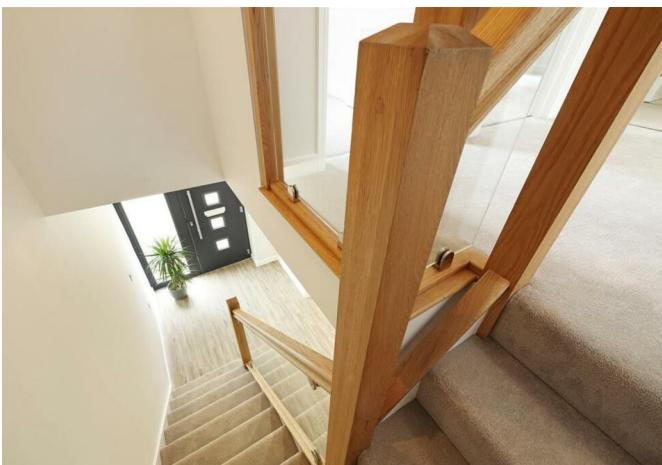




**patrick
gardner**
LETTINGS

Chartland Close, Leatherhead Road, Bookham, KT23 4FS

£4,000 Per Calendar Month



- AVAILABLE NOW
- BRAND NEW DETACHED LUXURY FOUR BEDROOM HOME
- QUARTZ WORKTOPS AND BOSCH INTEGRATED APPLIANCES
- AIR SOURCE HEAT PUMP & EV CHARGING POINT
- PARKING AND GARAGE
- UNFURNISHED
- OPEN PLAN KITCHEN/DINING AREA
- TWO ENSUITE BATHROOMS
- LANDSCAPED REAR GARDEN
- CONVENIENTLY LOCATED

Description

Situated on a prestigious development, this LUXURY BRAND NEW detached four bedroom home is a masterpiece of bespoke design, boasting a stunning specification that exemplifies the highest standards of craftsmanship.

This stunning home is adorned with luxurious finishes. The state-of-the-art kitchen by Valmora features soft-close, handleless units, a Quartz work surface, and Bosch integrated appliances.

The large open-plan kitchen/dining room, with its luxury wood-effect flooring, opens onto a private, turfed garden. Upon entering, you are greeted by a spacious hallway with double doors leading to the living room.

A separate utility room and downstairs cloakroom adds convenience, making it perfect for family life.

A beautiful oak staircase with glass leads to four bedrooms. The principal bedroom and bedroom two both have ensuite bathrooms, complete with vanity units and mirrored cabinets. The main bathroom serves bedrooms three and four, featuring full-height, polished and textured

porcelain tiles, and carefully curated Grohe and Vado fixtures and fittings.

High levels of insulation, an air source heat pump, wet underfloor heating on the ground floor and central heating on the first floor ensures optimum energy efficiency.

Furnished rooms are virtually staged

The home is complete with private parking, an EV charging point, and a beautifully landscaped rear garden with an Indian sandstone terrace, providing a tranquil outdoor sanctuary to relax and unwind.

Ideal village location close to amenities including local independent shops and eateries. Good transport links to Guildford and London.

EPC TBC
Council Tax Band G





Approximate Area = 1795 sq ft / 166.7 sq m

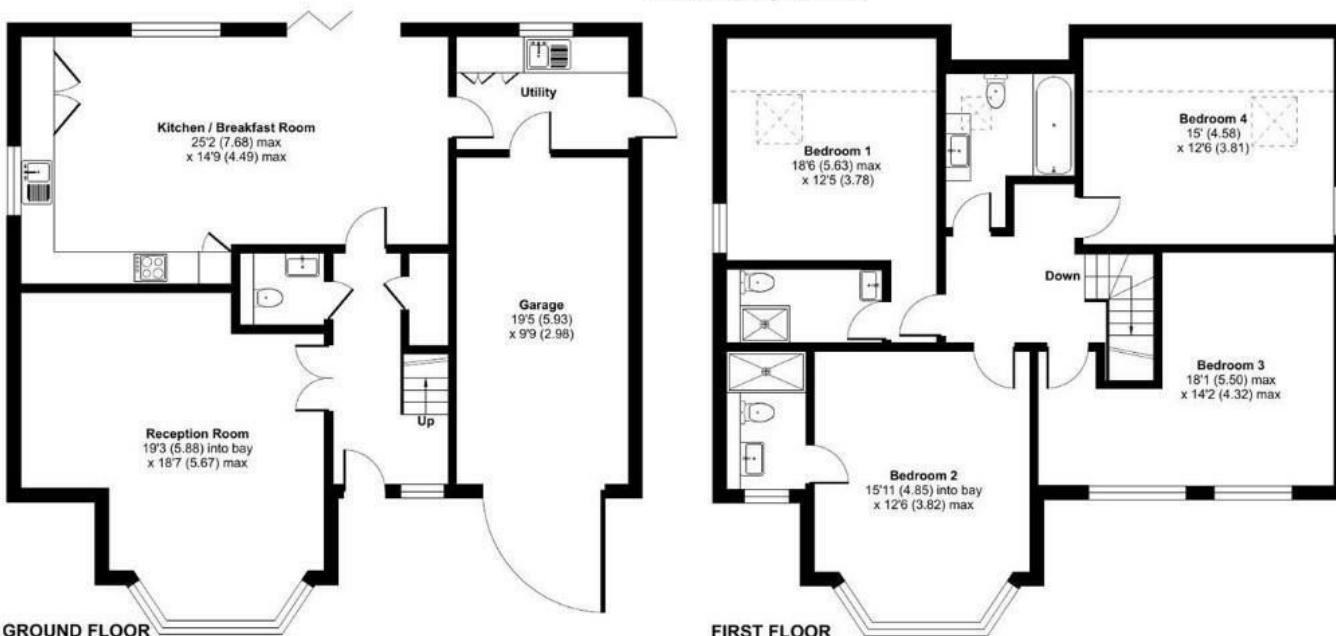
Limited Use Area(s) = 87 sq ft / 8 sq m

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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INFORMATION FOR TENANTS

Holding Deposit

We require one weeks' rental, payable by bank transfer as a holding deposit to secure a property. Once we have received your holding deposit, current legislation stipulates that the necessary paperwork should be completed by all parties within 15 days or such longer period as might be agreed.

Should your offer be agreed and you decide to proceed with a tenancy we require:

A refundable holding deposit of one weeks' rent at the beginning of negotiations. This amount will be deducted from your first months' rent prior to the commencement of the tenancy. Please be aware that should you withdraw from the negotiations, or be unable to provide suitable references this amount is **non-refundable**. Please further note that until this initial amount is paid the property may continue to be offered for rental.

References

We use the referencing company, Lettings in a Box. The most straightforward way to complete the reference form is via an online link that your Lettings Negotiator will send by e-mail.

Rent

Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

Deposit

A deposit of five weeks rental is held during the tenancy against

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 firms employment has the authority to make or give any representation or warranty in respect of the property.