



Old Forge Close, Lower Road, Leatherhead

The **PERSONAL** Agent



# Prices From £595,000

## Freehold

- New homes in the heart of the village
- Moments from Bookham High Street
- 10 year new build warranty
- Selection of two & three bedrooms
- Modern shaker style kitchens
- Beautiful, tasteful bathrooms
- Private gardens with terraces
- Two allocated parking spaces & EV chargers
- Wonderful high ceilings & stylish touches
- Excellent transport links, by rail & road



Nestled within this small, select cul de sac that enjoys such a fantastic location, just a few hundred metres from Bookham High Street, at the very heart of this sought after Village, The Personal Agent are proud to present this attractive collection of brand new homes.

With incredible attention to detail and a beautiful heritage style and feel throughout, this fine property successfully encapsulates a modern turn key lifestyle that you would expect with a new home alongside a rare character feel.

Having been created to encompass a traditional design along with comfortable accommodation and a truly practical position, the level of finish is meticulous and the layout is highlighted by stylish design touches and huge amounts of natural light throughout the entire house, as well as the added benefit of a secluded rear garden, two allocated parking spaces per property and shared EV charging points.

No 2 Old Forge Close has a huge amount of curb appeal with its dappled red brick and striking white render. The carefully thought out design has resulted in generous room sizes, characterful roof lines in all bedrooms and accommodation that flows perfectly.

The beautiful front door and covered porch immediately set the tone and create a welcoming first impression alongside the entrance hallway with its impressive high ceiling and stylish herringbone flooring that flows throughout. The living/dining room is a generous size and truly practical shape, providing a beautiful entertaining space that links directly to the gardens via its French doors, whilst the well appointed kitchen is beautifully finished and exceptionally well designed.

On the first floor of this home are two incredibly generous bedrooms with high ceilings, characterful roof lines and the beautiful main bathroom that really steals the show with its high quality fittings, whilst from a practical sense the

accommodation is completed by the downstairs cloakroom and large understairs walk-in cupboard.

This charming development enjoys such a fantastic location, just moments from the historic High Street where you'll find a great selection of amenities. Also within walking distance is Bookham Railway Station, offering swift and easy access to central London. The M25, and both Heathrow and Gatwick International airports are close by.

For those who enjoy an outdoor lifestyle, or simply want to enjoy fresh air, then Bookham Common is a must with its majestic oak woods, and tranquil ponds. There is an excellent range of private and state schools in the area, including St Teresa's, Cranmore School, Howard of Effingham, The Raleigh, to name a few.

Call to view.

Tenure - Freehold  
Council tax band - D









Ground Floor

First Floor



Old Forge Close, Great Bookham

Total Area: 83.6 m<sup>2</sup> ... 900 ft<sup>2</sup>

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**EPSOM OFFICE**

2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**

62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**

141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333699

**LETTINGS & MANAGEMENT**

163 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
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