



# HENSHAWS



3 Crabtree Lane, Great Bookham,  
Surrey, KT23 4PG

£839,950 Freehold

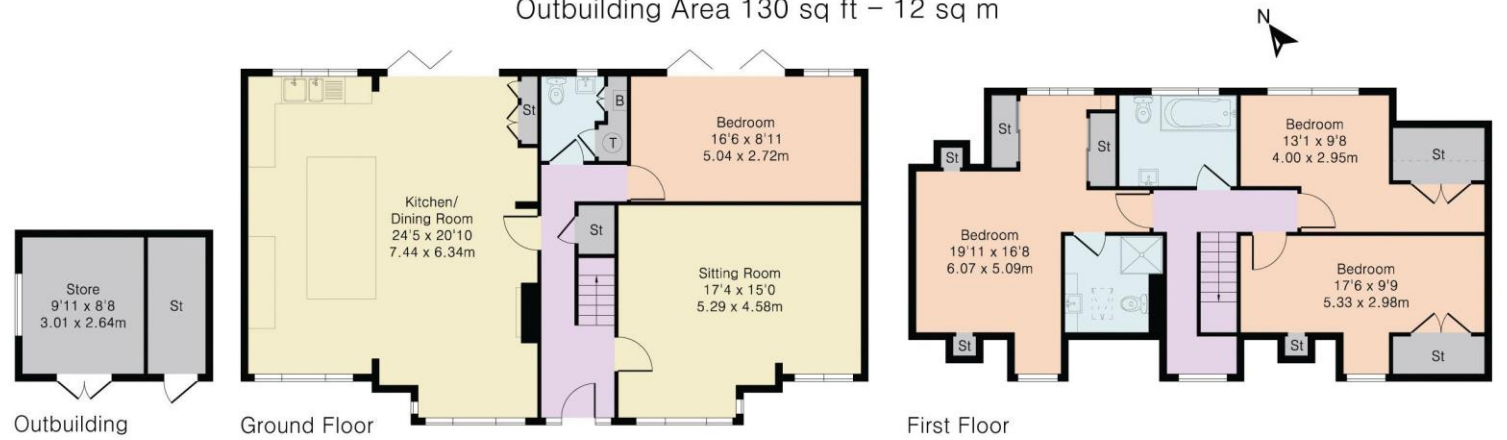
### Directions

From our offices in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford Leatherhead Road. Continue along to the traffic lights at which point turn right into Crabtree Lane and number 3 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 1878 sq ft – 174 sq m  
Ground Floor Area 1025 sq ft – 95 sq m  
First Floor Area 723 sq ft – 67 sq m  
Outbuilding Area 130 sq ft – 12 sq m



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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73	83
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ref: 8/24/4068

[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.



### 3 Crabtree Lane, Great Bookham, Surrey, KT23 4PG

An extremely well appointed and particularly spacious 4 bedroom detached chalet style property situated within easy reach of the village centre, Norbury Park and Polesden Lacey.

#### THE PROPERTY

This desirable family home does in our opinion provide light, bright and stylish accommodation as well as good flexibility. On the ground floor this consists of a welcoming entrance hall with an understairs cupboard and cloakroom with the heart of the home to be found in the open plan kitchen/dining/family area offering a fantastic space for entertaining and also incorporating a central island breakfast bar, extensive granite work surfaces, an excellent range of matching eye and base level units together with bi-folding patio doors opening out onto the lovely rear garden. In addition there is also a generous size sitting room and a ground floor bedroom / further reception room. To the first floor there are then 3 further bedrooms, master with ensuite shower room and a good range of fitted wardrobes plus a family bathroom serving the remaining bedrooms which also benefit from good storage. The property itself is approached via electronic gates giving access to its own driveway with off street parking for a number of cars as well as a good size front garden. The garden to the rear offers a wide paved sun terrace leading onto a good expanse of lawn which also incorporates a useful **detached timber constructed summer house / office**. In total the garden measures 30ft x 49ft (9m x 15m).



#### SITUATION

The property is located on the popular south side of the village approximately ¼ mile from the Bookham High Street which provides an excellent range of local amenities to include a two small supermarkets, a doctors and dentist surgery, a post office, a library and a number of other independent retailers. Bookham train station is just over a mile away and offers a commuter service to London Waterloo and Victoria. The M25 can be reached at junction 9 on the outskirts of 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. Also within easy reach are excellent schools both within the state and private sector including the well renowned Howard of Effingham secondary school.

