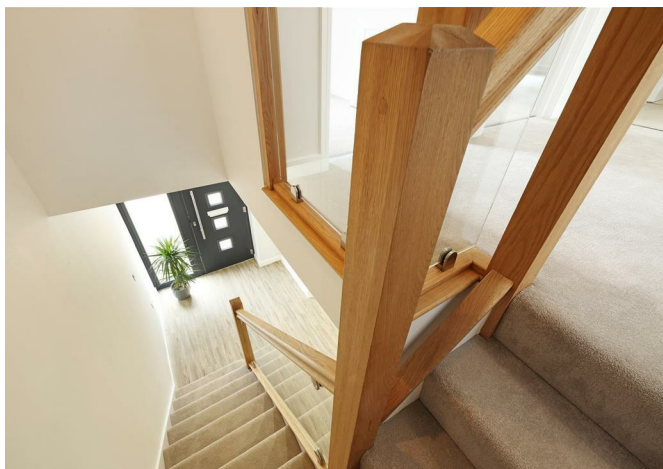
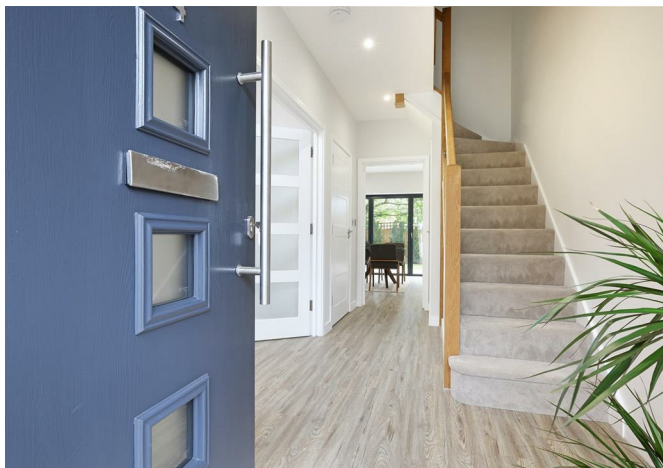




4 Chartland Close Leatherhead Road, Great Bookham,
Leatherhead, Surrey, KT23 4RR

Price Guide £1,100,000



- DETACHED 4 BEDROOM HOUSE
- UTILITY ROOM WITH GARDEN ACCESS
- 19'3 RECEPTION ROOM WITH BAY WINDOW
- LUXURY SPECIFICATION
- HIGH LEVELS OF INSULATION
- 25'2 KITCHEN/BREAKFAST ROOM
- BI-FOLD DOORS ONTO GARDEN
- INTEGRAL GARAGE AND PARKING
- TWO EN-SUITE BATHROOMS
- 10 YEAR BUILD ZONE WARRANTY

Description

*EXPERIENCE LUXURY LIVING AT CHARTLAND CLOSE

PLOT 4 is a magnificent, a four-bedroom detached house with an expansive 25'2 open-plan kitchen and breakfast room. Imagine cooking in a kitchen designed by Valmora, featuring soft-close, handleless units, a sleek Quartz work surface, textured porcelain tiled workstands, and top-of-the-line Bosch integrated appliances. Picture the garden through the kitchen's glazed bi-fold doors, blending indoor elegance with outdoor serenity. The space flows into a charming breakfast room and a separate utility room with easy garden and garage access.

Upstairs, an oak staircase with glass invites you to explore four luxurious bedrooms. The principal and second bedrooms each boast a stylish ensuite, with vanity units and mirrored cabinets. The main bathroom, servicing bedrooms three and four, shines with polished and textured porcelain tiles, and premium Grohe and Vado fixtures. Energy efficiency is exceptional, with high insulation, an air source heat pump, wet underfloor heating on the ground floor, and central heating upstairs.

Complete with an integral garage, private parking, an EV charging point, and a beautifully landscaped rear garden featuring an Indian sandstone terrace, this home is your personal sanctuary. Experience the unparalleled blend of style and comfort at Chartland Close, where meticulous design meets luxurious living.

Viewings 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.

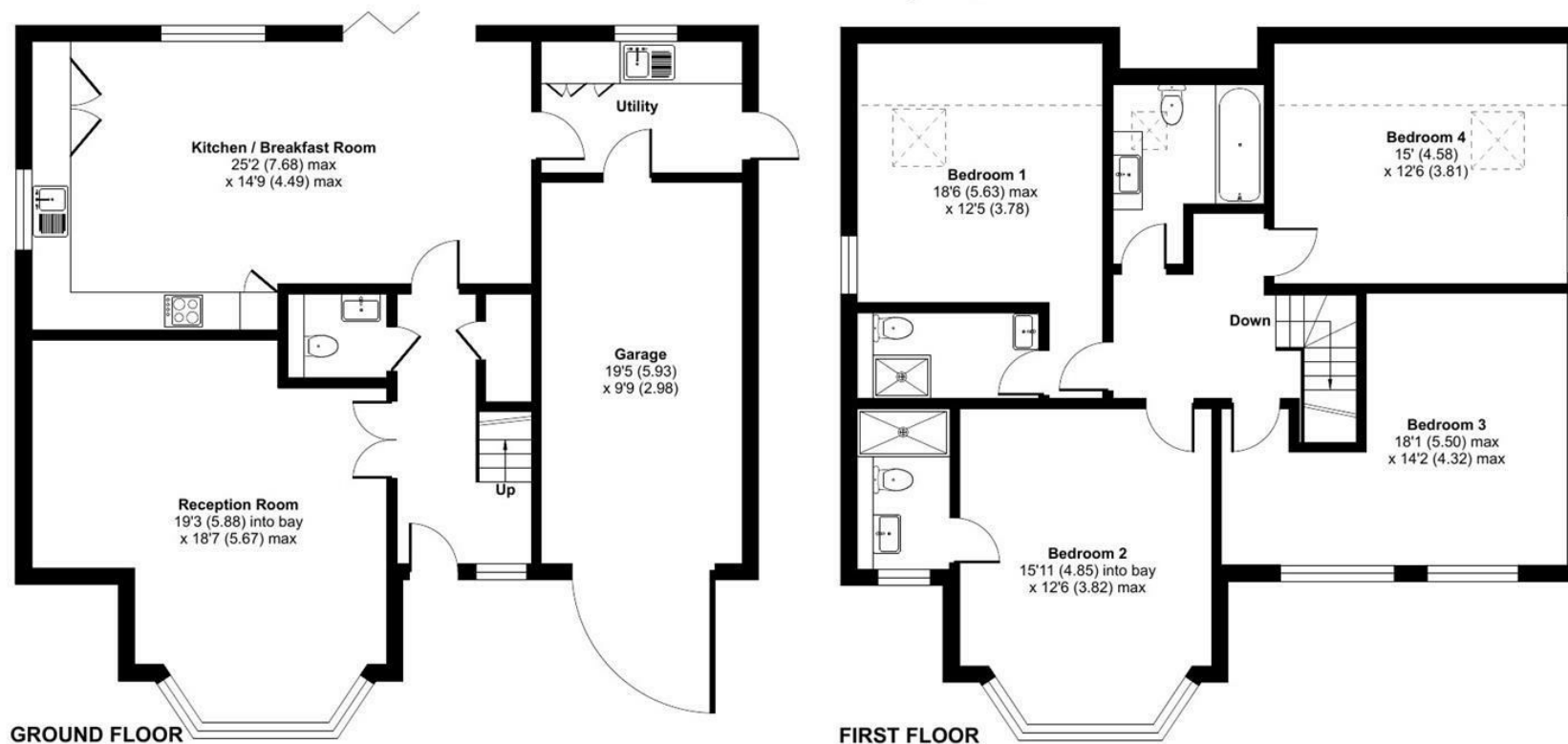
Tenure	Freehold
Council Tax Band	G
EPC	TBA
Estate Charge	TBA



Approximate Area = 1795 sq ft / 166.7 sq m
Limited Use Area(s) = 87 sq ft / 8 sq m
Garage = 200 sq ft / 18.5 sq m
Total = 2082 sq ft / 193.2 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Seymours Estate Agents. REF: 1169245

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