



HENSHAWS



10 Pine Dean, Great Bookham,
Surrey, KT23 4BT

£1,350,000 Freehold

Directions

From our office in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford/Leatherhead Road. Proceed along until you come to the 2nd set of traffic lights turning left into Eastwick Road and then the 2nd left into Pine Dean whereby number 10 can be found on your right hand side.

Local Authority

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

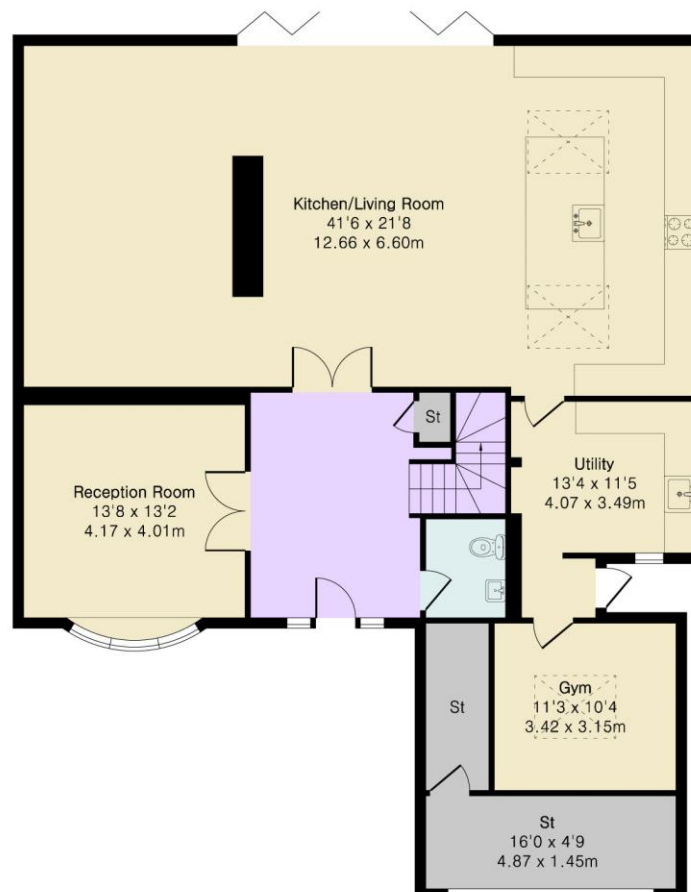


Approximate Gross Internal Area 2879 sq ft - 268 sq m

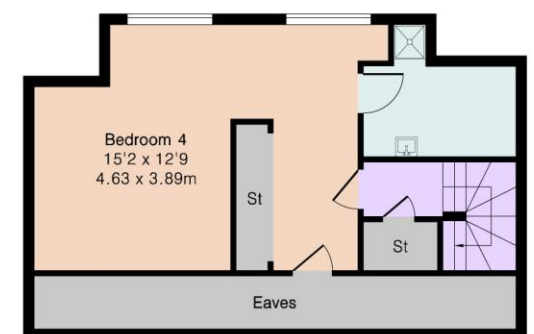
Ground Floor Area 1708 sq ft – 159 sq m

First Floor Area 751 sq ft – 70 sq m

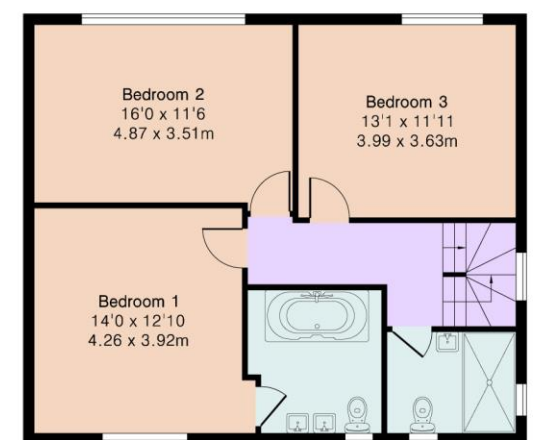
Second Floor Area 420 sq ft – 39 sq m



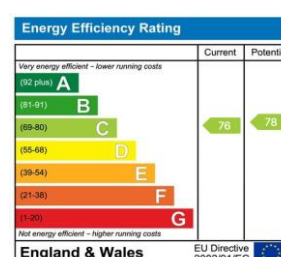
Ground Floor



Second Floor



First Floor



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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.

10 Pine Dean Great Bookham Surrey KT23 4BT

A superbly appointed 4 bedroom detached house offering a generous size rear garden situated in a sought after cul de sac location within walking distance of Bookham village centre.

THE PROPERTY

Originally constructed in the 1970’s this impressive residence has over the last few years been extended reconfigured and comprehensively refurbished enabling the property to now benefit from a “New Home Feel” incorporating an extremely high specification. On the ground floor this consists of a spacious and a welcoming entrance hall, cloakroom, a front aspect living room with the heart of the home to be found in the superb open plan kitchen/dining/family room, the former offering an excellent range of contemporary eye and base level units together with a breakfast bar, bi folding doors opening out to the rear and a separate utility room. To the first floor there are then 3 bedrooms, master with en-suite bathroom in addition to a family shower room. To the 2nd floor there is then a further bedroom suite. The property itself is approached via a block pavia driveway giving a good amount of off street parking which in turn leads to an integral garage which is currently converted into a **gym/storage facility**. Side gated access leads to a good size rear garden offering a wide paved sun terrace leading onto an excellent expanse of lawn. In total the garden extends to 77ft x 54ft (23.4m x 16.4m).



SITUATION

The property is located in a sought after cul de sac just under ¼ from Bookham village centre which offers an excellent range of local shops to include 2 small supermarkets, post office, doctors and dentist surgery, a library and a number of other independent retailers. Bookham Train Station is just under a mile away and provides a commuter service into London Waterloo and Victoria. Also a similar distance is Great Bookham Common with its delightful walks and countryside views. The M25 can be reached on the outskirts of Leatherhead junction 9 giving good motorway access to both Gatwick and Heathrow airports. Also within easy reach are excellent schools both in the state and private sector, including the well renowned Howard of Effingham Secondary School.

