HUGGINS EDWARDS & SHARP

LITTLE BOOKHAM STREET, LITTLE BOOKHAM, KT23 3AP

OFFERS IN REGION OF £775,000

LITTLE BOOKHAM STREET

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A Charming Semi Detached Character Cottage With Large Garden

Situated Close to the Station & Bookham Common

Within The Howard of Effingham School Catchment Area

Chain Free • Four Bedrooms
Kitchen/Dining Room
Sitting Room with Open Fireplace
Large Rear Garden • Wide Plot
Large Outbuilding & Workshop In Garden
Garage • Carport
Potential for Extension/Enlargement, subject to Planning.
Utility Room • Bathroom • Cloakroom
Conservatory • Gas Central Heating
Large Private Driveway

A charming double fronted character cottage situated on a wide plot in a highly regarded semi rural location between 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 cottage offers great potential to enlarge or extend, subject to the usual planning consents with garage and carport to the side as well as a substantial outbuilding with workshop in the garden. This timber building would suit a variety of uses and could make a great hobbies room, workshop or be used as additional garaging. The cottage has been in the family for over 40 years and offers a great opportunity to acquire an individual period home with delightful large garden situated in an establish location.

GROUND FLOOR

COVERED ENTRANCE PORCH
leaded light glazed windows & doors.

SITTING ROOM 23'8" × 9'11" (7.21m × 3.02m)
brick fireplace with wood burner stove, polished timber mantel and tiled hearth, wall light points, exposed beams, two radiators, glazed door to:

KITCHEN/DINING ROOM 17'9" × 13'1" (5.41m × 3.99m)
max, exposed timber effect floor, radiator, exposed beams, wall light point, heating thermostat control, opening to kitchen. Fitted with a range of wooden fronted wall and floor units with contrasting tiled work surfaces and breakfast bar, inset 1½ bowl single drainer sink unit with mixer tap, built in oven and grill, inset 4 ring gas fired hob, concealed extractor/light above, wall mounted Netaheat Profile gas fired boiler for central heating and domestic hot water, programmer control, door to garden.

BATHROOM 8' × 6'9" (2.44m × 2.06m)
white suite comprising corner panel enclosed bath with mixer tap and shower attachment, glazed shower screen, vanity unit with inset wash hand basin, double cupboard under, low level w.c., radiator, part tiled walls, recessed ceiling lights.

UTILITY ROOM 12'4" × 8'11" (3.76m × 2.72m)
fitted with a range of wall and floor units, wood effect work surfaces, single drainer stainless steel sink unit, mixer tap, part tiled walls, fitted washing machine and dishwasher, exposed ceiling beams, wood effect floor, door to garage.

CONSERVATORY 13'10" × 9'5" (4.22m × 2.87m)
wood effect floor, wall mounted gas heater, wall light points, glazed double doors and side door to garden.

FIRST FLOOR

FIRST FLOOR LANDING
with access to loft via foldaway loft ladder.

CLOAKROOM
white suite comprising low level w.c., wash hand basin with splashback, recessed ceiling lights.

BEDROOM 1 10'2" × 10' (3.10m × 3.05m)
front aspect, radiator, fitted wardrobes including corner wardrobe, built in airing cupboard housing lagged hot water cylinder with immersion heater, further built in double wardrobe.

BEDROOM 2 11'11" × 10' (3.63m × 3.05m)
front aspect, radiator, fitted wardrobes including corner wardrobe, attractive arched recesses, wall light points.

BEDROOM 3 9'2" × 8'11" (2.79m × 2.72m)
rear aspect, radiator, recessed ceiling lights.

BEDROOM 4 9'1" × 9' (2.77m × 2.74m)
rear aspect, radiator.

Total area: approx. 172.0 sq. metres (1851.8 sq. feet)

OUTSIDE

GARAGE 17'10" × 10'1" (5.44m × 3.07m)
swing doors, fitted shelves, access to loft, rear door to conservatory.

CARPORT 18'3" × 10'6" (5.56m × 3.20m)

OUTBUILDING 15'8" × 15'6" (4.77m × 4.72m)
two sets of double doors, work bench, fitted cupboards, light & power.

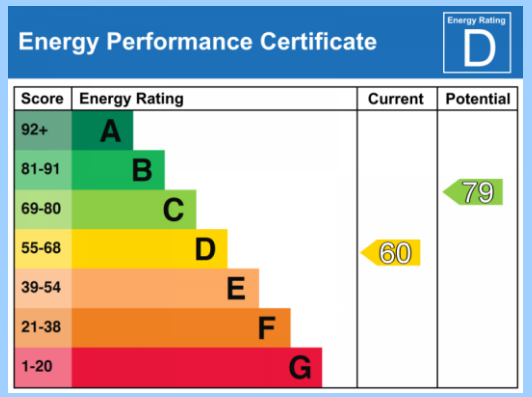
ADJACENT WORKSHOP 11'1" × 10'11" (3.38m × 3.33m)
work bench, fitted storage cupboards, light & power, door to rear storage area

FRONT GARDEN
To the front of the property there is a double width paved driveway which provides ample parking for several vehicles, enclosed by a post & rail fence and evergreen hedge with 5 bar gate. Neatly laid to lawn, colourful flower beds, variety shrubs and plants, cherry blossom trees, roses and outside cold water tap.

REAR GARDEN
mainly laid to lawn, partly enclosed by a mature evergreen hedge and timber fence, variety of shrubs, plants and evergreens. There is a central arbour, climbing roses, silver birch and apple trees, garden shed and feature well. The garden is an attractive feature and an excellent size extending to approximately 72 ft in depth by 70ft wide with secluded aspect and full width paved patio and barbeque area.

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 E - Mole Valley District Council.

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



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The Property Ombudsman