



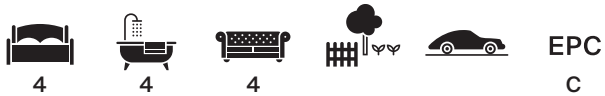
Crabtree Lane, Great Bookham, KT23



Beautifully presented contemporary family home.

Finished to an exacting standard throughout this house has been refurbished and extended by the current owners. It is set in an excellent location within close proximity of both the Surrey Hills and Bookham High Street.

On the ground floor a modern fully integrated kitchen extends to an open-plan sitting and dining room with bi-folds leading to the garden. At the end of this space is a separate utility and cloak room. The accommodation on this floor is finished by a charming family room with fireplace, from this room the study is accessed. These rooms could potentially be used as a fifth bedroom and an ensuite created if desired.



Tenure: Freehold

Local authority: Mole Valley District Council

Council tax band: F





On the first floor there are four large double bedrooms, three of which have en-suites. The smallest bedroom is served by the luxurious family bathroom. The principal bedroom is set to the front of the house and has a fitted dressing area and fireplace. A handy laundry room completes the first floor.

Outside, a large patio perfect for entertaining adjoins the rear garden which is laid to lawn. To one side of the property is a garden shed which provides useful storage space for bikes/garden equipment etc. To the front, the house is approached via a good-sized gravelled driveway which offers off-road parking for several vehicles.

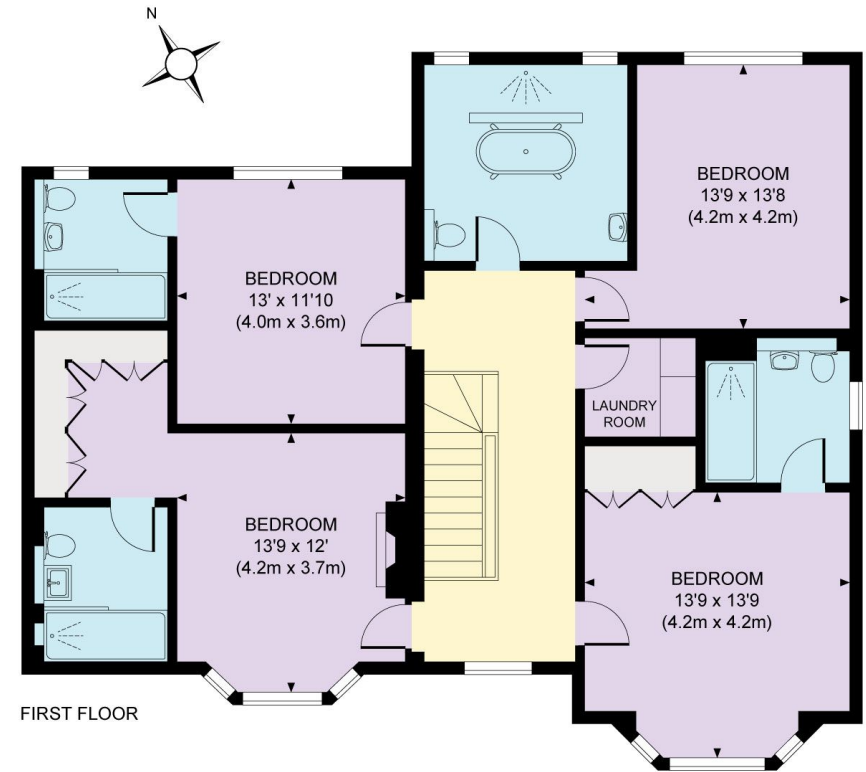
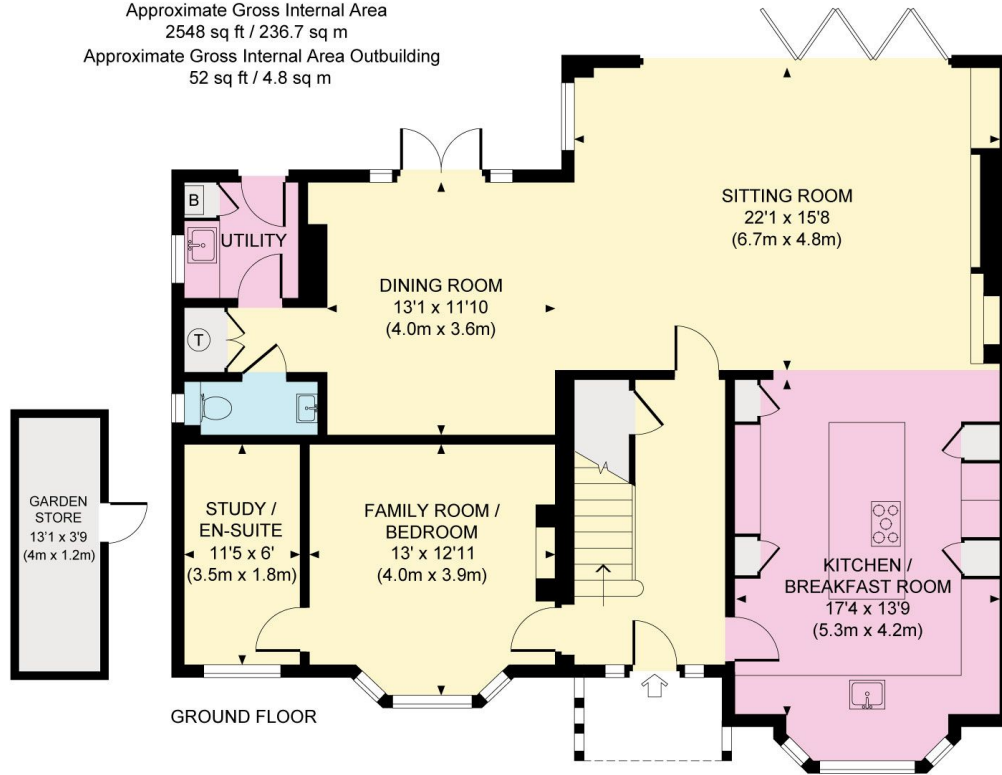
Surrey Hills Area of Outstanding Natural Beauty 0.5 miles, Bookham High Street 0.6 miles.







Approximate Gross Internal Area
2548 sq ft / 236.7 sq m
Approximate Gross Internal Area Outbuilding
52 sq ft / 4.8 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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