



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

Price Guide £1,175,000





- 4 BEDROOM DETACHED HOUSE
- 30'6 X 26'2 KITCHEN DINING ROOM
- SEPARATE STUDY/BEDROOM 5
- UNDERFLOOR HEATING
- CLOSE TO EXCELLENT SCHOOLS
- BOUTIQUE DEVELOPMENT OF TEN HOUSES
- DOUBLE ASPECT LIVING ROOM
- HIGH SPECIFICATION THROUGHOUT
- AIR SOURCE HEAT PUMP
- 10 YEAR BUILD ZONE NEW BUILD WARRANTY



## Description

**\*\*60% RESERVED \*\***

Plot 3 is a stunning four-bedroom detached home that extends to in excess of 2,100 square feet. The property offers an impressive open-plan kitchen and dining area. The modern kitchen, crafted by Valmora, features sleek handleless units with soft-close mechanisms, a Quartz countertop, textured porcelain tiled work surfaces, and integrated Bosch appliances. Two sets of bi-fold doors from the kitchen open out to the garden, creating a seamless indoor outdoor living experience. The ground floor also includes a separate utility room, a cloakroom, a living room, and a study, which could serve as an additional bedroom or playroom.

An elegant oak staircase with glass balustrades leads to the first floor, where you'll find four spacious bedrooms. The master bedroom boasts an ensuite shower room and convenient eaves storage. The main bathroom, serving the second, third, and fourth bedrooms, is adorned with full-height polished and textured porcelain tiles, and features high-end Grohe and Vado fixtures. The home is designed for optimal energy efficiency, with high levels of insulation, an air source heat pump, wet underfloor heating on the ground floor, and central heating on the first floor.

The property is complete with private parking, an EV charging point, and a beautifully landscaped rear garden with an Indian sandstone terrace, offering a peaceful outdoor retreat.

## 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	G





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). © nichecom 2024. Produced for Seymours Estate Agents. REF: 1169239

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