



 **patrick
gardner**
RESIDENTIAL

1 Grove Cottages Leatherhead Road, Great Bookham, Surrey, KT23 4NP

Asking Price £725,000



- CHARMING THREE BEDROOM COTTAGE
- GRADE II LISTED
- FITTED KITCHEN/BREAKFAST ROOM
- DETACHED GARAGE & PARKING
- WALK TO SHOPS & SCHOOLS
- A WEALTH OF ORIGINAL FEATURES
- TWO SEPARATE RECEPTION ROOMS
- GOOD SIZED CELLAR
- DELIGHTFUL REAR GARDEN
- NO ON-GOING CHAIN

Description

This charming three bedroom cottage, rich in character and history, was formally The White Hart Inn (circa 18th century) and is Grade II listed. Perfectly positioned just a short stroll from village shops and amenities, it offers a superb Inglenook fireplace with wood burning stove, a detached garage, generous garden and a sizable cellar. This comfortable home offers an abundance of original features throughout, and is offered with no on-going chain.

The front door opens onto an inviting entrance hall and leads onto a superb sitting room with striking feature Inglenook fireplace with a wood burning stove, ideal for winter evenings. The kitchen comprises ample wooden worktops, a mix of integrated and freestanding appliances and space for a breakfast area. A stable type door leads to a lobby and guest cloakroom. The dining room also has a feature fireplace and connects to an inner hallway with a door to the cellar.

On the first floor three well proportioned double bedrooms and a family bathroom suite with a shower cubicle, w.c and wash hand basin.

Outside the property is approached by picket fence gated access. Driveway parking leads to a detached double garage with an electric up and over door. A patio to the rear overlooks a delightful garden with an abundance of mature trees and shrubs.

Situation

Offering a piece of Bookham's rich history this building of historic interest (according to Historic England) possibly dates back originally to the 16th Century with later additions in the 18th and 20th Century. Originally called the White Hart Inn in the 18th Century it was renamed The Saracen and Ring and was the centre for local festivities.

1 Grove Cottages as it is known now is situated at the heart of Bookham village, convenient for local retailers including a bakers, butchers, fishmonger, greengrocer, post office, supermarket and coffee shops. There is also a library, doctors and dental surgery.

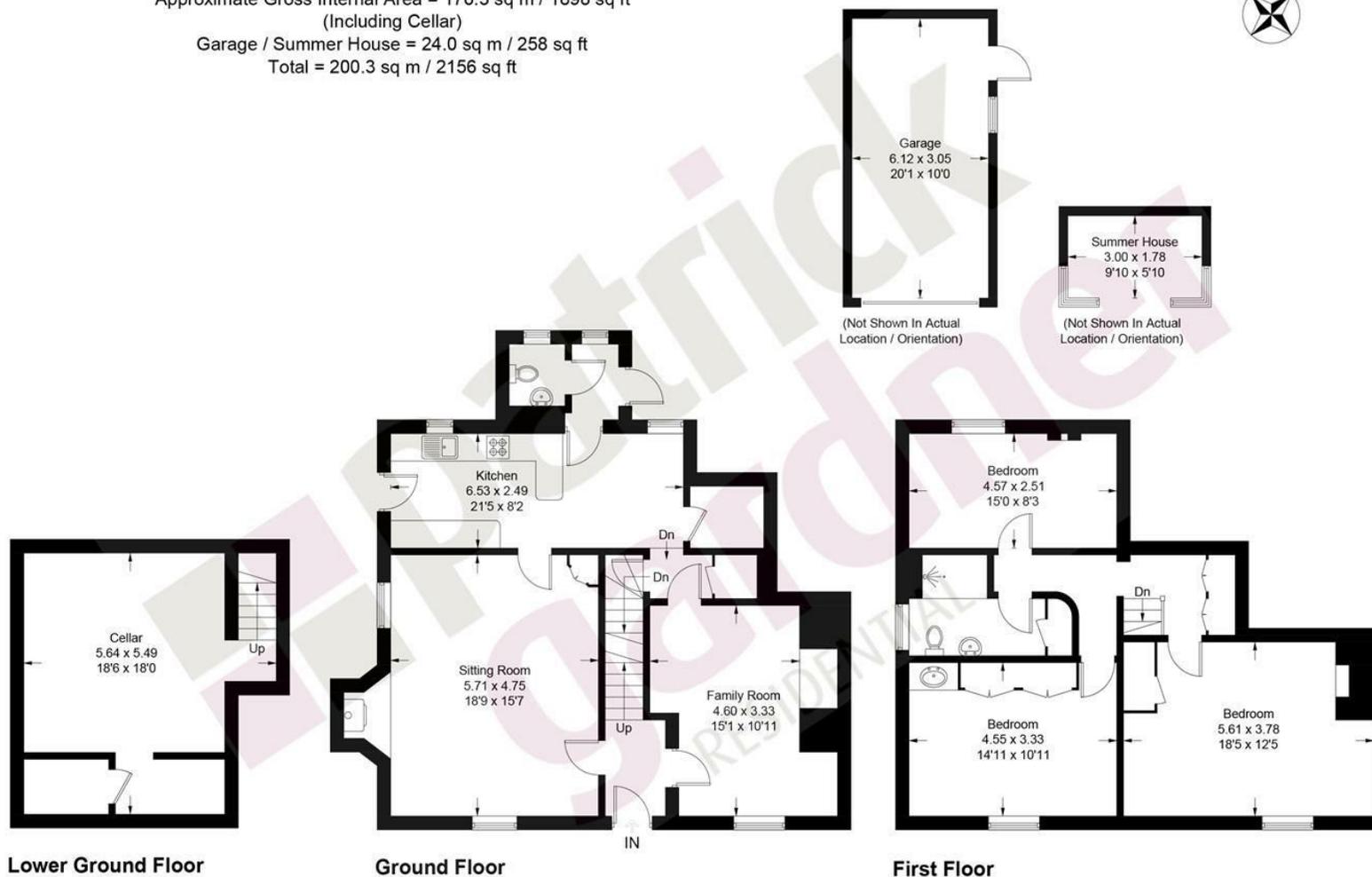
Within the locality there are a number of excellent local schools both private and state funded nearby, including The Great Bookham School, The Eastwick Schools and Howard of Effingham.

The property boasts an ideal location for country pursuits and is within easy reach of both Polesden Lacey and Norbury Park, the gateway to the Surrey Hills. Bookham Common with its station close by is about a five minute drive away. Bookham station offers services to London Waterloo and Guildford in the opposite direction.

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| Tenure | Freehold |
| EPC | D |
| Council Tax Band | F |



Approximate Gross Internal Area = 176.3 sq m / 1898 sq ft
 (Including Cellar)
 Garage / Summer House = 24.0 sq m / 258 sq ft
 Total = 200.3 sq m / 2156 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1262475)

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