



26 Downs Way, Great Bookham,
Surrey, KT23 4BW

£949,950 Freehold

Directions

From our offices in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford Leatherhead Road. Proceed along through the traffic lights and then take the first right hand turning into Downs Way whereby number 26 can be found on your right hand side.

Local Authority

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

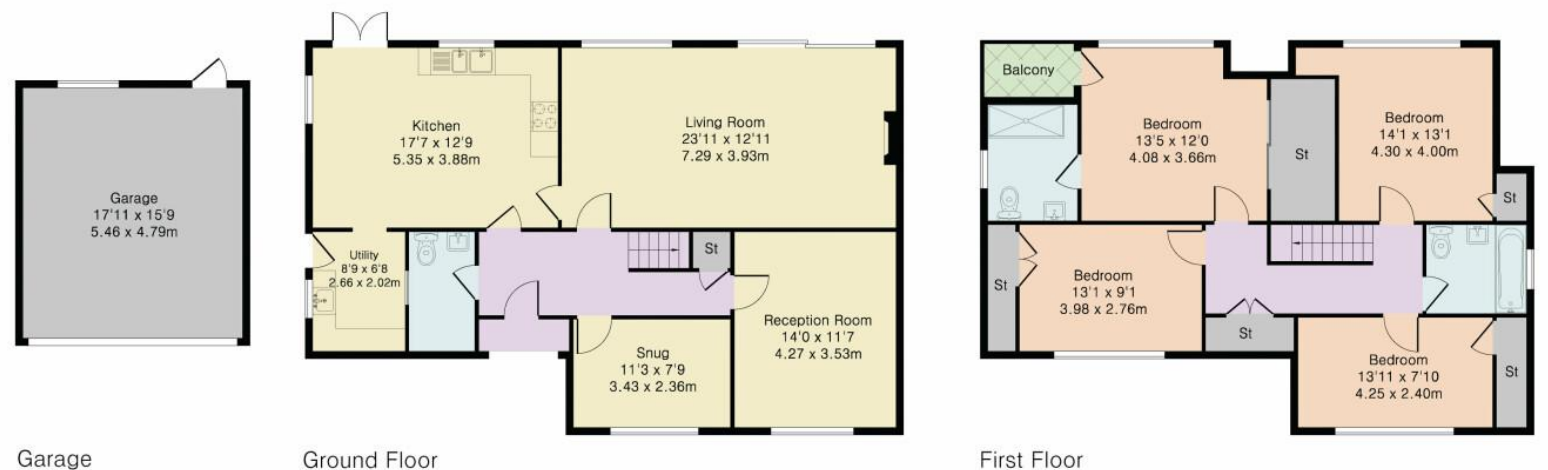


Approximate Gross Internal Area 2180 sq ft - 202 sq m

Ground Floor Area 1032 sq ft – 96 sq m

First Floor Area 866 sq ft – 80 sq m

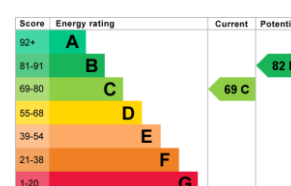
Garage Area 282 sq ft – 26 sq m



Garage

Ground Floor

First Floor



Bookham Office
Rayleigh House
32 High Street
Great Bookham
Tel: 01372 450255
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Ref: 3/25/4135

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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.

**26 Downs Way, Great Bookham, Surrey,
KT23 4BW**

A very well presented 4/5 bedroom detached family home offering a sunny southerly aspect rear garden situated just a few hundred yards from some delightful walks and countryside.

THE PROPERTY

Originally constructed in the 1970s this desirable residence does in our opinion provide extremely spacious and flexible accommodation to both ground and first floor. The former consists of a cloakroom, a good size living room with bifolding doors opening out onto the lovely rear garden, separate family room and study which could easily be used as ground floor bedrooms if so required and a well appointed kitchen/breakfast room with a central island breakfast bar and a pleasant aspect to the rear. In addition there is also a separate utility room. To the first floor there are then 4 bedrooms master with ensuite shower room and private balcony, 3 further bedrooms all with built in wardrobes and a family bathroom. The property itself is approached via its own driveway giving a good amount of off street parking which in turn leads to a detached 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. In total the garden extends to 51ft x 56ft (15.5m x 17m) and benefits from a sunny southerly aspect.



SITUATION

The property is located just over ¼ mile from the village centre which offers an excellent range of local shops including two supermarkets, doctors and dentist surgery, a library, a post office and a number of other independent retailers. Bookham station is just over a mile away and provides 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 airports. Also within easy reach are excellent schools both within the state and private sector including the well respected Howard of Effingham secondary school. Delightful scenic walks are closeby with access to the Downs at the end of Downs Way.

