



9 Lower Shott, Great Bookham, Surrey, KT23 4LR

Price Guide £660,000



- SEMI-DETACHED HOUSE
- STUNNING KITCHEN/DINING ROOM
- FAMILY BATHROOM & CLOAKROOM
- CLOSE TO GREAT BOOKHAM SCHOOL
- OFF STREET PARKING
- 3 BEDROOMS
- SPACIOUS LIVING ROOM
- 90FT GARDEN
- HEART OF BOOKHAM VILLAGE
- 1.1 MILES TO BOOKHAM STATION

## Description

This well presented three bedroom family home is situated within easy reach of Bookham's shops and schools and offers a superb South West facing garden and ample driveway parking.

As you walk through the front door from the spacious porch area, you are welcomed into a bright hallway with a cupboard, understairs storage and a downstairs cloakroom. There is a spacious dual aspect living room which leads to the open-plan kitchen diner with a range of cupboards and space for various appliances.

On the first floor there is a bright landing with loft access. The principal bedroom is a generous size with wardrobes. There are two further good sized bedrooms and a family bathroom with a freestanding shower.

To the front of the property there is driveway parking for multiple vehicles. The garden is a particular feature of the property, offering a patio, large covered entertaining area, summer house, shed and laid mostly to lawn. The property also benefits from rear access to the garden.

## Situation

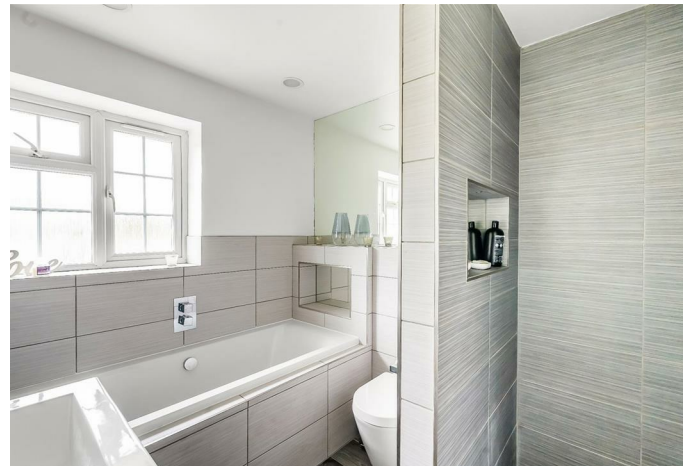
Situated within a few minutes' walk of the village which offers a wide range of shops and amenities including a bakers, butchers, a fishmongers, greengrocers, a post office, two small supermarkets and several delicatessens and coffee shops. There is also a post office, a library and doctors and dental surgery.

Bookham station is just one mile away with central London less than one hour away.

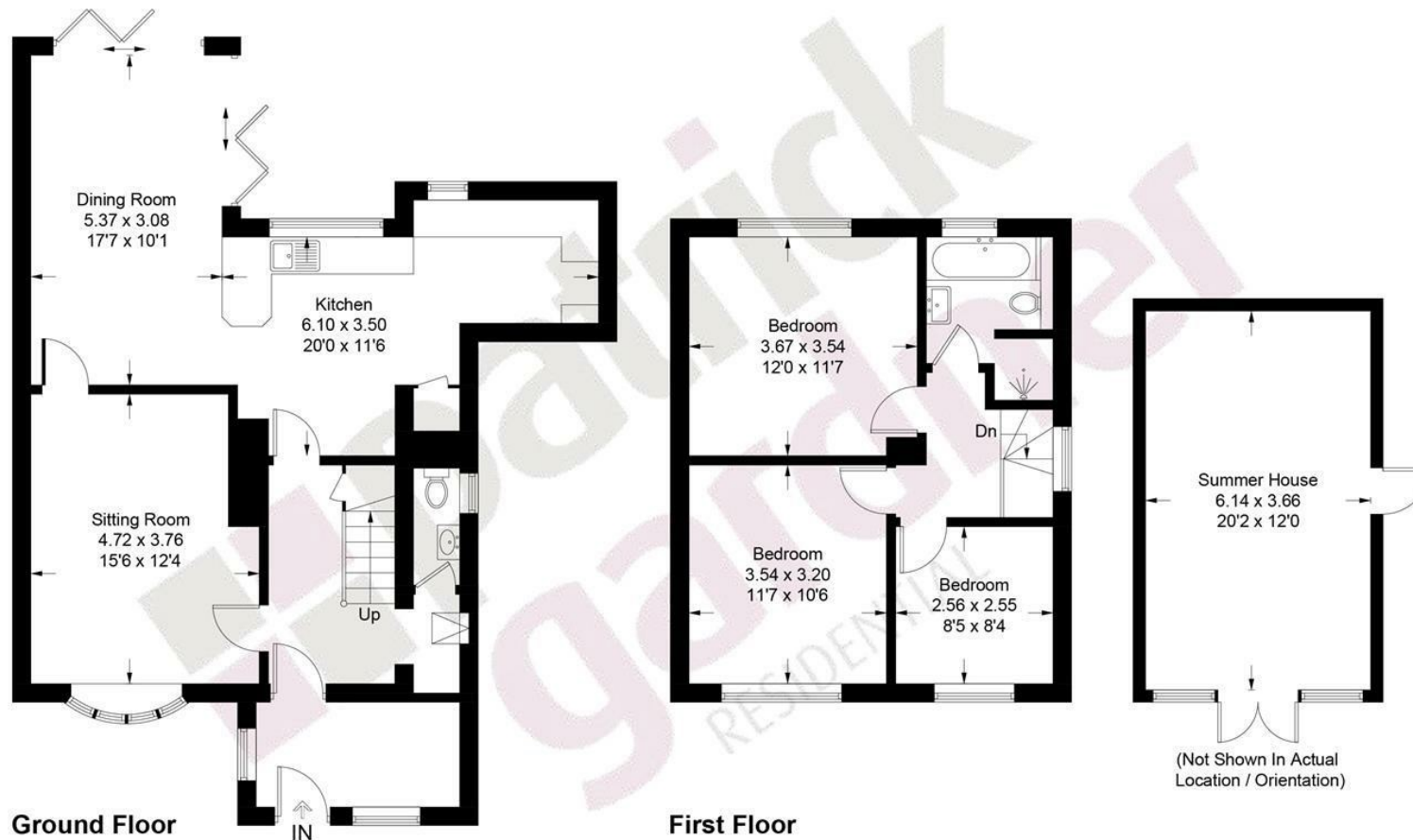
The area is well catered for highly regarded local schools and this property is in the current catchment area for the Howard of Effingham Secondary School. A wide selection of recreational facilities are available in the area such as Bocketts Farm, Polesden Lacey, Ranmore, the refurbished Leisure Centre at Fetcham Grove and a wide range of golf clubs including Effingham Golf Club, Tyrells Wood Golf Club at Leatherhead and the RAC Country Club at Epsom.

The property is within 10 minutes' walk from the North Downs which is an area of outstanding beauty. You are also within easy reach of the A3 and M25 and ideally is located halfway between both Gatwick and Heathrow Airports.

<b>Tenure</b>	Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	D



Approximate Gross Internal Area = 114.8 sq m / 1236 sq ft  
Garage = 22.4 sq m / 241 sq ft  
Total = 137.2 sq m / 1477 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. (ID1300200)  
www.bagshawandhardy.com © 2026

43 High Street, Bookham, Surrey, KT23 4AD  
Tel: 01372 452207 Email: [bookham@patrickgardner.com](mailto:bookham@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

