



HENSHAWS



30 Gilmais, Bookham, Surrey
KT23 4RP

£1,150,000 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 taking the 5th turning on your left hand side into Gilmais and number 30 can be found towards the back of the cul de sac.

Local Authority

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

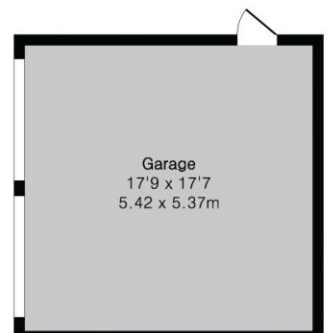


Approximate Gross Internal Area 1851 sq ft - 172 sq m (Excluding Garage)

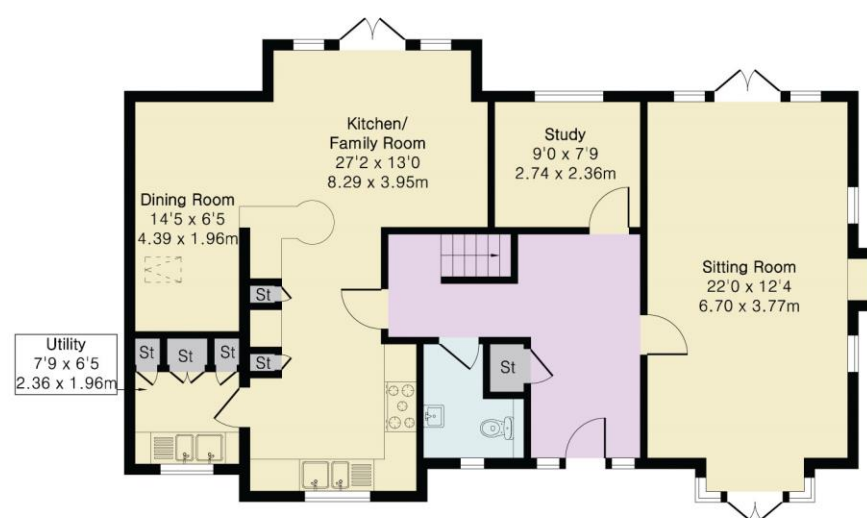
Ground Floor Area 1042 sq ft – 97 sq m

First Floor Area 809 sq ft – 75 sq m

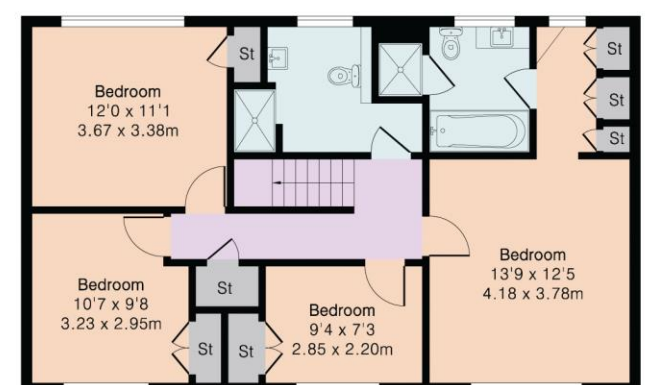
Garage Area 311 sq ft – 29 sq m



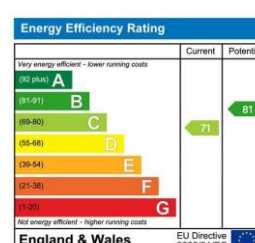
Garage



Ground Floor



First Floor



Bookham Office
Rayleigh House
32 High Street
Great Bookham
Tel: 01372 450255
Email: bookhamoffice@henshaws.net

Ref: 6.26. 4276

www.henshaws.net

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.

30 Gilmais, Bookham, Surrey KT23 4RP

A superbly appointed 4 bedroom detached residence situated in a sought after cul de sac location within easy reach of Bookham village centre.

THE PROPERTY

Originally constructed in the 1980s this lovely family home does in our opinion provide particularly spacious and flexible accommodation as well as a light bright and contemporary feel. On the ground floor this consists of a good size entrance hall with stone flooring, cloakroom, triple aspect living room with a feature wood burning stove and French doors opening out onto to the rear garden, separate study plus an open plan kitchen/dining/family area with the former incorporating an excellent range of matching eye and base level units together with ample granite work surfaces. In addition there is also a separate utility room. To the first floor there are 4 bedrooms all with built-in wardrobes with the master benefiting from a dressing room and an ensuite bathroom in addition to the family bathroom. The property itself is approached via a shingle driveway providing a good amount of off street parking which in turn leads to a detached double garage. Side gated access then leads to the rear garden which wraps around the property incorporating wide paved sun terraces leading onto a good expanse of lawn bordered by a well stock flower and shrub beds together with mature trees proving good seclusion. In addition there is also a lovely kitchen garden area.



SITUATION

The property is nestled at the end of a quiet cul de sac just under ½ mile from Bookham village centre which provides an excellent range of local shops including 2 small supermarkets, doctors and dentist surgery, a post office bakers, butchers, a greengrocers together with a number of other independent retailers, delicatessens and coffee shops. 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 excellent schools both in the state and private sector including the well renowned Howard of Effingham secondary school.

