



26 Childs Hall Road, Bookham,
Surrey, KT23 3QG

£1,295,000 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the High Street turning left onto the Lower Road, continue along taking the 3rd turning on your right hand side into Childs Hall Road and number 26 can be found 3/4 of the way down on your right hand side.

Local Authority

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



Approximate Gross Internal Area 2913 sq ft - 270 sq m (Excluding Garage)

Lower Ground Floor Area 1156 sq ft – 107 sq m

Ground Floor Area 817 sq ft – 76 sq m

First Floor Area 940 sq ft – 87 sq m

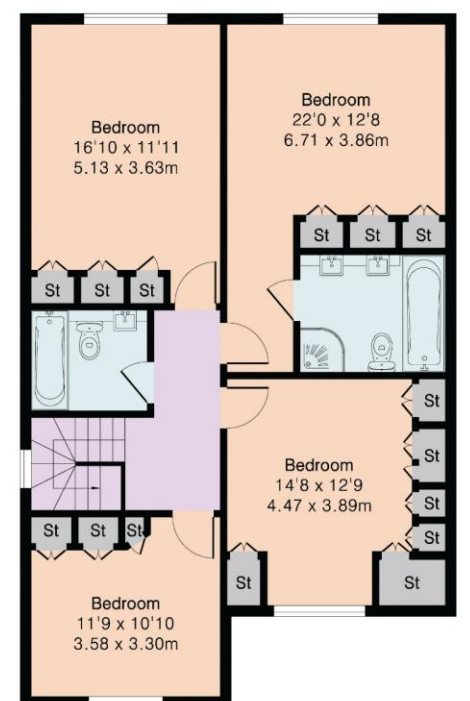
Garage Area 160 sq ft – 15 sq m



Lower Ground Floor



Ground Floor



First Floor

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		78 C	82 B

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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.

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A superbly appointed 5 bedroom contemporary designed residence situated in a sought after residential road within easy reach of Bookham village centre.

THE PROPERTY

Originally constructed in 2010 this individually designed property offers extremely flexible accommodation arranged over three floors. On the ground floor there is a cloakroom, front aspect study and an open plan kitchen/dining/living area with the former providing a comprehensive range of matching eye and base level units together with ample marble work surfaces, a central island unit, and patio doors leading onto a private terrace. From the entrance hall, stairs then lead down to the lower ground floor which offers a superbly proportioned family/media room, secondary kitchen/utility room, spa room incorporating a hot tub, wc and shower, 5th bedroom with direct access to private patio. From the media family room, double opening doors then lead out onto the substantial patio area ideal for outdoor entertaining with steps leading upto the formal gardens. Then to the first floor there are 4 bedrooms all with built in wardrobes, a family bathroom and an ensuite bathroom to the master bedroom. The property itself is approached via a block paved driveway offering extensive off street parking which in turn leads to the attached garage. The rear garden has been well maintained and offers an excellent expanse of lawn screened by mature trees, incorporating two further decked sun terraces, and a detached timber constructed home office / studio. In total the rear garden extends to 78ft x 38ft (23.9m x 11.7m).



SITUATION

The property is located approximately ½ a mile from the High Street which provides an excellent range of local shops to include 2 supermarket, doctors and dentist surgery, a library, a post office and a number of other independent retailers. Bookham train station is approximately ½ a mile away and offers a commuter service into London Waterloo and Victoria via Leatherhead. The M25 can be reached at junction 9 on the outskirts of Leatherhead giving good motorway access to both Gatwick and Heathrow airports. Bookham Common is also located closeby providing some delightful walks with scenic countryside. There are excellent schools both within the state and private sector closeby and surrounding the village is miles of open countryside much of which is National Trust owned.

