



HENSHAWS



4 Manor Place, Bookham, Surrey,
KT23 4JT

£1,249,950 Freehold

Directions

From our office in Great Bookham proceed to the top of the High Street turning right onto the A246 Guildford/Leatherhead Road. Continue along taking the second turning on your left hand side into Groveside, proceed along and Manor Place can be found on your left with number 4 immediately on the right.

Local Authority

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



Approximate Gross Internal Area
2304 sq ft / 214.0 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		
		70 C	81 B

Bookham Office
Rayleigh House
32 High Street
Great Bookham
Tel: 01372 450255
Email: bookhamoffice@henshaws.net

Ref: 02.24.4005

www.henshaws.net

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.



4 Manor Place, Bookham, Surrey, KT23 4JT

A particularly spacious and well-presented 5 bedroom detached residence offering a good size rear garden combined with being situated in a sought after private cul de sac within easy reach of the village centre.

THE PROPERTY

Originally constructed in 1999 this lovely family home benefits from well proportioned accommodation to both ground and first floor. Currently this consists of a cloakroom, dual aspect sitting room, separate dining room and family room/study plus a good size kitchen/breakfast room and separate utility room. To the first floor there are then 5 bedrooms, 2 with en suite facilities in addition to a family bathroom. There is then ample off street parking to the front which in turn leads to attached double garage. The gardens to both front and rear have been well maintained with gated access leading to the side of the property providing excellent width ideal for further enlargement subject to the usual planning consents. This in turn leads to the rear garden incorporating a wide paved sun terrace leading onto a good expanse of lawn screened to all sides via mature trees, flowers and shrubs. In total the garden extends to 52ft x 59ft (15m x 17.9m).



SITUATION

The property is located on the popular south side of the village within easy reach of the High Street which offers an excellent range of shops to include two small supermarkets, doctors and dentist surgeries, a library, a post office and a number of independent retailers. Bookham train 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 on the outskirts of Leatherhead giving good motorway access to both Heathrow and Gatwick airports. There are excellent schools nearby both in the state and private sector including the well renowned Howard of Effingham secondary school. Surrounding the village is miles of open countryside much of which is National Trust owned.

