



**39 Groveside, Great Bookham,  
Surrey, KT23 4LD**

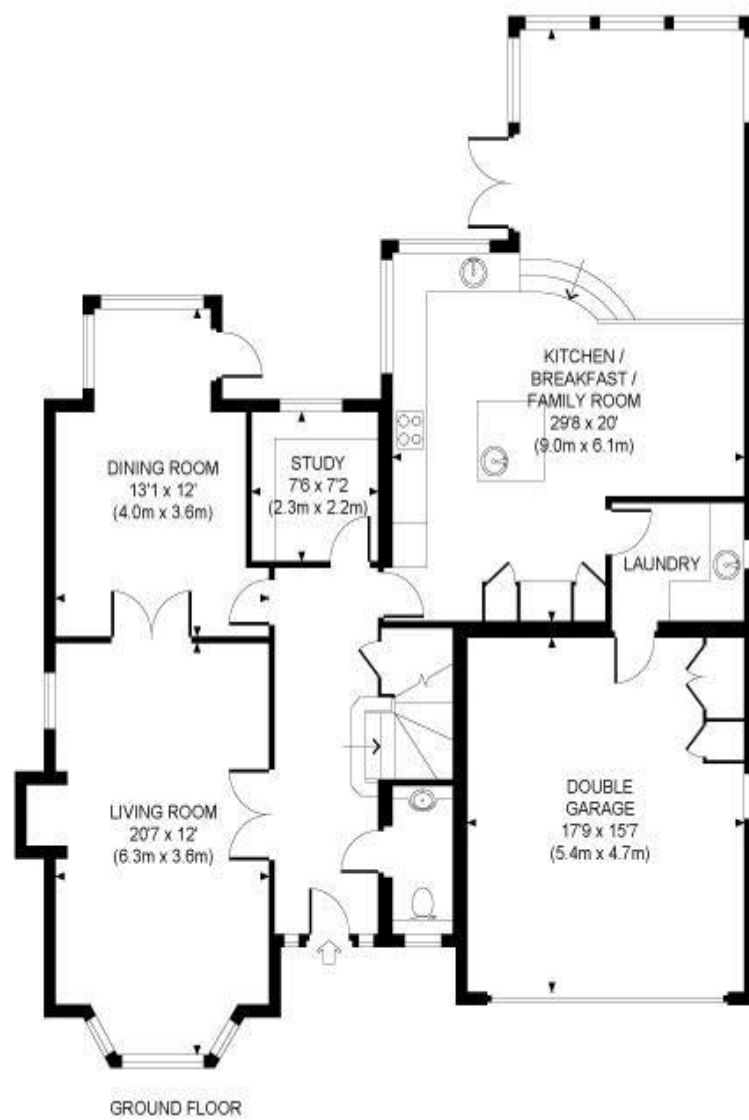
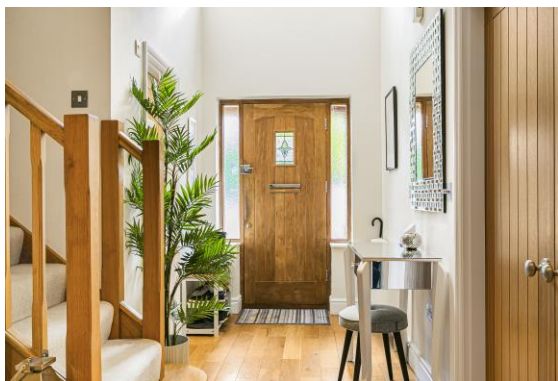
**£1,375,000 Freehold**

### Directions

From our office in Great Bookham proceed to the top of the High Street turning right onto the A246. Continue along taking the second turning on your left into Groveside. Just before the bend in the road number 39 can be found on your left hand side.

### Local Authority

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



Approximate Gross Internal Area  
2512 sq ft / 233.3 sq m

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Ref: 07.24.4060

[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.



## 39 Groveside, Great Bookham, Surrey, KT23 4LD

A superbly appointed 4 bedroom detached house offering a lovely rear garden and situated on the south side of Bookham within easy reach of the village centre.

### THE PROPERTY

Constructed in 2006 this imposing detached residence provides excellent accommodation to both ground and first floors. The former comprises of a lounge with a central feature wood burning stove, separate dining room and study plus a large split level kitchen/breakfast/family room with the former comprising an excellent range of matching eye and base level units together with ample granite work surfaces and a central island unit. In addition there is also a separate utility room and cloakroom. To the first floor there is then an extremely generous size landing area with a feature window to the front which in turn leads to the four excellent size bedrooms all of which have built in wardrobes plus the large master bedroom also benefits from an ensuite bathroom in addition to the family bathroom. NB there is also good potential subject to planning to convert the current loft into a further bedroom. A particular feature of the property is the rear garden which extends to 97ft x 54ft (29.5m x 16.5m) and provides a wide paved sun terrace leading down to an excellent expanse of lawn which is screened to all sides by a profusion of well stocked flower and shrub beds and mature trees. Other benefits include solid oak flooring.



### SITUATION

The property is located in a highly regarded residential road within a short walk of the High Street which offers an excellent range of shops to include two small supermarkets, doctors and dentist surgeries, a library, 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 on the outskirts of Leatherhead and gives good motorway access to both Heathrow and Gatwick airports. There are excellent schools nearby both in the state and private sector including the well renowned Howard of Effingham secondary school. Surrounding the village is miles of open countryside much of which is National Trust owned.

