



## BURNHAMS ROAD

Bookham, KT23





## LOCATED IN THE EVER POPULAR AND PRIVATE BURNHAMS ROAD

Bramblewood, a superb family house situated  
on a beautiful south-westerly facing plot of 0.34 acre.



Local Authority: Mole Valley District Council  
Council Tax band: H  
Tenure: Freehold





# DESCRIPTION

This impressive double fronted house was built by the owners in 2010 to a high specification, featuring underfloor heating throughout and solar panels to enhance its energy efficiency.

Set back from the road with a large driveway, EV charger and detached double garage, this beautifully presented family home immediately showcases the time, thought and investment poured into its design the moment you step inside.

The spacious and welcoming entrance hall leads through to a large kitchen/breakfast room which receives an abundance of light from its south-westerly facing aspect. The kitchen features an island, stone worktops and attractive bespoke cabinetry. There is comfortably space for a dining table, plus a relaxing lounge area to the rear which includes French doors that open onto the garden. A fully-fitted utility room with convenient side access completes the space.



To the left of the kitchen, a large drawing room features a wood-burning stove and bi-folding doors that open onto the garden patio. At the front of the house, the versatile family room boasts an en suite shower room, offering flexibility as a guest bedroom. On the right, a lateral dining room provides additional living space and could easily serve as a study. The entrance hall also benefits from generous storage and a guest cloakroom.

On the first floor there are four double bedrooms and a study. The principal bedroom to the rear has built in wardrobes and a luxury en suite shower room. The bedroom to the front also has an en-suite shower room, whilst the other two double bedrooms and study share a luxury bathroom.

On the top floor there are two further bedrooms, one has an en suite shower room and the other offers extensive storage, it could also be used as an additional study/playroom.





The mature and colourful rear garden has a large and lateral patio which is perfect for al fresco dining and entertaining. The lawned area is sizable and perfect for children to play and there is the additional bonus of a well-appointed summer house which could be used as a gym, office or teenage den. The garden is bordered by mature hedging and trees to ensure privacy.

Come and see this outstanding home! You'll be delighted you did!

## LOCATION

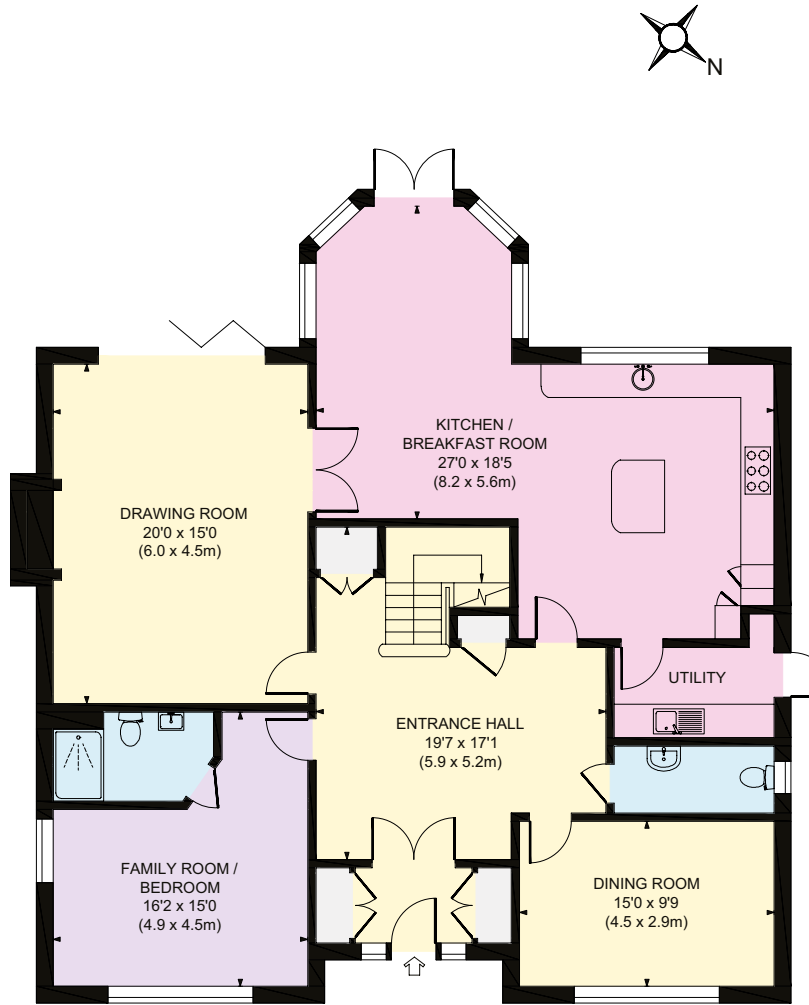
Nestled in the heart of Little Bookham, moments from Bookham Common, Burnhams Road offers a tranquil village setting with excellent connectivity and a wealth of local amenities.

The area is well served by transport links, with Bookham Station is 0.6 miles away providing direct trains to London Waterloo and Guildford, while Leatherhead station, 4 miles from the property, offers additional services to London Victoria. The area also benefits from easy access to the A3 and M25, making journeys to Central London, Gatwick and Heathrow Airports fast and convenient.

The selection of the schools in the area is strong, with a good mix of state and independent schools catering to all age groups. Notable schools include Howard of Effingham in the state sector, along with well-regarded independent schools such as Manor House, St Teresa's and Cranmore.

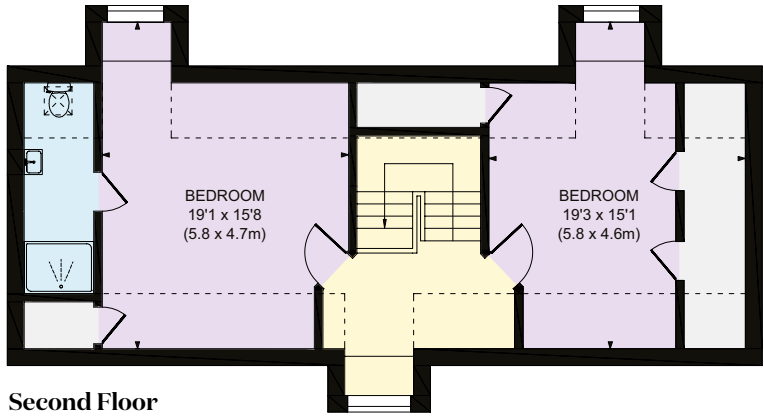
Bookham is home to a selection of independent shops, cafes and everyday essentials, while nearby Guildford offers a more extensive range of amenities, including supermarkets, department stores and well-known high street retailers and restaurants.

For those who enjoy the outdoors, the property is ideally located near the Polesden Lacey National Trust estate and the Surrey Hills Area of Outstanding Natural Beauty, offering beautiful countryside walks and cycling routes.

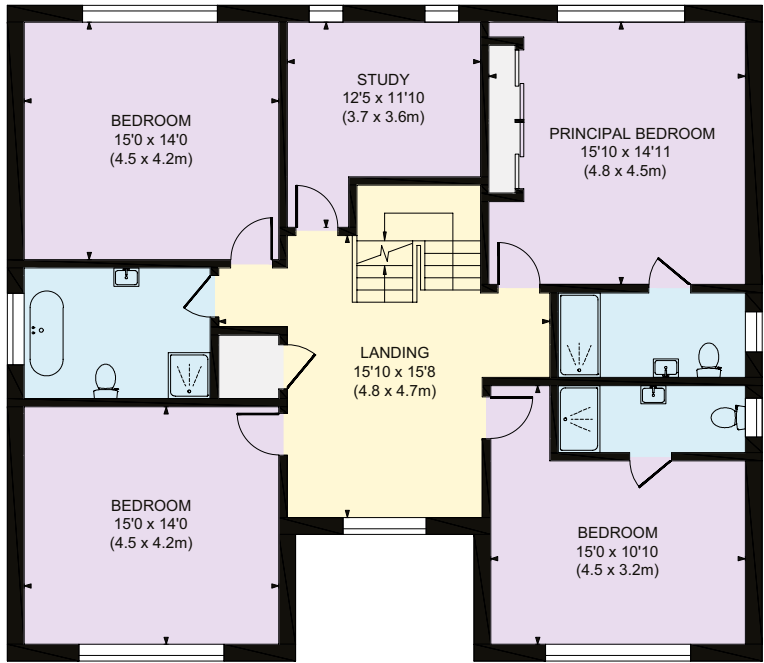


Ground Floor

Approximate Gross Internal Area  
Main House = 3,795 sq. ft / 352.58 sq. m  
Garage = 395 sq. ft / 36.72 sq. m  
Outbuilding = 164 sq. ft / 15.32 sq. m  
Total = 4354 sq. ft / 404.62 sq. m



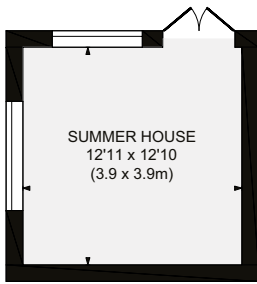
Second Floor



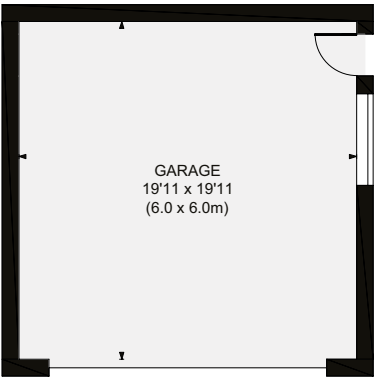
First Floor

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 any decisions reliant upon them.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Outbuilding



Garage

We would be delighted  
to tell you more.

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