



16 West Down, Bookham, Surrey,
KT23 4LJ

£849,950 Freehold

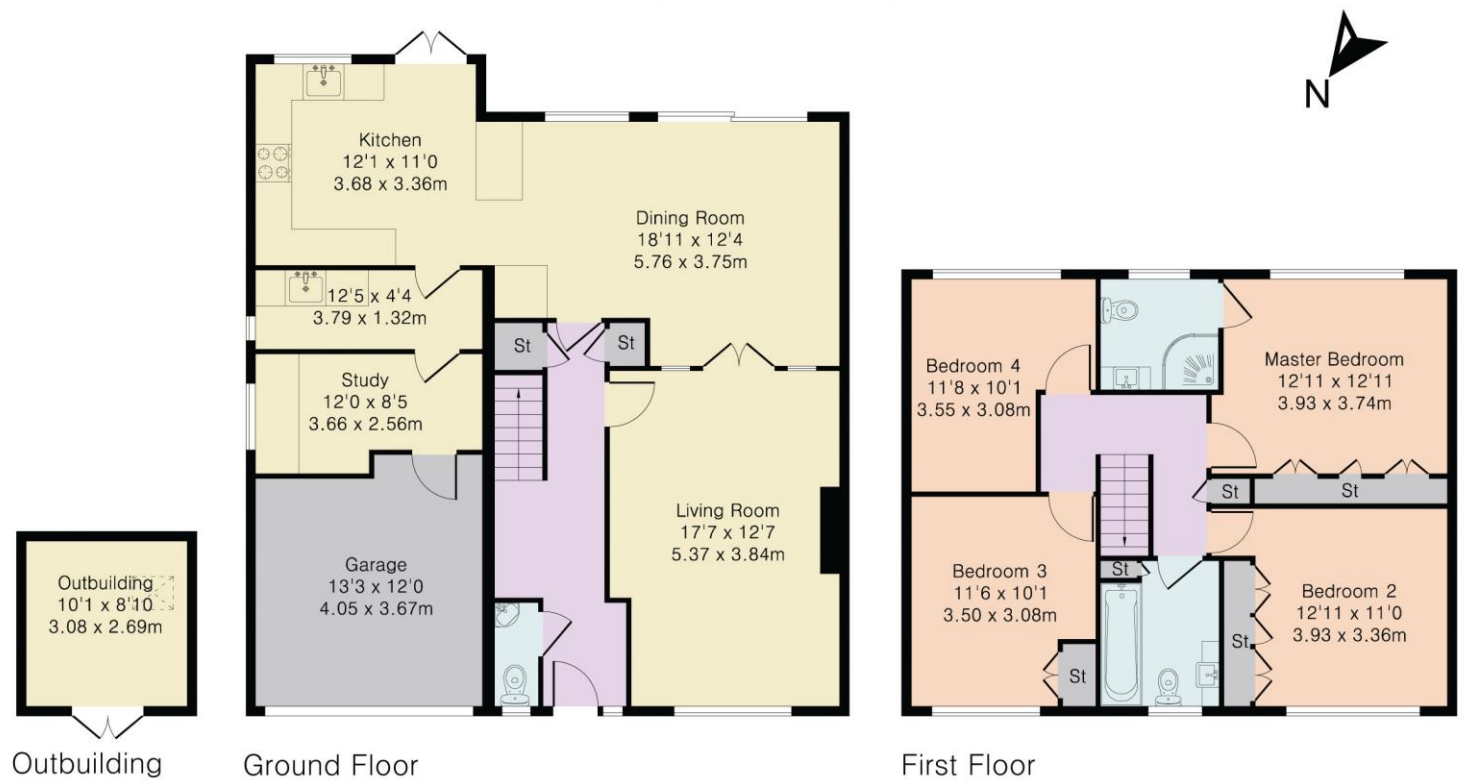
Directions

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. Proceed to the top bearing round to the left which then becomes Dowlans Road, take the next turning on your left into West Down and number 16 can be found on your right hand side.

Approximate Gross Internal Area 1829 sq ft – 170 sq m
 Ground Floor Area 1062 sq ft – 99 sq m
 First Floor Area 687 sq ft – 64 sq m
 Outbuilding Area 80 sq ft – 7 sq m

Local Authority

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



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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.

**16 West Down, Bookham, Surrey,
KT23 4LJ**

An extremely well presented 4 bedroom detached home situated on a quiet road offering a lovely southerly aspect rear garden situated within easy reach of Bookham village centre, and close to schools and beautiful countryside.

THE PROPERTY

Property has been extended and modernised enabling the property to now benefit from a naturally light, bright and contemporary accommodation as well as a feeling of space and flexibility perfect for entertaining. It features a dual aspect lounge with gas log burner and doors leading through to the heart of the home which is the open plan kitchen/breakfast/family area with the former benefiting from an excellent range of contemporary eye and base level units together with ample granite work surfaces.

In addition the rear of the garage has been converted into a home gym/study. To the first floor there are 4 double bedrooms, 3 with built in wardrobes, master with en-suite shower room in addition to the family bathroom. The property itself is approached via a block pavia driveway with ample parking, which in turn leads to the integral double garage.

The rear garden benefits from a sunny southerly aspect, has been well maintained and incorporates a decked sun terrace leading on to a good expanse of lawn. There is a pretty covered seating area which enjoys the afternoon/evening sun and a fully insulated log cabin which could be used as a home office.



SITUATION

The property is located in a popular cul de sac just over ¼ mile from the village centre 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. Bookham station is just over 1 mile 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 both in the state and private sectors.

