



Chartland Close Leatherhead Road, Great Bookham,  
Leatherhead. KT23 4RR

Price Guide £650,000



- THREE DOUBLE BEDROOMS
- UTILITY ROOM
- MUST SEE PRINCIPAL BEDROOM
- PRIVATE PARKING
- HIGH LEVELS OF INSULATION
- STUNNING KITCHEN DINING ROOM
- SPACIOUS RECEPTION ROOM
- LUXURY SPECIFICATION
- TWO BATHROOMS
- 10 YEAR BUILD ZONE WARRANTY

## Description

LAST REMAINING three-bedroom semi-detached, fully refurbished house, featuring a spacious 23'1" open-plan kitchen/dining room. The contemporary kitchen, designed by Valmora, includes soft-close, handleless units, a sleek quartz work surface, textured porcelain tiled workstands, and top-of-the-line Bosch integrated appliances. An oak staircase with glass accents adds to the elegance, while French doors lead to a private terrace garden. A downstairs cloakroom with utility and a spacious living room with double doors can be found off the entrance hallway.

Upstairs, you'll find three spacious, carpeted bedrooms. The principal bedroom includes a stylish ensuite bathroom with a vanity unit, mirrored cabinet, and a dressing area. The main bathroom, serves bedrooms two and three.

This home also includes allocated private parking, an EV charging point, and a turfed rear garden with an Indian sandstone terrace. Exceptional energy efficiency is ensured with high insulation, solar panels and central heating.

Viewings are by appointment only.

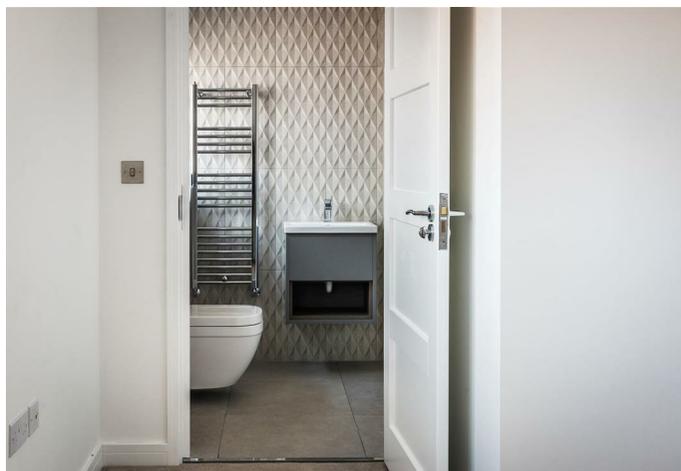
## Situation

Nestled in the heart of Surrey, Great Bookham is a charming village that effortlessly blends tradition with modern living. Surrounded by picturesque landscapes, including Bookham Common and Polesden Lacey, it offers a serene retreat with all the contemporary amenities you desire. The village boasts a vibrant high street with boutique shops, cosy cafes, and inviting restaurants.

Families will appreciate the excellent local schools, such as Howard of Effingham and Manor House School. The area also benefits from superb transport links, with easy access to Leatherhead, the M25, and regular train services to London Waterloo and Victoria.

For outdoor enthusiasts, the breathtaking scenery of Box Hill and the nearby Surrey Hills provides endless opportunities to explore and relax.

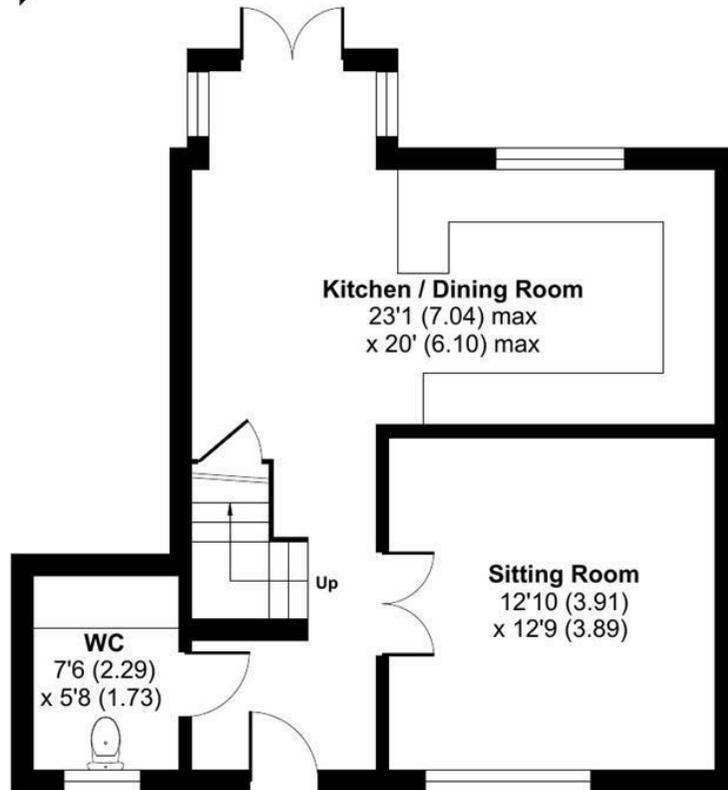
<b>Tenure</b>	Freehold
<b>EPC</b>	New Build
<b>Council Tax Band</b>	TBA
<b>Estate Charge</b>	TBA



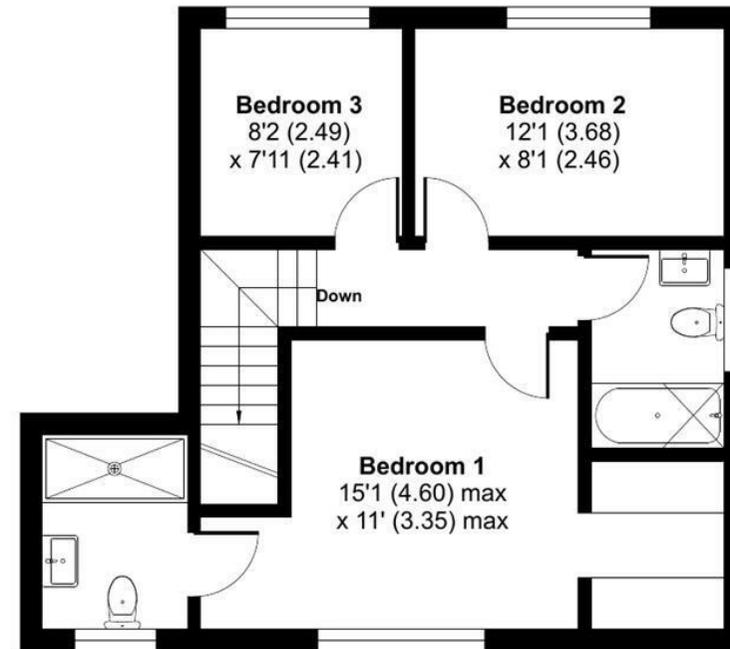
# Chartland Close, Great Bookham, Leatherhead, KT23

Approximate Area = 1059 sq ft / 98.3 sq m

For identification only - Not to scale



**PLOT 10 - GROUND FLOOR**



**PLOT 10 - FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.

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