



**26 Childs Hall Road, Bookham,
Surrey, KT23 3QG**

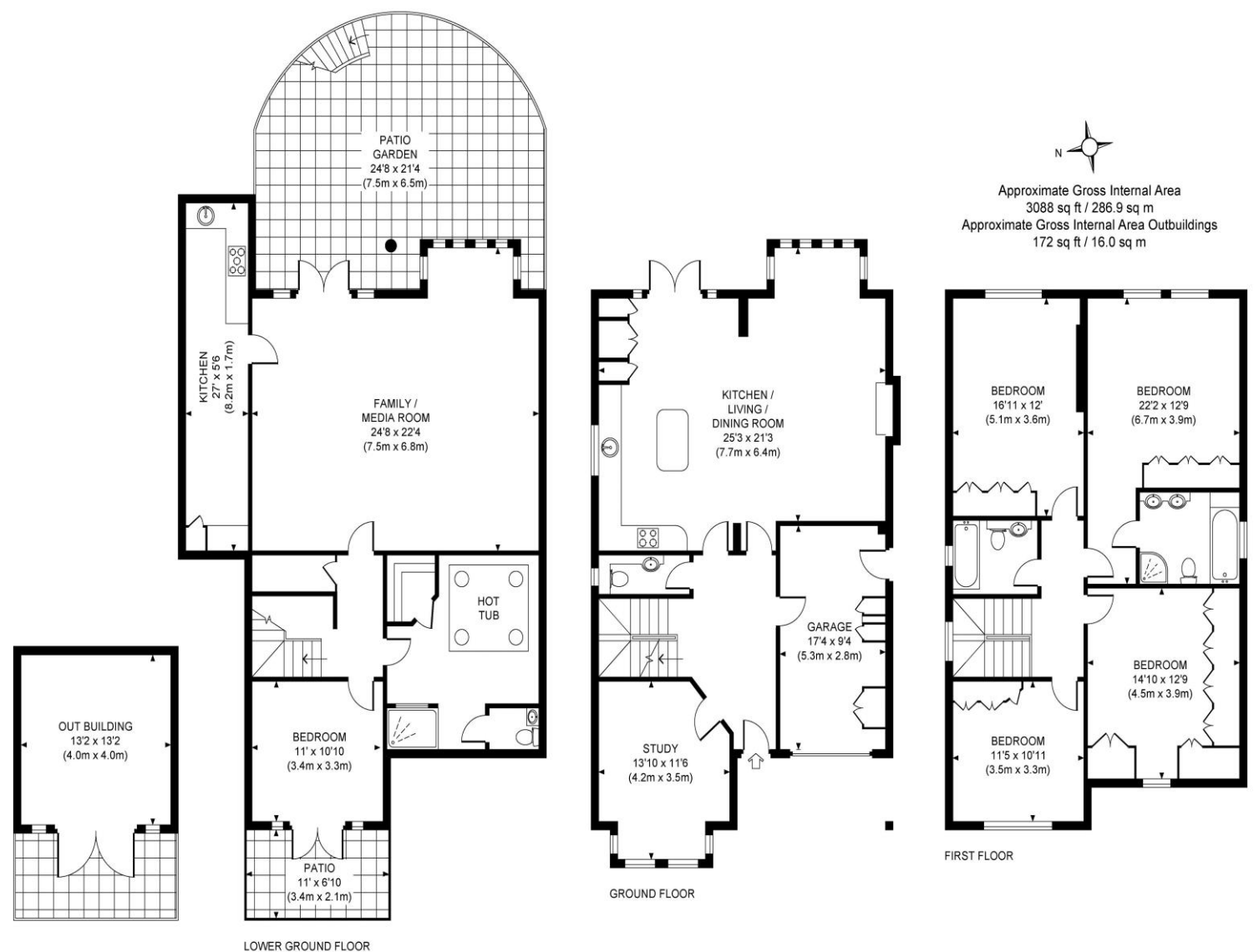
£1,425,000 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the High Street turning left onto the Lower Road, continue along taking the 3rd turning on your right hand side into Childs Hall Road and number 26 can be found 3/4 of the way down on your right hand side.

Local Authority

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



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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A superbly appointed 5 bedroom contemporary designed residence situated in a sought after residential road within easy reach of Bookham village centre.

THE PROPERTY

Originally constructed in 2010 this individually designed property offers extremely flexible accommodation arranged over three floors. On the ground floor there is a cloakroom, front aspect study and an open plan kitchen/dining/living area with the former providing a comprehensive range of matching eye and base level units together with ample granite work surfaces, a central island unit, space for a dining table and patio doors leading onto a private terrace. From the entrance hall, stairs then lead down to the lower ground floor which offers a superbly proportioned family/media room, secondary kitchen/utility room, spa room incorporating a hot tub, sauna, wc and shower, 5th bedroom with direct access to private patio. From the media family room, double opening doors then lead out onto the substantial patio area ideal for outdoor entertaining with steps leading up to the formal gardens. Then to the first floor there are 4 bedrooms all with built in wardrobes, a family bathroom and an ensuite bathroom to the master bedroom. The property itself is approached via a block paved driveway offering extensive off street parking which in turn leads to the attached garage. The rear garden has been extremely well maintained and offers an excellent expanse of lawn screened by mature trees, flower and shrubs incorporating two further decked sun terraces, a children's play area and a detached timber constructed home office / studio. In total the rear garden extends to 78ft x 38ft (23.9m x 11.7m).



SITUATION

The property is located approximately 1/2 a mile from the High Street which provides an excellent range of local shops to include a supermarket, doctors and dentist surgery, a library, a post office and a number of other independent retailers. Bookham train station is approximately 1/2 a mile away and offers a commuter service into London Waterloo and Victoria via Leatherhead. The M25 can be reached at junction 9 on the outskirts of Leatherhead giving good motorway access to both Gatwick and Heathrow airports. Bookham Common is also located closeby providing some delightful walks with scenic countryside. There are excellent schools both within the state and private sector closeby and surrounding the village is miles of open countryside much of which is National Trust owned.

