



**Pacey
Wingent
Dickson®**

INDEPENDENT PROPERTY AGENTS

*Helping the perfect property find you...
...time is precious. Let's not waste it!*

Lower Shott, Bookham, KT23

Guide Price £700,000

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- Three bedrooms
- Open plan kitchen/dining
- Driveway
- Walking distance to Bookham high street
- Previous planning permission granted for a separate dwelling on the plot
- Immaculately presented
- Large south east facing garden with detached office cabin
- Wood burner
- Excellent schools nearby
- Easy access to A3/M25/A246 and mainline train stations



This beautifully updated three-bedroom semi-detached home is within walking distance of Bookham village, offering modern living, a spacious rear garden, and great transport links. The ground floor features a bright lounge with a wood burner, a home office, a downstairs W.C., and an open-plan kitchen/dining room with patio doors to the garden. Upstairs are three bedrooms and a modern family bathroom. The property benefits from a large paved driveway and generous side space, which previously had planning permission for a separate dwelling, offering potential for expansion or development (STPP).

The rear garden includes a spacious lawn, patio area, detached home office, and a brick-built shed. Bookham Village provides shops, pubs, a library, and medical services, with countryside, Polesden Lacy, and Hatchlands Park nearby. The A3, M25, and Bookham Station with links to London and Guildford are easily accessible.



