



20 Gilmais, Bookham, Surrey  
KT23 4RP

Guide Price £1,075,000 Freehold

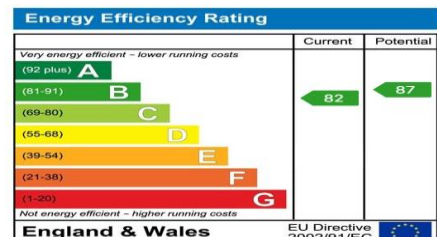
### Directions

From our offices in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford/Leatherhead Road. Proceed along until the crossroads at which point continue straight through taking the 1<sup>st</sup> turning on your left hand side into Gilmais and number 20 can be found on your right hand side.

### Local Authority

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

Approximate Gross Internal Area 2199 sq ft - 204 sq m  
(Including Garage & Excluding Outbuilding)  
Ground Floor Area 1285 sq ft - 119 sq m  
First Floor Area 914 sq ft - 85 sq m  
Outbuilding Area 578 sq ft - 54 sq m



Ref: 9/26/4307

[www.henshaws.net](http://www.henshaws.net)

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A beautifully presented four-bedroom detached family home offering spacious accommodation, a superb southerly facing rear garden and an impressive detached office and leisure complex. **NO ONWARD CHAIN.**

THE PROPERTY

Originally built in the 1960s, the property has been thoughtfully modernised to provide a light and versatile family home. The ground floor comprises a generous entrance hall, cloakroom, utility room and spacious living room with oak flooring and double doors leading to a separate gym/playroom. A particular highlight is the excellent open-plan kitchen/dining room, fitted with contemporary units and granite worktops, with patio doors opening directly onto the rear terrace and garden. Upstairs are four well-proportioned bedrooms, including a principal bedroom with en suite shower room, together with a family bathroom. Outside, a block-paved driveway provides ample parking and access to the integral garage. The impressive southerly facing rear garden extends to approximately **107ft x 54ft (32.7m x 16.4m)**, with a wide paved terrace and large lawn. At the rear of the garden is a superb detached studio and leisure complex incorporating a games room, kitchenette, cloakroom, two offices and treatment room, together with a private terrace and covered Jacuzzi area. An excellent space for home working, entertaining or leisure use.



SITUATION

The property is located in a popular cul de sac just under ½ mile from Bookham village centre which provides an excellent range of local shops to include 2 small supermarkets, doctors and dentist surgery, a post office, a library and a number of other independent retailers. Bookham train station is approximately 1 mile away and offers a commuter service to London Waterloo and Victoria. The M25 can be reached at junction 9 on the outskirts of Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Surrounding the village is some delightful countryside much of which is National Trust owned. Also within easy reach are some excellent schools both in the state and private sector including the renowned Howard of Effingham secondary school.

