





CHURCH ROAD GREAT BOOKHAM, KT23 3JG

**A Substantial Victorian House
Situated Adjacent Bookham Station
Close To Bookham Common**

**4 Double Bedrooms • Family Bathroom
Cloakroom • Dining Room
Double Aspect Living Room
Kitchen/Breakfast room • Conservatory
Reception Hall
Gas Central Heating To Radiators
South Westerly Facing Garden
Ample Parking
Within The Howard of Effingham School Catchment**

The Old Station Masters House is a substantial character Grade II listed property which was constructed at the same time as Bookham Station and dates back to the Victorian period. The property offers immense charm and character having attractive red brick elevations with bay window to the front relieved by sash windows under a tiled roof. Internally the house has 10ft high ceilings, panelled internal doors, 4 double bedrooms and the ground floor is orientated so the kitchen/breakfast room leads into a generous size conservatory which overlooks the garden. The garden extends predominately to the side and enjoys a delightful south westerly facing aspect. In addition at the front of the house there is a further area screened by a 1.8m high fence which leads to a double width driveway plus further parking area to the side of the house.

Bookham Station provides regular services into Central London (Waterloo/Victoria) and Bookham High Street is approximately 3/4 of a mile distant and offers an excellent selection of local shops including a supermarket, two butchers, two bakers, a fishmongers as

GROUND FLOOR

RECEPTION HALL

CLOAKROOM

LIVING ROOM 17'5" × 12'4" (5.31m × 3.76m)
with central timber fireplace.

DINING ROOM 12'4" × 11'2" (3.76m × 3.40m)

KITCHEN/BREAKFAST ROOM 15'1" × 10'3" (4.60m × 3.12m)
Built in Utility Cupboard, built in pantry.

INNER HALL

Built in storage cupboard.

CONSERVATORY 13'5" × 12'10" (4.09m × 3.91m)

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM 1 14'6" × 12'4" (4.42m × 3.76m)
front aspect, fireplace.

BEDROOM 2 12'4" × 11'2" (3.76m × 3.40m)
rear aspect, fireplace.

BEDROOM 3 10'11" × 10'3" (3.33m × 3.12m)
rear aspect.

BEDROOM 4 10'3" × 8'1" (3.12m × 2.46m)
front aspect.

FAMILY BATHROOM

OUTSIDE

PARKING

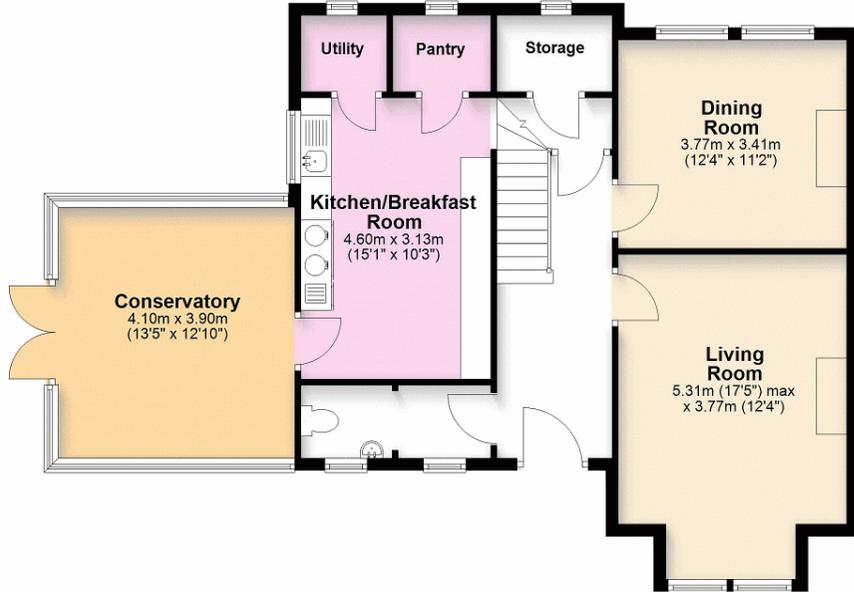
double width drive plus space to side.

SOUTH WESTERLY FACING GARDEN



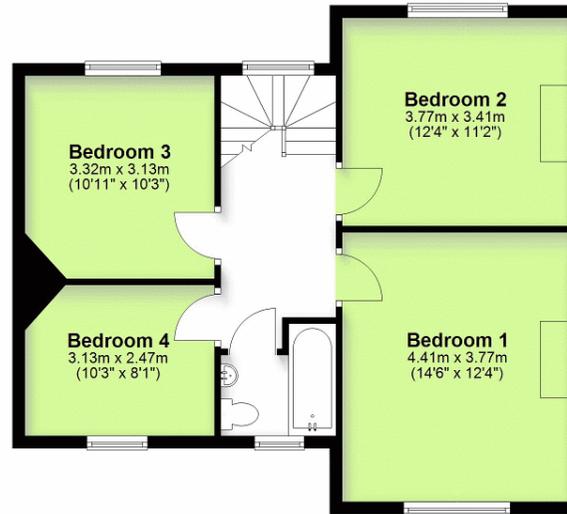
Ground Floor

Approx. 86.0 sq. metres (925.7 sq. feet)



First Floor

Approx. 60.7 sq. metres (652.9 sq. feet)



Total area: approx. 146.7 sq. metres (1578.5 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 - Mole Valley District Council Band E

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
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81-91	B		
69-80	C		75
55-68	D		
39-54	E	48	
21-38	F		
1-20	G		



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