





DOWNS VIEW ROAD

GREAT BOOKHAM, KT23 4PP

An Attractive Detached House

Sought After Location

Opposite Superb Open Countryside

Lovely Views Front & Rear

Opportunity to Enlarge if desired, subject to planning

Within The Howard of Effingham School Catchment

Double Garage • 4 Double Bedrooms

Modern En Suite Shower Room

Modern Family Bathroom

Lounge overlooking Garden • Dining Room

Reception Hall • Kitchen/Breakfast Room

Gas Central Heating to Radiators

Sealed Unit Double Glazed Windows

Security Alarm Fitted to both House and Garage

First Time on the Market in 38 Years

An attractive detached house situated in an enviable position on the south side of the village in a favoured residential cul de sac opposite miles of glorious open countryside with views to the front and rear. Norbury Park is opposite and leads onto miles of open National Trust countryside including 1600 acres at Polesden Lacey and to Surrey Hills, Ranmore Common and Denbies. The village High street is about 1/2 a mile and offers a comprehensive range of local shops including two supermarkets and restaurants. Local schools are also located within easy reach and the property is within The Howard of Effingham School catchment. The accommodation is deceptively spacious with 4 double bedrooms and 2 modern bathrooms. The property has been well maintained having a Hive controlled central heating system with thermostatically controlled radiators and hot water tank all installed in 2024. There were also new roof tiles, felting and batons in 2023 along with upgraded loft insulation to 270mm in 2011. An electric consumer unit was also fitted in 2016. The property benefits further from cavity wall insulation, sealed unit double glazed windows and doors and UPVC soffits, fascias, gutters and downpipes.



COVERED ENTRANCE PORCH

double glazed front door with sensor light, obscure double glazed window, panelled glazed door to:

RECEPTION HALL

radiator and radiator shelf, under stairs storage cupboard, door to:

CLOAKROOM

modern white suite comprising low level w.c., vanity unit with cupboards to side and under, wash hand basin, mixer tap, part tiled walls, chrome towel rail, obscure sealed unit double glazed window, vinyl floor.

KITCHEN/BREAKFAST ROOM 11'1" × 10'2" (3.38m × 3.10m)

comprising a range of wooden fronted wall and floor units, complimented by contrasting work surfaces, inset single drainer single bowl stainless steel sink unit, mixer tap, part tiled walls, under counter lights, Cannon fitted oven, AEG dishwasher, appliance space, breakfast bar, radiator, vinyl floor, sealed unit double glazed window and door.

DINING ROOM 11'1" × 10'6" (3.38m × 3.20m)

attractive bay window, radiator, sealed unit double glazed window.

LOUNGE 23'8" × 12'5" (7.21m × 3.78m)

attractive central fireplace, painted wood surround and mantel, gas point, two radiators, double glazed windows and door overlooking garden.

FIRST FLOOR LANDING

sealed unit double glazed window, access to loft, built in linen cupboard and built in airing cupboard housing hot water tank.

PRINCIPAL BEDROOM 14'1" × 12'11" (4.29m × 3.94m)

front aspect, countryside views, radiator, sealed unit double glazed window, three double floor to ceiling wardrobes and end wardrobe.

MODERN EN SUITE SHOWER ROOM

white suite comprising fully tiled low profile shower cubicle, Aqualisa thermostatic shower unit, curved glazed sliding screen, low level w.c., vanity unit, inset wash hand basin, cupboards under, fitted mirror, fitted mirror fronted medicine cabinet, shaver point, fully tiled walls, chrome heated towel rail, light wood effect floor, recessed ceiling lights, electric heated floor, obscure sealed unit double glazed window.

BEDROOM 2 12'11" × 12'5" (3.94m × 3.78m)

rear aspect, distant views, radiator, sealed unit double glazed window, 2 double built in wardrobes.

BEDROOM 3 12'6" × 10'5" (3.81m × 3.17m)

rear aspect, distant views, radiator, sealed unit double glazed window, double and single floor to ceiling fitted wardrobe.

BEDROOM 4 10'5" × 8' (3.17m × 2.44m)

front aspect, countryside views, radiator, sealed unit double glazed window.

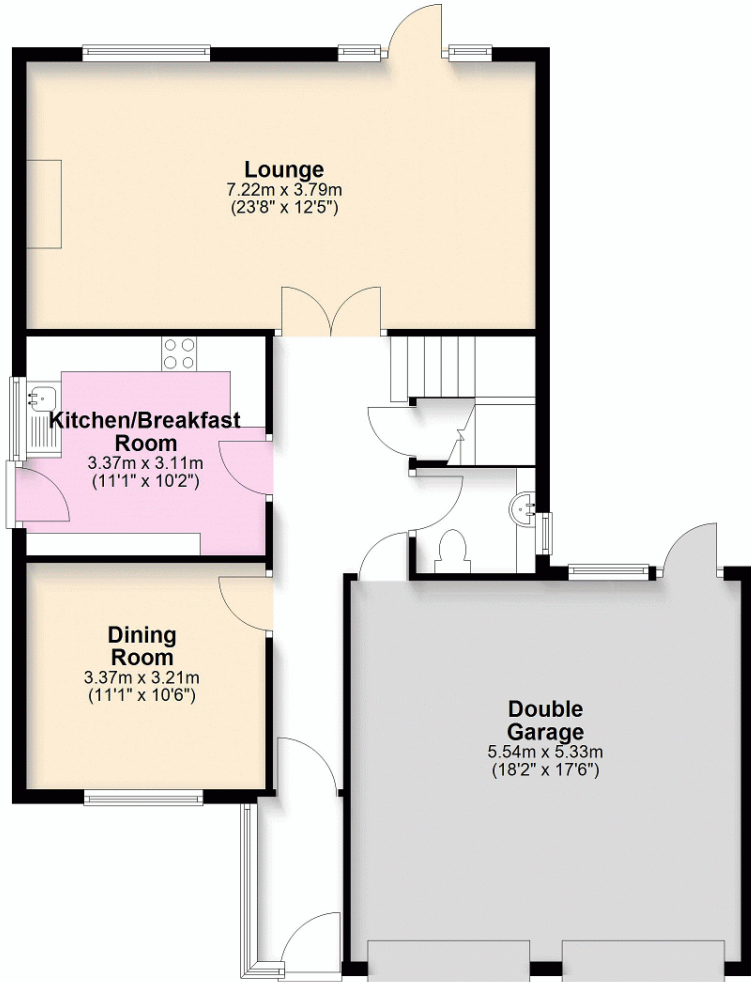
MODERN FAMILY BATHROOM

white suite comprising tiled enclosed bath, mixer tap, Aqualisa thermostatic shower unit, curved glazed shower screen, low level w.c. with concealed cistern, vanity unit, inset wash hand basin, mixer tap, cupboards under, fitted mirror fronted medicine cabinet, display shelf, tiled floor, fully tiled walls, chrome heated towel rail, recessed ceiling lights, obscure sealed unit double glazed window.



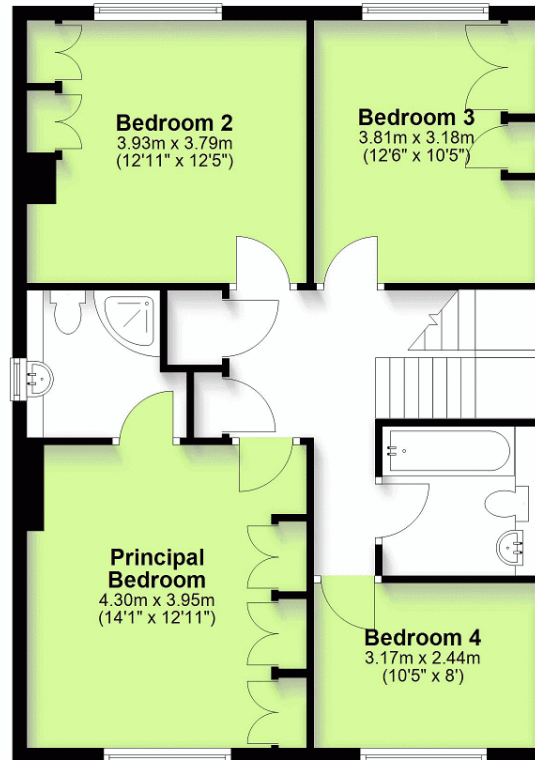
Ground Floor

Approx. 99.8 sq. metres (1074.5 sq. feet)



First Floor

Approx. 74.6 sq. metres (803.0 sq. feet)



Total area: approx. 174.4 sq. metres (1877.5 sq. feet)

OUTSIDE

DOUBLE GARAGE 18'2" x 17'6" (5.54m x 5.33m)

plumbing and space for washing machine, tumble dryer and fridge freezer. Consumer unit (2016), gas meter, door to reception hall, electric up and over door, window and door to garden.

FRONT GARDEN

The front garden is neatly laid to lawn with evergreens, shrubs and plants. Double width driveway, York stone path leading to side gate enables access to the rear garden.

REAR GARDEN

The rear garden is a superb feature, laid to lawn with a very generous full width paved patio, useful covered storage area located to the side behind the garage, outside cold water tap, security light with sensor. There are well stocked flower borders, mature trees, variety of shrubs, plants and evergreens and timber pergola leads through to a further garden area. The garden is enclosed by 1.8m high panel fencing with concrete posts and part Beech hedge.

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 G.

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

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Energy Performance Certificate				Energy Rating
				C
Score	Energy Rating	Current	Potential	
92+	A			
81-91	B			
69-80	C	70	77	
55-68	D			
39-54	E			
21-38	F			
1-20	G			



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