





COMMONSIDE

GREAT BOOKHAM, KT23 3LA

**An Individual Detached Character Property
Occupying A Lovely Semi-Rural Location
Close To Bookham Common
Ample Space For Extension, Subject To
Planning Consents
Set In Mature Grounds Approaching 3/4
Acre & Within Walking Distance Of
Bookham Main Line Station**

**No Ongoing Chain
Detached Double Garage
Outbuilding/Workshop
Mature Garden & Paddock
3 Double Bedrooms • Shower/Wet Room
Reception Hall • Cloakroom • Dining Hall
Fitted Kitchen • Part Double Glazing
Double Aspect Sitting Room with Fireplace
Gas Central Heating • Conservatory**



AN INDIVIDUAL DETACHED CHARACTER 3 BEDROOM PROPERTY occupying a delightful semi-rural location close to Bookham Common yet only approximately two miles from Bookham Village which offers a comprehensive range of local shops including two Supermarkets. The property has painted brick elevations under a part Horsham stone roof and is approached via a single track with miles of National Trust land nearby ideal for the walking or horse riding enthusiast. The garden/grounds extend to approximately 3/4 of an acre with mature trees and there is a detached double garage, workshop/outbuilding and courtyard providing ample parking. There is ample space to extend, if desired, subject to the usual planning consents and viewing is highly recommended to appreciate the lovely semi-rural location and excellent size mature plot near open countryside.

GROUND FLOOR

RECEPTION HALL 11'4" × 9'7" (3.45m × 2.92m)

built in double airing cupboard housing lagged hot water cylinder with immersion heater, radiator, wood effect floor, access to loft.

DINING HALL 12'5" × 10'6" (3.78m × 3.20m)

radiator, wood effect flooring, opening to:

CLOAKROOM

white suite comprising low level w.c., wash hand basin, bidet, radiator.

DOUBLE ASPECT SITTING ROOM 17'6" × 11'5" (5.33m × 3.48m)

with feature corner fireplace, tiled hearth & exposed timbers, wood effect floor, radiator, sealed unit double glazed window and french doors to garden.

CONSERVATORY 12'1" × 6'4" (3.68m × 1.93m)

tiled floor, plumbing for washing machine, part glazed door to garden.

FITTED KITCHEN 16'9" × 6' (5.11m × 1.83m)

Comprising a range of fitted cream fronted shaker style wall and floor units, contrasting timber work surfaces, inset single drainer stainless steel sink unit, Bosch slimline dishwasher, appliance space, built in oven, 4 ring ceramic hob, concealed extractor above, part tiled walls, double aspect, radiator, vinyl floor, 2 sealed unit double glazed windows.

BEDROOM 1 13'4" × 11'6" (4.06m × 3.50m)

max, 2 fitted double wardrobes, cupboards above, radiator.

BEDROOM 2 12'4" × 11' (3.76m × 3.35m)

with fitted cupboard housing ideal wall mounted gas fired boiler for central heating and domestic hot water, partly shelved, double cupboard above, door to entrance porch with door to outside.

BEDROOM 3 11'1" × 9'7" (3.38m × 2.92m)

with radiator, 2 double fitted wardrobes.

SHOWER/WET ROOM

white suite comprising low level w.c., vanity unit, wash hand basin, fitted medicine cabinet, Mira electric shower, part tiled walls, extractor fan.

OUTSIDE

DOUBLE GARAGE 28'7" × 16'5" (8.71m × 5m)

electric up & over door, light & power, personal rear door & side stable door to courtyard.

OUTBUILDING/WORKSHOP 11'2" × 11'2" (3.40m × 3.40m)

wall mounted electric heater, sealed unit double glazed window, wood effect floor, door to side.

GARDEN

The property is set towards the end of a small lane and enjoys a large plot, extending in total to approximately 3/4 acre. The front garden is laid to lawn with hardsurfaced driveway and 5 bar gate giving access to a courtyard with well and providing further parking. The garden extends to the rear and side, mainly laid to lawn with evergreens, silver birch, oak trees and timber garden shed. The garden enjoys a south facing aspect to the side and westerly facing aspect to the rear. A footpath leads to a paddock with a variety of mature trees, evergreens, natural pond and is partly enclosed by panel fencing.



Ground Floor

Approx. 161.6 sq. metres (1739.5 sq. feet)



Total area: approx. 161.6 sq. metres (1739.5 sq. feet)

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

- Note 1 - Please note domestic and electrical appliances have not been tested.
- Note 2 - Mains gas, electricity, water are all connected to the property.
- Note 3 - Septic Tank Drainage.
- Note 4 - Mole Valley District Council - Band F.

Directions :- Once in The Glade continue over the railway bridge and follow the road around to the left. Continue towards the end of the road and past the "NATIONAL TRUST" sign on the left. After a short distance turn first left, just before the "COMMONSIDE ROAD" sign and the sign "NO THROUGH ROAD" and proceed along the single lane and the cottage will be found towards the end on the right.

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

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