



Flushing House, Church Road, Great Bookham, Surrey. KT23 3JT

£1,850,000 Freehold

- Five Bedroom, 5315 Sq Ft Period Residence
- 0.45 Acre Plot
- Superb Open Plan Kitchen Breakfast Room
- Work From Home Office & Separate Study
- Four Further Reception Rooms
- Principal Suite with Bathroom & Dressing Room
- Two Further Bedrooms with En-Suite
- First Floor Laundry Room
- Conservatory
- Sun Terrace
- Detached Double Garage & Ample Parking
- Convenient for Local Village Shops
- Walk to Bookham Station & Common
- Excellent State & Private Schools Nearby
- EPC E, Council Tax Band H
- NO ONWARD CHAIN



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Flushing House

Flushing House is a superb example of a 5 bedroom period residence extending over 5,000 sq ft of living area. Nestling on a 0.45 acres plot, part of the property is reputed to date back to the 16th Century with later architectural changes from then until the present day. The property has been the subject of considerable modernisation to a high standard by the present owners who have created a modern contemporary interior yet managed to retain the sympathetic character and charm of the original house. There is No Onward Chain.

Approached via a gated driveway, steps lead to the front entrance with a reception hall and cloakroom for guests. The focal point of the home is an impressive kitchen/breakfast room with a vaulted ceiling and Velux windows providing additional natural light. The kitchen area boasts a considerable range of floor and wall mounted cupboard storage, extensive granite worktops for preparation and has the benefit of Neff integral appliances and an additional Mercury range cooker. Plenty of space is available for a sizable dining table and a sociable relaxed seating area with patio doors that open onto the sun terrace.

Off the kitchen is a snug with a log burning stove, a play room/study, a walk-in coat/boot room, further built in storage and a TV/Media sitting room. Furthermore, a useful utility room mezzanine provides a gym area with steps leading down to a wine cellar/store. An inner hall provides access to the conservatory and onto a superb drawing room with a feature fireplace and a formal dining room, ideal for entertaining guests and family. A quiet home office is located towards the end of the hallway.

A rising staircase from the reception hall leads to all of the first floor bedrooms. The principal bedroom overlooks the rear of the property and benefits from a full range of modern fitted wardrobes and benefits from an impressive dressing room area and a luxury en-suite bathroom. Bedroom two features an ensuite bath and shower room and bedroom three features an en-suite shower room. Two further bedrooms also benefit from a separate large shower room. Conveniently, a fully fitted laundry room with plumbing for a washing machine, tumble dryer and plenty of space for drying.

Externally the property is surrounded on all sides by mature landscaped, secluded gardens offering a high degree of privacy, part of which is laid to lawn and extends to some 165' wide by 38' (mean) to the rear. There is a further feature sun terrace to enjoy al-fresco dining during the summer months. Gated driveway access to the front with parking for a number of cars leads to a detached double garage with up and over doors.





Situation

Flushing House represents a part of Bookham's rich history with the house originally on the site of a farmhouse and in the parish of Great Bookham. The name is derived from Richard 'Flusser' who is mentioned as a former owner of the land in a Survey of 1548. In 1615 another survey describes the property as 'Fleeshers' and from 1625 its is called 'Flushers' in the Court Rolls. During the 18th Century the name 'Flushers Farm' was given to the farmhouse on the opposite (west) side of the road leading from Great Bookham Church to the Lower or North Common. In 1895 the house is marked on the 25" scale Ordnance Map as Flushings. The change in name from Flushers to Flushings may possibly be due to the British landings at Flushing in 1809, during the ill-fated Walcheren Expedition; but there is no direct evidence.

Flushing House is very much situated at the heart of Bookham village within walking distance (0.5 mile) of



Bookham station with train services to London Waterloo, Victoria, London Bridge and Guildford in the opposite direction.

Local schools are well catered for with an excellent choice of popular primary schools including The Eastwick Schools and Great Bookham School nearby. Furthermore the property is within the catchment of The Howard of Effingham School and is convenient for Manor House School for Girls, Danes Hill School and St. John's School in Leatherhead.

The area abounds with acres of open greenbelt countryside including a short walk to the Bookham Commons, a site of special scientific interest, the National Trust owned Polesden Lacey and Norbury Park, the gateway to the Surrey Hills, an ideal place for mountain biking and horse riding.

Bookham offers plenty of independent retailers for shopping including two small supermarkets, a butcher, fishmonger, delicatessen and several coffee shops with more extensive shopping available in Cobham and Guildford.

Nearby recreational facilities include Effingham Golf Club and The Drift Golf Club in Horsley. Nuffield Health Gym and Leatherhead Leisure Centre are close by. Beaverbrook Country Club and the RAC Country Club in Epsom are also close at hand.

Directions

From our Bookham office in the High Street, head over the squareabout towards Bookham station. Flushing House can be found on the righthand side just before the turning for Barn Meadow Lane.

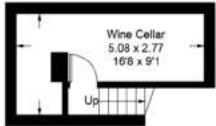
Viewing strictly by appointment only



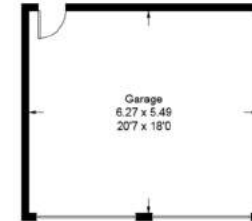




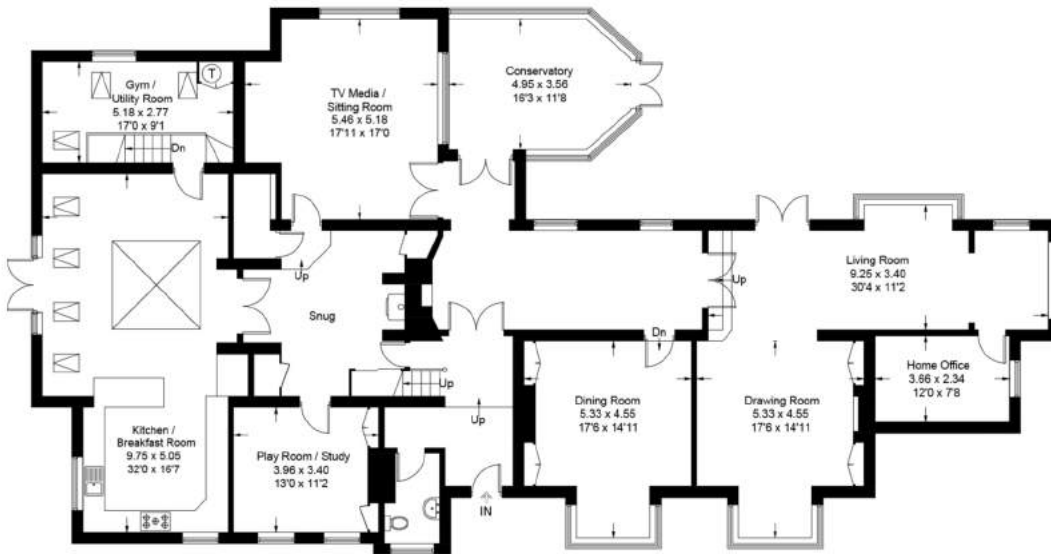
Approximate Gross Internal Area = 493.8 sq m / 5315 sq ft
Garage = 34.4 sq m / 370 sq ft
Total = 528.2 sq m / 5685 sq ft



Lower Ground Floor



(Not Shown In Actual Location / Orientation)



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. (ID1097233)