



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 6 to be found on your left hand side towards the end of the development.

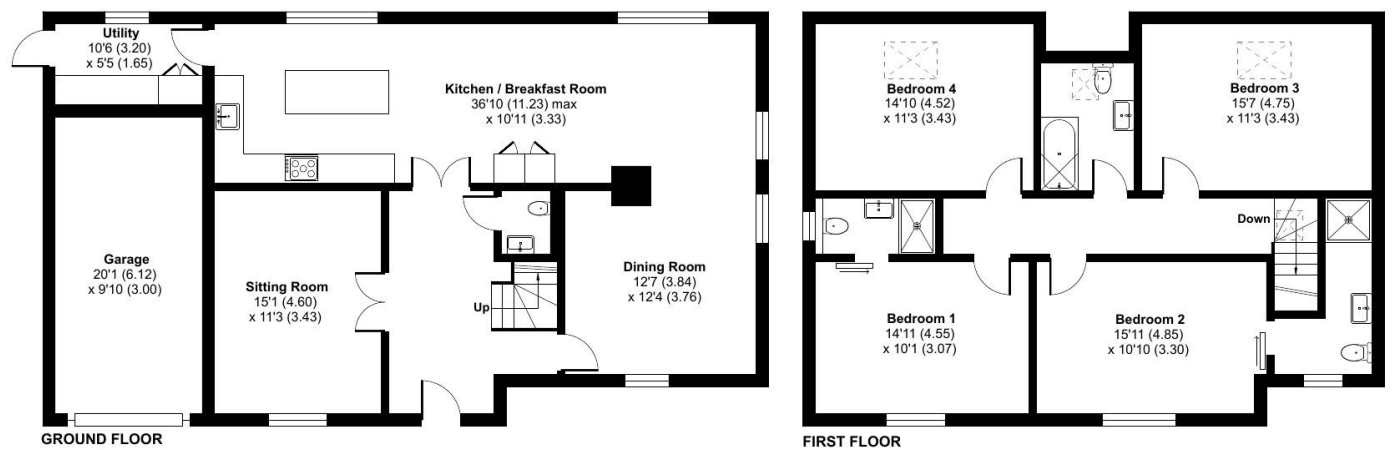
Local Authority

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



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

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Seymours Estate Agents. REF: 1169240

**Plot 6 Chartland Close, Leatherhead Road,
Great Bookham, Surrey, KT23 4RR**

A newly constructed 4 bedroom detached home offering an excellent corner plot, ready for immediate occupation and also providing an attached garage.

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.

