





SMITH GROVE

GREAT BOOKHAM, KT23 4FF

**Two New Detached 4 Bedroom Houses
Situated At The End Of A Private Cul De Sac**

**Walking Distance To Bookham Village
Within Howard Of Effingham School Catchment
4 Double Bedrooms • 2 Bathrooms
Superb Kitchen/Dining/Family Room
Luxury Handleless Fitted Kitchen
Solar Voltaic Roof Panels
Burglar Alarm System
Virgin High Speed Broadband Available
South Facing Garden And 10 Year NHBC Warranty**

Smith Grove is a small and exclusive development of individually designed 3 & 4 bedroom executive homes situated within walking distance of Bookham village with its excellent range of local amenities.

All homes at Smith Grove have been designed to keep your energy bills low, include solar voltaic roof panels, estimated to provide up to 10% of your energy needs, a high efficiency condensing boiler, improved insulation values, and energy efficient appliances giving you a stylish and comfortable home with low running costs and a green impact on the environment.

The kitchens at Smith Grove are all fitted with high quality contemporary gloss fronted units and drawers featuring a handleless design and complemented with Quartz worktops and upstands. Quality Siemens appliances include a fully integrated dishwasher, 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 your water bills.



GROUND FLOOR

COVERED ENTRANCE PORCH

Recessed lights, sensor, part glazed multi locking front door to;

RECEPTION HALL

Porcelain tiled wood effect floor, underfloor heating, heating thermostat control, access to under stairs storage area, burglar alarm panel, mains smoke detector, door to lounge & garage, door to:

CLOAKROOM

White suite comprising wall hung w.c. with concealed cistern, wash hand basin, mixer tap, fitted mirror with light, porcelain tiled wood effect floor, under floor heating, recessed ceiling light 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, three wall light points, television & telephone points.

KITCHEN/DINING/FAMILY ROOM 29'2" × 13'5" (8.90m × 4.10m)

A large room with wide central feature bi fold doors opening onto the terrace and garden. Fitted with an excellent & comprehensive range of modern contemporary wall and floor units featuring a handleless design and complimented with Quartz work surfaces and upstands, peninsular unit with breakfast bar, Quartz work surface, plug sockets with integrated USB charging points, underslung one and half bowl stainless steel sink unit with swan neck mixer tap, range of drawers and cupboards under, built in eye level Siemens combination oven/microwave plus further single oven & grill, inset Siemens 4 ring induction hob, concealed extractor above with recessed lights, stainless steel splashback, integrated Zanussi fridge/freezer, integrated Siemens dishwasher, range of deep pan drawers, mains smoke alarm, heating thermostat control, recessed ceiling lights, porcelain tiled wood effect floor, underfloor heating, dining and family area, television and telephone points, door to:

UTILITY ROOM 9'6" × 4'1" (2.90m × 1.24m)

space for tumble dryer and washing machine, oak work surface, wall mounted Worcester self condensing gas fired boiler for central heating and domestic hot water, Potterton programmer control, recessed ceiling lights, porcelain tiled wood effect floor, under floor heating, carbon monoxide alarm, heating thermostat control, hot water cylinder, consumer unit, extractor fan.

FIRST FLOOR

FIRST FLOOR LANDING

staircase with natural exposed oak handrail and newel post, painted white spindles, radiator with heating thermostat control, mains smoke alarm, Honeywell heating thermostat control, access to insulated loft, built in shelved linen cupboard.

MASTER BEDROOM 17'5" × 16'1" (5.30m × 4.90m)

max, into door entrance, radiator with thermostatic control, double glazed window, front aspect, TV & telephone points, walk in wardrobe with automatic recessed lights and radiator with thermostatic control, door to:

EN SUITE SHOWER ROOM

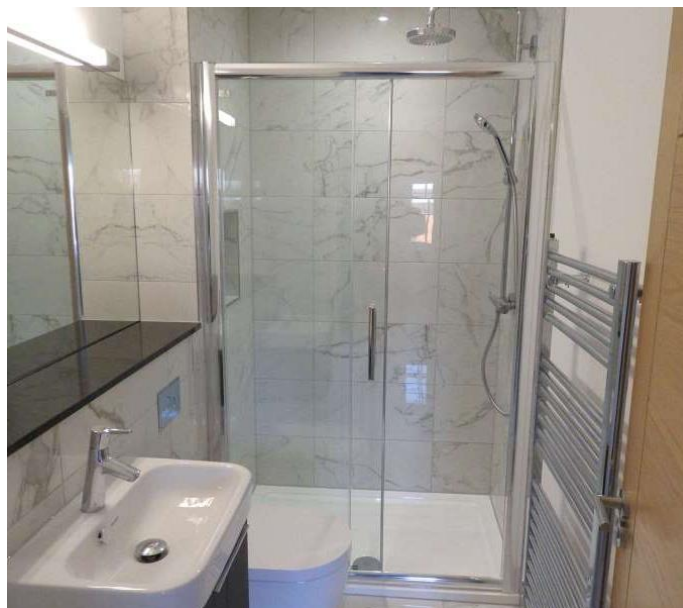
white suite comprising wall hung w.c. with concealed cistern, wash hand basin with cupboard under, mixer tap, fitted mirror and light, shaver point, extractor fan, chrome towel rail, ceramic tiled floor, recessed ceiling lights, part tiled walls, granite display shelf, wide fully tiled shower cubicle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

BEDROOM 2 16'5" × 8'6" (5m × 2.60m)

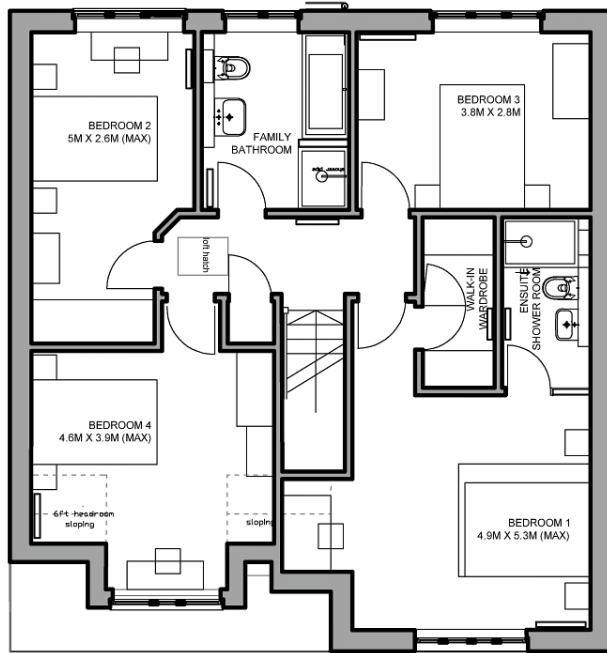
max, double glazed window, radiator with thermostatic control, rear aspect, TV & telephone points.

BEDROOM 3 12'6" × 9'2" (3.80m × 2.80m)

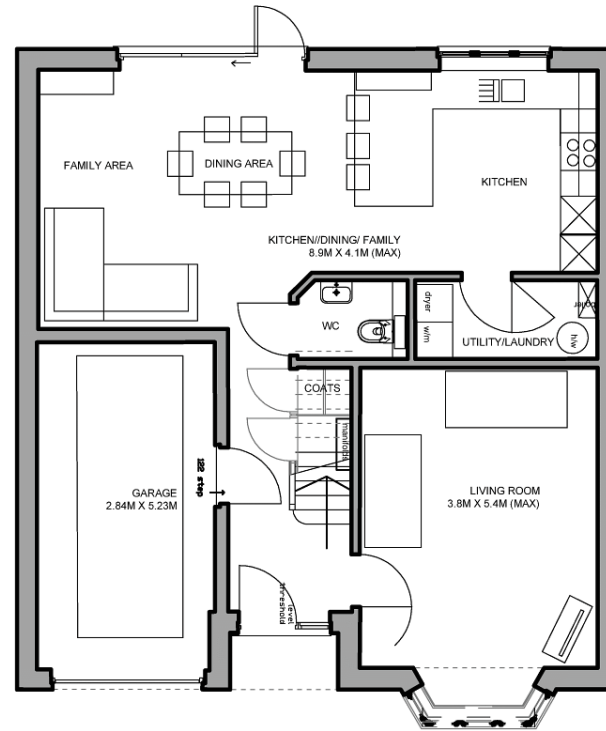
max, double glazed window, radiator with thermostatic control, rear aspect, TV & telephone points.



FIRST FLOOR PLAN



GROUND FLOOR PLAN



Gross internal floor area
Ground floor 68m² (exc 14.8m² integral garage)
First floor 80m²
TOTAL : 148m² (exc garage)

BEDROOM 4 15'1" x 12'10" (4.60m x 3.90m)

max, double glazed window, radiator with thermostatic control, front aspect, TV & telephone points.

FAMILY BATHROOM

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

OUTSIDE

PRIVATE DRIVEWAY

GARAGE 17'2" x 9'4" (5.23m x 2.84m)

electric up and over door, automatic light, power, consumer unit & solar heating control panel, pedestrian door to hall.

GARDEN

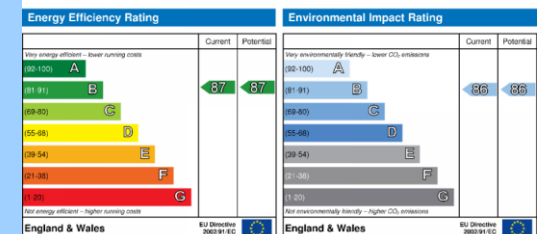
The rear garden enjoys a delightful south facing aspect and is laid to lawn with an extensive full width Indian sandstone paved terrace, courtesy lights, external power points and is enclosed by 1.8m high panel fencing. There is a paved footpath providing pedestrian side access, side gate and gas & electric meters.

- Note 1 - Please note domestic and electrical appliances have not been tested.
- Note 2 - Mains gas, electricity, water and drainage are all connected to the property.
- Note 3 - Internal pictures shown are from a similar house.
- Note 4 - Specifications may be subject to change before completion.

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

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Energy Performance Certificate



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