



Three Oaks Cottage Leatherhead Road, Great Bookham, Surrey, KT23 4RR

Asking Price £849,950



- BRAND NEW HOME NOW READY
- WEST BACKING GARDEN
- BOSCH APPLIANCES THROUGHOUT
- DOWNSTAIRS STUDY
- MASTER BEDROOM WITH VAULTED CEILING AND ENSUITE
- SUPER 'L' SHAPED LIVING ROOM
- STYLISH KITCHEN WITH ISLAND
- SEPARATE UTILITY ROOM
- THREE BEDROOMS
- BUILDZONE 10 YEAR INSURANCE BACKED WARRANTY

Description

A brand new 3/4 four bedroom detached chalet style home ideally situated opposite Norbury Park within easy reach of local village shops in Bookham. The property offers thoughtfully designed bright open plan living space, a work from home office/study and comes with a 'B' energy rating, ideal for modern living standards.

The front door opens into an impressive entrance hall with cloakroom and under stairs storage cupboard and double aspect study/office/bedroom 4. Stylish oak wood double doors lead into a fabulous open plan kitchen/dining/family room with two large tri-fold doors opening up to the westerly facing patio and garden area. The kitchen is equipped with 'Bosch' integrated appliances, wine cooler, central island and 'Quartz' worktops. There is ample room for family dining, relaxing and entertaining. A separate utility room with space for washing machine and tumble dryer, handy storage cupboard and door leading to outside complements the kitchen. There is an attractive oak and glass staircase that leads to the first floor. The master bedroom is a generous size with an inviting and modern en-suite shower room and this is complemented by two further bright bedrooms and a family bathroom.

Outside the property is an electric car charging point, two garden taps and a rainwater butt. There is plenty of parking space.

Situation

Situated just under a mile from Bookham High Street which offers a wide range of shops and amenities including a bakers, two butchers, a fishmongers, a greengrocers, a post office, a small supermarket and several delicatessens and coffee shops. There is also a library, doctors and dental surgeries.

The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports.

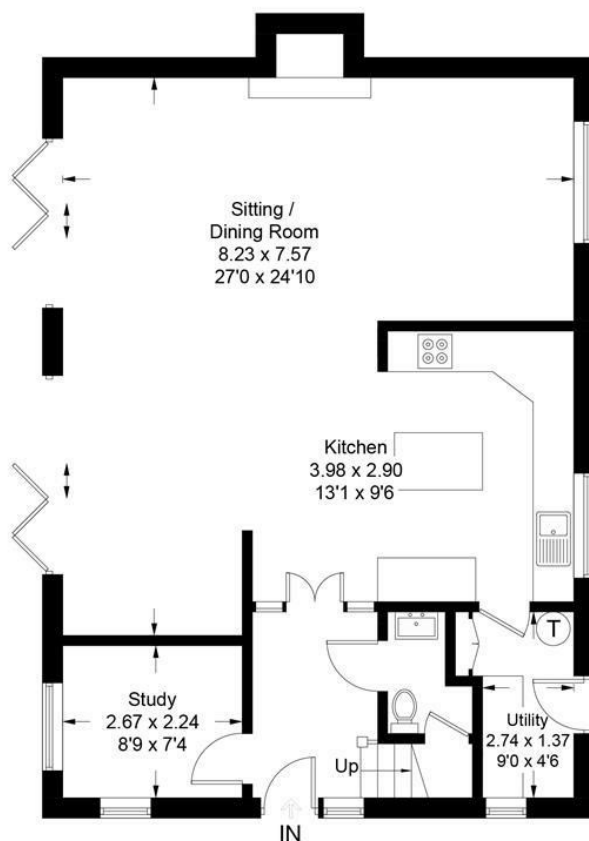
A wide selection of recreational facilities are available in the area such as Bocketts Farm, Polesden Lacey and Ranmore and The area generally abounds with a wealth of open countryside much of which is in the green belt and owned by the National Trust.

Tenure	Freehold
Lease	N/A
Service Charge	N/A
Ground Rent	N/A
EPC	TBC
Council Tax Band	G

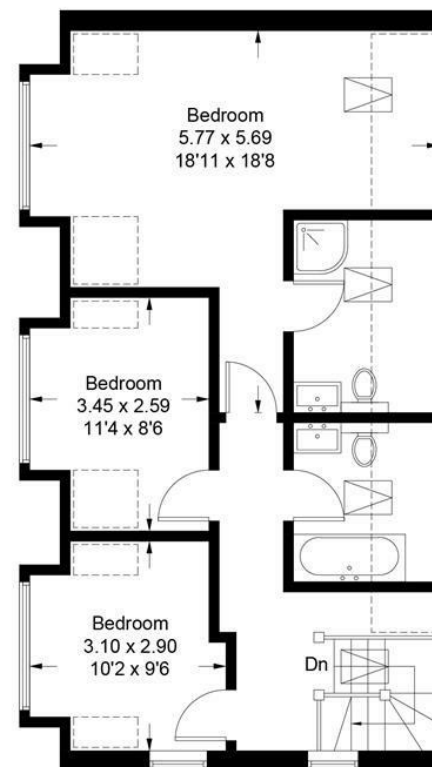


 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 143.9 sq m / 1549 sq ft



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. (ID907701)

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