



17a Sole Farm Road, Bookham,
Surrey KT23 3DW

£1,300,000 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the high street continue straight over the crossroads into Church Road. After approximately 1/3 of a mile turn left into Sole Farm Road and number 17a can be found on your left hand side.

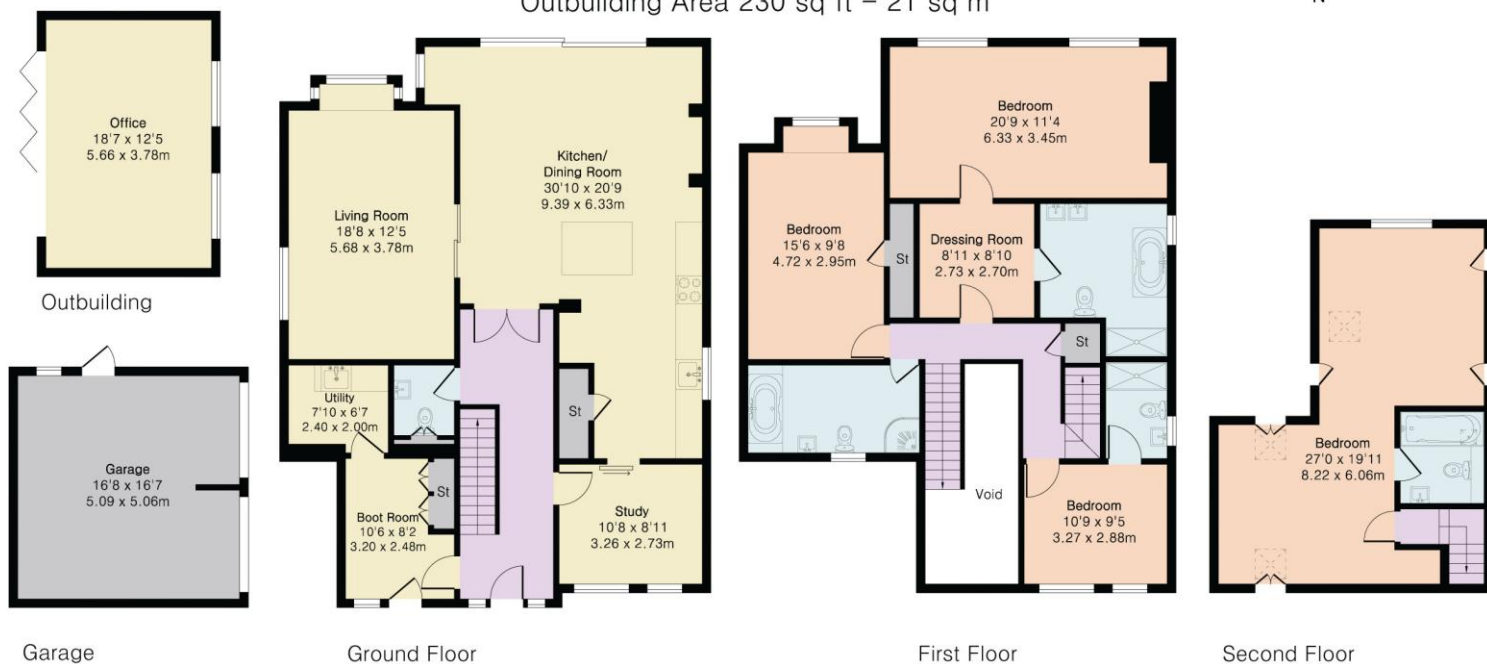
Local Authority

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



Approximate Gross Internal Area 2558 sq ft - 238 sq m
(Excluding Garage & Outbuilding)

Ground Floor Area 1182 sq ft – 110 sq m
First Floor Area 958 sq ft – 89 sq m
Second Floor Area 418 sq ft – 39 sq m
Garage Area 277 sq ft – 26 sq m
Outbuilding Area 230 sq ft – 21 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 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
Email: bookhamoffice@henshaws.net

Ref: 8.26.4285

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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A superbly appointed 4 bedroom detached family home offering a truly delightful southerly facing rear garden situated in one of Bookham’s most favoured residential roads. NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in 1981 this desirable home has over a number of years been extended, reconfigured and comprehensively modernised enabling the property to now benefit from a light, bright and contemporary feel together with spacious and flexible accommodation arranged over 3 floors. Currently this consists of an entrance hall, cloakroom with the heart of the home to be found in the open plan living room, kitchen, dining room/study all of which can be sub-divided via retractable doors providing flexibility of usage. In addition there is also a generous size boot room leading to a separate utility room. To the first floor there are then 3 bedrooms, master with a separate dressing room and ensuite bathroom, 2 guest bedrooms (one ensuite) and a large family bathroom. To the second floor there is a further large bedroom with ensuite bathroom. The property itself is approached via a sweeping pea shingle driveway leading to a detached double garage (currently used as storage only). The rear garden is a joy to behold and incorporates a sun deck and terracing leading onto a superb expanse of lawn screened via mature trees also incorporating a fully equipped **detached home office/studio**. In total the garden extends to 160ft x 40ft (46m x 12m) and enjoys a sunny southerly aspect. Other benefits include part AC and underfloor heating.



SITUATION

The property is located in a highly desirable residential road within easy reach of Bookham village centre which provides a good range of local amenities to include 2 supermarkets, Doctors and Dentists surgery, a post office, a library, butchers, family owned fishmongers and a number of other independent retailers. Bookham train station is just over a mile away and offers a commuter service into London Waterloo and Victoria via Leatherhead. 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. There are excellent schools in the area both in the state and private sector including the well respected Howard of Effingham Senior School.

