



**1 Grove Cottages, Leatherhead Road, Bookham, KT23 4NP**  
**Guide price £800,000**

 **3**  **1**  **2**  **D**

## NO ONWARD CHAIN.

An amazing period family home with bundles of character features and charm, conveniently located opposite and adjacent to the local village shops in popular Bookham. There are several schools nearby, including St Teresa's, The Raleigh, Cranmore School, Howard of Effingham and Glenesk School. Leatherhead, Bookham and Effingham Junction Stations are also within easy reach, giving good connectivity into London. The M25, A3, A217 and A24 are also close, providing easy access to Gatwick and Heathrow Airports.

Accommodation comprises of three well proportioned bedrooms, luxury upstairs shower room, modern country style fitted kitchen/breakfast room with deep larder, which overlooks the garden, a large formal dining room, beautiful living room with fireplace and a downstairs WC. There is also access to a bonus, good size cellar.

The rear garden is a great size, well established with a large paved patio area, a good size lawn and side access to the front of the dwelling.

Further noteworthy benefits include a garage and driveway with off street parking.







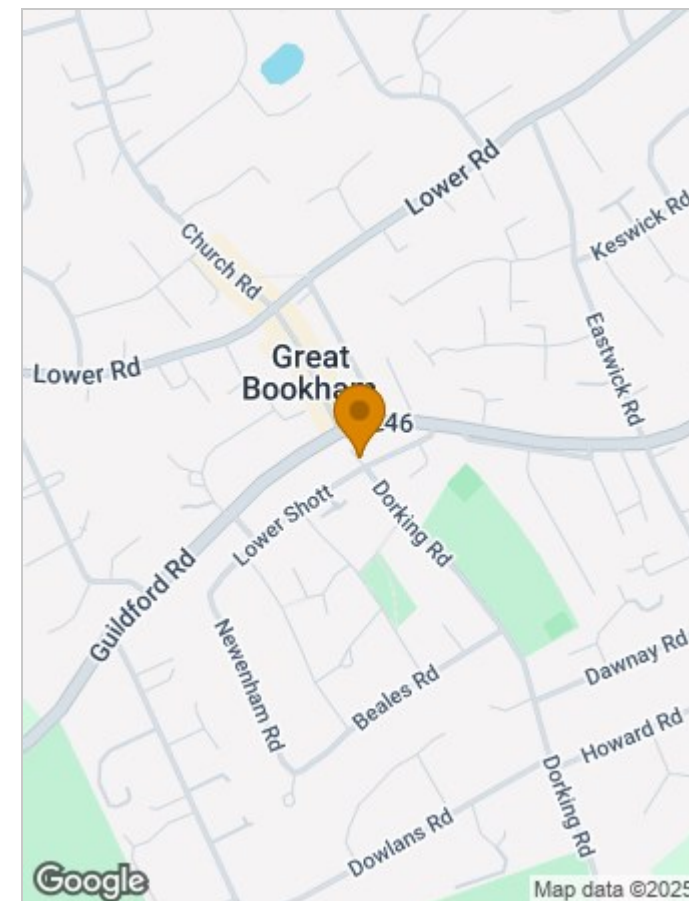
Gross Internal Floor Area : 194.8 m2 ... 2096.0 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Tel: 01372 303703

Email: [guide@markcoysh.co.uk](mailto:guide@markcoysh.co.uk)