



# HENSHAWS

30 Hale Pit Road, Great Bookham,  
Surrey, KT23 4BS

£675,000 Freehold

## Directions

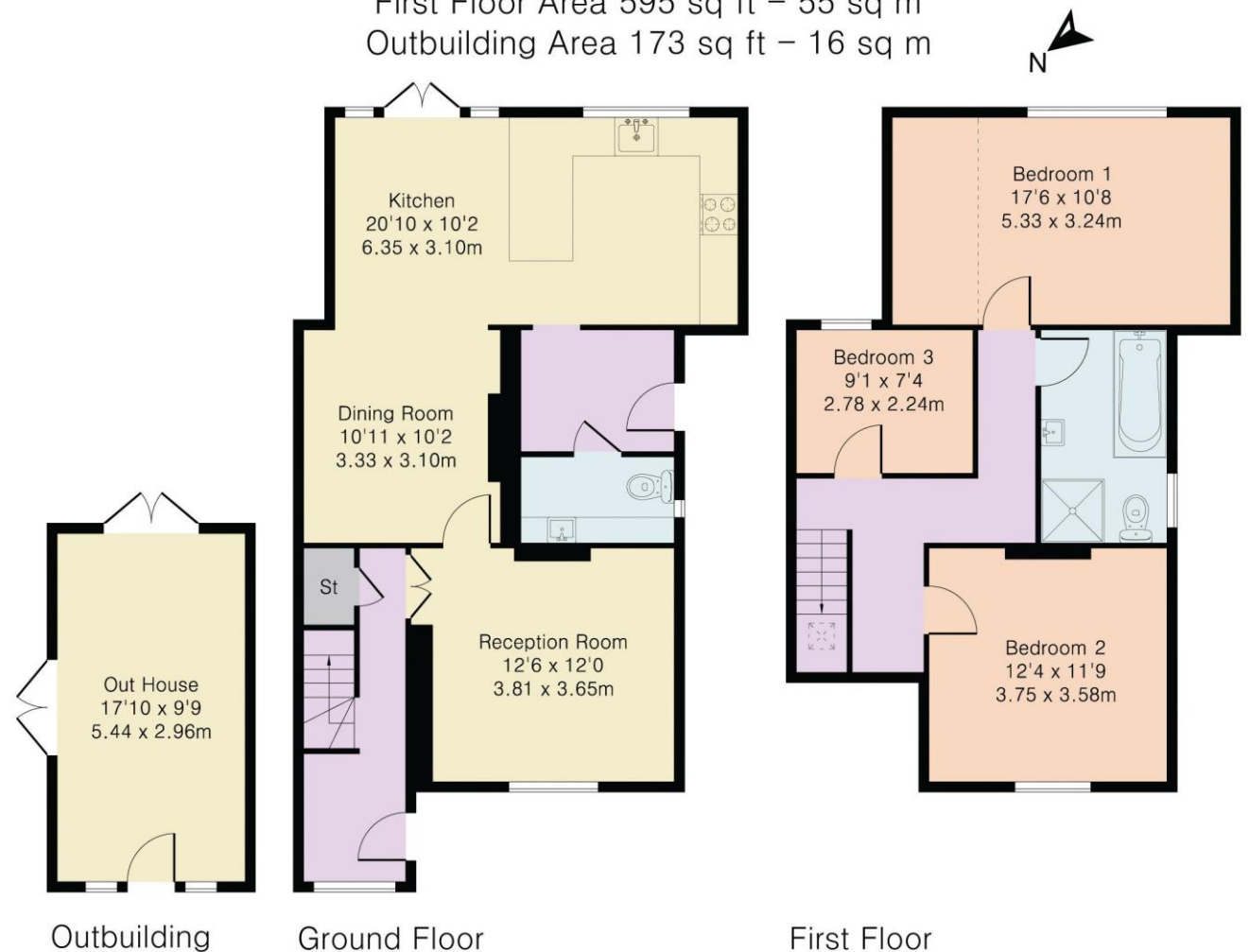
From our office in Great Bookham proceed to the top of the High Street, turning left onto the A246 Guildford/Leatherhead Road. Proceed along until you reach the traffic lights turning right into Crabtree Lane taking the 3rd turning on your left hand side into Halepit Road whereby number 30 can be found on your right hand side.

## Local Authority

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



Approximate Gross Internal Area 1465 sq ft – 136 sq m  
Ground Floor Area 697 sq ft – 65 sq m  
First Floor Area 595 sq ft – 55 sq m  
Outbuilding Area 173 sq ft – 16 sq m



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		60   D	79   C

Ref: 6/24/4037

[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.



**30 Hale Pit Road, Great Bookham, Surrey,  
KT23 4BS**

A well presented 3/4 bedroom semi-detached home offering an excellent size southerly aspect rear garden with lovely views over adjoining countryside, situated within easy reach of the village centre.

**THE PROPERTY**

Originally constructed in the 1920s this charming character home has over a number of years been updated and modernised enabling the property to now benefit from light, bright contemporary accommodation. On the ground floor this consists of a cloak/utility room, lounge, plus an open plan kitchen/dining/family area with the former providing an excellent range of modern eye and base level units together with patio doors opening out onto the lovely rear garden. In addition there is an extremely useful detached brick constructed studio/bedroom with full power and light. To the first floor there are then 3 bedrooms and a family bathroom with shower. The property itself is approached via its own driveway providing some off street parking. A particular feature of the property is the rear garden which incorporates a sun terrace with steps up to an excellent expanse of lawn screened to all sides via a profusion of well stocked flower and shrub beds together with mature trees and a garden shed. In total the garden extends to 134ft x 24ft (40m x 7m) and benefits from a lovely sunny southerly aspect with views over adjoining countryside.



**SITUATION**

The property is located on the popular south side of the village approximately ½ mile from Bookham village which offers an excellent range of amenities to include 2 small supermarkets, doctors and dentist surgery, a post office and a number of other independent retailers. 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 miles of open countryside much of which is National Trust owned. There are excellent schools in the area both in the state and private sector.

