





WOODLANDS ROAD

LITTLE BOOKHAM, KT23 4HL

**An Attractive Detached House Offering
Deceptively Spacious Accommodation
Rear Garden Extending to 90 ft
Within Walking Distance of The Howard
Effingham School**

**4 Bedrooms • En Suite Bathroom
Family Shower Room • Reception Hall
Cloakroom • Lounge • Dining Room
Garden Room • Family Room
Kitchen/Breakfast Room • Utility Room
Gas Central Heating to Radiators
Sealed Unit Double Glazed Windows
Large Paved Patio • Secluded Garden
Private Driveway**

AN ATTRACTIVE DETACHED 4 BEDROOM HOUSE which offers deceptively spacious accommodation situated in a favoured residential cul de sac on the south side of Bookham and within walking distance of The Howard of Effingham School and close to miles of open National Trust countryside including 1600 acres at Polesden Lacey which can be accessed at the end of Woodlands Road. The house offers flexible accommodation particularly on the ground floor with a study, kitchen/breakfast room, family room, garden room, utility room and lounge with double doors opening into the dining room both enjoying a delightful aspect over the rear garden. The accommodation benefits further from sealed unit double glazed windows and gas central heating to radiators whilst outside there is a good size secluded garden and driveway allowing ample parking.



GROUND FLOOR

COVERED ENTRANCE PORCH

Part glazed panel front door, courtesy light:

RECEPTION HALL

built in coats cupboard, door to:

CLOAKROOM

White suite comprising low level w.c., pedestal wash hand basin.

STUDY 9'5" × 7'4" (2.87m × 2.24m)

LOUNGE 18'11" × 12'7" (5.77m × 3.84m)

double aspect, feature fireplace, double glazed doors to garden, panelled glazed doors to:

DINING ROOM 13'4" × 12'7" (4.06m × 3.84m)

GARDEN ROOM 14'8" × 11'9" (4.47m × 3.58m)

max, ceramic tiled floor, door to:

UTILITY ROOM 8'2" × 8'1" (2.49m × 2.46m)

Comprising a range of wall and floor units, contrasting work surfaces with inset stainless steel sink unit.

KITCHEN/BREAKFAST ROOM 17'4" × 11'8" (5.28m × 3.56m)

Comprising a range of wall and floor units, contrasting work surfaces, inset one half bowl single drainer stainless steel sink, electric cooker point, stainless steel splashback and extractor hood, space for breakfast table, door to:

FAMILY ROOM 17'4" × 11'8" (5.28m × 3.56m)

built in double storage cupboard, wall mounted Potterton gas fired boiler.

FIRST FLOOR

FIRST FLOOR LANDING

Built in airing cupboard housing lagged hot water cylinder.

PRINCIPAL BEDROOM 12'2" × 10'9" (3.71m × 3.28m)

plus 2 double wardrobes, rear aspect, door to:

EN SUITE BATHROOM

white suite comprising panel bath with mixer tap, thermostatic shower unit, glazed screen, vanity unit inset wash hand basin, low level w.c., part tiled walls.

BEDROOM 2 15'4" × 9'2" (4.67m × 2.79m)

plus built in double wardrobe, front aspect, views over fields.

BEDROOM 3 11'9" × 7'6" (3.58m × 2.29m)

BEDROOM 4 8'5" × 7'5" (2.57m × 2.26m)

front aspect, views over fields.

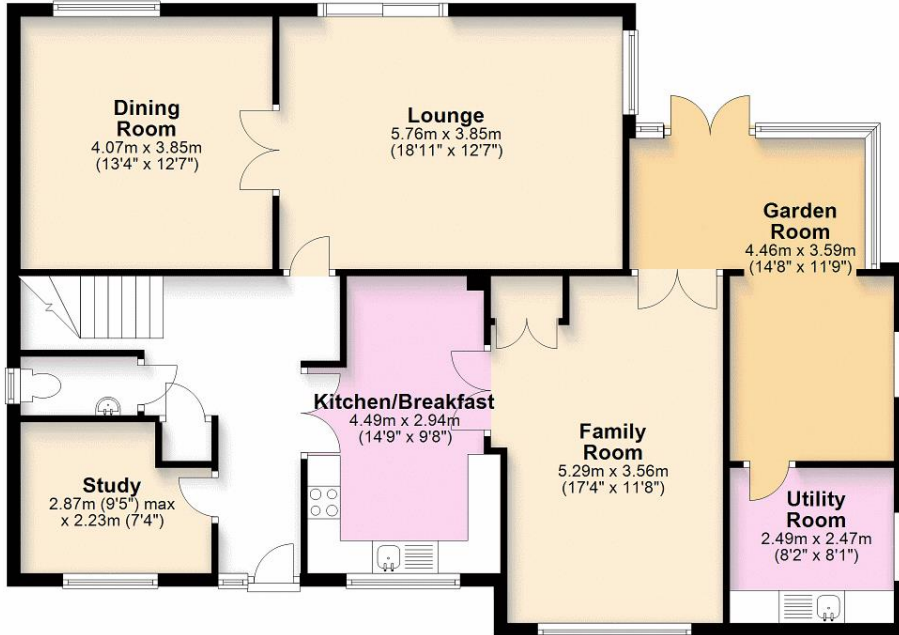
FAMILY SHOWER ROOM

white suite comprising fully tiled shower cubicle, thermostatic shower and body jets, glazed shower screen, vanity unit, inset wash hand basin, low level w.c., concealed cistern, range of drawers and cupboards, part tiled walls.



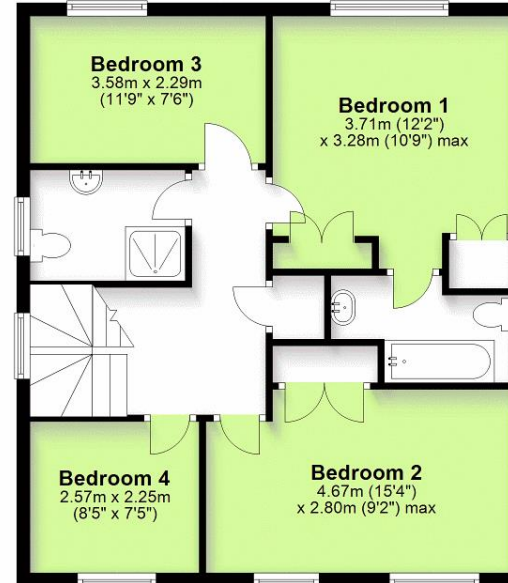
Ground Floor

Approx. 109.1 sq. metres (1174.8 sq. feet)



First Floor

Approx. 62.8 sq. metres (675.8 sq. feet)



Total area: approx. 171.9 sq. metres (1850.5 sq. feet)

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



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OUTSIDE

DRIVEWAY

hard surfaced providing off road parking for several vehicles, mature evergreen hedge and gate enables side access and leads to the rear garden.

REAR GARDEN

mainly laid to lawn extending to approx. 90 feet with paved patio, evergreen hedge providing seclusion, silver birch tree and variety of shrubs and plants.

TIMBER SUMMER 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 - Mole Valley District Council Tax Band G.

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

BOOKHAM SALES OFFICE

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Energy Performance Certificate

Energy Rating
D

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

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