




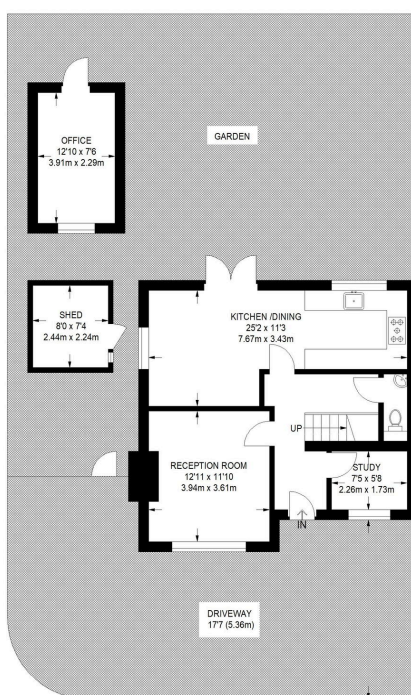
Lower Shott, Bookham, KT23

Offers Over £630,000

 3  1  3



- Three bedrooms
- Open plan kitchen/dining
- Driveway
- Walking distance to Bookham high street
- Previous planning permission granted for a separate dwelling on the plot
- Immaculately presented
- Large south east facing garden with detached office cabin
- Wood burner
- Excellent schools nearby
- Easy access to A3/M25/A246 and mainline train stations



GROUND FLOOR
586 SQ FT / 54.4 SQ M



FIRST FLOOR
490 SQ FT / 45.5 SQ M

APPROXIMATE GROSS INTERNAL AREA
1076 SQ FT / 99.9 SQ M
OFFICE = 98 SQ FT / 9.1 SQ M
SHED = 59 SQ FT / 5.5 SQ M
TOTAL = 1233 SQ FT / 114.5 SQ M

This plan has been drawn for illustrative and identification purposes only.

This beautifully updated three-bedroom semi-detached home is within walking distance of Bookham village, offering modern living, a spacious rear garden, and great transport links.

The ground floor features a bright lounge with a wood burner, a home office, a downstairs W.C., and an open-plan kitchen/dining room with patio doors to the garden. Upstairs are three bedrooms and a modern family bathroom.

The property benefits from a large paved driveway and generous side space, which previously had planning permission for a separate dwelling, offering potential for expansion or development (STPP).

The rear garden includes a spacious lawn, patio area, detached home office, and a brick-built shed. Bookham Village provides shops, pubs, a library, and medical services, with countryside, Polesden Lacy, and Hatchlands Park nearby. The A3, M25, and Bookham Station with links to London and Guildford are easily accessible.