



2 Chartland Close Leatherhead Road, Great Bookham,
Leatherhead. KT23 4RR

Price Guide £995,000



- DETACHED 4 BEDROOM HOUSE
- OPEN PLAN KITCHEN/DINING AREA
- QUARTZ WORKTOPS AND BOSCH INTEGRATED APPLIANCES
- AIR SOURCE HEAT PUMP & EV CHARGING POINT
- 10 YEAR BUILD ZONE NEW BUILD WARRANTY
- HIGH QUALITY SPECIFICATION
- BESPOKE VALMORA HANDLELESS KITCHEN
- TURFED GARDEN WITH INDIAN SANDSTONE TERRACE
- CONVENIENTLY LOCATED

Description

INTRODUCING Chartland Close, an exclusive enclave of just ten luxurious homes in Great Bookham, meticulously crafted by PBP. This prestigious development features seven brand new and three exquisitely refurbished residences, each offering three or four bedrooms. Every home at Chartland Close is a masterpiece of bespoke design, boasting a stunning specification that exemplifies the highest standards of craftsmanship.

PLOT 2 is a stunning four-bedroom detached home, adorned with luxurious finishes. The state-of-the-art kitchen by Valmora features soft-close, handleless units, a Quartz work surface, and Bosch integrated appliances. The large open-plan kitchen/dining room, with its luxury wood-effect flooring, opens onto a private, turfed garden. Upon entering, you are greeted by a spacious hallway with double doors leading to the living room. A separate utility room and downstairs cloakroom adds convenience, making it perfect for family life.

A beautiful oak staircase with glass leads to four bedrooms. The principal bedroom and bedroom two both have ensuite bathrooms, complete with vanity units and mirrored cabinets. The main bathroom serves bedrooms three and four, featuring full-height, polished and textured porcelain tiles, and carefully curated Grohe and Vado fixtures and fittings. High levels of insulation, an air source heat pump, wet underfloor heating on the ground floor, and central heating on the first floor ensures optimum energy efficiency.

The home is complete with private parking, an EV charging point, and a beautifully landscaped rear garden with an Indian sandstone terrace, providing a tranquil outdoor sanctuary to relax and unwind.

Chartland Close presents a unique opportunity to experience stylish and comfortable living in a thoughtfully designed setting, where every detail has been meticulously considered.

*Furnished rooms are virtually staged.



Situation

Nestled in the heart of Surrey, Great Bookham is a charming village that effortlessly blends tradition with modern living. Surrounded by picturesque landscapes, including Bookham Common and Polesden Lacey, it offers a serene retreat with all the contemporary amenities you desire. The village boasts a vibrant high street with boutique shops, cosy cafes, and inviting restaurants.

Families will appreciate the excellent local schools, such as Howard of Effingham and Manor House School. The area also benefits from superb transport links, with easy access to Leatherhead, the M25, and regular train services to London Waterloo and Victoria.

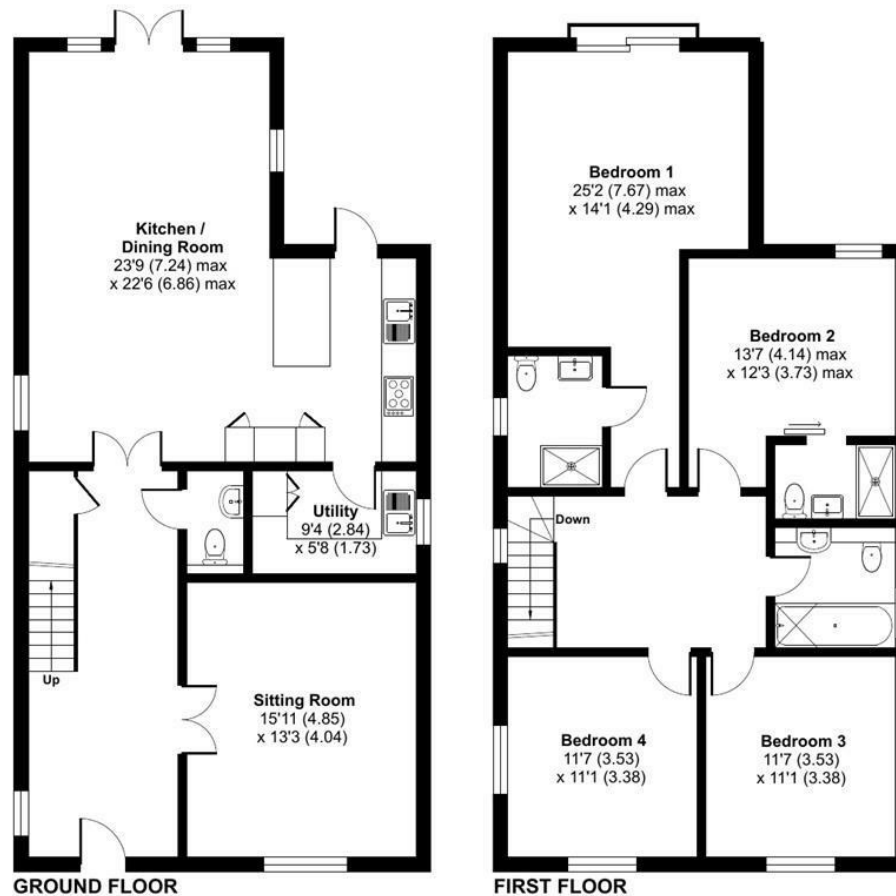
For outdoor enthusiasts, the breathtaking scenery of Box Hill and the nearby Surrey Hills provides endless opportunities to explore and relax.

Tenure	Freehold
EPC	TBA
Council Tax Band	TBA



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). © nichecom 2023. Produced for Seymours Estate Agents. REF: 1169238

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