

5B Stonehill Close, Great Bookham, Surrey, KT23 3DY

Price Guide £1,085,000









One of a pair of stunning four bedroom luxury new builds are finished to a high specification and boast spacious accommodation throughout. On the ground floor there is a sitting room and an office/bedroom 4 to the front of the house and a superb kitchen/dining with views over the garden. On the first floor there are three generous sized bedrooms, one of which has an en-suite.

Located in an exclusive private development of just two homes the property is located in the heart of the delightful village of Great Bookham, known for its picturesque surroundings and community spirit. Residents will appreciate the blend of rural charm and accessibility, with local amenities, schools, and transport links within easy reach.

*** External photos have been AI enhanced***

Specification

GENERAL
- 4 Bedroom
- Semi-Detached House
- Traditional build brick and block construction with 150mm cavity
- Pitched roof with real Spanish slate tiles
- Frake Thermally modified African Hardwood cladding
- Zintek® Natural Earth Brown zinc cladding
- Cortizo Cor80 range Aluminium double glazed casement windows
- Cortizo COR Vision Ceiling height sliding doors aluminium powder coated
- Karndean Knight herringbone oak effect flooring
- Manx Tomkinson luxury mixed twist pile carpet
- Solid oak stair hand rails
- Electric car charger point

KITCHEN
- Smeg Electric Range Cooker and induction hob
- Bosch Integrated Dishwasher
- Bosch Integrated Full Height Fridge
- AEG Integrated Full Height Freezer
- Neff Integrated double 90cm extractor hood
- Caple integrated Wine Cooler
- Quartz stone worktops and wall cladding
- LED under cabinet lighting
- Pooky Lighting pendant light fittings
- Aged Brass Single Lever Pull-Out Tap
- White Chasewater Granite Sink

BATHROOM & EN-SUITES
- Geberit Wall Hung WCs
- Hansgrohe Shower sets in Matt Black
- Coalbrook and Abi Interiors brassware
- Aquaroc twin hand basin and walnut vanity unit from Park Lane range in principle en-suite
- Mandarin Stone Marble Effect porcelain tiles in Family bathroom

MEDIA
- CAT 6 data cable network in various locations
- Wired for 7.1 Dolby Surround sound with speaker cable bedded into the walls and ceilings
- Recessed media wall

INTERIOR
- Blind/curtain shadow recess to main ground floor rooms
- Vaulted ceilings and full height gable feature windows
- Custom made oak veneer fitted wardrobes in the principal bedroom
- Landing chandelier in brass with glass rods from Pooky Lighting
- LED Lighting
- Pooky Lighting wall lights

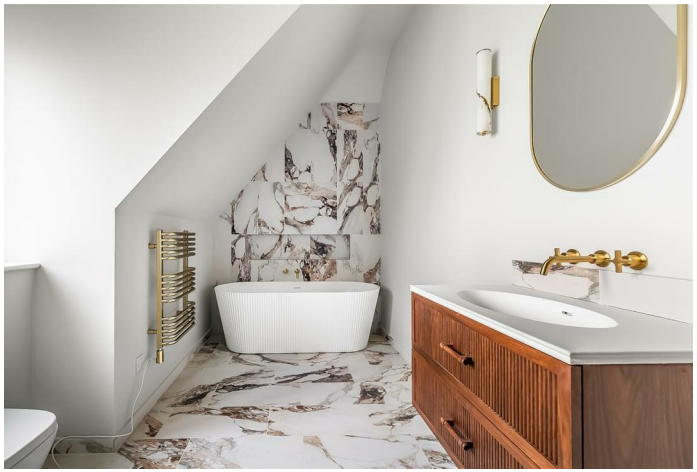
HEATING
- LG Air source heat pump heating and hot water installation
- Underfloor heating throughout ground floor
- Electric heated towel rails in all bathrooms

SECURITY AND PEACE OF MIND
- For the security section remove the model names:
- Exterior bronze wall lights to front door
- Bronze up-and-down pillar lights to rear
- Bronze wall cube sensor light
- Full Cover fire suppression sprinkler
- Hard wired smoke alarm system

WARRANTY PROVIDER
- 10 year Warranty from Build-Zone

TENURE: Freehold
COUNCIL TAX: Mole Valley, band G
EPC: TBC
*** External photos have been AI enhanced***

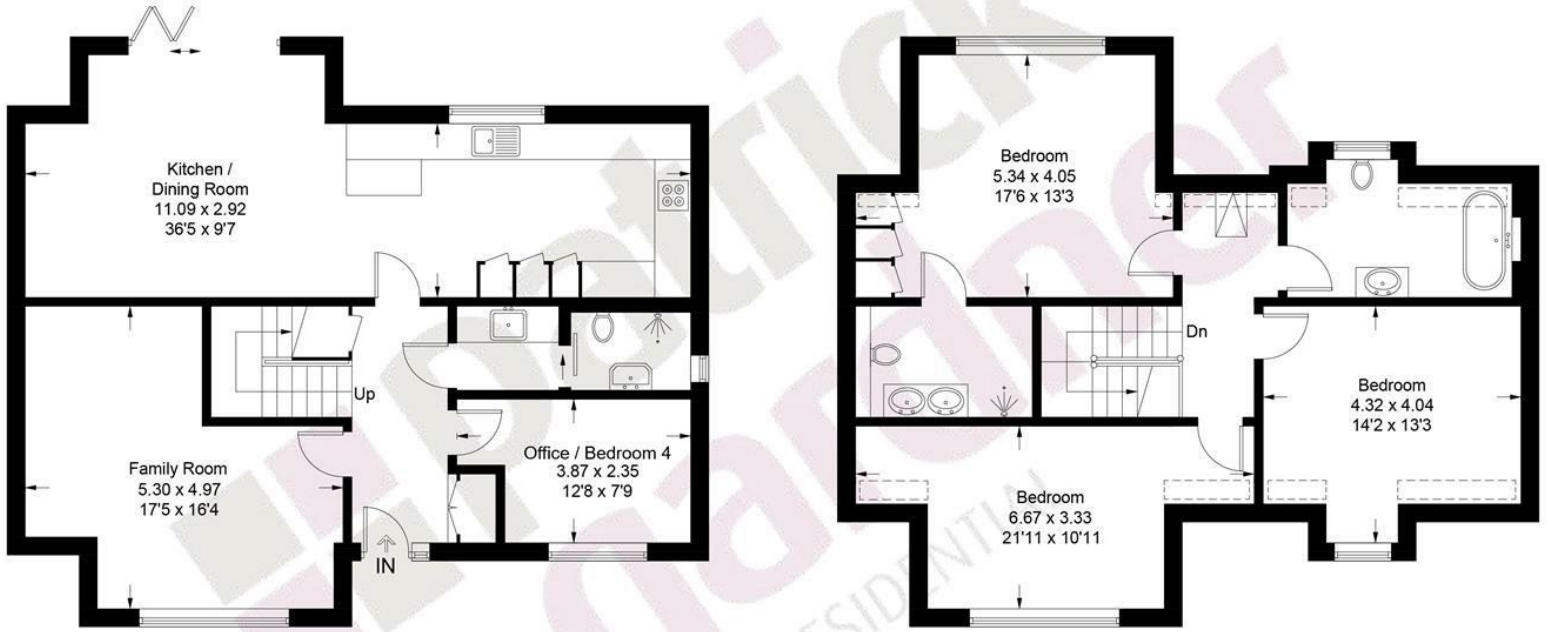






Approximate Gross Internal Area = 162.5 sq m / 1749 sq ft

= Reduced headroom below 1.5m / 5'0



Ground Floor **First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1343956)

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