



**patrick
gardner**
RESIDENTIAL

Plot B The Lilacs Leatherhead Road, Great Bookham, Surrey, KT23 4RR

Asking Price £1,295,000



- BRAND NEW FAMILY HOME OVER THREE FLOORS
- 4 DOUBLE BEDROOMS
- PRINCIPAL BEDROOM WITH DRESSING AREA & EN-SUITE
- GENEROUS SIZED GARDEN
- UNDERFLOOR HEATING ON ALL FLOORS
- IMMEDIATE OCCUPATION
- SUPERB OPEN PLAN KITCHEN /DINING /FAMILY ROOM
- SECOND FLOOR BONUS ROOM
- AMPLE DRIVEWAY PARKING & EV CHARGING POINT
- 10 YEAR PROTEK BUILD WARRANTY

Description

Ready for immediate occupation is this thoughtfully designed and spacious four bedroom brand new family home with accommodation totalling 2845sq.ft, benefitting from being just a short walk away of Norbury Park and independent retailers nearby.

The home offers ample space with a superb 33'8 open-plan kitchen, dining, family room with bi-fold doors opening to the garden. The kitchen boasts extensive storage, Quartz worktops and a range of high quality integrated appliances while the family area features a built in media wall with storage and shelving. There is a good sized living room with a stove. The ground floor is completed with a downstairs cloakroom and a separate utility room with plenty of storage and space for further appliances.

The first floor, the substantial principal bedroom offers space for a dressing area and luxury ensuite shower room. There are three further double bedrooms, one of which also benefits from an ensuite, and a luxurious family bathroom. On the second floor there are two bonus rooms with plenty of access to useful eaves storage cupboards.

To the front of the property there is ample driveway parking for several vehicles and an EV charging point. Gated side access leads to the good sized rear garden which features a large patio and lawn. The property features an air source heat pump system providing underfloor heating on all three floors. You can enjoy added peace of mind with a 10 year Protek Build Warranty. *Furnished Images are virtually staged



Situation

Located in an exclusive private development of just two homes the property is just 0.7 miles away from the delightful village of Great Bookham, known for its picturesque surroundings and community spirit. Residents will appreciate the blend of rural charm and accessibility, with local amenities, schools, and transport links within easy reach.

There is a wide range of shops and amenities including a bakers, butcher, fishmonger, greengrocers, a post office, two small supermarkets, delicatessen and coffee shops. There is also a post office, a library and doctors and dental surgeries.

A wide selection of recreational facilities are available nearby including Bocketts Farm, Polesden Lacey. Conveniently the property is a short walk to Norbury Park, the gateway to the Surrey Hills, an ideal space to enjoy acres of open greenbelt countryside.

Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The Great Bookham School, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St Teresa's Preparatory School situated in the neighbouring village of Effingham.

Tenure

Freehold

EPC

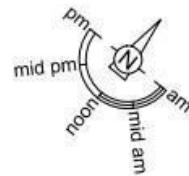
B

Council Tax Band

TBC

Plot B, The Lilacs, Great Bookham, KT23

Approximate Gross Internal Area = 264.3 sq m / 2845 sq ft
(Excluding Eaves Storage)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).

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