





BURNHAMS ROAD

LITTLE BOOKHAM, KT23 3AU

Prestigious Private Road
Beautifully Presented Individual House
Potential To Enlarge, subject to planning

Covered Entrance Porch • Reception Hall
Cloakroom • Double Aspect Lounge
Family Room • Gas Central Heating
Superb Kitchen/Breakfast/Dining Room
First Floor Landing • Principal Bedroom
Luxury En Suite Shower Room
Two Further Large Double Bedrooms
Luxury Bathroom • Double Garage
Large Patio • Landscaped Garden

SITUATED in a prestigious private road within walking distance of Bookham Station and about 3/4 of a mile from Bookham Village. 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. The property has been extensively updated and modernised and offers beautifully presented accommodation to include two newly fitted bathroom suites and kitchen/breakfast/dining room with stone work surfaces and built in appliances. The property benefits further from gas central heating to radiators, sealed unit double glazed windows and doors, recessed ceiling lights, coving, oak veneered internal doors and double aspect lounge with attractive stone fireplace. There is still further potential to enlarge, if desired, subject to the usual planning consents, either by converting the loft or extending over the double garage which was previously granted by Mole Valley District Council in 2009. In our opinion this is an excellent opportunity to acquire an individual detached house situated in a prime area and viewing is highly recommended.



WIDE COVERED ENTRANCE PORCH

with courtesy light, part glazed front door to:

SPACIOUS RECEPTION HALL 12'10" × 8'7" (3.91m × 2.62m)

tiled floor, coved ceiling, recessed ceiling lights, understairs storage cupboard, heating thermostat control, feature radiator, door to:

MODERN CLOAKROOM

white suite comprising low level w.c., vanity unit, wash hand basin with mixer tap, radiator, extractor fan, coved ceiling.

LOUNGE 25' × 12'4" (7.62m × 3.76m)

double aspect, feature hardwood flooring, attractive stone fireplace with tiled hearth, recessed ceiling lights, coved ceiling, two feature radiators, double french doors with full length side windows overlooking garden.

FAMILY ROOM 16'4" × 9' (4.98m × 2.74m)

feature radiator, coved ceiling, recessed ceiling lights, double part glazed doors to reception hall.

MODERN KITCHEN/BREAKFAST/DINING ROOM 26'4" × 16'3" (8.03m × 4.95m)

A superb room with doors from both the dining room and kitchen/dining room opening onto the garden. Fitted with an excellent range of high quality contemporary fronted wall and floor units including a substantial island all complemented with stone worktops.

Under slung Blanco sink unit, mixer tap, concealed lighting, two built in Neff fan assisted eye level ovens, built in Neff dishwasher, inset Neff 5 ring gas hob, concealed extractor hood, fridge/freezer space, feature radiator, recessed ceiling lights, coved ceiling, tiled floor, door to:-

UTILITY ROOM 5'9" × 5'9" (1.75m × 1.75m)

Comprising modern wall and floor units, contrasting wood effect work surfaces, single drainer stainless steel sink unit, mixer tap, plumbing and space for washing machine and dryer, radiator, door to garage.

FIRST FLOOR LANDING 12'5" × 7'8" (3.78m × 2.34m)

radiator, recessed ceiling lights, coved ceiling, large double glazed window enjoying views over the front garden & beyond, access to partly boarded loft via loft ladder, with light and gas fired boiler for central heating and domestic hot water.

PRINCIPAL BEDROOM 15'4" × 12'10" (4.67m × 3.91m)

coved ceiling, recessed ceiling lights, radiator, rear aspect.

LUXURY EN-SUITE SHOWER ROOM

modern white suite comprising fully tiled shower cubicle with shower tray, glazed shower screen, thermostatic shower unit, vanity unit, wash hand basin, drawers under, mixer tap, fitted mirror, shaver point, low level w.c., recessed ceiling lights, tiled floor.

BEDROOM 2 12'6" × 11'2" (3.81m × 3.40m)

built in double wardrobe, recessed ceiling lights, radiator, front aspect.

BEDROOM 3 12'7" × 10'9" (3.84m × 3.28m)

built in double wardrobe, recessed ceiling lights, radiator, rear aspect.

LUXURY BATHROOM

modern white suite comprising panel bath, mixer tap, shower attachment, glazed shower screen, fully tiled surrounding walls, vanity unit, wash hand basin, mixer tap, drawers under, low level w.c., chrome towel rail, recessed ceiling lights, shaver point, extractor fan, mirror fronted medicine cabinet, tiled floor.



OUTSIDE

DOUBLE GARAGE 17'11" x 16' (5.46m x 4.88m)
with electrically operated roller door, power and light, gas and consumer unit, personal door to main house.

FRONT GARDEN

The property is approached by a 5-bar gate with sweeping tarmac drive and turning area providing ample parking. The garden is predominately laid to lawn with a variety of mature specimen plants, shrubs and evergreens, which provide excellent screening and privacy.

REAR GARDEN

laid to formal lawn with a variety of specimen plants, shrubs and trees, raised vegetable beds, trellis and extensive paved patio. The garden is enclosed by closed boarded panel fencing with paved side pedestrian access and enjoys a private and secluded aspect.

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 G – Mole Valley District Council.

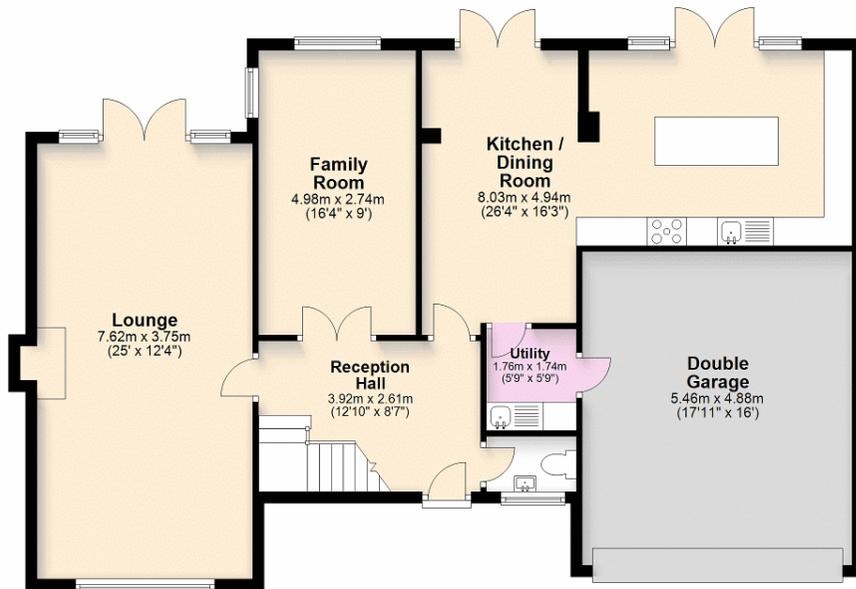
Note 4: Estate charge approx £87 pa for maintenance of private road.

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS SOLE AGENTS HUGGINS
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**BOOKHAM SALES OFFICE
01372 457011**

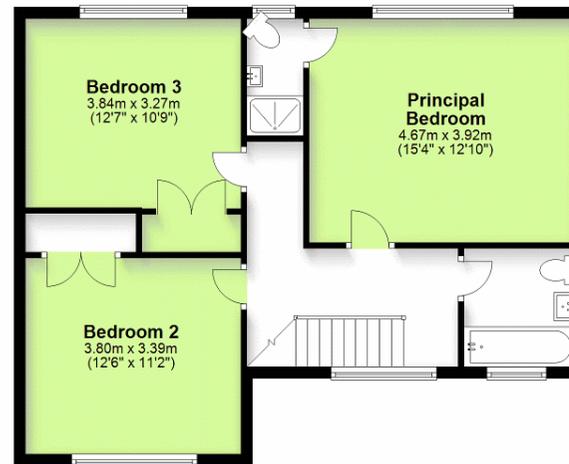
Ground Floor

Approx. 116.6 sq. metres (1255.2 sq. feet)



First Floor

Approx. 65.0 sq. metres (699.7 sq. feet)



Total area: approx. 181.6 sq. metres (1954.9 sq. feet)

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

Energy Performance Certificate

Energy Rating
C

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70	79
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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