



HENSHAWS



23 Dowlans Road, Great Bookham, Surrey, KT23 4LF

£730,000 Freehold

Directions

From our office in Great Bookham proceed to top of the High Street turning right onto the A246 Guildford/ Leatherhead Road. Proceed along taking the 2nd turning on the left into Groveside. Follow the road to the end which then bears round to the left hand side into Dowlans Road and number 23 can be found ¼ away down on the right hand side.

Local Authority

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



Approximate Gross Area
2080 sq ft / 193.2 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		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	81 B

Ref: 05.23.3932

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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.

**23 Dowlans Road, Great Bookham,
Surrey, KT23 4LF**

A particularly spacious 4 bedroom detached home situated on the popular south side of the village offering far reaching views over adjoining countryside (from private master bedroom roof terrace).

THE PROPERTY

Originally constructed in 1976 this well proportioned home provides flexibility of accommodation to both ground and first floor. A good size lounge with sliding patio doors opens out onto the rear garden. A separate study with an aspect to the front. There is a ground floor shower room. The large kitchen/diner room incorporates a good range of matching eye and base level units together with ample work surfaces and fantastic living/dining space ideal for family life. This room also has patio doors leading to the terrace for entertaining outside. To the first floor there are then 4 double bedrooms and a family bathroom. The master bedroom incorporates a generous size ensuite bathroom and a substantial private roof terrace with delightful views over adjoining countryside. The property itself is approached via its own driveway giving a good amount of off street parking which in turn leads to the attached double garage. There are gardens to both front and rear with the latter providing a wide paved sun terrace with steps up onto a good expanse of lawn screened by mature hedging. In total the garden extends to 60ft x 45ft (18m x 14m) and benefits from a sunny southerly aspect. The rear of the garden lies adjacent to woodland leading out towards Polesden Lacey.



SITUATION

The property is located on the south side of the village approximately ½ mile from Bookham High Street which offers an excellent range of local shops including 2 supermarkets, doctors and dentist surgery, a post office, a library and a number of other independent retailers. Great Bookham station is approximately 1 ¼ miles away and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Surrounding the village is miles of open countryside much of which is National Trust owned. Also close by are excellent schools including the well-respected Howard of Effingham secondary school.

