



**9 Priors Mead, Bookham, Surrey**  
**KT23 4DA**

**£1,250,000 Freehold**

### Directions

From our office in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford Leatherhead Road. Proceed along until you come to the second set of traffic lights turning left into Eastwick Road. Follow the road along turning right into Keswick Road then first right into Priors Mead whereby number 9 can be found towards the back of the cul de sac.

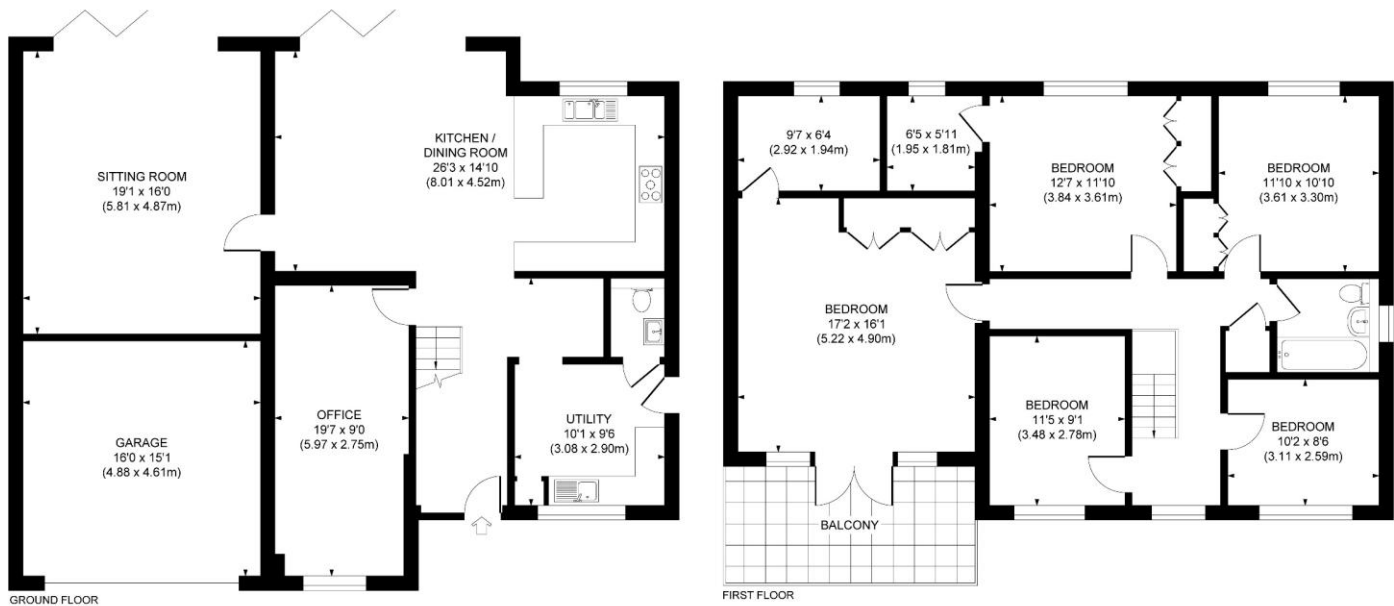
### Approximate Gross Internal Area

Main House 2,270 sq. ft / 210.90 sq. m  
Garage 245 sq. ft / 22.80 sq. m  
Total 2,515 sq. ft / 233.70 sq. m



### Local Authority

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



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 decisions reliant upon them.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 80 C      |
| 55-68 | D             |         |           |
| 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.

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A delightful 5 bedroom detached house offering a superb rear garden situated in a popular cul de sac within easy reach of Bookham High Street.

THE PROPERTY

Originally constructed in the 1970s this imposing detached residence has over a number of years been subject to an extensive programme of enlargement and modernisation enabling the property to now benefit from a light, bright and contemporary feel. Currently this consists of a welcoming entrance hall leading to an excellent open plan kitchen/dining room with bi-folding doors opening out onto the delightful rear garden. The sitting room is also of good size incorporating a central log burner and a further range of bi-folding doors. In addition there is also a separate utility room, cloakroom and a further reception room which could easily be used as an office / family room. To the first floor there are then 5 bedrooms, the master providing an ensuite space (plumbing set) and its own private terrace, guest bedroom ensuite space (plumbing set) plus 3 further double bedrooms and a contemporary family bathroom. The property itself is approached via a pea shingle driveway giving a good amount of off street parking which in turn leads to an attached double garage. Side access leads then to the delightful rear garden offering a lovely patio area ideal for alfresco dining opening out onto an excellent expanse of lawn. In total the garden extends to 56.6ft x 100ft (17.2m x 30.3m)



SITUATION

The property is located within a sought after cul de sac location just over ½ mile away from Bookham High Street which offers an excellent range of shops to include two supermarkets, doctors and dentist surgery, a butchers, family run fishmongers, green grocers and a number of other independent retailers. In addition there are also a number of public houses and coffee shops. Within easy reach are excellent schools both in the private and state sector including Eastwick School, Great Bookham School, Polesden Lacey Infant and Manor House Independent School together with the Howard of Effingham Secondary School and St Teresas Preparatory School. The M25 can be reached at junction 9 Leatherhead providing good motorway access to Heathrow and Gatwick airports. Also within easy reach are delightful landmark attractions such as Boxhill, Denbies Wine Estate, Clandon Park and Polesden Lacey National Trust House and grounds.

