



**Plot 3 Chartland Close, Leatherhead
Road, Great Bookham, Surrey, KT23 4RR**

£1,175,000 Freehold

Directions

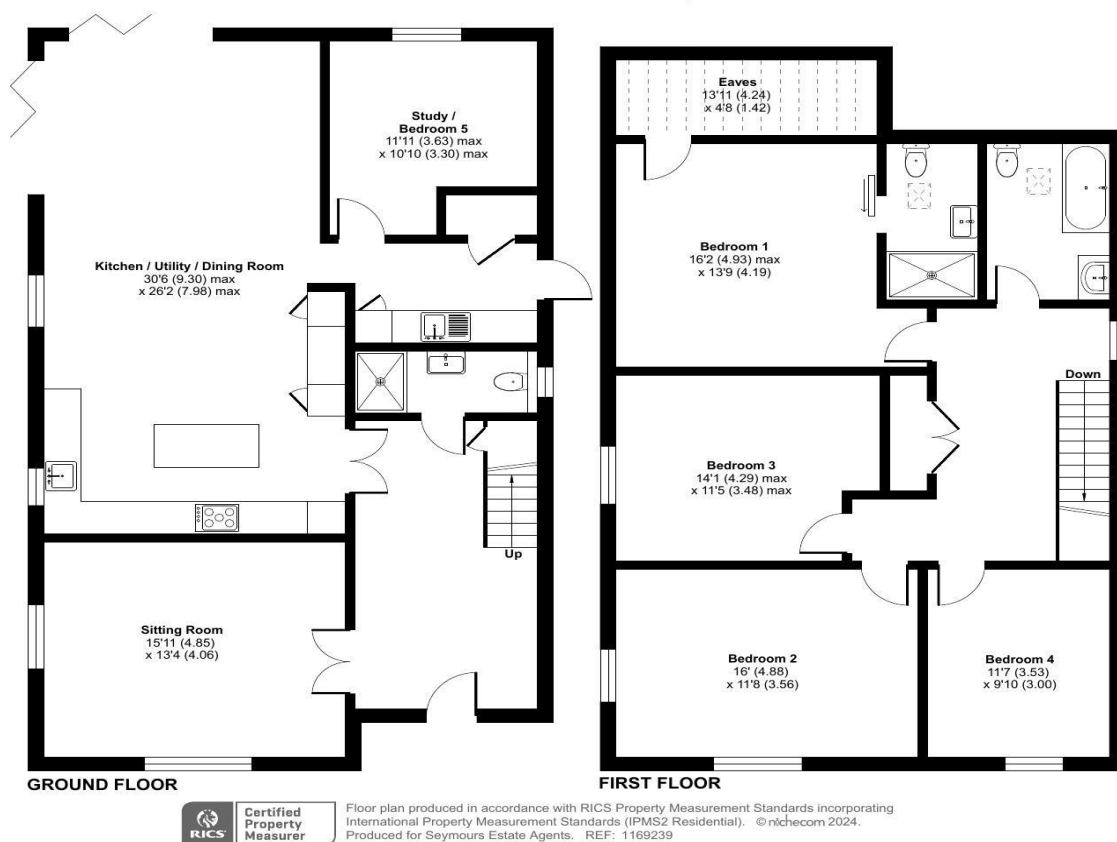
From our office in Great Bookham proceed to the top of the high street turning left onto the A246 Guildford/Leatherhead Road. Proceed through the 2nd set of traffic lights and just past Lyngarth Close on your left hand side is the entrance to Chartland Close with Plot 3 to be found at the back of the development on your left hand side.

Local Authority

Mole Valley District Council Tel: 01306 885001
Council Tax Band:



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



Certified
Property
Measurer

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

**Plot 3 Chartland Close, Leatherhead Road,
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A newly constructed 4/5 bedroom detached home offering an excellent corner plot together with 3 allocated parking spaces.

THE PROPERTY

The property forms part of an exclusive boutique development of just 10 houses offering a bespoke design with a stunning specification, showcasing the highest standards of craftsmanship. Interiors feature luxurious finishes, with modern kitchens/breakfast/family room, elegant bathrooms and carefully selected fixtures and fittings. The property is complete with private parking, delightful gardens to side and rear being extensively laid to lawn with a wide paved sun terrace providing a lovely area to relax and unwind 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.



SITUATION

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.

