



# HENSHAWS



24 Hale Pit Road, Bookham, Surrey  
KT23 4BS

£875,000 Freehold

Approximate Gross Internal Area 1733 sq ft - 161 sq m  
(Excluding Garage)

Ground Floor Area 820 sq ft - 76 sq m

First Floor Area 913 sq ft - 85 sq m

Garage Area 398 sq ft - 37 sq m



#### Local Authority

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



Ground Floor

First Floor

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



Ref: 4217

[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.

## 24 Hale Pit Road, Bookham, Surrey KT23 4BS

A particularly spacious 5 bedroom detached home offering a large southerly aspect rear garden with far reaching views over adjoining countryside. NO ONWARD CHAIN.

### THE PROPERTY

Originally constructed in the 1960s this desirable residence would in our opinion now benefit from a programme of updating and modernisation, however, it does provide an excellent opportunity to create a lovely family home. Currently it consists on the ground floor a cloakroom, study, living room, separate dining room, kitchen, family room/sun room plus a utility room located to the rear of the garage. To the first floor there are then 5 bedrooms, a shower room and a family bathroom. The property itself is approached via its own driveway giving a good amount of off street parking which in turn leads to an attached tandem length garage and workshop with utility to the rear. A particular feature of the property is the rear garden which is of excellent size and is currently divided into two comprising a wide paved sun terrace leading onto the formal garden giving a good expanse of lawn, which in turn leads to a substantial kitchen garden area with views overlooking adjoining countryside. In total the garden extends to 145ft x 47ft (44.2m x 14.3m) and benefits from a predominantly southerly aspect.



### SITUATION

The property is located on the popular south side of the village approximately  $\frac{1}{2}$  mile from the village centre which provides an excellent range of amenities to include two small supermarkets, doctors and dentist surgeries, a post office, a library and a number of other independent retailers. Bookham train station is approximately  $1\frac{1}{4}$  miles away and offers a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead offering good motorway access to both Heathrow and Gatwick airports. Surrounding the village is miles of open countryside much of which is National Trust owned. There are excellent schools in the area both in the state and private sector.

