



Directions

From our office in Great Bookham proceed to the top of the High Street turning right onto the A246 Guildford/Leatherhead Road. Proceed along taking the 2nd turning on your left into Groveside and after a short way along take the next turning on your right into Groveside Close and number 9 can be found on your left hand side.

Local Authority

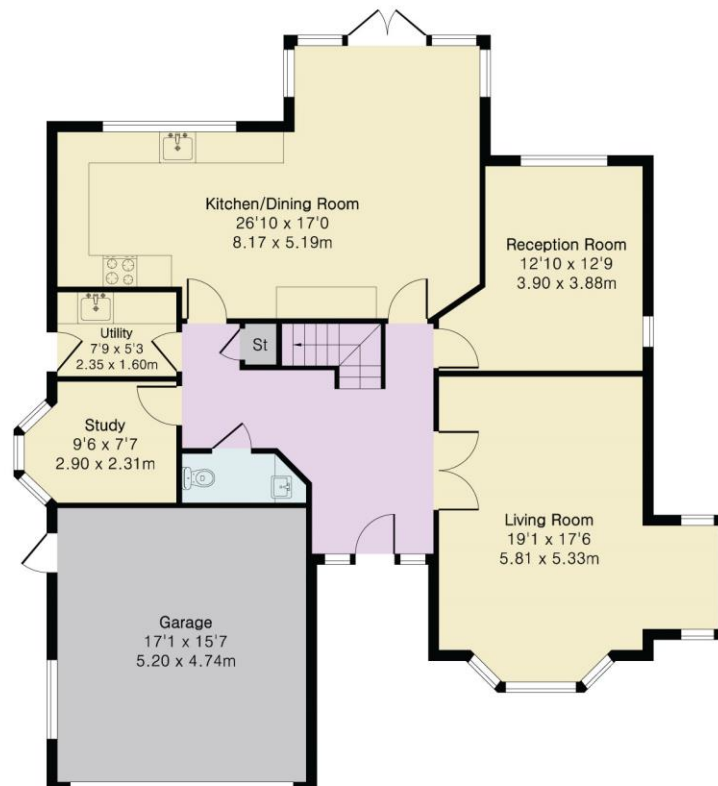
Mole Valley District Council Tel: 01306 885001
Council Tax Band: G



Approximate Gross Internal Area 2455 sq ft - 228 sq m

Ground Floor Area 1354 sq ft – 126 sq m

First Floor Area 1101 sq ft – 102 sq m



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
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.

**9 Groveside, Great Bookham, Surrey,
KT23 4LQ**

A well presented 5 bedroom detached home situated in a highly desirable cul de sac location. NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in 2006 by well known local building company Biles & Co, this popular style of home provides excellent accommodation to both ground and first floors. The former consists of a cloakroom, 3 separate reception rooms and a particularly spacious kitchen/dining room incorporating an excellent range of matching eye and base level units together with ample granite work surfaces. To the first floor there are 5 bedrooms, 2 with en-suite facilities in addition to the family shower room. The property itself is approached via a block pavia driveway giving some off street parking which in turn leads to an attached double garage. The rear garden has been well maintained and incorporates a wide paved sun terrace leading on to a good expanse of lawn screened to all sides via mature trees. In total the garden extends to 52.5ft x 50ft (16m x 15m).



SITUATION

The property is located in a sought after private road, approximately ½ a mile from the village High Street which offers an excellent range of shops including 2 small supermarkets, doctors and dentist surgeries, a library, post office and a number of other independent retailers. Bookham train station is approximately 1 mile away and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 on the outskirts of Leatherhead and gives good motorway access to both Heathrow and Gatwick airports. Surrounding the village is miles of open countryside much of which is National Trust owned. Also close by are excellent schools nearby both in the state and private sector including the well renowned Howard of Effingham secondary school.

