



Oaks Lane, Great Bookham, Surrey, KT23 3FD

Available 26th September 2026

£3,200 PCM





- AVAILABLE 26TH SEPTEMBER
- LUXURY KITCHEN/BREAKFAST ROOM
- THREE/FOUR BEDROOM HOME
- DRIVEWAY PARKING
- CLOSE TO TRAIN STATION AND BOOKHAM VILLAGE
- UNFURNISHED
- LOUNGE WITH DOORS TO BALCONY
- LUXURY GATED DEVELOPMENT
- LOVELY VIEWS OVER BOOKHAM COMMON
- SUIT PROFESSIONAL COUPLE OR FAMILY

## Description

A fabulous four bedroom, two bathroom semi detached house with views overlooking Bookham Common, built by Shanly Homes. Conveniently situated within the gated Great Oaks development, close to Bookham Train Station.

### ENTRANCE HALLWAY

Entrance hall plenty of under stair storage cupboards, leading to a bright open plan kitchen dining room.

### KITCHEN DINING ROOM

Luxury shaker style kitchen with doors opening up to the rear garden. Space for dining table and chairs as well as living space.

### CLOAKROOM

Stylish sanitary ware including wc, wash hand basin, heated towel rail.

### OFFICE/SNUG

Light and bright room with window to the front of the property.

### STAIRS RISING TO

### LIVING ROOM

A spacious bright reception room with french doors opening onto the balcony, with views overlooking National Trust lands.

### PRINCIPLE BEDROOM

Good sized double room with range of fitted wardrobes and windows to front aspect. Plantation shutter blackouts. Door leading to

### ENSUITE

Stylish white Sottini sanitary ware including double shower enclosure, wc, wash hand basin and heated towel rail. Obscure glazed window to the side of the property.

### BEDROOM TWO

Good sized double room with fitted wardrobes and window to rear aspect.

### FAMILY BATHROOM

Modern bathroom suite comprising of wc, wash hand basin, heated towel rail, bath with mains operated shower over.

### BEDROOM THREE

Good sized room with window to front aspect.

### OUTSIDE

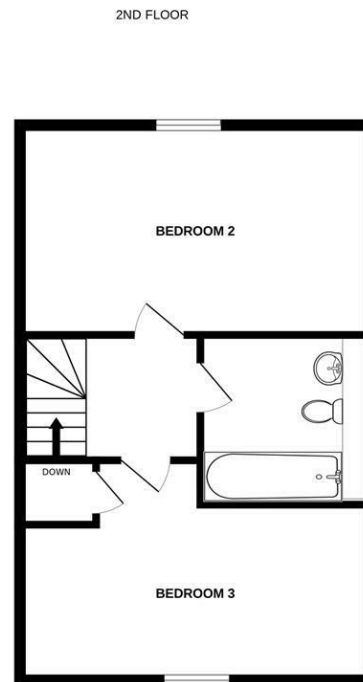
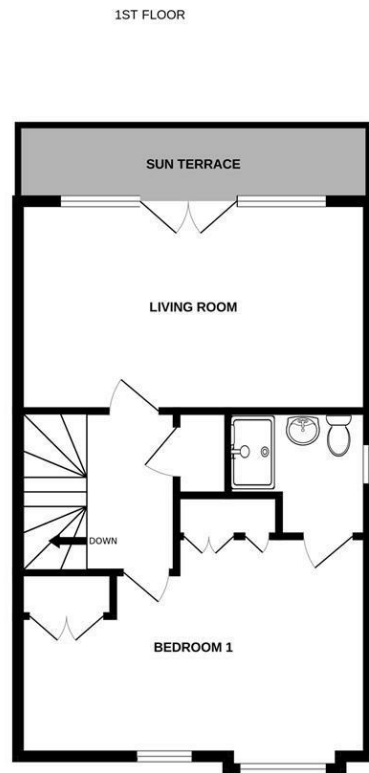
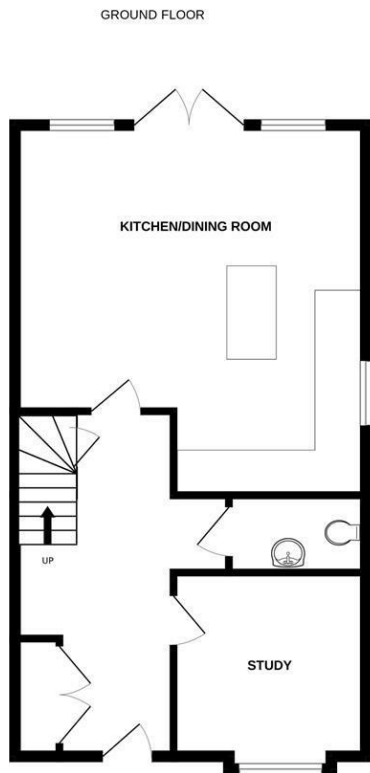
The rear garden is laid to lawn with a small patio and a gate providing side access. At the front there is driveway parking for multiple cars.

## Situation

Situated within a stones throw of Bookham Station and National Trust land, this property is a very short walk from the village with its wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and coffee shops. Conveniently located for transport links and local schools.

**EPC** B  
**Council Tax Band** F





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## INFORMATION FOR TENANTS

### Holding Deposit

We require one weeks' rental, payable by bank transfer as a holding deposit to secure a property. Once we have received your holding deposit, current legislation stipulates that the necessary paperwork should be completed by all parties within 15 days or such longer period as might be agreed.

### Should your offer be agreed and you decide to proceed with a tenancy we require:

A refundable holding deposit of one weeks' rent at the beginning of negotiations. This amount will be deducted from your first months' rent prior to the commencement of the tenancy. Please be aware that should you withdraw from the negotiations, or be unable to provide suitable references this amount is **non-refundable**. Please further note that until this initial amount is paid the property may continue to be offered for rental.

### References

We use the referencing company, Rightmove Referencing. The most straightforward way to complete the reference form is via an online link that your Lettings Negotiator will send by e-mail.

### Rent

Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

### Deposit

A deposit of five weeks rental is held during the tenancy against damage and dilapidation Patrick Gardner & Co. are members of the Tenancy Deposit Scheme to safeguard your deposit.

### Inventory and schedule of condition

A professional inventory clerk will check you into the property at the beginning of the tenancy. The charge for this is borne

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LETTINGS