

SOLE FARM ROAD, GREAT BOOKHAM, KT23 3DR O.I.E.O.£995,000 FREEHOLD









# SOLE FARM ROAD GREAT BOOKHAM, KT23 3DR

An Excellent Detached Family Home Spacious & Flexible Accommodation Corner Plot with South Facing Garden Close To Village and Station

Reception Hall • Cloakroom • Lounge Dining Room • Study/Bedroom 5 Family Room/Playroom Spacious Kitchen/Breakfast Room Snooker/Gym/Games Room with Cloakroom Principal Bedroom with En-suite Shower Room Three Further Good Size Bedrooms Fully Tiled Family Bathroom/Shower Room Ample Off Road Parking Attractive South Facing Rear Garden

A DETACHED FAMILY HOME situated on a bold corner plot in one of the area's most sought after residential roads close to the village high street and within easy walking distance of Bookham Station. The property was originally built around 1955 and has been subsequently extended by the present owners around 2003 to provide generously proportioned and flexible accommodation. On the ground floor is a spacious L shaped kitchen/breakfast room in addition to 4 receptions rooms. Plus a large snooker/games room with its own cloakroom which could be used for numerous other uses such as a gymnasium, dance studio or could be converted into an annexe or returned to a very large double garage, subject to planning consents. On the first floor there is a principal bedroom with en-suite shower room, three good size bedrooms and a large fully tiled family bathroom/shower room. The property has planning permission for a front extension to create a large entrance porch with a bedroom above plus obvious potential to extend over the snooker room, subject to planning permission. There is ample parking and an attractive south facing garden ideally complements this lovely family home.

#### **GROUND FLOOR**

RECEPTION HALL CLOAKROOM LOUNGE 20'1" × 11'9" (6.12m × 3.58m) DINING ROOM 15' × 9'9" (4.57m × 2.97m) STUDY/BEDROOM 5 11'6" × 9'5" (3.50m × 2.87m) PLAYROOM/FAMILY ROOM 10'4" × 8'3" (3.15m × 2.51m) FAMILY KITCHEN/BREAKFAST ROOM 21'9" × 19'3" (6.63m × 5.87m) UTILITY AREA DINING AREA

### **FIRST FLOOR**

LANDING PRINCIPAL BEDROOM SUITE 21'3" × 10'8" (6.48m × 3.25m) EN-SUITE SHOWER ROOM BEDROOM 2 10'7" × 10' (3.23m × 3.05m) BEDROOM 3 12' × 9' (3.66m × 2.74m) BEDROOM 4 12' × 8'7" (3.66m × 2.62m) FAMILY BATHROOM/SHOWER ROOM

## OUTSIDE

SNOOKER/GAMES ROOM 21'7" × 17'6" (6.58m × 5.33m) CLOAKROOM STORAGE ROOM 6'3" × 6' (1.90m × 1.83m) WIDE SWEEPING SHINGLE DRIVEWAY FRONT GARDEN REAR GARDEN TIMBER GARDEN SHED



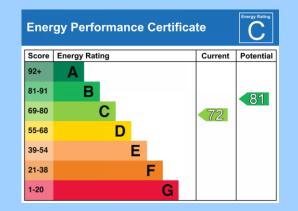




GROUND FLOOR Approx. 141.0 SQ.Metres (1517.6 SQ.Feet) FIRST FLOOR Approx 74.2 SQ.Metres (799.2 SQ.Feet) Note 1 - Please note domestic and electrical appliances have not been tested. Note 2 - Mains gas, electricity, water and drainage are all connected to the property. Note 3 - Council Tax Band F - Mole Valley District Council. Note 4 - CAT 5 wiring is connected in two of the bedrooms.

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

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