





# THE SADDLERY

## LITTLE BOOKHAM, KT23 4FG

**A Character End Terrace House  
Beautifully Presented Throughout  
Situated Within Easy Reach of Bookham Station  
& Common  
Within The Catchment Area of The Ever Popular  
And Sought After 'The Howard Of Effingham'  
School**

**No Ongoing Chain  
Exclusive Private Development  
Three Bedrooms  
Luxury En Suite Shower Room  
Luxury Bathroom • Reception Hall  
Superb Shaker Style Kitchen/Dining Room With Bi  
Fold Doors • Cloakroom  
Quartz Work Surfaces • Integrated Appliances  
Double Glazing and Gas Central Heating  
Underfloor Heating to Ground Floor  
Private Driveway • Full Width Paved Patio  
Secluded Landscaped Garden**



An attractive character end of terrace home constructed in 2020 by Thakeham Homes and situated in a semi rural location within easy reach of Bookham High Street and Bookham Mainline station. In addition there is an abundance of beautiful countryside nearby including 382 acres at Bookham Commons which are looked after by the National Trust and provide mature woodland with many miles of bridleways and public footpaths. The property features a high specification with many additional custom built features and quality fittings to include double glazed windows, recessed ceiling lights, underfloor heating to the ground floor, light timber internal doors with chrome furniture, a modern grey shaker style kitchen with integrated appliances complemented with Quartz work surfaces, splashbacks, upstands and bi fold doors opening onto the garden. Outside there is a private driveway providing parking for 2/3 cars, full width paved patio and delightful landscaped garden. An inspection is highly recommended.

## GROUND FLOOR

### COVERED ENTRANCE PORCH

Multi point locking front door to:

### RECEPTION HALL

tiled floor, fitted display shelves, recessed ceiling lights, heating thermostat, built in coats cupboard with automatic light, plumbing and space for washing machine, door to:

### CLOAKROOM

modern white suite comprising wall hung low level w.c. with concealed cistern, wash hand basin, mixer tap, part tiled walls, tiled display shelf, fitted mirror, recessed ceiling lights, obscure double glazed window.

### SITTING ROOM 14'2" × 11'10" (4.32m × 3.61m)

sealed unit double glazed window, tv point, heating thermostat control.

### MODERN KITCHEN/DINING ROOM 19'11" × 11'2" (6.07m × 3.40m)

Fitted with an excellent range of modern grey shaker style wall and floor units, quartz work surfaces, upstands & splashback, under slung one & half bowl sink unit, mixer tap, built in eye level AEG stainless steel double oven and grill, inset 5 ring AEG gas hob, AEG stainless steel chimney style extractor above, integrated fridge/freezer, integrated dishwasher, deep pan drawers, concealed lighting, recessed ceiling lights, heating thermostat, stainless steel sockets, tiled floor, wide triple bi fold doors opening onto garden, corner shelves, under stairs cupboard, fitted shelves, consumer unit.

### FIRST FLOOR LANDING

approached by a turning staircase, access to insulated & partly boarded loft via sliding ladder, radiator, recessed ceiling lights, carbon monoxide detector, built in linen cupboard housing wall mounted Vaillant combination gas fired boiler for central heating and domestic hot water.

### BEDROOM 1 13'10" × 13' (4.22m × 3.96m)

max, built in double wardrobe with light & shelving, heating thermostat, recessed ceiling lights, radiator, sealed unit double glazed window.

### LUXURY EN SUITE SHOWER ROOM

modern white suite comprising wide low profile shower tray, glazed shower screen, thermostatic shower unit, hand held shower plus fixed head rainfall shower, chrome towel rail, wash hand basin, mixer tap, wall hung low level w.c. with concealed cistern, built in shelved storage unit with mirror doors, ceramic tiled floor, recessed ceiling lights, tiled walls, extractor fan, fitted glass display shelves.

### BEDROOM 2 11'4" × 9'2" (3.45m × 2.79m)

max, built in double wardrobe, heating thermostat, radiator, rear aspect, sealed unit double glazed window.

### BEDROOM 3 9'2" × 8'2" (2.79m × 2.49m)

radiator, sealed unit double glazed window, rear aspect.

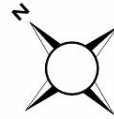
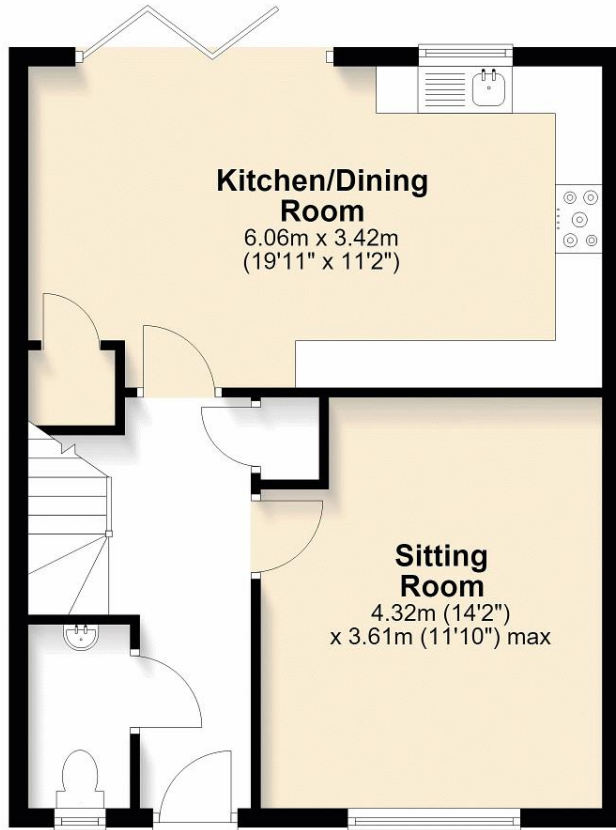
### LUXURY BATHROOM

modern white suite comprising tile enclosed bath, mixer tap & shower attachment, glazed shower screen, wall hung low level w.c. with concealed cistern, wash hand basin, mixer tap, drawer under, tiled display shelf, spotlights, shaver point, fitted mirror, ceramic tiled floor, chrome plated towel rail, tiled walls, obscure double glazed window, recessed ceiling lights, glass display shelf.



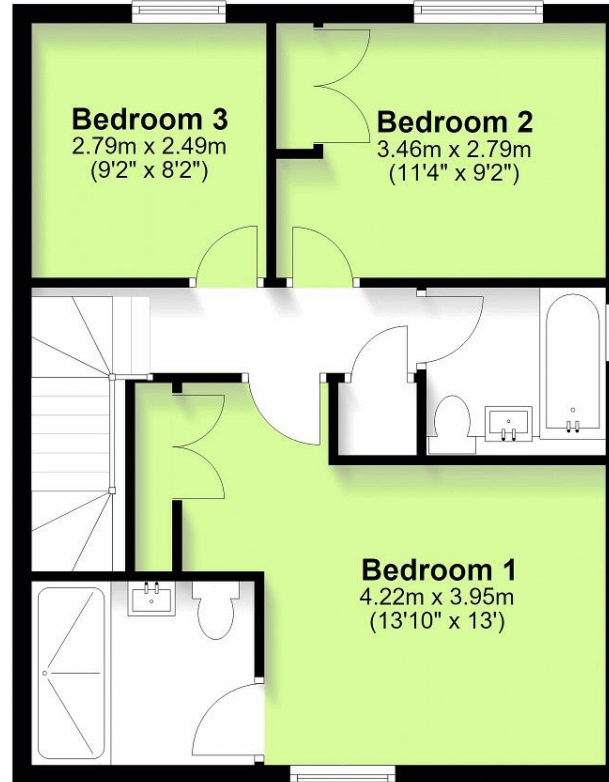
### Ground Floor

Approx. 48.0 sq. metres (516.8 sq. feet)



### First Floor

Approx. 50.9 sq. metres (547.6 sq. feet)



Total area: approx. 98.9 sq. metres (1064.5 sq. feet)

## OUTSIDE

### FRONT GARDEN

To the front of the property there is an evergreen hedge, specimen conifers & shrubs and block paved footpath. A private driveway leads down the side of the property providing parking for 2/3 cars and has automatically controlled, sensor lighting running along the length of the house, a pedestrian gate gives access to the rear garden.

### LANDSCAPED REAR GARDEN

The rear garden is mainly laid to lawn and enjoys a delightful secluded south east facing aspect enclosed by 1.8m high panel fencing. There are a variety of specimen shrubs and plants together with plantsman spring bulbs, herbs and trees. The garden extends to approx 45ft in depth and includes fruit trees (apple and Victoria plum), clematis and silver birch trees. There is a full width paved patio, outside cold water tap, security light and timber garden shed with electricity.

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 Tax Band E.

Note 4 - Annual maintenance charge approx £400 pa. N.B.

The private development incorporates a pond, wild flower meadow, small paddock and visitor parking bays.

## VIEWING STRICTLY BY APPOINTMENT ONLY

### BOOKHAM SALES OFFICE

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Energy Performance Certificate		Energy Rating	
Score	Energy Rating	Current	Potential
92+	A		94
81-91	B	85	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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