



**66 Woodlands Road, Bookham,
Surrey KT23 4HH**

Asking Price £1,300,000 Freehold

Directions

From our office From our office in Great Bookham proceed to the top of the High Street turning right onto the A246 Guildford/Leatherhead Road. Take the 3rd turning on your left hand side into Woodlands Road and number 66 can be found 1/2 way up on your right hand side.

Local Authority

Guildford Borough Council Tel: 01483 505050
Council Tax Band: F



**Approximate Gross Internal Area 3609 sq ft - 334 sq m
(Excluding Outbuilding)**

Ground Floor Area 1962 sq ft – 182 sq m

First Floor Area 999 sq ft – 93 sq m

Outbuilding Area 675 sq ft – 63 sq m



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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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An extremely well presented 5 bedroom detached bungalow chalet situated on a lovely 0.96 acre plot and located in a popular semi rural road offering easy access to delightful countryside with far reaching views. NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in the 1960s this substantial family home provides particularly spacious and flexible accommodation to both ground and first floors. The former consists of a ground floor bedroom suite, cloakroom, utility room and separate study with the heart of the home to be found in the delightful open plan kitchen/breakfast/family room. The former incorporates an excellent range of eye and base level units together with granite worktops and a central island unit with breakfast bar and bi-folding doors opening out onto the superb rear garden. Double opening doors then lead through to a dual aspect living room which in turn leads to the excellent size conservatory enjoying a lovely aspect overlooking the delightful rear garden. To the first floor there are then 4 bedrooms master bedroom with ensuite in addition to the family bathroom. The property itself is approached via its own driveway giving a good amount of off street parking which in turn leads to the integral garage. Side gated access then leads to a further hard standing area which in turn leads to the rear garden incorporating a wide paved sun terrace with steps down to a superb expanse of lawn screened to all sides by mature trees and hedging and also includes a detached barn and two stables with a tax room. In total the garden extends to 72ft x 551ft (22m x 168m) benefitting from a sunny westerly aspect.



SITUATION

The property is located in a sought after semi-rural location with some delightful countryside, much of which is National Trust owned located towards the end of Woodlands Road. There are local shops offering an excellent range of amenities with Bookham and Effingham village centres close by whilst the larger retail centres of Guildford and Leatherhead are only 15 to 20 mins drive away. Effingham train station is approximately 2 miles away providing a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 on the outskirts of Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Also within easy reach are highly respected schools both in the state and private sectors including the well renowned Howard of Effingham senior school.

