

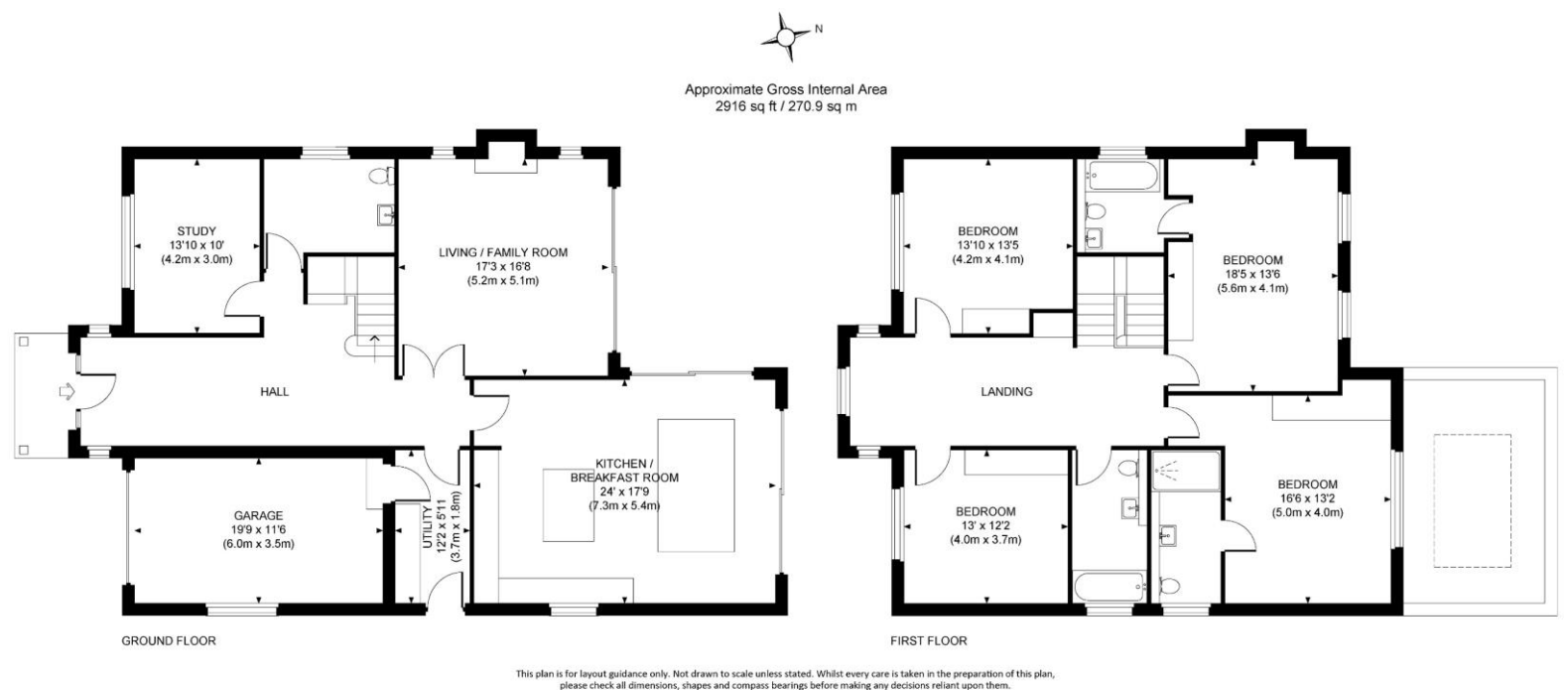


Directions

From our office in Great Bookham proceed to the bottom of the high street proceeding straight over the square about into Church Road taking the 2nd turning on your right hand side into The Park, follow the road to the end, turning left into Meadowside and Driftwood can be found on your right hand side.

Local Authority

Mole Valley District Council Tel: 01306 885001
Council Tax Band: TBC



Driftwood House, Meadowside, Great Bookham, Surrey, KT23 3LF

THE PROPERTY

Due for completion Spring 2024, a newly constructed 4 bedroom detached residence offering a good size rear garden combined with being situated in one of Bookham’s premier private roads.

On behalf of Bryden Homes Ltd, Henshaws are delighted to offer this highly desirable family home which combines well-proportioned accommodation to both ground and first floors as well as an excellent specification.

The accommodation will consist of a large and welcoming entrance hall with access to all the principle reception rooms which include a cloakroom, dual aspect living/family room, separate study and utility with the heart of the home to be found in the open plan kitchen/breakfast room which also offers bi folding doors opening onto the lovely rear garden. To the first floor there are then 4 double bedrooms all with built in wardrobes, 2 with en-suite facilities, plus a family bathroom. In addition there is also a bonus room which could provide further living accommodation or a spacious games room. The property itself is approached via block pavia driveway giving a good amount of off street parking which in turn leads to an integral garage. Side gated access then leads to the rear garden which is also of good size.

SITUATION

Driftwood House is located in a highly sought after private road close to Bookham Common with its delightful array of walks and countryside as well as being within easy reach of Bookham Station which provides a commuter service to both London Waterloo and Victoria via Leatherhead. Bookham Village is within easy reach and offers an excellent range of amenities to include 2 supermarkets, a doctors and dentist surgery, library and a number of independent retailers. The M25 can be reached at junction 9 on the outskirts of Leatherhead and provides good access to both Heathrow and Gatwick airports. Also within easy reach are excellent schools both in the state and private sectors including the well renowned Howard of Effingham Secondary School.

SPECIFICATION

Kitchen

‘Kitchen Revolution’ designed kitchen

Range of Siemens appliances including ovens, induction hob, fridge/freezer, wine fridge, dishwasher, waste disposal unit, Quartz worktop and Quooker tap.

Utility Room

Washing machine and tumble dryer

Bathrooms

Underfloor heating – thermostatic controls

Heated towel rails

Porcelain tiling to floors and walls

Electrical/Technology

Sky+ ready and CAT6 cabling

Intruder alarm system

Mains fed smoke alarms

Pressurised hot water system with ‘A’ rated condensing boiler

Zoned thermostatic controls for under-floor heating throughout

Wired for flat screen televisions in all bedrooms and lounge (positions to be agreed)

Flooring and Internal Finish

Painted and carpeted staircase

Combination of tiling and carpet throughout

Hardwood doors with brushed chrome handles

Brushed chrome sockets and switches

Paint colours TBC

Exterior

Gravel driveway

Paved paths and patio with gardens laid to turf

and planted garden area

(planting scheme to be discussed)

External power points/taps – positions TBC

Oak/painted garage door.

Buildzone Building Warranty