





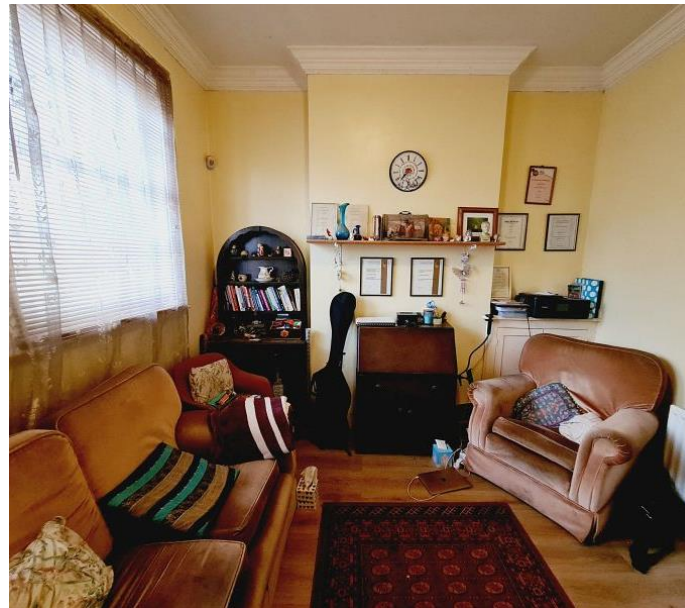
# CHURCH ROAD

GREAT BOOKHAM, KT23 3JG

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**A Substantial Victorian House  
Situated Adjacent Bookham Station  
Close To Bookham Common**

**4 Double Bedrooms • Family Bathroom  
Reception Hall • Dining Room  
Double Aspect Living Room  
Kitchen/Breakfast room • Conservatory  
Cloakroom  
Gas Central Heating To Radiators  
South Westerly Facing Garden  
Ample Parking  
Within The Howard of Effingham School Catchment**



The Old Station Masters House is a substantial character Grade II listed property which was constructed at the same time as Bookham Station and dates back to the Victorian period. The property offers immense charm and character having attractive red brick elevations with bay window to the front relieved by sash windows under a tiled roof. Internally the house has 10ft high ceilings, panelled internal doors, 4 double bedrooms and the ground floor is orientated so the kitchen/breakfast room leads into a generous size conservatory which overlooks the garden. The garden extends predominately to the side and enjoys a delightful south westerly facing aspect. In addition at the front of the house there is a further area screened by a 1.8m high fence which leads to a double width driveway plus further parking area to the side of the house.

Bookham Station provides regular services into Central London (Waterloo/Victoria) and Bookham High Street is approximately 3/4 of a mile distant and offers an excellent selection of local shops including a supermarket, two butchers, two bakers, a fishmongers as well as two health centres, several dental surgeries, a Post Office, public library and village hall. There is an abundance of beautiful countryside nearby including Bookham Common which is looked after by the National Trust and provides acres of mature woodland with many miles of bridleways and public footpaths ideal for the horse riding or walking enthusiast.

## GROUND FLOOR

### RECEPTION HALL

### CLOAKROOM

**LIVING ROOM** 17'5" × 12'4" (5.31m × 3.76m)

with central timber fireplace.

**DINING ROOM** 12'4" × 11'2" (3.76m × 3.40m)

**KITCHEN/BREAKFAST ROOM** 15'1" × 10'3" (4.60m × 3.12m)

Built in Utility Cupboard, built in pantry.

### INNER HALL

Built in storage cupboard.

**CONSERVATORY** 13'5" × 12'10" (4.09m × 3.91m)

## FIRST FLOOR

### FIRST FLOOR LANDING

**BEDROOM 1** 14'6" × 12'4" (4.42m × 3.76m)

front aspect, fireplace.

**BEDROOM 2** 12'4" × 11'2" (3.76m × 3.40m)

rear aspect, fireplace.

**BEDROOM 3** 10'11" × 10'3" (3.33m × 3.12m)

rear aspect.

**BEDROOM 4** 10'3" × 8'1" (3.12m × 2.46m)

front aspect.

### FAMILY BATHROOM

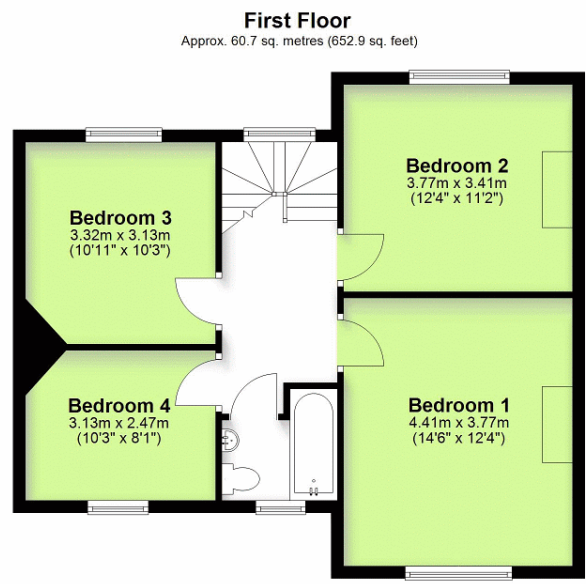
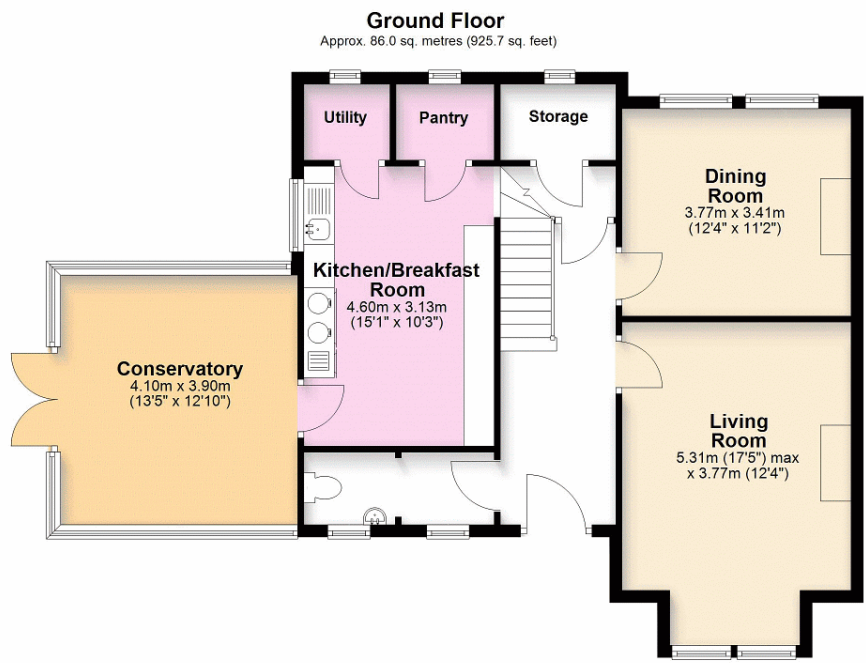
## OUTSIDE

### PARKING

double width drive plus space to side.

### SOUTH WESTERLY FACING GARDEN





Total area: approx. 146.7 sq. metres (1578.5 sq. feet)

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 - Mole Valley District Council Band E

**VIEWING STRICTLY BY APPOINTMENT ONLY  
THROUGH THE VENDORS AGENTS HUGGINS  
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**BOOKHAM SALES OFFICE**

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**Energy Performance Certificate**



| Score | Energy Rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75        |
| 55-68 | D             |         |           |
| 39-54 | E             | 48      |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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