

Childs Hall Cottage 314 Lower Road, Bookham, Surrey, KT23 4DW

Guide Price £1,250,000









- SUBSTANTIAL CHARACTER HOME WITH EXCEPTIONAL POTENTIAL
- FABULOUS DOUBLE ASPECT LIVING ROOM
- SPACIOUS KITCHEN OPENING ON TO CONSERVATORY
- THREE FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM
- EXTENSIVE ESTABLISHED GARDENS
- OVER 2500 SQ. FT. OF LIVING SPACE PLUS GARAGING & LARGE STABLE/WORKSHOP
- THREE FURTHER RECEPTION ROOMS
- PRINCIPAL BEDROOM WITH EN SUITE
- WEALTH OF CHARACTER FEATURES INCLUDING EXPOSED TIMBERS
- GENEROUS DRIVEWAY PARKING

Description

An exciting opportunity to acquire a substantial and highly individual character home, offering generous accommodation, beautiful established gardens and enormous potential to create a truly exceptional family residence.

Approaching 2,550 sq ft internally, the property combines impressive proportions with a wealth of period character, including exposed timbers and attractive architectural detailing. The ground floor provides excellent flexibility, with a particularly spacious sitting room, separate dining hall, family room and study, together with a kitchen opening into the conservatory. For those wishing to introduce a more contemporary style of living, this area offers particularly exciting possibilities, with scope to reconfigure the existing accommodation and potentially create a fabulous kitchen/family room or orangery overlooking the gardens, subject to the necessary consents.

Upstairs are four well-proportioned bedrooms served by two bathrooms, while outside the property becomes equally compelling. The extensive mature gardens provide a wonderfully private setting with large lawns, established trees and generous entertaining areas. An existing swimming pool offers the opportunity to complete and landscape a superb leisure area.

A garage, car port, workshop/stable and extensive driveway parking provide excellent additional space.

This is a home with considerable charm already, but perhaps its greatest attraction is the opportunity it presents - a chance for its next owner to enhance, reimagine and create something genuinely special.

Situation

The property is situated within easy reach of Bookham Village which offers a range of shops and amenities including a bakers, butchers, fishmonger, greengrocer, post office, two small supermarkets and a delicatessen. Within the locality there are a wide range of excellent dining venues.

Providing easy access to the beautiful Surrey Hills and a wide selection of recreational facilities such as Norbury Park, Bocketts Farm, Ranmore, Polesden Lacey and Bookham Common, which are ideal for country pursuits.

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 nearly stations available; Bookham Station is within walking distance (1 mile away) and Effingham Junction is just over 2 miles away.

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, a short walk from Manor House Girls School and within easy reach of St John's in Leatherhead.

Tenure: Freehold **Council Tax Band: G** **EPC: D**

THE PROPERTY HAS A LOCAL LISTING WHICH SHOWS IT'S HISTRORICAL SIGNIFICANCE HOWEVER THIS DOES NOT CREATE STATUTORY PLANNING PERMISSION RESTRICTIONS







Approximate Gross Internal Area = 235.8 sq m / 2538 sq ft
Outbuildings = 55.6 sq m / 598 sq ft
Total = 291.4 sq m / 3136 sq ft



Ground / Lower Ground Floor **First 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. (ID1216722)

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