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

£685,000 Freehold

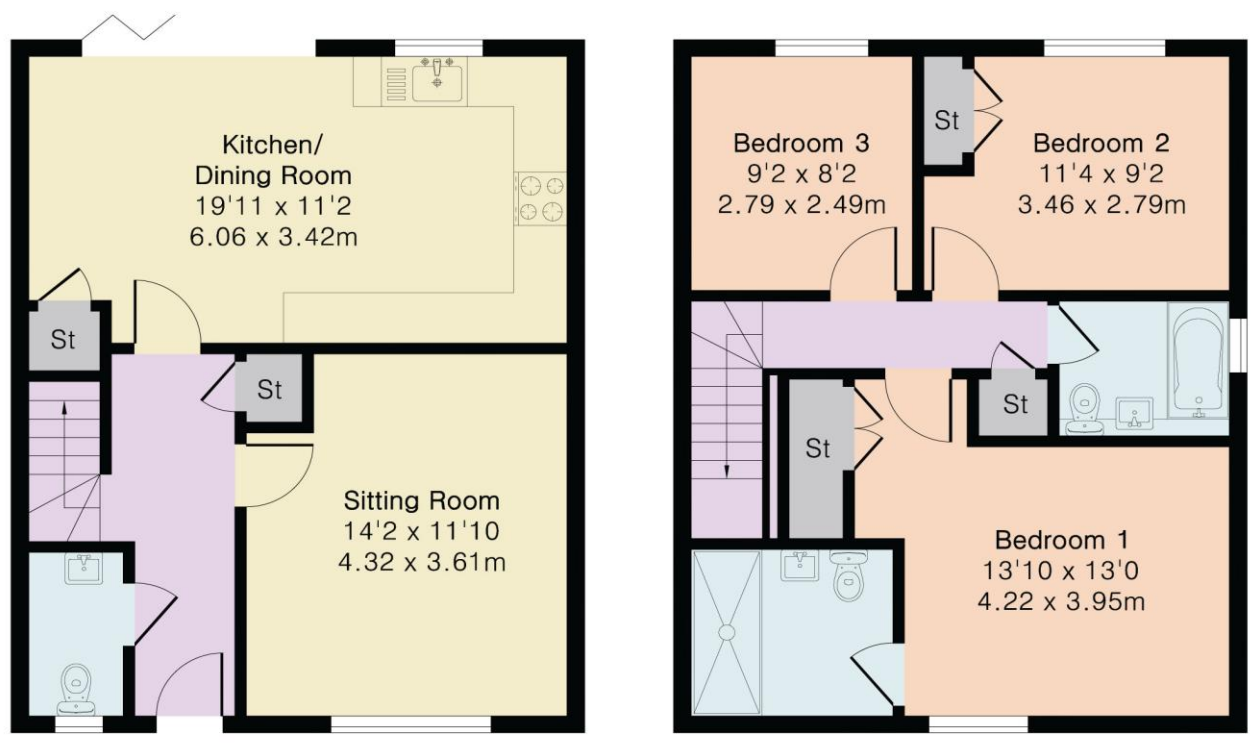
Directions

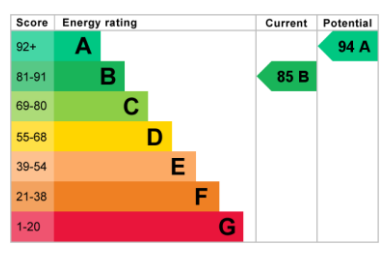
From our office in Great Bookham proceed to the bottom of the High Street turning left onto the Lower Road. Proceed along until you come to a roundabout and then the entrance to The Saddlery can be found just after on your right hand side. Number 12 can also be found on your right hand side.

Local Authority

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

Approximate Gross Internal Area 1026 sq ft - 96 sq m
Ground Floor Area 513 sq ft – 48 sq m
First Floor Area 513 sq ft – 48 sq m





HENSHAWS

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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 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.

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A superbly appointed 3 bedroom end of terrace home situated in a sought after cul de sac offering easy access to Bookham Station and Common. NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in 2020 by Thakeham Homes this desirable residence does in our opinion provide a high specification as well as extremely stylish accommodation. Currently this consists of an entrance hall with a tiled floor, fitted display shelves with a built in coat cupboard with space and plumbing for a washing machine. The sitting room enjoys an aspect to the front and the heart of the home can be found in the superb kitchen/dining room the former incorporating a range of modern grey shaker style eye and base level units together with ample quartz work surfaces and a number of high quality integrated appliances and bi-fold doors opening on to the lovely rear garden. To the first floor there are 3 bedrooms, master with a luxury en-suite shower room in addition to the luxury family bathroom. To the outside there is then a private driveway with parking for 2-3 cars and side gated access leading to the delightful rear garden offering a wide paved sun terrace leading onto an excellent expanse of lawn screened by mature trees. In total the garden extends to 44ft x 33ft (13.4m x 10.2m) and enjoys a south easterly facing aspect.
NB The private development incorporates a pond, wild flower meadow, small paddock and visitor parking bays with an annual maintenance charge £400 PA.

SITUATION

The property is located approximately ½ 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, butchers, fishmongers and a number of other independent retailers. Bookham station is approximately 1 mile away and provides 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.