



186A Lower Road, Bookham, Surrey, KT23 4AT

Prices From £849,950



- OPEN PLAN KITCHEN/DINING ROOM
- SHORT WALK TO BUS STOP
- EV CHARGING
- BUILT IN APPLIANCES
- MASTER BEDROOM WITH DRESSING ROOM AND ENSUITE SHOWER ROOM
- VILLAGE LOCATION
- UTILILTY ROOM
- PARKING FOR 2 CARS
- SEPARATE RECEPTION ROOM
- 10 YEAR BUILD WARRANTY

Description

186A Lower Road is a stunning 3 bedroom, semi-detached luxury home. Boasting a superb 21'5 x 18'4 open plan kitchen/dining room, which benefits an island with wine cooler, room for bar stools, built in quality appliances and bifold doors overlooking the secluded garden. Upstairs there are 3 bedrooms, the master bedroom has the added bonus of a dressing area and ensuite shower room.

To the rear of the property, the garden is mainly laid to lawn with terrace. The front of the property provides parking for 2 cars and EV charging points.

Located in an exclusive private development of just three homes the property is ideally located within the heart of Bookham Village. Bookham is a thriving and picturesque village, with stunning surrey countryside and community spirit. Residents will appreciate the blend of rural charm and accessibility, with local amenities, schools, and transport links within easy reach.

Situation

Nestled in the heart of Surrey, Great Bookham is a charming village that effortlessly blends tradition with modern living. Surrounded by picturesque landscapes, including Bookham Common and Polesden Lacey, it offers a serene retreat with all the contemporary amenities you desire. The village boasts a vibrant high street with boutique shops, cosy cafes, and inviting restaurants.

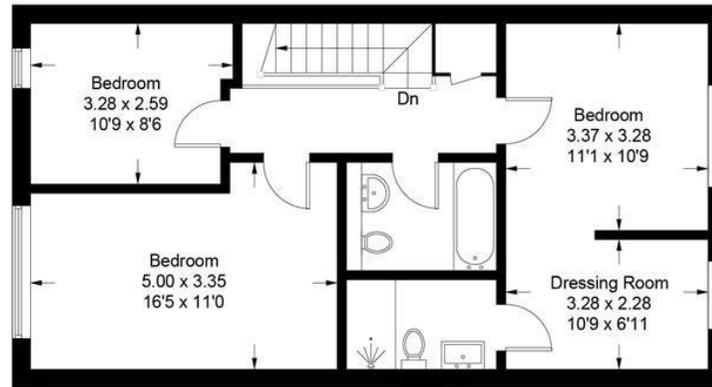
Families will appreciate the excellent local schools, such as Howard of Effingham and Manor House School. The area also benefits from superb transport links, with easy access to Leatherhead, the M25, and regular train services to London Waterloo and Victoria.

For outdoor enthusiasts, the breathtaking scenery of Box Hill and the nearby Surrey Hills provides endless opportunities to explore and relax.

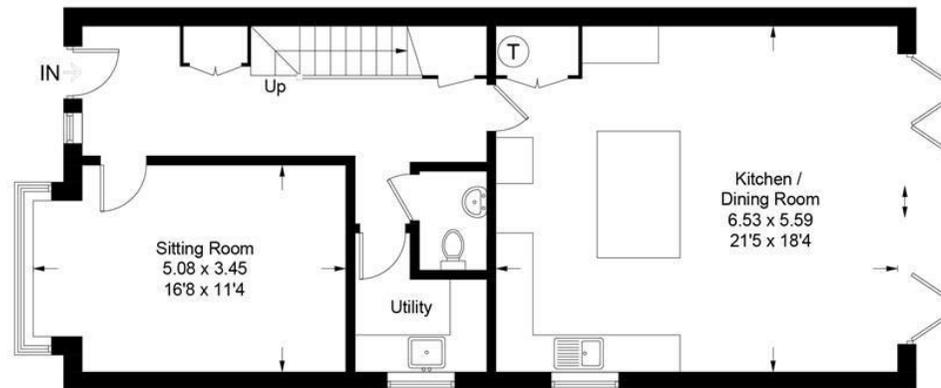
Tenure	Freehold
EPC	B
Council Tax Band	New Build



Approximate Gross Internal Area = 138.9 sq m / 1495 sq ft



First Floor



Ground 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. (ID1257979)

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