



**7 Bookham Grove, Bookham, Surrey**  
**KT23 4NS**

**£299,950 Leasehold**

**Directions**

From our office in Great Bookham, proceed to the top of the High Street turning left onto the A246 Guildford/Leatherhead Road, take the first right into Leatherhead Road which becomes Lower Shott. The entrance to Bookham Grove can be found on your left hand side and number 7 can also be found on left.

**Local Authority**

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



**Approximate Gross Internal Area 546 sq ft - 51 sq m**

Ground Floor Area 276 sq ft – 26 sq m

First Floor Area 270 sq ft – 25 sq m



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Bookham Office  
 Rayleigh House  
 32 High Street  
 Great Bookham  
 Tel: 01372 450255  
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[www.henshaws.net](http://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.

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An attractive one bedroom lodge house offering a small private garden situated in the heart of Bookham village offered for sale with NO ONWARD CHIAN.

**THE PROPERTY**

Originally constructed in 1985 this popular style of home forms part of Bookham Grove at the heart of which sits a fine 18<sup>th</sup> century manor house which is converted into apartments. The property itself has been well maintained including a modern kitchen. The remaining accommodation consists of a dual aspect lounge / dining room, double bedroom and a family bathroom. Other benefits include a private garden, stunning communal gardens, an allocated parking place plus additional visitor parking.

Lease: 959 years remaining

Service Charge: £1,506 PA

Ground Rent: £10 PA

Quinquennial Charge due in 2027 (in 2017 and 2022 this was £2,750)



**SITUATION**

Bookham Grove is just a few hundred yards from The High Street which offers an excellent range of local shops including two small supermarkets, doctors and dentist surgeries, a post office, a library and a number of other independent retailers. There are bus routes nearby connecting Guildford, Leatherhead and Epsom. Bookham train station is also within easy reach providing a commuter service to London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving easy access to both Heathrow and Gatwick airports. Surrounding the village is miles of open countryside much of which is National Trust owned and includes Polesden Lacey House and Gardens which is approximately 1 mile away.

