




BOOKHAM GRANGE
GREAT BOOKHAM SURREY

THE COMMON

KITCHENS

- Bespoke kitchens with stone composite worktops.
- A range of integrated Bosch appliances including an oven, combination microwave oven, hob, extractor hood, fully integrated fridge/ freezer, dishwasher, and separate washer and tumble dryer.

BATHROOMS, ENSUITES & CLOAKROOMS

- Elegant Villeroy and Bosch sanitary ware complemented by Hansgrohe taps & fittings.
- Fitted vanity units.
- Heated towel rails.
- Porcelain and/or ceramic tiled walls and floors.



FIVE BEDROOM HOUSE WITH ORANGERY AND INTEGRAL DOUBLE GARAGE



INTERIOR FINISHES

- Porcelain tiled floors to kitchens and utility rooms.
- Carpets to all other areas.
- Chrome ironmongery to internal doors.
- Matt finish to walls and emulsioned finish to ceilings.
- Skirting, cornice and architrave with bespoke detail.

HEATING & VENTILATION

- Gas fired central heating with back up solar heating to water.
- Underfloor heating to ground floor and radiators to first floor.

LIGHTING, TV & TELEPHONE

- Recessed downlighters.
- Multidata pre-wiring to principal rooms including audio/visual distribution, TV/FM, telephone lines and data streaming.
- Polished chrome sockets to principal rooms.

SECURITY & PEACE OF MIND

- Wired for alarms.
- Secure by design.
- Mains supply operated smoke detectors with battery backup.
- Electrically operated garage doors.

EXTERNAL

- Outside tap
- Security lighting
- Landscaped gardens
- Sandstone terraces and pathways.

WARRANTY

- Premier Guarantee is one of the Countries leading new homes warranty providers. On completion of each property a 10 year warranty will be issued. Details available upon request.

Interiors are from The Keswick show home and are indicative only.



Positioned within a mature tree lined setting, on the edge of the National Trust's Bookham Commons, Bookham Grange enjoys a privileged rural Surrey location.

Just six elegantly proportioned apartments are the result of the careful conversion of the former Bookham Grange Hotel, whilst a handful of individually designed detached houses lie within its mature and secluded grounds.

One of the many highlights found within this carefully planned new home is the superb light filled orangery. This wonderful living space extends the kitchen to form the open-plan 'hub' of the home, bi-fold doors swing back to blur the lines between inside and out.

The Common benefits from a generous private setting, the south-facing rear lawned garden and large terrace is a place to soak up the mature tree-lined surroundings of this fine, Surrey location.



LATCHMERE
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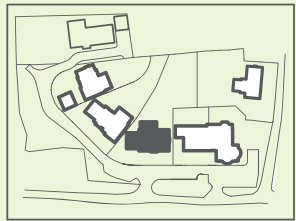
Sole Agent



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Contact us to make an appointment to view

THE APPROACH, GREAT BOOKHAM COMMON, BOOKHAM, SURREY. KT23 3BF - SATELLITE NAVIGATION POSTCODE KT23 3HS

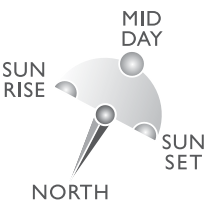
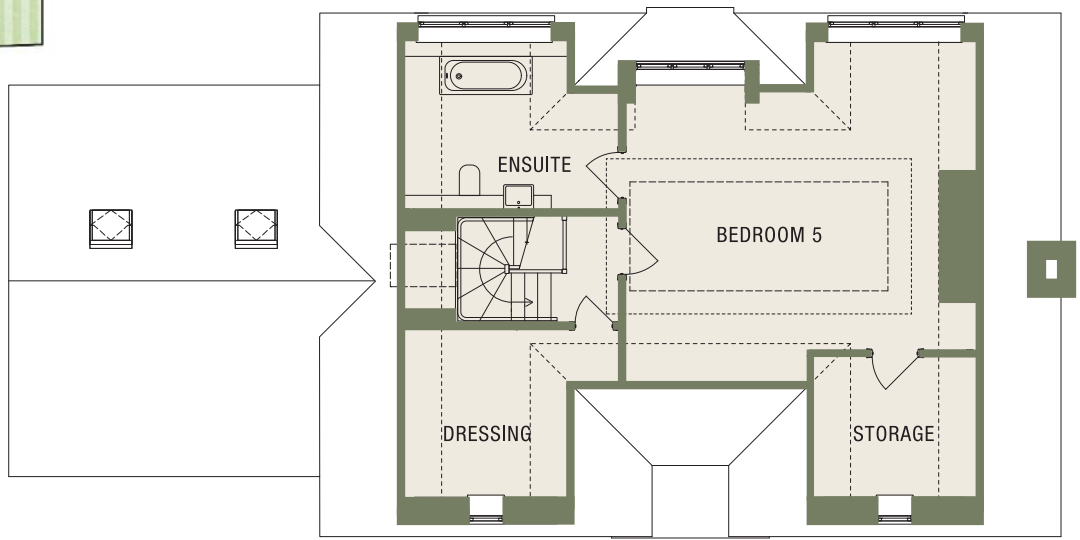
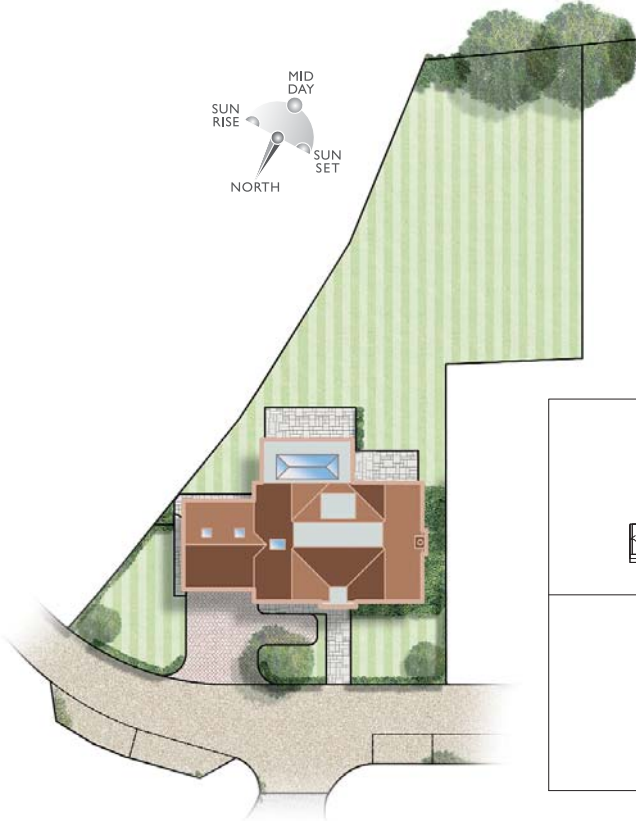
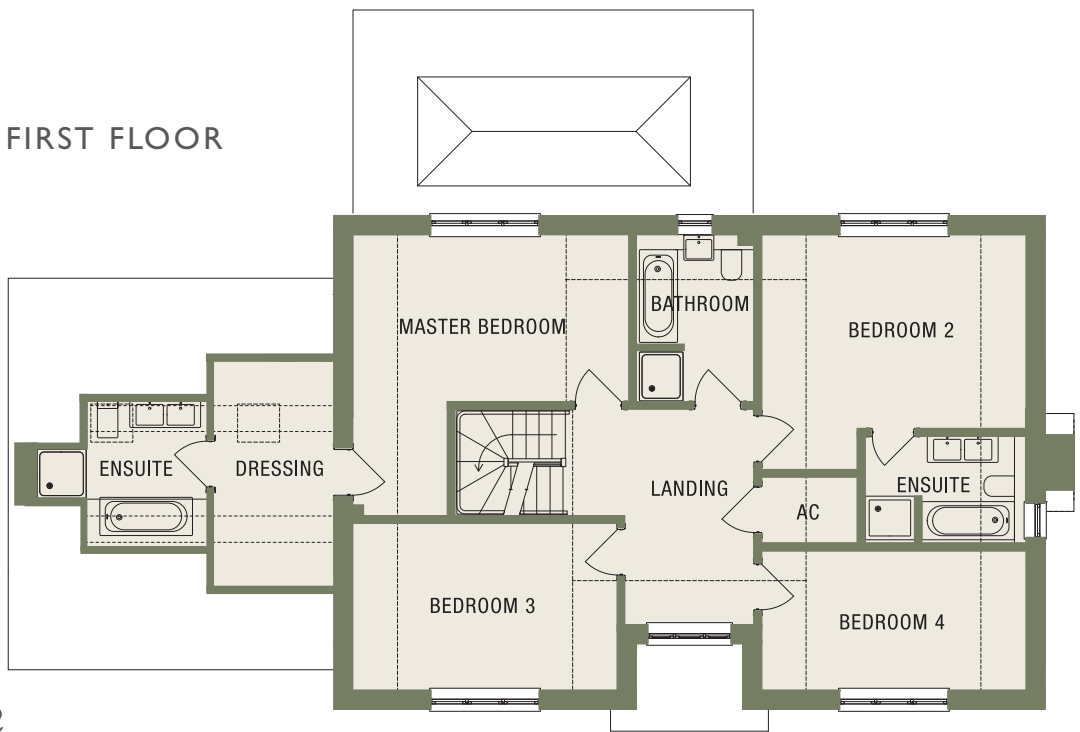


THE COMMON

FIVE BEDROOM HOUSE
WITH ORANGERY AND
INTEGRAL DOUBLE GARAGE



FIRST FLOOR



GROUND FLOOR



SECOND FLOOR

Dimensions	Metric	Imperial	Dimensions	Metric	Imperial
Kitchen	7.3m x 3.0m	23'11" x 9'10"	Master Bedroom	4.9m x 4.8m	16'1" x 15'10"
Orangery/Dining Area	6.1m x 3.4m	20'0" x 11'2"	Bedroom 2	4.9m x 3.6m	16'1" x 11'11"
Drawing Room	4.8m x 8.4m	15'9" x 27'8"	Bedroom 3	4.9m x 3.1m	16'1" x 10'2"
Study	3.1m x 3.0m	10'2" x 9'10"	Bedroom 4	4.9m x 2.5m	16'1" x 8'2"
Garage	5.5m x 5.9m	18'0" x 19'4"	Bedroom 5	6.3m x 5.2m	20'9" x 17'2"

Gross Internal Area: 325 Sq m / 3,490 Sq ft

Drawings are not to scale. All dimensions are maximum in each room. Interiors are from The Keswick show home and are indicative only.

These particulars are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. The descriptions, distances, drawings and all other information are believed to be correct, but their accuracy is in no way guaranteed. Any intending purchasers must therefore satisfy themselves by inspection or otherwise as to their correctness. As the scheme is in the course of construction, we must reserve the right to alter the specifications without notice and substitute materials, equipment or fittings of a similar quality. January 2016