



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

Price Guide £690,000



- THREE BEDROOM SEMI-DETACHED HOUSE
- LUXURY SPECIFICATION
- DOWNSTAIRS CLOAKROOM
- SOLAR PANELS
- GENEROUS STORAGE
- 23' OPEN PLAN LIVING/DINING ROOM
- PRINCIPAL BEDROOM WITH ENSUITE
- PRIVATE PARKING AND EV CHARGER
- CLOSE TO OUTSTANDING SCHOOLS
- 10 YEAR BUILD ZONE WARRANTY

Description

LUXURY LIVING AWAITS! THREE BEDROOM HOME IN GREAT BOOKHAM

Experience luxury living at Chartland Close, an exclusive collection of ten carefully crafted homes nestled in a private cul de sac overlooking the countryside yet within easy walking distance of Bookham village.

PLOT 9 is a beautifully, newly converted and remodelled three-bedroom semi-detached home, exemplifying exceptional craftsmanship. The property boasts a spacious 23' living/dining room with a study and feature bay window. A glazed door opens to a private garden with an Indian sandstone terrace.

The Valmora handleless kitchen, featuring a Quartz worktop and integrated appliances, completes the ground floor. The principal bedroom includes a modern, fully tiled ensuite with a mirror and stylish vanity unit, with uninterrupted views over the adjoining countryside. The family bathroom serves two additional double bedrooms.

Outside, you'll find a private garden, private parking and an EV charger.

Show home available to view, 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.

Tenure	Freehold
EPC	TBA
Council Tax Band	TBA



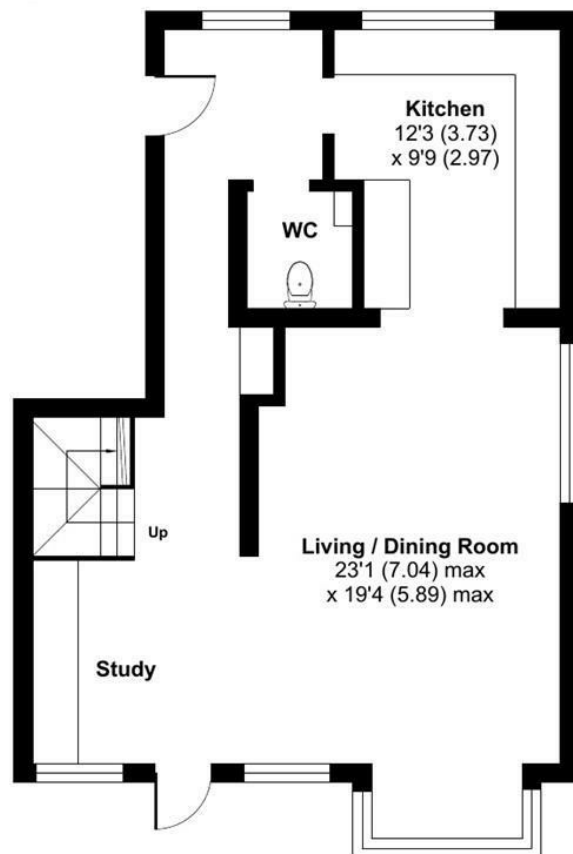
Chartland Close, Great Bookham, Leatherhead, KT23

Approximate Area = 1190 sq ft / 110.5 sq m

Limited Use Area(s) = 131 sq ft / 12.1 sq m

Total = 1321 sq ft / 122.7 sq m

For identification only - Not to scale



PLOT 9 - GROUND FLOOR



PLOT 9 - 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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