



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

Price Guide £950,000





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

## 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.

## 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        |

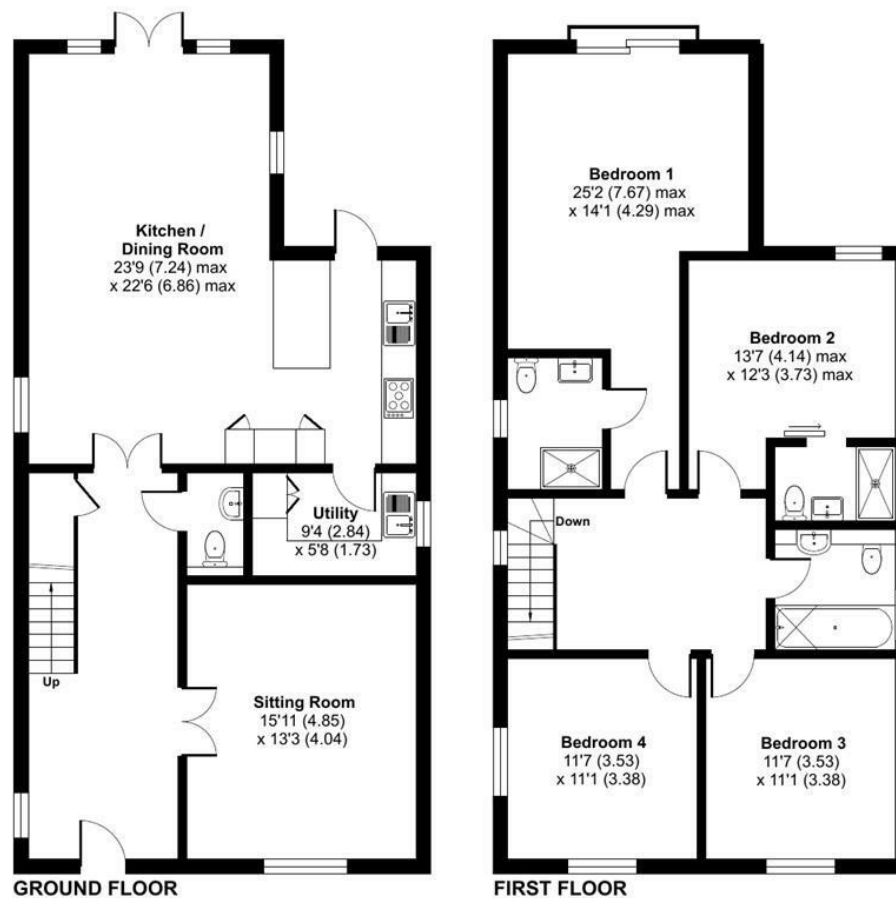






Approximate Area = 1904 sq ft / 176.8 sq m

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

43 High Street, Bookham, Surrey, KT23 4AD  
**Tel:** 01372 452207 **Email:** [bookham@patrickgardner.com](mailto:bookham@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

