



Fern Cottage 4 Water Lane, Little Bookham, Surrey, KT23 3QH

Asking Price £525,000



- SUPERB TWO BED CHARACTER COTTAGE
- NO ON-GOING CHAIN
- SPACIOUS SITTING ROOM
- AMPLE DRIVEWAY PARKING
- EASY ACCESS FOR BOOKHAM STATION
- THOUGHTFULLY MODERNISED
- FITTED KITCHEN/BREAKFAST ROOM
- 75' SOUTHWESTERLY ASPECT GARDEN
- HOWARD OF EFFINGHAM CATCHMENT AREA
- CONVENIENT FOR LOCAL SHOPS

Description

Thoroughly modernised to a high standard is this charming two bedroom character cottage situated in a quiet semi-rural lane, offering driveway parking, and a sunny south west backing garden. Conveniently for the purchaser, the property is offered with no onward chain.

As you open the front door you enter a small entrance hall, leading in to a bright and spacious living room with plenty of room for a relaxed seating area . The living room opens onto a superb fitted kitchen/breakfast room which features a thoughtful range of floor and wall mounted units, ample worktops for preparation, integrated and freestanding appliances and a door to the patio and garden.

Stairs lead to the first floor landing with cupboard storage. There are two good sized double bedrooms and a luxury family bathroom suite which completes the first floor accommodation.

To the front of the property is driveway parking for three vehicles and gated side access to the rear garden. The garden backs in a south westerly direction, measures approximately 75' in depth and is predominately laid to lawn with mature shrub borders and a patio adjoining the rear of the property.



Situation

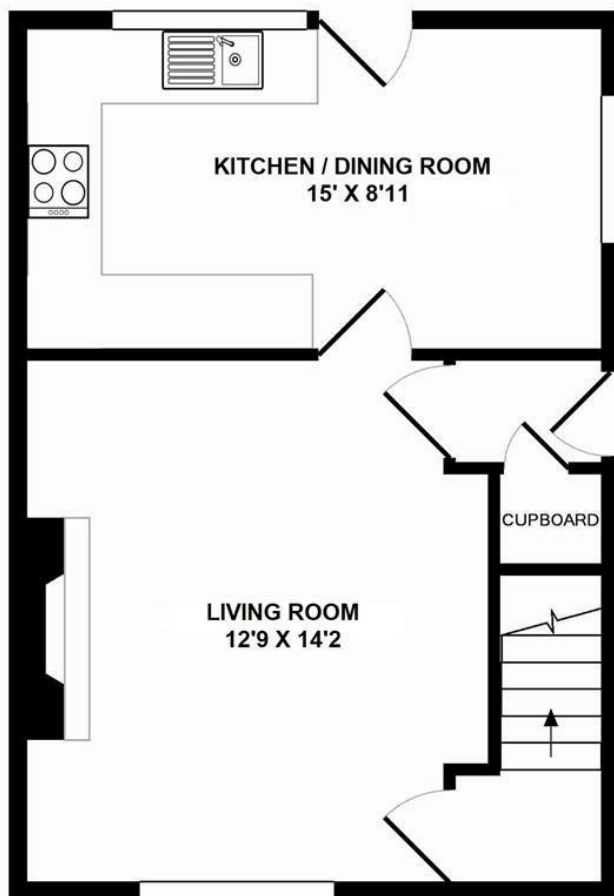
The property is located in a quiet residential road convenient for Bookham station and acres of open National Trust owned countryside. Bookham Village offers a range of shops and amenities including a bakers, butchers, a fishmonger, a greengrocer, a post office, two small supermarkets and a delicatessen.

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, convenient for St Lawrence , The Great Bookham School and Manor House.

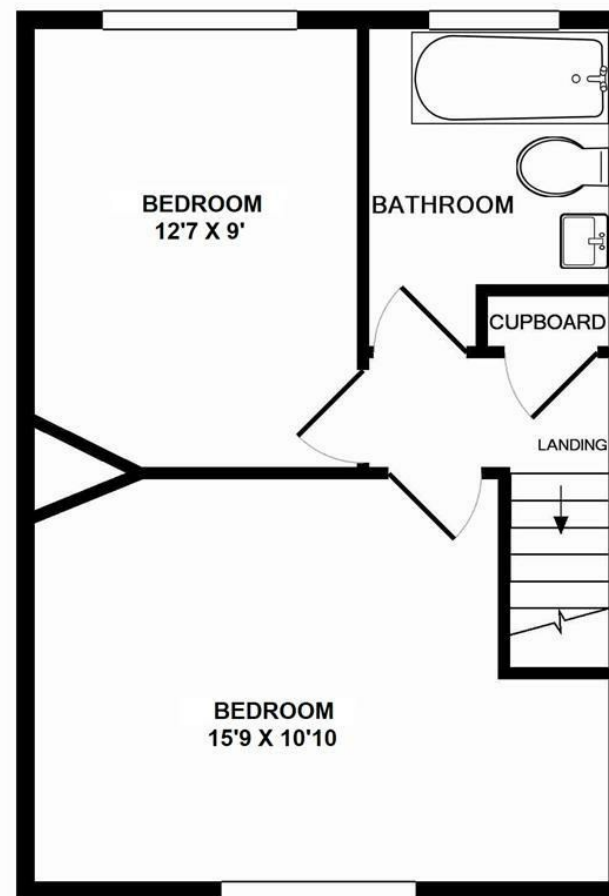
Leatherhead town centre, with its more comprehensive range of shops and restaurants is approximately three miles away and gives access to the M25 and the UK motorway network.

A wide selection of recreational facilities are available in the area such as Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey, the gateway to the Surrey Hills for walking and cycling.

Tenure	Freehold
EPC	D
Council Tax Band	D



GROUND FLOOR
APPROX. FLOOR
AREA 33.8 SQ.M.
(364 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 33.8 SQ.M.
(364 SQ.FT.)

TOTAL APPROX. FLOOR AREA 67.5 SQ.M. (727 SQ.FT.)

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43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 Email: bookham@patrickgardner.com
www.patrickgardner.com

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