



**Pine Lodge, 4 Bookham Grove,  
Great Bookham, Surrey, KT23 4NS**

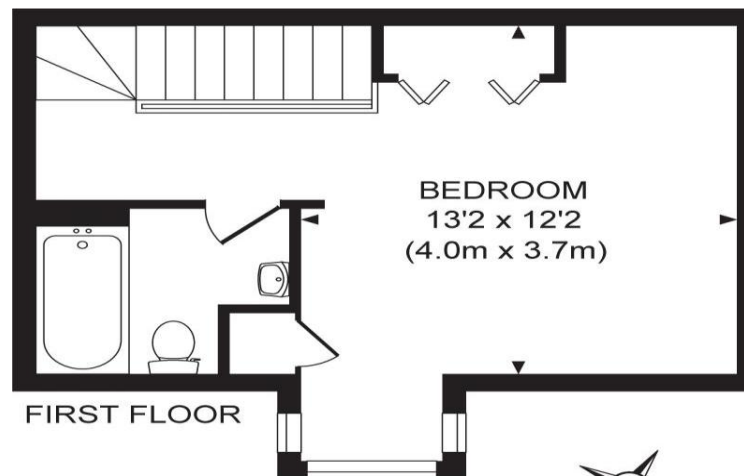
**£285,000 Share of Freehold**

### Directions

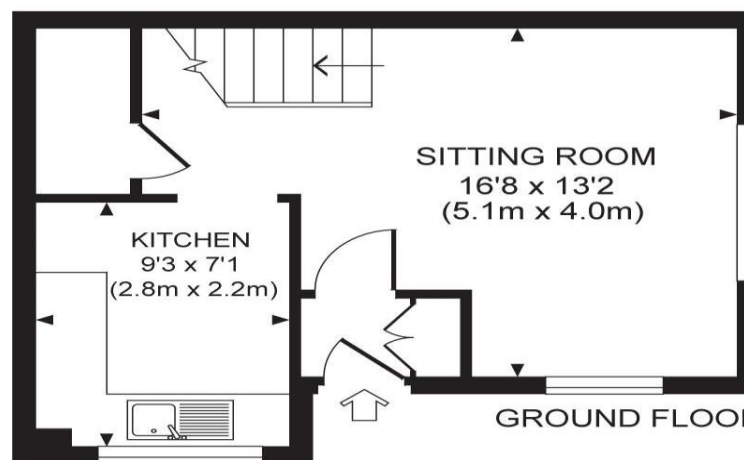
From our offices in Great Bookham proceed to the top of the High Street turning left on the A246. Take the first turning on the right into Leatherhead Road which becomes Lower Shott. The entrance to Bookham Grove is on the left and number 4 can be found immediately on the right hand side of the gates.

### Local Authority

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



Approx. Gross Internal Floor Area  
543 sq ft / 50 sq m



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		90+ B
81-91	B		
69-80	C		
55-68	D	70 C	
39-54	E		
21-38	F		
1-20	G		

Ref: 3/24/4013

[www.henshaws.net](http://www.henshaws.net)

**Pine Lodge, 4 Bookham Grove,  
Great Bookham, Surrey, KT23 4NS**

A most attractive one bedroom lodge house offering a generous size private garden combined with being situated in the heart of Bookham village. NO ONWARD CHAIN

**THE PROPERTY**

Originally constructed in 1985, Pine Lodge forms part of Bookham Grove, at the heart of which sits the fine 18<sup>th</sup> century manor house since converted into apartments. The property itself has been very well maintained benefitting from a modern kitchen. The remaining accommodation consists of a lovely dual aspect lounge/dining room, double bedroom with built in wardrobes and a family bathroom. Other benefits include a delightful private garden, stunning communal gardens, an allocated parking space plus additional visitor parking.

Lease: 999 years from 1985

Service charge for 2023: £1,454.08

Quinquennial charge: due in 2027 (in 2017 and 2022 this was £2,750)



**SITUATION**

Bookham Grove is just a few hundred yards from the High Street which offers an excellent range of local shops including two supermarkets, doctors and dentist surgeries, a library and a number of other independent retailers. There are bus routes nearby connecting to Guildford, Leatherhead and Epsom. Bookham station is also within easy reach providing a commuter service to 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 and includes Polesden Lacey National Trust house and gardens which is approximately 1 mile away.

