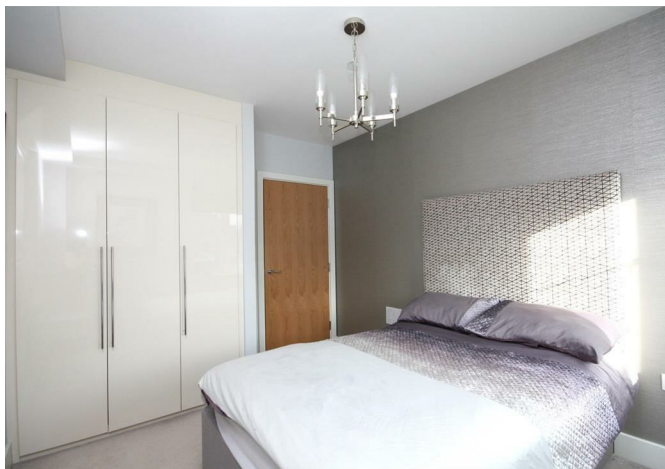




Flat 8 Chestnut House Church Road, Great Bookham, KT23 3ES

Price Guide £340,000



- BEAUTIFULLY PRESENTED FIRST FLOOR APARTMENT
- TWO BEDROOMS ONE WITH FITTED WARDROBES
- LIFT ACCESS WITHIN AN EXCLUSIVE GATED DEVELOPMENT
- LUXURY SHAKER-STYLE KITCHEN WITH GRANITE WORK TOPS.
- BRIGHT AND SPACIOUS 17FT DOUBLE ASPECT OPEN PLAN KITCHEN/LIVING ROOM.
- VERY CONVENIENT FOR BOOKHAM STATION
- LUXURY SHOWER ROOM WITH DOUBLE SHOWER ENCLOSURE
- INTEGRATED APPLIANCES INCLUDING DISHWASHER AND WASHER/DRYER.
- ALLOCATED PARKING SPACE
- A STONES THROW FROM BOOKHAM COMMON

Description

A superbly presented two bedroom first floor apartment, ideally positioned within an exclusive gated development close to Bookham Station and surrounding countryside walks. Built approximately seven years ago to an impressive show-home specification, the property combines contemporary elegance with practical modern living, offering bright and beautifully proportioned accommodation throughout.

Accessed via communal areas with both lift and stair access, the apartment offers an airy atmosphere and high-quality finish. The welcoming entrance hall features hard flooring, an entry phone system and useful storage, setting the tone for the immaculate accommodation beyond.

The heart of the home is the stunning double aspect open-plan kitchen/living space, measuring 17ft x 16ft, flooded with natural light from multiple windows and thoughtfully designed for both relaxing and entertaining. The luxury shaker-style kitchen is complemented by granite worktops, tiled splashbacks and a full range of integrated appliances including an induction hob, electric oven with extractor hood, fridge/freezer, dishwasher and washer/dryer. The spacious living and dining areas creates a sociable environment with ample room for dining and entertaining.

The principal bedroom is a calm retreat, benefitting from fitted wardrobes and double aspect windows which further enhance the sense of light and space. The second bedroom offers excellent versatility and is currently ideal as a guest room, study or stylish home office.

The beautifully appointed shower room has been finished to a high specification with a contemporary white suite comprising a large double shower enclosure, wall-hung wash hand basin, WC, elegant tiling and modern fittings.

Externally, the property sits within well-tended communal grounds and benefits from an allocated parking space to the rear, with additional parking available nearby, as well as a communal bike store.



Situation

Chestnut House is perfectly located for commuters, the apartment enjoys convenient access to Bookham Station while also being moments from the area's picturesque countryside walks, village amenities and local shops.

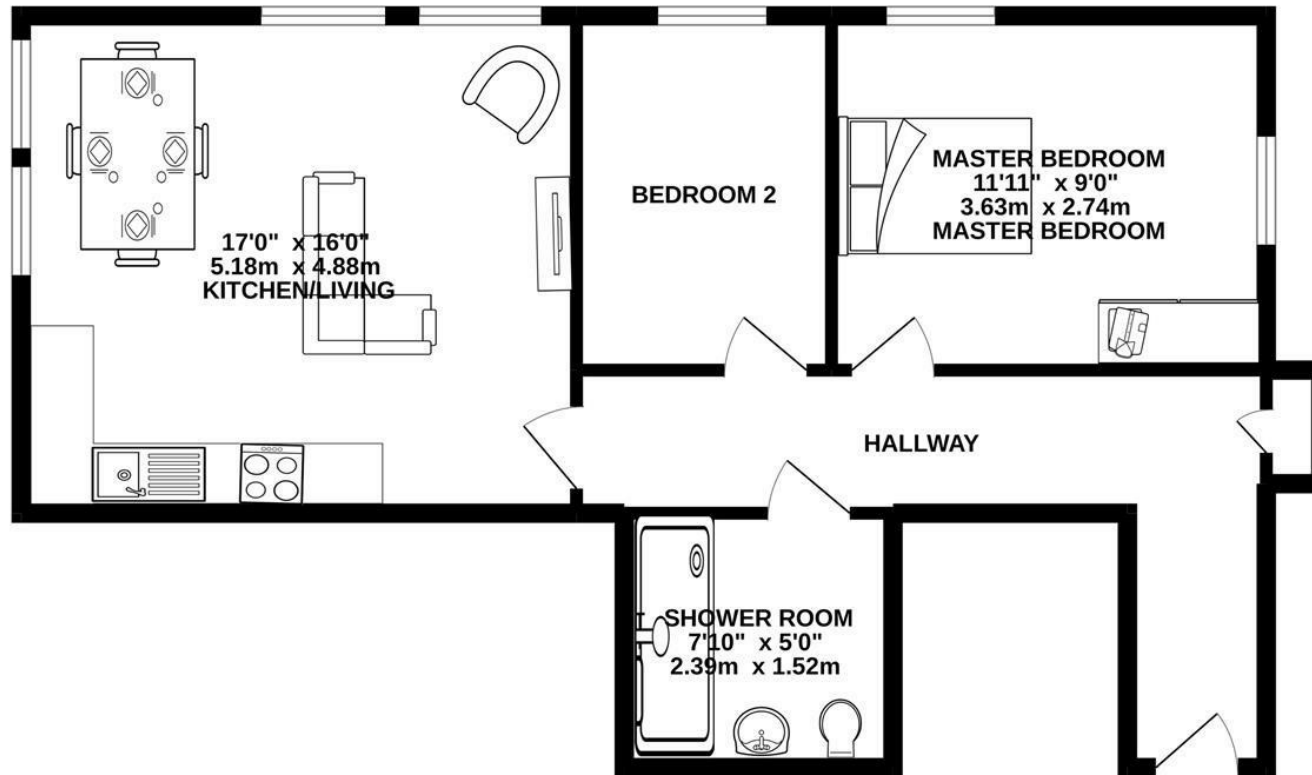
The property is situated a short walk from the National Trust owned Bookham Common, which is ideal for walkers, cyclists and riders alike. Bookham Station is across the road from the property, offering services to London, Guildford and Leatherhead.

The A3 and M25 are within easy reach, and the property is ideally located halfway between Gatwick and Heathrow airports. Bookham Village is a 15 minute walk away, or there is a frequent bus service which takes 4 minutes. The village offers a wide range of shops and amenities, including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and delicatessen and coffee shops. There is also a library and doctors and dental surgeries.

A wide selection of recreational facilities is available in the area, such as Bocketts Farm, Polesden Lacey National Trust, Ranmore, the refurbished Leisure Centre at Fetcham Grove and a wide range of golf clubs, including Effingham Golf Club.

Tenure	Leasehold
EPC	C
Council Tax Band	D
Lease	125 years from 2018 (117yrs remaining)
Service Charge	£1845 per annum
Ground Rent	£325 per annum with a review period every 20 years

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 **Email:** bookham@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

