



HENSHAWS



**11 Smith Grove, Great Bookham,
Surrey, KT23 4FF**

£975,000 Freehold

Directions

From our office in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford/Leatherhead Road in the direction of Leatherhead. After about ¼ of a mile turn left at the traffic lights into Eastwick Road and after a few hundred yards turn right into Keswick Road, again after a few hundred yards turn right into Barrett Road, next right into Burney Close, right again into Milton Way and right into Smith Grove whereby No 11 can be found towards the back right of the development.

Local Authority

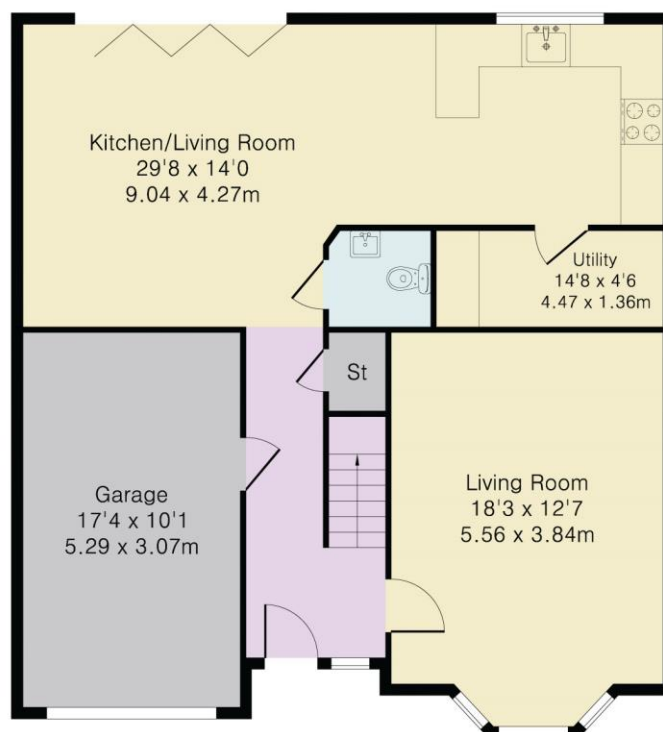
Mole Valley District Council Tel: 01306 885001
Council Tax Band: G



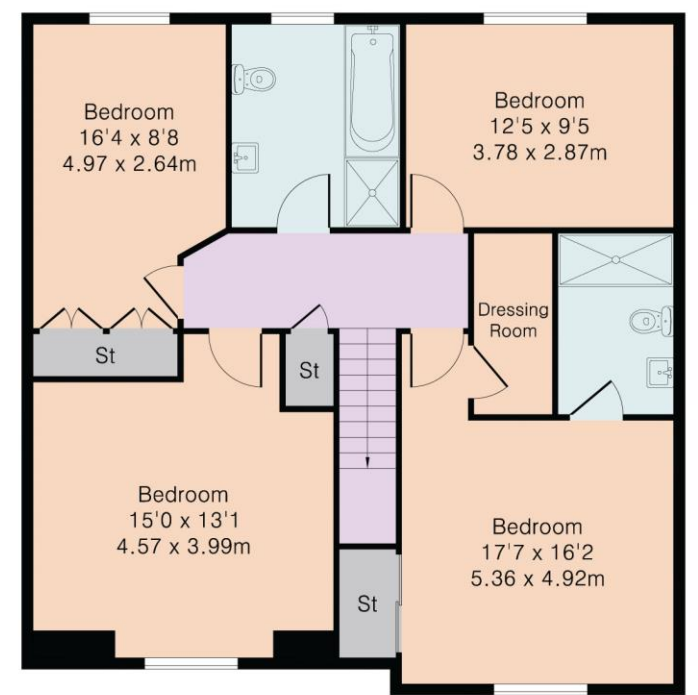
Approximate Gross Internal Area 1804 sq ft - 167 sq m

Ground Floor Area 919 sq ft – 85 sq m

First Floor Area 885 sq ft – 82 sq m



Ground Floor



First Floor

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		

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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 superbly appointed 4 bedroom detached home offering a delightful southerly aspect rear garden, situated in a sought after private road.

THE PROPERTY

Originally constructed in 2022 by Stonecote Homes this beautiful home provides light, bright and stylish accommodation, ideal for today's modern living requirements. The principal accommodation consists of a cloakroom, front aspect living room with the heart of the home to be found in the open plan kitchen/dining/family room providing an excellent range of matching eye and base level contemporary units, together with ample quartz work surfaces, a breakfast bar, space for a large dining table and bi folding doors opening out onto the delightful rear garden. To the first floor there are then 4 good size bedrooms, master with en suite dressing room and shower, plus a family bathroom. The property itself is approached via block pavia driveway giving an excellent amount of off street parking which in turn leads to the integral garage. The gardens to both front and rear have been very well maintained, offering a wide paved sun terrace and steps up to a good expanse of lawn. In total the garden extends to 40ft x 46ft (12m x 14m) and benefits from a sunny southerly aspect.



SITUATION

The property is located in a sought after private cul de sac approximately ½ mile from Bookham village centre which offers an excellent range of local amenities to include 2 supermarkets, doctors and dentist surgery, a post office, a library and a number of other independent retailers. The larger centre of Leatherhead is about 2 miles away and provides a more comprehensive range of amenities to include a mainline station serving both London Waterloo and Victoria. The M25 can be reached on the outskirts of Leatherhead at junction 9 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. The area is also well served with excellent schools both within the state and private sector catering for all age groups.

