



Lower Road, Bookham KT23



Detached family home with southerly-facing garden

Built approximately 20 years ago on a southerly-facing plot of around 0.25 acres, this attractive, detached, family home offers just over 2,500 sq ft of accommodation over two floors.

Set behind mature hedging, the property is approached via electrically operated gates. There is a large block paved driveway with parking for numerous cars in front of the integral garage. There is a good-sized lawn to the front with a large shed tucked into the corner.



Tenure: Freehold

Local authority: Mole Valley

Council tax band: G





The front door opens into the entrance which has a study to the left and a downstairs WC to the right. The hall swings around to the drawing room, which has a feature fireplace, a large bay window and double doors leading to the outside. Next to the drawing room is the dining room, which leads to the conservatory. Both the conservatory and the kitchen/breakfast room overlook the rear garden. Planning permission was previously granted (now lapsed) by Mole Valley Council in 2018 (Ref- MO/2018/0171) to extend the ground floor with the erection of 2 No. single storey extensions and the conversion of the garage to habitable accommodation.

To the first-floor are five bedrooms and three bathrooms. The principal bedroom is a beautiful square room with a large bay window and an en suite bathroom. There is a guest bedroom with an en suite bathroom and the three further bedrooms share the family bathroom.

The rear southerly-facing gardens are private and are well-screened with fencing, mature plants and trees. A side path leads to the patio and there is an additional storage shed to one side.







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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