



**3 Ashley Close, Bookham, Surrey,
KT23 3QJ**

OIEO £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 Hall Road and Ashley Close can be found on your right hand side with number 3 also to be found on the right hand side.

Local Authority

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



Approximate Gross Internal Area 1978 sq ft - 184 sq m

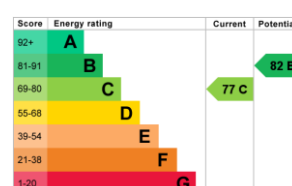
Ground Floor Area 1359 sq ft – 126 sq m

First Floor Area 619 sq ft – 58 sq m



Ground Floor

First Floor



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32 High Street
Great Bookham
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Ref: 3/25/4128

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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 well presented 4 bedroom detached family home offering an excellent size rear garden situated in a sought after cul de sac within easy reach of Bookham Station and Common.

THE PROPERTY

Originally constructed in 1984 this desirable residence has over a number of years been extended and reconfigured enabling the property to now benefit from extremely spacious and flexible accommodation. On the ground floor this consists of a cloakroom, dual aspect living room with an impressive central feature fireplace, separate dining room and study / bedroom 4, large conservatory / breakfast room plus a separate utility room. To the first floor there are then 3 bedrooms, master with ensuite shower room and dressing room (former bedroom 4) plus a family bathroom. The property itself is approached via a pea shingle driveway giving a good amount of off street parking which in turn leads to an integral double garage. Side gated access then leads to the rear garden which provides a wide paved sun terrace leading onto a good expanse of lawn screened to all sides via mature trees together with well stocked flower and shrub beds. In total the garden extends to 58ft x 85ft (17.6m x 25.8m) and benefits from a sunny southerly aspect.



SITUATION

The property is located in a highly regarded cul de sac approximately ½ mile from the village centre which offers an excellent range of amenities to include two small supermarkets, a post office, a library, doctors and dentist surgeries and a number of other independent retailers. Also within each reach is Bookham Common which is National Trust owned and provides some delightful walks. Bookham train station is approximately ½ mile away and offers a commuter service into 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 excellent schools in the area both in the state and private sectors including the well renowned Howard of Effingham senior school.

