

HUGGINS EDWARDS & SHARP

SOLE FARM ROAD, GREAT BOOKHAM, KT23 3DR

£1,000,000 FREEHOLD







SOLE FARM ROAD

GREAT BOOKHAM, KT23 3DR

An Excellent Detached Family Home
Spacious & Flexible Accommodation
Corner Plot With South Facing Garden
Close To Village And Station
No Ongoing Chain

Principal Bedroom With En-suite Shower Room
Three Further Good Size Bedrooms
Fully Tiled Family Bathroom/Shower Room
Potential Annexe
Games/Family Room With Cloakroom
Spacious Kitchen/Breakfast Room
Dining Room • Reception Hall • Cloakroom
Lounge • Study/Bedroom 5
Family Room/Playroom
Ample Off Road Parking
Attractive South Facing Rear Garden

A DETACHED FAMILY HOME situated on a bold corner plot in one of the area's most sought after residential roads close to the village high street and within walking distance of Bookham Station. The property was originally built around 1955 and has been subsequently extended by the present owners around 2003 to provide generously proportioned and very flexible accommodation.

On the ground floor is a spacious L shaped kitchen/breakfast room which leads into a dining room and study all overlooking the garden, in addition to the lounge and playroom/utility. Plus there is a large games/family room with its own cloakroom which could be used for numerous other uses such as a gymnasium, dance studio or converted into an annexe or returned to a very large double garage, subject to the necessary consents. On the first floor there is a principal bedroom with en-suite shower room, three good size bedrooms and a large fully tiled family bathroom/shower room. The property in the past has had planning granted for a front extension to create a large entrance porch with a bedroom above and there is obvious potential to extend over the games/snooker room, subject to planning permission. Located on a wide corner plot there is ample parking and a secluded south facing garden complements this lovely family home.

GROUND FLOOR

RECEPTION HALL
CLOAKROOM
LOUNGE 20'1" × 11'9" (6.12m × 3.58m)
DINING ROOM 15' × 9'9" (4.57m × 2.97m)
STUDY/BEDROOM 5 11'6" × 9'5" (3.50m × 2.87m)
PLAYROOM/FAMILY ROOM 10'4" × 8'3" (3.15m × 2.51m)
FAMILY KITCHEN/BREAKFAST ROOM 21'9" × 19'3" (6.63m × 5.87m)
GAMES/FAMILY/POTENTIAL ANNEXE 21'7" × 17'6" (6.58m × 5.33m)
CLOAKROOM

FIRST FLOOR

PRINCIPAL BEDROOM SUITE 21'3" × 10'8" (6.48m × 3.25m)
EN-SUITE SHOWER ROOM
BEDROOM 2 10'7" × 10' (3.23m × 3.05m)
BEDROOM 3 12' × 9' (3.66m × 2.74m)
BEDROOM 4 12' × 8'7" (3.66m × 2.62m)
FAMILY BATHROOM/SHOWER ROOM

OUTSIDE

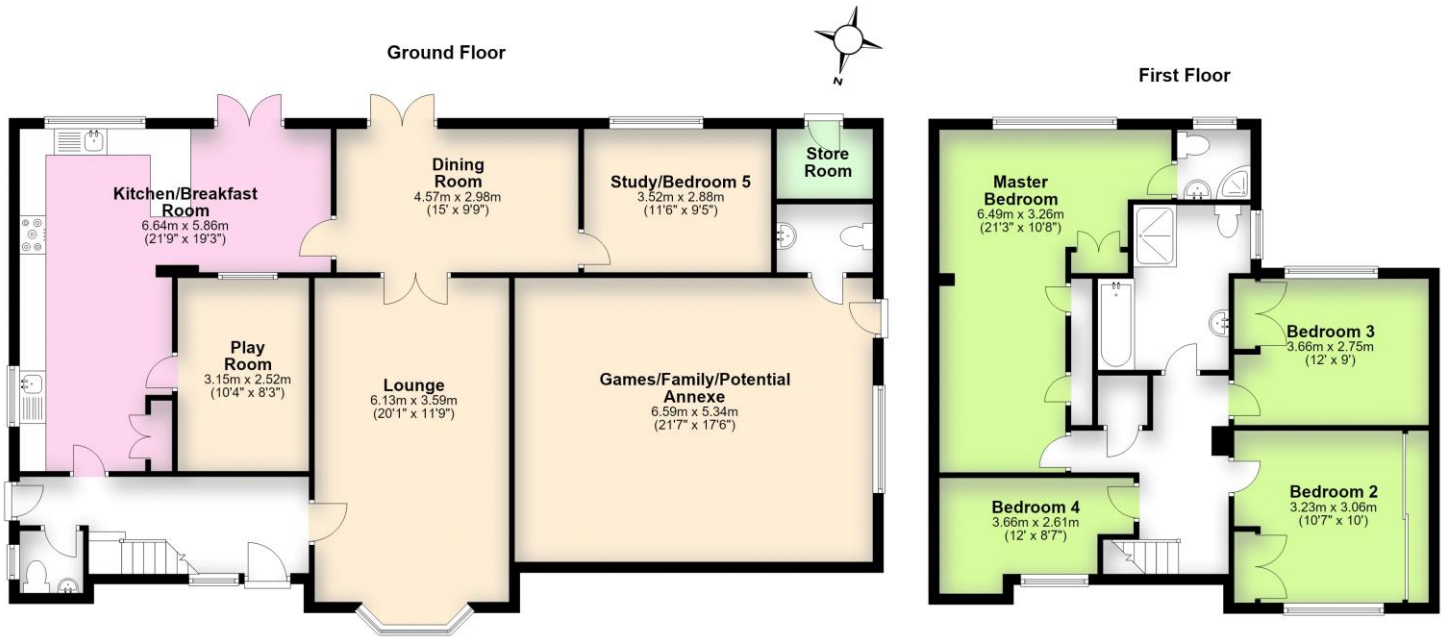
STORAGE ROOM 6'3" × 6' (1.90m × 1.83m)
WIDE SWEEPING SHINGLE DRIVEWAY
FRONT GARDEN
SOUTH FACING REAR GARDEN
TIMBER GARDEN SHED







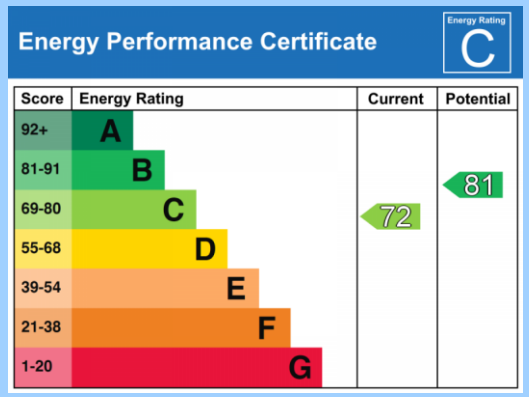
Note 1 - Please note domestic and electrical appliances have not been tested.
Note 2 - Mains gas, electricity, water and drainage are all connected to the property.
Note 3 - Council Tax Band F - Mole Valley District Council.
Note 4 - CAT 5 wiring is connected in two of the bedrooms.



Total area: approx. 215.3 sq. metres (2317.3 sq. feet)

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

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The Property Ombudsman