

HUGGINS EDWARDS & SHARP

OVETON WAY, GREAT BOOKHAM, KT23 4ND

£625,000 FREEHOLD







OVETON WAY
GREAT BOOKHAM, KT23 4ND

An Extended Character Semi Detached House

Within Walking Distance of High Street & Howard of Effingham School

Secluded 80ft Rear Garden

Garden Annexe, Workshop & Store Room
Three Good size Bedrooms
En Suite Shower Room • Main Bathroom
Entrance Hall • Cloakroom
Lounge/Dining Room with Woodburning Stove
Fitted Kitchen/Breakfast Room
Gas Central Heating
Sealed Unit Double Glazed Windows
Secluded Garden • Private Driveway

A SEMI DETACHED CHARACTER HOUSE situated in a convenient location within walking distance of Bookham High Street and within The Howard of Effingham school catchment. The village offers an excellent selection of local schools and shops including two supermarkets, a health centre, Post Office, public library and village hall. The property has been extended and now provides spacious accommodation to include 3 good size bedrooms, en suite shower room and family bathroom on the first floor. On the ground floor there is a double aspect kitchen/breakfast room, entrance hall, cloakroom and L shaped lounge/dining room with woodburning stove and doors overlooking the garden. The house benefits further from double glazed windows and doors, gas central heating to radiators and outside a paved patio and useful side covered storage area. In addition the garden extends to approx 80ft and there are three useful buildings in the garden ; a workshop, storage shed and garden annexe with en suite shower.

GROUND FLOOR

ENTRANCE PORCH
courtesy light, part glazed panel front door to:

ENTRANCE HALL
circular window, tiled floor, feature radiator, double glazed window, built in shelved cupboard housing consumer unit, second storage cupboard.

CLOAKROOM
white suite comprising low level w.c., corner wash hand basin, tiled splashback, obscure double glazed window, tiled floor.

LOUNGE/DINING ROOM 23'3" × 16'7" (7.09m × 5.05m)
narrowing to 9ft, wood effect floor, wood burning stove, two feature radiators, recessed ceiling lights, double glazed doors to rear garden, double glazed windows, radiator, cupboard housing combination gas fired boiler for central heating and domestic hot water.

KITCHEN/BREAKFAST ROOM 14'3" × 10'6" (4.34m × 3.20m)
fitted with a range of grey fronted wall and floor units with contrasting granite work surfaces, inset one & half bowl single drainer sink unit with boiling water tap, integrated Bosch washing machine, space for American fridge/freezer, two double electric ovens, inset airforce induction hob & extractor, double aspect, double glazed window and door, recessed ceiling lights, radiator, part tiled walls, breakfast bar, appliance space, tiled floor.

FIRST FLOOR

FIRST FLOOR LANDING
access to partly boarded loft via sliding ladder with light.

BEDROOM 1 16'10" × 9' (5.13m × 2.74m)
plus door entrance, 2 double wardrobes, radiator, rear aspect, double glazed window, fitted display shelf.

EN SUITE SHOWER ROOM
white suite comprising corner shower cubicle, glazed side screen, rail & curtain, thermostatic shower unit & fixed rainfall shower, vanity unit, wash hand basin, mixer tap, cupboard under, low level w.c.

BEDROOM 2 14'4" × 10'6" (4.37m × 3.20m)
triple fitted wardrobes with cupboards above, radiator, double glazed window, double aspect, picture rail.

BEDROOM 3 12'1" × 7'1" (3.68m × 2.16m)
radiator, double glazed window, rear aspect, picture rail.

MODERN BATHROOM
white suite comprising panelled bath, mixer tap, thermostatic shower unit, shower jets, glazed screen, fully tiled walls, vanity unit, wash hand basin, mixer tap, cupboard under, mirror fronted medicine cabinet, low level w.c., feature radiator, vinyl floor.

OUTSIDE

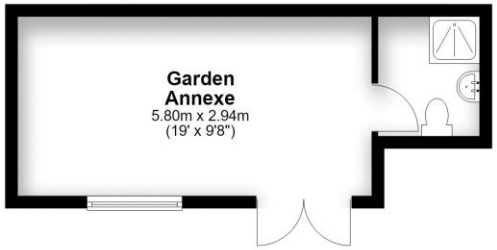
FRONT GARDEN
Laid to lawn with hard surfaced driveway, paved footpath, brick retaining boundary wall and gate enables pedestrian side access to rear garden.







Ground Floor



First Floor



Total area: approx. 126.4 sq. metres (1360.2 sq. feet)

REAR GARDEN
mainly laid to lawn, extending to approx 80ft in depth with a variety of evergreens, conifers and partly enclosed by 1.8m high panel fencing enjoying a secluded aspect. There is a wide paved patio which leads around the side of the house to a useful covered side area with fitted shelves, power points and cold water tap. Gate enables side access and there is also a gate at the end of the garden.

WORKSHOP 10' × 10' (3.05m × 3.05m)
light & power, double glazed doors.

STORAGE SHED/ POTENTIAL HOME OFFICE 10' × 11' (3.05m × 3.35m)
light & power, double glazed doors.

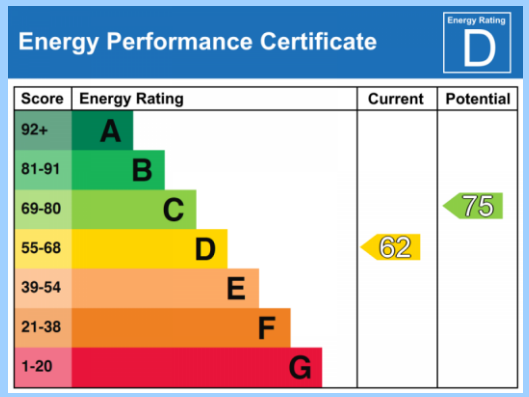
ANNEXE 16' × 9'8" (4.88m × 2.95m)
light & power, wall mounted electric heater, double glazed window and doors, wood effect floor, wall mounted Fujitsu hot & cold air conditioning unit, door to;

En Suite Shower Room - white suite comprising fully tiled shower cubicle, shower rail & curtain, wash hand basin with cupboard under, low level w.c., tiled floor, extractor fan.

Note 1 - Please note domestic and electrical appliances have not been tested.
Note 2 - Mains electricity, gas, water and drainage are all connected to the property.
Note 3 - Council Tax Band F - Mole Valley District Borough Council.

VIEWING STRICTLY BY APPOINTMENT ONLY
HUGGINS EDWARDS & SHARP

BOOKHAM SALES OFFICE
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The Property Ombudsman