





## TWELVE ACRE CLOSE GREAT BOOKHAM, KT23 3HH

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**A Detached Chalet Style House with Flexible Accommodation**

**Potential Ground Floor Annexe**

**Secluded Private Garden**

**No Ongoing Chain**

**Within The Howard Effingham School Catchment  
Entrance Hall • Conservatory**

**Lounge opening to Kitchen/Breakfast Room**

**Utility Room • Ground Floor Shower Room**

**Bedroom 4/Study**

**Bedroom 3/ Family Room**

**Potential Annexe using Ground Floor Double  
Bedroom/Shower Room/Family Room**

**First Floor Two Generous size Bedrooms & Family  
Shower Room**

**Gas Central Heating to Radiators**

**Sealed Unit Double Glazed Windows**

**Single Garage • Private Driveway**



A DETACHED CHALET STYLE HOUSE which offers spacious and very flexible accommodation situated about three quarters of a mile from Bookham high street which offers a comprehensive range of local shops and also within walking distance of Bookham main line station which provides regular service into Central London (Waterloo/Victoria). The accommodation is orientated with the principle rooms enjoying a delightful outlook over the secluded garden. In addition there are two double bedrooms and shower room on the ground floor which could be utilised with the utility room as an annexe, if desired, whilst on the first floor are two further generous sized bedrooms and shower room. The property benefits further from UPVC facias, bargeboards and sealed unit double glazed windows and doors and gas central heating to radiators with a new boiler installed 2021. In our opinion the property would be ideal for multi-generational family living or for those wishing to downsize and an internal inspection is highly recommended.

## GROUND FLOOR

### ENTRANCE HALL

courtesy light, double glazed front door, built in double coats cupboard, radiator, glazed door to:

**LOUNGE** 19'6" × 19'6" (5.94m × 5.94m)

a well-proportioned double aspect room with feature fireplace with painted wood mantle and surround, two radiators, double doors to kitchen, sliding double glazed door to:

**CONSERVATORY** 13'11" × 8'5" (4.24m × 2.57m)

single glazed windows.

**KITCHEN/BREAKFAST ROOM** 10'7" × 8'11" (3.23m × 2.72m)

fitted with a range of light wood effect wall and floor units, contrasting work surfaces with inset single drainer stainless steel sink unit with mixer tap, built in eye level Stoves oven & grill, inset Bosch 4 ring gas hob, extractor hood above, part tiled walls, woodblock herringbone floor, sealed unit double glazed window overlooking garden, opening to:

**UTILITY ROOM** 10' × 7' (3.05m × 2.13m)

comprising a range of wall and floor units, contrasting work surfaces, inset single drainer stainless steel sink unit with mixer tap, plumbing and space for washing machine, space for dishwasher, appliance space, vinyl floor, wall mounted combination Worcester gas fired boiler for central heating and domestic hot water ( installed 2021), radiator, part tiled walls, sealed unit double glazed window and door to garden.

### INNER HALL

radiator, built-in storage cupboard housing consumer unit and gas/electric meters, further deep shelved built in storage cupboard, door to:

**STUDY/BEDROOM 4** 10'7" × 9'1" (3.23m × 2.77m)

radiator, built in double wardrobe, sealed unit double glazed window.

**FAMILY ROOM/BEDROOM 3** 15'2" × 10'8" (4.62m × 3.25m)

double aspect, radiator, built in double wardrobe, sealed unit double glazed window, wall light points.

### SHOWER ROOM

white suite comprising low profile walk in shower cubicle with fitted glazed shower screen, thermostatic shower unit plus independent electric Mira shower unit, vanity unit, inset wash hand basin, mixer tap, low level w.c., concealed cistern, fitted mirror, fitted medicine cupboard, fully tiled walls, wood effect floor, heated towel rail, obscure sealed unit double glazed window.

## FIRST FLOOR

### FIRST FLOOR LANDING

access to loft, door to:

**BEDROOM 1** 15'2" × 12'11" (4.62m × 3.94m)

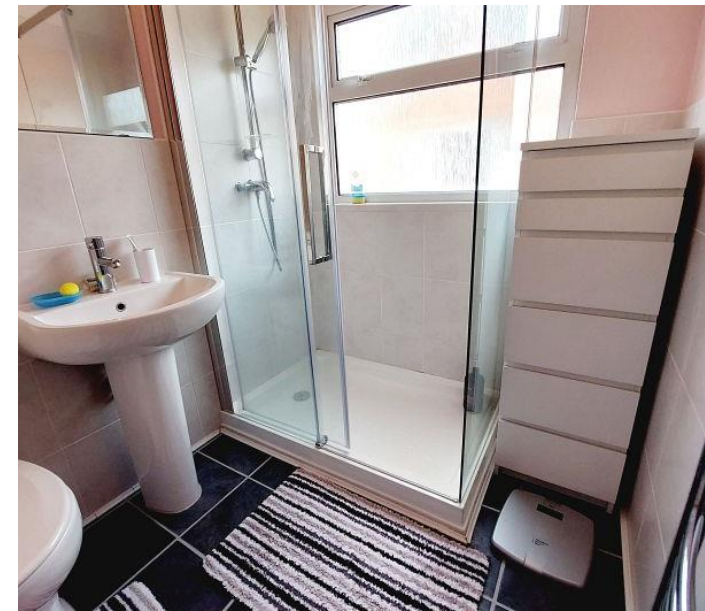
front aspect, radiator, wall length range of hanging and shelved wardrobe cupboards with sliding doors, sealed unit double glazed window, access to eaves storage area.

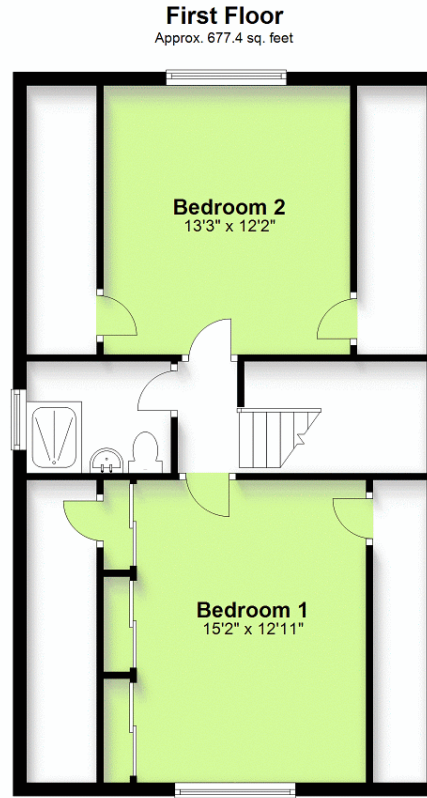
**BEDROOM 2** 13'3" × 12'2" (4.04m × 3.71m)

rear aspect, radiator, sealed unit double glazed window, access either side to eaves storage areas.

### SHOWER ROOM

white suite comprising shower cubicle with fitted glazed shower screen and sliding door, thermostatic shower unit, pedestal wash hand basin, mixer tap, low level w.c., fitted mirror, part tiled walls, tile effect floor, chrome heated towel rail, obscure sealed unit double glazed window.





Total area: approx. 1861.7 sq. feet  
Please note that this floorplan is not to scale and is for illustrative purposes only.  
Plan produced using PlanUp.

## OUTSIDE

**BRICK BUILT GARAGE** 17'1" x 8'11" (5.21m x 2.72m)  
light and power, up and over door and door to side.

### DRIVEWAY

hard surfaced providing off road parking.

### FRONT GARDEN

is laid to lawn with mature specimen plants and shrubs. Paved pathway with courtesy lights leads to a paved area behind the garage and gates either side give access to the rear garden.

### REAR GARDEN

mainly laid to lawn with paved patio, variety of shrubs and plants, three apple trees, one plum and outside cold water tap. The garden enjoys a high degree of privacy and seclusion and is partly enclosed by a high brick wall.

### SUMMERHOUSE

### TIMBER GARDEN SHED

### ALUMINUM FRAMED GREENHOUSE

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

Note 2 - Mains gas, electricity, water and drainage are all connected to the property.

Note 3 - Mole Valley District Council Tax Band F.

Note 4 - Please note there is no onward chain with this property.

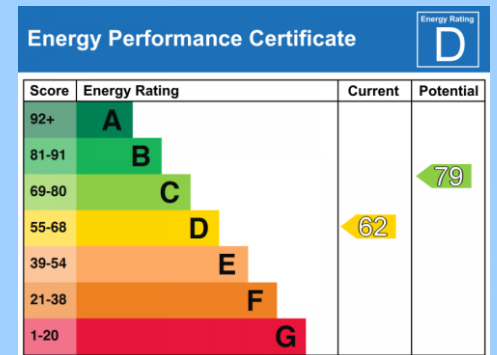
**VIEWING STRICTLY BY APPOINTMENT ONLY THROUGH THE VENDORS AGENTS HUGGINS EDWARDS & SHARP**

## BOOKHAM SALES OFFICE

11-15 HIGH STREET, BOOKHAM, KT23 4AA

**01372 457011**

sales@hes-bookham.co.uk



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