



HUGGINS EDWARDS & SHARP

**66A EASTWICK DRIVE
GREAT BOOKHAM
KT23 3PS**

**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**

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LETTINGS**

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£1,850,000 FREEHOLD

**A STUNNING INDIVIDUAL NEW FAMILY HOME
APPROX 4,474 GROSS INTERNAL SQ FT**

Spacious Reception Hall with Feature Window • Cloakroom
Utility Room • Underfloor Heating To Ground Floor
Superb Open Plan Kitchen/Breakfast/Dining Room/Garden Room
Three Separate Reception Rooms
Master Suite with Dressing Room & Luxury En Suite Bathroom
Five Further Bedrooms with Two Further Luxury En Suites
Two Further Bathroom/Shower Rooms • Games Room
Good Size Plot, Gated Entrance • 10 Year New Build Warranty

www.hugginsedwards.co.uk

66A EASTWICK DRIVE, GREAT BOOKHAM

SITUATED in an established residential road about a mile from Bookham Village and within walking distance of Bookham Station and Common which is easily accessed at the end of Meadowside. Bookham Common is looked after by the National Trust and provides acres of mature woodland with many miles of Bridleways and Public footpaths ideal for the horse riding or walking enthusiast. The area is served by a selection of schools catering for all age groups, including the highly regarded Howard of Effingham, Churches of various denominations and main bus routes. For commuters Bookham, Leatherhead and Effingham Junction main line stations provide regular services into Central London (Waterloo/Victoria). Whilst Bookham Village offers a comprehensive range of local shops including a Supermarket, a Health Centre, several Dental Surgeries, Post Office, Public Library and Village Hall.

A STUNNING INDIVIDUAL NEW HOME situated in a highly regarded and established location offering superb accommodation, ideal for modern day living. The accommodation is flexible and provides a large welcoming reception hall, ground floor cloakroom, drawing room, study, family/dining room, utility room plus an exceptionally spacious 43 ft open plan kitchen/breakfast/garden/dining room which has two sets of bi fold doors overlooking the rear garden. On the first floor there is a master bedroom suite with dressing room and luxury en-suite bathroom, four further double bedrooms, two with en-suite shower rooms and luxury family bathroom. Stairs rise from the galleried first floor landing to a second floor landing with another good size bedroom, shower room plus games room. Outside, there is a double garage, long driveway and a secluded garden with full width paved patio. The property is finished to a very high specification with individually controlled underfloor heating to the ground floor, ceramic floor tiles, double glazed windows, chrome light switches and sockets to the reception rooms, integrated appliances to the kitchen including a wine cooler, multi function oven and Frankie hot tap/filter and waste disposal. The property benefits further from a 10 year buildzone new home warranty. An internal viewing is highly recommended to appreciate this superb individual new home.

The accommodation with approximate room sizes is as follows:-

GROUND FLOOR:-

- **FEATURE ENTRANCE:** Double height arched window, courtesy lights, multi locking front door to:
- **RECEPTION HALL** 15' x 12'1" (4.57m x 3.68m): Underfloor heating with ceramic tiled flooring, recessed ceiling lights, burglar alarm, under stairs storage cupboard, gate entry system, heating thermostat control, built in double coats cupboard, moulded cornice, emitex data cabinet, door to:
- **LUXURY CLOAKROOM:** white suite comprising low level w.c. with concealed cistern, vanity unit with wash hand basin, drawers under, underfloor heating, ceramic tiled walls and floor, recessed ceiling lights, extractor, moulded cornice, chrome plated heated towel rail, granite display shelf.
- **STUDY** 12'8" x 10'5" (3.86m x 3.17m): into bay window, recessed ceiling lights, underfloor heating, moulded cornice, heating thermostat control, telephone point.
- **DRAWING ROOM** 20'1" x 12'8" (6.12m x 3.86m): double aspect, recessed ceiling lights, moulded cornice, underfloor heating, heating thermostat control, two TV points, feature recessed woodburning fire with stone hearth and display shelf, bi fold doors opening onto patio.
- **DINING/FAMILY ROOM** 14'8" x 12'9" (4.47m x 3.89m): moulded cornice, underfloor heating, heating thermostat control, double doors opening into breakfast/family room.

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- **SUPERB OPEN PLAN KITCHEN/BREAKFAST/DINING/GARDEN ROOM** 43' x 23'10" (13.11m x 7.26m): Overall. A stunning and spacious open plan area overlooking the garden and leading into the garden/dining room with double doors opening into both the reception hall and family/dining room as well as two sets of bi fold doors overlooking the garden. Fitted with an impressive and well equipped range of inframe shaker style wall and floor units from Charnay of Oxshott with contrasting Quartz work surfaces and upstands, Frankie double bowl sink unit with Frankie hot water mixer tap/filter and waste disposal, feature wide peninsula island with breakfast bar, wine cooler, integrated freezer and cupboards and drawers under, stainless steel eye level fan assisted oven and grill plus further multi functioning microwave/oven/steam oven, integrated full length fridge, integrated dishwasher, deep pan drawers, inset 5 ring induction hob, feature extractor/light above, undercounter lighting, moulded cornice, underfloor heating with ceramic tiled flooring, recessed ceiling lights, wide opening to:
- **GARDEN/DINING ROOM** 16'5" x 13'4" (5m x 4.06m): Feature roof light, TV point, underfloor heating with ceramic tiled flooring, moulded cornice, bi fold doors to garden.
- **UTILITY ROOM** 16'5" x 5'10" (5m x 1.78m): Fitted with matching Quartz work surfaces, inset stainless steel Frankie sink unit, mixer tap, range of floor units, tall fitted storage unit, integrated freezer, space for washing machine and dryer, extractor fan, recessed ceiling lights, moulded cornice, underfloor heating with ceramic tiled flooring, personal door to garage, door to garden.

FIRST FLOOR:-

- **GALLERIED LANDING** 24'1" x 9'8" (7.34m x 2.95m): Approached by a turning staircase with painted feature handrail and newel caps, painted white spindles and newel posts, turning stairs to second floor, built in double airing cupboard housing hot water cylinder, moulded cornice.
- **MASTER BEDROOM SUITE** 25'7" x 12'10" (7.80m x 3.91m): Moulded cornice, TV & telephone points, recessed ceiling lights, juliet balcony with double french doors and full length glazed side panels, wrought iron balustrade, rear aspect, opening to:
- **DRESSING ROOM:** Fitted with a range of shaker style floor to ceiling fitted wardrobes incorporating double and single wardrobes, drawer units, fitted shelves and hanging rails.
- **LUXURY EN-SUITE BATHROOM** 17'2" x 16'2" (5.23m x 4.93m): white 4 piece suite comprising Royce Morgan freestanding feature bath with floor mounted central taps and hand held shower, vanity unit with his and her wash hand basins, drawers under, fitted illuminated mirror, low level w.c. with concealed cistern, three chrome plated heated towel rails, porcelanosa tiled walls & floor, double entry low profile shower, fixed glazed screen, thermostatic shower unit with central rainfall shower & hand held shower, feature porcelanosa tiled wall, recessed ceiling lights, velux windows, obscure sealed unit double glazed windows, radiator, access to eaves storage area.
- **BEDROOM 2** 16'7" x 12'10" (5.05m x 3.91m): max, plus complete range of fitted shaker style wall to wall fitted wardrobes with hanging space and fitted drawers, radiator, moulded cornice, recessed ceiling lights, TV point, door to:
- **EN-SUITE SHOWER ROOM:** white suite comprising double low profile shower cubicle with thermostatic shower unit, glazed screen, fixed rainfall shower, low level w.c. with concealed cistern, vanity unit, wash hand basin with mixer tap and drawers under, shaver point, chrome plated heated towel rail, porcelanosa tiled walls and floor, extractor fan, recessed ceiling lights, sealed unit double glazed window.

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- **BEDROOM 3** 12'9" × 11'2" (3.89m × 3.40m): attractive rectangular bay window cill, radiator, moulded cornice, recessed ceiling lights, TV point, door to:
- **EN-SUITE SHOWER ROOM:** white suite comprising double low profile shower cubicle with thermostatic shower unit, glazed screen, fixed rainfall shower, low level w.c. with concealed cistern, vanity unit, wash hand basin with mixer tap and drawers under, recessed display shelf, fitted mirror, recessed lights, shaver point, chrome plated heated towel rail, porcelanosa tiled floor, extractor fan, recessed ceiling lights.
- **BEDROOM 4** 12'7" × 10'10" (3.84m × 3.30m): radiator, moulded cornice, recessed ceiling lights, TV point.
- **BEDROOM 5** 11'11" × 10'3" (3.63m × 3.12m): radiator, moulded cornice, recessed ceiling lights, TV point.
- **LUXURY FAMILY BATHROOM** 12'5" × 8'8" (3.78m × 2.64m): White 4 piece suite comprising deep panelled bath with central filler and hand held shower, low level W.C. with concealed cistern, vanity unit, wash hand basin with mixer tap and drawers under, double width low profile shower, fixed glazed screen, thermostatic shower unit with rainfall shower, chromium plated heated towel rail, ceramic tiled floor, extractor fan, recessed ceiling lights, half tiled walls, wall mounted mirror fronted cabinet.

SECOND FLOOR:-

- **SECOND FLOOR LANDING:** feature sky light, recessed ceiling lights, moulded cornice, window, front aspect.
- **BEDROOM 6** 24' × 9'1" (7.32m × 2.77m): radiator, heating thermostat control, two velux windows, built in storage cupboard, two useful boarded eaves storage areas.
- **GAMES ROOM** 24' × 13'2" (7.32m × 4.01m): radiator, heating thermostat control, two velux windows, TV point, useful boarded eaves storage area.
- **SHOWER ROOM:** white suite comprising low profile shower cubicle with thermostatic shower unit, glazed screen, fixed rainfall shower, low level w.c. with concealed cistern, vanity unit, wash hand basin with mixer tap and drawers under, shaver point, chrome plated heated towel rail, porcelanosa tiled walls and floor, extractor fan, recessed ceiling lights, half tiled walls.

OUTSIDE:-

- **DOUBLE GARAGE** 19'5" × 16'5" (5.92m × 5m): electric up and over door, light, wall mounted Valliant gas fired boiler for central heating and domestic hot water.
- **FRONT GARDEN:** The property is approached via a gated entrance with long driveway and turning area providing ample off-road parking for numerous cars and access to the garage. The garden is mainly laid to lawn with mature hedge and evergreens, paved footpath, courtesy lights and there is pedestrian side access which leads to the rear garden.
- **REAR GARDEN:** The rear garden is mainly laid to lawn with full width paved patio and outside courtesy lights, the garden is partly enclosed by a beech hedge, close boarded 1.8m fencing and evergreens to all others boundaries.

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FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate



Energy Efficiency Rating			Environmental Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient – lower running costs			Very environmentally friendly – lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient – higher running costs			Not environmentally friendly – higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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Notes:

Note 1: Please note domestic and electrical appliances have not been tested.

Note 2: Mains gas, electricity, water and drainage are all connected.

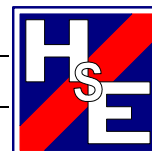
Note 3: All fitted carpets are included in the sale price.

VIEWING STRICTLY BY APPOINTMENT ONLY THROUGH THE VENDORS AGENTS HUGGINS EDWARDS & SHARP

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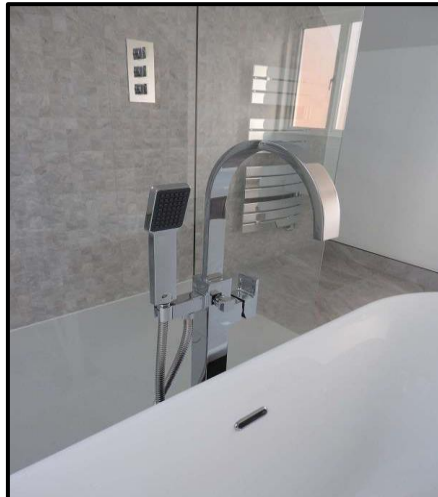
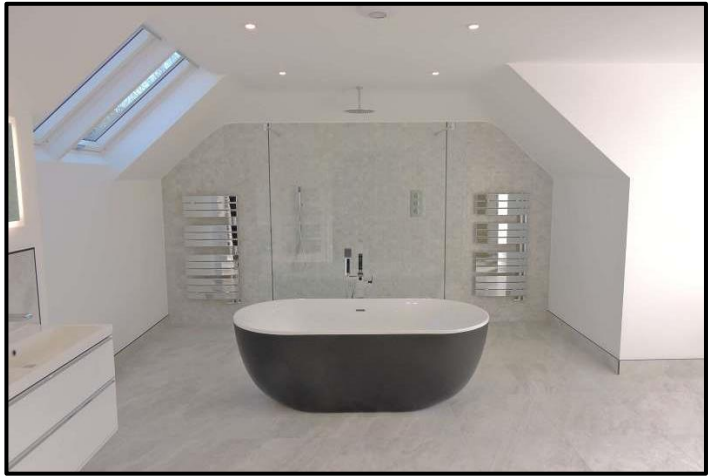
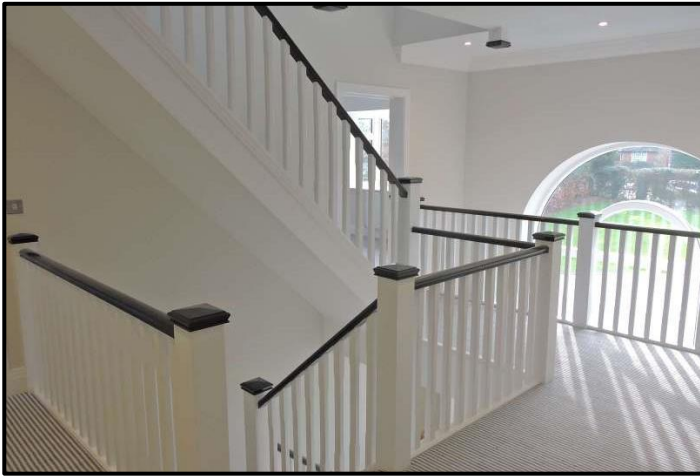
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