



FLUSHING HOUSE

Church Road, Great Bookham, KT23



AN IMPRESSIVE PERIOD HOME

Offering over 5,300 sq ft of living
accommodation in Bookham



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EPC

E

Tenure: Freehold

Council tax band: H

Local Authority: Mole Valley



DESCRIPTION

Flushing House is a superb example of a five bedroom period residence extending over 5,300 sq ft. Nestling on a 0.48 acre plot, part of the property is reputed to date back to the 16th Century with later architectural changes from then until the present day. The property has been the subject of considerable modernisation to a high standard by the present owners who have created a modern contemporary interior yet managed to retain the sympathetic character and charm of the original house. There is NO ONWARD CHAIN.

Approached via a gated driveway, steps lead to the front entrance with a reception hall and cloakroom for guests. The focal point of the home is an impressive open plan kitchen/breakfast room with a vaulted ceiling and Velux windows providing additional natural light. The kitchen area features a considerable range of floor and wall mounted cupboard storage, extensive granite worktops for preparation and has the benefit of Neff integral appliances and an additional Mercury range cooker. Plenty of space is available for a sizable dining table and a sociable relaxed seating area with patio doors that open onto the sun terrace.



Off the kitchen is a snug with a log burning stove, a playroom/study, a walk-in coat/boot room, further built in storage and a TV/Media sitting room. Furthermore, a useful utility room mezzanine provides a gym area with steps leading down to a wine cellar/store. An inner hall provides access to the conservatory and onto a superb drawing room with a feature fireplace and a formal dining room, ideal for entertaining guests and family. A quiet home office is located towards the end of the hallway.

A rising staircase from the reception hall leads to all of the first floor bedrooms. The principal bedroom overlooks the rear of the property and benefits from a full range of modern fitted wardrobes and benefits from an impressive dressing room area and a luxury en-suite bathroom. Bedroom two features an en-suite bath and shower room and bedroom three features an en-suite shower room. Two further bedrooms also benefit from a separate large shower room. Conveniently, a fully fitted laundry room with plumbing for a washing machine, tumble dryer and plenty of space for drying.



Externally the property is surrounded on all sides by mature landscaped, secluded gardens offering a high degree of privacy, part of which is laid to lawn and extends to some 165' wide by 38' (mean) to the rear. There is a further feature sun terrace to enjoy al-fresco dining during the summer months. Gated driveway access to the front with parking for a number of cars leads to detached double garage with up and over doors.

LOCATION

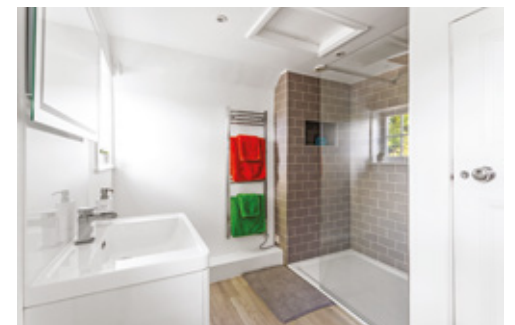
Flushing House is nestled in the charming village of Great Bookham which offers the perfect blend of village tranquility and modern convenience.

Great Bookham is well-served by an excellent selection of both state and independent schools, catering to all age groups. Schools of note include, Reed's, Danes Hill, Great Bookham School, Eastwick Junior School, Howard of Effingham, St. Teresa's School, Manor House School and Cranmore School - all within easy reach. Royal Grammar School Guildford is just 4 stops on the train from Bookham.

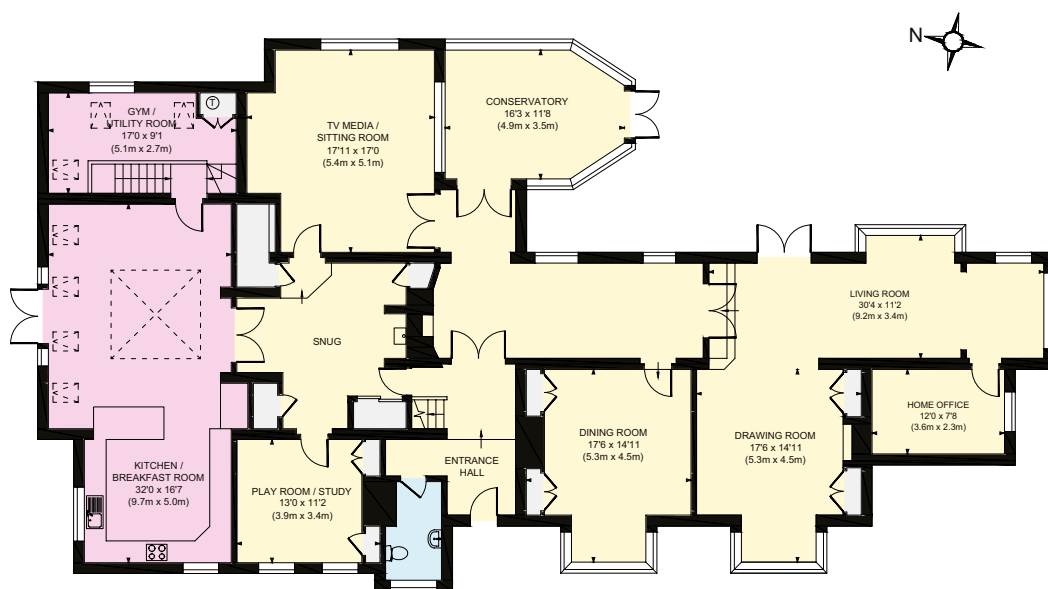
Surrounded by the stunning Surrey Hills Area of Outstanding Natural Beauty and only a short distance from Polesden Lacey National Trust site, residents enjoy immediate access to picturesque walks and cycling routes.

Bookham Railway Station is just a few minutes away, providing direct services to London Waterloo with an average journey time of around 50 minutes. Road connections are also strong, with easy access to the A3 and M25.

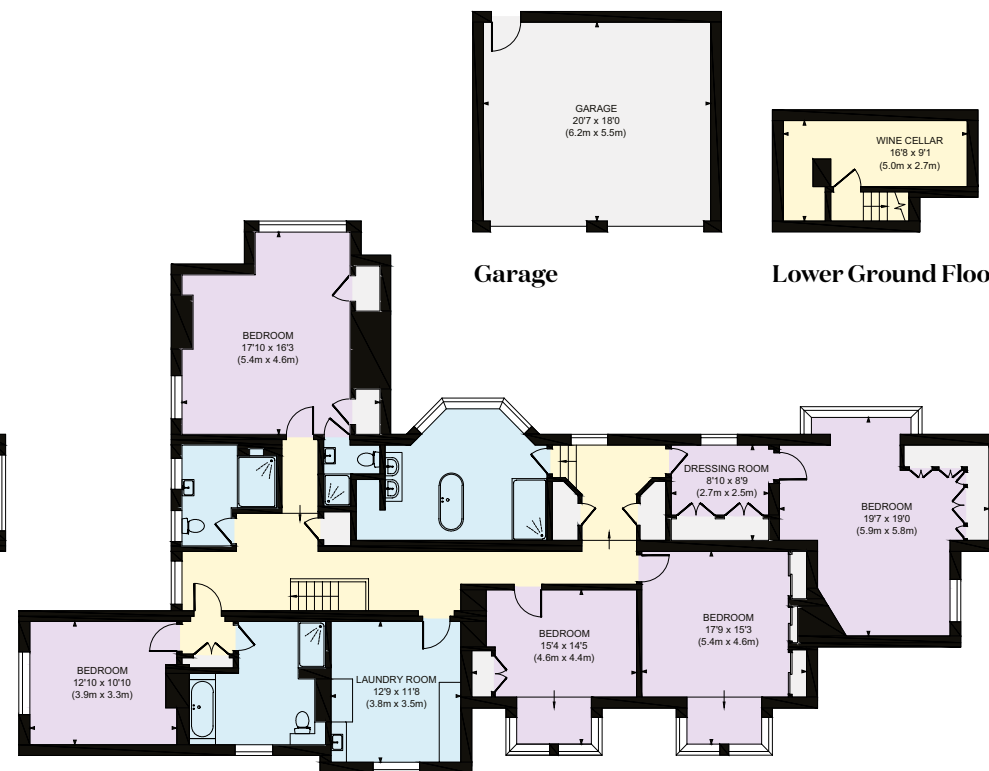
Distances: Bookham Station 0.5 mile, Leatherhead 3.1 miles, Cobham 6 miles, Guildford 10.9 miles, Kingston upon Thames 13.6, Heathrow Airport 17.8 miles Gatwick Airport 18.5 miles, Central London 26.1 miles (All distances and times are approximate).



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor

Approximate Gross Internal Area
 Main House: 5315 sq. ft / 493.80 sq. m
 Garage: 370 sq. ft / 34.40 sq. m
 Total: 5685 sq. ft / 528.20 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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