

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

1 GROVE ROAD
SUTTON
SM1 1BB
020 8642 2266

CHARTERED
SURVEYORS

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COMMERCIAL
ESTATE AGENTS

RESIDENTIAL
LETTINGS

COMMERCIAL
PROPERTY
MANAGEMENT

VALUERS &
DEVELOPMENT
CONSULTANTS

**5 SOLE FARM ROAD
GREAT BOOKHAM
KT23 3DR**



£1,250,000 FREEHOLD

**AN EXCELLENT DETACHED FAMILY HOME
SPACIOUS & FLEXIBLE ACCOMMODATION
CORNER PLOT WITH SOUTH FACING GARDEN
CLOSE TO VILLAGE AND STATION**

Reception Hall • Cloakroom • Lounge • Dining Room
Study/Bedroom 5 • Family Room/Playroom
Spacious Kitchen/Breakfast Room
Snooker/Gym/Games Room With Cloakroom
Principal Bedroom With En-suite Shower Room
Three Further Good Size Bedrooms
Fully Tiled Family Bathroom/Shower Room • Ample Off Road Parking
Attractive South Facing Rear Garden

www.hugginsedwards.co.uk

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SITUATED in one of Bookham's premier residential roads approximately half a mile from Bookham's busy High Street which offers a comprehensive range of local shops including two Supermarkets, a Health Centre, several Dental Surgeries, Post Office, Public Library and Village Hall. The area is served by a selection of schools catering for children of all age groups in both the private and public sectors, Churches of various denominations, main bus routes and nearby Stations include Bookham, Leatherhead and Effingham Junction all of which provide regular services into Central London. Nearby beauty spots include Polesden Lacey, Norbury Park and Box Hill. The main Town Centres of Dorking, Epsom, Kingston and Guildford are all within a 10/15 mile radius. Junction 9, the Leatherhead Intersection of the M25 links both Heathrow and Gatwick Airports and most major routes in the south-east.

A DETACHED FAMILY HOME situated on a bold corner plot in one of the area's most sought after residential roads close to the village high street and within easy walking distance of Bookham Station. The property was originally built around 1955 and has been subsequently extended by the present owners around 2003 to provide generously proportioned and flexible accommodation. On the ground floor is a spacious L shaped kitchen/breakfast room in addition to 4 receptions rooms plus a large snooker/gym/games room with its own cloakroom which could be used for numerous other uses such as a gymnasium, dance studio or could be converted into an annexe or returned to a very large double garage, subject to planning consents. On the first floor there is a principal bedroom with en-suite shower room, three good size bedrooms and a large fully tiled family bathroom/shower room. The property has planning permission for a front extension to create a large entrance porch with a bedroom above plus obvious potential to extend over the snooker room, subject to planning permission. There is ample parking and an attractive south facing garden ideally complements this lovely family home.

The accommodation with approximate room sizes is as follows:-

GROUND FLOOR:-

Double glazed entrance door to:

- **RECEPTION HALL:** with light oak wood flooring, double cloaks cupboard with overhead storage, cloaks hanging rail to side, radiator, under stairs cupboard housing gas and electric meters and fuse box, coving, double glazed door to outside.
- **CLOAKROOM:** comprising low level w.c., wash hand basin, radiator, part tiled walls, coving, obscure double glazed window.
- **LOUNGE** 20'1" x 11'9" (6.12m x 3.58m): with feature marble and granite fireplace, inset gas fire, feature bay window, two radiators, t.v. and telephone points, dimmer switch, double opening glass doors to:
- **DINING ROOM** 15' x 9'9" (4.57m x 2.97m): an excellent room for formal entertaining, radiator, coving, dado rail, double glazed French doors with integrated blinds to patio and garden, door to kitchen and further door to:
- **STUDY/BEDROOM 5** 11'6" x 9'5" (3.50m x 2.87m): with radiator, telephone points, downlighting, B.T. Open Reach Broadband socket, air conditioning unit,
- **PLAYROOM/FAMILY ROOM** 10'4" x 8'3" (3.15m x 2.51m): with radiator, oak strip flooring, coving, cupboard with shelving above.

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- **FAMILY KITCHEN/BREAKFAST ROOM** 21'9" × 19'3" (6.63m × 5.87m): narrowing to 9'9" in Dining Area. A lovely spacious L-shaped room being truly the heart of the home comprising twin bowl stainless steel sink unit with mixer tap inset in granite work surface with side drainer, mixer tap with drinking water filter, cupboards under and adjoining integrated Bosch dishwasher with matching fascia, matching range of lightwood fronted floor and wall units incorporating concealed lighting, illuminated glass display cabinets, wine rack, central dividing peninsular unit with drawers and cupboards under, tall matching larder unit, Range cooker, Neff illuminated air extractor concealed in matching canopy.
- **UTILITY AREA:** comprises stainless steel sink unit with mixer tap inset in matching granite work surface with cupboard under and adjoining appliance space and plumbing to either side for washing machine and tumble drier, further matching range of fitted floor and wall cupboards with concealed lighting, space for large American style fridge with plumbing for water and ice maker, ladder radiator, coving, door to hallway and wide opening to :
- **DINING AREA:** with radiator, t.v. point, 'Travertine' tiled flooring throughout, air conditioning unit, further door to dining room and double glazed French doors with integrated blinds opening to patio and garden.

FIRST FLOOR:-

- **LANDING:** with radiator panel, built-in shelved airing cupboard housing insulated hot water tank with immersion heater and slatted shelving, access via foldaway loft ladder to part boarded loft with light.
- **PRINCIPAL BEDROOM SUITE** 21'3" × 10'8" (6.48m × 3.25m): narrowing to 7'7". Double radiator panel, built-in double hanging wardrobe cupboard with overhead storage, two further single hanging wardrobe cupboards with central vanity unit and fitted mirror over, overhead storage, coving and dimmer switch. Door to:
- **EN-SUITE SHOWER ROOM:** with three piece white suite comprising large corner shower cubicle with wall mounted shower unit, shower tray and sliding glazed shower door, pedestal wash hand basin with mixer tap, mirror fronted illuminated medicine cabinet, shelf over, shaving mirror to side, radiator panel with towel rail, fully tiled walls, downlighting, light oak strip flooring and frosted double glazed window.
- **BEDROOM 2** 10'7" × 10' (3.23m × 3.05m): plus wall length range of floor to ceiling hanging and shelved wardrobe cupboards with sliding mirror doors, further fitted shelved cupboard with overhead storage, double opening doors, side vanity unit and matching overhead cupboard, radiator, coving and dimmer switch.
- **BEDROOM 3** 12' × 9' (3.66m × 2.74m): max, double radiator, fitted double hanging and shelved wardrobe cupboard with overhead storage, t.v. point and dimmer switch.
- **BEDROOM 4** 12' × 8'7" (3.66m × 2.62m): with radiator, coving.
- **FAMILY BATHROOM/SHOWER ROOM:** comprising large tiled shower cubicle with wall mounted unit plus hand shower attachment, shower tray, fully tiled walls and glazed shower door. Panel enclosed bath with mixer tap, fully tiled surround, large fitted mirror and recessed lighting above, wash hand basin with mixer tap, cupboard under, matching drawers and cupboards to side, fitted mirror over, cupboards to either side and light over, fitted shaving mirror, low level w.c., recessed lighting, air extractor, light oak strip flooring, fully tiled walls and obscure double glazed window.

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OUTSIDE:-

- **SNOOKER/GAMES ROOM** 21'7" × 17'6" (6.58m × 5.33m): a most impressive room which can house a full size snooker table, two radiators, half wood panelled walls, oak strip flooring, recessed lighting, wall mounted air conditioning unit, telephone point.

N.B. This room would be very suitable for a number of uses, STPP, such as an annexe, a dance studio, gymnasium, games room or, indeed could be converted back into a large double garage if required.

- **CLOAKROOM:** with low level w.c., wash hand basin, tiled splashback, ceramic tiled floor and air extractor.

- **STORAGE ROOM** 6'3" × 6' (1.90m × 1.83m): with power and light and wall mounted consumer unit.

- **WIDE SWEEPING SHINGLE DRIVEWAY:** with ample parking and turning areas for several cars.

- **FRONT GARDEN:** laid to formal lawn with shaped herbaceous flower borders housing mature specimen plants and shrubs and is screened by a high beech hedge to the main front boundary, outside cold water tap, two gated side accesses to either side of the property leading to:

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• **REAR GARDEN:** which in our opinion is a lovely feature and enjoys a south facing rear aspect. There is a large semi-circular paved patio ideal for barbecues and summer dining. Beyond this is an area of shaped lawn and a further smaller semi-circular matching patio area interlinked by a curved brick pathway. Outside lighting, large ornamental fish pond with feature waterfall and surrounding fencing, outside water tap and the garden is enclosed by close board fencing to all boundaries and ideally complements this lovely family home. Timber Garden Shed.

GROUND FLOOR

Approx. 141.0 SQ.Metres (1517.6 SQ.Feet)



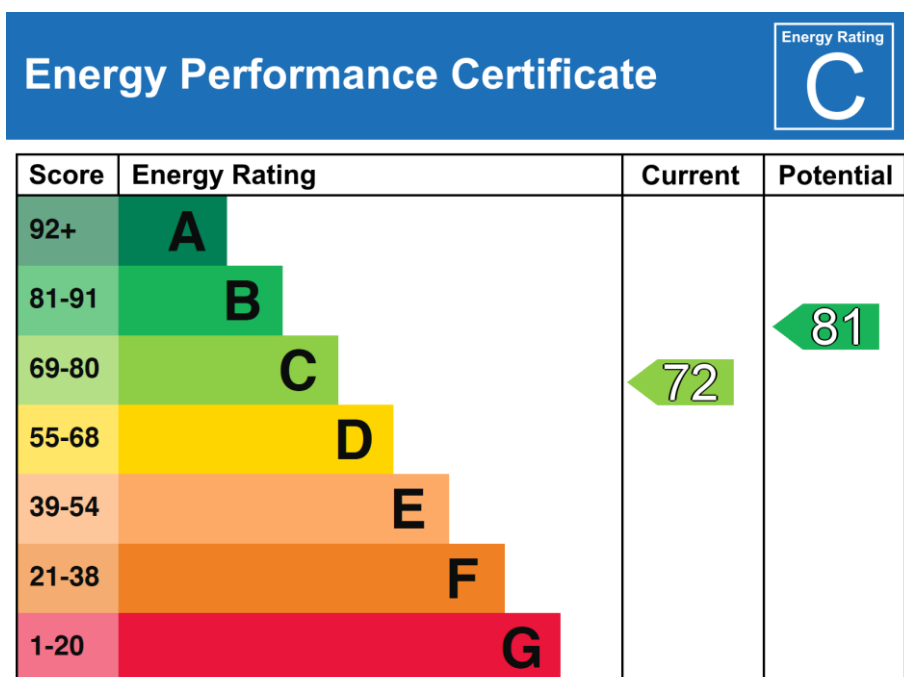
FIRST FLOOR

Approx 74.2 SQ.Metres (799.2 SQ.Feet)



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ENERGY PERFORMANCE CERTIFICATE

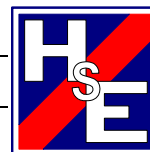


Notes:

- 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 - Council Tax Band F - Mole Valley District Council.
- Note 4 - CAT 5 wiring is connected in two of the bedrooms.

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

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