



28 Mill Close, Bookham, Surrey,

KT23 3JX

£1,295,000 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the high street proceeding straight over the crossroads which becomes Church Road. Take the 3rd turning on your right hand side into Mill Close and number 28 can be found towards the end of the cul de sac on your right hand side.

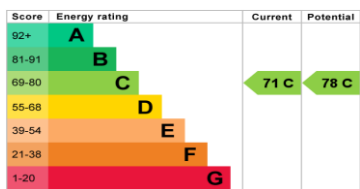
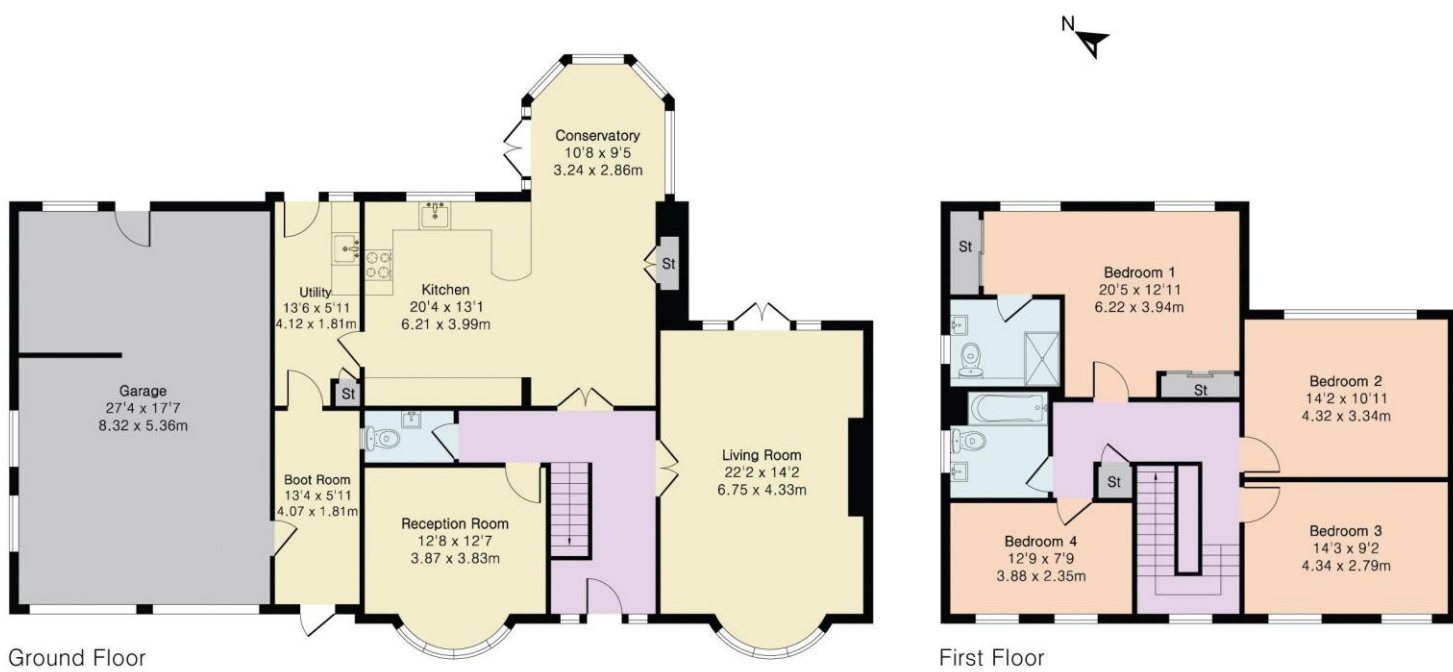
Local Authority

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

Approximate Gross Internal Area 2521 sq ft - 234 sq m

Ground Floor Area 1657 sq ft – 154 sq m

First Floor Area 864 sq ft – 80 sq m



Bookham Office
Rayleigh House
32 High Street
Great Bookham
Tel: 01372 450255
Email: bookhamoffice@henshaws.net

Ref: 6/25/4165

www.henshaws.net

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 beautifully appointed 4 bedroom detached home offering an excellent size rear garden situated in a highly desirable cul de sac location within easy reach of the village centre, Bookham common and the station.

THE PROPERTY

Originally constructed in 1972 this imposing residence has in recent years undergone a comprehensive programme of updating and modernisation enabling the property to now benefit from a light, bright and contemporary feel. On the ground floor this consists of a cloakroom, generous size dual aspect living room, separate dining room/family room plus a delightful open plan kitchen/family area with the former incorporating an excellent range of matching eye and base level units together with ample worktops and a square archway opening through to a spacious conservatory enjoying a pleasant aspect overlooking the well maintained rear garden. Other benefits include a separate utility room and a further covered storage room. To the first floor there are 4 bedrooms, master with en-suite shower room 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 attached double garage and workshop. To the rear there is a lovely garden incorporating a wide paved sun terrace leading onto an excellent expanse of lawn screened to all sides via mature trees and hedging. In total the garden extends to 65t x 64ft (19.5m x 19m).



SITUATION

The property is located in a highly sought after cul de sac approximately ¼ of a mile from Bookham Village centre which offers an excellent range of local shops including 2 small supermarkets, doctors and dentist surgeries, a library and a number of other independent retailers. Great Bookham station is just under ½ a 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 is Great Bookham Common which provides some delightful walks. There are also excellent schools in the area both in the state and private sector including the well renowned Howard of Effingham Secondary School.

