







# THE CEDARS

GREAT BOOKHAM, KT23 4GL

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**A Detached Bungalow**  
**Small Private Cul-De-Sac Position**  
**Sought After Location Close To Open Countryside**

**Master Bedroom With En-suite Shower Room**  
**Two Further Bedrooms • Family Bathroom**  
**Reception/Dining Hall • Cloakroom**  
**Lounge • Kitchen/Breakfast/Family Room**  
**Utility Room • Conservatory**  
**Gas Central Heating • Double Glazing**  
**Brick Built Garage**  
**Attractive Side And Rear Gardens**

A DETACHED BUNGALOW constructed circa 2003, by well known local builders, Maddox Homes Ltd having mellow red brick elevations under a pitched tiled roof. The property is situated at the end of a private cul de sac on the south side of the village in a highly regarded residential area close to miles of glorious open countryside (accessible at the end of Downs Way). The village High street is about 3/4 of a mile distant and offers a comprehensive range of local shops including a supermarket, two health centres, Post Office, public library and village hall. The accommodation benefits from gas central heating to radiators with a newly installed boiler, double glazing and a good sized kitchen/dining room opening onto a sunny conservatory with xxx stone pathway and patio. An early inspection is strongly advised to appreciate this excellent detached bungalow situated in a desirable location with no ongoing chain.





**ENTRANCE PORCH**

Wide covered entrance porch, courtesy light, panelled entrance door with stained glass inset, leading to:

**DINING HALL** 14'7" × 9'4" (4.45m × 2.85m)  
double radiator, coved ceiling, recess ceiling light, opening to:

**HALLWAY**  
and inner hall comprising double radiator, built-in shelved airing cupboard housing Heatrae Sadia Megaflow hot water tank, door to:

**CLOAKROOM**  
comprising low level w.c. with concealed cistern and display shelf above, Villeroy & Boch circular wash hand basin with stainless steel mixer tap on tiled base with fitted mirror and lights above, double radiator, part tiled walls, recessed ceiling light and extractor fan.

**LOUNGE** 18' × 12'6" (5.49m × 3.81m)  
plus wide door recess, double aspect, feature open fire place with inset log effect gas fire with stainless steel surround, uplighters, coved ceiling, two double radiators, TV point, double glazed doors to patio and garden.

**FITTED KITCHEN/BREAKFAST ROOM** 14'10" × 9'9" (4.52m × 2.97m)  
comprising a range of wall and floor units, contrasting wood effect work surfaces, inset 1½ bowl single drainer stainless steel sink unit with mixer tap, integrated Bosch dishwasher, inset Bosch 5-ring stainless steel gas hob with Elica chimney style stainless steel illuminated cooker hood above, stainless steel Bosch electric oven/grill and Bosch Gourmet microwave above, LG American style 'fridge/freezer, part tiled walls, ceramic tiled floor tiles, recessed ceiling lights, coved ceiling, doors to hall and utility and wide opening to:

**FAMILY ROOM** 12' × 9'5" (3.66m × 2.87m)  
t.v. point, coved ceiling, recessed ceiling lights, wall mounted illuminated glass display cabinet, double radiator, access to large loft area with two skylight windows via sliding ladder, lightwood laminate flooring and double opening doors to:

**CONSERVATORY** 12'8" × 11'7" (3.86m × 3.53m)  
with oak stripped flooring, power and light, wall mounted air conditioning unit and double sliding doors to patio and garden.

**UTILITY ROOM** 6'8" × 5'1" (2.03m × 1.55m)  
Comprising single drainer stainless steel sink unit with cupboard beneath, adjoining space and plumbing for automatic washing machine and tumble dryer, further adjoining space for fridge, fitted shelves, recessed ceiling lights, extractor fan, concealed Valliant wall mounted gas fired boiler (newly fitted) for the central heating and domestic hot water, central heating programmer, part-tiled walls, ceramic tiled floor and double glazed door to:

**REAR LOBBY**  
with fitted shelves, recessed ceiling light, ceramic tiled floor, half double glazed door to outside.

**PRINCIPLE BEDROOM** 14' × 11'10" (4.27m × 3.61m)  
Rear aspect, double radiator, three double fitted wardrobes, recessed ceiling lights, coved ceiling, folding door to:

**EN-SUITE SHOWER ROOM**  
Fully tiled double shower unit with wall mounted Aqualisa thermostatic shower, shower tray, fold-down seat, wash hand basin inset in tiled vanity top with cupboard beneath, shaver point above, low level w.c. with concealed cistern and tiled shelf above, chrome plated heated towel rail, double radiator panel, extractor fan, recessed ceiling lights, fully tiled walls, ceramic tiled floor.

**BEDROOM 2** 10'3" × 9'10" (3.12m × 3m)  
max, double radiator, coved ceiling.

**BEDROOM 3** 9'9" × 7'1" (2.97m × 2.16m)  
double radiator, coved ceiling.

**FAMILY BATHROOM**  
Matching 4 piece suite in white comprising panel enclosed bath with mixer tap and fitted shower attachment, fully tiled shower cubicle with wall-mounted Aqualisa shower unit, shower tray and glazed shower door, wash hand basin inset into tiled vanity top with cupboard beneath and fitted glass shelf and light with shaver point above, fitted mirror, low level wc with concealed cistern and display shelf above, chrome plated heated towel rail, double radiator, recessed ceiling lights, extractor fan, fully tiled walls, ceramic tiled floor.







Total area: approx. 1574.2 sq. feet

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

## OUTSIDE

**BRICK BUILT GARAGE** 18'1" x 9'10" (5.51m x 3m)  
electric up-and-over door, power and light and half glazed side door to garden.

**TIMBER GARDEN SHED**  
located behind the garage.

**ADJOINING DRIVEWAY/PARKING AREA**  
with wrought iron 1.8m high double opening gates.

## GARDENS

The garden in our opinion is a most attractive feature of the property being laid to lawn with well stocked herbaceous and flower beds. There is a wide indian sandstone paved patio, outside lighting and cold water tap. There is a further area of garden to the side of the property with a variety of mature shrubs & plants, paved patio, ideal for barbecues. The garden is enclosed by close board fencing to all boundaries with a gated side access. Summerhouse.

Note 1: Please note that 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: Please note The Cedars is a private road and there is Residents Association - The Cedars Management Company (registration Company number 04600970)

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

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## Energy Performance Certificate



Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71	84
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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