Snail Cottage 326 Lower Road, Little Bookham, Surrey, KT23 4EF

Offers In Excess Of £545,000

- NO ONWARD CHAIN
- TWO BEDROOMS PLUS A DRESSING ROOM
- TWO FURTHER RECEPTION ROOMS
- GENEROUS MATURE GARDENS
- SCOPE FOR MODERNISATION AND EXTENSION (STPP)
- SEMI-DETACHED HOME IN SOUGHT AFTER LOCATION
- LARGE LIVING ROOM WITH DOORS TO THE GARDEN
- UTILITY ROOM AND CLOAKROOM
- DETACHED GARAGE AND AMPLE DRIVEWAY PARKING
- CONVENIENT FOR BOOKHAM VILLAGE AND LOCAL SCHOOLS

Description

Tucked away behind mature hedging and set within a generous plot, Snail Cottage is a charming and characterful semi - detached home offering over 1,200 sq ft of versatile accommodation, with a detached garage and beautifully established gardens. This attractive red-brick property immediately stands out with its traditional façade and private driveway parking, while inside it offers a flexible layout perfectly suited to modern family living.

The ground floor provides three reception rooms, including a bright sitting room overlooking the garden with large sliding doors, and a separate dining room ideal for more formal entertaining. A further reception room offers excellent versatility as a snug, study or additional living space. The kitchen is well-proportioned with ample worktop space and cupboards, complemented by a separate utility room and ground floor cloakroom.

Upstairs, the property offers two generous double bedrooms alongside a dressing room. A family bathroom completes the first floor.

Externally, the gardens sit both behind and to the side of the property and are mature, private and well-established, with a large lawn, borders and plenty of space for outdoor entertaining or future extension potential (STPP). The detached garage and driveway provide excellent parking and storage.

While the property has been well cared for, it now offers clear scope for modernisation and extension, presenting an exciting opportunity for buyers to create a long-term family home in a highly regarded location.

Situation

Ideally located just over half a mile away (0.6miles) from Bookham village centre which provides a diverse range of traditional shops including a butchers, a family-run fishmonger's, a greengrocer's, two small supermarkets, delicatessen, coffee shops and a post office. The area also provides a good range of local pubs, a library, doctors and dental surgeries.

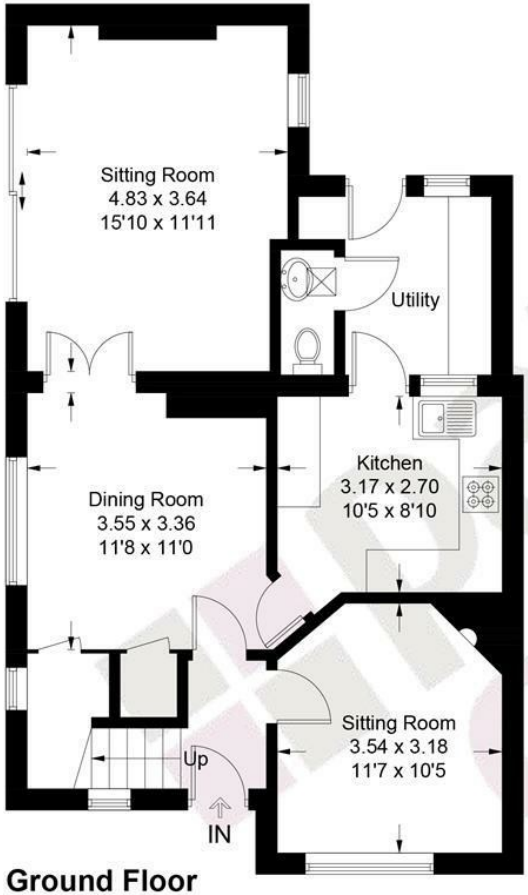
Also just under a mile away (0.9 miles) is Bookham Station where You can hop on a train and be at London Waterloo or London Victoria in under an hour. Other frequent rail services to Guildford or Leatherhead are also available from the station.

The area is well catered for highly regarded local schools and this property is within walking distance of the Howard of Effingham School, St Lawrence Primary and Manor House School.

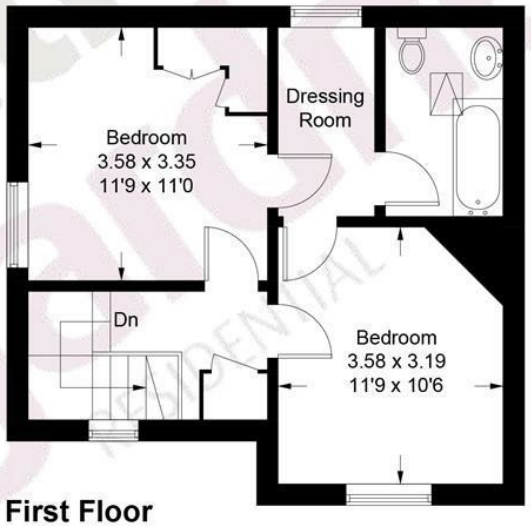
Nearby recreational facilities include The National Trust owned Polesden Lacey and Bookham Common along with Norbury Park, the gateway to the Surrey Hills, ideal for walking, horse riding and mountain biking.

Tenure	Freehold
EPC	C
Council Tax Band	E

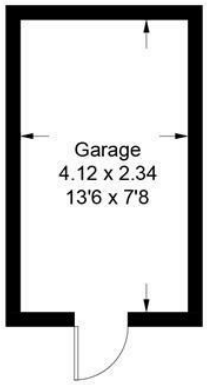
Approximate Gross Internal Area = 106.5 sq m / 1146 sq ft
Garage = 9.6 sq m / 103 sq ft
Total = 116.1 sq m / 1249 sq ft



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. (ID1297850)

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