


20 High Street, Great Bookham, Surrey, KT23 4AG

Asking Price £400,000









- GRADE II LISTED COTTAGE
- SUPERBLY PRESENTED
- TWO BEDROOMS
- SHAKER STYLE FITTED KITCHEN OVERLOOKING THE GARDEN
- PARKING SPACE
- CENTRAL VILLAGE LOCATION
- FULLY REFURBISHED AND UPDATED
- LIVING ROOM
- DOWNSTAIRS BATHROOM WITH SHOWER OVER BATH
- SECURE SOUTH WEST FACING GARDEN

## Description

This superb Grade II listed character cottage has been refurbished by the present owners to offer light and airy accommodation and is set in Bookham's High Street with the bonus of a garden and private parking.

Occupying a wonderfully convenient position in the very heart of Great Bookham village, this charming two-bedroom period cottage combines a wealth of character with comfortable and well-presented accommodation arranged over two floors.

The property is approached via a small enclosed frontage, with the front door opening directly into a particularly attractive living room. From the living room, an inner hallway provides access to the staircase and leads through to the kitchen. The kitchen is fitted with a range of painted units complemented by solid timber work surfaces, providing an appealing blend of traditional styling and modern practicality. Beyond the kitchen is a further hallway giving access to the ground-floor bathroom, which is fitted with a contemporary white suite including a bath with shower over.

The first floor provides two well-proportioned bedrooms, both of which offer comfortable and versatile accommodation.

Outside there is a patio area with the remainder of garden laid to lawn and gated access to the rear parking. Across the back of the rear garden there is an access for No.18 High Street.

## Situation

The property occupies an enviable position in the very heart of Great Bookham village, with the High Street's excellent range of everyday amenities quite literally on the doorstep. The village offers a good selection of independent shops, cafés and restaurants together with convenience stores, traditional pubs, a bakery, butcher, greengrocer and other useful services.

Great Bookham is surrounded by some of Surrey's most attractive countryside, with Bookham Commons providing acres of beautiful open space, woodland and walking routes. The nearby Surrey Hills also offer excellent opportunities for walking, cycling and enjoying the surrounding countryside.

For commuters, Bookham railway station provides regular services towards London Waterloo, while the nearby A246 gives convenient road access to Leatherhead, Guildford and surrounding towns. Junction 9 of the M25 at Leatherhead provides connections to the wider motorway network and both Gatwick and Heathrow airports.

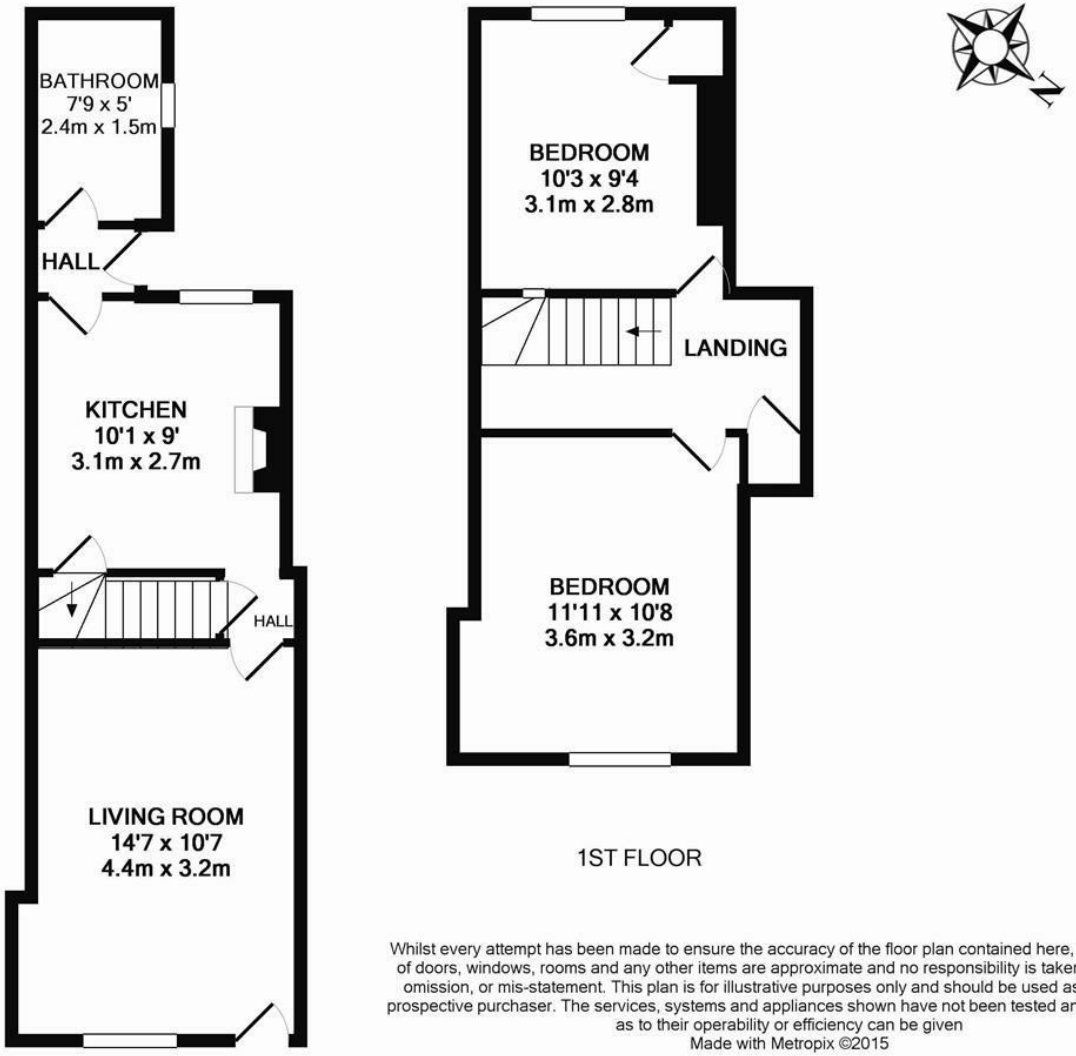
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| **Tenure** | Freehold |
| **EPC** | E |
| **Council Tax Band** | D |










Whilst every attempt has been made to ensure the accuracy of the floor plan 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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