



**16 The Paddocks, Great Bookham,
Surrey, KT23 4SU**

£649,950 Freehold

Directions

From our office in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford/Leatherhead Road and then first right into Dorking Road and the entrance to The Paddocks can be found in front of you with number 16 to be found to the back on the right-hand side.

Local Authority

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

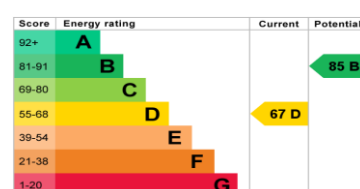


Approximate Gross Internal Area 1349 sq ft - 126 sq m

Ground Floor Area 654 sq ft – 61 sq m

First Floor Area 549 sq ft – 51 sq m

Garage Area 146 sq ft – 14 sq m



Ref: 04.25.4141

www.henshaws.net

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An extremely well appointed 3 bedroom terraced home situated in a highly sought after cul de sac location within walking distance of Bookham Village centre.

THE PROPERTY

Originally constructed in the 1970s this desirable home has over a number of years been modernised and extended enabling the property to now benefit from a light, bright and contemporary feel as well as spacious accommodation to both ground and first floor. The former consists of a cloakroom, generous size lounge with central feature fireplace and wide bay window to the front aspect with retractable doors lead through to a separate dining room with patio doors opening out onto the landscaped rear garden. The kitchen provides a comprehensive range of matching eye and base level units together with ample work surfaces which in turn leads through to a separate breakfast/utility room again enjoying a pleasant aspect overlooking the rear garden. To the first floor there are 3 bedrooms all with built in wardrobes together with the family bathroom. The rear garden has been landscaped and offers a wide paved sun terrace extending to 33ft x 23ft (10m x 7m) enjoying a sunny south westerly aspect. In addition there is a single garage located en bloc together with further communal parking.



SITUATION

The property is located in the sought-after “Paddocks” development within walking distance of Bookham Village centre which provides an excellent range of local shops to include two supermarkets, doctors and dentist surgery, a library a post office and number of other independent retailers. Bookham station is approximately 1 mile away and offers a commuter service into London Waterloo and Victoria. The M25 can be reached at Junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick Airport. Surrounding the villages are miles of open countryside much of which is National Trust owned.

