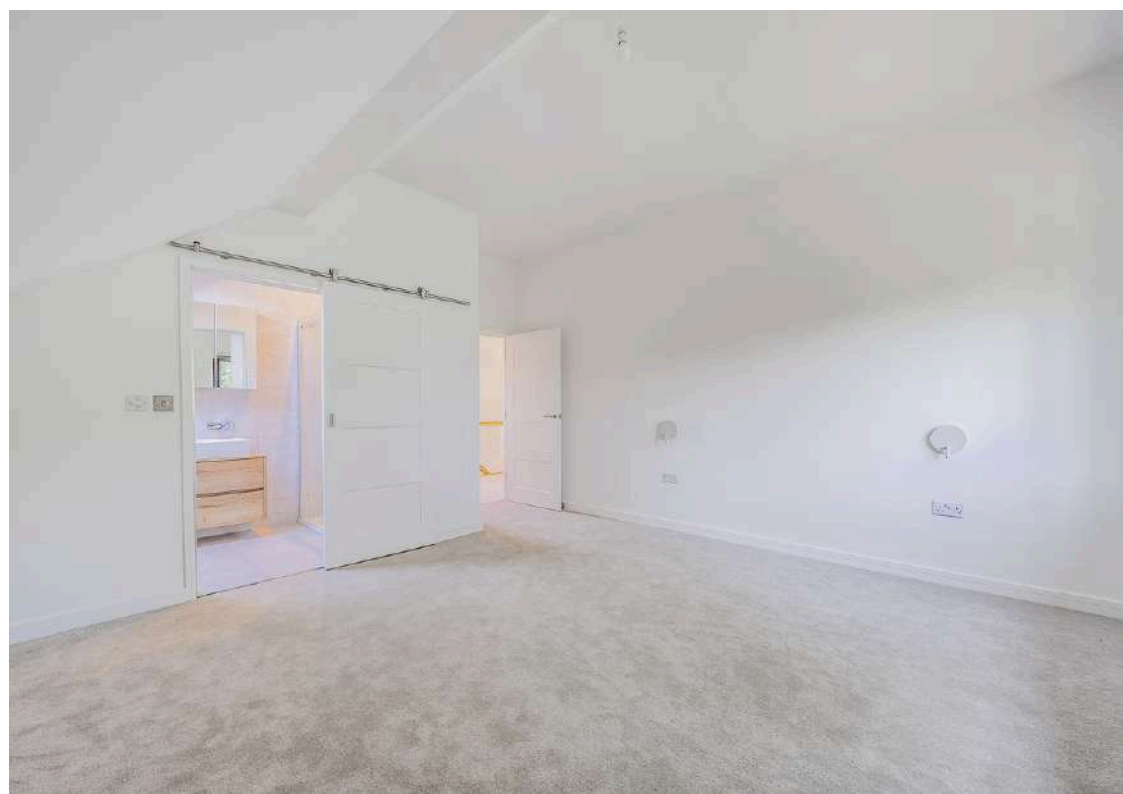


CHARTLAND

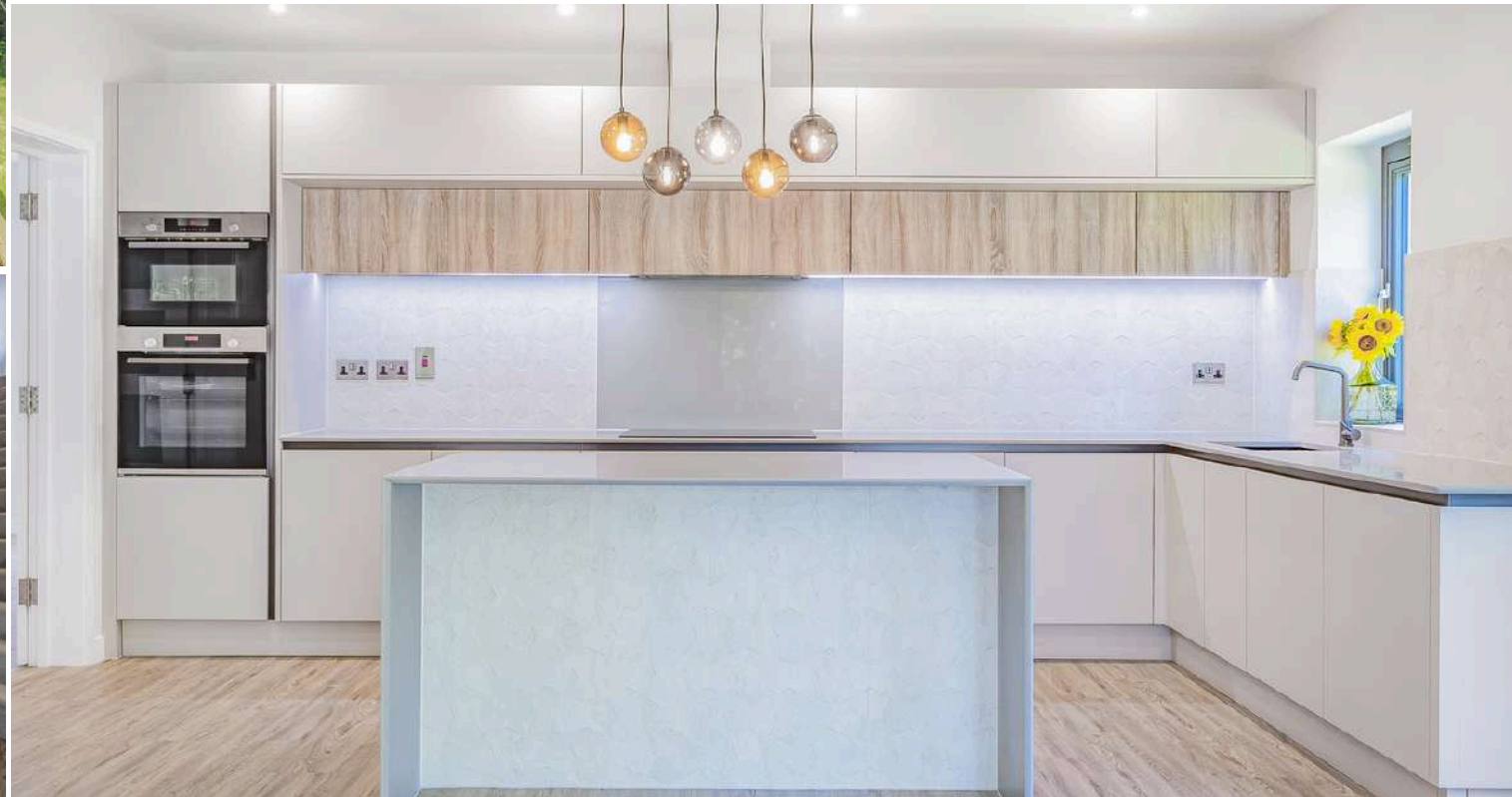
CLOSE





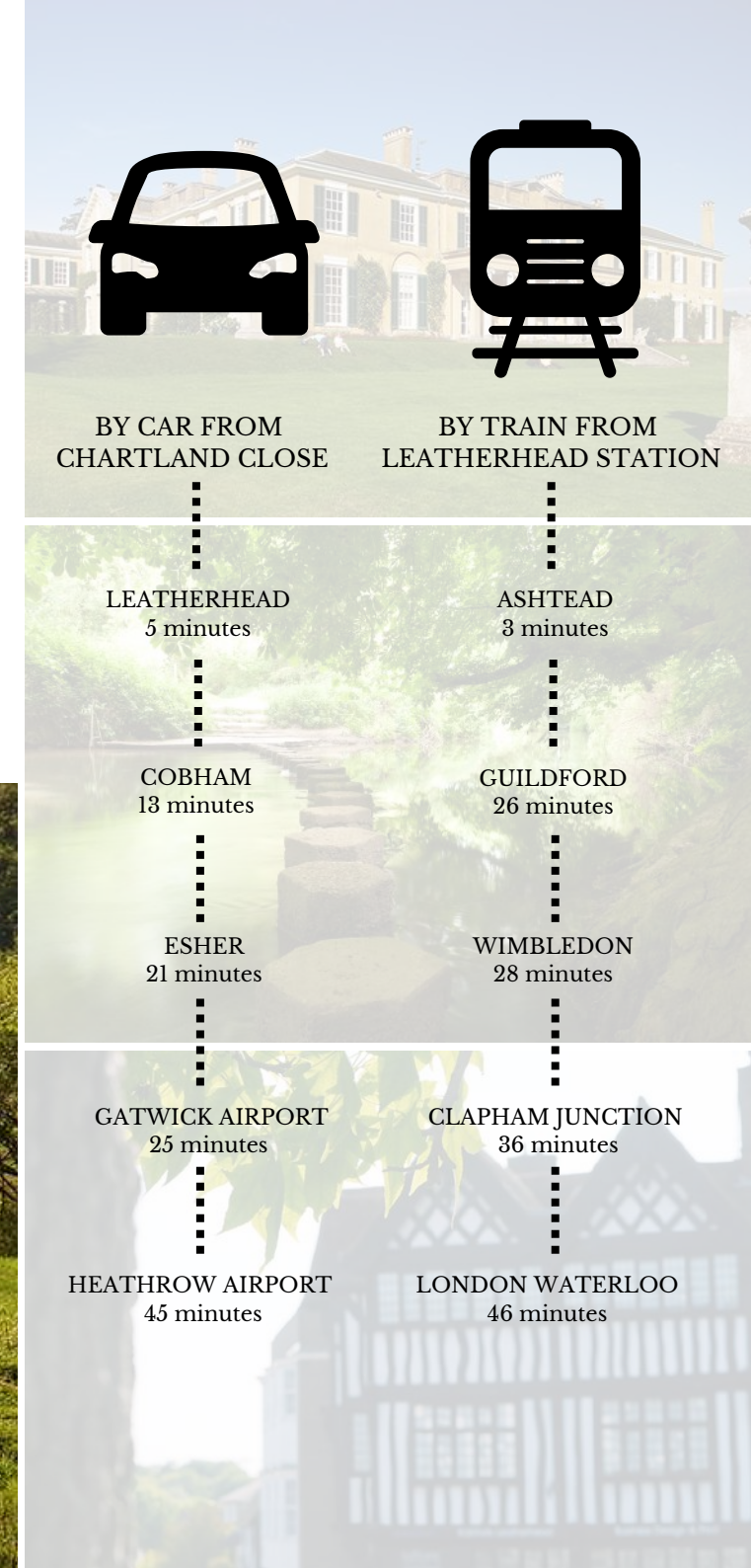
CHARTLAND CLOSE

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.







PLOT 1

4 BEDROOM DETACHED WITH PARKING

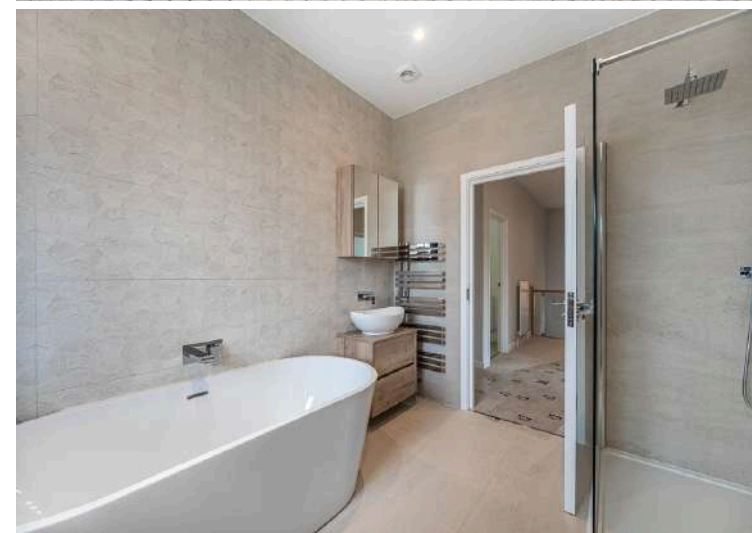


Approximate Area = 1859 sq ft / 172.7 sq m

For identification only - Not to scale



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PLOT 2

4 BEDROOM DETACHED WITH PARKING



Approximate Area = 1904 sq ft / 176.8 sq m

For identification only - Not to scale



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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



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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

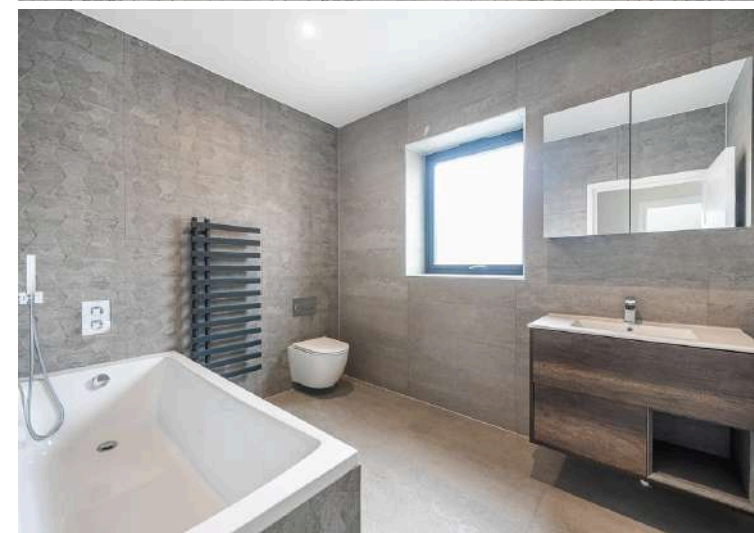
4 BEDROOM DETACHED WITH INTEGRAL GARAGE & PARKING



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
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PLOT 6

4 BEDROOM DETACHED WITH GARAGE & PARKING

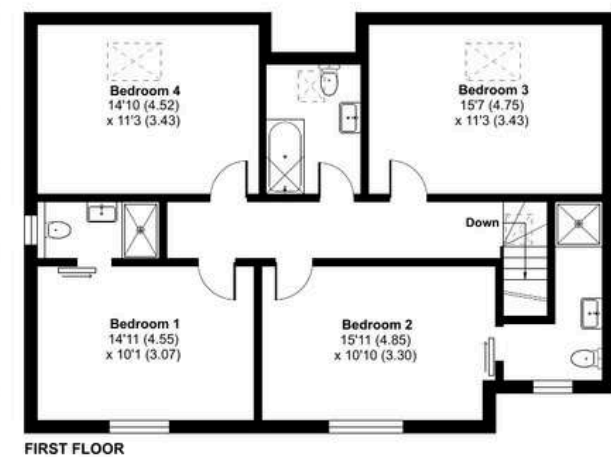


Approximate Area = 1950 sq ft / 181.1 sq m

Garage = 202 sq ft / 18.7 sq m

Total = 2152 sq ft / 199.8 sq m

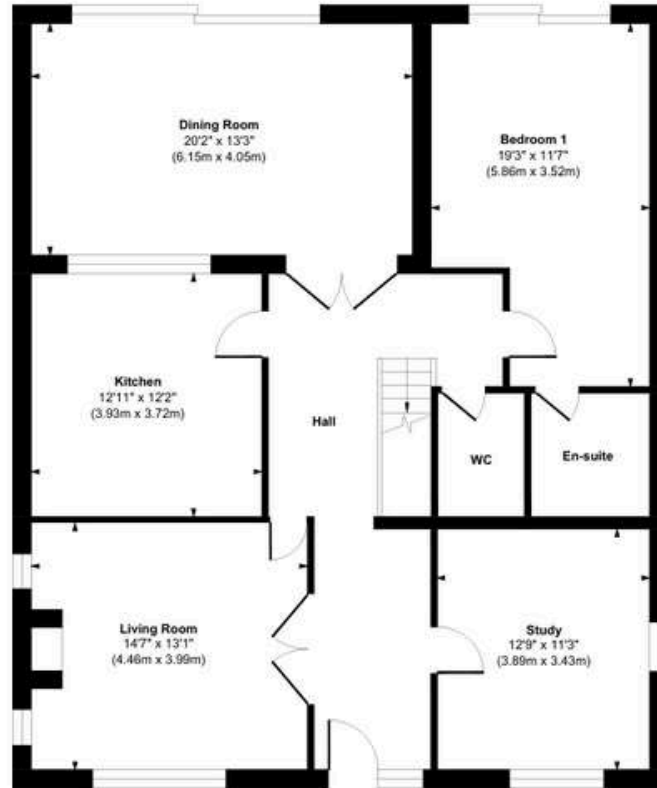
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PLOT 7

4 BEDROOM DETACHED WITH PARKING

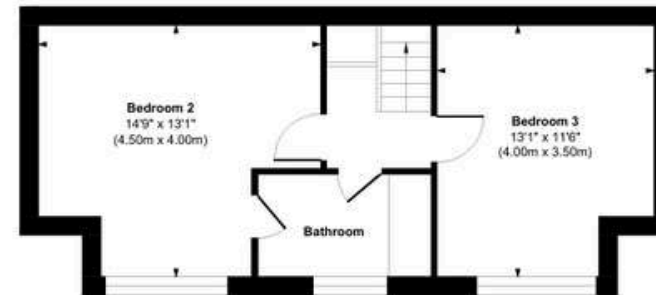


Ground Floor

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



First Floor

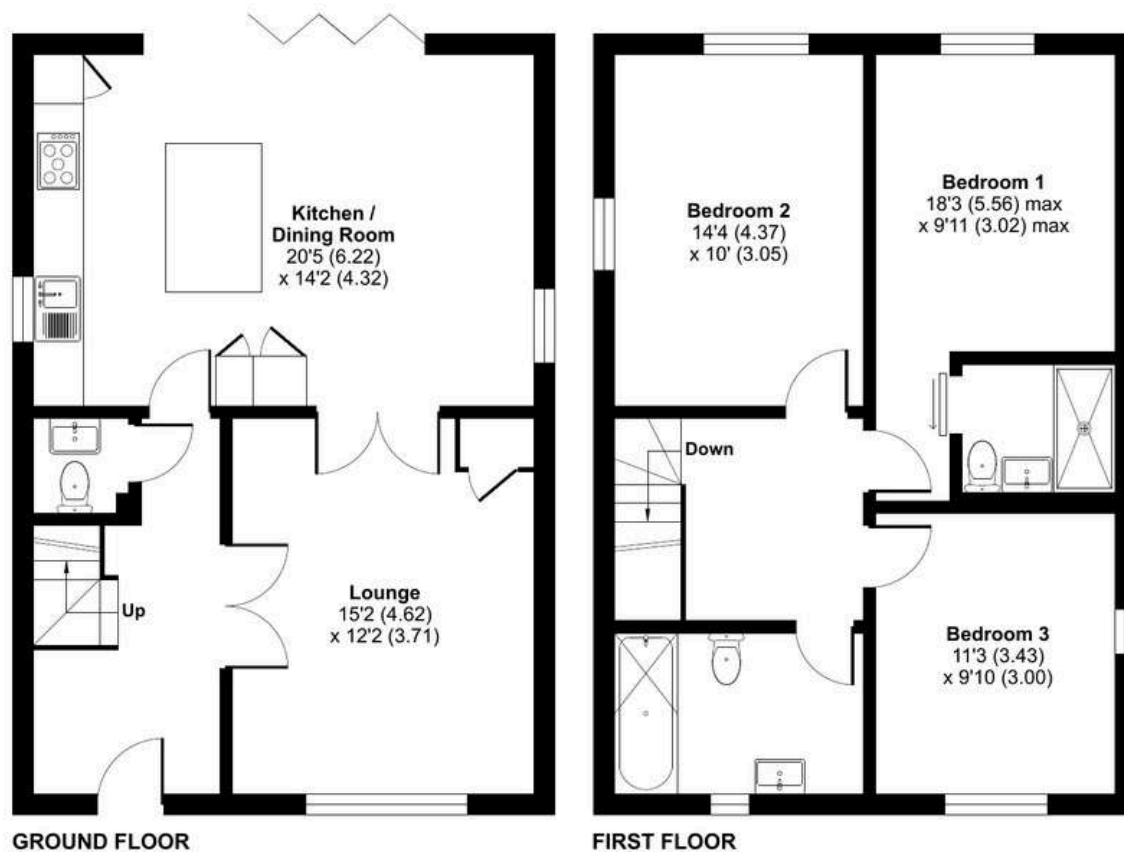


PLOT 8

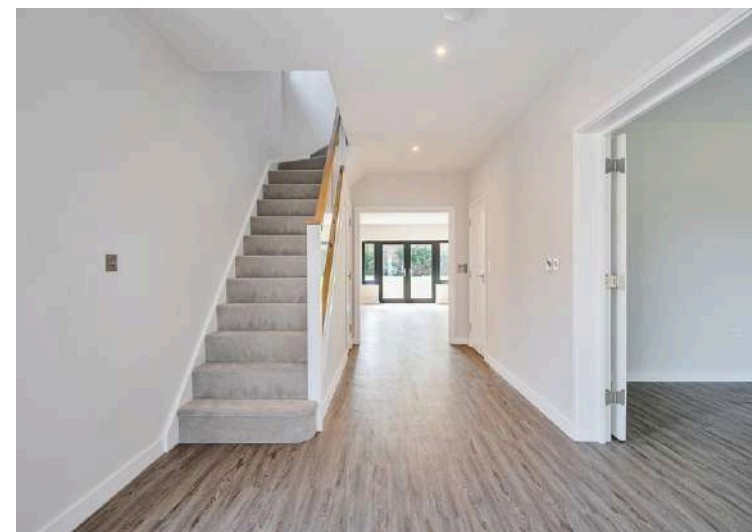
3 BEDROOM DETACHED WITH PARKING



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



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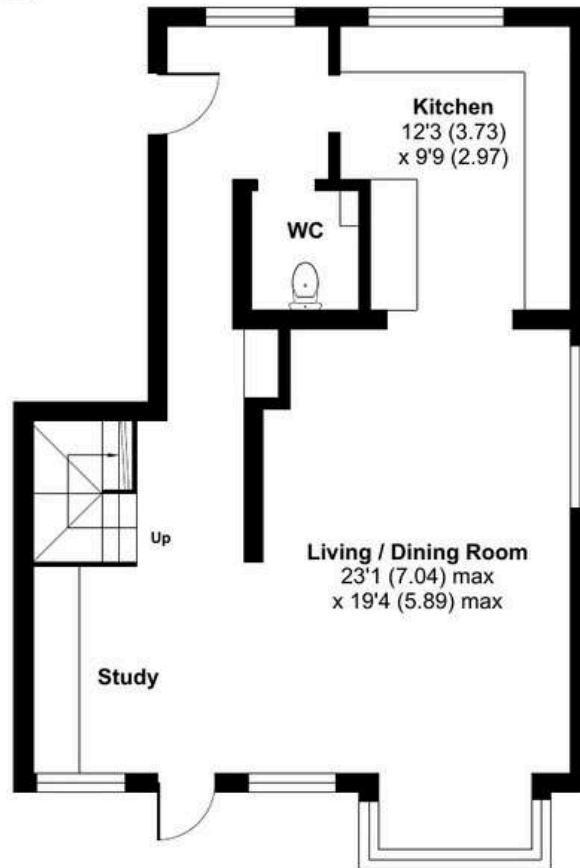
PLOT 9

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



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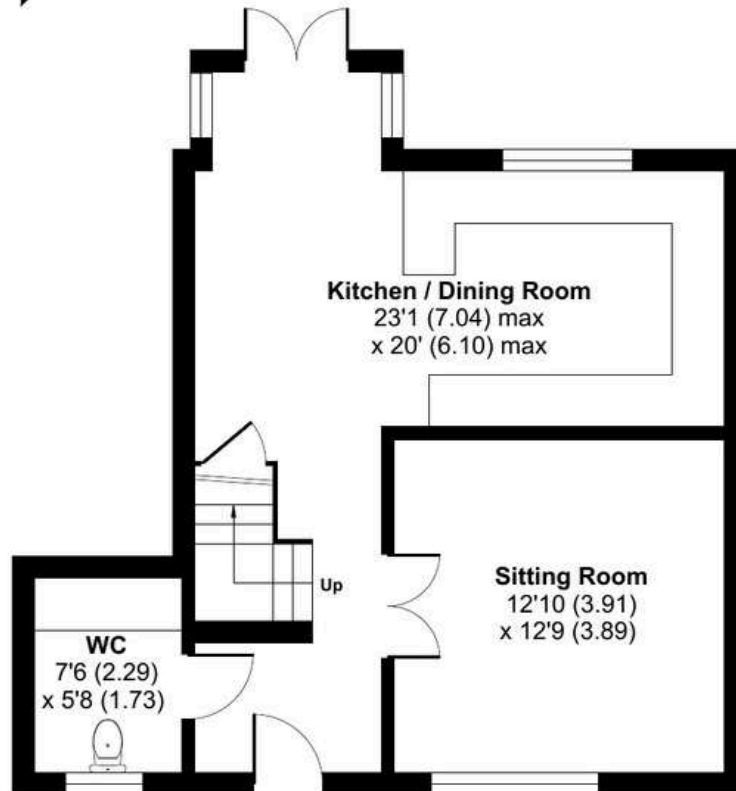
PLOT 10

3 BEDROOM SEMI-DETACHED WITH PARKING

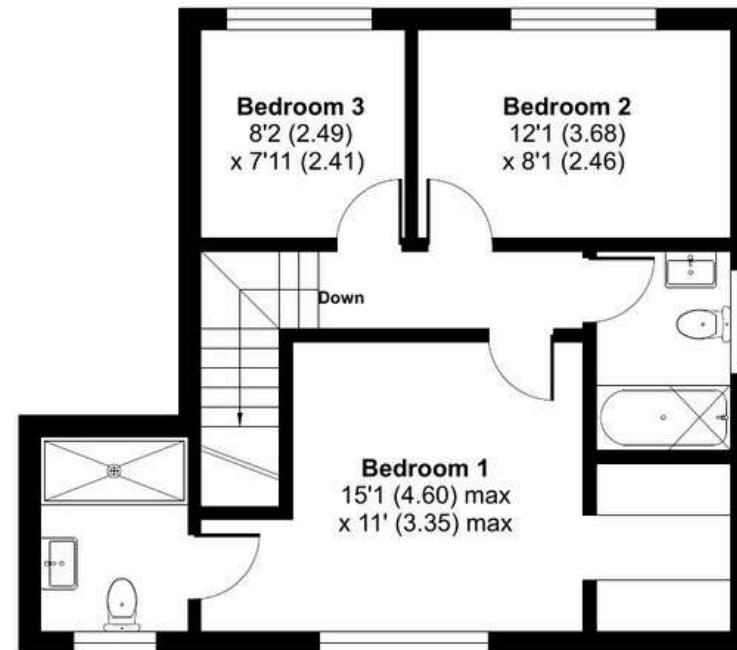


Approximate Area = 1059 sq ft / 98.3 sq m

For identification only - Not to scale



PLOT 10 - GROUND FLOOR



PLOT 10 - FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Seymours Estate Agents. REF: 1218042

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







bookhamoffice@henshaws.net

01372 450255

www.henshaws.net



**Leatherhead Road, Great Bookham
KT23 4RR**

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