



4 The Lorne, Bookham, Surrey
KT23 4JZ

£1,050,000 Freehold

Directions

From our office in Great Bookham proceed to the top of the High Street turning right onto the A246 Guildford/Leatherhead Road. Take the 2nd turning on your right hand side into Hawkwood Rise, continue along until this becomes The Lorne and number 4 can be found on your left hand side.

Local Authority

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

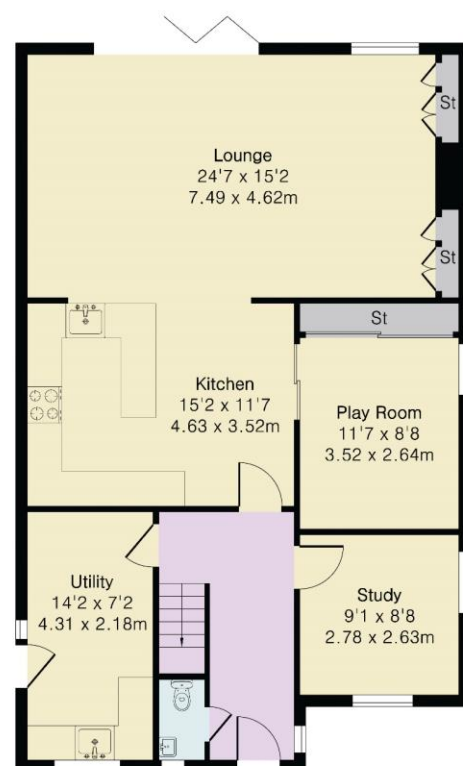


Approximate Gross Internal Area 1938 sq ft - 181 sq m

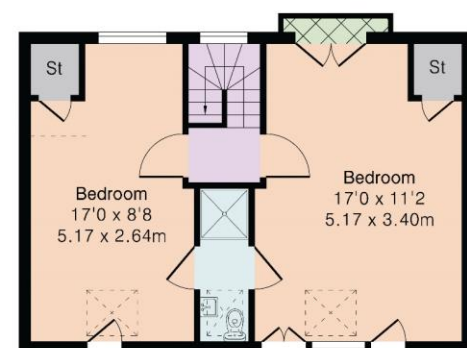
Ground Floor Area 953 sq ft – 89 sq m

First Floor Area 568 sq ft – 53 sq m

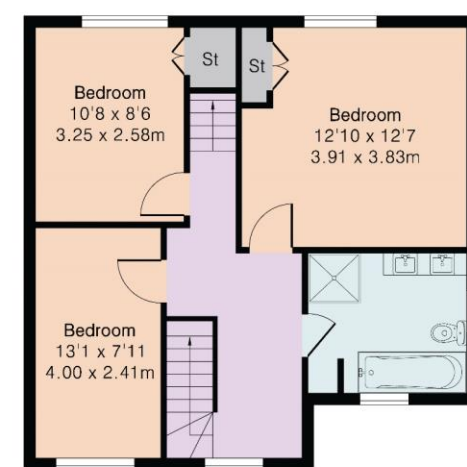
Second Floor Area 417 sq ft – 39 sq m



Ground Floor



Second Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 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.

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A superbly appointed detached residence offering a delightful south westerly aspect rear garden situated within easy reach of Bookham village centre.

THE PROPERTY

Originally constructed in 1954 this imposing detached home provides extremely well proportioned accommodation spread over 3 floors. On the ground floor this consists of a study, a playroom, with the heart of the home to be found in the open plan lounge / kitchen / breakfast room, the latter providing a comprehensive range of contemporary eye and base level units together with ample quartz worktops, breakfast bar and bi-folding doors opening out onto the delightful terrace and garden. In addition there is also a cloakroom and generous size utility. The first floor then provides 3 bedrooms, 2 with built-in wardrobes and a family bathroom with shower. To the second floor two further bedrooms can be found with built-in wardrobes and dual 'Jack and Jill' shower room. The property itself is approached via a pea shingle driveway giving an excellent amount of off street parking with side gated access then leading to the superb rear garden incorporating a wide paved sun terrace with pergola over leading onto an excellent expanse of lawn, screened to all sides via well stocked flower and shrub beds and mature trees. To the rear there is also hard standing for a garden shed. In total the garden extends to 115ft x 35ft (35m x 10.6m) and benefits from a sunny south westerly aspect.



SITUATION

The property is located within easy reach of Bookham village centre which offers an excellent range of local shops including 2 supermarkets, doctors and dentist surgeries, a library, a post office and a number of other independent retailers. Bookham station is just under 1 mile away and offers a commuter service into London Waterloo and Victoria. Also a similar distance away is Bookham Common with its delightful walks and views. 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 in the state and private sector including the well renowned Howard of Effingham senior school.

