



**Flat 2 Hawkwood House, Hawkwood Rise, Bookham, Surrey KT23 4JP**

**£625,000 Share of 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 2<sup>nd</sup> turning on your right hand side into Hawkwood Rise and just before the road bends round to the right turn right into Hawkwood Dell and number 2 can be found on your right hand side.

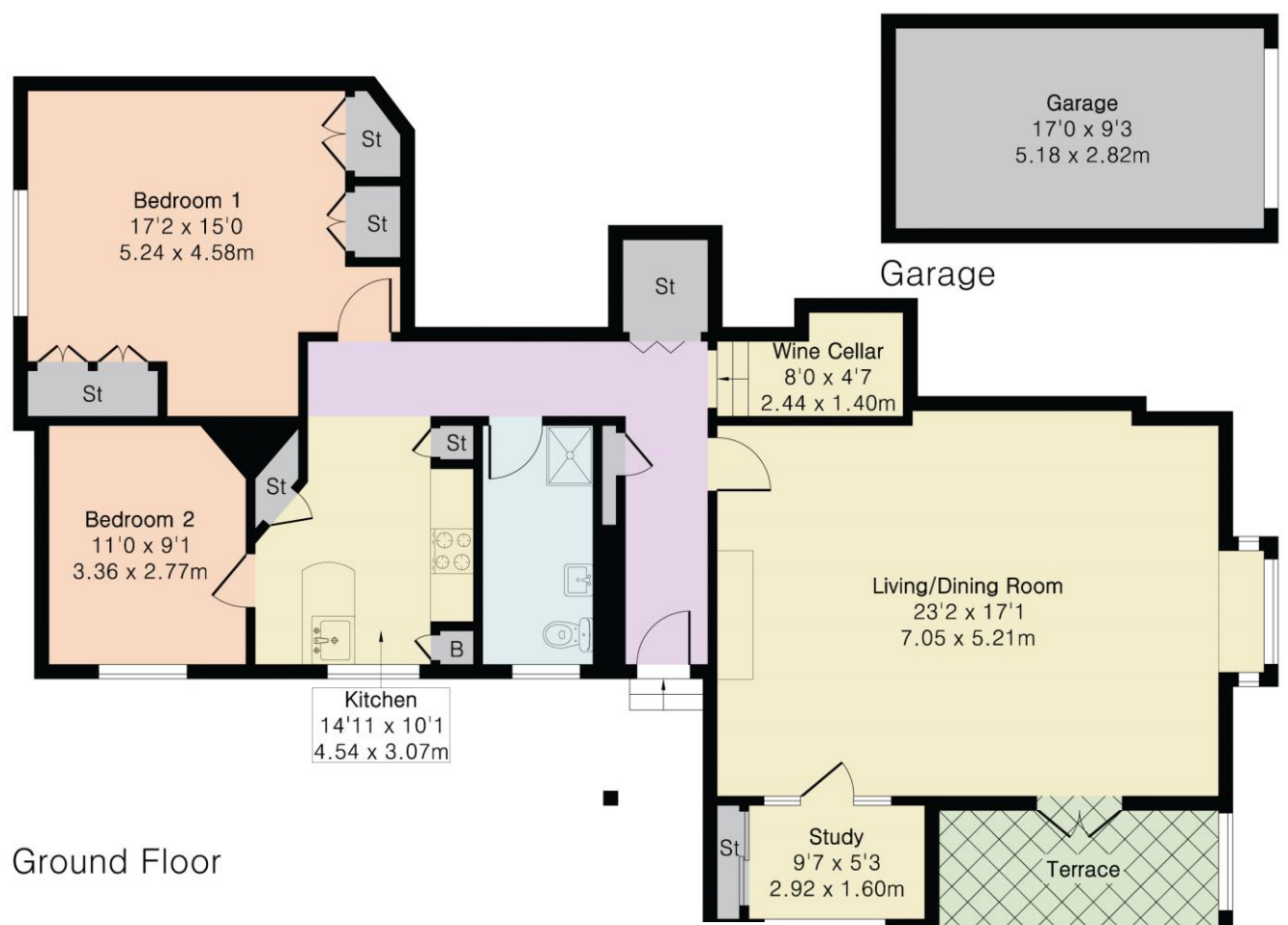
**Local Authority**

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



**Approximate Gross Internal Area 1187 sq ft - 110 sq m (Excluding Garage)**

Garage Area 157 sq ft - 15 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		56
E	39-54	43	
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

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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.

## Flat 2 Hawkwood House, Hawkwood Rise, Bookham, Surrey KT23 4JP

A superbly appointed 2 bedroom ground floor conversion apartment offering a private garden and situated within walking distance of Bookham village centre.

### THE PROPERTY

This delightful apartment which occupies the ground floor of an imposing Edwardian mansion house, has in the last few years undergone an extensive programme of modernisation and redecoration enabling the property to now benefit from a light, bright, contemporary feel combined with spacious accommodation, creating a truly unique home. Currently the principal accommodation consists of an entrance hall, wine cellar, two bedrooms, modern family wet room, kitchen/breakfast room with the former providing an excellent range of eye and base level units together with a island breakfast bar. The heart of the home can then be found with the imposing living room / dining room offering floor to ceiling windows, feature ornate fireplace and doors to the sun terrace. In addition there is also a separate snug / office. Other benefits include underfloor heating in the kitchen and the bathroom, a large private terrace and garden plus two garages located en bloc with further parking for two vehicles.

Lease: Share of Freehold

Maintenance: £1,100 PA



### SITUATION

The property is located in a popular cul de sac within easy reach of Bookham village centre which offers an excellent range local shops including two supermarkets, doctors and dentist surgeries, a library, a post office and a number 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 found on the outskirts of Leatherhead at junction 9 giving good motorway access to both Heathrow and Gatwick airports. Surrounding the village is some delightful countryside much of which is National Trust owned. Also within easy reach are excellent schools both in the state and private sector including the well renowned Howard of Effingham secondary school.

