



# HENSHAWS



11 Groveside Close, Great Bookham,  
Surrey, KT23 4LQ

£1,200,000 Freehold

### Directions

From our office in Great Bookham proceed to the top of the High Street turning right onto the A246 Guildford/Leatherhead Road. Proceed along taking the 2nd turning on your left into Groveside and after a short way along take the next turning on your right into Groveside Close and number 11 can be found towards the back of the development.

### Local Authority

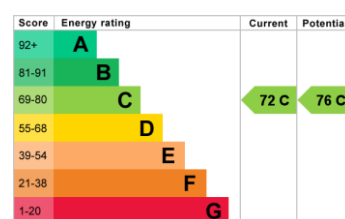
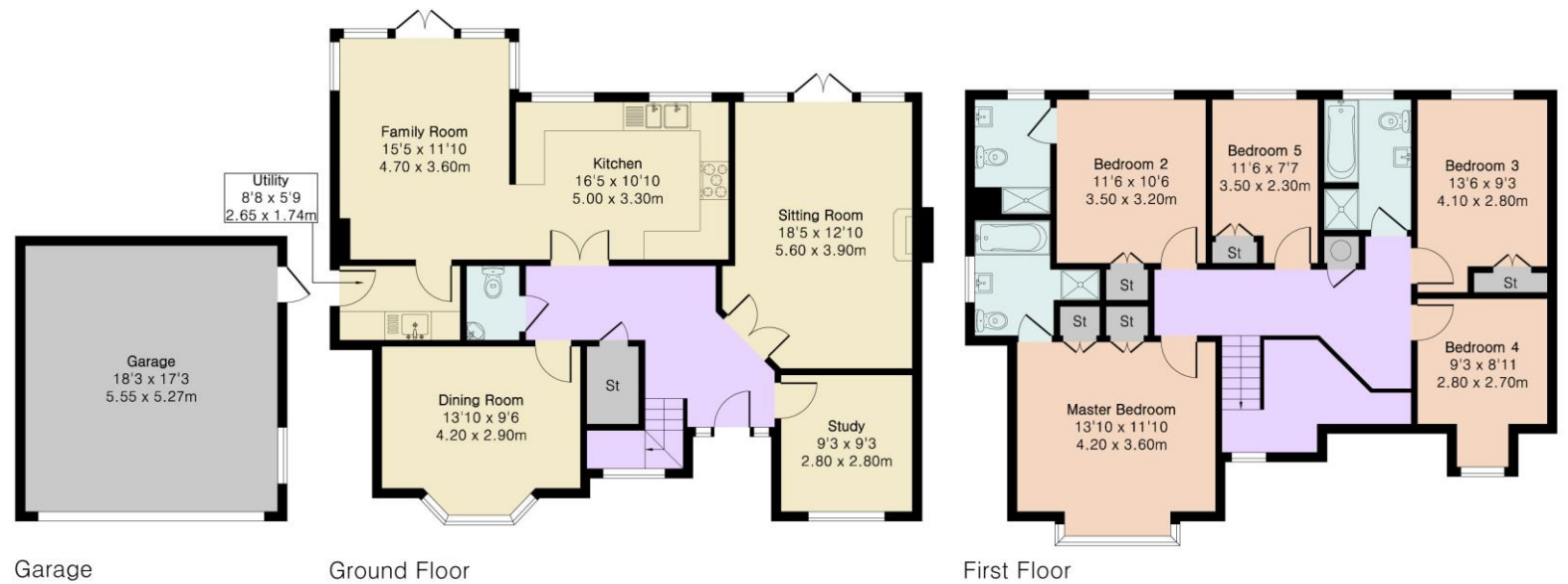
Mole Valley District Council Tel: 01306 885001  
Council Tax Band: G

### Approximate Gross Internal Area 2018 sq ft - 187 sq m (Excluding Garage)

Ground Floor Area 1047 sq ft – 97 sq m

First Floor Area 971 sq ft – 90 sq m

Garage Area 315 sq ft – 29 sq m



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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.



## 11 Groveside Close, Bookham, KT23 4LQ

A beautifully appointed 5 bedroom detached home offering a lovely rear garden situated in a sought after cul de sac location.

### THE PROPERTY

Originally constructed in 2006 by well known local building company Biles & Co, this extremely popular style of home provides excellent accommodation to both ground and first floor. The former consists of a cloakroom, sitting room with patio door opening out onto the well maintained rear garden, separate dining room and study together with a delightful kitchen/breakfast/family room with the former offering a comprehensive range of matching eye and base level contemporary units together with ample granite work surfaces. In addition there is also a separate utility room. To the first floor there are then 5 bedrooms, 2 with en-suite facilities plus a modern family bathroom. The property itself is approached via its driveway giving a good amount of off street parking which in turn leads to a detached double garage & EV point. Side gated access then leads to the lovely rear garden incorporating a wide paved sun terrace leading onto a good expanse of lawn bordered by well maintained flower and shrub beds. In total the garden extends to 44ft x 62ft (13m x 18m) with a secondary sun terrace found to the rear.



### SITUATION

The property is located in a sought after private road, approximately ½ a mile from the village High Street which offers an excellent range of shops including 2 small supermarkets, doctors and dentist surgeries, a library, post office and a number of other independent retailers. Bookham train station is approximately 1 mile away and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 on the outskirts of Leatherhead and gives good motorway access to both Heathrow and Gatwick airports. Surrounding the village is miles of open countryside much of which is National Trust owned. Also close by are excellent schools nearby both in the state and private sector including the well renowned Howard of Effingham secondary school.

