



Danby Croft, Leatherhead Road, Leatherhead

The **PERSONAL** Agent

# Guide Price £1,250,000

## Freehold

- Stylish new detached family home
- Offering over 2170 Sq Ft of space
- Kitchen/diner linking to family room
- Generous living room
- Principal bedroom, dressing room & ensuite
- Further guest bedroom with ensuite
- Two further double bedrooms & bathroom
- Downstairs cloakroom & utility room
- Generous driveway & integrated garage
- Energy efficient with solar voltaic roof panels



Set within this small, private cul de sac of just one other detached home, these newly constructed properties enjoy such a fantastic location. Danby Croft is located just over 0.6 of a mile from Bookham High Street and benefits from a great outlook over open fields to the front.

With incredible attention to detail and an impressive contemporary style and feel throughout, this fine property successfully encapsulates a modern turn key lifestyle that you would expect with a new home alongside a flexible and spacious design.

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 generous rear garden, driveway with allocated parking and an integral garage.

No 1 Danby Croft provides over 2170 Sq. Ft of space and is listed at a guide price of £1,250,000 with a impressive and imposing traditional design that encapsulates the essence of a proper family home.

The front door and covered porch immediately set the tone and create a welcoming first impression alongside the entrance hallway with its stylish herringbone flooring that flows throughout the entire ground floor. The living room is a generous size and truly practical shape, whilst the stunning kitchen/dining room enjoys quality Siemens fitted appliances and provides a beautiful entertaining space that links directly to the family room which overlooks the gardens via its French doors, giving it an incredible feel.

On the first floor of this home are four incredibly well balanced bedrooms with the principal bedroom enjoying a large dressing room which could also double as a nursery and a stylish ensuite four-piece bathroom. The guest bedroom also benefits from

ensuite facilities and the beautiful main bathroom really steals the show with its high quality Duravit & Hansgrohe fittings, whilst from a practical sense the accommodation is completed by the downstairs cloakroom and utility space.

This impressive small development enjoys such a fantastic location, just a short distance from the historic High Street where you'll find a great selection of amenities. The property overlooks countryside to the front towards Norbury Park and is within easy reach of local schools including being within The Howard of Effingham school catchment.

The house has been designed to keep energy bills low with solar voltaic roof panels, a high efficiency condensing boiler, improved insulation values, and energy efficient appliances providing a stylish and comfortable home with low running costs and a green impact on the environment.

Tenure - Freehold  
Council tax band - E





The **PERSONAL** Agent



## Danby Croft

Total Area: 2171 SQ FT • 201.65 SQ M

(Including Garage)

Garage Area: 166 SQ FT • 15.40 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>88</b>	<b>89</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	

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

### 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.  
Registered in England No. 4398817.



The  
**PERSONAL**  
Agent

**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

