10 The Forge Church Road, Great Bookham, Surrey, KT23 3PE

Asking Price £400,000

- DOUBLE ASPECT SPACIOUS LOFT STYLE LIVING SPACE
- MAIN BEDROOM WITH EN-SUITE SHOWER ROOM
- GENEROUS SECOND BEDROOM
- UNDERFLOOR HEATING
- END OF CHAIN
- LARGE KITCHEN AREA
- PRIVATE ENTRANCE LOBBY
- SECOND BATHROOM
- ALLOCATED PARKING
- PRETTY COMMUNAL OUTDOOR SPACE

Description

This superb penthouse apartment with loft style open plan living space, has two very generous double bedrooms, two bathrooms and is ideally located close to the station, Bookham Common National Trust land and a mile from the village centre.

The light, bright loft style living / dining / kitchen area is particularly spacious and double aspect from front to back of the building with sky lights further adding to the airy, tree top feel of this attractive apartment.

Both bedrooms are a great size with extensive fitted wardrobes and there is an en-suite shower room to the master bedroom. A family bathroom with white suite completes the accommodation.

There is a covered communal entrance with video entryphone system and from there stairs up to the front door of number 10. The private entrance lobby with coat hanging and shoe storage space has stairs up to a landing with skylight, video entryphone, storage and airing cupboard.

Outside there is an allocated parking space and communal gardens.

Situation

The Forge is perfectly located for commuters, the apartment enjoys convenient access to Bookham Station while also being moments from the area's picturesque countryside walks, village amenities and local shops.

The property is situated a short walk from the National Trust owned Bookham Common, which is ideal for walkers, cyclists and riders alike. Bookham Station is across the road from the property, offering services to London, Guildford and Leatherhead.

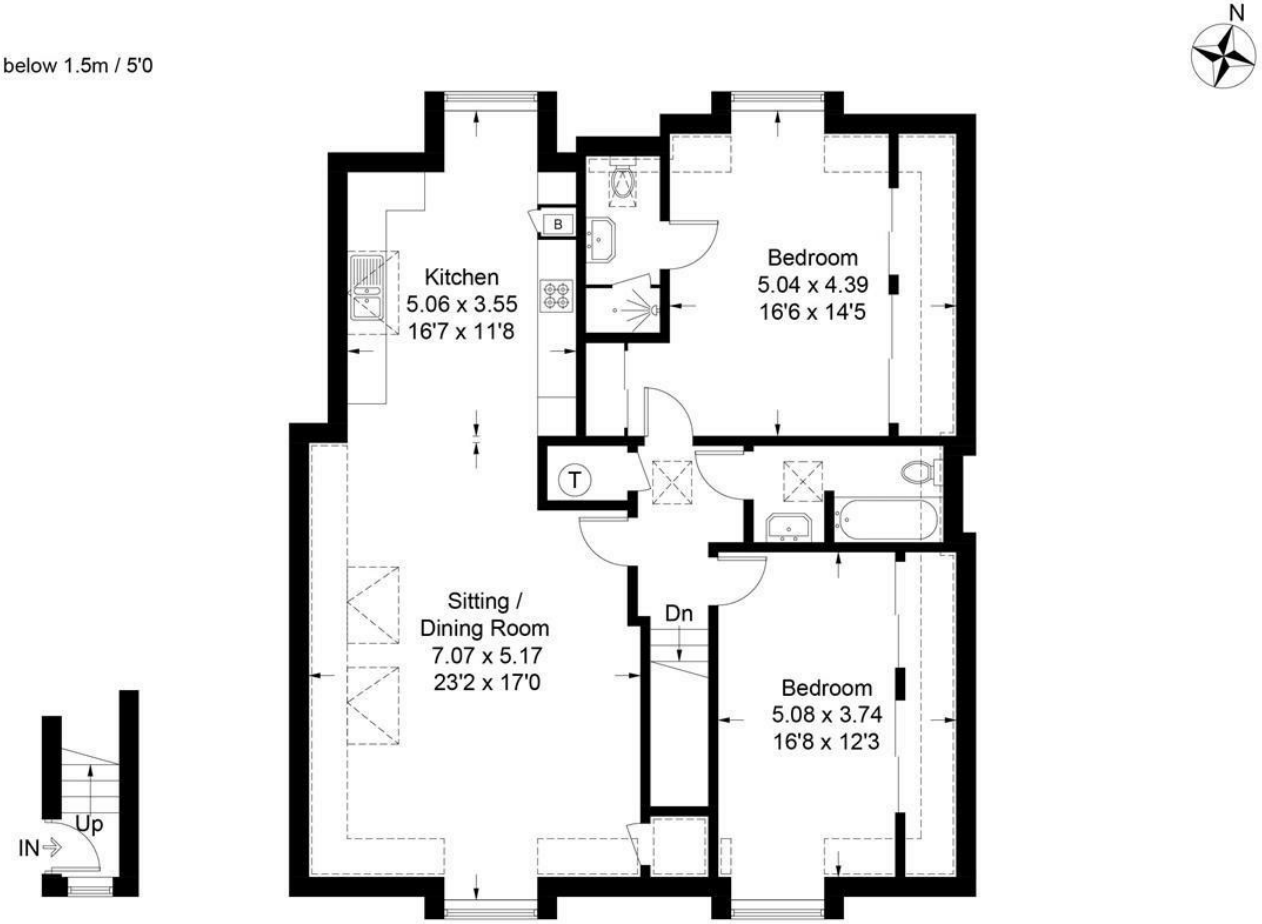
The A3 and M25 are within easy reach, and the property is ideally located halfway between Gatwick and Heathrow airports. Bookham Village is a 15 minute walk away, or there is a frequent bus service which takes 4 minutes. The village offers a wide range of shops and amenities, including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and delicatessen and coffee shops. There is also a library and doctors and dental surgeries.

A wide selection of recreational facilities is available in the area, such as Bocketts Farm, Polesden Lacey National Trust, Ranmore, the refurbished Leisure Centre at Fetcham Grove and a wide range of golf clubs, including Effingham Golf Club.

Tenure	Leasehold - Share of Freehold
EPC	C
Council Tax Band	E
Lease	999 years from 2022
Service Charge	£2,925 per annum

Approximate Gross Internal Area = 114.9 sq m / 1237 sq ft

= Reduced headroom below 1.5m / 5'0



First Floor **Second Floor**

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. (ID634185)

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43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 **Email:** bookham@patrickgardner.com
www.patrickgardner.com

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