

Little Bookham Street, Little Bookham, KT23



# Recently refurbished

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A 16th century Grade II listed detached farmhouse which has been recently refurbished to a high standard throughout.

The ground floor is comprised of a kitchen breakfast room, sitting room, and dining room. Upstairs are two good-sized bedrooms each with storage space and a family bathroom.

The front of the property is laid to lawn, with ample off-street parking on a graveled driveway and courtyard to the rear.

Effingham Junction Station - 3 miles, Leatherhead Station - 3 miles, Epsom - 8 miles, Guildford - 9.5 miles.

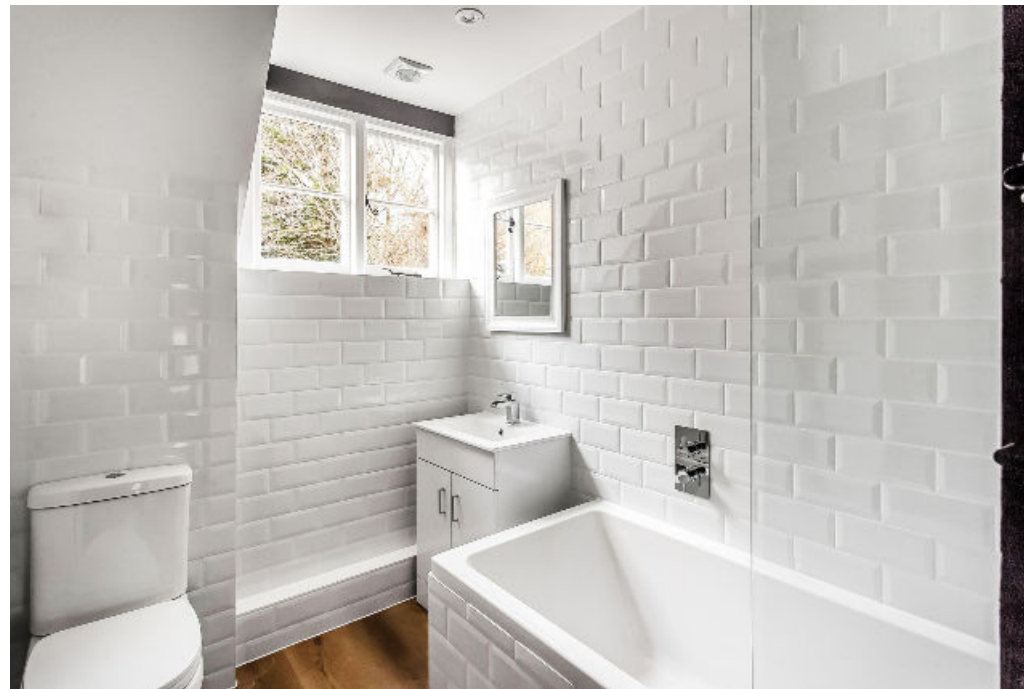


**Tenure:** Freehold

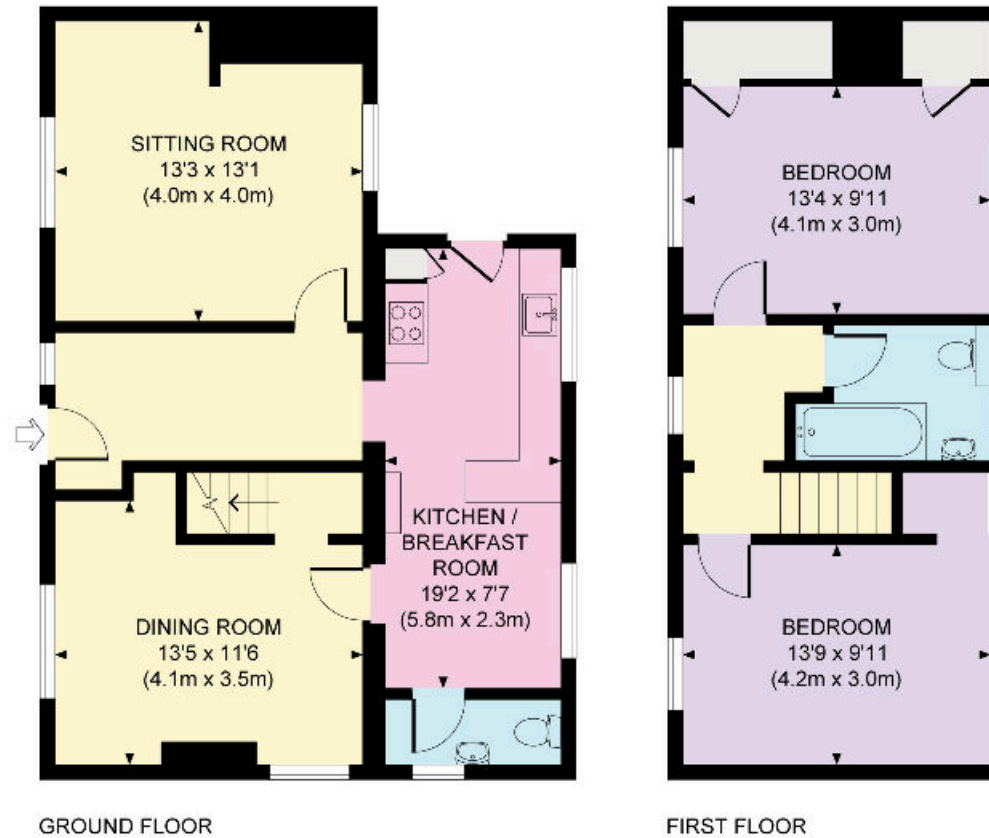
**Local authority:** Mole Valley District Council

**Council tax band:** E





Approximate Gross Internal Area  
1048 sq ft / 97.4 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024, Photographs and videos dated January 2024.

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