



Beam Ends, Burnhams Road, Little Bookham, Surrey KT23 3AU

£1,250,000 FREEHOLD

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- Master Suite with Vaulted Ceiling & En-Suite Bathroom
- 3 Further Large Double Bedrooms
- 3 Reception Rooms & Study
- Kitchen/Breakfast Room
- Large Conservatory
- Annexe Potential (STPP)
- Stunning Plot With Total Seclusion
- Long Driveway Opening onto Ample Parking
- Separate Garage Block With Office Over
- Council Tax Band: **G** EPC: **D**

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The Property

This attractive family home is set in its own little oasis in arguably one of Bookham's most prestigious roads.

The front door, with keypad lock, leads into the entrance hallway with a cloaks cupboard and a cloakroom. The living room is a large room with a bay window and Inglenook fireplace. There are three further reception rooms, one being used as a family room, one as a dining room and the other as a study. The kitchen is fully fitted with plenty of storage an integrated fridge and dishwasher along with 1 ½ electric oven and induction hob. An opening leads into the conservatory which opens onto the rear gardens. There is a separate utility room which houses the boiler and water system and provides space for washing machine, tumble dryer and freezers.

On the first floor the superb vaulted master bedroom measures approximately 17' square with a large en-suite with bath, shower, two basins, w.c. and bidet. There are three further large double bedrooms, two with fitted wardrobes and a family bathroom with bath and shower over, w.c., bidet and basin.

A long driveway brings you to plenty of parking. The separate garage block has two up and over doors, one being electric. A separate side door leads to an entrance lobby with stairs to the first floor which the current owners use as an office for their family business but subject to planning this spacious area measuring 25'2 x 14'5 could be converted into a self-contained studio apartment/annexe. Gated side access leads to the rear gardens which are completely secluded with well stocked beds, borders and mature trees, the remainder being laid to lawn. There are two useful sheds.

Situation

Beam Ends is situated in one of the most sought after locations in Bookham. The property is within easy walking distance of Bookham station and open countryside whilst also being five minutes' walk away to the local store.

Bookham village offers a wide range of shops and amenities including a bakers, two butchers, a fishmongers, a greengrocers, a post office, two small supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dentists surgeries.

Nearby recreational facilities include the private members Nuffield Health Club in central Leatherhead, the refurbished Leisure Centre at Fetcham Grove and a wide range of golf clubs including Effingham Golf Club, Tyrells Wood Golf Club at Leatherhead and the RAC Country Club at Epsom.


The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. Frequent rail services to London/Guildford/Leatherhead are available from Bookham Station.

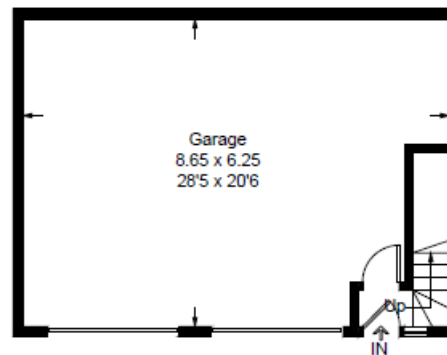


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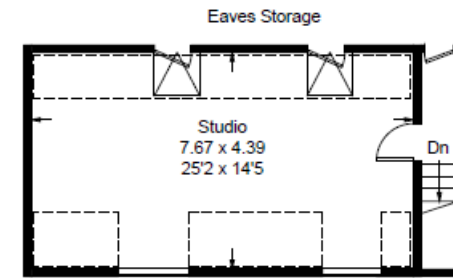


Approximate Gross Internal Area = 246.7 sq m / 2655 sq ft
 Garage = 91 sq m / 980 sq ft
 Total = 337.7 sq m / 3635 sq ft

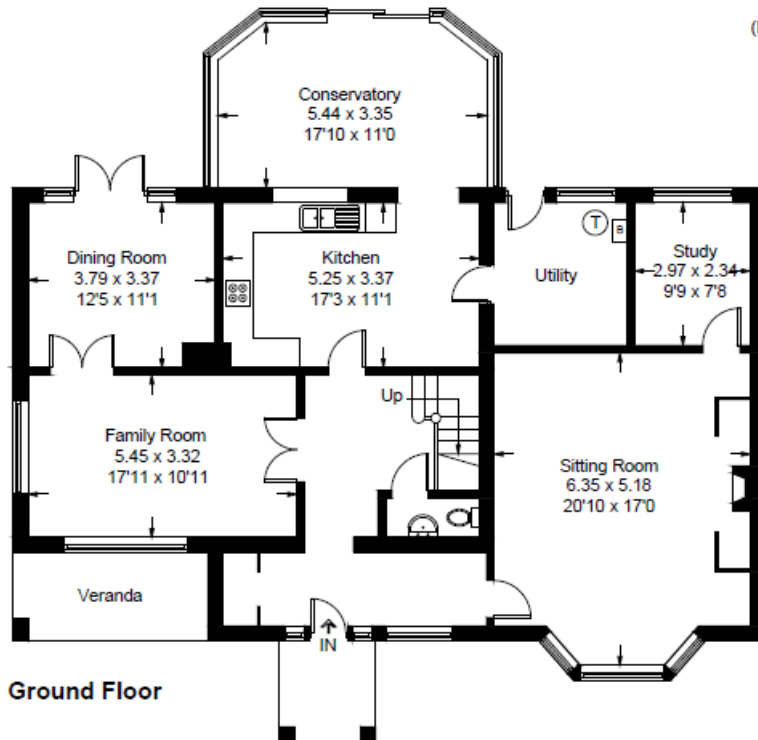
 = Reduced headroom below 1.5m / 5'0"



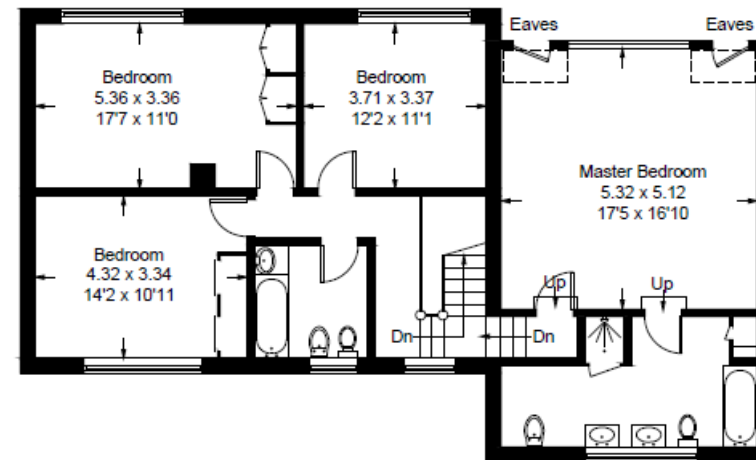
(Not Shown In Actual Location / Orientation)
Garage - Ground Floor



Garage - First Floor



Ground Floor



First 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. (ID334870)

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