



**Applewood, Maddox Lane  
Bookham, Surrey KT23 3BS**

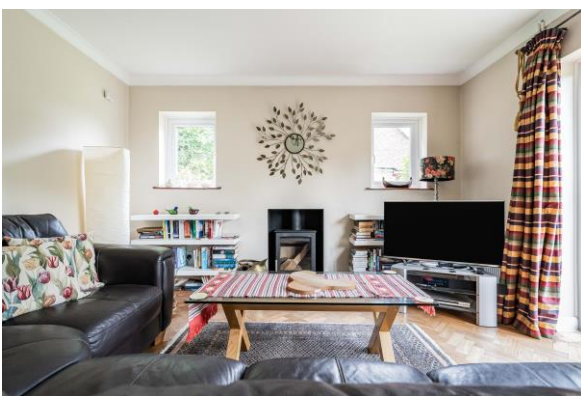
**£1,275,000 Freehold**

### Directions

From our office in Great Bookham proceed to the bottom of the high street proceeding straight over the crossroads onto Church Road follow the road along passing Bookham train station on your right hand side which becomes Little Bookham Street turn right into Maddox Lane and Applewood can be found on your left.

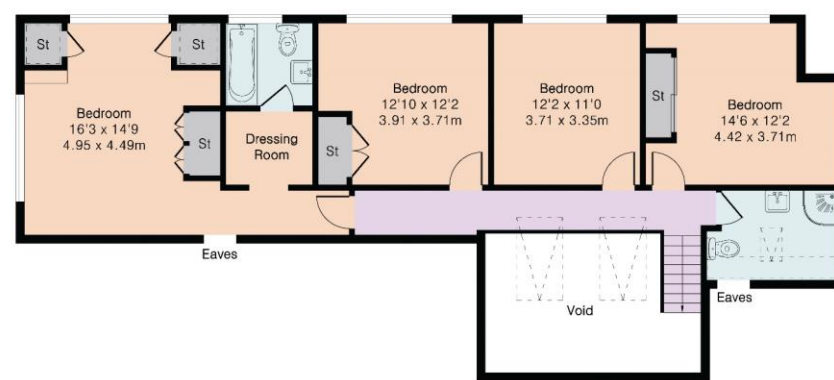
### Local Authority

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



### Approximate Gross Internal Area 2933 sq ft - 272 sq m (Excluding Void)

Ground Floor Area 1758 sq ft - 163 sq m  
First Floor Area 1009 sq ft - 94 sq m  
Garage Area 166 sq ft - 15 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	80
EU Directive 2002/91/EC			

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**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 enquires 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.

**Applewood Maddox Lane, Little Bookham,  
Surrey KT23 3BS**

A well presented 5/6 bedroom detached chalet home situated on a delightful 1/3 acre plot and located in one of Bookham's most sought after roads.

**THE PROPERTY**

Originally constructed in 1965 this charming family home has over a number of years been substantially extended enabling the property to now provide particularly spacious and flexible accommodation to both ground and first floor. Currently this consists of a good size living room with a feature fireplace and French doors opening out onto the rear garden, separate family room, dining room and study together with 2 further bedrooms providing the flexibility of accommodation and usage. The kitchen/breakfast room is of a good size incorporating eye and base level units together with space for a dining table. In addition there is also a separate utility room and a family bathroom. A feature staircase leads to a lovely galleried landing with access to the 4 bedrooms, master benefiting from an en-suite bathroom and dressing room in addition to the family shower room. The property itself is approached via a sweeping pea shingle driveway giving a good amount of off street parking which in turn leads to an attached garage. A particular feature of this charming home are the gardens which surround the property offering an excellent expanse of lawn, wide paved sun terrace, mature trees providing good seclusion and a sunny southerly aspect. In total the plot extends to 0.33 of an acre.



**SITUATION**

The property is located in the sought after Maddox Park Private Estate being a short walk to Bookham station which provides a commuter service into London Waterloo and Victoria. Bookham Village centre is just under a mile away offering an excellent range of amenities to include 2 supermarkets, a bakers, butchers, fishmongers, a post office and a number of coffee shops and delicatessens. The M25 can be reached at Junction 9 Leatherhead providing good access to both Heathrow & Gatwick airports. There are excellent schools in the area both in the state and private sectors catering for all age groups. Surrounding the village is miles of open countryside much of which is National Trust owned providing some superb walking and riding amenities.

