



4 Little Acre, Little Bookham, Surrey
KT23 3BN

£875,000 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the High Street turning left onto the Lower Road. Proceed along taking the 4th turning on your right into Little Bookham Street and Little Acre can be found just under ½ mile down the road on the right hand side set back from the road and opposite Maddox Park.

Local Authority

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



Approximate Gross Internal Area 1608 sq ft - 150 sq m (Excluding Garage)

Ground Floor Area 1029 sq ft – 96 sq m

First Floor Area 579 sq ft – 54 sq m

Garage Area 166 sq ft – 15 sq m



Bookham Office
Rayleigh House
32 High Street
Great Bookham
Tel: 01372 450255
Email: bookhamoffice@henshaws.net

Ref: 4247

www.henshaws.net

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.

4 Little Acre, Little Bookham Street, Bookham, Surrey KT23 3BN

A very well maintained 3 / 4 bedroom detached chalet home situated in a delightful semi rural location offering easy access to both Bookham Common and train station.

THE PROPERTY

Originally constructed by Mansard Homes in 2006 this desirable property does in our opinion provide well proportioned and flexible accommodation. On the ground floor this consists of a good size entrance hall, cloakroom, dual aspect living room, open plan kitchen/dining room, the former providing a comprehensive range of matching eye and base level units together with ample granite work surfaces. Completing the accommodation on the ground floor are two bedrooms one of which is currently used as a good size study plus an ensuite shower room. To the first floor there are then two further bedrooms, a family bathroom and an ensuite shower room. The property itself is approached via a shared block pavia driveway providing some off street parking in addition to the single garage. To the front there is then a small landscaped area of garden with gated access to either side which also provides a raised decked sun terrace which in turn leads to the rear garden where there is a further wide paved sun terrace opening out onto a good expanse of lawn bordered to all sides by a variety of well stocked flower and shrub beds together with mature trees. In total the garden measures 36ft x 64ft (11m x 19.6m)



SITUATION

The property is located in a sought after cul de sac just off of a popular residential road approximately 1.5 mile from Bookham village centre which offers an excellent range of local shops to include two small supermarkets, doctors and dentist surgery, a library, a post office and a number of other independent retailers. Also within easy reach is Bookham Common which is National Trust owned providing some delightful walks. Bookham station is within a short walking distance and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving motorway access to both Heathrow and Gatwick airports. Also within easy reach are excellent schools both in the state and private sectors including the well renowned Howard of Effingham senior school.

