



HENSHAWS



**Townshott Cottage, Townshott Close,
Bookham, Surrey, KT23 4DQ**

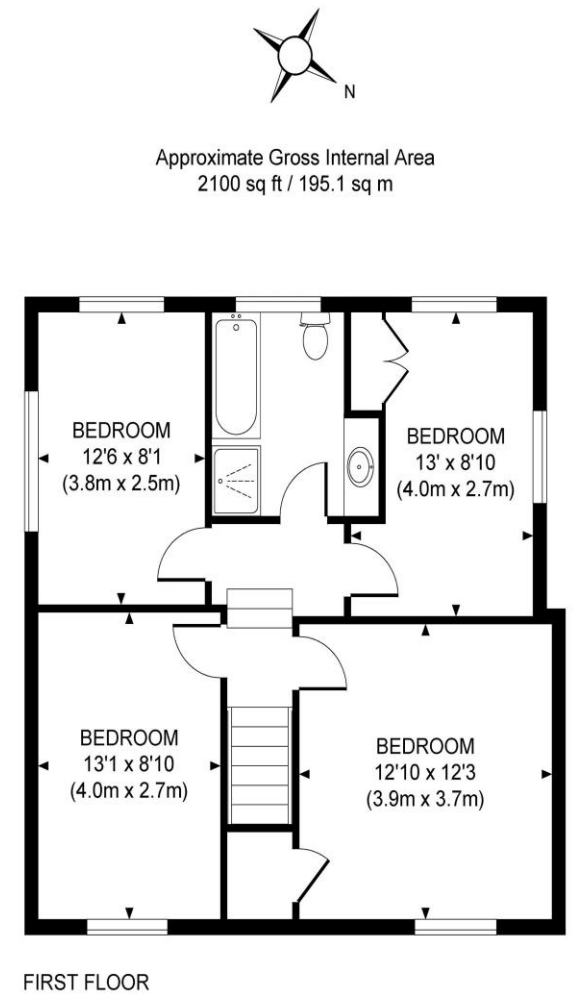
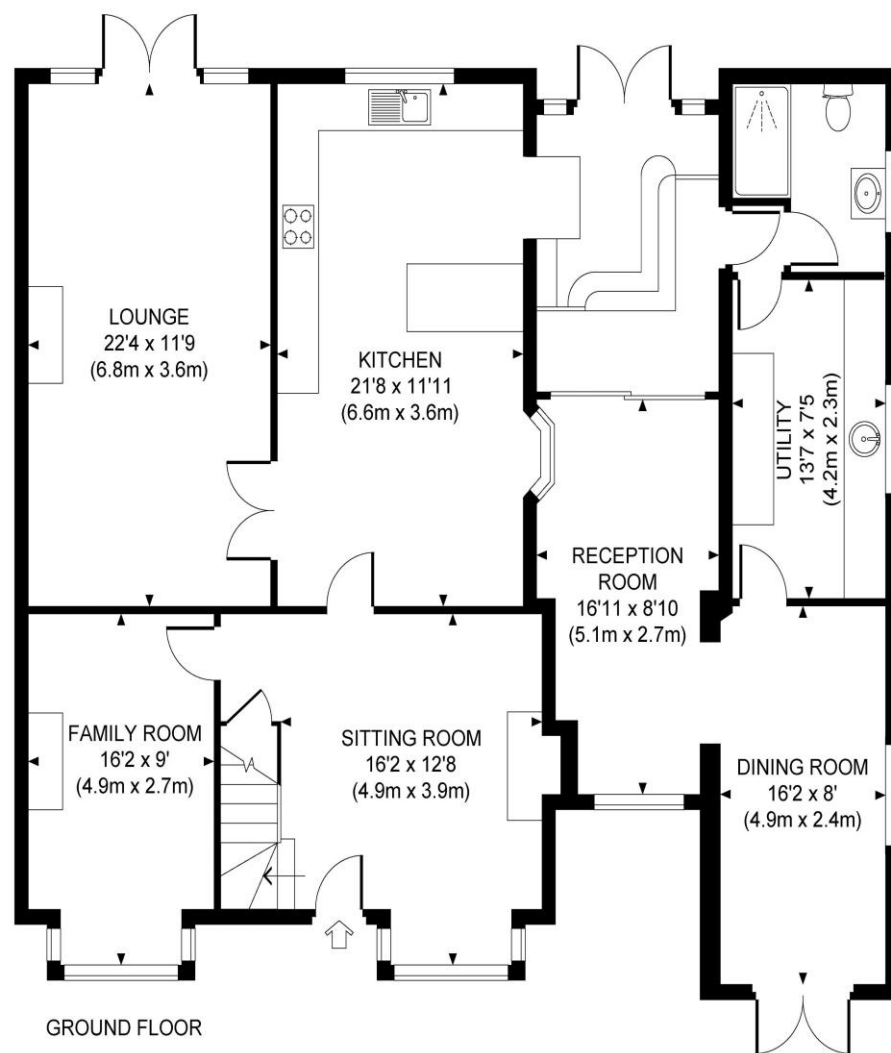
Guide Price £1,250,000 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the high street turning left at the crossroads into the Lower Road and take the first left into Townshott Close, proceeding along whereby Townshott Cottage can be found towards the end of the cul de sac.

Local Authority

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



Approximate Gross Internal Area
2100 sq ft / 195.1 sq m

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	591 D	
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 character home, offering extremely well maintained gardens which surround the property combined with being situated in the heart of Bookham Village.

THE PROPERTY

'Townshott Cottage' was originally constructed in the 1720's and has during recent years undergone an extensive program of modernisation and enlargement enabling this desirable residence to now provide a combination of charm and character together with beautifully presented and spacious accommodation. Currently this consists of 5 separate reception rooms, a generous size kitchen/breakfast room, plus a separate utility and ground floor shower room. To the first floor there are 4 bedrooms and a family bathroom. The property itself is approached via its own pea shingle driveway providing a good amount of off street parking. Gated access then leads to the side garden which offers an area of lawn (artificial) raised railway sleeper flower beds, terraced area and a garden shed. This in turn then leads to the rear garden which incorporates a wide paved sun terrace leading onto an excellent expanse of lawn screened to all sides via a profusion of well stocked flower and shrub beds together with mature trees and hedging. In total the rear garden extends to 32ft x 55ft (10m x 17m).



SITUATION

The property is located in a small cul de sac offering predominately character homes just a few hundred yards from Bookham high street which offers an excellent range of local amenities to include a supermarket, doctors and dentist surgeries, a post office and a number of other independent retailers. Bookham Train Station is about 1 mile away and provides a commuter service to London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead providing good access to both Heathrow and Gatwick airports. Also within easy reach are excellent local schools including the well renowned Howard of Effingham senior school.

