





TOWNSHOTT CLOSE

GREAT BOOKHAM, KT23 4DQ

**A Detached Character Cottage
Situated In The Heart Of The Village
Additional Ground Floor Accommodation
Located in a Private Road in a Conservation
Area**

**Four Bedrooms • Modern Bathroom
Superb Kitchen/Dining Room • Living Room
Family Room • Sitting Room
Potential One Bedroom Annexe
Ground Floor Bedroom 5/Dining Room
Reception Room • Utility Room
Cloakroom/Shower Room
Sealed Unit Double Glazed Windows
Gas Central Heating
Large Private Driveway
Attractive Garden • Courtyard Garden**

AN ATTRACTIVE DETACHED CHARACTER COTTAGE located in a private road in a very central position within Bookham village. The property has been comprehensively refurbished and extended by the present owners and benefits from sealed unit double glazed windows, underfloor central heating to the ground floor with radiators to the first floor, modern family bathroom, superb kitchen/dining room, large living room plus 2 further reception rooms. Outside there is a delightful part walled garden, large driveway and to the side a single storey extension provides an additional two reception rooms, utility room and shower room which could be utilised as an annexe. An early inspection is thoroughly recommended to appreciate this beautifully presented character cottage which offers very flexible accommodation situated in the heart of the village.



WIDE COVERED ENTRANCE PORCH

courtesy light, part glazed front door to:

SITTING ROOM 16'2" × 12'8" (4.93m × 3.86m)

feature rectangular bay with sealed unit double glazed window, exposed brick fireplace and chimney breast, fitted woodburner, exposed ceiling and wall beams, wall light points, timber effect floor with under floor heating, under stairs storage cupboard, wall light points, heating thermostat control.

FAMILY ROOM 16'2" × 9' (4.93m × 2.74m)

feature rectangular bay with sealed unit double glazed window, exposed brick fireplace and chimney breast, exposed brick wall, wall light points, timber effect floor with under floor heating.

LOUNGE 22'4" × 11'9" (6.81m × 3.58m)

attractive central stone fireplace with stone surround and mantel, timber effect floor with under floor heating, wall light points, fitted display shelves and double cupboard, sealed unit double glazed doors opening into the garden.

KITCHEN/DINING ROOM 21'8" × 11'11" (6.60m × 3.63m)

Enjoying a delightful aspect overlooking the garden, an impressive and well equipped kitchen area comprising a comprehensive range of wall and floor units complimented with Quartz work surfaces and upstands, underslung double bowl sink unit with mixer tap, feature wide peninsula island with breakfast bar and free standing wine cooler, cupboards and drawers under. Smeg Rangemaster Oven plus built in double Bosh stainless steel oven and microwave, under counter lighting, integrated fridge/freezer, integrated dishwasher, recessed ceiling lights, ceramic tiled floor with under floor heating, attractive bay window, glazed door to garden.

UTILITY ROOM 10'2" × 7'4" (3.10m × 2.24m)

Fitted with a range of wall & floor units, appliance space, plumbing and space for washing machine, deep sink, mixer tap, Quartz work surfaces, ceramic tiled floor, double glazed window.

SHOWER ROOM

White suite comprising wide shower cubicle with fixed head rainfall shower and hand held shower, fully tiled walls, glazed shower door, wash hand basin, high level w.c., double glazed window.

RECEPTION ROOM 20'6" × 9' (6.25m × 2.74m)

max, double aspect, feature skylight window, recessed lights, glazed doors and steps lead down to a rear lobby area with double glazed doors opening onto the garden.

DINING ROOM/BEDROOM 5 19'2" × 7'9" (5.84m × 2.36m)

double aspect, recessed ceiling lights, double doors opening onto a courtyard garden.

FIRST FLOOR LANDING

access to insulated loft.

BEDROOM 1 12'10" × 12'3" (3.91m × 3.73m)

double aspect, sealed unit double glazed window, old fashioned radiator, wall light points, built in slim wardrobe, exposed ceiling beams, feature cast iron fireplace.



Ground Floor
Approx. 1384.1 sq. feet



First Floor
Approx. 636.7 sq. feet



Total area: approx. 2020.8 sq. feet

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

BEDROOM 2 9'1" × 8'10" (2.77m × 2.69m)
front aspect, sealed unit double glazed window, old fashioned radiator, exposed ceiling beams.

BEDROOM 3 12'6" × 8'1" (3.81m × 2.46m)
rear aspect, sealed unit double glazed window, old fashioned radiator.

BEDROOM 4 12'7" × 9'10" (3.84m × 3m)
double aspect, sealed unit double glazed window, old fashioned radiator, built in double wardrobe with automatic light and double cupboard above.

MODERN BATHROOM
modern 4 piece white suite comprising tile enclosed bath, mixer tap, low level w.c. with concealed cistern, separate shower cubicle with fixed head rainfall shower and hand held shower, fully tiled walls, glazed shower screen, wash hand basin with mixer tap and double cupboard under, shaver point, ceramic tiled floor, chromium plated heated towel, recessed ceiling lights.

WIDE PRIVATE DRIVEWAY
provides off-road parking for several vehicles, partly enclosed by 1.8m

OUTSIDE STORE ROOM
which is an integral part of the property having a pitch tiled roof housing gas fired boiler for central heating and domestic hot water.

REAR GARDEN
laid mainly to lawn and partly enclosed by a high brick wall with herbaceous well stocked shaped flower borders, wide paved patio and rear pedestrian gate.

COURTYARD GARDEN
A delightful secluded area situated to the front of the cottage with raised flower beds, trellis, brick steps, artificial lawn and timber garden.

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains gas, electricity, water & drainage are all connected

Note 3 - Council Tax Band F - Mole Valley District Council

**VIEWING BY APPOINTMENT THROUGH THE VENDORS AGENTS
01372 457011**

Energy Performance Certificate			Energy Rating	
Score	Energy Rating	Current	Potential	
92+	A			
81-91	B			
69-80	C			79
55-68	D	60		
39-54	E			
21-38	F			
1-20	G			



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