

Leatherhead Road, Great Bookham KT23 4RR

Available Now

£4,550 PCM









- AVAILABLE NOW
- NEW FIVE BEDROOM DETACHED HOME
- UTILITY ROOM
- STUDY
- GARDEN & PATIO
- UNFURNISHED
- LUXURY KITCHEN/DINING ROOM
- SEPARATE LIVING ROOM
- TWO BEDROOMS WITH EN SUITES
- DRIVEWAY PARKING FOR 3 CARS

Description

This BRAND NEW FIVE BEDROOM DETACHED luxury family home offers spacious living throughout. This superb home is located in an exclusive private development of just two homes, close to the amenities of Bookham Village.

ENTRANCE HALLWAY
Door opening into a bright and light hallway with wood effect flooring. Staircase with oak newels and handrail rising to the first floor. Oak door leading to

KITCHEN/FAMILY ROOM
Shaker style, contemporary designed kitchen with Quartz worktops and Quartz hob and sink splashback. Siemens integrated appliances including induction hob, single oven, extractor fan, combi-microwave, fridge and freezer, dishwasher. Step down to snug area with Bi fold doors leading to rear garden. Door leading to
UTILITY ROOM
With separate washing machine and tumble dryer. Door leading to side garden.

LIVING ROOM
Bright living room with bay window to the front of the property.

STUDY
Bright study with neutral carpets and window to front aspect.

DOWNSTAIRS CLOAKROOM

STAIRS RISING TO FIRST FLOOR

BEDROOM ONE
Double bedroom with neutral carpets and window to the front.

BEDROOM TWO
Double bedroom with neutral carpets and window to the front.

FAMILY BATHROOM
Luxury family bathroom with Rak white sanitary wear, bath and separate shower enclosure.

BEDROOM THREE
Double bedroom with neutral carpets and window to the rear.

BEDROOM FOUR
Double bedroom with neutral carpets and window to the rear. Door leading to
ENSUITE
Luxury shower room with window to the rear of the property.

STAIRS RISING TO

BEDROOM FIVE
Generous bedroom that encompasses the full depth of the top floor.
ENSUITE
Luxury bathroom with white sanitary wear and bath.

OUTSIDE
To the front of the property there is off street parking for three cars and to the rear there is turfed garden and sandstone paved terrace with garden shed.

Wet underfloor heating to the ground floor and radiators to the first and second floor. Air Source Heat Pump.

* please note, some photos are virtually staged*

EPC TBC G
Council Tax TBC







= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 277.7 sq m / 2989 sq ft



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. (ID1221924)

www.bagshawandhardy.com © 2025

INFORMATION FOR TENANTS

Holding Deposit

We require one weeks' rental, payable by bank transfer as a holding deposit to secure a property. Once we have received your holding deposit, current legislation stipulates that the necessary paperwork should be completed by all parties within 15 days or such longer period as might be agreed.

Should your offer be agreed and you decide to proceed with a tenancy we require:

A refundable holding deposit of one weeks' rent at the beginning of negotiations. This amount will be deducted from your first months' rent prior to the commencement of the tenancy. Please be aware that should you withdraw from the negotiations, or be unable to provide suitable references this amount is **non-refundable.** Please further note that until this initial amount is paid the property may continue to be offered for rental.

References

We use the referencing company, Rightmove Referencing. The most straightforward way to complete the reference form is via an online link that your Lettings Negotiator will send by e-mail.

Rent

Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

Deposit

A deposit of five weeks rental is held during the tenancy against damage and dilapidation Patrick Gardner & Co. are members of the Tenancy Deposit Scheme to safeguard your deposit.

Inventory and schedule of condition

A professional inventory clerk will check you into the property at the beginning of the tenancy. The charge for this is borne by the Landlord.

43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452208 **Email:** bookhamlettings@patrickgardner.com
https://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 firms employment has the authority to make or give any representation or warranty in respect of the property.