



**15 Goldstone Farm View, Bookham,
Surrey, KT23 4LL**

£1,095,000 Freehold

Directions

Directions from our offices in Great Bookham proceed to the top of the High Street and turn right onto the A246 in the direction of Guildford. After about ¼ of a mile turn left into Groveside and 2nd right into Goldstone Farm View, whereby number 15 can be found towards the back of the development on the left.

Local Authority

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

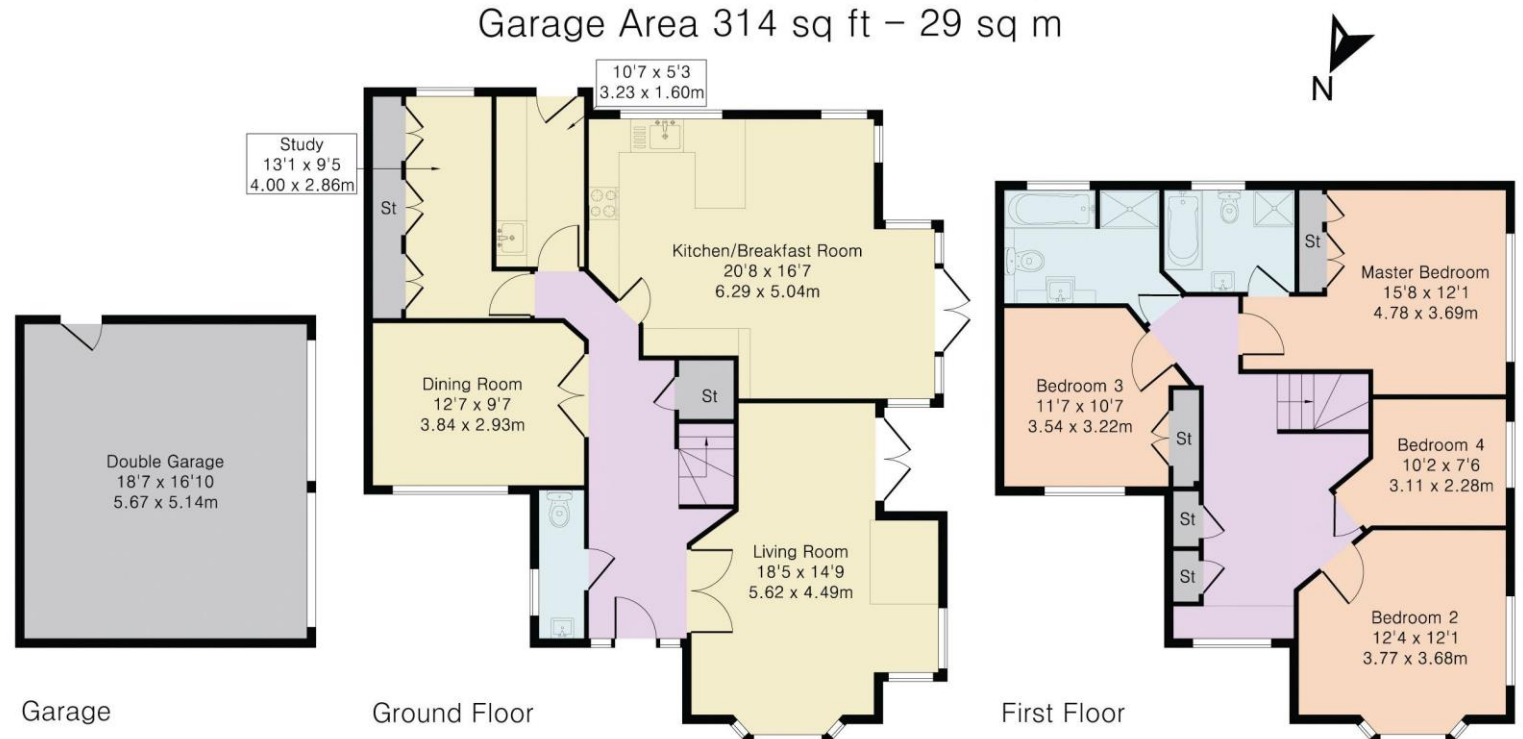


Approximate Gross Internal Area 2051 sq ft – 190 sq m

Ground Floor Area 972 sq ft – 90 sq m

First Floor Area 765 sq ft – 71 sq m

Garage Area 314 sq ft – 29 sq m



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		

Bookham Office
Rayleigh House
32 High Street
Great Bookham
Tel: 01372 450255
Email: bookhamoffice@henshaws.net

Ref: 4/24/4038

www.henshaws.net

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 highly desirable 4 bedroom detached home offering a lovely southerly aspect rear garden with delightful views over adjoining countryside. NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in 1999 this sought after family home provides extremely spacious and well-presented accommodation to both ground and first floor. The principal accommodation then consists of a cloakroom, dual aspect living room with a central feature stone fireplace and patio doors opening out onto the delightful rear garden, separate dining room and study with the heart of the home to be found in the open plan kitchen/ breakfast/ family area. The former providing a comprehensive range of eye and base level units together with ample works surfaces. In addition there is also a separate utility room. To the first floor there are then 4 bedrooms, master with ensuite bathroom and shower, in addition to the family bathroom and shower. The property itself is approached via a block pavia driveway giving some off street parking which in turn leads to the detached double garage. A particular feature of this lovely home is the rear garden which incorporates a wide paved sun terrace leading onto a good expanse of lawn screened to all sides via a profusion of well stocked flower and shrub beds together with mature trees, offering good seclusion. In total the garden extends to 61ft x 48ft (18.5m x 14.5m) and benefits from a sunny southerly aspect with far reaching views over adjoining countryside.



SITUATION

The property is located in a small cul-de-sac situated about ½ a mile from the village centre which offers an excellent range of amenities including 2 small supermarkets, doctors and dentist surgery a post office and a number of other independent retailers. The larger centre of Leatherhead is about 3 miles away and junction 9 of the M25 about 4.5 miles away with good rail connections to London via Bookham and Leatherhead mainline station which serves both Waterloo and Victoria. There are excellent schools in the area both within the state and private sectors and the village is surrounded by miles of greenbelt countryside much of which is National Trust owned.

