


## Directions

From our office in Great Bookham proceed to the top of the high street turning right onto the A246 Guildford / Leatherhead Road. Proceed along taking the 4th turning on your right hand side into Manor House Lane, proceed along towards the end of the lane and Windover can be found on your left hand side.

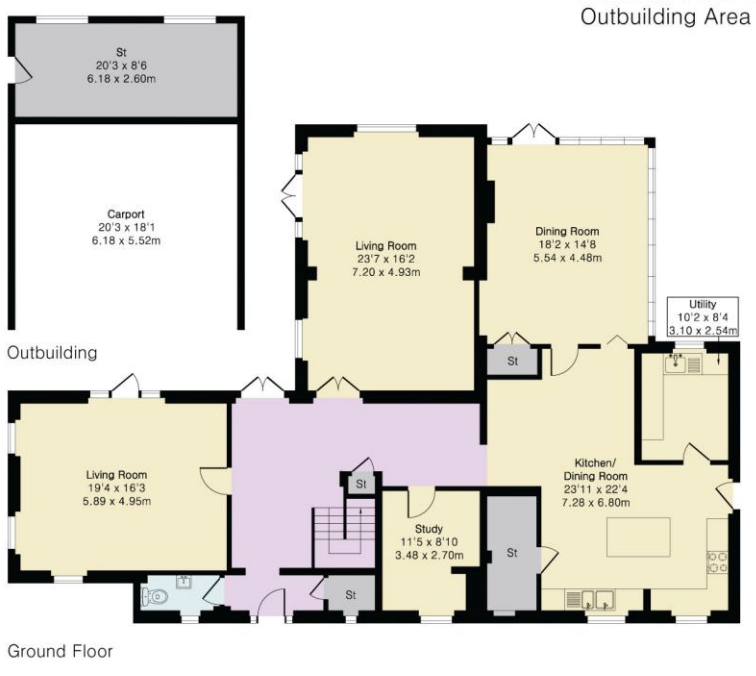
## Local Authority

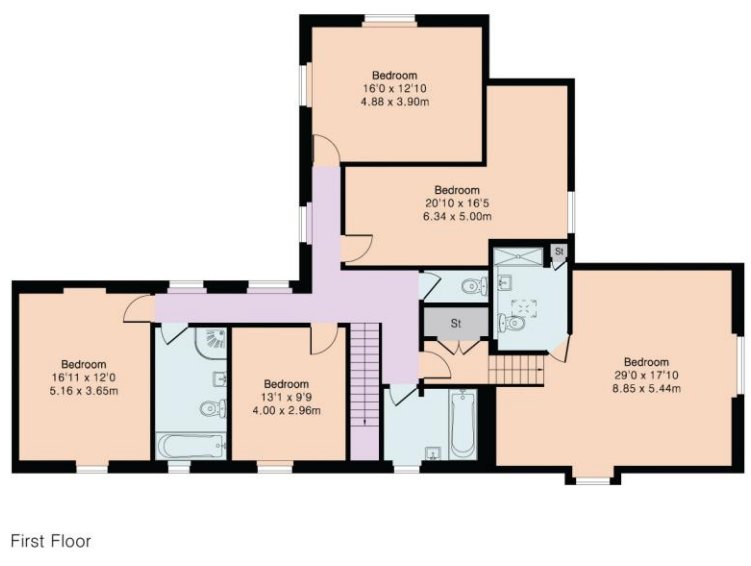
Mole Valley District Council Tel: 01306 885001
Council Tax Band: G





**Approximate Gross Internal Area 3667 sq ft - 341 sq m**
**(Excluding Outbuilding)**
Ground Floor Area 2042 sq ft – 190 sq m
First Floor Area 1625 sq ft – 151 sq m
Outbuilding Area 173 sq ft – 16 sq m




HENSHAWS

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**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.

## Windover, Manor House Lane, Bookham, Surrey, KT23 4EL

An imposing 5 bedroom detached home benefiting from a superb 1 acre plot and located in a highly regarded residential road on the Bookham/Effingham borders. NO ONWARD CHAIN.



## THE PROPERTY

Originally constructed in 1935 this lovely family home does in our opinion provide particularly spacious and flexible accommodation to both ground and first floor. The former consists of a cloakroom, a generous size dual aspect lounge, triple aspect family room, separate study and dining plus a large kitchen/breakfast room, the former incorporating a comprehensive range of matching eye and base level units together with wood block work surfaces and a central island unit with further space for a good size dining table. In addition there is also a separate utility room. To the first floor there are 5 bedrooms, master with en-suite shower in addition to a guest bathroom, a further family bathroom and separate WC. The property itself is approached via its own driveway providing a substantial amount of off street parking which in turn leads to an open barn style garage with parking for 2 cars and work shop to the rear. A particular feature of this charming property is the rear garden which provides a wide paved sun terrace leading on to an excellent expanse of lawn screened to all sides by mature trees offering excellent seclusion. In total the plot extends to approximately 1 acre and benefits from a sunny south westerly aspect.





## SITUATION

The property is located in a popular residential road within easy reach of Effingham village which offers a number of shops catering for your daily needs to include a convenience store, butchers, hardware store and a coffee shop. A more comprehensive range of amenities can be found at nearby Bookham village just under 1 mile away including 2 supermarkets, doctors and dentist surgery, a post office and a number of other independent retailers. Effingham Junction and Bookham train stations are less than 2 miles away providing a commuter service into London Waterloo and Victoria. Whilst the A3 and the M25 are both within about a 10 minute drive giving access to both Heathrow and Gatwick airports. Surrounding the village is miles of protected greenbelt countryside with Ranmore Common close by and National Trust properties at Polesden Lacey and Hatchlands Estate. There are excellent schools both in the state and private sectors including St Teressa, Manor House and the Howard of Effingham.











