



# HENSHAWS



**34 Sole Farm Road, Bookham, Surrey**

**KT23 3DJ**

**£775,000 Freehold**

#### Directions

From our office in Great Bookham proceed to the bottom of the High Street continuing straight over the crossroads into Church Road. After approximately 1/3 mile turn left into Sole Farm Road and number 34 can be found towards the end of the road on the right hand side.

**Approximate Gross Internal Area 1753 sq ft - 162 sq m  
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 1028 sq ft - 95 sq m

First Floor Area 725 sq ft - 67 sq m

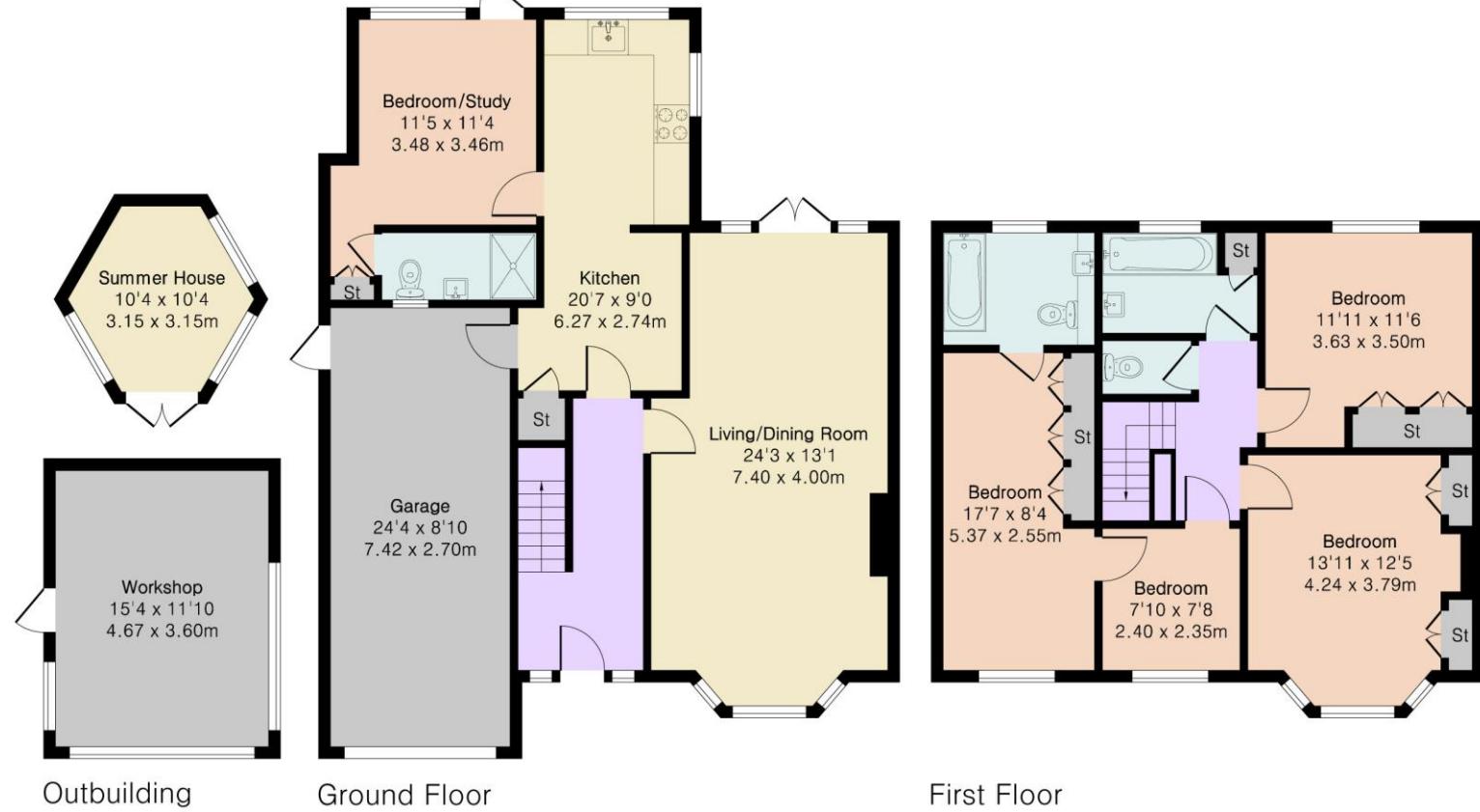
Outbuilding Area 257 sq ft - 24 sq m



#### Local Authority

Mole Valley District Council Tel: 01306 885001

Council Tax Band: F



**Bookham Office**  
**Rayleigh House**  
**32 High Street**  
**Great Bookham**  
**Tel: 01372 450255**  
**Email: bookhamoffice@henshaws.net**

Ref: 4229

[www.henshaws.net](http://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 enquiries 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.

## 34 Sole Farm Road, Bookham, Surrey

KT23 3DJ

A particularly spacious 4 bedroom semi detached home offering a superb rear garden and situated in one of Bookham's most favourable residential roads.

### THE PROPERTY

Originally constructed in 1947 this desirable residence has subsequently been extended enabling the property to now provide particularly spacious and flexible accommodation to both ground and first floor. The former consists of a generous size living room / dining room, kitchen / breakfast room the former offering a range of eye and base level units and a possible ground floor bedroom/study with an ensuite shower room. To the first floor there are then 3/4 bedrooms master with ensuite bathroom in addition to the family bathroom and separate WC. The property itself is approached via its own driveway giving a good amount of off street parking which in turn leads to an integral tandem length garage. A particular feature of this lovely home is the delightful rear garden providing a wide paved sun terrace leading onto an excellent expanse of lawn screened to all sides by well stocked flower and shrub beds together with mature trees. In addition there is also a summer house and a substantial timber constructed studio with full power, light and water. In total the garden extends to 143ft x 32ft (43.6m x 9.8m)



### SITUATION

The property is located in a highly desirable residential road within easy reach of Bookham village centre which provides a good range of local amenities to include 2 supermarkets, doctors and dentist surgery, a post office, a library and a number of other independent retailers. Bookham train station is just over a mile away and offers a commuter service into London Waterloo and Victoria via Leatherhead. The M25 can be reached at Junction 9 on the outskirts of Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Surrounding the village is some delightful countryside much of which is National Trust owned. There are excellent schools in the area both in the state and private sector including the well respected Howard of Effingham senior school.

