



BRAND NEW FAMILY HOME APPROACHING 3,000 SQ FT IN PRETTY VILLAGE LOCATION

1 MARKET CLOSE, BOOKHAM, SURREY, KT23 4FD

Freehold

savills

SITUATED IN A PEACEFUL CUL DE SAC

1 MARKET CLOSE, BOOKHAM, SURREY,
KT23 4FD

Freehold

kitchen/breakfast room ♦ 3 reception rooms ♦ guest cloakroom
♦ utility room ♦ master bedroom suite ♦ guest bedroom suite
♦ 3 further bedrooms ♦ family bathroom ♦ media room and
home office ♦ southerly facing rear garden ♦ EPC rating = B

Situation

1 Market Close is one of just two houses, situated in a peaceful cul de sac off Keswick Road.

There is an excellent choice of schools in the area including The Howard of Effingham, Manor House and Eastwick Junior.

For the commuter, Bookham Station (approx 1.6 miles) provides a regular service into London Waterloo. The M25 and A3 are close by providing routes to London and the coast and links to Gatwick and Heathrow airports.

Bookham High Street (approx. 0.6 miles) has a good range of shops catering for day to day needs, including, a butchers, bakery and hairdressers, whilst Guildford (approx. 10.0 miles) provides more extensive shopping.

Polesden Lacey is nearby offering wonderful walks and scenery.

Description

A brand new family home with attractive half tile hung elevations, offering well planned accommodation over 3 floors, ideal for modern family living.

The spacious entrance hall has wood effect tiling which flows through to the kitchen/breakfast and utility areas. All the principal reception rooms are accessed from the hall. The stylish open plan kitchen/breakfast room is by Beckermann and fitted with quartz work surfaces and a range of integrated appliances from Neff, including induction hob, oven, micro-oven, dishwasher and fridge freezer. There is also a Quooker tap and Capel wine fridge. There are stunning full width slim profile black sliding doors leading to the garden, ideal for outdoor entertaining. Adjacent to the kitchen is the utility room which has space for a washing machine and access to the garden. The living room has a lovely feature gas fire with limestone and granite surround and hearth. Double doors lead on to the terrace and private rear garden. There is a cosy family room to the front to the house, which could also be used as a formal dining room. A study and guest cloakroom completes the downstairs accommodation.



The first floor provides the master bedroom suite, the guest suite, 3 further bedrooms (all bedrooms have built in wardrobes) and a family bathroom.

On the second floor there is a media room and home office. There is plumbing in place should the new owner wish to convert one of the rooms to a bathroom.

Externally, the blockwork driveway provides parking for two cars and access to the double garage. The southerly facing rear garden is very private, mainly laid to lawn with established planting to boundaries and Indian stone terrace area, ideal for the summer months.

Features of note include concrete floors and underfloor heating to the ground and first floors, with radiators to the second floor. Bathroom suites feature wall hung furniture and digital push button shower controls. The house has been comprehensively pre wired for data and media distribution throughout, with wiring for Sonas ceiling speakers, concealed WIFI booster boxes and CCTV. There are TV and satellite points to all principal rooms and bedrooms. The integral double garage has a motorised garage door, power, lights and direct access to the house. The security system includes mains wired smoke and heat detectors, panic buttons and external lighting.

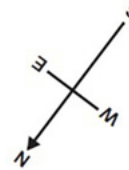
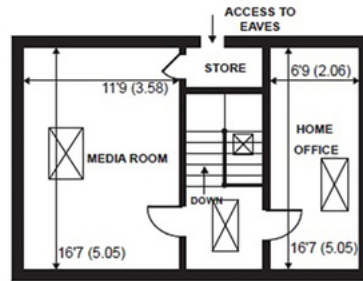
AGENTS NOTE: We wish to inform prospective buyers of this property that the seller is an employee of Savills.

Viewing:

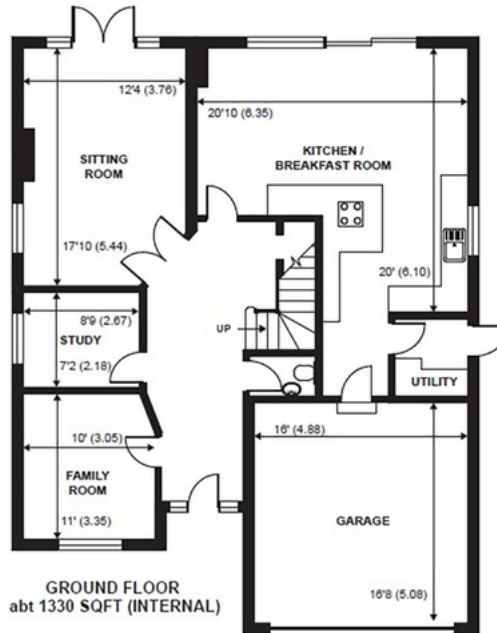
Strictly by appointment with Savills



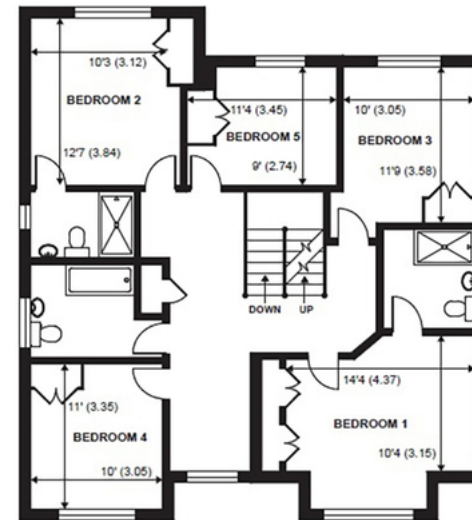
NOT TO SCALE



SECOND FLOOR
abt 429 SQFT (INTERNAL)



GROUND FLOOR
abt 1330 SQFT (INTERNAL)



FIRST FLOOR
abt 1131 SQFT (INTERNAL)

APPROX. GROSS INTERNAL FLOOR AREA 2890 SQ FT 268 SQ METRES (INCLUDES GARAGE)

Copyright nichecom.co.uk

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 91023010. Job ID: 129089. User initials: SW

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Savills Cobham
cobham@savills.com
01932 586200

savills.co.uk