



# HENSHAWS



## 137 Lower Road, Great Bookham, Surrey, KT23 4AH

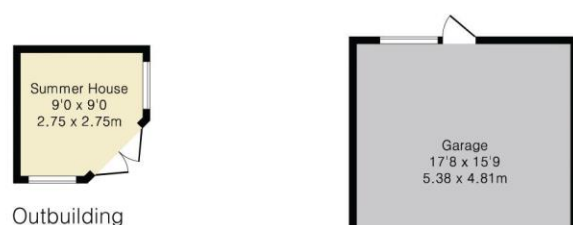
## £1,650,000 Freehold

### Directions

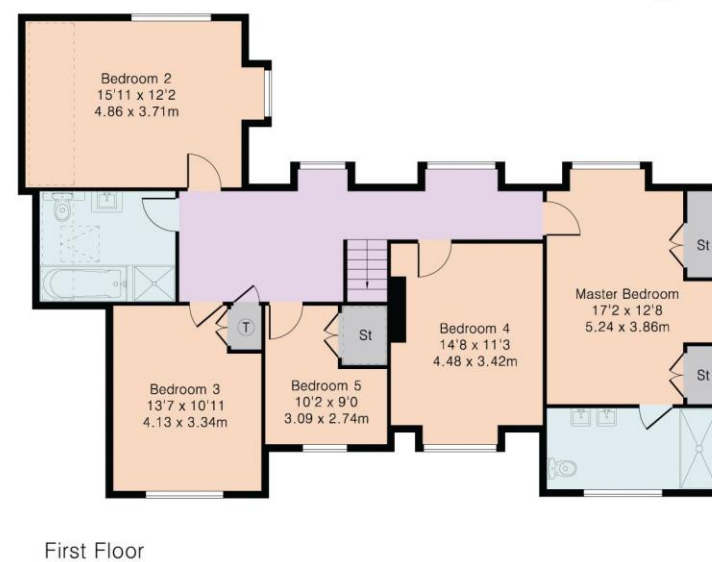
From our office in Great Bookham proceed to the bottom of the High Street turning right onto the Lower Road. Proceed along for just over ¼ mile and number 137 can be found on your right hand side.

### Local Authority

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



Approximate Gross Internal Area 2748 sq ft – 256 sq m  
 Ground Floor Area 1229 sq ft – 114 sq m  
 First Floor Area 1168 sq ft – 109 sq m  
 Outbuilding Area 72 sq ft – 7 sq m  
 Garage Area 279 sq ft – 26 sq m



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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56   D	70   C
39-54	E		
21-38	F		
1-20	G		

Ref: 5/24/4042

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

**137 Lower Road, Great Bookham, Surrey  
KT23 4AH**

A superbly appointed 5 bedroom detached residence benefitting from a delightful southerly aspect rear garden and offered for sale with NO ONWARD CHAIN.

**THE PROPERTY**

Originally constructed in the 1920s this lovely family home has in the last few months been completely modernised and updated enabling the property to now benefit from light, bright and stylish accommodation as well as a 'new home' feel. Currently the accommodation consists on the ground floor of a cloakroom, spacious living room with a central inglenook fireplace and French doors opening out onto the rear terrace and garden, separate study with the heart of the home to be found in the open plan kitchen / dining / family room, the former providing an excellent range of eye and base level units together with a central island unit. In addition there is also a separate utility room. To the first floor there are then 5 bedrooms, master offering an ensuite shower room plus a family bathroom. The property itself is approached via a shingled driveway giving a good amount of off street parking which in turn leads to the detached garage. Gated side access then leads to the superb rear garden providing a wide paved sun terrace leading onto an excellent expanse of lawn screened to all sides via a profusion of well stocked flower and shrub beds together with mature trees. In total the garden extends to 86ft x 85ft (26.2m x 25.9m) and benefits from a sunny southerly aspect.



**SITUATION**

The property is located just over ¼ mile from Bookham Village centre which provides a good range of amenities to include two small supermarkets, doctors and dentist surgeries, a library, a post office and a number of other independent retailers. Bookham train station is approximately 1 ½ miles away and provides 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. Also within easy reach are excellent schools both in the state and private sector including the well renowned Howard of Effingham senior school. Surrounding the village is delightful countryside much of which is National Trust owned.

