



# HENSHAWS



## Oakwood 22 Keswick Road, Great Bookham, Surrey, KT23 4BQ

## £1,500,000 Freehold

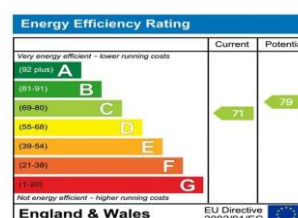
### Directions

From our office in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford/Leatherhead Road. Proceed along to the traffic lights, turn left into Eastwick Road and then just after the allotments take the first turning on the right hand side into Keswick Road, proceed along whereby number 22 can be found on the left hand side.

### Local Authority

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

Approximate Gross Internal Area 3096 sq ft - 287 sq m  
(Excluding Outbuilding & Including Garage)  
Ground Floor Area 2156 sq ft - 200 sq m  
First Floor Area 941 sq ft - 87 sq m  
Outbuilding Area 778 sq ft - 72 sq m



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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.

## 22 Keswick Road, Bookham, Surrey KT23 4BQ

A beautifully appointed 5 bedroom detached home situated on an excellent 0.34 acre plot located in a highly regarded tree lined road offering easy access to Bookham village centre.

### THE PROPERTY

Originally constructed in the 1960s this imposing detached residence has over a number of years been extended, reconfigured and modernised enabling the property to now benefit from a light, bright and contemporary feel as well as particularly spacious accommodation. On the ground floor this consists of a large and welcoming entrance hall, cloakroom, dual aspect living room, separate office, with the heart of the home to be found in the open plan kitchen/dining/family room, the former providing an excellent range of matching eye and base level units and the latter, a fabulous family area with sliding patio doors opening out onto the superb rear garden. In addition there is also a useful pantry and separate utility room. To the first floor there are 5 bedrooms, master with ensuite bathroom in addition to the family bathroom. The property itself is approached via a sweeping pea shingle driveway providing an extensive amount of off street parking which in turn leads to an integral double garage. A particular feature of this lovely 'lifestyle home' is the rear garden which offers a wide paved sun terrace, **covered outdoor kitchen and BBQ** area together with a further covered seating area ideal for alfresco dining. In addition, there is also an **indoor swimming pool complex** situated to the rear of a excellent expanse of lawn screened to all sides by a profusion of mature trees and hedging. In total the garden extends 95ft x 76.5ft (29m x 23m).



### SITUATION

The property is located in a sought after residential road offering easy access to Bookham village centre which provides an excellent range of local shops including 2 small supermarkets, doctors and dentist surgeries, a library, a post office and a number of other independent retailers. Bookham train station is just over a 1 mile away and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 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 excellent schools both in the state and private sectors including the well renowned Howard of Effingham senior school.

