



# HENSHAWS



232 Lower Road, Great Bookham,  
Surrey, KT23 4DE

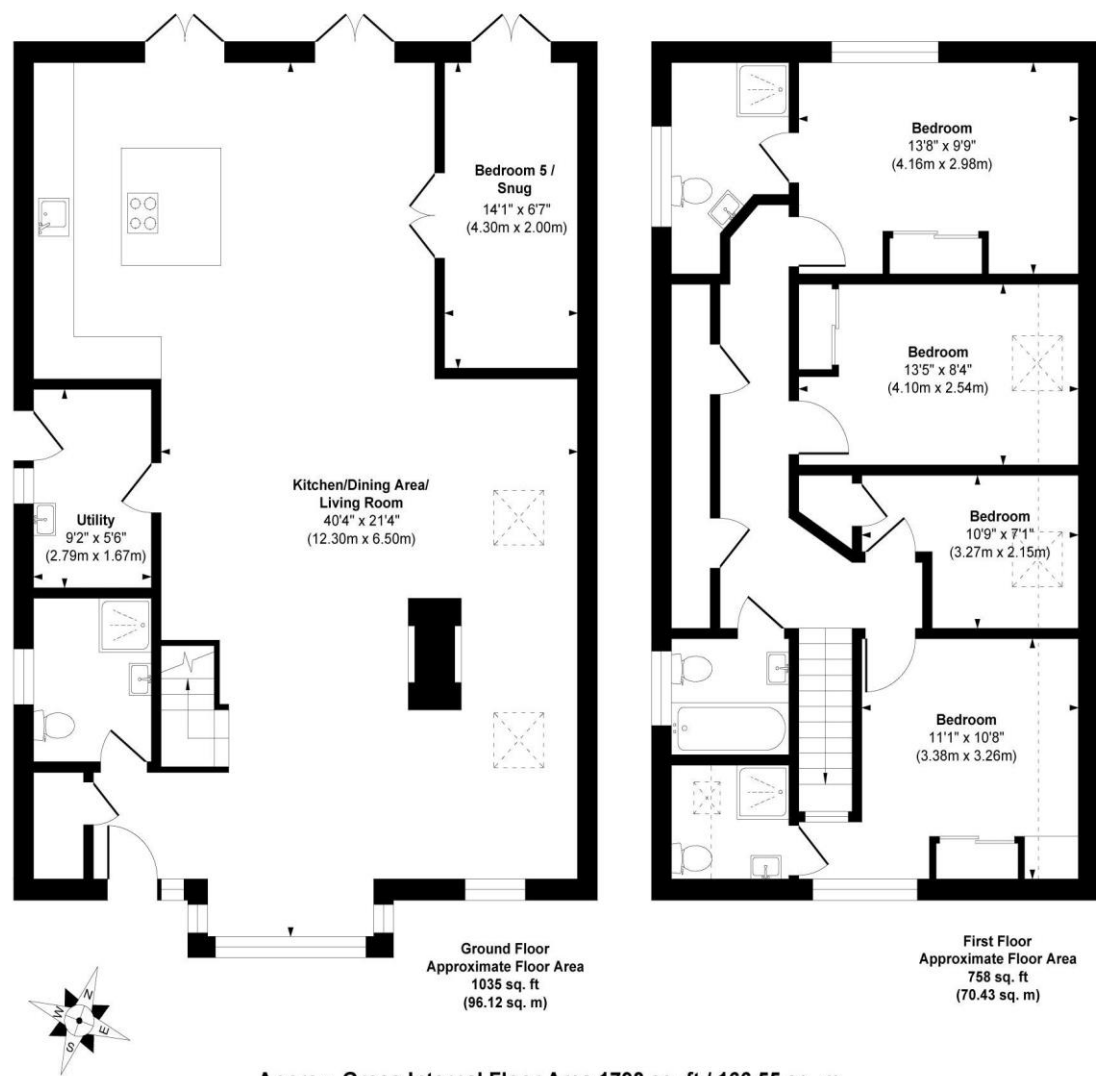
£1,050,000 Freehold

### Directions

From our offices in Great Bookham proceed to the bottom of the High Street turning left onto the Lower Road, and number 232 can be found a short way along on your right hand side.

### Local Authority

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



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77	85
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ref: 04.24.4027

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



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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.

**232 Lower Road, Great Bookham, Surrey,  
KT23 4DE**

A superbly appointed 5 bedroom detached chalet property offering a delightful rear garden situated in the heart of Bookham Village. NO ONWARD CHAIN.

**THE PROPERTY**

Originally constructed in the 1960s this impressive family residence has over a number of years undergone a comprehensive programme of re-configuration, modernisation and re-decoration enabling the property to now benefit from flexibility of accommodation together with a light, bright and contemporary feel. On the ground floor this consist of an open plan living room/dining area/kitchen with the latter offering a comprehensive range of eye and base level units together with granite work tops and a breakfast bar, separate utility room, ground floor shower room and ground floor bedroom/snug. To the first floor there are 4 bedrooms, 2 with ensuite wet room showers in addition to a family bathroom all benefiting from underfloor heating. The property itself is approached via a block pavia driveway providing off street parking for up to 8 cars and side gated access then leads to the superb rear garden incorporating a wide paved sun terrace opening out onto an excellent expanse of lawn screened to all sides via mature trees. In addition there is also a further sun terrace and hard standing for a garden shed. In total the garden extends to 116ft x 65ft (35m x 19m).



**SITUATION**

The property is located within walking distance of Bookham village centre which offers a range of shops to include 2 small supermarkets, doctors and dentist surgeries, a library, a post office and a number of independent retailers. Bookham train station is approximately 1 mile away and offers a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good access to both Heathrow and Gatwick airports. Surrounding the village is miles of open countryside much of which is National Trust owned including Polesden Lacey national Trust house and gardens which are also within easy reach. Close by are excellent schools in the area both in the state and private sectors including the well renowned Howard of Effingham senior school.

