



**19 The Saddlery, Little Bookham,  
Surrey, KT23 4FG**

**£650,000 Freehold**

**Directions**

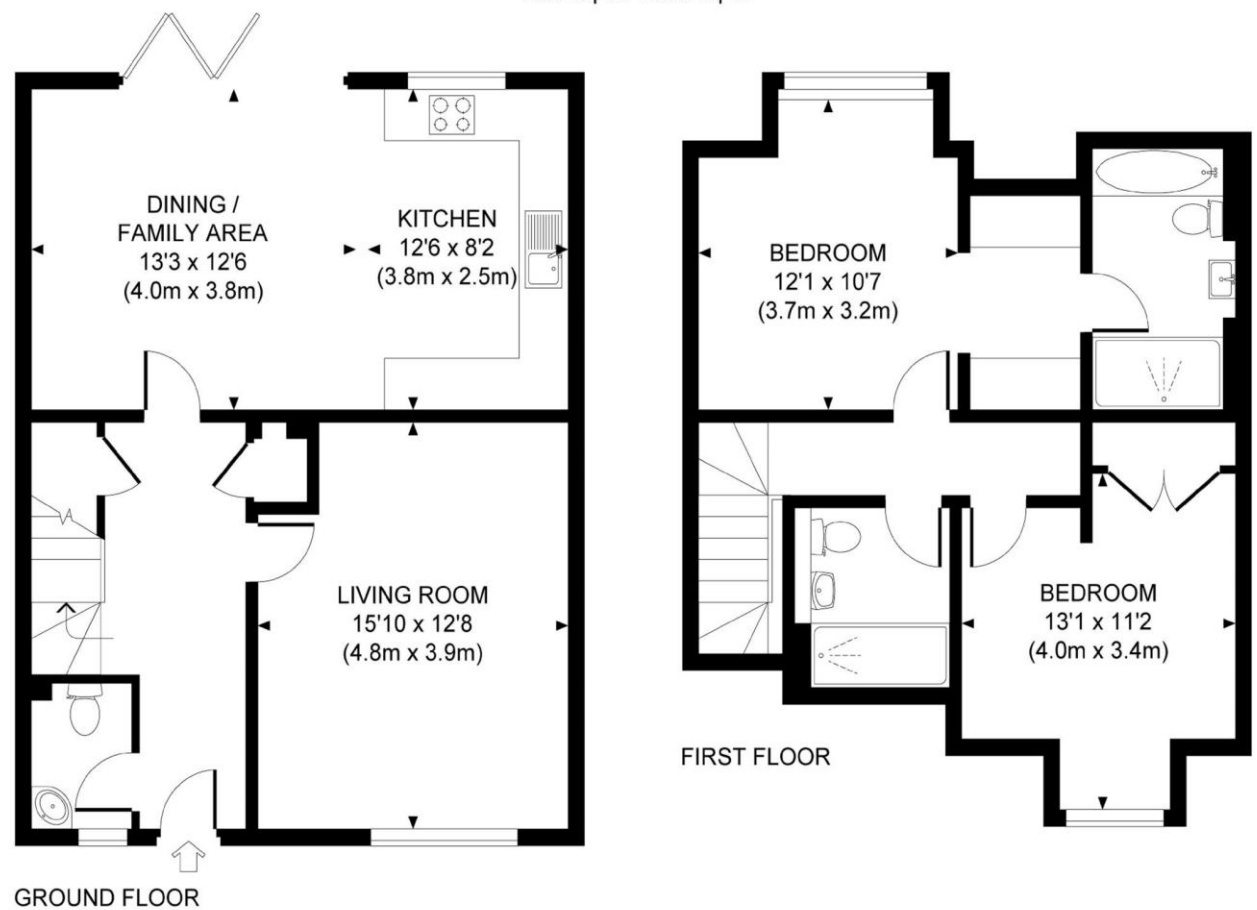
From our office in Great Bookham proceed to the bottom of the High Street turning left onto the Lower Road. Proceed along until you come to a roundabout and then the entrance to the Saddlery can be found just after on your right hand side. Number 19 can be found towards the back of the development on the left hand side.

**Local Authority**

Mole Valley District Council Tel: 01306 885001  
Council Tax Band: E



Approximate Gross Internal Area  
1086 sq ft / 100.9 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		Current	Potential
Score	Energy rating		
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		87   B	96   A



## 19 The Saddlery, Little Bookham, Surrey, KT23 4FG

A superbly appointed two bedroom mid terrace home situated in a sought after and private courtyard, offering delightful views across open countryside.

### THE PROPERTY

Originally constructed in 2020 by Thakeham Homes this desirable residence is presented in 'show home condition' and provides well proportioned accommodation to both ground and first floors. Currently this consists of an entrance hall with oak shelved storage cupboard with space for AEG washer/dryer, cloakroom, good size lounge with an aspect to the front with the heart of the home to be found in the kitchen/dining room incorporating a good range of matching eye and base level units together with quartz work tops, Fired Earth tiling to splashbacks, AEG appliances, Porcelanosa tiling (which is also in the hallway and all bathrooms) bi-folding doors then lead to the lovely rear garden. To the first floor there are then two good size bedrooms, master with fitted wardrobes and ensuite shower & bathroom, plus guest bedroom with double built-in wardrobe cupboards. In addition there is also a family bathroom. To the front of the property there are two allocated parking spaces and then the garden to the rear provides a paved terraced area, formal lawn area, benefitting from delightful views over open countryside.



### SITUATION

The property is located approximately ½ mile from Bookham village centre which offers a good range of amenities to include two small supermarkets, doctors and dentist surgery, a post office, a library and a number of other independent retailers. Bookham station is approximately 1 mile away and offers a commuter service into London Waterloo and Victoria with Effingham Junction station located just over 2 miles away. The M25 can be reached at junction 9 Leatherhead giving good access to both Heathrow and Gatwick airports. Also within easy reach are excellent schools including the well renowned Howard of Effingham senior school. Surrounding the village is some delightful countryside much of which is National Trust owned.

