



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

Price Guide £1,495,000





- PERIOD HOME DATING BACK TO CIRCA 1480
- FABULOUS DOUBLE ASPECT LIVING ROOM
- BESPOKE KITCHEN OPENING ON TO CONSERVATORY
- THREE FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM
- BEAUTIFUL SECLUDED WRAP AROUND GARDENS WITH HEATED POOL
- OVER 2500 SQ. FT. OF LIVING SPACE PLUS GARAGING
- QUINTESSENTIAL DINING HALL, FAMILY ROOM AND OFFICE
- PRINCIPAL BEDROOM WITH EN SUITE
- UTILITY ROOM AND CLOAKROOM
- OAK FRAME DOUBLE GARAGE, CARPORT AND A SEPARATE STABLE/WORKSHOP



## Description

Childs Hall Cottage is a beautifully presented period property of rare character and charm, believed to date back to circa 1480. Meticulously updated, the home seamlessly combines historic architectural detail with modern living — all set within a secluded, sunny plot that includes a private swimming pool.

Offering over 2,500 sq ft of flexible accommodation, the property features a stunning triple aspect sitting room with a gas log effect fire, a welcoming dining hall with an inglenook fireplace, family room, and a dedicated home office. The bespoke kitchen opens in to a light-filled conservatory overlooking the garden — an ideal space for relaxed family dining.

Practical elements include a separate utility room and ground-floor cloakroom. Upstairs there is a welcoming landing with original oak features. The spacious principal bedroom enjoys its own luxury en suite, with three further double bedrooms and a well-appointed family bathroom completing the first floor.

Outside, the gardens are a real highlight — beautifully maintained, offering excellent privacy, and enjoying a sunny aspect. A heated swimming pool creates a resort-style ambience, perfect for summer entertaining and family enjoyment. In addition, there is a oak frame barn style double garaging and carport, with a hay loft above, and a separate workshop, offering superb space for storage, hobbies, or home business use.

## 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.

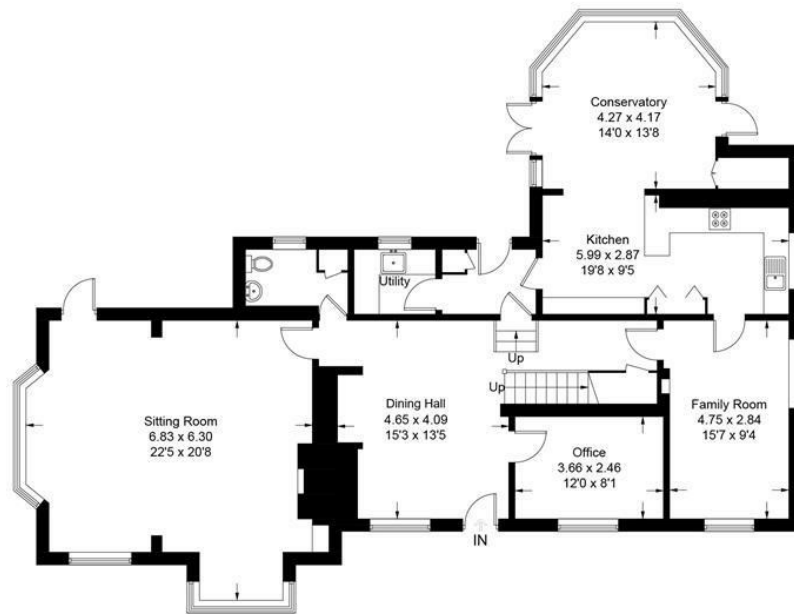
The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. There are also two nearby stations available; Bookham Station is within walking distance (1 mile away) and Effingham Junction is just over 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.

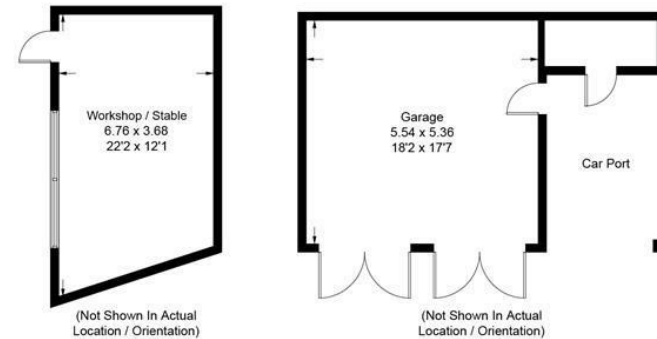
Tenure	Freehold
EPC	D
Council Tax Band	G



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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