



LOWER ROAD

Bookham, KT23

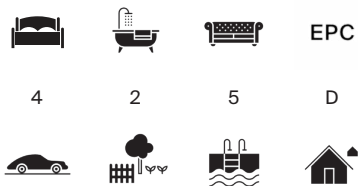






# CHARMING FOUR BEDROOM PERIOD HOME IN BOOKHAM

Dating from the late 15th century, this quintessential period home, full of character, is set within a secluded south-facing plot, featuring over 2,500 sq ft of accommodation, a private swimming pool and extensive outbuildings.



Local Authority: Mole Valley District Council

Council Tax band: G

Tenure: Freehold



## DESCRIPTION

The ground floor includes a generous triple-aspect sitting room with a fireplace and gas fire, a dining room and separate family room. A dedicated study provides an ideal space for home working. The kitchen, fitted with bespoke cabinetry, opens into a bright conservatory with views over the rear garden. A utility room and ground floor cloakroom offer practical convenience. Upstairs, the principal bedroom includes a modern en suite, while three additional double bedrooms are served by a family bathroom.

The gardens offer a high level of privacy and are well maintained, mostly laid to lawn with mature planting and terracing around the heated pool. To the rear, a detached oak-framed double garage with adjoining carport provides covered parking and additional storage via a hay loft. A separate workshop/stable adds further flexibility for hobbies or workspace needs.



















## LOCATION DESCRIPTION

Bookham village has a range of shops, restaurants, coffee shops, cafés and pubs. There is an excellent range of private and state schools in the area, including St Teresa's, The Raleigh, Cranmore School, Howard of Effingham and Glenesk School.

Bookham and Leatherhead mainline stations are a short drive from the property (1 mile and 3,2 miles respectively). Easy access to the M25 and A3 provides routes to London, the coast, and Gatwick and Heathrow Airports.

Bookham High Street 0.6 miles, Fetcham 1.5 mile, Leatherhead 3 miles, Cobham 5.2 miles , M25 J9 4.8 miles, A3 7.9 miles (all distances approximate).









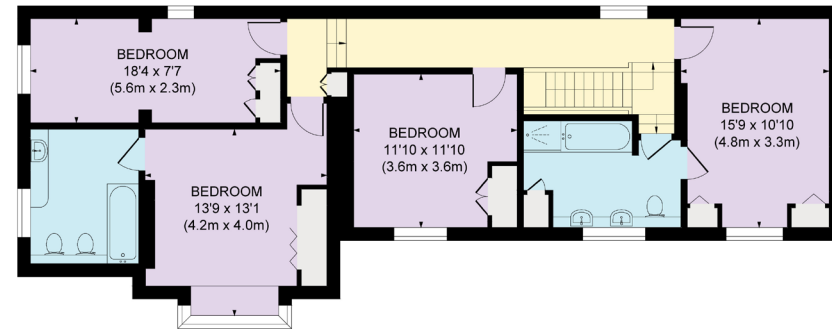
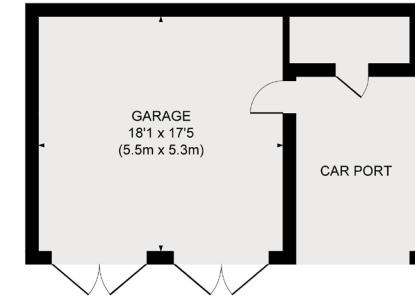
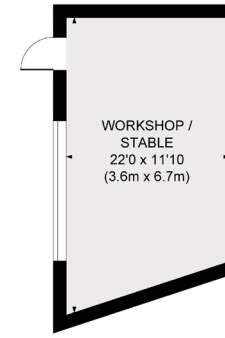
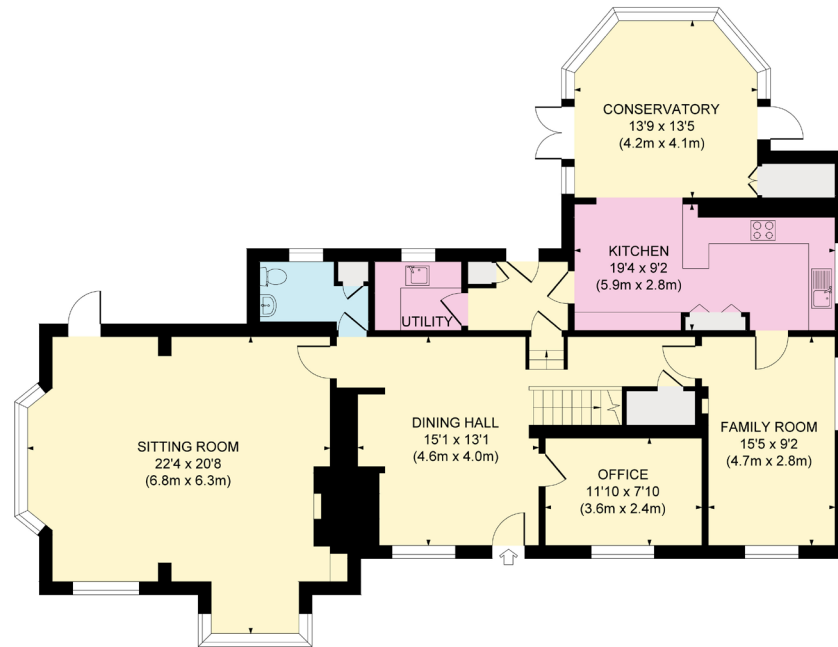
# **Approximate Gross Internal Area**

Main House 2538 sq. ft / 235.80 sq. m

Garage 357 sq. ft / 33.23 sq. m

Outbuildings 241 sq. ft / 22.37 sq. m

Total 3136 sq. ft / 291.40 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 decisions reliant upon them.

Approximate Gross Internal Area = 291.40 sq m / 3136 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID767266)





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