







## 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 reception 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**

## BOOKHAM SALES OFFICE

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## Energy Performance Certificate



Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72	81
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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