



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

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LETTINGS

VALUERS &
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CONSULTANTS

THE COMMON BOOKHAM GRANGE, THE APPROACH GREAT BOOKHAM, KT23 3HS



£1,399,950 FREEHOLD

A Unique And Elegant Individually-Designed House
Set In A Glorious Rural Haven Close To Bookham Common
Within Walking Distance from Bookham Station • 5 Bedrooms
3 En Suites • Family Bathroom • Superb Kitchen/dining/ Orangery
Double Aspect Drawing Room • Solid Concrete First Floor
South Facing Rear Aspect • Double Garage • Large Garden

www.hugginsedwards.co.uk

THE COMMON, 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:-

- **COVERED ENTRANCE PORCH:** Courtesy Light, Panelled front door,
- **RECEPTION HALL** abt 14'8" x 12'11" (4.47m x 3.94m): max, porcelain tiled floor, recessed ceiling lights, alarm panel, coved ceiling, underfloor heating, understairs storage cupboard, heating thermostat control, panelled door to:
- **CLOAKROOM:** White suite comprising low level w.c. with concealed cistern, wash hand basin with tiled splashback, display shelf, coved ceiling, recessed ceiling lights, extractor fan.
- **STUDY** abt 10'2" x 9'9" (3.10m x 2.97m): coved ceiling, recessed ceiling lights, TV point, underfloor heating, heating thermostat control.
- **DRAWING ROOM** abt 15'10" x 27'5" (4.83m x 8.36m): double aspect, coved ceiling, recessed ceiling lights, dimmer switch, heating thermostat control, TV point, fireplace opening with tiled hearth, glazed full length bi fold doors to rear garden.
- **KITCHEN/ORANGERY/DINING AREA** abt 24' x 22'1" (7.32m x 6.73m): Fitted with an excellent and comprehensive range of wall and floor units with matching composite stone work surfaces, twin enamel bowl sink unit with mixer tap, two built in stainless steel Bosch fan assisted electric ovens, built in Bosch coffee machine & built in stainless steel Bosch steam oven, inset 5 ring Bosch stainless steel gas hob, stainless steel extractor hood above, concealed lighting, American fridge/freezer, integrated Bosch dishwasher, cupboard housing wall mounted Vaillant gas fired boiler for central heating and domestic hot water, peninsular island with breakfast bar either side, composite stone work surface, glazed fronted wall display cupboards, porcelain tiled floor, underfloor heating, dining area with rectangular ceiling lantern, full length glazed bi fold doors opening into the rear garden, coved ceiling, recessed ceiling lights.
- **UTILITY ROOM** abt 5'8" x 5'8" (1.73m x 1.73m): Comprising a range of wall and floor units with matching composite stone work surfaces, inset single drainer stainless steel sink unit, mixer tap, Bosch washing machine and dryer, porcelain tiled floor, coved ceiling, recessed ceiling lights, alarm panel, panelled door to garage.

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FIRST FLOOR:-

- **FIRST FLOOR LANDING** abt 13' x 11' (3.96m x 3.35m): approached by a turning staircase with natural timber handrail and newell post, coved ceiling, recessed ceiling lights, walk in airing cupboard housing pressurised hot water cylinder.
- **MASTER BEDROOM** abt 16'11" x 16'7" (5.16m x 5.05m): max, L shaped, dimmer switch, coved ceiling, recessed ceiling lights, radiator with thermostatic control, TV point, rear aspect, opening to:
- **DRESSING ROOM** abt 13'7" x 7'3" (4.14m x 2.21m): recessed ceiling lights, panelled door to:
- **EN SUITE BATHROOM:** White suite comprising tiled enclosed bath with central Hansgrohe mixer tap, extractor fan, vanity unit, twin wash hand basins, tiled shower cubicle with Hansgrohe thermostatic shower unit, hand held shower and rainfall shower, glazed shower door, low level w.c. with concealed cistern, chromium plated heated towel rail, tiled display shelf, recessed ceiling lights, part tiled walls, velux window, shaver point, porcelain tiled floor.
- **BEDROOM 2** abt 15'11" x 14'2" (4.85m x 4.32m): max, dimmer switch, coved ceiling, recessed ceiling lights, radiator with thermostatic control, TV point, rear aspect, panelled door to:
- **EN SUITE BATHROOM:** White suite comprising tiled enclosed bath with central Hansgrohe mixer tap, extractor fan, vanity unit with concealed lighting, twin wash hand basins, tiled shower cubicle with Hansgrohe thermostatic shower unit, hand held shower and rainfall shower, glazed shower door, low level w.c. with concealed cistern, chromium plated heated towel rail, tiled display shelf, recessed ceiling lights, fully tiled walls, window, shaver point, porcelain tiled floor.
- **BEDROOM 3** abt 15'11" x 10'1" (4.85m x 3.07m): dimmer switch, coved ceiling, recessed ceiling lights, radiator with thermostatic control, TV point, front aspect.
- **BEDROOM 4** abt 15'11" x 8'5" (4.85m x 2.57m): dimmer switch, coved ceiling, recessed ceiling lights, radiator with thermostatic control, TV point, front aspect.
- **FAMILY BATHROOM:** White suite comprising tiled enclosed bath with central Hansgrohe mixer tap, extractor fan, wash hand basin, wide tiled display shelf, tiled shower cubicle with Hansgrohe thermostatic shower unit, hand held shower and rainfall shower, glazed shower door, low level w.c. with concealed cistern, chromium plated heated towel rail, tiled display shelf, recessed ceiling lights, Fully tiled walls, window, shaver point, porcelain tiled floor.

SECOND FLOOR:-

- **SECOND FLOOR LANDING:** approached via a turning staircase, velux window, large display shelf, door to:
- **LOFT ROOM** abt 12'10" x 10'1" (3.91m x 3.07m): max, recessed ceiling lights, radiator with thermostatic control, access to eaves storage area, window.
- **BEDROOM 5** abt 20'11" x 18'7" (6.37m x 5.66m): max, recessed ceiling lights, radiator with thermostatic control, TV point, rear aspect, access to eaves storage areas, panelled door to:
- **DRESSING ROOM** abt 13'7" x 7'3" (4.14m x 2.21m): recessed ceiling lights, radiator with thermostatic control, window.

• **EN SUITE BATHROOM:** White suite comprising free standing bath with feature tap and shower attachment, extractor fan, wash hand basin, wide tiled display shelf, low level w.c. with concealed cistern, recessed ceiling lights, part tiled walls, window, shaver point, porcelain tiled floor, radiator with thermostatic control.

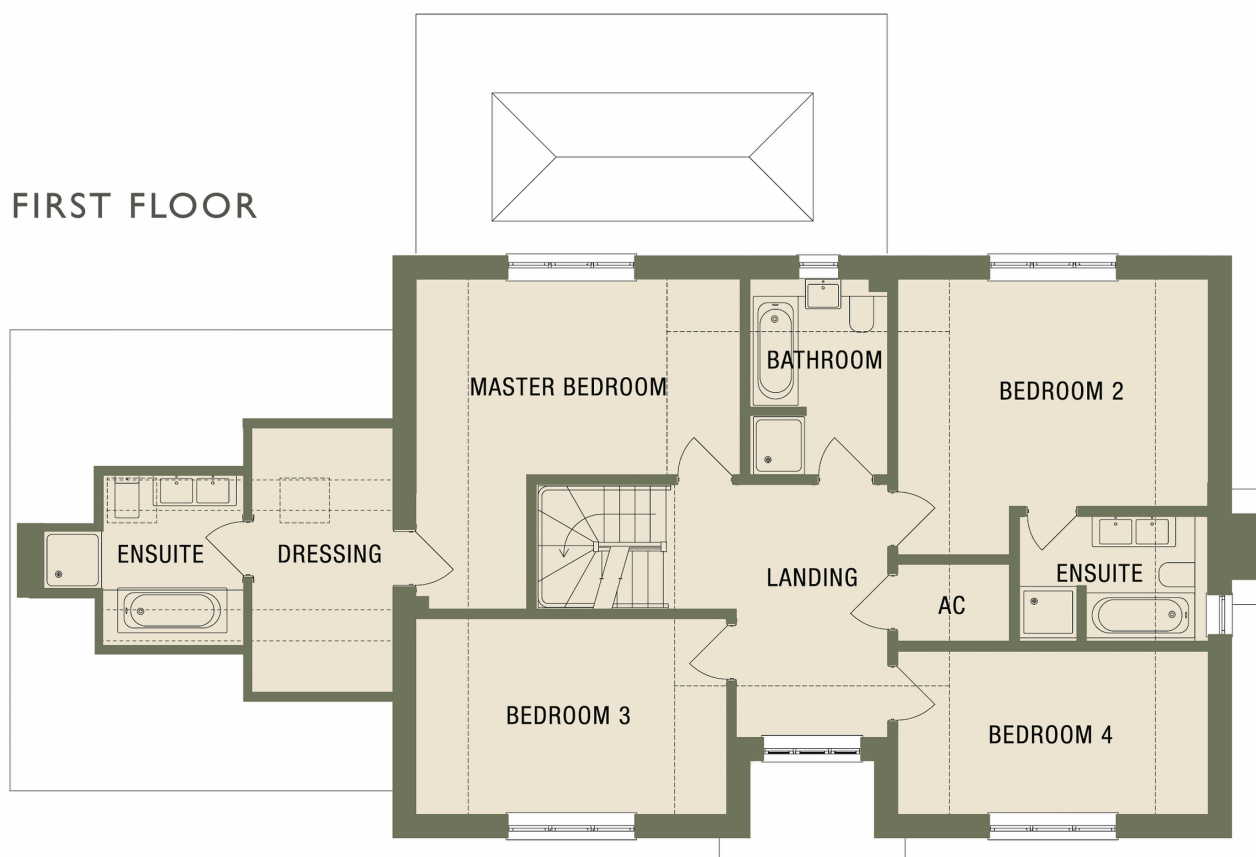
- **DOUBLE GARAGE** abt 18' x 19'4" (5.49m x 5.90m): electric up and over door, light and power, window and personal door to utility room.

FLOOR PLAN

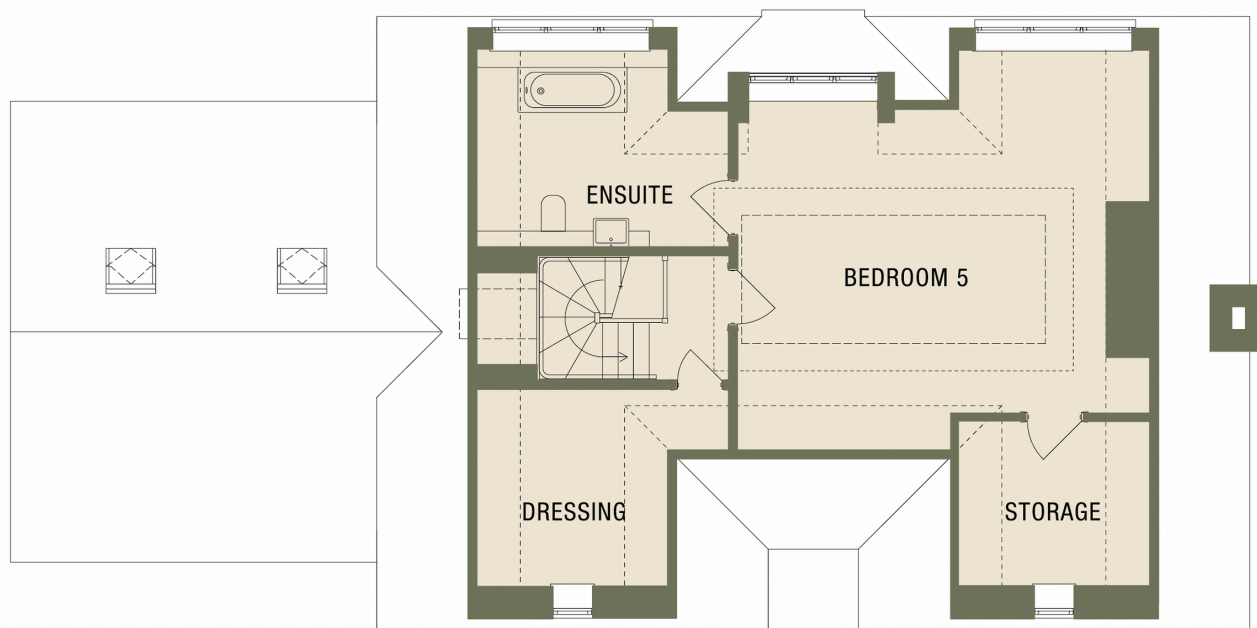


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FIRST FLOOR



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SECOND FLOOR

Service Charges/Maintenance Costs:

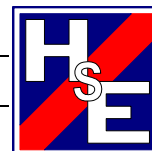
Information regarding service charges will be finalised closer to completion of the development but are estimated to be around £550 per annum.

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

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