



**16 Post House Lane, Great Bookham,
Surrey, KT23 3EA**

£1,100,000 Freehold

Directions

From our office in Great Bookham proceed to bottom of the High Street turning left onto the Lower Road. Take the next turning on the right hand side into The Garstons and right into Vicarage Close and then next left into Post House Lane whereby number 16 can be found towards the back of the cul de sac.

Local Authority

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



Approximate Gross Internal Area 2462 sq ft – 228 sq m
Ground Floor Area 1383 sq ft – 128 sq m
First Floor Area 1079 sq ft – 100 sq m



| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | -72 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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 particularly spacious and well presented 5 bedroom detached home offering an excellent size rear garden, and situated in a sought after cul de sac within walking distance of Bookham village centre. NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in 1969 this imposing family home has over a number of years been extended by the current owners, enabling the property to now provide well proportioned accommodation to both ground and first floor. The former consists of a ground floor shower room, a good size dual aspect lounge, separate dining room, study, family room plus a large kitchen/breakfast room offering an excellent range of matching eye and base level units together with ample work surfaces and space for a large dining table. In addition there is a separate utility room. To the first floor there are 5 bedrooms, master with en-suite bathroom and shower, plus a family bathroom. The property itself is approached via a block pavia driveway giving a good amount of off street parking which in turn leads to a 1 ½ length garage. A particular feature of this lovely family home are the beautiful gardens which surround the property enabling sun traps and cool areas to be found in equal measures. A high degree of seclusion is also offered and in total the garden extends to 61ft x 84ft (18m x 25m).



SITUATION

The property is located in an extremely popular cul de sac in the heart of Bookham village which offers an excellent range of shops to include 2 supermarkets, a post office, doctors and dentist surgery, a library and a number of other independent retailers. Bookham train station is approximately ¼ of a mile away and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 on the outskirts of 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.

