



31 Sole Farm Road, Great Bookham, Surrey, KT23 3DW

Price Guide £830,000



- ATTRACTIVE FAMILY HOME
- DUAL ASPECT SITTING/DINING ROOM
- DOWNSTAIRS CLOAKROOM
- SOUTH FACING ASPECT
- GARAGE AND DRIVEWAY PARKING
- 5 BEDROOMS
- WELL APPOINTED KITCHEN
- SPACIOUS BEDROOMS
- 125FT GARDEN
- WALKING DISTANCE OF THE STATION

## Description

An opportunity to purchase this five bedroom family house located in an ideal location for village shops, schools and station nearby. The property has been sympathetically modernised by the current owners to provide thoughtful modern living accommodation with the opportunity to extend STPP, while benefitting from a 125ft south-facing garden.

The front door opens onto a welcoming entrance hall, which opens to an impressive dual aspect sitting/dining room that opens directly onto the garden through sliding doors. There is a modern kitchen with wooden worktops, plenty of cupboards for storage and integrated appliances. Adjacent to the kitchen there is access to the garage and the downstairs cloakroom.

A rising staircase leads to a first floor landing and storage cupboard. The principal double bedroom has built in wardrobes. Of the four additional double bedrooms, two have additional built in storage. The family bathroom suite is situated to the front of the house allowing three of the double bedrooms to enjoy views over the garden.

Outside the property benefits from driveway parking for a number of cars leading to an integral garage with an up and over door and rear personal door. The rear of the garage is currently used as a utility area; with space and plumbing for a washing machine and tumble dryer. Side access leads to a delightful sunny south facing rear garden with an inviting patio for al-fresco summer dining, lawn, mature shrubs and a large storage shed.

## Situation

Located within walking distance to the picturesque Bookham Common, residents can easily access beautiful walking trails and natural scenery, perfect for leisurely strolls or family outings.

Bookham Village is within easy reach and offers a range of shops and amenities including a bakers, butchers, fishmonger, greengrocer, post office, two small supermarkets and a delicatessen.

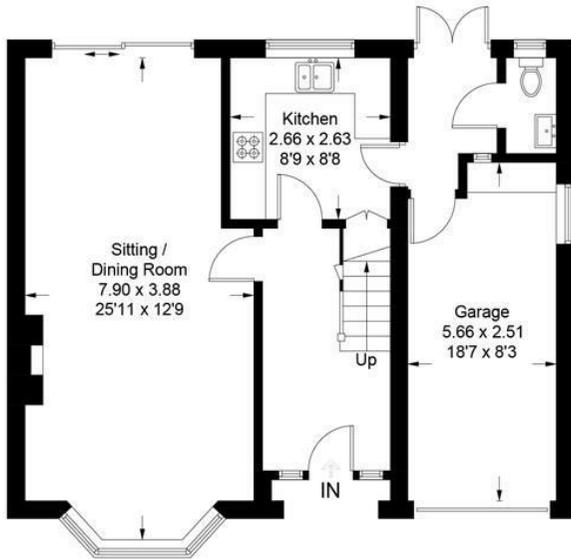
The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. There are also two nearby stations available; Bookham Station is within walking distance (15 minutes).

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 and is convenient for Manor House Girls School, The Great Bookham School and Eastwick Schools nearby.

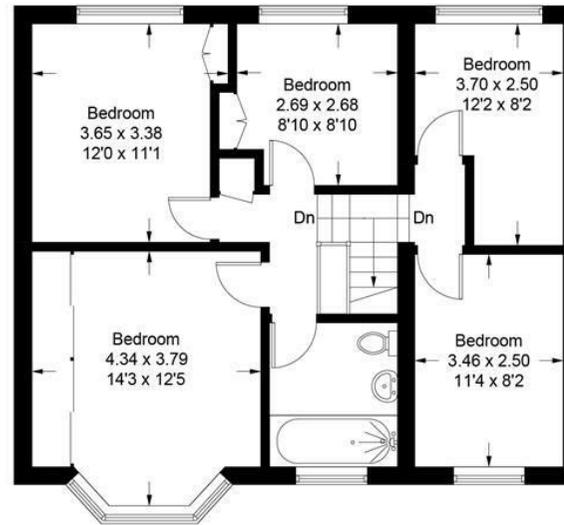
<b>Tenure</b>	Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	F



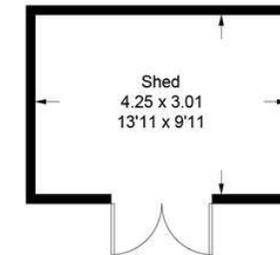
Approximate Gross Internal Area = 135.7 sq m / 1461 sq ft  
Shed = 12.7 sq m / 137 sq ft  
Total = 148.4 sq m / 1598 sq ft  
(Including Garage)



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. (ID1230589)

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