



Hawkwood Rise, Bookham, KT23

Leatherhead

£600,000

Bedrooms: 3

Bathrooms: 2

Receptions: 1

*****CHAIN FREE***** A handsome ground floor apartment forming part of this impressive character residence on a sought-after road in Great Bookham. The property occupies a generous footprint and is approached into a welcoming hallway leading to a double aspect drawing room with feature fireplace and doors opening onto the garden. The modern kitchen is fitted with a comprehensive range of units and integrated appliances, while the accommodation extends to a principal bedroom with en suite bathroom, two further bedrooms and a family bathroom with twin sinks.

Outside, the property enjoys a large, mature and private garden laid mainly to lawn with a south-easterly aspect, giving way at the rear to a detached double garage and driveway.

Hawkwood Rise sits within the desirable village of Great Bookham, renowned for its thriving, independent high street offering a good range of shops, cafés, pubs and everyday amenities, with the larger towns of Leatherhead and Guildford close by for more comprehensive shopping and leisure.

Please note: Subject to Grant of Probate. Probate has been applied for and is awaited.





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Bookham mainline station provides direct South Western Railway services to London Waterloo (from around 48 minutes), making it well suited to commuters, with onward connections via Epsom and to Guildford. For drivers, the A246 gives swift access to the M25 (Junction 9, Leatherhead) and onward to the wider motorway network and both Gatwick and Heathrow airports, while the A3 is also within easy reach for London and the south coast.

The area is particularly well regarded for its schooling, with Eastwick Infant and Junior Schools, Polesden Lacey Infant School and St Lawrence Primary School all nearby, and the highly regarded Howard of Effingham secondary school serving the surrounding villages. Surrounding the village is some of Surrey's finest countryside, including the National Trust's Polesden Lacey estate and miles of footpaths and bridleways across the Surrey Hills Area of Outstanding Natural Beauty.

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Approximate Gross Internal Area = 114.7 sq m / 1235 sq ft
Garage = 30.3 sq m / 326 sq ft
Total = 145.0 sq m / 1561 sq ft
(Excluding Void)

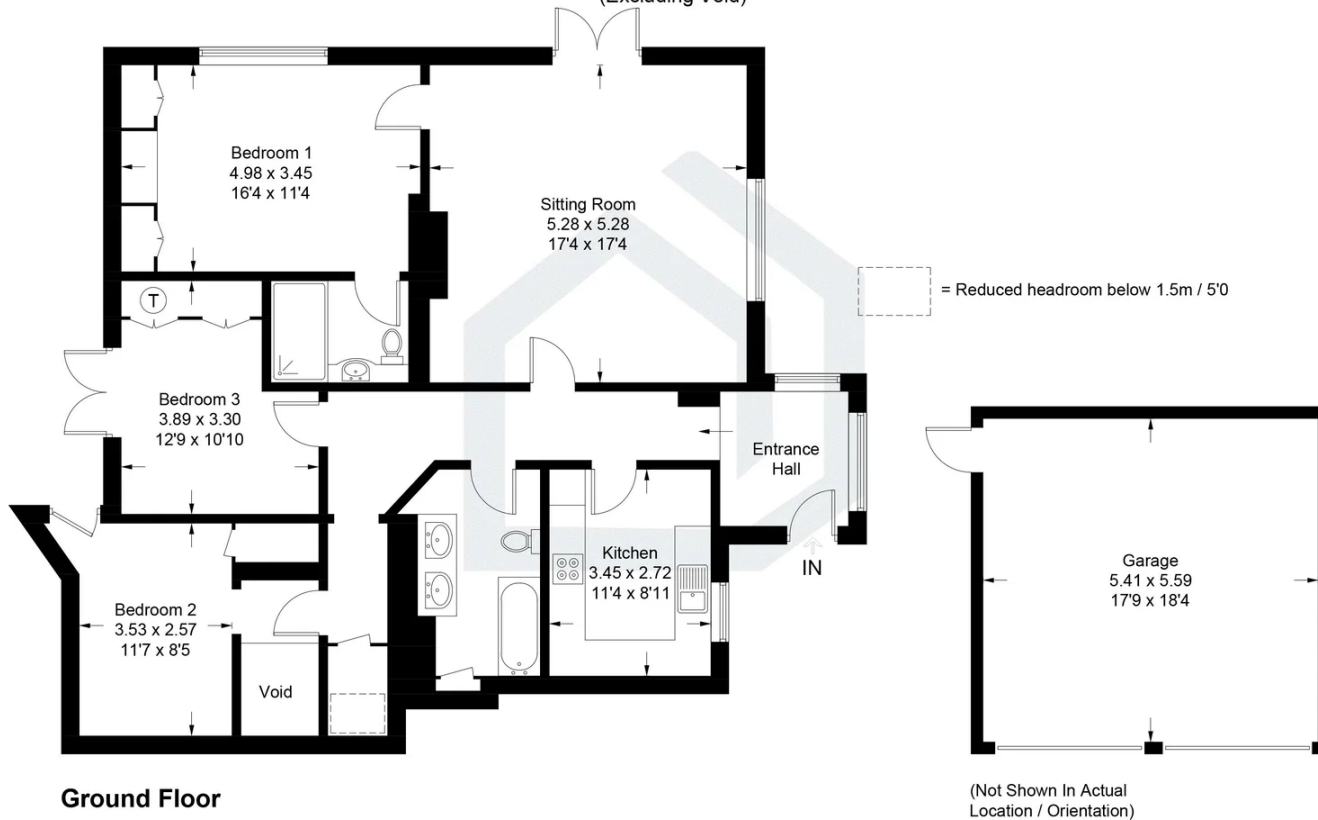


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1313065)



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