



HUGGINS EDWARDS & SHARP

11-15 HIGH STREET
BOOKHAM

KT23 4AA

SALES:

01372 457011

LETTINGS:

01372 455244

3 BRIDGE STREET
LEATHERHEAD

KT22 8BL

01372 374806

APEX HOUSE
10 WEST STREET
EPSOM

KT18 7RG

01372 727257

60-62 CAMBRIDGE RD
NEW MALDEN

KT3 3QL

020 8942 7733

1 GROVE ROAD
SUTTON

SM1 1BB

020 8642 2266

CHARTERED
SURVEYORS

RESIDENTIAL &
COMMERCIAL
ESTATE AGENTS

PROPERTY
MANAGEMENT

RESIDENTIAL
LETTINGS

VALUERS &
DEVELOPMENT
CONSULTANTS

2 THE OLD HOTEL BOOKHAM GRANGE, THE APPROACH GREAT BOOKHAM, KT23 3HS



£625,000 LEASEHOLD

A Unique And Elegant Converted Apartment
Set In A Glorious Rural Haven Close To Bookham Common
Within Walking Distance from Bookham Station
Three Double Bedrooms • Master Bedroom With Ensuite Shower Room
Bespoke Kitchen With Stone Composite Worktops
South Facing Private Garden With Two Terraces
Audio Entry System • Lift To All Floors
10 Year New Home Warranty

www.hugginsedwards.co.uk

2 THE OLD HOTEL, BOOKHAM GRANGE, THE APPROACH, GREAT BOOKHAM

Bookham Grange is quietly situated on the edge of the National Trust's Great Bookham Common but is conveniently located just a few miles from the picturesque commuter village of Bookham with its mainline railway station. London's Waterloo and Victoria Stations are approximately 45 minutes by train.

We are delighted to release our details for the stunning new development, Bookham Grange, by award winning Latchmere Properties Limited. The main building, constructed circa 1890, trading as the Bookham Grange Hotel since 1947, will be converted into six spacious and elegant apartments with private parking and lift access. The two ground floor apartments have their own private gardens. The individually designed houses will also sit within their own extensive private gardens and all properties will be built to a high specification.

THESE PRELIMINARY DETAILS ARE INTENDED AS A GUIDE ONLY AND MUST NOT BE RELIED UPON AS A STATEMENT OF FACT. THEY DO NOT FORM THE BASIS OF A CONTRACT OR ANY PART THEREOF. THE DESCRIPTIONS, DISTANCES, LAYOUTS AND ALL OTHER INFORMATION ARE BELIEVED TO BE CORRECT BUT THEIR ACCURACY IS IN NO WAY GUARANTEED. ANY INTENDING PURCHASERS MUST THEREFORE SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THEIR CORRECTNESS. AS THE SCHEME IS IN THE COURSE OF CONSTRUCTION, WE MUST RESERVE THE RIGHT TO ALTER THE SPECIFICATIONS WITHOUT NOTICE AND SUBSTITUTE MATERIALS, EQUIPMENT OR FITTINGS OF A SIMILAR QUALITY.

The accommodation with approximate room sizes is as follows:-

GROUND FLOOR:-

- **ENTRANCE HALL:** Coved ceiling, recessed ceiling lights, heating thermostat control, alarm control panel, audio entry system, deep built in airing cupboard housing pressurised hot water cylinder, slatted shelves & light, radiator, panelled door to:
- **KITCHEN/DINING/DRAWING ROOM** abt 32'6" x 22'6" (9.91m x 6.86m): overall, double aspect, two sets of glazed double doors opening onto garden, dimmer switch, two radiators with thermostatic controls, coved ceiling, recessed ceiling lights, 12'1" opening to:
- **LUXURY KITCHEN:** Fitted with an excellent range of wall and floor units, composite stone worksurfaces and upstands, under slung one and half bowl sink unit, mixer tap, built in AEG stainless steel electric oven, inset AEG 5 ring gas hob, AEG extractor above, concealed lighting, integrated AEG dishwasher and fridge/freezer, ceramic tiled floor, coved ceiling, double aspect, cupboard housing Vaillant wall mounted gas fired boiler for central heating and domestic hot water.
- **MASTER BEDROOM** abt 13'11" x 11'3" (4.24m x 3.43m): radiator with thermostatic control, dimmer switch, recessed ceiling lights, rear aspect and glazed double doors to garden.
- **FULLY TILED EN SUITE SHOWER ROOM:** White suite comprising low level w.c. with concealed cistern, wash hand basin, mixer tap, tiled shower cubicle with Hansgrohe thermostatic shower unit, hand held shower and rainfall shower, glazed shower door, chromium plated heated towel rail, tiled display shelf, recessed ceiling lights, shaver point, ceramic tiled floor, extractor fan.
- **BEDROOM 2** abt 13'10" x 11'1" (4.22m x 3.38m): max, radiator with thermostatic control, coved ceiling, recessed ceiling lights, rear aspect, dimmer switch.
- **BEDROOM 3** abt 14'6" x 9'5" (4.42m x 2.87m): radiator with thermostatic control, coved ceiling, recessed ceiling lights, front aspect, dimmer switch.

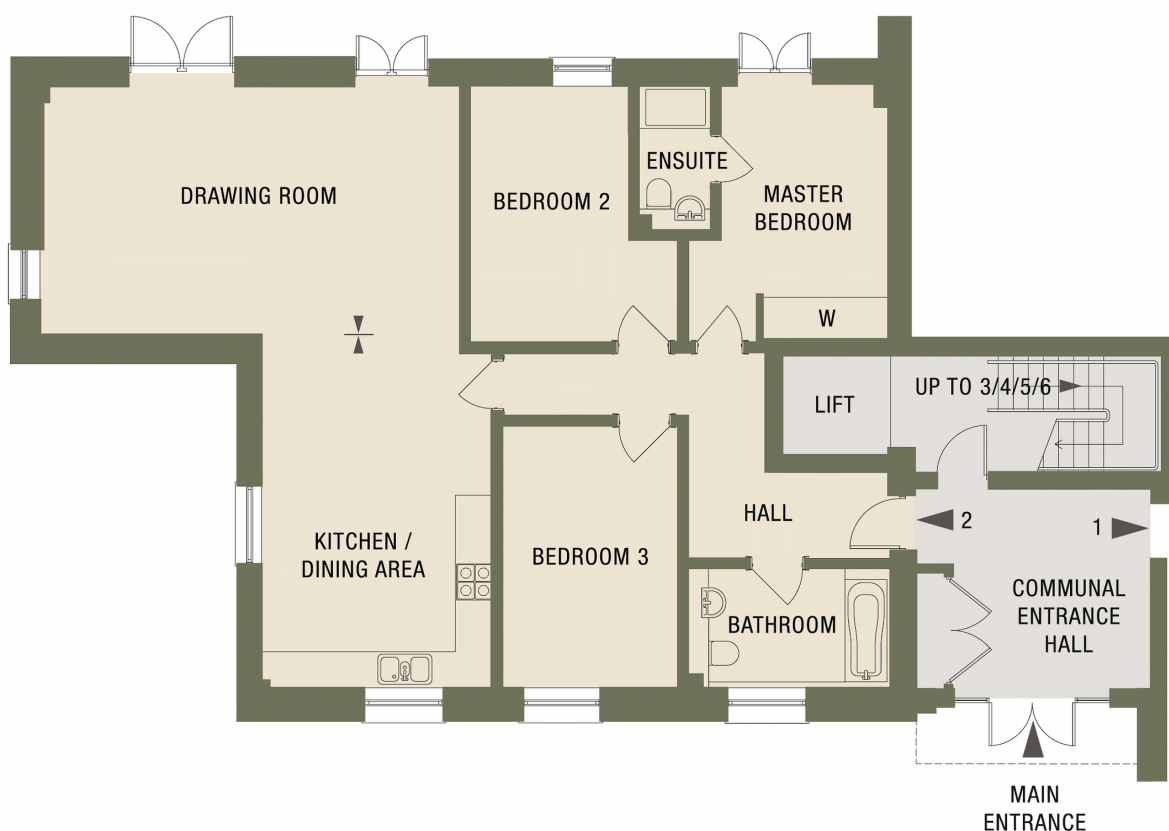
2 THE OLD HOTEL, BOOKHAM GRANGE, THE APPROACH, GREAT BOOKHAM

- **FULLY TILED BATHROOM:** White suite comprising tiled enclosed bath with central Hansgrohe mixer tap, rainfall shower, glazed shower screen, extractor fan, wash hand basin, mixer tap, low level w.c. with concealed cistern, chromium plated heated towel rail, tiled display shelf, recessed ceiling lights, shaver point, ceramic tiled floor.

OUTSIDE:-

- **GARDEN:** There is a private garden which is laid to lawn and two paved patios. The garden is enclosed by a close boarded 1.8m high panel fence and enjoys a delightful south facing aspect.

FLOOR PLAN



GROUND FLOOR

Service Charges/Maintenance Costs:

Information regarding service charges will be finalised closer to completion of the development but itemised below are some estimated figures:

Service Charge: £2200 per annum

Ground Rent: £250 per annum

Lease: 125 years

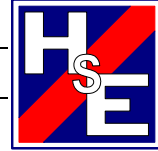
2 THE OLD HOTEL, BOOKHAM GRANGE, THE APPROACH, GREAT BOOKHAM

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

Leatherhead Office **01372 374806** info@hes-leatherhead.co.uk

Bookham Office **01372 457011** sales@hes-bookham.co.uk

Website **www.hugginsedwards.co.uk**



HUGGINS EDWARDS & SHARP IS A TRADING NAME OF HES RESIDENTIAL LTD, A COMPANY REGISTERED IN ENGLAND & WALES. REGISTERED NUMBER 07165611. REGISTERED OFFICE: 11-15 HIGH STREET, BOOKHAM, SURREY, KT23 4AA. REGULATED BY RICS. HES RESIDENTIAL LTD FOR THEMSELVES AND FOR VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT THE PARTICULARS CONTAINED HERE ARE SET OUT AS GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSEES, AND DO NOT FORM PART OF ANY OFFER OR CONTRACT. ALL DESCRIPTIONS, DIMENSIONS, REFERENCE TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION, AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR LESSEES SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM.



2 THE OLD HOTEL, BOOKHAM GRANGE, THE APPROACH, GREAT BOOKHAM

