



**HUGGINS  
EDWARDS  
& SHARP**

**POST HOUSE LANE, GREAT BOOKHAM, KT23 3EA  
OFFERS IN EXCESS OF £1,000,000 FREEHOLD**



## POST HOUSE LANE

GREAT BOOKHAM, KT23 3EA

---

**Attractive Detached Family Home**  
**Minutes' Walk of Bookham High Street**  
**Favoured Residential Cul De Sac**  
**Potential for Extension (stpp)**  
**Wide Plot & Secluded Rear Garden**

**No Ongoing Chain**  
**Within The Howard of Effingham School Catchment**  
**Five Bedrooms • En Suite Bathroom**  
**Family Bathroom • Four Reception Rooms**  
**Cloakroom/Shower Room**  
**Kitchen/Breakfast Room • Utility Room**  
**Gas Central Heating • Double Garage**  
**Private Driveway**  
**Sealed Unit Double Glazed Windows**



AN ATTRACTIVE DETACHED FAMILY HOME built circa 1969 and situated in a very convenient location within a few minutes' walk of Bookham high street and within The Howard of Effingham school catchment. The property occupies an excellent position at the end of this favoured residential cul de sac with secluded rear garden which also extends around the side of the property. The accommodation is both light and spacious with large double glazed windows, gas central heating to radiators, good size bedrooms and the main reception rooms are orientated to overlook the garden. There is still potential to extend the property, if desired, or convert the garages, subject to the usual planning consents. An inspection is thoroughly recommended to appreciate this excellent family house situated in a sought after and very convenient location.

### COVERED ENTRANCE PORCH

courtesy light, double glazed front door & windows, door to;

### RECEPTION HALL

radiator, understairs storage cupboard, parquet woodblock flooring, heating thermostat, door to:

### CLOAKROOM/SHOWER ROOM

white suite comprising low level w.c., pedestal wash hand basin, fully tiled shower cubicle, Aqualisa thermostatic shower unit, glazed shower door, half tiled walls, radiator, glass display shelf, fitted mirror, medicine cabinet, extractor fan, recessed ceiling lights, tiled floor.

### STUDY 9'9" × 7'5" (2.97m × 2.26m)

max, narrowing to 4'6", radiator, parquet woodblock flooring, double glazed window.

### LOUNGE 21'2" × 12'9" (6.45m × 3.89m)

a spacious dual aspect room with double glazed sliding doors opening into the family room, two radiators, parquet woodblock flooring, stone fireplace with gas coal effect fire, panelled glazed doors opening into:

### DINING ROOM 11'6" × 10'10" (3.50m × 3.30m)

radiator, parquet woodblock flooring, double glazed sliding doors opening into :

### GAMES ROOM 22'5" × 8'2" (6.83m × 2.49m)

triple aspect, radiator, double glazed windows, double glazed sliding doors opening into the garden.

### KITCHEN/BREAKFAST ROOM 19'5" × 11'5" (5.92m × 3.48m)

fitted with an excellent range of wooden fronted wall and floor units, contrasting work surfaces, inset double drainer single bowl stainless steel sink unit with mixer tap, Siemens dishwasher, part tiled walls, Rangemaster stainless steel double oven with 6 ring gas hob, stainless steel extractor above, eye level Neff microwave, integrated fridge/freezer, ceramic tiled floor, double glazed window and door to garden, door to:

### UTILITY ROOM 8'3" × 5'9" (2.51m × 1.75m)

Fitted with a range of cream fronted wall & floor units, contrasting wood effect work surfaces, inset single drainer stainless steel sink unit, mixer tap, plumbing and space for washing machine, appliance space, part tiled walls, concealed Vaillant gas fired boiler for central heating and domestic hot water, programmer control, radiator, ceramic tiled floor, extractor fan.

### FIRST FLOOR LANDING 14'4" × 8'3" (4.37m × 2.51m)

radiator, double glazed window, access to insulated and part boarded loft with light, built in double airing cupboard housing lagged hot water cylinder with immersion heater, slatted shelves, inner landing, access to second loft area, insulated and partly boarded with light.

### PRINCIPAL BEDROOM 17'3" × 11'6" (5.26m × 3.50m)

max, two double glazed windows, two radiators, wall light points, fitted floor to ceiling wardrobes, fitted matching dressing table to side, rear aspect, door to:

### EN SUITE BATHROOM

white 4 piece suite comprising panel bath with mixer tap, pedestal wash hand basin, low level w.c., fitted mirror/medicine cabinet with lights, fully tiled corner shower cubicle, Mira thermostatic shower unit, glazed shower screen, shaver point, radiator, wood effect floor, recessed ceiling lights, double glazed window, extractor fan.

### BEDROOM 2 17'2" × 8'4" (5.23m × 2.54m)

two double glazed windows, two radiators, front aspect.

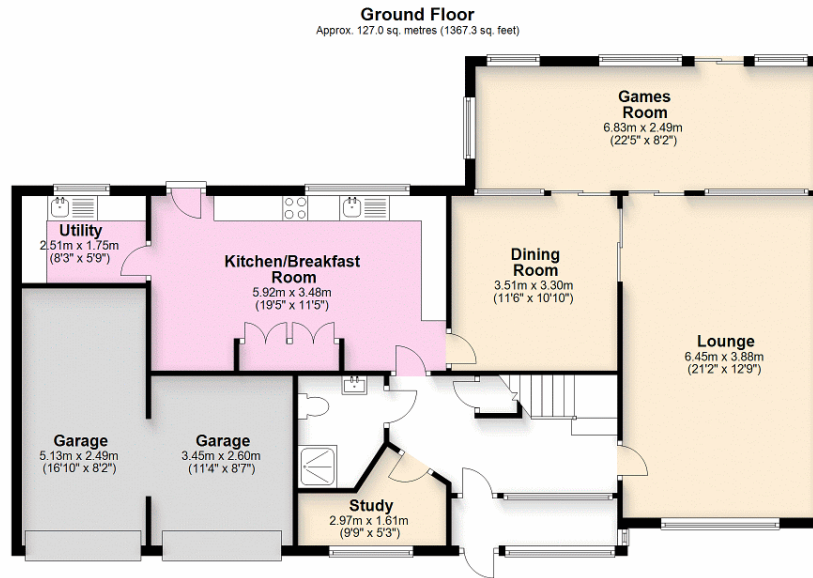
### BEDROOM 3 15'1" × 12'10" (4.60m × 3.91m)

max, narrowing to 10'10", two built in wardrobes with cupboards above, one shelved, radiator, double glazed window, rear aspect.

### BEDROOM 4 11'6" × 10'9" (3.50m × 3.28m)

built in wardrobe, radiator, double glazed window, rear aspect.





Total area: approx. 226.3 sq. metres (2435.5 sq. feet)

Please note that this floorplan is not to scale and is for illustrative purposes only.  
Plan produced using PlanUp.

**BEDROOM 5** 12'10" x 6'4" (3.91m x 1.93m)  
double glazed window, radiator, front aspect.

**FAMILY BATHROOM**

white suite comprising panel bath with mixer tap & shower attachment, glazed shower screen, pedestal wash hand basin, low level w.c., part tiled walls, wood effect floor, extractor fan, obscure double glazed window, shaver point, wall light, radiator.

**GARAGE** 16'10" x 8'2" (5.13m x 2.49m)  
with power and light, up and over door, opening to:

**GARAGE** 11'4" x 8'7" (3.45m x 2.62m)  
with power and light, up and over door, consumer unit.

**FRONT GARDEN**

mainly laid to lawn with double width block paved driveway, evergreen hedge, shrubs, block paved footpath and side gate.

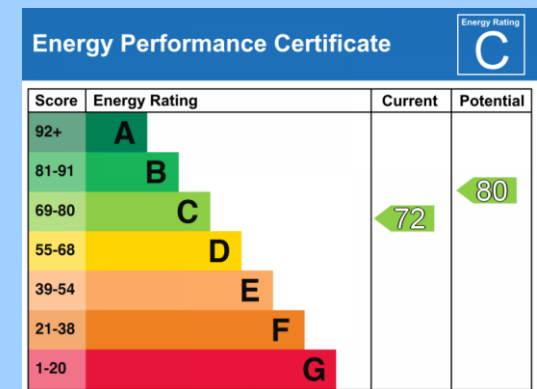
**REAR GARDEN**

The garden is mainly laid to lawn, partly enclosed by 1.8m high panel fencing with a variety of shrubs, plants, evergreens and mature trees. There is a paved patio with courtesy lights, outside cold water tap and to the eastern side a paved area with timber garden shed. The garden enjoys a secluded and sunny aspect and extends around the side of the house extending to approx 84 ft in width.

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

**VIEWING STRICTLY BY APPOINTMENT ONLY**

**BOOKHAM SALES OFFICE**  
11 HIGH STREET, BOOKHAM, KT23 4AA  
**01372 457011**  
sales@hes-bookham.co.uk



HUGGINS EDWARDS & SHARP IS A TRADING NAME OF C & C ESTATES SOUTHERN LTD, A LIMITED COMPANY REGISTERED IN ENGLAND & WALES. COMPANY NUMBER 15446105. REGISTERED OFFICE: 4 BETCHWORTH PLACE, DORKING, RH4 1BF. C & C ESTATES SOUTHERN LTD FOR THEMSELVES AND FOR VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT THE PARTICULARS CONTAINED HERE ARE SET OUT AS GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSEES, AND DO NOT FORM PART OF ANY OFFER OR CONTRACT. ALL DESCRIPTIONS, DIMENSIONS, REFERENCE TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION, AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR LESSEES SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM.

[www.hugginsedwards.co.uk](http://www.hugginsedwards.co.uk)

