





GROVESIDE

GREAT BOOKHAM, KT23 4LD

**An Individual Detached Character House
Close to National Trust Countryside
Howard of Effingham Catchment Area
Potential to Extend, subject to planning**

**Immediate Vacant Possession
Four Bedrooms
Family Bathroom
Entrance Hall
Lounge
Dining Room
In Need of Modernisation
Kitchen
South West Facing 100ft Garden
Gas Central Heating to Radiators
Private Driveway
Established Location**



An individual DETACHED FAMILY HOUSE situated on the south side of the village in an established residential road close to miles of open countryside and just under half a mile from Bookham Village. The property occupies a good sized plot, set well back from the road with private driveway, 100ft rear garden and south westerly facing rear aspect. The accommodation requires some modernisation/updating now although does benefit from sealed unit double glazed windows, gas central heating and solar panels. There is an excellent opportunity to extend the house at the rear or side, if desired, subject to the usual planning consents or convert the loft into additional accommodation.

GROUND FLOOR

COVERED ENTRANCE PORCH

courtesy light, part glazed front door to:

RECEPTION HALL

radiator, coats hanging space, stairs to first floor, door to:

LOUNGE 16'5" × 10'11" (5m × 3.33m)

radiator, picture rail, sliding patio doors to garden, opening to:

DINING ROOM 13'11" × 10'5" (4.24m × 3.17m)

double aspect, open brick fireplace, picture rail, radiator, sealed unit double glazed window.

REAR LOBBY

under stairs storage cupboard, sealed unit double glazed door to outside.

KITCHEN 11'7" × 9' (3.53m × 2.74m)

Fitted with a range of wooden fronted wall and floor units with tiled work surfaces, single drainer stainless steel sink unit with mixer tap, plumbing and space for washing machine, electric cooker point, part tiled walls, appliance space, sealed unit double glazed window, vinyl floor, wall mounted Worcester Bosch gas fired boiler for central heating and domestic hot water, programmer control, sealed unit double glazed door to outside.

FIRST FLOOR

FIRST FLOOR LANDING

sealed unit double glazed window, built in storage cupboard, access to partly boarded loft via sliding ladder with light.

MASTER BEDROOM 13'11" × 10'5" (4.24m × 3.17m)

double aspect, radiator, picture rail, two sealed unit double glazed windows.

BEDROOM 2 10'4" × 9'1" (3.15m × 2.77m)

double aspect, radiator, picture rail, two sealed unit double glazed windows.

BEDROOM 3 8' × 8' (2.44m × 2.44m)

radiator, picture rail, sealed unit double glazed window.

BEDROOM 4 8' × 8' (2.44m × 2.44m)

radiator, picture rail, sealed unit double glazed window.

BATHROOM

white suite comprising panel enclosed bath with mixer tap, shower force shower unit, shower rail and curtain, pedestal wash hand basin, low level wc, part tiled walls, obscure sealed unit double glazed window, picture rail, fitted shelves, radiator, medicine cabinet, built in airing cupboard housing lagged hot water cylinder with fitted immersion heater.

OUTSIDE

FRONT GARDEN

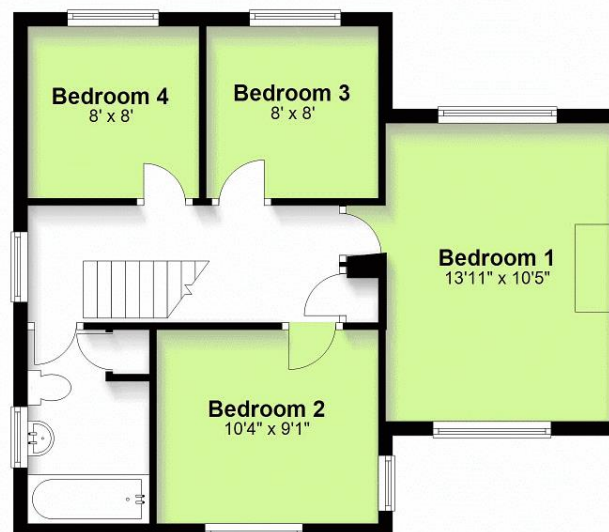
brick pillars mark the entrance with blocked paved driveway providing ample parking and access to the garage.



Ground Floor
Approx. 536.7 sq. feet



First Floor
Approx. 535.2 sq. feet



Total area: approx. 1071.9 sq. feet

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

REAR GARDEN

The garden is laid predominately to lawn, extending to approximately 100ft enclosed by 1.8m high close board fencing. The garden enjoys a delightful south west facing aspect with paved patio, low retaining wall, outside cold water and double gates. Two timber sheds.

GARAGE 16'4" x 8' (4.98m x 2.44m)

Note 1: Please note domestic electrical appliances have not been tested.

Note 2: Mains gas, electricity, water and drainage are all connected.

Note 3: Council Tax Band - Mole Valley District Council Band F

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

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Energy Performance Certificate



Energy Efficiency Rating		Environmental Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 A		Very environmentally friendly - lower CO ₂ emissions 92-100 A	
81-91 B	90	81-91 B	85
69-80 C	79	69-80 C	71
55-68 D		55-68 D	
49-54 E		49-54 E	
39-48 F		39-48 F	
35-38 G		35-38 G	
Not energy efficient - higher running costs 1-35		Not environmentally friendly - higher CO ₂ emissions 1-35	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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