HUGGINS EDWARDS & SHARP

DOWLANS ROAD, GREAT BOOKHAM, KT23 4LF

£745,000 FREEHOLD

DOWLANS ROAD
GREAT BOOKHAM, KT23 4LF

An Extended Semi Detached Character House

Lovely Views over National Trust Countryside

Howard of Effingham Catchment Area

Large South Facing Rear Garden

Potential to Extend, subject to planning

Entrance Hall
Large Lounge/Sitting Room/Dining Room
Family Room/Bedroom 4
Fitted Kitchen/Breakfast Room
Three Bedrooms • Bathroom
Separate W.C.
Gas Central Heating to Radiators
Private Driveway • Paved Patio • Garage
Superb Position Backing Onto Farmland

The property is AN ATTRACTIVE SEMI DETACHED CHARACTER HOUSE situated on the South side of the village within 1/2 mile of the High Street and within the Howard of Effingham school catchment. The house enjoys a superb south facing aspect to the rear with views over adjacent National Trust countryside and the rear garden extends to approximately 135 ft. The accommodation is both light and deceptively spacious having been extended on the ground floor and there is still potential to extend, if desired, subject to the usual planning consents. Occupying a delightful position with large garden properties in this situation rarely come onto the market and therefore an early inspection is strongly recommended to avoid disappointment.

GROUND FLOOR

COVERED ENTRANCE PORCH
with courtesy light, panelled entrance door:

ENTRANCE HALL
radiator, understairs storage cupboard, exposed timber floor, door to:

LOUNGE 13'11" × 12'11" (4.24m × 3.94m)
attractive bay window, sealed unit double glazing, radiator, opening to:

SITTING ROOM 12'8" × 12'4" (3.86m × 3.76m)
feature cast iron fireplace, opening to:

DINING ROOM 12'4" × 10'4" (3.76m × 3.15m)
sealed unit double glazed doors with full length side windows overlooking garden, archway to:

KITCHEN/BREAKFAST ROOM 22'11" × 11'10" (6.98m × 3.61m)
divided into two distinct areas comprising a range of fitted wall and floor units with matching work surfaces, single drainer one and a half bowl sink unit with mixer tap, part tiled walls, appliance space, exposed timber floor, electric cooker point, space for dishwasher, radiator, fitted shelves, concealed Baxi gas fired boiler, large sealed unit double glazed window overlooking the rear garden.

FAMILY ROOM/BEDROOM 4 14'11" × 8'5" (4.55m × 2.57m)
radiator, exposed timber floor, timber worksurface, space for dryer, plumbing and space for washing machine, sealed unit double glazed window and door to rear garden.

BOOT ROOM
Walk in storage cupboard, door to outside.

FIRST FLOOR

FIRST FLOOR LANDING
approached by a turning stairs with sealed unit double glazed window, access to partly boarded loft.

BEDROOM 1 14'1" × 12' (4.29m × 3.66m)
attractive sealed unit double glazed bay window, radiator, picture rail, two fitted double wardrobes & double cupboard.

BEDROOM 2 12'4" × 10'11" (3.76m × 3.33m)
sealed unit double glazed window, views over farmland and open countryside, radiator, fitted double wardrobe.

BEDROOM 3 9' × 8'6" (2.74m × 2.59m)
sealed unit double glazed window, views over farmland and open countryside, radiator, fitted double wardrobe.

BATHROOM
white suite comprising panel enclosed bath with mixer tap, pedestal wash hand basin, tiled floor, heated towel rail, obscure sealed unit double glazed window.

SEPARATE W.C
comprising low level WC, tiled floor, obscure sealed unit double glazed window.

OUTSIDE

GARAGE 20'8" × 7'10" (6.30m × 2.39m)
with power and light, swing doors.

FRONT GARDEN
mainly laid to lawn with mature hedge, specimen shrubs and plants, hardsurfaced private driveway provides ample off street parking and access to the garage.

REAR GARDEN
which in our opinion is a lovely feature of this character property extending to approx 135 ft and enjoying a southerly aspect backing onto open National Trust countryside. The garden is laid predominately to lawn with paved patio and a variety of specimen plants and shrubs. Outside cold water tap.

Note 1: Please note domestic 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 - Mole Valley District Council Band E

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

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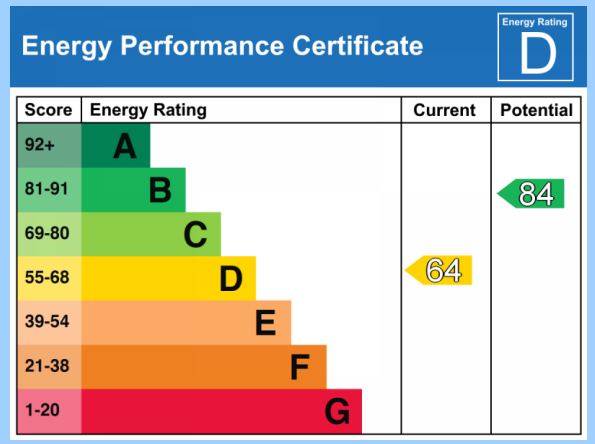

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The Property Ombudsman