



9 Oakdene Close, Great Bookham,
Surrey, KT23 4PT

Guide Price £800,000 Freehold

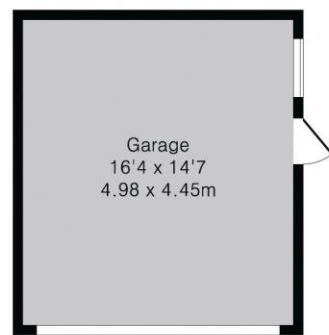
Directions

From our office in Great Bookham proceed to the top of the high street turning left onto the A246 Guildford/Leatherhead Road, proceed along and at the traffic lights turn right into Crabtree Lane taking 3rd turning on your right hand side into Howard Road and then 2nd turning on your left onto Oakdene Close whereby number 9 can be found at the end of the cul de sac.

Approximate Gross Internal Area 1786 sq ft – 166 sq m
Ground Floor Area 910 sq ft – 85 sq m
First Floor Area 637 sq ft – 59 sq m
Garage Area 239 sq ft – 22 sq m

Local Authority

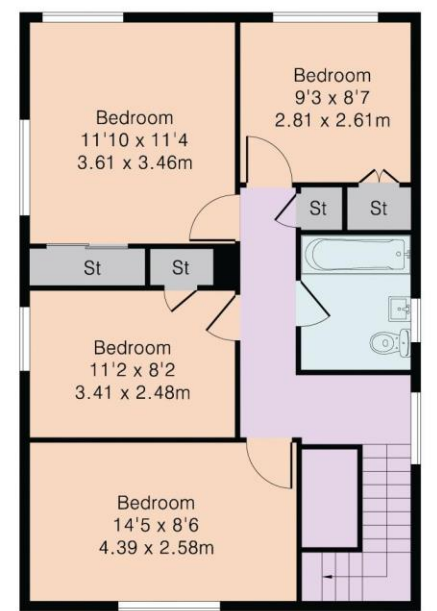
Mole Valley District Council Tel: 01306 885001
Council Tax Band: G



Garage



Ground Floor



First Floor

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	47 E	
21-38	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.

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A 4/5 bedroom detached house offering excellent potential to further enlarge and modernise subject to the usual planning consents, but also providing a good size rear garden and delightful views over adjoining countryside. NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in the 1970s this spacious home does in our opinion provide the incoming purchasers the ideal opportunity to create a lovely family residence. Currently the accommodation consists of cloakroom, study, generous size living room/dining room, kitchen and a separate utility room. In addition there is a further reception room/ground floor bedroom with an ensuite shower. To the first floor there are 4 bedrooms, all of which benefit from delightful views over adjoining countryside, and a family bathroom. The property itself is approached via its own driveway giving a good amount of off street parking which in turn leads to a double garage. Side gated access then leads to the rear garden offering an excellent expanse of lawn with some lovely views. In total the garden extends to 78ft x 66.5ft (23m x 20m) and benefits from a high degree of seclusion and a sunny south westerly aspect.



SITUATION

The property is located on the popular south side of the Village just under ½ mile from the centre which offers excellent amenities to including 2 supermarkets, doctors and dentist surgeries, a library, a post office and a number of other independent retailers. Great Bookham train station is approximately 1 ¼ miles 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 some delightful countryside much of which is National Trust owned. Also within easy reach are excellent local schools both in the state and private sectors.

