



**9 Oaks Lane, Great Bookham, Surrey,  
KT23 3FD**

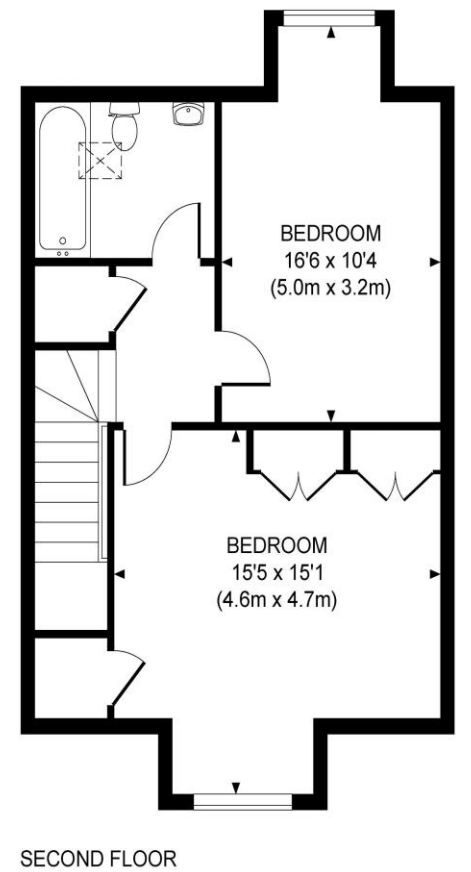
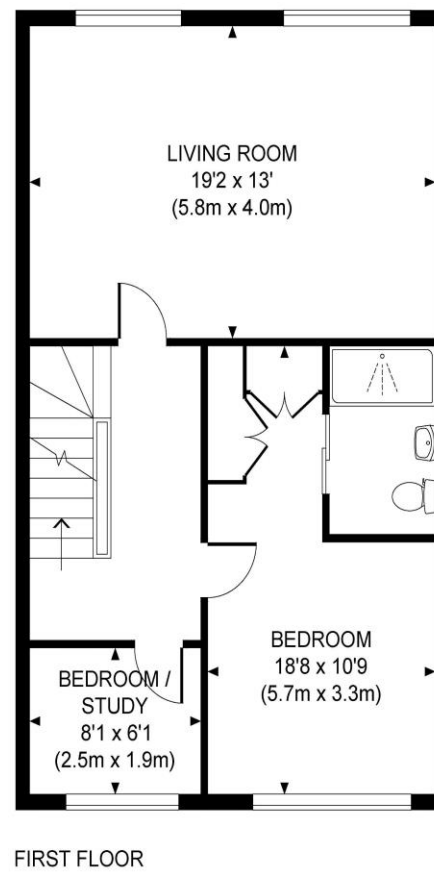
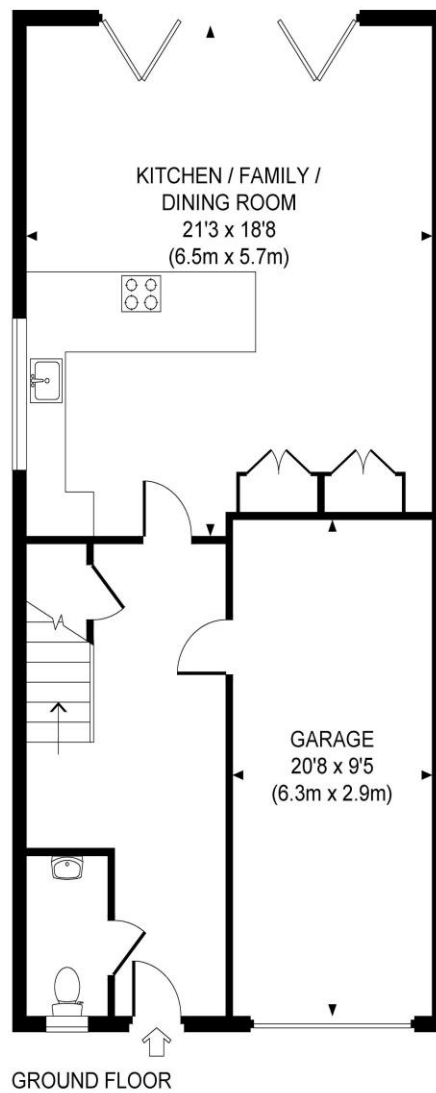
**£739,950 Freehold**

### Directions

From our office in Great Bookham proceed to the bottom of the High Street and carry straight over the squareabout into Church Road and approximately ¾ of the way along opposite Bookham train station is the entrance to Oaks Lane and number 9 can be found just round the corner on the left hand side.

### Local Authority

Mole Valley District Council Tel: 01306 885001  
Council Tax Band: F  
Community Charge: £356 PA (for 2023)



Approximate Gross Internal Area  
1874 sq ft / 174.1 sq m

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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		82+ A
81-91	B	85 B	82+ A
69-80	C		
55-68	D		
39-54	E		

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**Important Notice** Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.



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A superbly appointed 4 bedroom semi detached home situated in a popular private gated development within walking distance of Bookham train station and Bookham Common.

**THE PROPERTY**

Originally constructed in 2017 by Michael Shanley Homes this desirable property benefits from spacious and flexible accommodation as well as a 'new home feel'. Currently the accommodation consists of a cloakroom, open plan kitchen/family/dining room with bi-folding doors opening out onto the delightful rear garden. To the first floor there is then a generous size living room, two bedrooms, master with ensuite shower room. Then to the second floor there are two further bedrooms and a family bathroom. The property itself is accessed via an electronically operated gated system which in turn leads to the block pavia private driveway giving off street parking for two vehicles which in turn leads to an attached integral garage. To the rear there is then an extremely well maintained garden providing a wide paved sun terrace leading onto a good expanse of lawn. Other benefits include NHBC warranty.



**SITUATION**

The property is located in a private gated development within walking distance of Bookham train station which provides a commuter service into London Victoria and Waterloo. Bookham Common is just a few hundred yards away and offers superb National Trust walking and riding countryside and the centre of Bookham village is about 1 mile away providing an excellent range of local shops to include two supermarkets, a post office, doctors and dentist surgery and a library. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Also within easy reach are excellent schools both in the state and private sector.

