



HENSHAWS



17 The Saddlery, Little Bookham,
Surrey, KT23 4FG

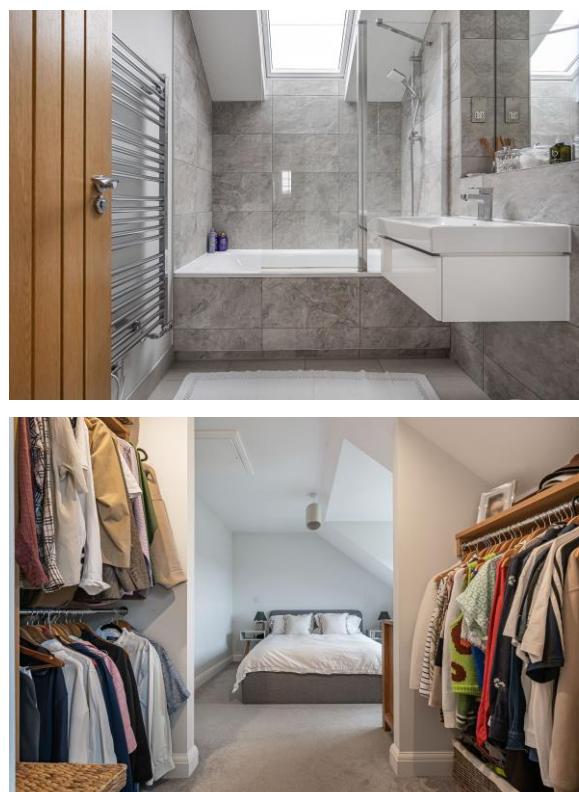
£639,950 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the High Street turning left onto the Lower Road. Proceed along until you come to a roundabout and then the entrance to The Saddlery can be found just after on your right hand side. Number 17 can be found towards the back of the development on the left hand side.

Local Authority

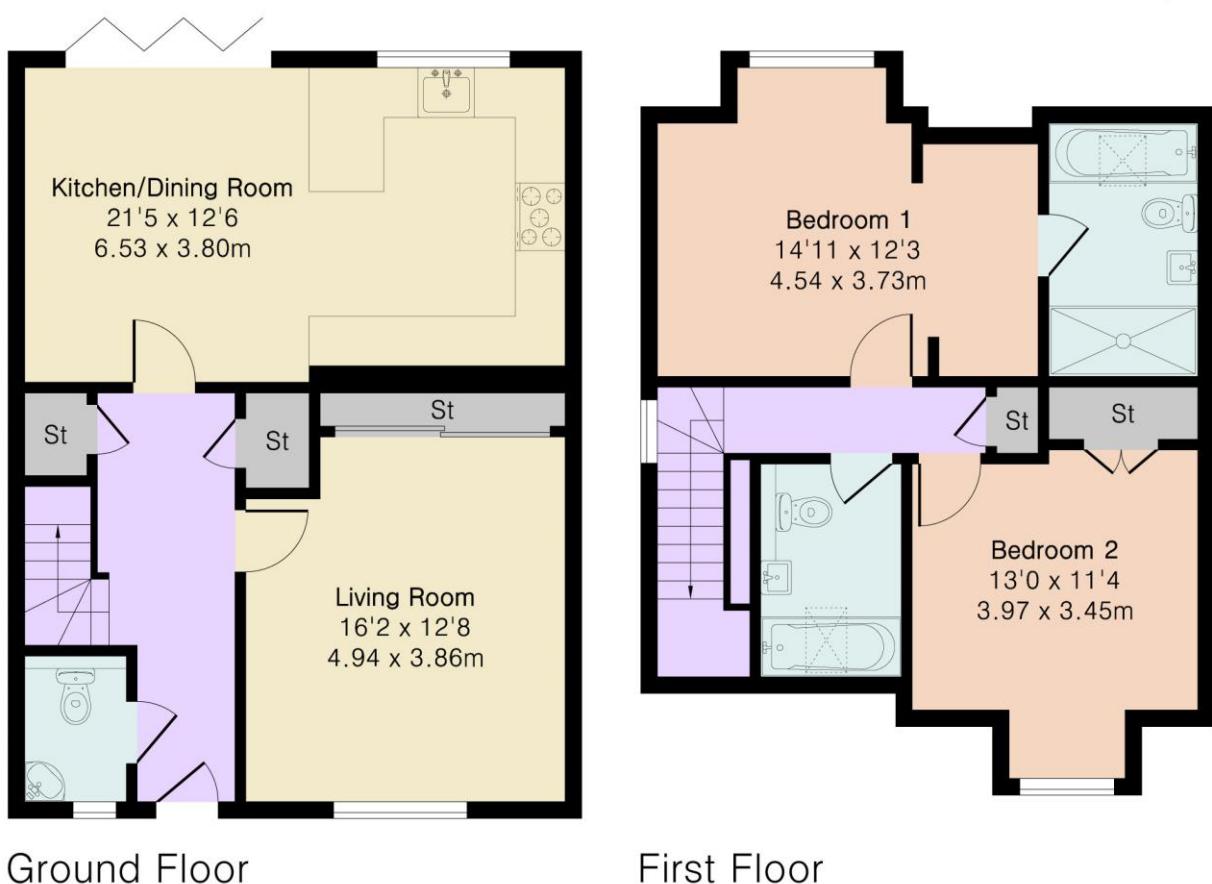
Mole Valley District Council Tel: 01306 885001
Council Tax Band: E



Approximate Gross Internal Area 1129 sq ft - 105 sq m

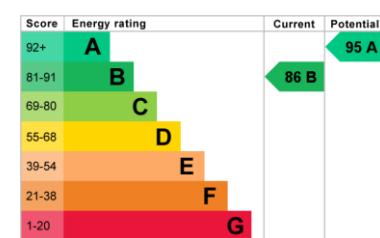
Ground Floor Area 623 sq ft - 58 sq m

First Floor Area 506 sq ft - 47 sq m



Ground Floor

First Floor



Ref: 4227

www.henshaws.net



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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 enquiries 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.

17 The Saddlery, Bookham, Surrey, KT23 4FG

A superbly appointed two bedroom end of terrace home situated in a sought after and private courtyard offering delightful views across open countryside. NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in 2020 by Thakeham Homes this desirable residence is presented in 'show home condition' and provides well proportioned accommodation to both ground and first floors. Currently this consists of an entrance hall with storage cupboard with space for AEG washer/dryer, cloakroom, good size lounge with an aspect to the front with the heart of the home to be found in the kitchen/dining room incorporating a good range of matching eye and base level units together with quartz work tops, AEG appliances, ceramic tiling (which is also in the hallway and all bathrooms) bi-folding doors then lead to the lovely rear garden. To the first floor there are then two good size bedrooms, master with fitted wardrobes and ensuite shower and bathroom, plus guest bedroom with double built-in wardrobe cupboards. In addition there is also a family bathroom. To the front of the property there are two allocated parking spaces and then the garden to the rear provides a paved terraced area, formal lawn area, benefitting from delightful views over open countryside.



SITUATION

The property is located approximately $\frac{1}{2}$ mile from Bookham village centre which offers a good range of amenities to include two small supermarkets, doctors and dentist surgery, a post office, a library and a number of other independent retailers. Bookham station is approximately 1 mile away and offers a commuter service into London Waterloo and Victoria with Effingham Junction station located just over 2 miles away. The M25 can be reached at junction 9 Leatherhead giving good access to both Heathrow and Gatwick airports. Also within easy reach are excellent schools including the well renowned Howard of Effingham senior school. Surrounding the village is some delightful countryside much of which is National Trust owned.

