



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

Price Guide £950,000





- DETACHED 4 BEDROOM HOUSE
- FRENCH DOORS ONTO GARDEN
- PARKING WITH EV CHARGING POINT
- HIGH LEVELS OF INSULATION
- EASY ACCESS TO A3 & M25
- 27'9 OPEN PLAN KITCHEN/DINING ROOM
- HIGH SPECIFICATION THROUGHOUT
- AIR SOURCE HEAT PUMP
- CLOSE TO AMENITIES & GOOD SCHOOLS
- 10 YEAR BUILD ZONE BUILD WARRANTY



## Description

Introducing Plot 1 at Chartland Close, a meticulously crafted four-bedroom detached home perfect for modern family life. This bespoke design boasts high ceilings and a stunning specification that exemplifies the highest standard of craftsmanship. The impressive 27'9 open-plan kitchen/dining room, designed by Valmora, features soft-close, handleless units, a Quartz work surface, textured porcelain tiled work stands, and Bosch integrated appliances. Glazed French doors off the kitchen frame the garden perfectly, creating a seamless connection between indoor and outdoor spaces.

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 private parking, an EV charging point, and a beautifully landscaped rear garden with an Indian sandstone terrace. Chartland Close offers a unique opportunity to experience stylish and comfortable living in a thoughtfully designed setting, where every detail has been meticulously considered.



## 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.

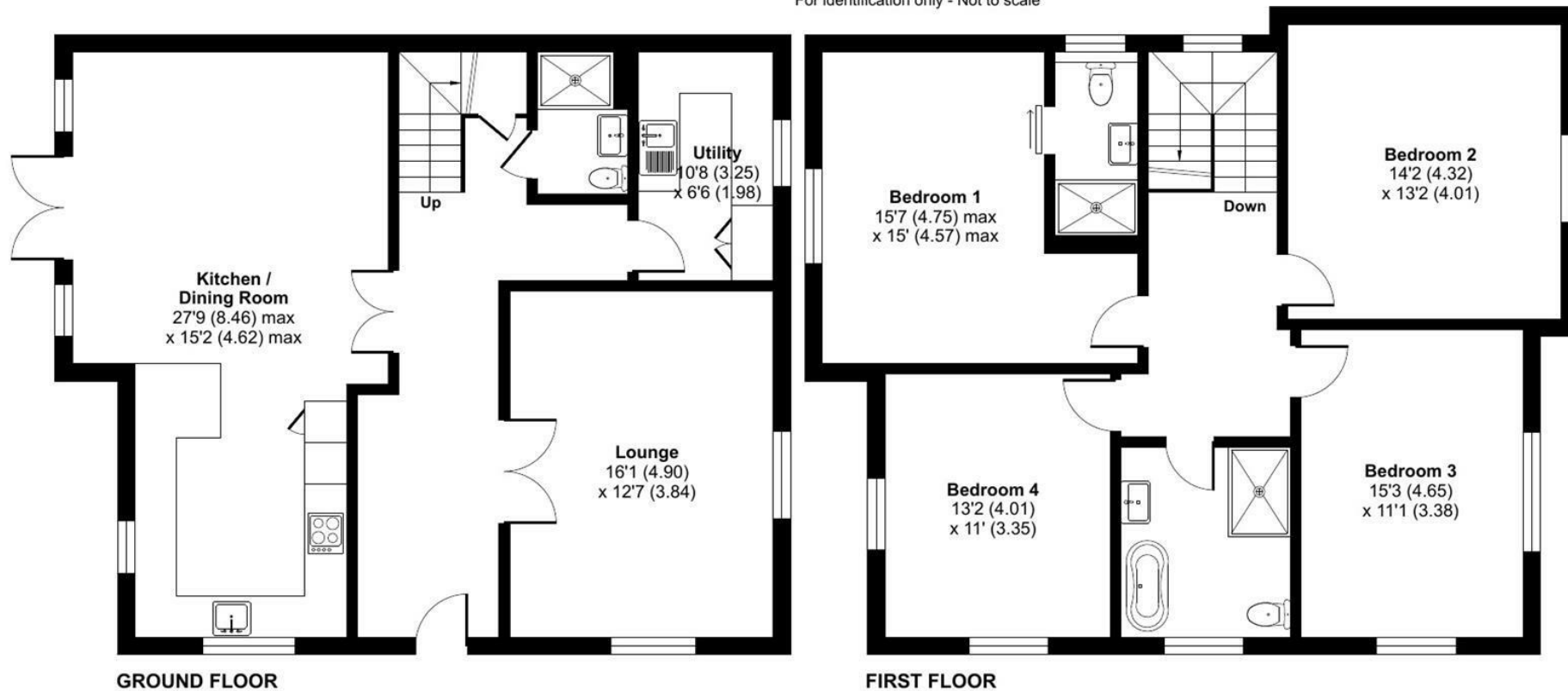
For outdoor enthusiasts, the breathtaking scenery of Box Hill and the nearby Surrey Hills provides endless opportunities to explore and relax.

Tenure	Freehold
EPC	TBA
Council Tax Band	TBA
Estate Charge	TBA



Approximate Area = 1859 sq ft / 172.7 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). © nitchcom 2024. Produced for Seymours Estate Agents. REF: 1169242

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