





# TWELVE ACRE CLOSE

GREAT BOOKHAM, KT23 3HH

**A Beautifully Presented Detached Chalet Style House**

**Ideally Located Close To Village & Station**

**Very Flexible Accommodation**

**Secluded Landscaped Garden**

**Spacious & Impressive Family Kitchen/Dining Room**

**Separate Utility Room**

**Lounge with Wood Burning Stove**

**Downstairs Bedroom or 2nd Reception Room**

**Luxury Recently Refitted Ground Floor Shower Room**

**Three First Floor Bedrooms**

**Luxury Recently Refitted Family Bathroom**

**Full Width Paved Terrace**

**Feature Pergola & Second Patio Area**

**Gas Central Heating to Radiators**

**Sealed Unit Double Glazed Windows**

**Single Garage & Ample Parking**

**The Current Owners have upgraded the property with  
Luxury Bathrooms, New Flooring & Garden Landscaping**



The property is A SPACIOUS DETACHED CHALET STYLE HOUSE which offers very well appointed and flexible accommodation in an ideal location within walking distance of Bookham high street and station. The accommodation comprises a welcoming reception hall which leads to an attractive and generously proportioned lounge with feature solid fuel wood burning stove. There is a second reception room or downstairs bedroom which is adjacent to a luxury good size shower room. A real feature of this property is a very spacious and well equipped family kitchen/dining room which overlooks the garden and has a real "wow" factor and is truly the heart of the home. On the first floor there are three good size bedrooms and a further luxury bathroom. A well stocked attractive rear garden with a large wide Indian Sandstone paved sun terrace plus a feature pergola ideal for barbecues, summer entertaining and alfresco dining complements this property.

### COVERED ENTRANCE PORCH

outside security light and double glazed entrance door to:

### ENTRANCE LOBBY

light wood effect floor, cloaks hanging rail, recessed ceiling lights, opening to:

### RECEPTION HALL

high feature ceiling, double glazed Velux window, under stairs storage area, opening to:

### INNER HALL

recessed ceiling lights, built-in cloaks cupboard with fitted shelving, gas and electric meters and consumer unit.

### LOUNGE 19'5" × 12'4" (5.92m × 3.76m)

feature solid fuel wood burning stove inset in recessed fireplace and stone hearth, gas point to side, t.v., telephone and internet connection points, two radiators, coving, dimmer switch, light wood effect floor.

### STUDY/BEDROOM 4 10'6" × 9' (3.20m × 2.74m)

a very flexible room which could be used as a downstairs bedroom, study or T.V. room as required, radiator, light wood effect floor.

### FAMILY KITCHEN/DINING ROOM 23'5" × 14'8" (7.14m × 4.47m)

narrowing to 9' in dining area. A stunning room with considerable "wow" factor comprising Franke twin bowl single drainer stainless steel sink unit inset in woodstrip work surface with mixer tap, cupboard under, adjoining integrated dishwasher to side with matching fascia, excellent matching range of fitted white floor and wall units with soft close doors and drawers, underlighting, deep pan drawer, pull-out waste unit, two tall matching larder cupboards with central space for fridge/freezer, matching island unit with lightwood strip work surface, breakfast bar and cupboards under. Stainless steel professional 100 FX range cooker, rangemaster stainless steel illuminated cooker hood, pendant and recessed ceiling lights, large designer radiator panel, light wood effect floor, t.v. point, recessed display shelving, dining area, radiator, double opening double glazed doors to sun terrace and garden, further doors to entrance lobby, inner hall and :

### UTILITY ROOM 7' × 5'6" (2.13m × 1.68m)

space and plumbing for washing machine and tumble drier, laminated work surface over, eye level storage unit, wall mounted Baxi gas fired boiler for central heating and domestic hot water, wash hand basin with mixer tap, cupboard under, fitted mirror, half tiled walls, radiator and light wood effect floor.

### LUXURY FAMILY SHOWER ROOM

with matching white four piece suite comprising large tile enclosed shower with sliding glazed door, thermostatic shower unit, rainfall shower & hand held shower, pedestal wash hand basin with mixer tap, mirror door medicine cabinet, low level w.c. with concealed cistern, bidet, fitted display shelf & cupboard, shaver point, wall mounted double cupboards with mirror doors, light grey flooring, feature radiator, recessed ceiling lights, obscure double glazed window.

### FIRST FLOOR LANDING

with built-in hanging and shelved floor to ceiling wardrobe cupboard, double opening doors and matching single shelved linen cupboard and access to loft.

### BEDROOM 1 13'2" × 12'1" (4.01m × 3.68m)

radiator, two boarded and lit eaves storage cupboards.

### BEDROOM 2 14'10" × 9'6" (4.52m × 2.90m)

narrowing to 6'9, radiator, light wood effect floor, storage cupboard and attractive view over rear garden.

### BEDROOM 3 9'2" × 8' (2.79m × 2.44m)

radiator, boarded and lit eaves storage cupboard, light wood effect floor.

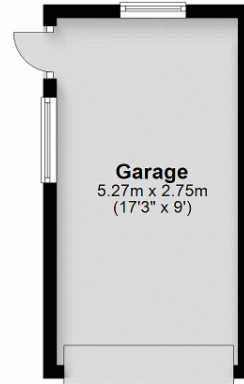
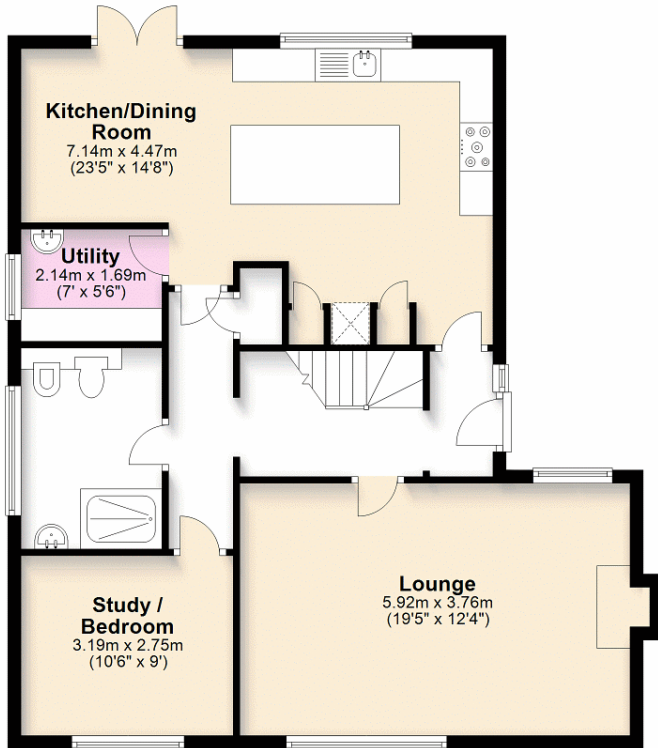
### LUXURY BATHROOM

with matching three piece suite comprising tiled enclosed bath with chrome plated mixer tap, thermostatic shower unit, hand held shower & rainfall shower, glazed shower screen, vanity unit, wash hand basin with mixer tap and cupboard under, fitted mirror, 3 fully tiled walls, recessed glazed display shelves, dual flush low level w.c. with concealed cistern, chrome plated ladder radiator, tile effect flooring,



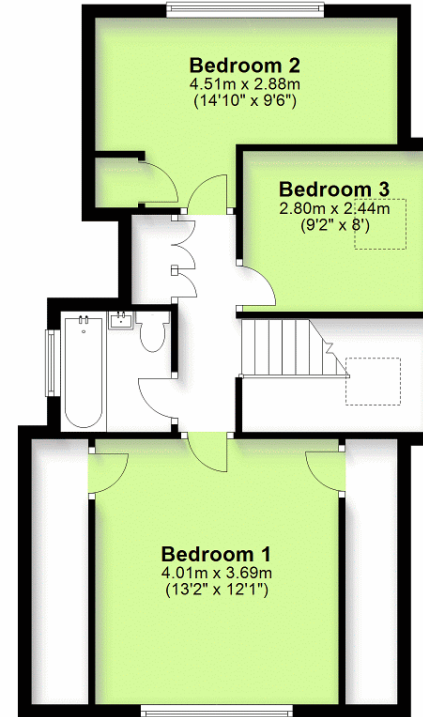
### Ground Floor

Approx. 97.1 sq. metres (1044.7 sq. feet)



### First Floor

Approx. 53.8 sq. metres (578.9 sq. feet)



Total area: approx. 150.8 sq. metres (1623.6 sq. feet)

Please note that this floorplan is not to scale and is for illustrative purposes only.  
Plan produced using PlanUp.

**SINGLE GARAGE** 17'3" x 9' (5.26m x 2.74m)  
with up and over door, power and light, side door to rear garden. Useful covered area to rear, ideal for bbq/bike storage.

**DRIVEWAY**  
provides additional off street parking for 4 vehicles.

**FRONT GARDEN**  
laid to lawn with well stocked flower bed. A wrought iron gate provides side access to:

**LANDSCAPED REAR GARDEN**  
which in our opinion is a really lovely feature of this property. Full width Indian Sandstone paved sun terrace ideal for barbecues, alfresco dining and summer entertaining, low retaining brick wall, flower border, steps lead to an extensive area of well tended lawn. There are well stocked colourful herbaceous flower borders, variety of mature evergreens and to the rear of the garden there is a further Indian Sandstone large patio area/covered pergola strategically placed for the evening sun. Outside water tap, power points and security lighting. The garden is enclosed by close board and wooden picket fencing and there are gated side accesses to either side of the house.

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 - The property has two satellite systems, Sky TV & Hotbird providing many additional international channels.

Note 4 - Mole Valley District Council - Council Tax Band F.

### BOOKHAM SALES OFFICE

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### Energy Performance Certificate



Score	Energy Rating	Current	Potential
92+	A		
81-91	B		82
69-80	C		
55-68	D	62	
39-54	E		
21-38	F		
1-20	G		



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