



Flat 5, Hawkwood House Hawkwood Rise, Great Bookham, Surrey, KT23 4JP

Asking Price £485,000



- SUPERB PENTHOUSE APARTMENT
- WALK TO VILLAGE SHOPS
- FITTED KITCHEN/BREAKFAST ROOM
- BATHROOM & W.C
- COMMUNAL GROUNDS

- SHARE OF FREEHOLD
- THREE GOOD SIZE BEDROOMS
- DOUBLE ASPECT SITTING ROOM
- OWN GARAGE
- NO GOING CHAIN



## Description

A rare opportunity to purchase this charming penthouse apartment with a share of the Freehold, forming part of one of Bookham's former Manor Houses conveniently located within a six minute walk of high street independent retailers, and amenities close to hand. The property makes an ideal 'lock up and leave' or a superb investment opportunity.

A first floor front door and stairs lead to a spacious reception hall with a spacious sitting room offering a double aspect, feature fireplace and plenty of room for a relaxed seating area. The kitchen boasts plenty of worktops for preparation, cupboards for storage, integrated appliances and space for a breakfast table.

The principle bedroom benefits from a dressing room off and two further bedrooms are also served by a family bathroom suite.

The property further benefits from its own garage and communal gardens.

\*Furnished Images are virtually staged

## Situation

Hawkwood House is just under 0.3 a mile from Bookham High Street which offers a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

Within the locality there are a number of excellent local schools both private and state funded including the Howard of Effingham School and The Great Bookham School.

Bookham station is within easy reach Effingham Station just a 6 minute drive. A wide selection of recreational facilities is available in the area such as The National Trust owned Bookham Common and Polesden Lacey with Norbury Park nearby, the gateway to the Surrey Hills for mountain biking, horse riding and country pursuits.

### Tenure

Share of Freehold

### EPC

E

### Council Tax Band

E

### Lease

999 years from 24.06.1987 (961 years remaining)

### Service Charge

£1,400 per annum

### Ground Rent

Peppercorn



Approximate Gross Internal Area = 124.58 sq m / 1341 sq ft

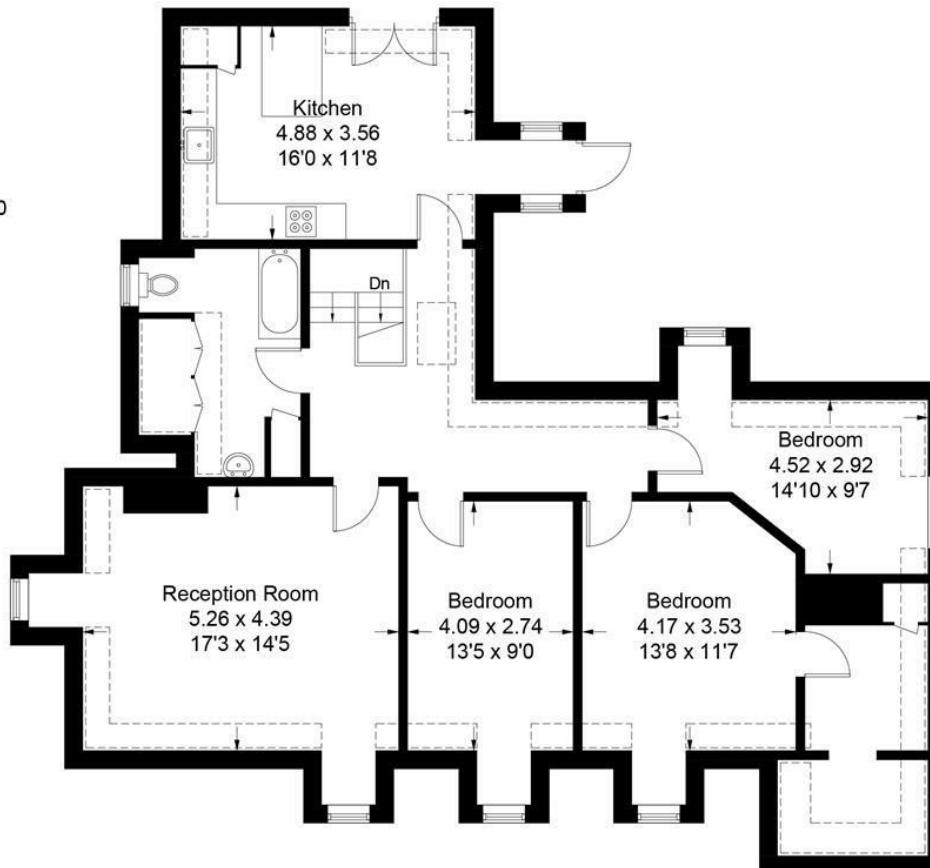


[dashed box] = Reduced headroom below 1.5m / 5'0



First Floor

Second 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. (ID 000778)

43 High Street, Bookham, Surrey, KT23 4AD  
Tel: 01372 452207 Email: [bookham@patrickgardner.com](mailto:bookham@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

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