



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

£1,750,000 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 3rd turning on your right into Burnhams Road, proceed along and then the property can be found on your left hand side.

Local Authority

Mole Valley District Council Tel: 01306 885001
Council Tax Band: H

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
A (92 plus)		84	84
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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,
KT23 3BA**

A superbly appointed 6 bedroom double fronted detached home offering a truly delightful 1/3 acre plot benefiting from a lovely south westerly aspect rear garden situated in one of Bookham's premier private roads.

THE PROPERTY

Originally constructed in 2010 by the current owners, this impressive detached family home has been finished to an exceptional standard throughout. The ground floor is centred around a welcoming reception hall leading to a cloakroom, utility room and an outstanding kitchen/breakfast room, beautifully fitted with an extensive range of bespoke cabinetry, granite work surfaces and a substantial central island with breakfast bar. The adjoining family area enjoys French doors opening directly onto the attractive rear terrace and garden. In addition, there are three further reception rooms, one of which is currently arranged as a family room but offers excellent flexibility as a ground-floor guest bedroom. The first floor provides four generous double bedrooms, two of which benefit from luxurious en-suite facilities, together with a well-appointed family bathroom and a separate study. The second floor offers two further double bedrooms and an additional en-suite shower room. The beautifully landscaped rear garden is a particular highlight, featuring a wide paved sun terrace that extends onto an expansive level lawn, all enclosed by mature trees and established hedging to provide an exceptional degree of privacy. Enjoying a sunny south-westerly aspect, the gardens measure approximately 134ft x 85ft (40m x 25m) and also incorporate a **superb detached summer house**, ideal as a home office, gym or studio. Further benefits include underfloor heating throughout, rain water harvesting, solar panels and an electric vehicle charging point.



SITUATION

Located within one of Bookham's most sought-after private roads, the property enjoys an exceptional setting combining peace and privacy with outstanding convenience. Bookham village centre lies approximately one mile away and offers an excellent selection of everyday amenities, together with an attractive range of independent shops, cafés and restaurants. Bookham railway station is just over a ¼ of a mile away, providing regular services to both London Waterloo and London Victoria. The nearby A3 and M25 also provide excellent road connections to central London, Heathrow and Gatwick airports. Bookham Common offering acres of unspoilt woodland and picturesque walking .The area is also renowned for the quality of its education, with an excellent choice of highly regarded state and independent schools nearby, including the Howard of Effingham School, together with a number of renowned preparatory and private schools.

