



# HENSHAWS



**Bramblewood, Burnhams Road,  
Bookham, Surrey, KT23 3BA**

**£1,850,000 Freehold**

### Directions

From our office in Great Bookham go to the bottom of the High Street proceeding straight over the square about into Church Road. Continue along passing Bookham train station on your right hand side then take the 3<sup>rd</sup> turning on your right into Burnhams Road, proceed along and then the property can be round on your left hand side.

**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



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		

Ref: 04.26.4258

[www.henshaws.net](http://www.henshaws.net)

**Important Notice** Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

## Bramblewood, Burnhams Road, Bookham, Surrey, KT23 3BA

A superbly appointed 6 bedroom double fronted detached home offering a lovely south westerly aspect rear garden, situated in a highly desirable private road.

### THE PROPERTY

Originally built in 2010 by the current owners this impressive property provides an excellent specification throughout as well as particularly spacious and flexible accommodation. On the ground floor this consists of a large and welcoming entrance hall, cloakroom, utility room, generous size kitchen/breakfast room incorporating an extensive range of bespoke cabinetry with ample granite work surfaces and a central island breakfast bar and a further family area with French doors opening out onto the lovely rear terrace and garden. There are then 3 additional reception rooms with a family room offering flexibility of usage as a guest bedroom with an en-suite shower room. To the first floor there are then 4 double bedrooms, 2 with en-suite facilities in addition to the family bathroom plus a study. 2 further double bedrooms and an en-suite shower room can be found on the 2nd floor. The property itself is approached via its own driveway which in turn leads to a double garage. A particular feature of this imposing family home is the delightful rear garden incorporating a wide paved sun terrace opening out onto an excellent expanse of lawn screened to all sides by mature hedging and trees ensuring excellent privacy. In addition there is also a detached **summer house/gym/studio**. In total the garden extends to 134ft x 85ft (40m x 25m) enjoying a sunny south westerly aspect. Other benefits include underfloor heating throughout, solar panels and EV charging point.



### SITUATION

The property is located in a highly desirable private road approximately 1 mile from Bookham village centre which offers a comprehensive range of local amenities to include, 2 supermarkets, Doctors & Dentist Surgeries, a post office and a number of other independent retailers. Bookham train station is just over a ¼ mile away and provides a commuter service into London Waterloo and Victoria. The property also benefits from easy access to the A3 and M25 making journeys to central London, Gatwick and Heathrow Airports fast and convenient. Bookham Common which is National Trust owned is also within a short walk and offers some delightful countryside. In addition there are excellent schools close by both in the state and private sector including the well respected Howard of Effingham secondary school.

