



5 Vincent Mews Leatherhead Road, Great Bookham, Surrey, KT23
4FP

Price Guide £385,000



- GREAT LOCATION
- TWO BEDROOMS
- OPENPLAN LIVING/KITCHEN/DINING
- OFF-STREET ALLOCATED PARKING
- BUILT IN 2021
- WALKING DISTANCE TO VILLAGE
- FITTED KITCHEN
- PRIVATE COURTYARD GARDEN
- SECURE GATED DEVELOPMENT
- EASY ACCESS FOR EXCELLENT SCHOOLS

Description

Situated in a quiet gated development away from the main road and just a short walking of local village shops is this two bedroom house built in 2021, ideal as a downsize or first time buy. The property features a secluded rear courtyard garden and private off street parking.

As you walk through the front door you are welcomed into the open plan ground living/kitchen/dining room. The kitchen is centred by an island with granite work tops, built in appliances and a good amount of storage. There is also a downstairs loo/utility room and a rear door to access the courtyard garden.

On the first floor there are two bedrooms; with the principal bedroom benefiting from a range of built in wardrobes. The bedrooms are service by a modern family bathroom.

Outside there is allocated parking within the gated area and a secluded rear courtyard garden with space for garden furniture.

Tenure	Freehold
EPC	B
Council Tax Band	D
Service Charge	£1,552 per annum

Situation

Situated within walking distance of Bookham High Street which offers a wide range of shops and amenities including a bakers, butchers, a fishmonger, greengrocer, post office, two supermarkets and coffee shops. There is also a library, doctors and dental surgeries.

Within easy reach are Norbury Park, Polesden Lacey, Bookham Common and Denbies Wine Estate. Nearby recreational facilities include the private members Nuffield Health Club in central Leatherhead, the 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's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. Frequent rail services to London, and Guildford are available from Bookham and Leatherhead Stations.

Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The Great Bookham School, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St Teresa's Preparatory School situated in the neighbouring village of Effingham. Cranmore Preparatory School can be found in West Horsley and St John's School in Leatherhead.

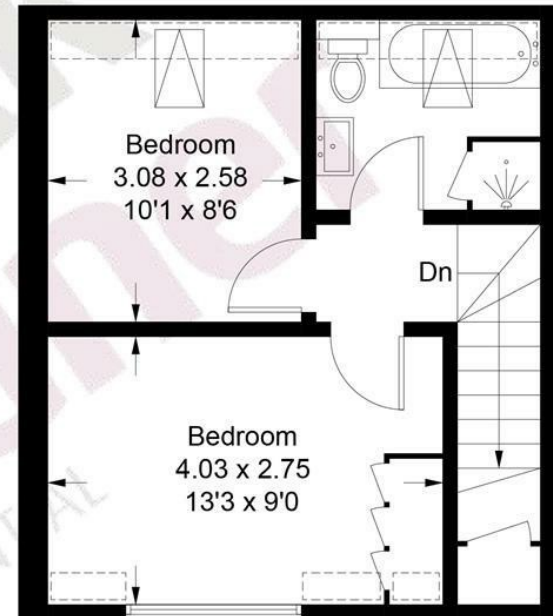


 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 68.2 sq m / 734 sq ft



Ground Floor



First Floor

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. (ID1334096)
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