



HENSHAWS



Grey Gables, Tudor Close, Great Bookham, Surrey, KT23 3DP

£1,100,000 Freehold

Directions

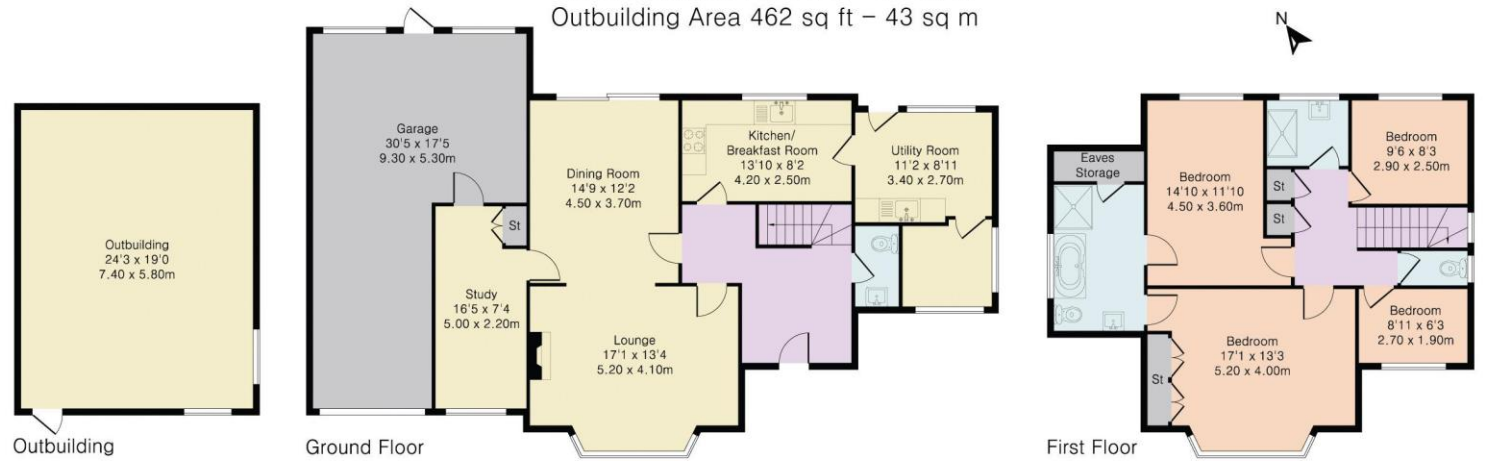
From our office in Great Bookham proceed to the bottom of the high street proceeding straight over the square about into Church Road taking the 3rd turning on your left hand side into Sole Farm Road, then 1st right into Tudor Close and Grey Gables can be found on your right hand side.

Local Authority

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



Approximate Gross Internal Area 2584 sq ft – 240 sq m
Ground Floor Area 1365 sq ft – 128 sq m
First Floor Area 757 sq ft – 69 sq m
Outbuilding Area 462 sq ft – 43 sq m



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 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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An extremely attractive detached house offering an excellent size garden and situated in one of Bookham's premier residential roads.

THE PROPERTY

Originally constructed in the 1930's this imposing detached residence also benefits from planning permission to extend the ground floor, 1st floor and also create a 2nd floor (Ref: MO-2022-0437-PLAH). Currently the accommodation consists of a generous reception hall, cloakroom, sitting room with feature bay window and fireplace, separate dining room and study. The kitchen offers a good range of matching eye and base level units, work surfaces, a breakfast bar and a number of integrated appliances. In addition there is also a separate utility room and further store room with access to the rear garden. To the first floor there are 4 bedrooms with the master benefiting from an excellent range of fitted wardrobes and a Jack & Jill bathroom serving the guest bedroom, plus a further family shower room and separate WC. The property itself is approached via its own in and out driveway, giving a good amount of off street parking which in turn leads to an attached garage. Side access then leads to the rear garden which has a wide paved sun terrace opening out onto an excellent expanse of lawn screened to all sides via mature trees and hedging. In addition there is also a timber shed. In total the garden extends to 110ft x 73ft (33m x 22m) offering a good degree of seclusion.



SITUATION

The property is located in a sought after cul de sac approximately ½ mile from the village centre which offers an excellent range of local amenities including 2 supermarkets, doctors and dentist surgeries, a library and a number of other independent retailers. Bookham train station is 0.4 mile away providing a service to London Waterloo and Victoria. The M25 and A3 are also within easy reach. The property is ideally located half way between Heathrow & Gatwick airports. There are a good range of private and state schools close by including the well renowned Howard of Effingham senior school.

