



HENSHAWS

48 The Park, Bookham, Surrey
KT23 3LS

£2,350,000 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the High Street continuing straight over the squareabout and after about ¼ mile turn right into The Park and number 48 can be found ¾ of the way down on the right hand side.

Local Authority

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



Approximate Gross Internal Area 4395 sq ft - 408 sq m (Excluding Garage/Annexe)

Ground Floor Area 2208 sq ft – 205 sq m

First Floor Area 1818 sq ft – 169 sq m

Second Floor Area 369 sq ft – 34 sq m

Garage/Gym Ground Floor Area 731 sq ft – 68 sq m

Annex Floor Area 609 sq ft – 57 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
	75	79

Bookham Office
Rayleigh House
32 High Street
Great Bookham
Tel: 01372 450255
Email: bookhamoffice@henshaws.net

Ref: 5/26/4263

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 truly delightful 6 bedroom detached character home offering a superb half acre plot with a detached one bedroom self contained annex, situated in one of Bookham’s premier private road.

THE PROPERTY

Originally constructed in the 1930s this imposing family residence has over a number of years been substantially extended and modernised enabling the property to now benefit from particularly spacious and flexible accommodation together with a light, bright and contemporary feel. On the ground floor this consists of a cloakroom, 4 separate reception rooms with the heart of the home to be found in the open plan kitchen / breakfast / family area, the former providing a good range of contemporary eye and base level units together with a central island unit and patio doors opening out onto the delightful rear garden. In addition there is also a separate utility room. To the first floor there are then 5 good size bedrooms all with ensuite facilities with a further bedroom to be found on the second floor. The property itself is approached via a pea shingle driveway providing a good amount of off street parking which in turn leads to a detached double garage with separate gym to be found at the rear. In addition there is also a lovely **one bedroom self contained annex**. A particular feature of this desirable residence is the delightful rear garden incorporating a wide paved sun terrace opening out onto a superb expanse of lawn screened to all sides by mature flower and shrub beds and trees providing excellent seclusion. In total the rear garden extends to 144ft x 95ft (44m x 29m)



SITUATION

The property is located in a highly sought after private road being within easy reach of the village centre which provides a good range of shops and amenities to include two supermarkets, doctors and dentist surgery, a library, a post office and a number of other independent retailers. Bookham train station is approximately ½ mile away and provides a commuter service into London Waterloo and Victoria. 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. Also within easy reach are excellent schools both in the state and private sector.

