



24 Oveton Way, Bookham, Surrey
KT23 4ND

£599,950 Freehold

Directions

From our office in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford/Leatherhead Road. Take the 1st turning on your right hand side into Lower Shott proceed along taking the 3rd turning on your left hand side into Oveton Way whereby number 24 can be found on your right hand side.

Local Authority

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

Approximate Gross Internal Area 1259 sq ft - 117 sq m
(Excluding Outbuilding)

Ground Floor Area 784 sq ft – 73 sq m

First Floor Area 475 sq ft – 44 sq m

Outbuilding Area 209 sq ft – 19 sq m



Outbuilding

Ground Floor

First Floor

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A beautifully appointed 3 bedroom semi detached home offering a delightful westerly aspect rear garden situated within easy reach of Bookham village centre.

THE PROPERTY

Originally constructed in the 1950s this extremely popular style of residence has over a number of years been extended and modernised enabling the property to now benefit from a light, bright and contemporary feel as well as particularly spacious accommodation. On the ground floor this consists of a cloakroom, generous size triple aspect sitting room with the heart of the home to be found in the open plan kitchen / dining room the former incorporating a comprehensive range of matching eye and base level units together with ample work surfaces. In addition there is also a separate utility room. To the first floor there are then 3 bedrooms and a modern family bathroom. The property itself is approached via its own driveway giving a good amount of off street parking with side gated access then leading to the rear. The rear garden itself offers a large paved sun terrace with covered pergola area leading onto an excellent expanse of lawn screened to all sides via an array of well stocked flower and shrub beds together with mature trees. In total the garden extends to 76ft x 34ft (23m x 10m) and benefits from a sunny westerly aspect and also incorporates a timber constructed summer house.



SITUATION

The property located on the popular south side of the village within walking distance of the high street which offers an excellent range of local amenities including 2 small supermarkets, doctors and dentist surgeries, a post office, a library 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 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Also within the area are excellent schools both in the state and private sectors including the well renowned Howard of Effingham secondary school. Surrounding the village is miles of open countryside much of which is National Trust owned.

