



**4 Childs Hall Close, Great Bookham,  
Surrey, KT23 3QE**

**Guide Price £1,000,000 Freehold**

### Directions

From our office in Great Bookham proceed to the bottom of the high street turning left onto the Lower Road. Continue along taking the 3rd turning on your right hand side into Childs Halls Road, and Childs Hall Close can be found a short way along on your left hand side.

### Local Authority

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

Approximate Gross Internal Area 2230 sq ft – 207 sq m

Ground Floor Area 1336 sq ft – 124 sq m

First Floor Area 894 sq ft – 83 sq m



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64	81
39-54	E		
21-38	F		
1-20	G		

## 4 Childs Hall Close, Great Bookham, Surrey, KT23 3QE

A superbly appointed 4 bedroom detached home offering a delightful rear garden situated in a highly regarded residential road within easy reach of Bookham common and the train station.

### THE PROPERTY

Originally constructed in 1968 this beautifully presented home has in the last few years undergone an extensive programme of modernisation and enlargement enabling the property to now provide light, bright and stylish accommodation as well a real feeling of space. Currently this consists of a cloakroom, front aspect living room, separate games room with the heart of the home to be found in the open plan kitchen/dining/family area providing an excellent range of contemporary units together with a breakfast bar and bi-folding doors opening out onto the superb rear garden. To the first floor there are 4 bedrooms, master with en suite shower room in addition to the family bathroom. The property is approached via a Tarmacadam driveway giving some off street parking which in turn leads to an integral double garage and car port. A particular feature of this lovely home is the rear garden which offers a raised deck and patio sun terrace with covered seating area, ideal for alfresco dining leading down to a good expanse of lawn screened to all side via mature trees and hedging. In total the garden extends 141ft x 52ft (42m x 16m).



### SITUATION

The property is located in a highly regarded residential road approximately ½ mile from Bookham Village centre which offers an excellent range of local amenities to include 2 small supermarkets, post office, doctors and dentist surgeries, a library and a number of other independent retailers. Also within easy reach is Great Bookham Common which is National Trust owned and provides some delightful walks. Bookham train station is approximately 1/2 mile away and offers a commuter service to London Waterloo and Victoria via leatherhead. The M25 can be reached at junction 9 on the outskirts of Leatherhead giving good motorway access to both Heathrow and Gatwick airports. There are also excellent schools within the area both within the state and private sectors including the well renowned Howard of Effingham senior school.

