







# SOLE FARM ROAD

## GREAT BOOKHAM, KT23 3DW

**No Ongoing Chain**

**A Character House Offering Deceptively Spacious Accommodation**

**Superb Kitchen/Dining/Family Room Overlooking Garden**

**Potential Ground Floor Annexe**

**South Facing Garden Extending to approx. 37 metres (120 ft)**

**Established and Favoured Location within Walking Distance Of High Street & Station**

**Within The Howard of Effingham School Catchment**

**4 Bedrooms • Family Bathroom**

**Shower Room • Entrance Hall • Study**

**Lounge with Wood burner • Utility Room**

**Ground Floor Bedroom 5**

**Ground Floor Shower Room**

**Gas Central Heating To Radiators**

**Sealed Unit Double Glazed Windows**

**Large Paved Patio • Private Drive with Smart EV Charger**



A CHARACTER SEMI DETACHED HOUSE which offers deceptively spacious and very flexible accommodation situated in a favoured residential road about half a mile from Bookham high street and also within walking distance of Bookham main line station which provides regular service into Central London (Waterloo/Victoria). The property provides 4 double bedrooms, family bathroom and separate shower room on the first floor and on the ground floor there is a fifth bedroom and shower room which could be utilised with the utility room as an annexe. In addition there is a study, sitting room with wood burning stove and doors open into a superb kitchen/dining/family room which features a handless design, integrated appliances, granite work surfaces, large central island and feature glazed lantern. This superb room enjoys a lovely aspect over the south facing garden with full width bi fold doors opening onto an extensive Indian Sandstone patio. The property benefits further from sealed unit double glazed windows and gas central heating to radiators and an internal inspection is highly recommended.



## GROUND FLOOR

### ENTRANCE PORCH

Panel front door, courtesy lights, glazed side panels, exposed timber floor, part glazed door to:

### RECEPTION HALL

exposed timber floor, radiator, understairs cupboard, heating thermostat control, door to:

**STUDY** 10'5" × 8'3" (3.17m × 2.51m)

timber effect floor, radiator.

**SITTING ROOM** 12'10" × 16'8" (3.91m × 5.08m)

into bay window, wood burning fire, wall light points, exposed timber floor, radiator, doors opening to:

**SUPERB KITCHEN/DINING/FAMILY ROOM** 20'3" × 19'6" (6.17m × 5.94m)

A superb room with bi fold doors overlooking the garden, fitted with contemporary gloss fronted units and drawers including a substantial island/breakfast bar all featuring a handleless design and complemented with contrasting granite worktops and upstands. Quality Neff appliances include a built in fan assisted double oven and induction hob with extractor above. Large double glazed lantern, recessed ceiling lights, 2 feature radiators, timber effect floor, Bosch dishwasher, Aastra amplifier & audio controller, built in larder cupboard with light.

### INNER HALL

door to:

**BEDROOM 5** 13'11" × 8'3" (4.24m × 2.51m)

feature radiator, exposed timber floor, recessed ceiling lights, bi fold doors to garden.

### SHOWER ROOM

white suite comprising corner shower cubicle with fitted glazed shower screen & door, thermostatic shower unit, low level w.c., corner wash hand basin, mixer tap, extractor fan, wood effect floor, chrome towel rail, double glazed window.

**UTILITY ROOM** 8'3" × 7' (2.51m × 2.13m)

comprising a matching range of range contemporary gloss fronted units all featuring a handleless design and complemented with contrasting granite worktops and upstands, integrated fridge/freezer & integrated washing machine and dryer, concealed wall mounted Potterton profile gas fired boiler, wood effect floor, radiator, recessed ceiling lights, double glazed door to side.

## FIRST FLOOR

access to insulated loft, partly boarded with light, via sliding ladder, built in airing cupboard housing lagged hot water cylinder with immersion heater, door to:

**BEDROOM 1** 14' × 10'2" (4.27m × 3.10m)

plus wall built in wardrobe cupboards, radiator.

**BEDROOM 2** 11'11" × 9'7" (3.63m × 2.92m)

rear aspect, radiator, built in shelved storage cupboard.

**BEDROOM 3** 18'3" × 8'3" (5.56m × 2.51m)

radiator.

**BEDROOM 4** 8'11" × 8'10" (2.72m × 2.69m)

radiator, built in storage cupboard.

### FAMILY BATHROOM

white suite comprising panel bath with mixer tap and hand held shower, low level w.c., wash hand basin, mixer tap, shaver point, fully tiled walls, tiled floor, chrome towel rail, extractor fan, double glazed window.

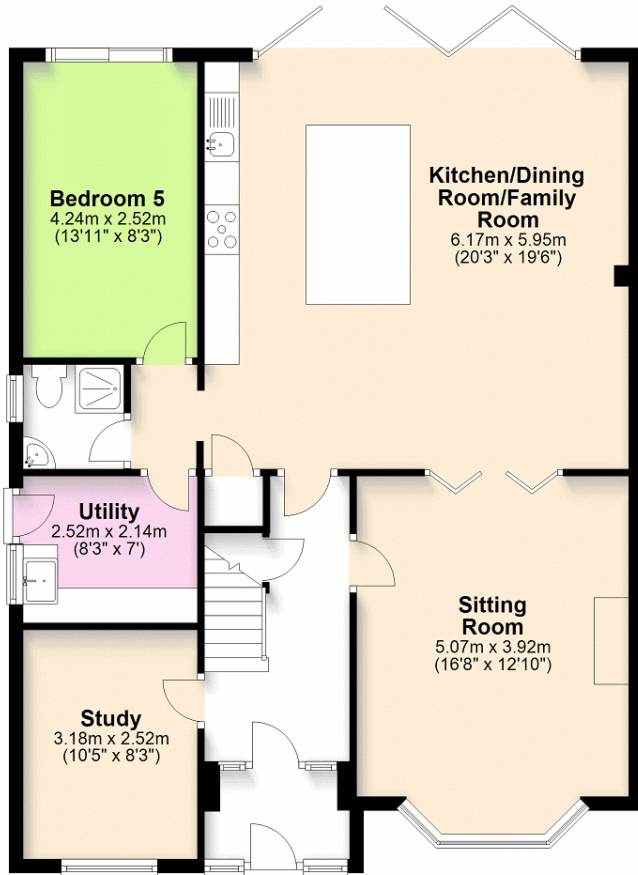
### SHOWER ROOM

white suite comprising corner shower cubicle with fitted glazed shower screen and door, thermostatic shower unit, low level w.c., vanity unit with fitted cupboards either side, wash hand basin, mixer tap, cupboards below, fitted mirror and light, fully tiled walls, chrome towel rail, extractor fan, tiled floor, double glazed window.

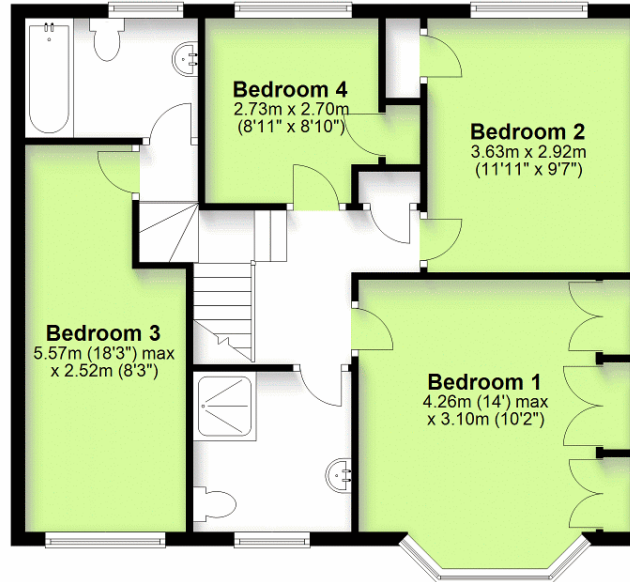




**Ground Floor**  
Approx. 97.7 sq. metres (1051.6 sq. feet)



**First Floor**  
Approx. 65.3 sq. metres (703.2 sq. feet)



Total area: approx. 163.0 sq. metres (1754.7 sq. feet)

Please note that this floorplan is not to scale and is for illustrative purposes only.  
Plan produced using PlanUp.

## OUTSIDE

### DRIVEWAY

hard surfaced, providing off road parking, electric charging point, mature evergreen hedge, gate enables side access and leads to the rear garden.

### REAR GARDEN

mainly laid to lawn with extensive paved patio, low retaining brick wall, outside lights, cold water tap, variety of mature shrubs and plants. The garden enjoys a high degree of privacy and seclusion, partly enclosed by a mature hedge and panel fence and extends to approx. 37 metres (120 feet) in depth enjoying a delightful south facing aspect.

### THREE TIMBER GARDEN SHEDS

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 - Enjoys the benefits of a Solar Array - off setting much of the electricity costs & currently provides the owner with a tax-free index linked income of circa £1400 per annum (until 2036) via the 'feed-in-tariff'

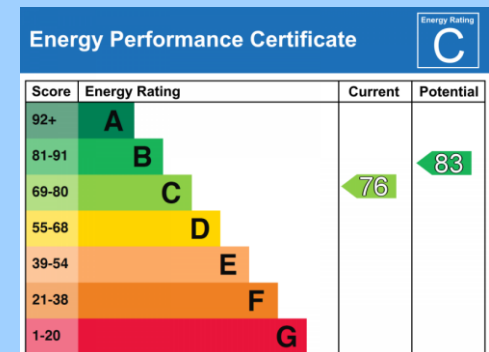
Note 4 - Mole Valley District Council Tax Band E

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

**BOOKHAM SALES OFFICE**  
11-15 HIGH STREET, BOOKHAM, KT23 4AA

**01372 457011**

**sales@hes-bookham.co.uk**



HUGGINS EDWARDS & SHARP IS A TRADING NAME OF C & C ESTATES SOUTHERN LTD, A LIMITED COMPANY REGISTERED IN ENGLAND & WALES. COMPANY NUMBER 15446105. REGISTERED OFFICE: 4 BETCHWORTH PLACE, DORKING, RH4 1BF. C & C ESTATES SOUTHERN 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.

[www.hugginsedwards.co.uk](http://www.hugginsedwards.co.uk)

