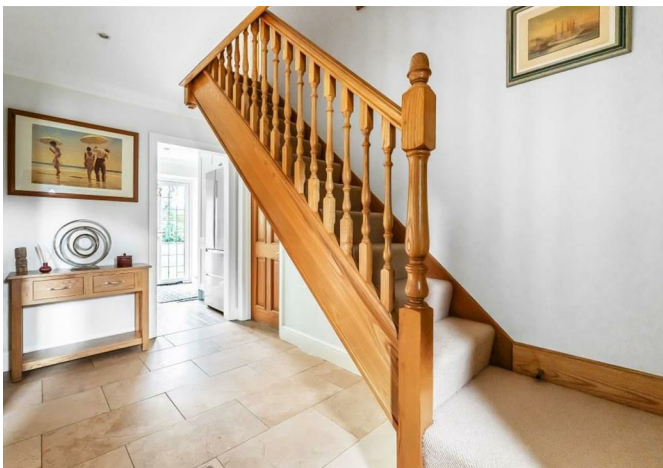




1 Water Lane, Little Bookham, Surrey, KT23 3QH

Price Guide £739,500



- SUPERB CHARACTER COTTAGE
- THREE DOUBLE BEDROOMS
- LOUNGE/DINING ROOM
- AMPLE DRIVEWAY PARKING
- 75' SOUTH WEST GARDEN

- IDYLIC SEMI RURAL LOCATION
- FITTED KITCHEN/BREAKFAST ROOM
- EN-SUITE & DRESSING ROOM TO BED 1
- DETACHED GARAGE STORE/GARDEN ROOM
- HOWARD OF EFFINGHAM CATCHMENT AREA

## Description

This charming three bedroom character cottage has been tastefully modernised and extended to create a delightful home situated in a semi-rural lane yet within easy reach of the local amenities and the Howard of Effingham School. The property boasts underfloor heating to the ground floor, en-suite to the principle bedroom, solar panels which benefit from a useful tariff feedback and a delightful rear garden with a south-westerly aspect.

The front door opens onto a welcoming entrance hall with a handy cloaks cupboard and downstairs w.c for guests. and a hard wearing Karndean wood effect flooring underfoot. The lounge/dining room makes an ideal entertaining space with ample room for a relaxed seating area in front of a cosy inset gas fire and plenty of space for a dining table. Futhermore, a thoughtfully designed kitchen/breakfast room features a good range of fitted cupboards with a integrated appliances, peninsular with space for stools underneath and double doors onto the patio and garden.

On the first floor off the landing are three good size double bedrooms. The principle benefits from a luxury en-suite with underfloor heating and its own dressing room. Bedroom 2 & 3 are served by a family bathroom suite.

Outside the property is approached by a driveway with parking for a number of cars leading to a garage store to the front. To the rear is a garden room with plumbing and space for laundry appliances. The garden is a particular feature of the property. With a paved patio for summer dining the remainder is mainly laid to lawn with mature trees and shrubs. In all it extends to some 74' with a sunny south westerly aspect.

## Situation

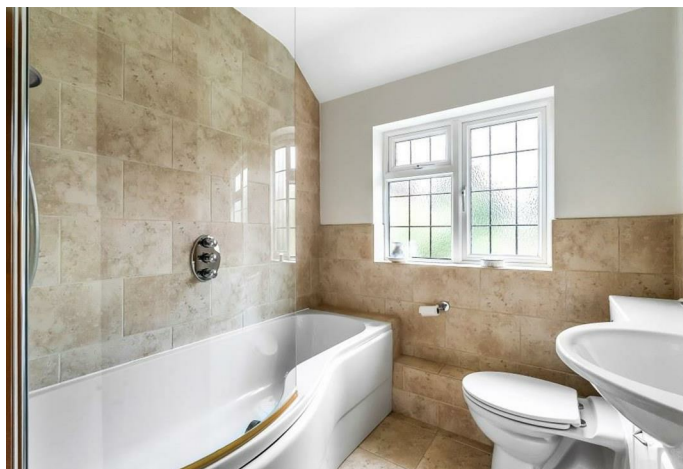
The property is situated in a quiet residential road close to the main line station and miles of open countryside. Bookham Village offers a range of shops and amenities including a bakers, two butchers, a fishmonger, a greengrocer, a post office, two small supermarkets and a delicatessen.

The area is extremely well catered for with highly regarded local schools, and this property is in the current catchment area for the Howard of Effingham Secondary School.

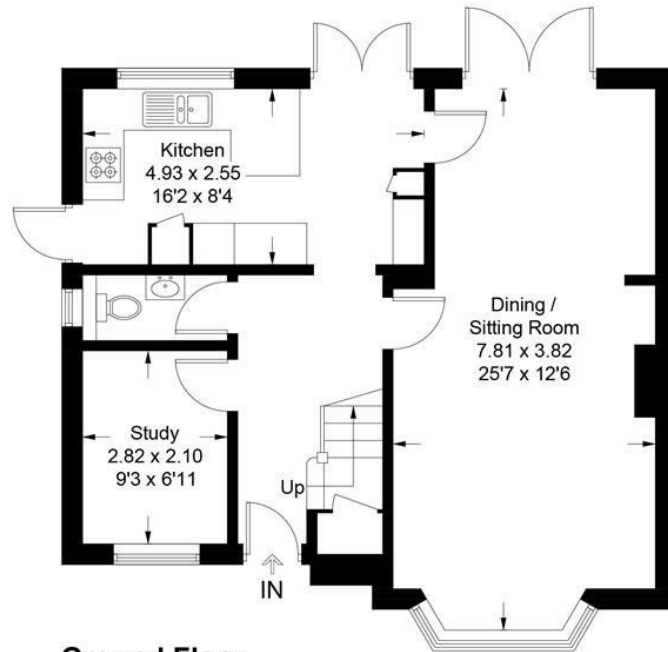
Leatherhead town centre, with its more comprehensive range of shops and restaurants is approximately three miles away and gives access to the M25 and the UK motorway network.

A wide selection of recreational facilities are available in the area such as Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey.

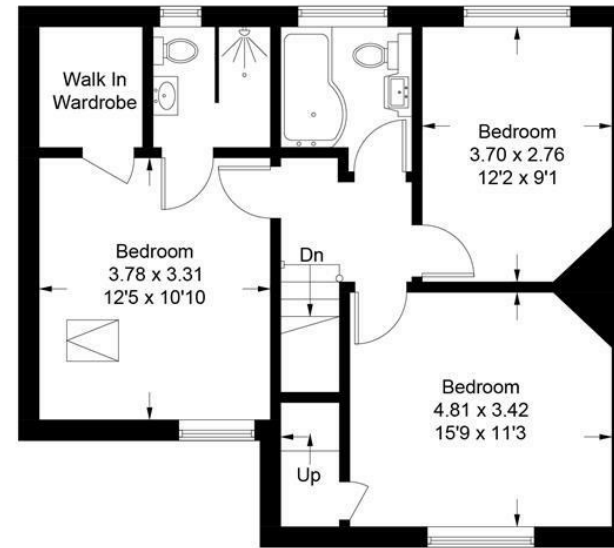
<b>Tenure</b>	Freehold
<b>EPC</b>	B
<b>Council Tax Band</b>	E



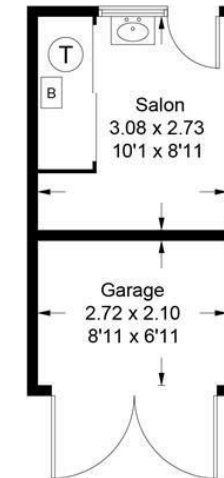
Approximate Gross Internal Area = 114.2 sq m / 1229 sq ft  
Salon / Garage = 14.3 sq m / 154 sq ft  
Total = 128.5 sq m / 1383 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID1152141)

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