



95 Little Bookham Street, Little Bookham, Surrey, KT23 3AF

Asking Price £725,000





- ATTRACTIVE EXTENDED FAMILY HOME
- SUPERB KITCHEN DINING FAMILY ROOM
- SEPARATE UTILITY ROOM
- WESTERLY BACKING GARDEN
- WALKING DISTANCE OF THE STATION
- 3 BEDROOMS
- LIVING ROOM
- DOWNSTAIRS CLOAKROOM
- DRIVEWAY PARKING
- 0.7 MILES TO BOOKHAM HIGH STREET

## Description

Nestled in the charming village of Little Bookham, this delightful semi-detached character cottage offers a perfect blend of traditional charm and modern living. With three well-proportioned bedrooms, this extended family home is ideal for those seeking space and comfort.

As you open the front door you are welcomed into the entrance hall with a downstairs cloakroom off. The living room is situated at the front of the property and features fitted shutters and built in storage. The superb kitchen dining family area is the heart of the home, designed to accommodate both family meals and gatherings with friends. This well-appointed space offers underfloor heating, ample space for a dining and seating area and features bi-fold doors opening to the garden. There is a separate utility room with space for appliances and storage for coats and shoes.

On the first floor there are three good sized bedrooms, two of which offer built in wardrobes. There is a family bathroom and a separate wc.

To the front of the property is driveway parking for two vehicles and gated side access leading to the secluded rear garden. The garden backs in a Westerly direction and extends approximately 60' in depth. There is a good sized patio with the remainder of garden laid to lawn.



## Situation

Located within walking distance to the picturesque Bookham Common, residents can easily access beautiful walking trails and natural scenery, perfect for leisurely strolls or family outings.

Bookham Village is within easy reach and offers a range of shops and amenities including a bakers, butchers, fishmonger, greengrocer, post office, two small supermarkets and a delicatessen.

The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. There are also two nearby stations available; Bookham Station is within walking distance (14 minutes) .

The area is extremely well catered for with highly regarded local schools, and this property is in the current catchment area for the Howard of Effingham Secondary School and is convenient for Manor House Girls School, The Great Bookham School and Eastwick Schools nearby.

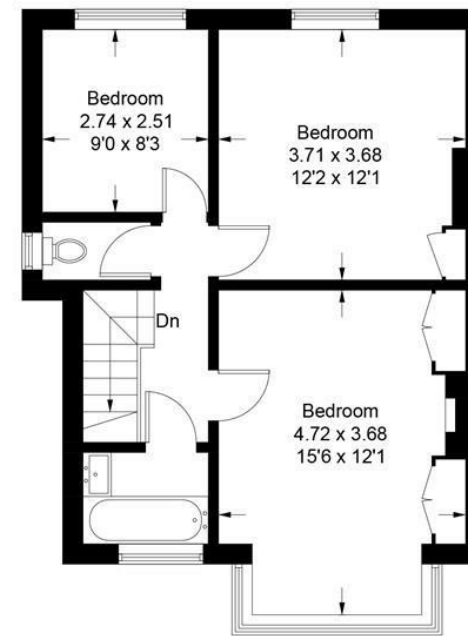
Tenure	Freehold
EPC	C
Council Tax Band	E
Rights of Way	Access granted over National Trust Land to the driveway - £150 per annum



Approximate Gross Internal Area = 119.9 sq m / 1291 sq ft



**Ground Floor**



**First Floor**

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 decisions reliant upon them. (ID1168883)

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