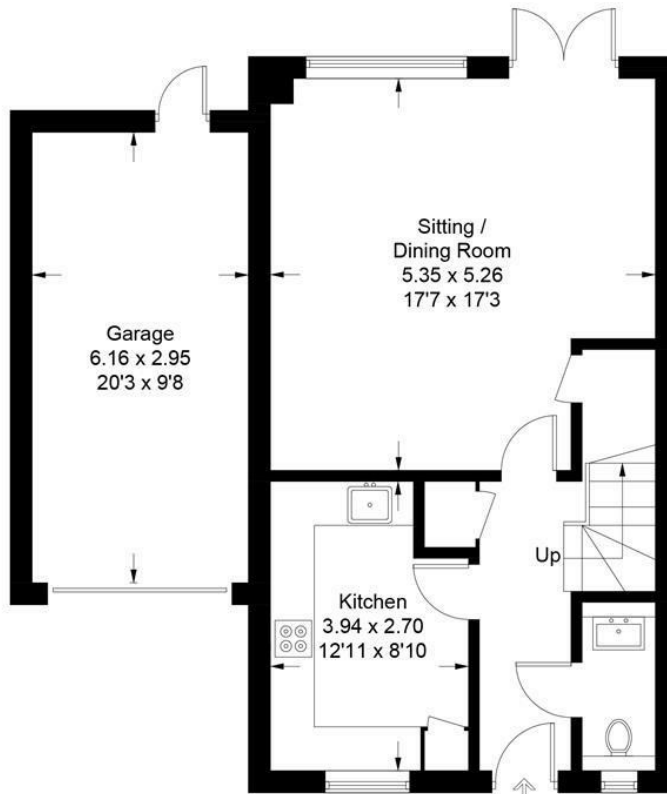
Council Tax Band

F

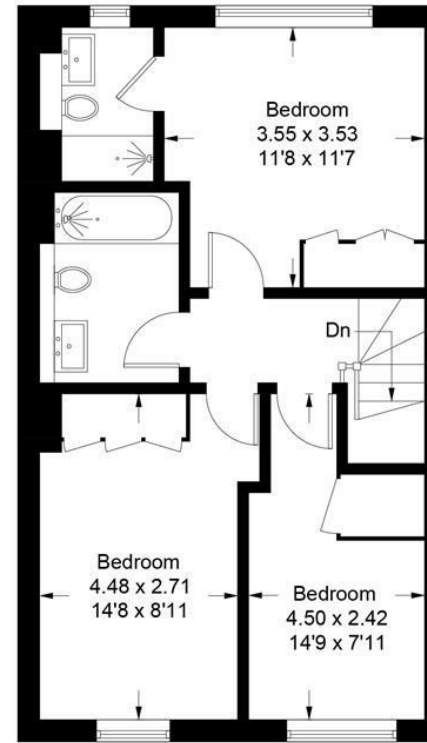
Service Charge

£360 PER ANNUM (PAID 6 MONTHLY)

Approximate Gross Internal Area = 99.6 sq m / 1072 sq ft
 Garage = 18.2 sq m / 196 sq ft
 Total = 117.8 sq m / 1268 sq ft



Ground Floor



First Floor

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. (ID1187448)

www.bagshawandhardy.com © 2025

43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 **Email:** bookham@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

