



**Southwood, Burnhams Road,
Little Bookham, Surrey KT23 3BA**

Guide Price £1,350,000 Freehold

Directions

From our office in Great Bookham go to the bottom of the High Street proceeding straight over the square about into Church Road. Continue along passing Bookham train station on your right hand side then take the 3rd turning on your right into Burnhams Road, proceed along and then the property can be found on your left hand side.

Local Authority

Mole Valley District Council Tel: 01306 885001
Council Tax Band: H



Approximate Gross Internal Area 3468 sq ft - 323 sq m (Excluding Garage & Outbuilding)

Ground Floor Area 2364 sq ft – 220 sq m
First Floor Area 1104 sq ft – 103 sq m
Garage Area 339 sq ft – 32 sq m
Outbuilding Area 40 sq ft – 4 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

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Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

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An imposing 5/6 bedroom character home benefiting from a superb plot and located in the sought after Burnhams Road, within easy reach of Bookham train station and village centre. NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in the early 1900s, this impressive character residence offers a wealth of spacious and versatile accommodation. The welcoming entrance hall leads to an elegant lounge, formal dining room, large reception room and a delightful conservatory overlooking the gardens. The well-appointed kitchen/breakfast room is fitted with a comprehensive range of matching eye and base level units, a separate pantry and a practical utility room. Further enhancing the flexibility of the ground floor are two additional reception rooms and a shower room, providing excellent potential for use as guest bedrooms, home offices, or the creation of a self-contained annexe, subject to individual requirements. On the first floor, there are four well-proportioned double bedrooms, master with en-suite and a family bathroom. Approached via a private driveway, the property benefits from ample off-road parking for several vehicles, together with a separate access leading to a detached double garage. A particular highlight of this fine home is the beautifully secluded south-facing gardens that wrap around the property, creating a wonderful setting for outdoor entertaining and family enjoyment. The mature grounds also feature a swimming pool, with the overall plot extending to approximately 0.5 acre offering considerable scope for further enhancement or extension, subject to the necessary planning consents, this charming residence presents a rare opportunity to acquire a distinguished family home of exceptional character and potential.



SITUATION

The property is located in a highly desirable private road approximately 1 mile from Bookham village centre which offers a comprehensive range of local amenities to include, 2 supermarkets, doctors and dentist surgeries, a post office and a number of other independent retailers. Bookham train station is just over a ¼ mile away and provides a commuter service into London Waterloo and Victoria. The property also benefits from easy access to the A3 and M25 making journeys to central London, Gatwick and Heathrow Airports fast and convenient. Bookham Common which is National Trust owned is also within a short walk and offers some delightful countryside. In addition there are excellent schools close by both in the state and private sector including the well respected Howard of Effingham secondary school.

