



HENSHAWS



1 Glebe Close, Great Bookham,
Surrey, KT23 4DJ

£1,050,000 Freehold

Directions

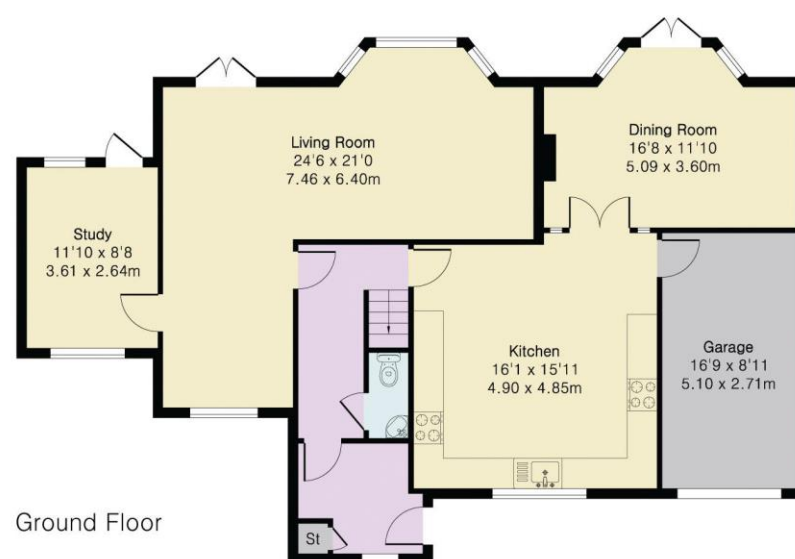
From our offices in Great Bookham proceed to the bottom of the High Street turning left onto the Lower Road, and Glebe Close can be found a short way along on the left hand side with number 1 to be found on the left.

Local Authority

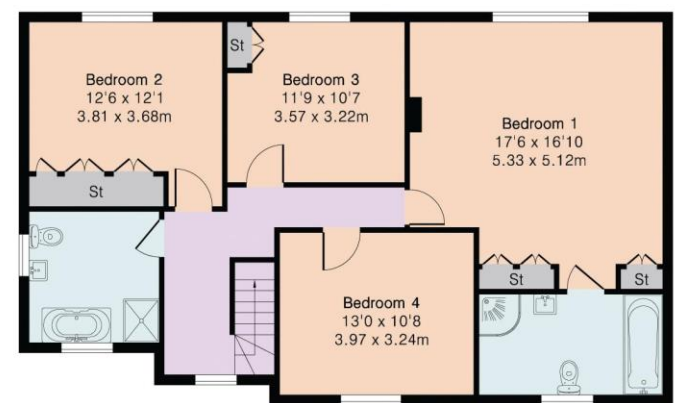
Mole Valley District Council Tel: 01306 885001
Council Tax Band:F

Approximate Gross Internal Area 2216 sq ft - 206 sq m

Ground Floor Area 1235 sq ft - 115 sq m
First Floor Area 981 sq ft - 91 sq m



Ground Floor



First Floor



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Great Bookham
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Ref: 5/25/4157

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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.

**1 Glebe Close, Great Bookham, Surrey,
KT23 4DJ**

A particularly spacious and well presented 4 bedroom detached home offering a truly delightful southerly aspect rear garden situated within easv reach of the village centre.

THE PROPERTY

Originally constructed in 1959 this lovely family home has over a number of years been extended and modernised enabling the property to now provide well proportioned accommodation to both ground and first floor. The former consists of cloakroom, large L-shaped living room, separate dining room and study plus an extremely generous size kitchen/breakfast room providing an excellent range of matching eye and base level units together with central Aga and space for a good size breakfast table. To the first floor there are 4 bedrooms, master with en-suite bathroom in addition to the family bathroom. The property itself is approached via a block pavia driveway providing an extensive amount of off street parking which in turn leads to an integral garage. A particular feature of this delightful home are the gardens to both front and rear which have been beautifully maintained. The latter offers 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 hedging and trees providing good seclusion. In total the garden extends to 104ft x 59ft (31m x 18m) and benefits from a sunny southerly aspect.



SITUATION

The property is located in a popular cul de sac within walking distance of Bookham village centre which offers an excellent range of amenities to include 2 supermarkets, doctors and dentist surgeries, a library, a post office and a number of independent retailers. Bookham train station is approximately ½ mile away and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good access to both Heathrow and Gatwick airports. Also within easy reach are excellent schools including the well renowned Howard of Effingham senior school.

