







# DOWLANS ROAD

## GREAT BOOKHAM, KT23 4LE

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**An Individual Detached Character House**  
**Close To National Trust Countryside**  
**The Howard of Effingham Catchment Area**  
**Excellent Decorative Order**  
**Located Within 1/2 Mile of Bookham High Street**

**4 Double Bedrooms • 2 Bathrooms**  
**Reception Hall • Cloakroom • Dining Room**  
**Sitting Room with Fireplace**  
**Fitted Kitchen/Breakfast Room/Conservatory**  
**Utility Room**  
**Gas Central Heating To Radiators**  
**Extensive Driveway**  
**Superb 170ft Rear Garden • Double Garage**

An attractive detached character house situated on the south side of the village in an established and favoured residential road close to miles of glorious open National Trust countryside including 1600 acres at nearby Polesden Lacey. The property is located within The Howard of Effingham school catchment and about 1/2 mile from the village high street which offers a comprehensive range of local shops. The accommodation is particularly light and spacious and provides 4 double bedrooms, 2 bathrooms, sitting room with fireplace, separate dining room and kitchen with Rangemaster oven which opens into a large breakfast room and conservatory overlooking the delightful garden. Outside the property offers an extensive driveway, double garage and superb rear garden which extends to approximately 170 ft in depth. An internal viewing is highly recommended.





### **COVERED ENTRANCE PORCH**

part glazed door to:

### **RECEPTION HALL**

radiator & radiator cover, exposed timber floor, under stairs storage cupboard, wall mounted thermostat.

### **DINING ROOM** 13'3" × 11'5" (4.04m × 3.48m)

front aspect, sealed unit double glazed window, window shutters, radiator, coved ceiling.

### **SITTING ROOM** 14'1" × 11'3" (4.29m × 3.43m)

open fireplace with stone mantel and surrounded, 2 radiators, exposed timber floor, coved ceiling, sliding patio doors to garden.

### **FITTED KITCHEN** 10'8" × 8'1" (3.25m × 2.46m)

fitted with an excellent range of wooden fronted wall and floor units, contrasting worksurfaces, inset one half bowl single drainer sink unit with mixer tap, stainless steel Rangemaster double oven, concealed extractor fan, part tiled walls, plumbing & space for dishwasher, vinyl floor, radiator, built in storage cupboard, concealed lighting, sealed unit double glazed window, opening to:

### **BREAKFAST ROOM/CONSERVATORY** 21'5" × 14'2" (6.53m × 4.32m)

radiator, vinyl floor, built in storage cupboard housing wall mounted Vaillant gas fired boiler for central heating and domestic hot water, opening to conservatory area with tiled underfloor heating. A superb room enjoying a delightful outlook over the garden with far reaching views to a variety of mature trees.

### **UTILITY ROOM** 6'11" × 5'1" (2.11m × 1.55m)

plumbing and space for washing machine, appliance space, fitted shelves, door to rear porch, built in storage cupboard.

### **CLOAKROOM**

white suite comprising low level w.c., pedestal wash hand basin, mixer tap, vinyl floor, extractor fan, part tiled walls.

### **FIRST FLOOR LANDING**

access to partly boarded loft via sliding ladder with light, built in double airing cupboard housing lagged hot water cylinder and immersion heater.

### **PRINCIPAL BEDROOM** 14'1" × 10'6" (4.29m × 3.20m)

Plus door entrance, rear aspect, wall to wall fitted floor to ceiling wardrobes, radiator, coved ceiling.

### **ENSUITE BATHROOM**

matching white 4-piece suite comprising corner bath with mixer taps, corner shower cubicle with wall mounted thermostatic shower unit and glazed sliding doors, vanity unit with inset wash hand basin, mixer tap, cupboards under, low level w.c., part tiled walls, mirror fronted cabinet, single cabinet, radiator, obscure sealed unit double glazed window, wood effect floor.

### **BEDROOM 2** 13'3" × 11'7" (4.04m × 3.53m)

front aspect, radiator, sealed unit double glazed window, coved ceiling.

### **BEDROOM 3** 10'11" × 8' (3.33m × 2.44m)

rear aspect, radiator, sealed unit double glazed window.

### **BEDROOM 4** 14'2" × 8' (4.32m × 2.44m)

Plus door entrance, front aspect, radiator, sealed unit double glazed window, fitted shelves.

### **FAMILY BATHROOM**

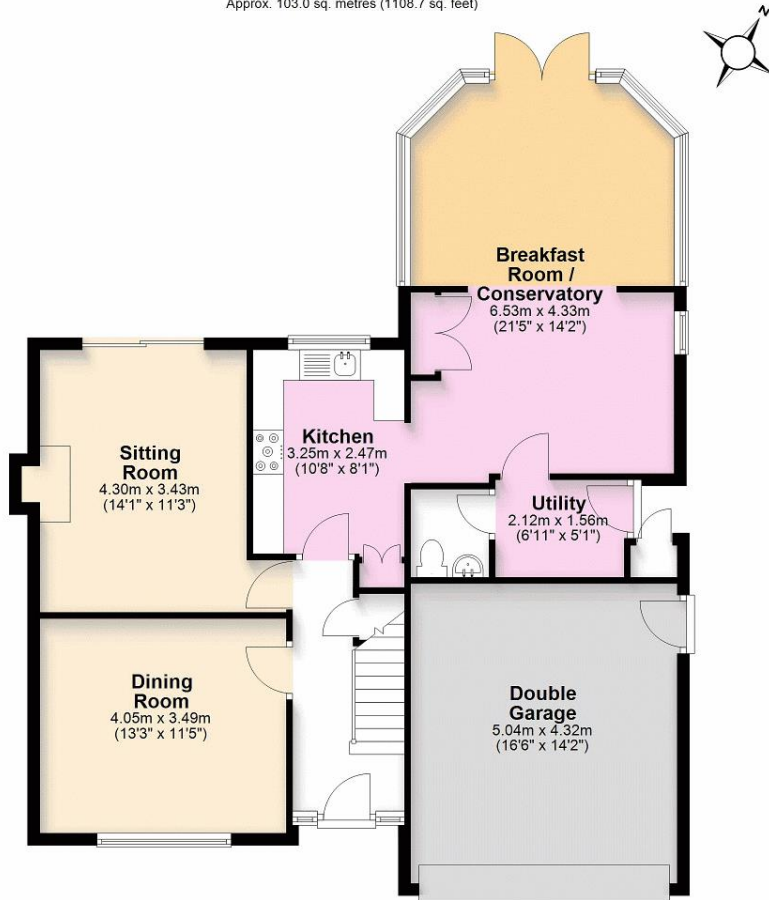
3-piece suite comprising panelled bath with mixer taps, thermostatic mixer tap, glazed shower screen, pedestal wash hand basin, mixer tap, low level w.c., fully tiled walls, 2 medicine cabinets, wood effect floor, towel rail, obscure sealed unit double glazed window.





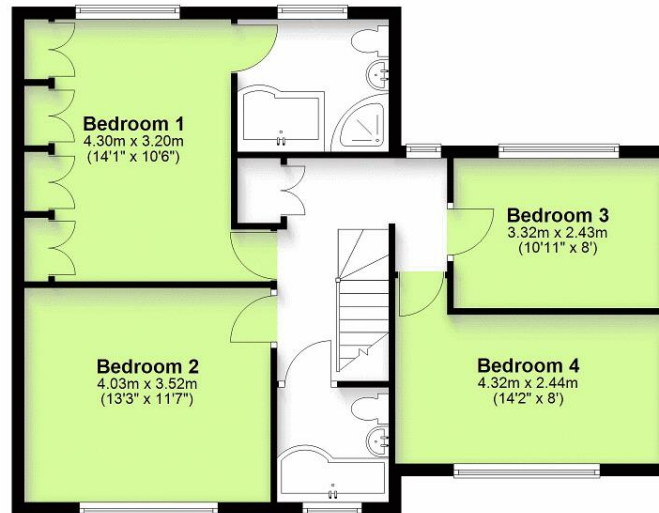
## Ground Floor

Approx. 103.0 sq. metres (1108.7 sq. feet)



## First Floor

Approx. 71.7 sq. metres (771.2 sq. feet)



Total area: approx. 174.6 sq. metres (1879.9 sq. feet)

## OUTSIDE

**DOUBLE GARAGE** 16'6" x 14'2" (5.03m x 4.32m)

up and over door, light and power, half glazed door to side.

### FRONT GARDEN

The front garden is laid to lawn enclosed by evergreen hedges with mature trees and an extensive shingle driveway provides off road parking and turning area for numerous cars and access to the double garage. Side pedestrian gate enables access to the rear garden.

### REAR GARDEN

which in our opinion is a stunning feature of this lovely property, providing an idyllic setting of tranquillity and seclusion. The garden is laid predominately to formal lawn and is divided into 3 areas extending overall to approximately 170 ft in depth. There are two extensive patio areas, outside cold water tap and power socket. The garden is enclosed by panel fencing, brick pillars and evergreen hedge. A gate leads to a second area with vegetable garden, Aluminium framed greenhouse and footpath leads to a third wooded area with mature trees, bluebells and timber garden shed.

Note 1: Please note domestic electrical appliances have not been tested.

Note 2: Mains gas, electricity, water & drainage are all connected to the property.

Note 3: Council Tax Band – MVDC band F

**VIEWING STRICTLY BY APPOINTMENT ONLY  
THROUGH THE VENDORS AGENTS HUGGINS  
EDWARDS & SHARP**

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## Energy Performance Certificate

Energy Rating  
**D**

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67	77
39-54	E		
21-38	F		
1-20	G		



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