

# HUGGINS EDWARDS & SHARP

11-15 HIGH STREET  
BOOKHAM  
KT23 4AA

SALES:  
01372 457011

LETTINGS:  
01372 455244

3 BRIDGE STREET  
LEATHERHEAD  
KT22 8BL  
01372 374806

APEX HOUSE  
10 WEST STREET  
EPSOM  
KT18 7RG  
01372 727257

1 GROVE ROAD  
SUTTON  
SM1 1BB  
020 8642 2266

CHARTERED  
SURVEYORS

RESIDENTIAL &  
COMMERCIAL  
ESTATE AGENTS

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LETTINGS

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MANAGEMENT

VALUERS &  
DEVELOPMENT  
CONSULTANTS

## 1 DANBY CROFT LEATHERHEAD ROAD GREAT BOOKHAM, KT23 4RR



### £1,250,000 FREEHOLD

#### AN INDIVIDUALLY DESIGNED NEW DETACHED HOUSE SUPERB LAYOUT AND SPACIOUS ACCOMMODATION

Walking Distance To Bookham Village • Countryside Views To Front  
Principal Bedroom with Dressing Room & En Suite Bathroom  
Guest Bedroom With En Suite Shower Room  
2 Further Double Bedrooms • Family Bathroom  
Superb Kitchen/Dining/Family Room  
Luxury Handleless Design Fitted Kitchen • Utility Room  
Double Glazing And Gas Central Heating  
Within The Howard Of Effingham School Catchment  
Solar Voltaic Roof Panels • Burglar Alarm System  
Extensive Paved Grey Indian Sandstone Terrace  
Virgin High Speed Broadband Available • 10 Year NHBC Warranty

[www.hugginsedwards.co.uk](http://www.hugginsedwards.co.uk)

## 1 DANBY CROFT, LEATHERHEAD ROAD, GREAT BOOKHAM

SITUATED in an established location within walking distance of Bookham village the property enjoys views to the front towards Norbury Park overlooking open countryside. Bookham village is about three quarters of a mile distant and offers a comprehensive range of local shops including two supermarkets, a health centre, several dental surgeries, post office, public library and village hall. The area is served by a selection of schools catering for children of all age groups in both the private and public sectors, churches of various denominations, main bus routes and Leatherhead station provides regular services into central London. Nearby beauty spots include Polesden Lacey, Norbury Park and Box Hill. The main town centres of Dorking, Epsom, Kingston and Guildford are all within a 10/15 mile radius. Junction 9, the Leatherhead intersection of the M25 links both Heathrow and Gatwick Airports and most major routes in the South East.

AN INDIVIDUALLY DESIGNED NEW DETACHED HOUSE which offers superb spacious family accommodation, beautifully presented with a high specification, ideal for modern day living. Situated in an established location about three quarters of a mile from Bookham village, the property overlooks countryside to the front towards Norbury Park and is within easy reach of local schools including being within The Howard of Effingham school catchment. The accommodation features 4 double bedrooms, family bathroom and 2 en suites plus dressing room to the principal bedroom. On the ground floor there is an excellent kitchen/family/dining room overlooking the garden in addition to a separate living room and utility room. The house has been designed to keep energy bills low with solar voltaic roof panels, a high efficiency condensing boiler, improved insulation values, and energy efficient appliances providing a stylish and comfortable home with low running costs and a green impact on the environment. The kitchen/breakfast room is fitted with high quality contemporary fronted units and drawers including a substantial island all featuring a handleless design and complemented with Quartz worktops and upstands. Quality Siemens appliances include a fully integrated dishwasher, tall integrated larder fridge, integrated freezer, built in fan assisted electric oven plus integrated combination oven/microwave and induction hob and extractor fan. The bathrooms are fitted with high quality Duravit white sanitaryware and Hans Grohe taps and shower fittings all designed to take full advantage of the latest green technology to minimise water wastage and reduce water bills. Virgin high speed Broadband & TV services are available and gardens will be landscaped so your new home will be ready to enjoy from the moment you move in.

The accommodation with approximate room sizes is as follows:-

### GROUND FLOOR:-

- **COVERED ENTRANCE PORCH:** Recessed lights, part glazed multi locking front door to;
- **RECEPTION HALL:** Porcelain tiled wood effect floor, sensor, underfloor heating, heating thermostat control, access to under stairs storage area, burglar alarm panel, mains smoke detector, fitted lights, built in double coats cupboard, door to lounge & garage, door to:
- **CLOAKROOM:** White suite comprising wall hung w.c. with concealed cistern, wash hand basin, mixer tap, fitted mirror, fitted light, porcelain tiled wood effect floor, under floor heating, recessed ceiling light, double glazed window and extractor fan.
- **LOUNGE** 17'9" × 12'6" (5.40m × 3.80m): max, into attractive rectangular double glazed bay window, heating thermostat control, underfloor heating, wall lights, central light, television & telephone points.

## 1 DANBY CROFT, LEATHERHEAD ROAD, GREAT BOOKHAM

- **KITCHEN/DINING/FAMILY ROOM** 29'6" × 24' (9m × 7.32m): A superb triple aspect L shaped room with bi fold doors and wide double doors overlooking both terraces and garden plus feature full length side window. The kitchen/breakfast room is fitted with high quality contemporary fronted units and drawers including a substantial island all featuring a handleless design and complemented with Quartz worktops and upstands. Quality Siemens appliances include a fully integrated dishwasher, tall integrated larder fridge, integrated freezer, built in fan assisted electric oven plus integrated combination oven/microwave and induction hob and extractor fan. Integrated USB charging points, mains smoke alarm, heating thermostat control, recessed ceiling lights, porcelain tiled wood effect floor, television and telephone points.

- **UTILITY ROOM** 10'4" × 5'6" (3.15m × 1.68m): fitted with a timber work surface, inset stainless steel sink unit, mixer tap, space for tumble dryer and washing machine, floor cupboard, wall mounted Viessmann self condensing gas fired boiler for central heating and domestic hot water, programmer control, recessed ceiling lights, porcelain tiled wood effect floor, under floor heating, carbon monoxide alarm, heating thermostat control, hot water cylinder, consumer unit & solar heating control panel, extractor fan, half glazed door to outside.

### FIRST FLOOR:-

- **FIRST FLOOR LANDING:** staircase with natural exposed oak handrail and newel post, painted white spindles, radiator with heating thermostat control, built in shelved linen cupboard, mains smoke alarm, heating thermostat control, access to insulated loft with light and aerial booster.

- **PRINCIPAL BEDROOM** 13'4" × 12' (4.06m × 3.66m): plus door entrance, radiator with thermostatic control, double glazed window, rear aspect, distant views, TV & telephone points, USB charging points, door to:

- **DRESSING ROOM** 11'3" × 6'5" (3.43m × 1.96m): radiator with thermostatic control, double glazed window, rear aspect.

- **EN SUITE BATHROOM:** white suite comprising panel bath with thermostatic bath filler and hand held shower, wall hung w.c. with concealed cistern, wash hand basin with cupboard under, mixer tap, fitted mirror, fitted light, shaver point, extractor fan, chrome towel rail, tiled floor, recessed ceiling light, part tiled walls, granite display shelf, wide fully tiled shower cubicle with fixed rainfall shower plus hand held shower, recessed tiled alcove, sliding glazed shower screen, tiled floor, double glazed window.

- **BEDROOM 2** 12'10" × 12'9" (3.91m × 3.89m): front aspect with views over fields, double glazed window, radiator with thermostatic control, TV & telephone points, USB charging points, door to:

- **EN SUITE SHOWER ROOM:** white suite comprising wall hung w.c. with concealed cistern, wash hand basin with cupboard under, mixer tap, fitted mirror, fitted light, shaver point, extractor fan, chrome towel rail, ceramic tiled floor, recessed ceiling light, part tiled walls, granite display shelf, wide fully tiled shower cubicle with fixed rainfall shower plus hand held shower, recessed tiled alcove, sliding glazed shower screen, tiled floor, double glazed window.

- **BEDROOM 3** 12'6" × 11'7" (3.80m × 3.53m): front aspect with views over fields, double glazed window, radiator with thermostatic control, TV & telephone points.

- **BEDROOM 4** 14'9" × 8'10" (4.50m × 2.69m): rear aspect, double glazed window, radiator with thermostatic control, TV & telephone points.

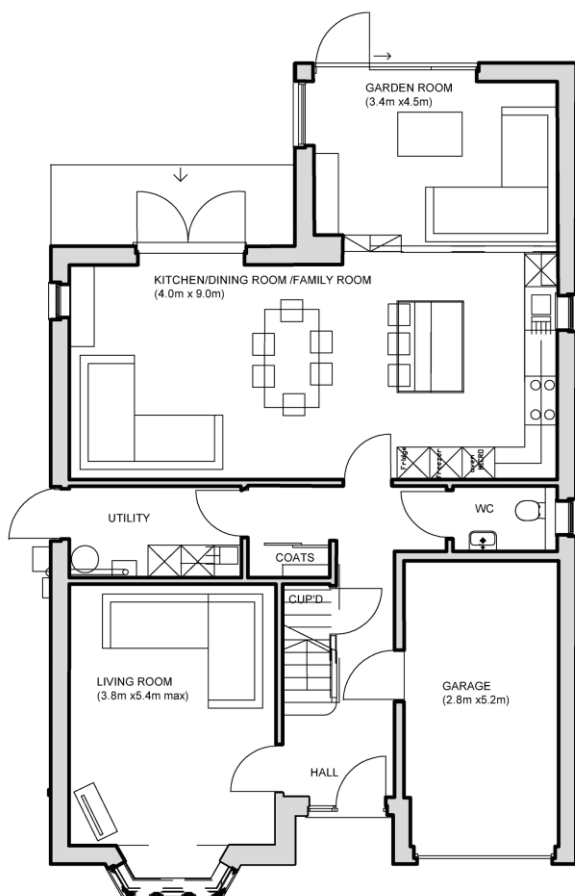
# 1 DANBY CROFT, LEATHERHEAD ROAD, GREAT BOOKHAM

• **FAMILY BATHROOM:** white suite comprising panel bath with thermostatic bath filler and hand held shower, recessed tiled alcove, separate fully tiled shower cubicle with fixed rainfall shower plus hand held shower, sliding glazed shower door, part tiled walls, wall hung w.c. with concealed cistern, wash hand basin with drawers under, mixer tap, fitted mirror, fitted light, shaver point, extractor fan, chrome towel rail, tiled floor, recessed ceiling light, granite display shelf, extractor fan, double glazed window.

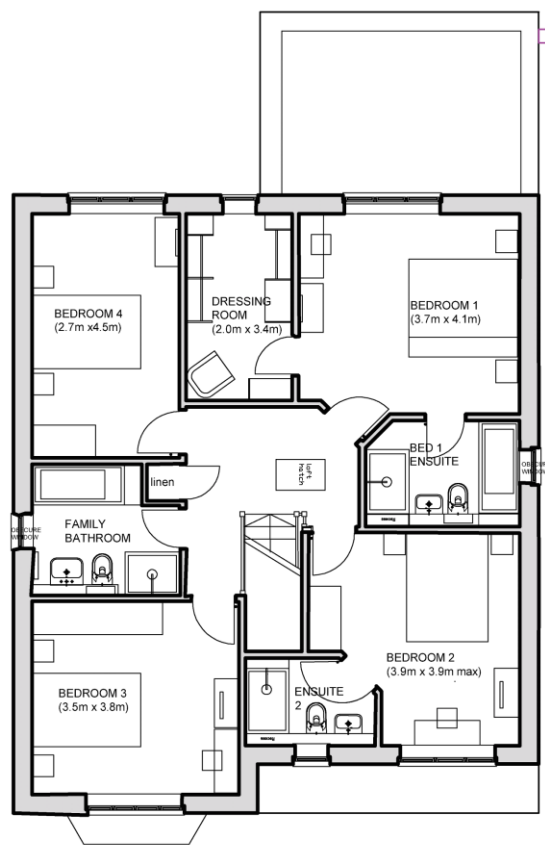
## OUTSIDE:-

- **PRIVATE DRIVEWAY:** double width block paved driveway plus tarmac area in front of garage.
- **GARAGE** 17'2" x 9'4" (5.23m x 2.84m): electric up and over door, automatic light, power, personal door to hall.
- **GARDEN:** The rear garden is laid to lawn with two extensive grey Indian sandstone paved patio areas which enjoy a sunny westerly aspect, the garden is enclosed by 1.8m high panel fencing with courtesy lights and external power points. There are paved footpaths providing pedestrian side access either side, security lights, outside cold water tap, side gates, gas & electric meters, electric charging point.

## FLOOR PLAN



GROUND FLOOR PLAN

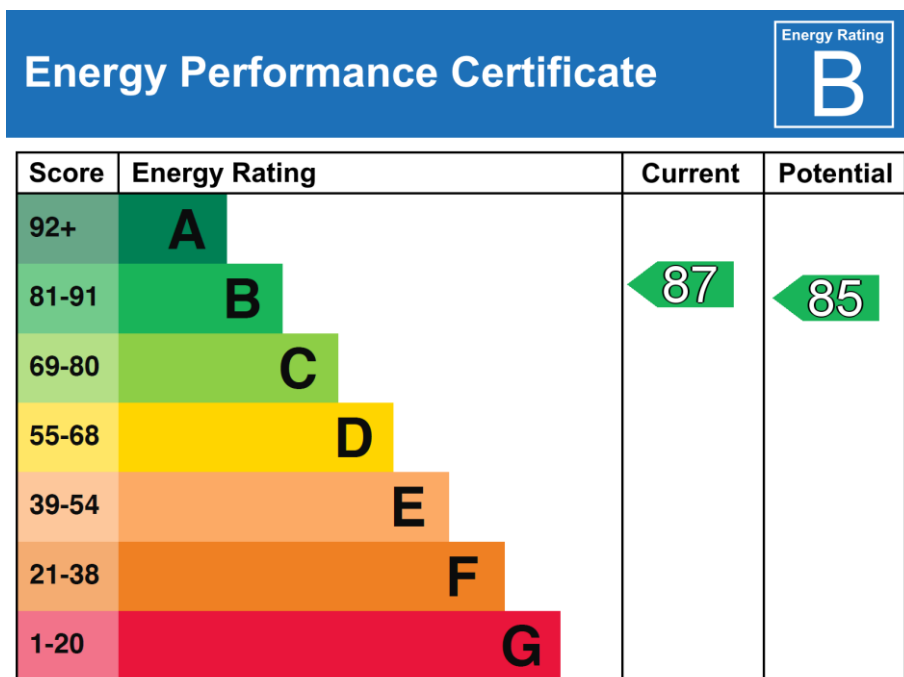


FIRST FLOOR PLAN

GROSS INTERNAL AREAS  
PLOT 7/ 1 DANBY CROFT  
GR:106m<sup>2</sup> (18m<sup>2</sup> garage)+1F:103m<sup>2</sup>= 209m<sup>2</sup>  
(227m<sup>2</sup>inc garage)

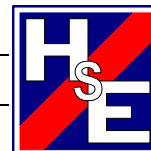
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## ENERGY PERFORMANCE CERTIFICATE

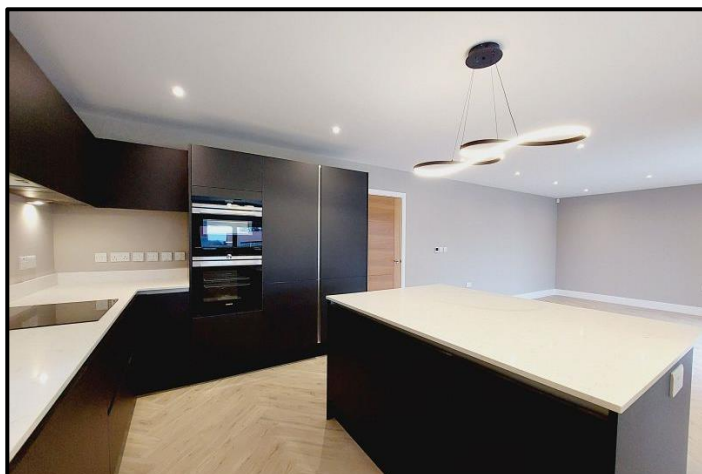


**VIEWING STRICTLY BY APPOINTMENT ONLY  
THROUGH THE VENDORS AGENTS  
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