

# BURNHAM COTTAGE

BURNHAMS ROAD • LITTLE BOOKHAM • SURREY



LATCHMERE

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Latchmere Properties proudly introduces Burnham Cottage, a highly specified four bedroom detached family home, tucked away in a private leafy residential road in this highly desirable village of Bookham in Surrey.

Latchmere makes yet another return to this peaceful tree-lined residential area on the edge of Oaken Wood, which the developer has greatly enhanced over the years with a number of new and converted residences along Longheath Drive.

Traditionally built and expertly finished by this acclaimed and award winning Surrey developer, this latest new home boasts contemporary appliances and fixtures & fittings throughout. Interior layouts are cleverly designed to provide both traditional and open-plan living.

At the heart of the home the kitchen seamlessly combines with a dining area leading to a light-filled orangery to create one impressive living space. Wall to wall glazed folding doors ensure natural light floods into the ground floor from the surrounding garden. With stunning kerb appeal, sweeping resin-bound gravel driveway and double integral garage, Burnham Cottage sits comfortably within a mature setting that complements the architecture of the surrounding residences.

Those who live here will undoubtedly appreciate the quiet, rural setting as well as convenient accessibility to local transport links and facilities. The attractive village High Street is less than a mile away - just off the A246, which runs between Leatherhead and Guildford.

Burnham Cottage is also well placed to access the M25 at junction 9, but, why not take the train instead! Just half a mile away is Bookham Station, which provides a direct rail service to London Waterloo in approximately 50 minutes. By rail, it only takes about five minutes to travel to Leatherhead and just over 20 minutes to reach Guildford. Just a short drive away, or a slightly longer cycle ride, lies the breathtaking countryside of the Surrey Hills, designated an Area of Outstanding Natural Beauty.



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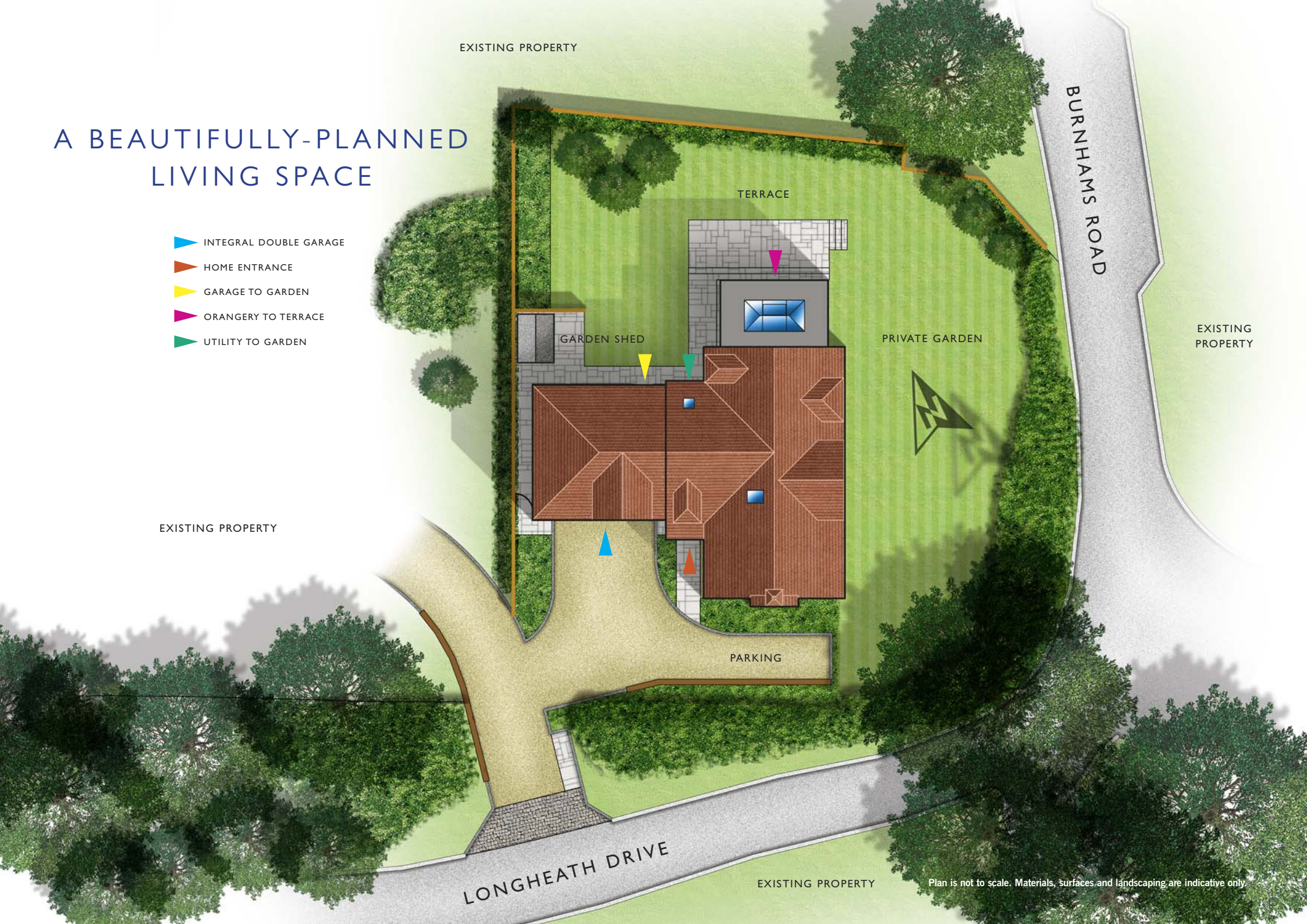
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# A BEAUTIFULLY-PLANNED LIVING SPACE

- ▶ INTEGRAL DOUBLE GARAGE
- ▶ HOME ENTRANCE
- ▶ GARAGE TO GARDEN
- ▶ ORANGERY TO TERRACE
- ▶ UTILITY TO GARDEN



LONGHEATH DRIVE

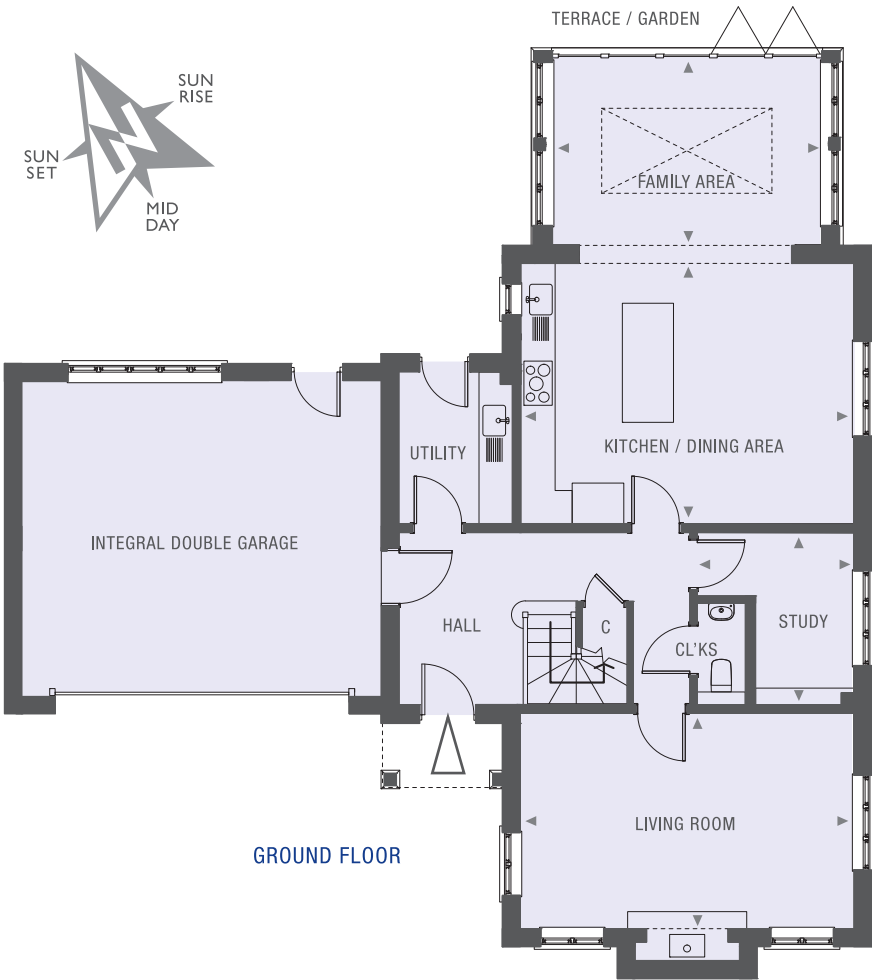
BURNHAMS ROAD

Plan is not to scale. Materials, surfaces and landscaping are indicative only.



FOUR BEDROOM DETACHED HOME OVER 2 LEVELS WITH PRIVATE LANDSCAPED TERRACE/GARDEN,  
DRIVEWAY, INTEGRAL GARAGE, STUDY AND ORANGERY.

GROSS INTERNAL AREA: 256.7 SQ M / 2,763 SQ FT  
(includes garage)



| Dimensions            | Metric      | Imperial      | Dimensions     | Metric      | Imperial      |
|-----------------------|-------------|---------------|----------------|-------------|---------------|
| Kitchen / Dining Area | 5.8m x 4.6m | 19'0" x 15'1" | Master Bedroom | 4.8m x 4.2m | 15'9" x 13'9" |
| Family Area           | 5.1m x 3.5m | 15'9" x 11'6" | Bedroom 2      | 5.2m x 3.8m | 17'0" x 12'6" |
| Study                 | 2.9m x 2.8m | 9'6" x 9'2"   | Bedroom 3      | 4.5m x 2.5m | 14'9" x 8'3"  |
| Living Room           | 5.8m x 3.8m | 19'0" x 12'6" | Bedroom 4      | 4.5m x 2.5m | 14'9" x 8'3"  |

Drawings are not to scale and indicative only. All dimensions are approximate and follow the room arrows.

















## NATURALLY BEAUTIFUL HOMES THROUGHOUT SURREY

Founded in 1971, Latchmere has become one of the leading developers of fine homes in Surrey.

Outstanding architecture, exceptional design and luxurious, contemporary specification are all hallmarks of the individual homes created by Latchmere.

Over the years, Latchmere's creation of traditional homes, constructed of high quality materials and displaying careful attention to detail, has ensured the company's continued success.

This success has, in turn, been recognised by the judging panel of a number of prestigious property awards, ranging from design and build to conservation and landscaping.





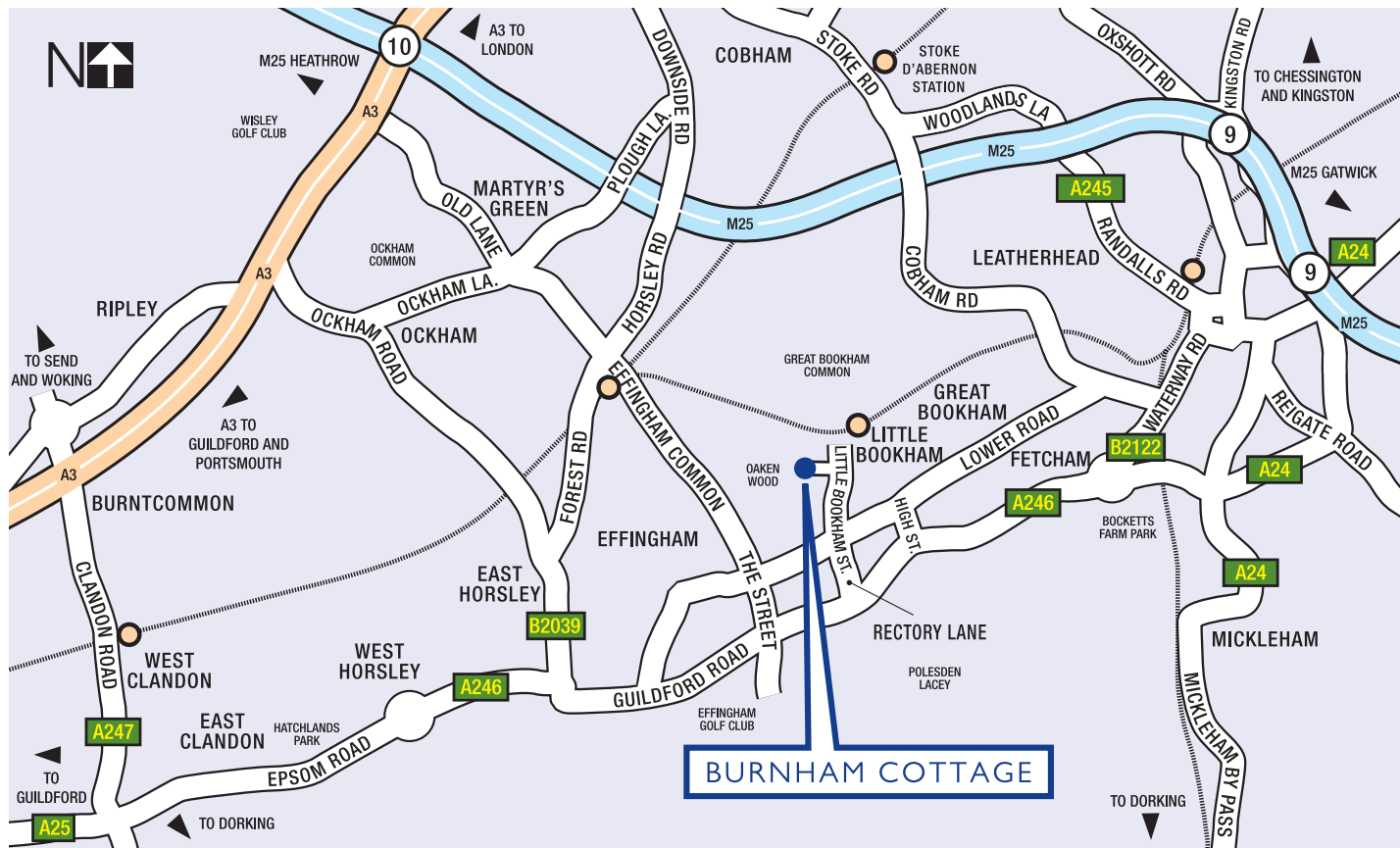
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## LATCHMERE

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