



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

Price £1,175,000



- DETACHED 4 BEDROOM HOUSE
- OPEN PLAN KITCHEN/DINING ROOM
- HIGH SPECIFICATION
- AIR SOURCE HEAT PUMP
- CONVENIENTLY LOCATED
- 36' KITCHEN/BREAKFAST ROOM
- DUAL ASPECT FIREPLACE
- GARAGE AND EV CHARGING POINT
- CLOSE TO EXCELLENT SCHOOLS
- 10 YEAR BUILD ZONE WARRANTY

## Description

Introducing Chartland Close — an exclusive collection of just ten individually designed homes in the heart of Great Bookham. Each home showcases exceptional craftsmanship, with striking high ceilings and a premium specification throughout.

6 Chartland Close is a stunning four-bedroom detached home, featuring an impressive 36' open-plan kitchen/breakfast room. The contemporary kitchen, designed by Valmora, includes soft-close, handleless units, a Quartz work surface, textured porcelain tiled workstands, and Bosch integrated appliances. Glazed bi-fold doors off the kitchen, frame the garden perfectly, creating a seamless connection between indoor and outdoor spaces. The spacious kitchen flows into the dining room with a dual aspect fireplace feature. A separate living room off the large entrance hall completes the ground floor. The utility room is off the kitchen and provides side access into the house.

A beautiful oak and glass staircase leads to four bedrooms. The principal bedroom and bedroom two each have an ensuite bathroom, complete with shower, vanity units and mirrored cabinets. The main bathroom serves bedrooms three and four, featuring full-height textured tiles, and carefully curated Grohe and Vado fixtures and fittings. High levels of insulation, an air source heat pump, wet underfloor heating on the ground floor, and central heating on the first floor ensure optimum energy efficiency.

The home is complete with garage, private parking, an EV charging point, and a beautifully landscaped rear garden with an Indian sandstone patio.

\*Images furnished and staged for illustrative purposes 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>	TBA
<b>Council Tax Band</b>	G



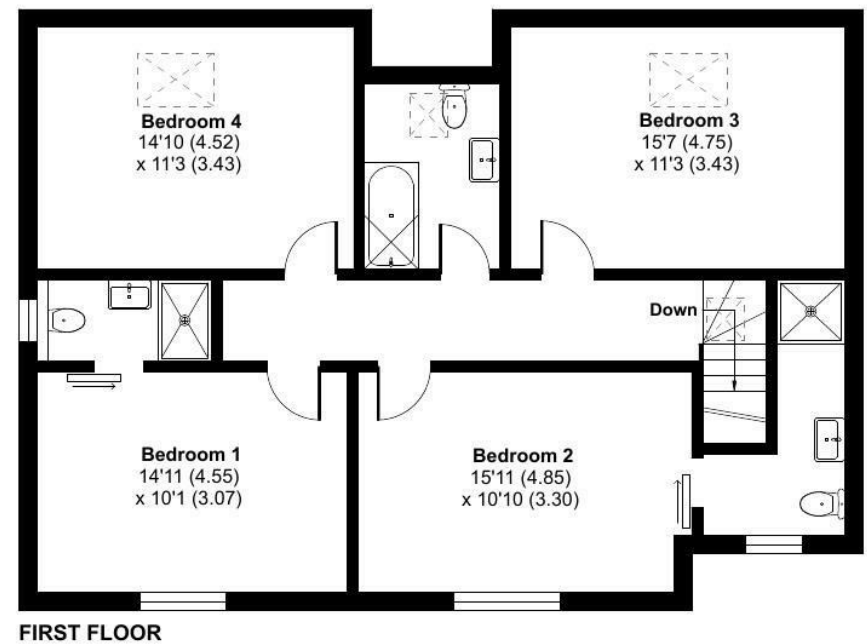
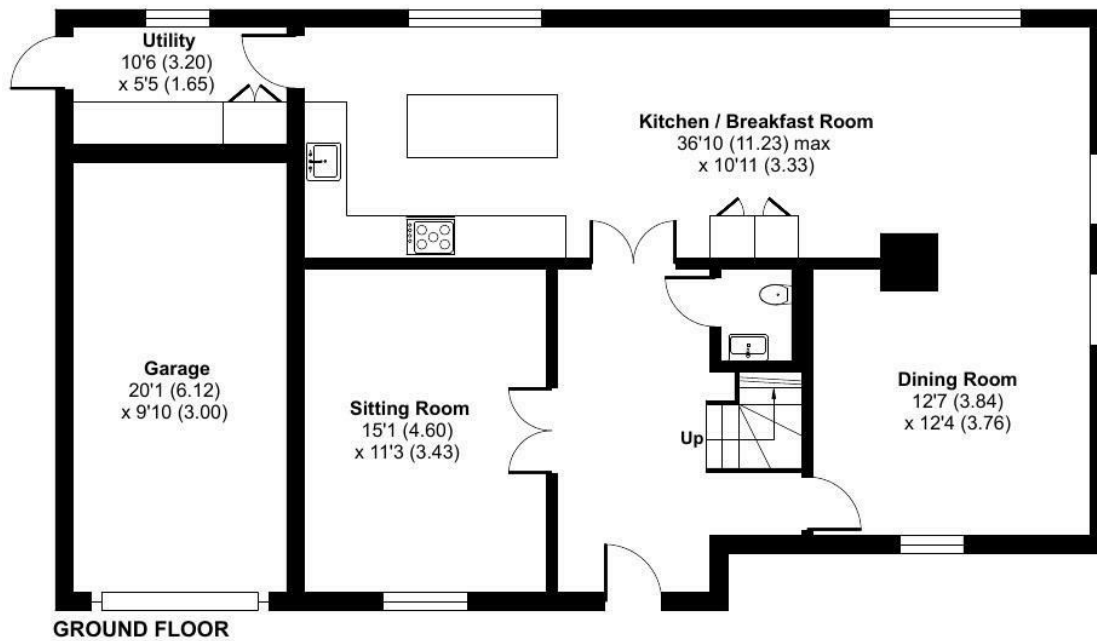


Approximate Area = 1950 sq ft / 181.1 sq m

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). © nichecom 2024. Produced for Seymours Estate Agents. REF: 1169240

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