



HENSHAWS



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

Guide Price £1,795,000 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the high street proceeding straight over the squareabout 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



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Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquiries and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

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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.

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

Utility Room

Washing machine and tumble dryer

Exterior

Underfloor heating – thermostatic controls
Heated towel rails
Porcelain tiling to floors and walls

Gravel driveway
Paved paths and patio with gardens laid to turf and planted garden area
(planting scheme to be discussed)

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)

External power points/taps – positions TBC
Oak/painted garage door.
Buildzone Building Warranty