



Danby Croft, Leatherhead Road, Leatherhead

The **PERSONAL** Agent

Guide Price £1,200,000

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





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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) A			
(81-91) B		88	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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