



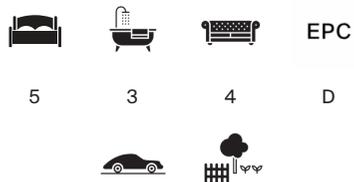
WATER LANE

Little Bookham, KT23



AN IMPRESSIVE DETACHED PERIOD HOME

Set on a generous westerly-facing plot in the charming village of Little Bookham, this versatile five bedroom family home is presented in excellent condition throughout.



Local Authority: Mole Valley District Council

Council Tax band: E

Tenure: Freehold



DESCRIPTION

This family home offers generous lateral space over two floors and boasts high ceilings, beautiful period details, and abundant natural light. The ground floor includes three spacious reception rooms including a study, large drawing and dining rooms, plus a well-equipped kitchen linked to a conservatory. Two ground-floor bedrooms provide ideal guest or family accommodation, with a nearby bathroom and guest cloakroom.

The first floor features the principal bedroom with a dressing room, a second double bedroom and a family bathroom. There is also a large bedroom suite with a generous reception area and en-suite, offering flexible space for family or guests.

Set on a 0.41-acre plot, the westerly facing garden is mainly laid to lawn and features a terrace for entertaining and an outbuilding which could be set up as an office/gym.











LOCATION DESCRIPTION

Nestled in the charming village of Little Bookham, this home enjoys a peaceful setting with excellent transport links. Bookham train station is just 0.9 miles away, offering regular services to London Waterloo in around 50-minutes. Effingham Junction (2.5 miles) and Leatherhead (3.5 miles) train stations provide additional commuting options. The nearby A3 and M25 grant easy access to Central London, Heathrow and Gatwick airports.

There are a great selection of local schools, including the sought-after Howard of Effingham state school (subject to catchment area), alongside independent options such as Manor House, St Teresa's and Cranmore.

Bookham village offers essential amenities, with the nearby towns of Guildford and Leatherhead providing further shopping and leisure options.

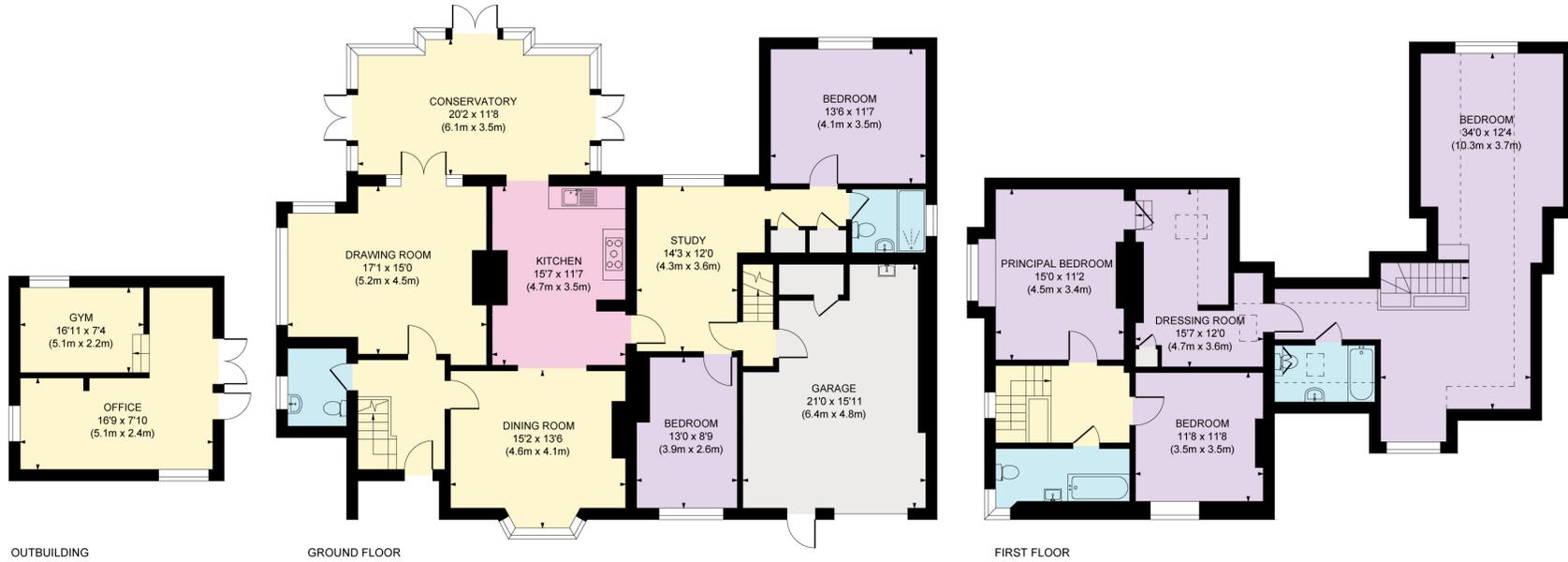
Outdoor enthusiasts will appreciate scenic walks at Polesden Lacey (2.7 miles) and Box Hill (2.8 miles), while families can enjoy Bocketts Farm, just 2.5 miles away. Golfers benefit from proximity to Effingham Golf Club, only 1.1 miles from home.





Approximate Gross Internal Area

Main House 2599 sq. ft / 241.51 sq. m
 Garage 333 sq. ft / 30.97 sq. m
 Outbuildings 262 sq. ft / 24.37 sq. m
 Total 3195 sq. ft / 296.86 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 = 296.86 sq m / 3195 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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