



**Amberley, 33 Keswick Road,
Bookham, Surrey, KT23 4BQ**

£1,595,000 Freehold

Directions

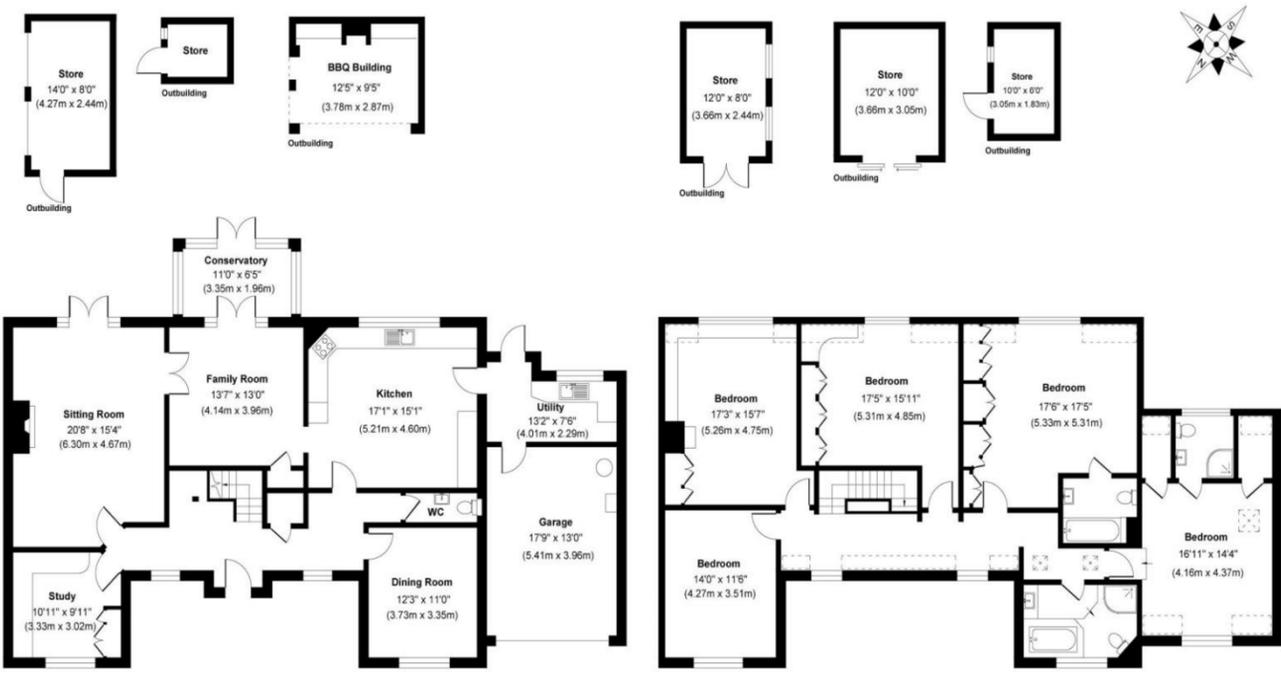
From our office in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford/Leatherhead Road. Proceed along to the traffic lights, turn left into Eastwick Road and then just after the allotments take the first turning on the right hand side into Keswick Road, proceed along whereby number 33 can be found on the right hand side.

Local Authority

Mole Valley District Council Tel: 01306 885001
Council Tax Band: E – current (due to be re calculated)



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Approximate Gross Internal Area = 305.7 sq m / 3290 sq ft (excluding Outbuildings)
Sheds = 38.9 sq m / 419 sq ft (Excluding BBQ Area)
Total = 344.6 sq m / 3709 Sq ft

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ref: 3/24/4017

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A beautifully appointed and particularly spacious 5 bedroom detached family home situated on a superb 0.45 acre plot combined with being located in a sought after tree lined road.

THE PROPERTY

Originally constructed in 1952 this imposing family residence has subsequently been extended by the current owners enabling the property to now benefit from well proportioned accommodation to ground and first floor as well as providing flexibility of accommodation. Currently this consists of a spacious entrance hall, cloakroom, 4 separate reception rooms, a conservatory plus a contemporary kitchen with ample space for a large breakfast table. In addition there is also a separate utility room. To the first floor there are then 5 double bedrooms 4 with built-in wardrobes, two with ensuite facilities in addition to a large family bathroom with separate shower cubicle. The property itself is approached via its own driveway providing a good amount of off street parking which in turn leads to the integral garage with electronic up and over door, power and light and door to utility room. Side gated access either side of the property then leads to the truly delightful and secluded rear garden being extensively laid to lawn but also offering a wide paved sun terrace with dwarf wall and steps leading to the outdoor entertaining area with feature fountain and undercover barbeque with power and light. In addition there are also a number of garden sheds and workshops. In total the garden extends to 145ft and benefits from a sunny south easterly aspect.



SITUATION

The property is located in a sought after residential road offering easy access to Bookham village centre which provides an excellent range of local shops including 2 small supermarkets, doctors and dentist surgeries, a library, a post office and a number of other independent retailers. Bookham train station is just over a 1 mile away and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Surrounding the village is some delightful countryside much of which is National Trust owned. Also within easy reach are excellent schools in the area both in the state and private sectors including the well renowned Howard of Effingham senior school.

