





CANON COURT, CANNON GROVE

FETCHAM, KT22 9LS

**A Grade II Listed Wing
Immense Charm & Character**

Communal Garden Plus use of Adjacent Enclosed Sectioned Area

Sitting Room with Vaulted Ceiling

Re-Fitted Kitchen/Breakfast Room

Ample Parking • Re-Fitted Bathroom

First Floor Double Bedroom with fitted wardrobes

En Suite Shower Room

Gas Central Heating • Reception Hall

Sealed Unit Double Glazed Windows

155 Year Unexpired Lease

A CHARMING GRADE II LISTED PERIOD WING of great character and individuality, the property features its own front door and accommodation arranged over two floors. On the ground floor there is a welcoming reception hall, modern white bathroom suite and a lovely sitting room with feature high ceiling, in addition, to a luxury re fitted kitchen/breakfast room with doors onto the garden. A turning staircase leads to a first floor landing and double bedroom with fitted wardrobes and a re-fitted fully tiled en suite shower room. The property benefits further from gas fired central heating to radiators with a combination boiler, sealed unit double glazed windows and outside a communal garden plus use of adjacent enclosed sectioned area with a summerhouse. An internal inspection is strongly advised to fully appreciate this property's great charm and character.



GROUND FLOOR

COVERED ENTRANCE PORCH

exposed beams, courtesy light, double glazed front door to:

RECEPTION HALL

engineered oak floor, radiator, stairs off, recessed ceiling light, door to:

SITTING ROOM 13'10" × 12'3" (4.22m × 3.73m)

a lovely room with high feature ceiling, double radiator, t.v. and phone points, two wall light points, triple storage cupboard, engineered oak floor, fitted display shelf, sealed unit double glazed window.

RE-FITTED KITCHEN/BREAKFAST ROOM 11'1" × 10'4" (3.38m × 3.15m)

double aspect, fitted with an attractive range of timber fronted wall and floor units, contrasting quartz work surfaces, under slung one half bowl stainless steel sink unit with mixer tap, built in stainless steel Neff eye level double oven & grill, inset Neff ceramic hob, extractor/light above, built in Neff eye level microwave, Quartz upstand & splashback, plumbing and space for washing machine & dishwasher, appliance space, radiator, vinyl floor, tiled window cill, space for table, sealed unit double glazed window and french doors to garden, built in storage cupboard housing Worcester combination gas fired boiler for central heating & domestic hot water, recessed ceiling lights, small loft hatch.

RE-FITTED FULLY TILED BATHROOM ROOM

white suite comprising panel bath with mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin, low level w.c., chrome plated ladder radiator, fitted glass shelf, wall mounted mirror fronted medicine cabinet, light with shaver point, recessed ceiling lights, obscure sealed unit double glazed window, vinyl floor, fully tiled walls, recessed ceiling lights.

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM 9'4" × 11'1" (2.85m × 3.38m)

plus built in double wardrobe, radiator, sealed unit double glazed window, fitted double wardrobe, door to:

EN SUITE SHOWER ROOM

white suite comprising fully tiled shower cubicle with thermostatic shower unit, fixed rainfall shower plus handheld shower, sliding glazed shower screen, wash hand basin, mixer tap, mirror fronted medicine cabinet, low level w.c., heated towel rail, fully tiled walls, extractor fan, fitted display shelf, vinyl floor, sealed unit double glazed window.

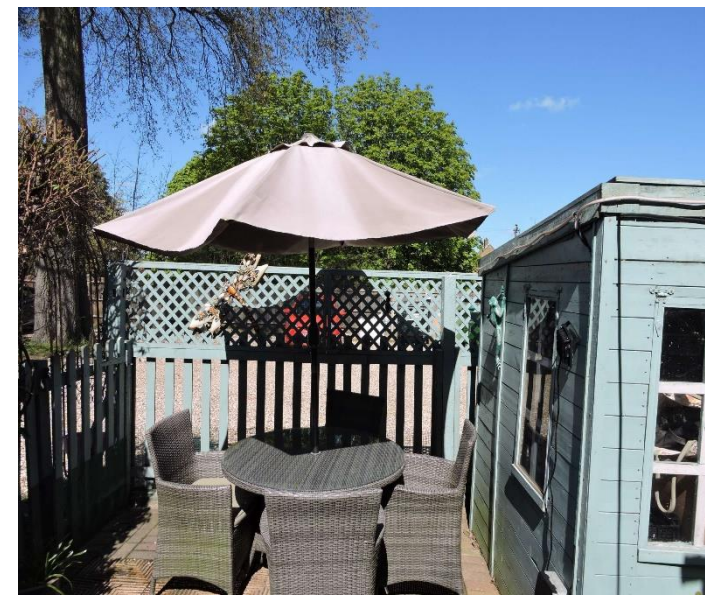
OUTSIDE

COMMUNAL GARDEN PLUS USE OF ADJACENT ENCLOSED SECTIONED AREA

Mainly laid to lawn with gravel parking, sectioned area with brick paving, gated access either side, raised flower bed, enclosed by panelled fencing & trellis, outside water tap and power point, space for patio table.

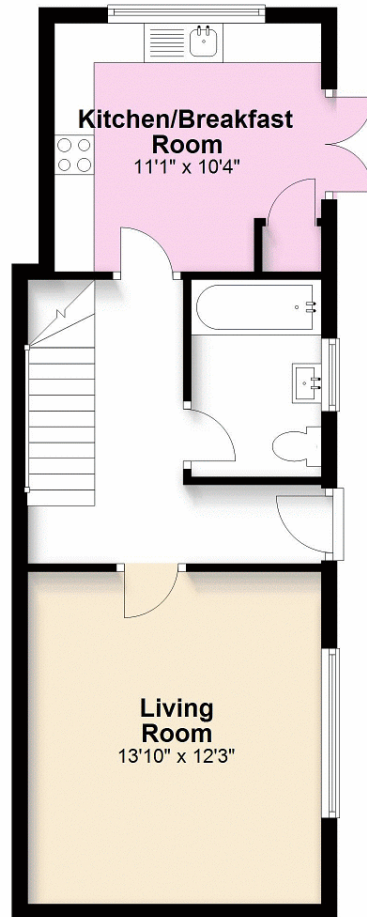
SUMMERHOUSE

with power.



Ground Floor

Approx. 435.3 sq. feet

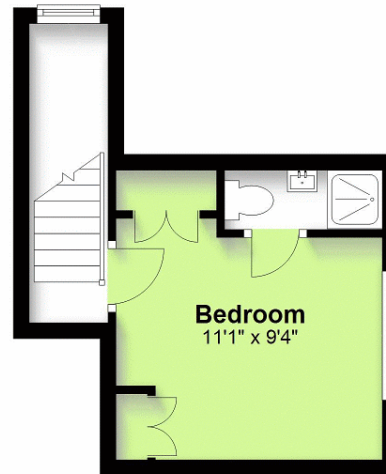


Total area: approx. 611.7 sq. feet

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

First Floor

Approx. 176.4 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 - Council Tax Band C - Mole Valley District Council.

Lease 189 Years from 25/03/87

Ground Rent £100 pa

Estimated Service Charge commencing 25/03/2021 £1679 pa

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
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Energy Rating
F

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	37	49
1-20	G		

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