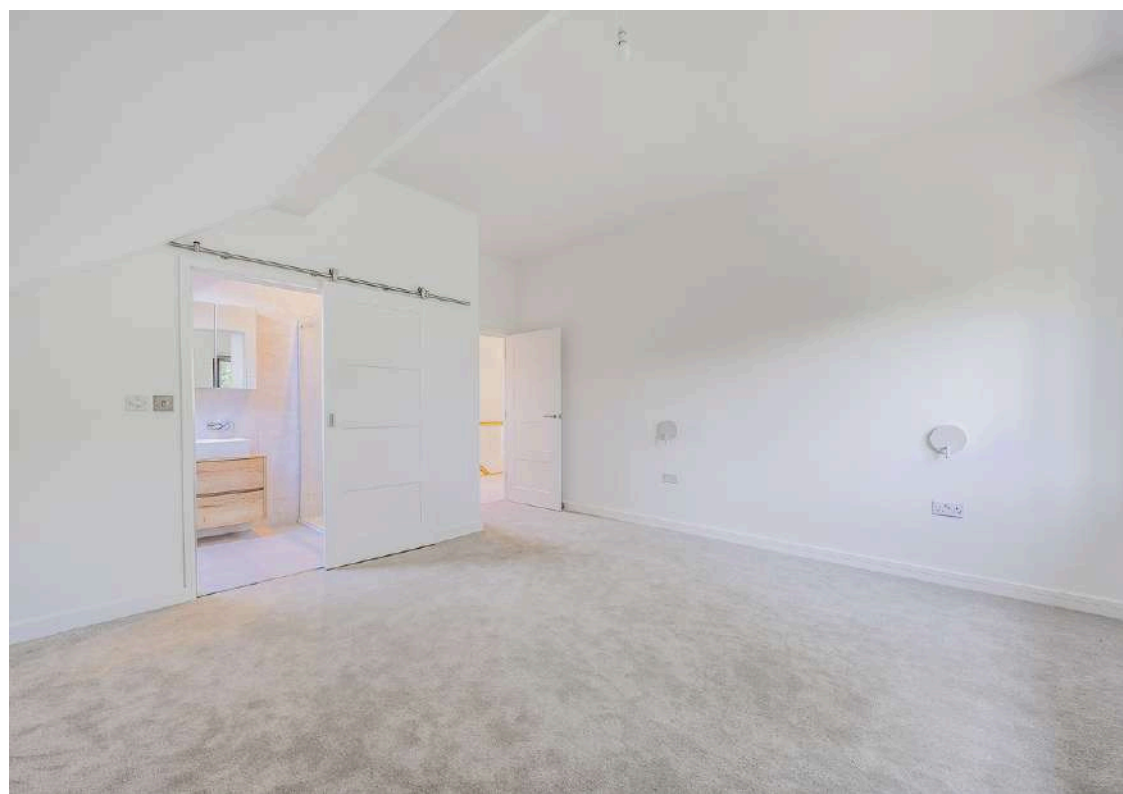


CHARTLAND

CLOSE

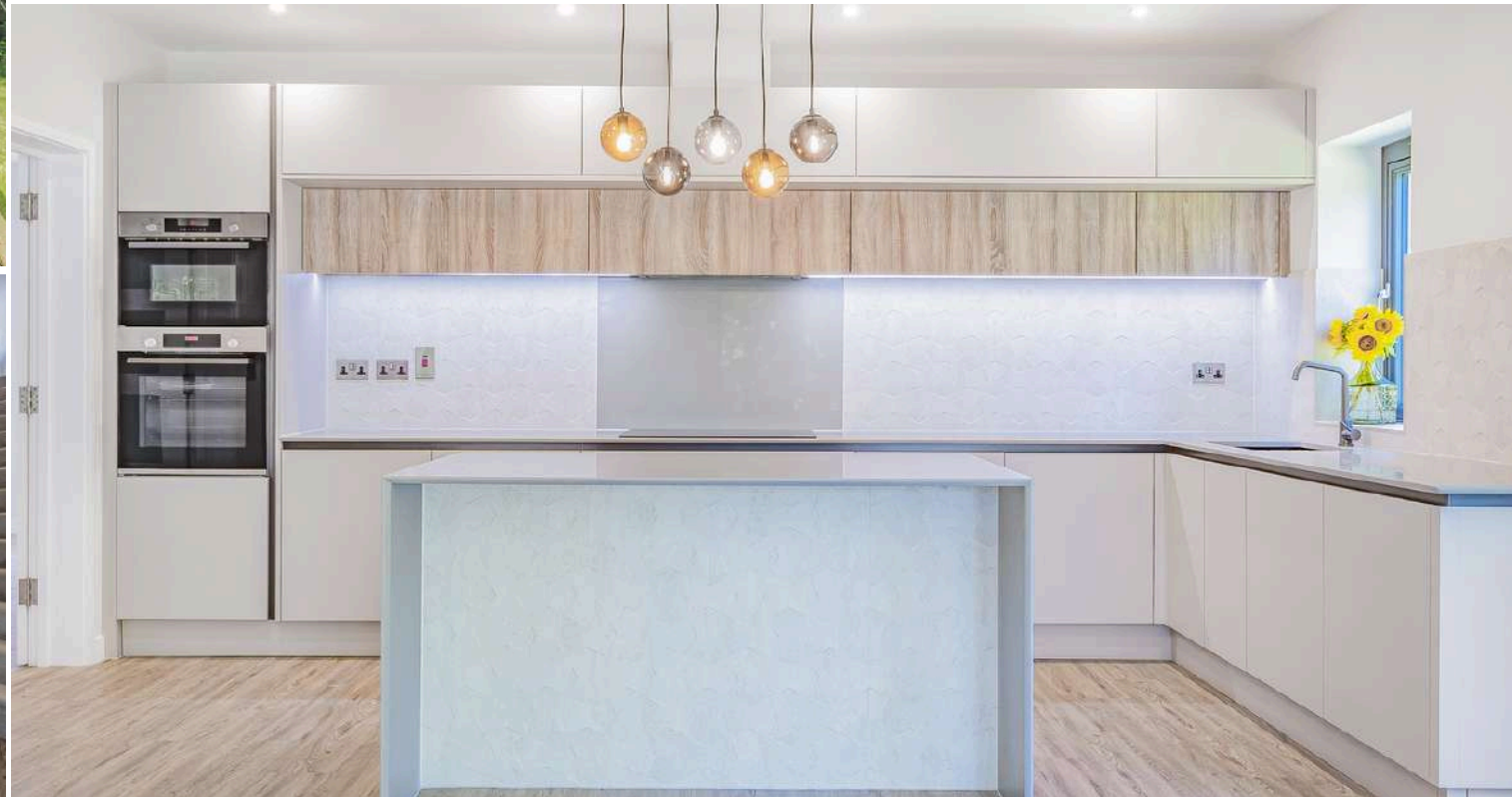






## CHARTLAND CLOSE

Welcome to Chartland Close, an exclusive boutique development of just ten homes in a desirable location. This charming collection includes seven brand new and three beautifully refurbished properties, each offering three or four bedrooms. Every home at Chartland Close features a bespoke design with a stunning specification, showcasing the highest standards of craftsmanship. Interiors feature luxurious finishes, with modern kitchens, elegant bathrooms and carefully selected fixtures and fittings. Each home is complete with private parking and a landscaped rear garden, providing an inviting outdoor space to relax and unwind. Chartland Close offers a unique opportunity to enjoy stylish and comfortable living in a thoughtfully designed setting, where every detail has been meticulously considered.





# GREAT BOOKHAM

Nestled in the heart of Surrey, Great Bookham is a delightful village that seamlessly blends tradition with modern living. Surrounded by beautiful landscapes, including Bookham Common and Polesden Lacey, it offers a peaceful retreat with all the amenities you need. The village features a vibrant high street with boutique shops, cosy cafés, and inviting restaurants. Families will appreciate the excellent local schools, such as Howard of Effingham and Manor House School. The area also boasts superb transport links, with easy access to Leatherhead, the M25, and regular train services to London Waterloo and Victoria. For outdoor enthusiasts, the stunning scenery of Box Hill and the nearby Surrey Hills provides endless opportunities to explore and relax.



BY CAR FROM  
CHARTLAND CLOSE

BY TRAIN FROM  
LEATHERHEAD STATION

LEATHERHEAD  
5 minutes

ASHTEAD  
3 minutes

COBHAM  
13 minutes

GUILDFORD  
26 minutes

ESHER  
21 minutes

WIMBLEDON  
28 minutes

GATWICK AIRPORT  
25 minutes

CLAPHAM JUNCTION  
36 minutes

HEATHROW AIRPORT  
45 minutes

LONDON WATERLOO  
46 minutes









PLOT 3

PLOT 4

PLOT 5

PLOT 6



CHARTLAND CLOSE

PLOT 2

PLOT 2 PARKING  
PLOT 2 PARKING  
PLOT 2 PARKING  
PLOT 1 PARKING

PLOT 7 PARKING  
PLOT 7 PARKING  
PLOT 7 PARKING

PLOT 7

PLOT 10 PARKING  
PLOT 10 PARKING  
PLOT 9 PARKING  
PLOT 9 PARKING

PLOT 8 PARKING  
PLOT 8 PARKING

PLOT 1 PARKING  
PLOT 1 PARKING

PLOT 1

PLOT 10

PLOT 9

PLOT 8

LEATHERHEAD ROAD

# PLOT 1

## 4 BEDROOM DETACHED WITH PARKING



Approximate Area = 1859 sq ft / 172.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Seymours Estate Agents. REF: 1169242







# PLOT 2

## 4 BEDROOM DETACHED WITH PARKING



Approximate Area = 1904 sq ft / 176.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Seymours Estate Agents. REF: 1169238



# PLOT 3

## 4 / 5 BEDROOM DETACHED WITH PARKING



Approximate Area = 2124 sq ft / 197.3 sq m  
 Limited Use Area(s) = 72 sq ft / 6.6 sq m  
 Total = 2196 sq ft / 203.9 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Seymours Estate Agents. REF: 1169239







# PLOT 4

## 4 BEDROOM DETACHED WITH INTEGRAL GARAGE & PARKING



Approximate Area = 1795 sq ft / 166.7 sq m  
 Limited Use Area(s) = 87 sq ft / 8 sq m  
 Garage = 200 sq ft / 18.5 sq m  
 Total = 2082 sq ft / 193.2 sq m  
 With integral garage & parking

Denotes restricted  
head height

For identification only - Not to scale



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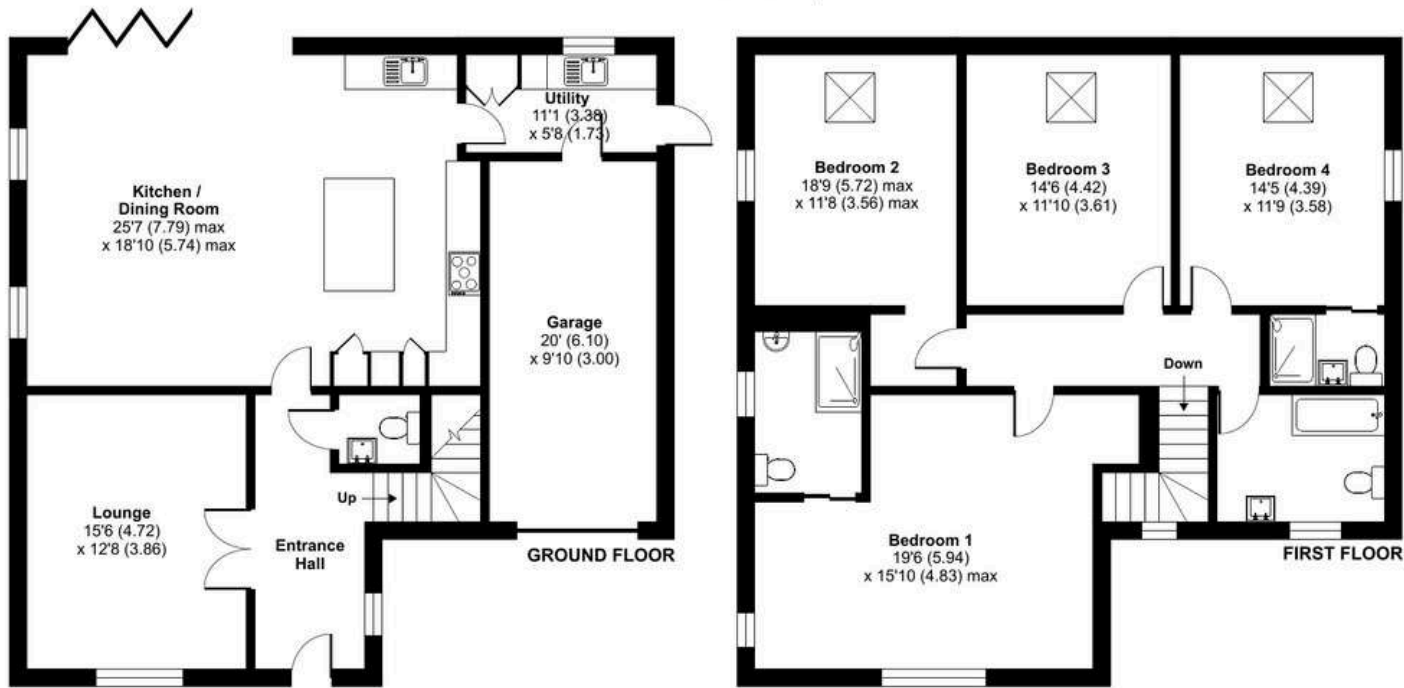


# PLOT 5

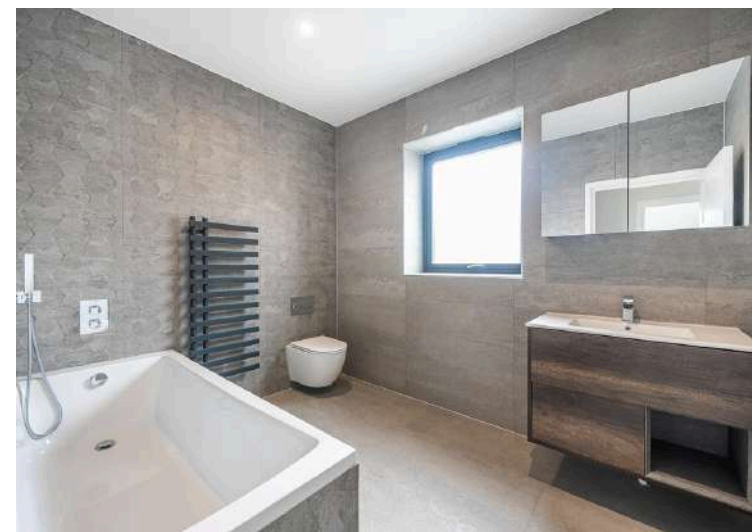
## 4 BEDROOM DETACHED WITH INTEGRAL GARAGE & PARKING



Approximate Area = 2075 sq ft / 192.7 sq m  
 Garage = 201 sq ft / 18.6 sq m  
 Total = 2276 sq ft / 211.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Seymours Estate Agents. REF: 1169247





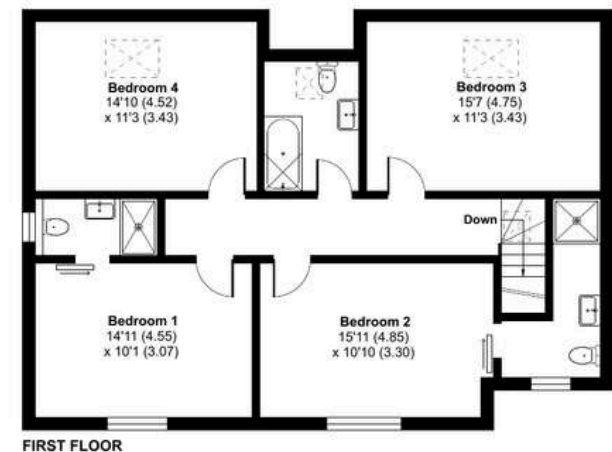


# PLOT 6

## 4 BEDROOM DETACHED WITH GARAGE & PARKING



Approximate Area = 1950 sq ft / 181.1 sq m  
Garage = 202 sq ft / 18.7 sq m  
Total = 2152 sq ft / 199.8 sq m  
For identification only - Not to scale

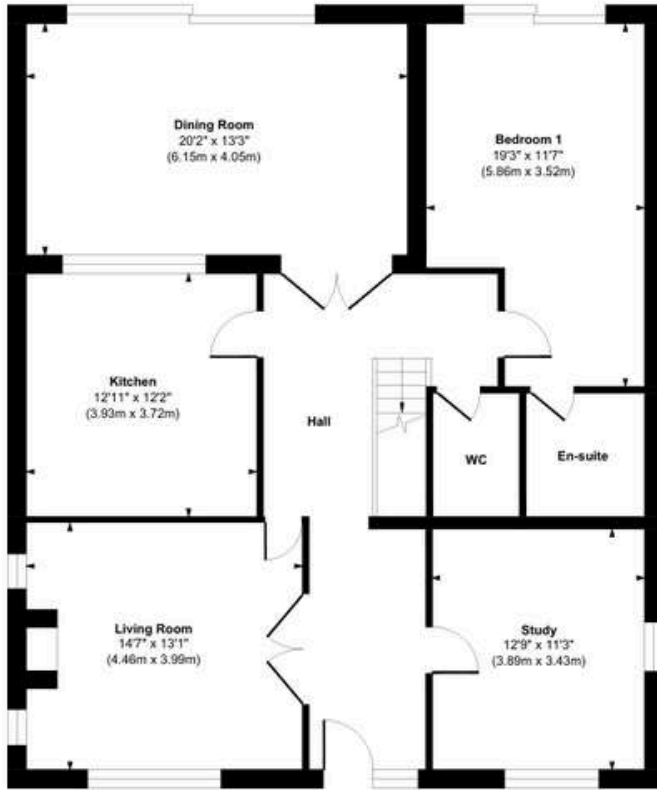


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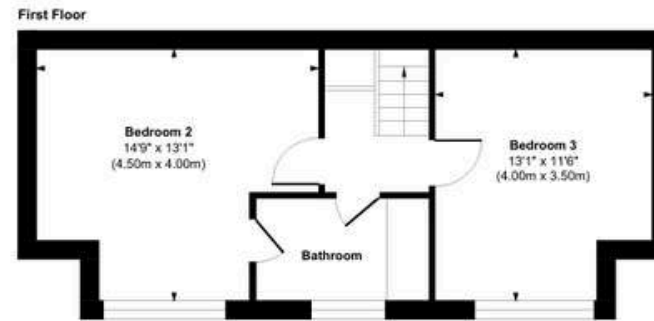
# PLOT 7

## 4 BEDROOM DETACHED WITH PARKING



Ground Floor

Approximate Area = 1709 sq. ft / 158.74 sq. m  
For Identification only - Not to scale



First Floor

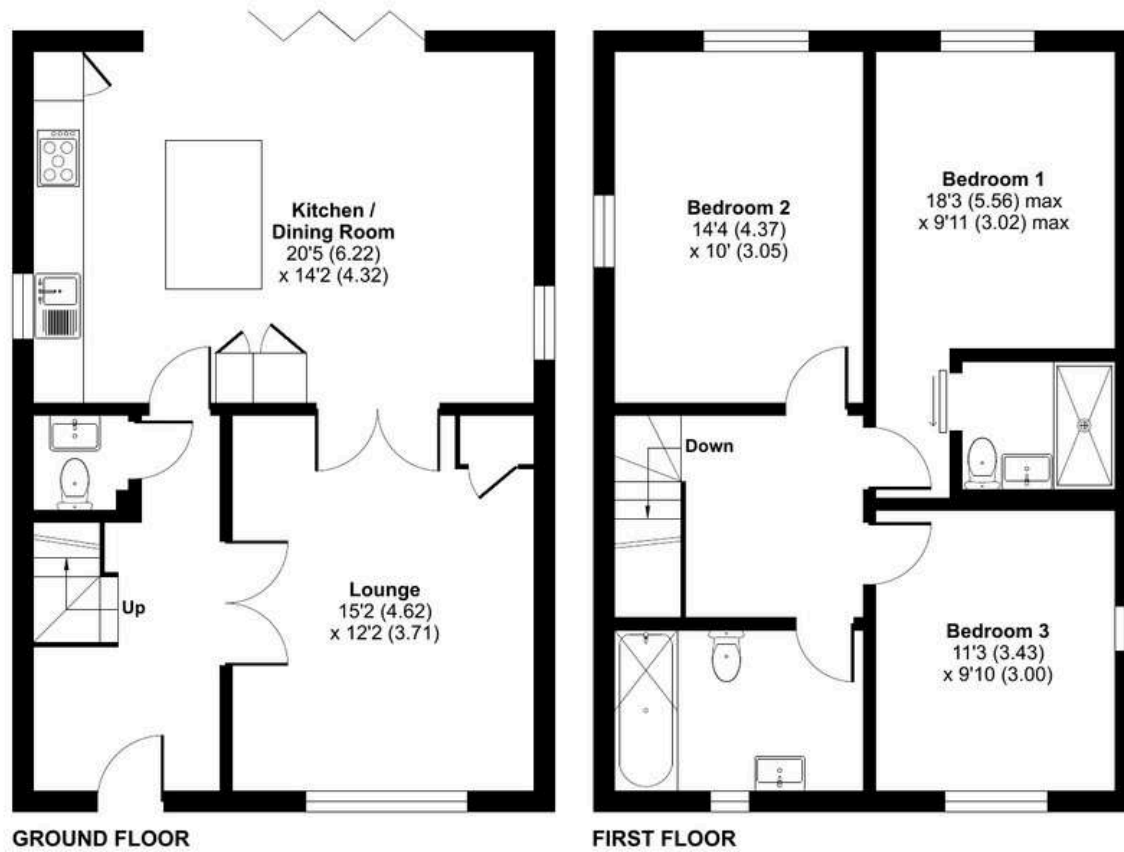


# PLOT 8

## 3 BEDROOM DETACHED WITH PARKING



Approximate Area = 1204 sq ft / 111.9 sq m  
For identification only - Not to scale



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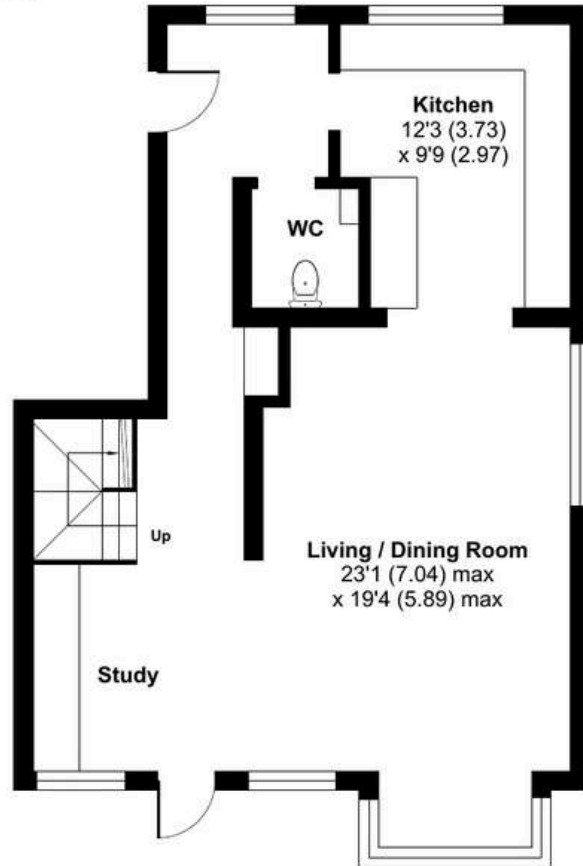
# PLOT 9

## 3 BEDROOM SEMI-DETACHED WITH PARKING

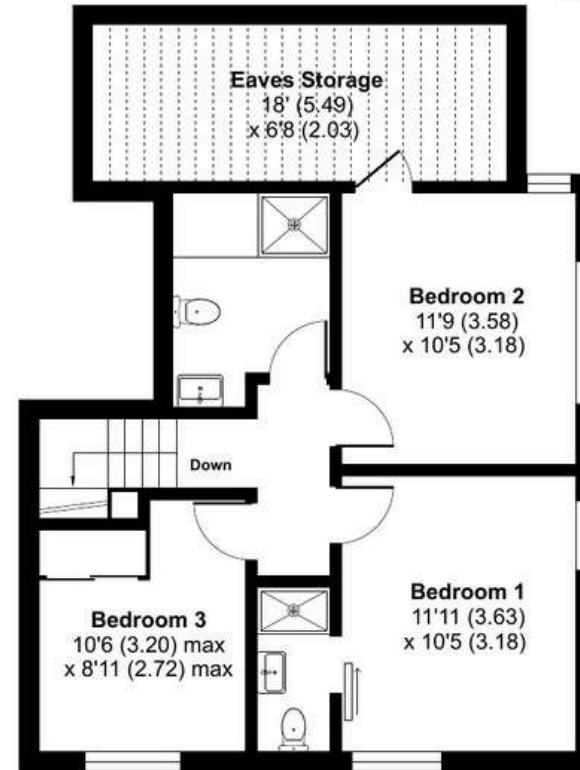


Approximate Area = 1190 sq ft / 110.5 sq  
Limited Use Area(s) = 131 sq ft / 12.1 sq  
Total = 1321 sq ft / 122.7 sq

For identification only - Not to scale



**PLOT 9 - GROUND FLOOR**



**PLOT 9 - FIRST FLOOR**

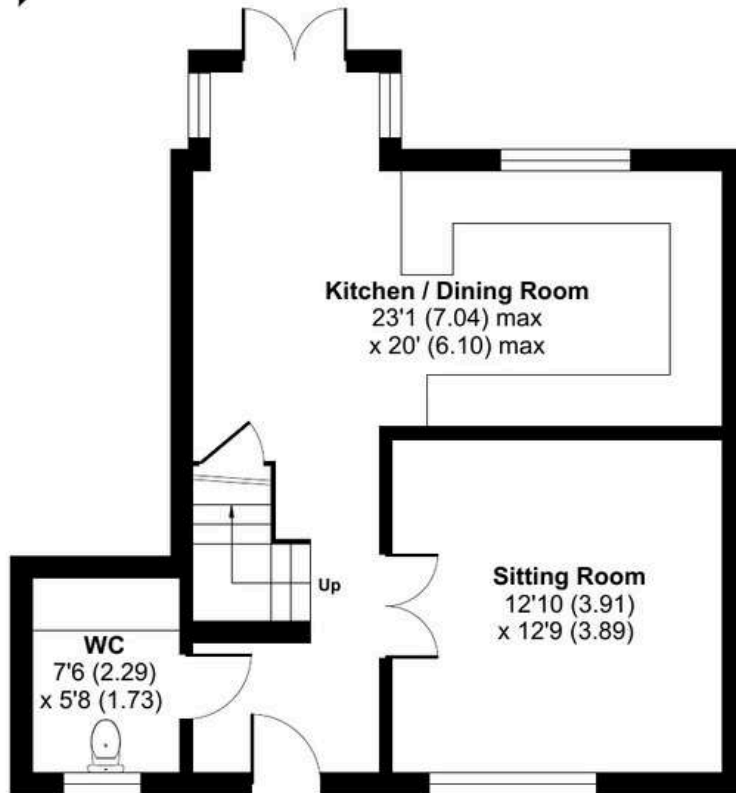


# PLOT 10

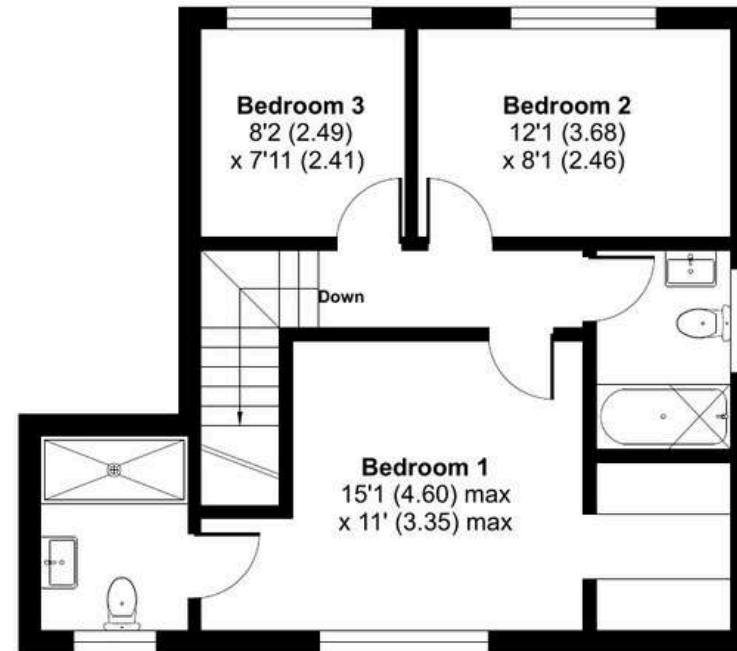
## 3 BEDROOM SEMI-DETACHED WITH PARKING

Approximate Area = 1059 sq ft / 98.3 sq m

For identification only - Not to scale



**PLOT 10 - GROUND FLOOR**



**PLOT 10 - FIRST FLOOR**





# SPECIFICATION

## GENERAL

- Anthracite double-glazed UPVC framed windows
- Private turfed gardens with Indian sandstone paved terrace with acoustic fencing along road frontages
- Eco-friendly homes with air source heat pumps for new build and solar for plots 9 & 10
- Air source heat pump
- EV car charging points
- Outside tap and power-socket
- External lighting

## KITCHENS

- Contemporary designed kitchen units by Valmora Kitchens
- Bespoke soft close handleless kitchens
- Quartz worksurfaces with Quartz hob and sink splashback, and porcelain tiled splashbacks
- Bosch integrated appliances including induction hob, double oven, extractor fan, microwave, fridge freezer, dishwasher, and separate washing/dryer

## BATHROOMS

- Grohe and Vado mixer taps and fittings
- Roca white sanitaryware
- Ladder heated towel rail
- Textures and polished porcelain, full height tiling throughout
- Mirror, vanity units and shaver point
- Vanity units to all bathrooms, en-suites and cloakrooms

## MEDIA

- Telephone and TV points to living room, dining room and bedrooms
- Fibre Optic Broadband







# SPECIFICATION

## HEATING

- Energy-efficient, thermostatically controlled central heating
- Pressurised hot water system
- Wet underfloor heating to ground floor and radiators to first floor
- Ladder towel rail in bathroom and en-suite
- Trickle vents to windows for secure ventilation
- High levels of insulation for optimum energy efficiency
- Air Source Heat Pump

## INTERIOR

- Brushed stainless steel door furniture and light sockets throughout
- Luxury wood effect vinyl flooring to hall, living room and kitchen
- Carpets to all bedrooms, stairs and landing
- Bi-fold or patio doors to the garden
- Painted internal panelled doors
- Oak and hand painted staircase with glass
- Low energy LED downlighters throughout

## SECURITY

- Aluminium Double-glazed doors throughout. 4-point locking system
- Double glazed flushed casement UPVC windows 4-point security system
- Mains operated smoke and heat detectors with battery backup
- Multipoint locking to principal external doors
- External wall lights

## WARRANTY

- 10 Year Build Zone New Build Warranty















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CHARTLAND

CLOSE

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KT23 4RR

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