



5 Fox Lane, Bookham, Surrey
KT23 3AT

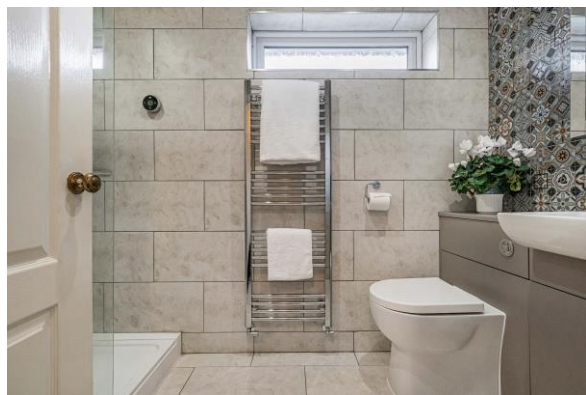
£875,000 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the High Street going straight over the square about into Church Road. Proceed along passing Bookham Station on your right hand side then take the 3rd turning on your right into Burnhams Road and next turning left into Fox Lane and number 5 can be found a short way along on your left hand side.

Local Authority

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

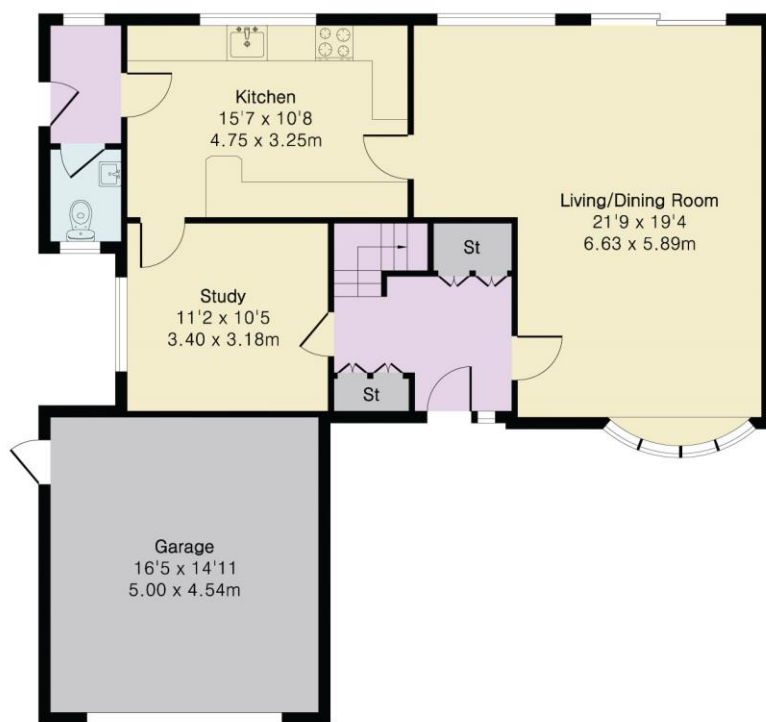


Approximate Gross Internal Area 1638 sq ft - 152 sq m (Excluding Garage)

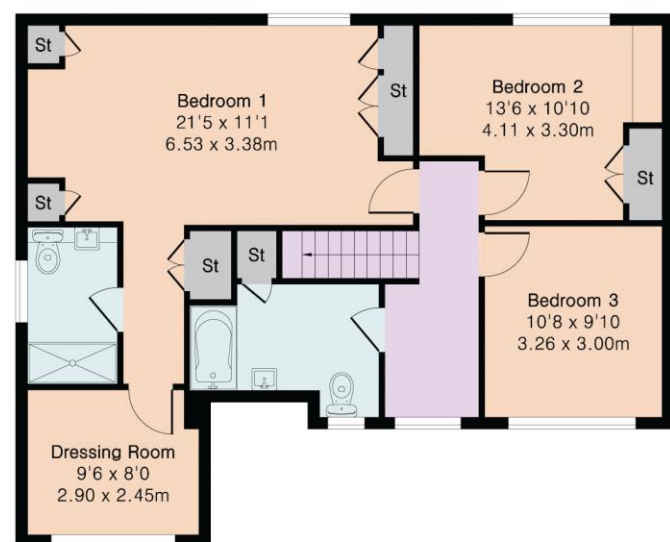
Ground Floor Area 819 sq ft – 76 sq m

First Floor Area 819 sq ft – 76 sq m

Garage Area 244 sq ft – 23 sq m



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	78 C
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.

5 Fox Lane, Little Bookham, Surrey KT23 3AT

An extremely well presented 3 bedroom detached home offering a secluded rear garden situated in a sought after cul de sac location offering easy access to Bookham station and the Common.

THE PROPERTY

Originally constructed in 1968 this popular style of home provides well-proportioned and flexible accommodation to both ground and first floor. The former consists of a cloakroom, study/playroom, living room/dining room with feature log burner and sliding patio doors leading to the rear terrace and garden. The kitchen/breakfast room incorporates an excellent range of matching eye and base level units together with ample work surfaces, a breakfast bar and a large picture window overlooking the well maintained rear garden. In addition there is also a separate utility room. To the first floor there are then 3 bedrooms with the master benefitting from an ensuite shower room which in turn leads through to a good size dressing room. Completing the first floor accommodation are two further double bedrooms and a modern family bathroom. The property itself is approached via a block pavia driveway giving a good amount of off street parking which in turn leads to a detached double garage. Side gated access then leads to the lovely rear garden offering a wide paved sun terrace opening out onto a good expanse of lawn screened to all sides via a profusion of well stocked flower and shrub beds together with mature trees. In total the garden extends to 65ft x 38ft (19.8m x 11.7m) and also provides hard standing to the side for a greenhouse and garden shed.



SITUATION

The property is located in a quiet cul de sac location just off a highly desirable private road approximately ¼ mile from Bookham Village centre which offers a comprehensive range of local amenities to include two supermarkets, a post office, doctors and dentist surgeries, a library and a number of other independent retailers. Also within a short walk is a convenience store catering for daily needs. Bookham train station is approximately ¼ mile providing a commuter service into London Waterloo and Victoria. Bookham Common which is National Trust owned is also within a short walk and offers some delightful countryside. There are excellent schools close by both in the state and private sectors including the well-respected Howard of Effingham secondary school.

