





EASTWICK DRIVE

GREAT BOOKHAM, KT23 3PS

A Stunning Individual 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
Remaining 10 Year New Build Warranty



A STUNNING INDIVIDUAL DETACHED 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 with feature arched window and part galleried landing, 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 principal bedroom suite with dressing room and large 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 giving access to bedroom 6, shower room plus games room. Outside there is a gated entrance, long driveway, double garage and 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, fitted wardrobes and fitted cabinets/display shelves to the family room and study. There are chrome light switches and sockets to the reception rooms, integrated appliances to the kitchen including a wine cooler, multi-function oven, Frankie hot tap/filter and waste disposal. The property was constructed in 2020 and benefits from the remaining 10 year Buildzone new home warranty and an internal viewing is highly recommended to appreciate this superb individual home.

GROUND FLOOR

FEATURE ENTRANCE

RECEPTION HALL 15' x 12'1" (4.57m x 3.68m)

LUXURY CLOAKROOM

STUDY 12'8" x 10'5" (3.86m x 3.17m)

DRAWING ROOM 20'1" x 12'8" (6.12m x 3.86m)

DINING/FAMILY ROOM 14'8" x 12'9" (4.47m x 3.89m)

SUPERB OPEN PLAN KITCHEN/BREAKFAST/DINING/GARDEN ROOM 43' x 23'10" (13.11m x 7.26m)

GARDEN/DINING ROOM 16'5" x 13'4" (5m x 4.06m)

UTILITY ROOM 16'5" x 5'10" (5m x 1.78m)

FIRST FLOOR

GALLERIED LANDING 24'1" x 9'8" (7.34m x 2.95m)

PRINCIPAL BEDROOM SUITE 25'7" x 12'10" (7.80m x 3.91m)

DRESSING ROOM

LUXURY EN-SUITE BATHROOM 17'2" x 16'2" (5.23m x 4.93m)

BEDROOM 2 16'7" x 12'10" (5.05m x 3.91m)

EN-SUITE SHOWER ROOM

BEDROOM 3 12'9" x 11'2" (3.89m x 3.40m)

EN-SUITE SHOWER ROOM

BEDROOM 4 12'7" x 10'10" (3.84m x 3.30m)

BEDROOM 5 11'11" x 10'3" (3.63m x 3.12m)

LUXURY FAMILY BATHROOM 12'5" x 8'8" (3.78m x 2.64m)

SECOND FLOOR

SECOND FLOOR LANDING

BEDROOM 6 24' x 9'1" (7.32m x 2.77m)

GAMES ROOM 24' x 13'2" (7.32m x 4.01m)

SHOWER ROOM

OUTSIDE

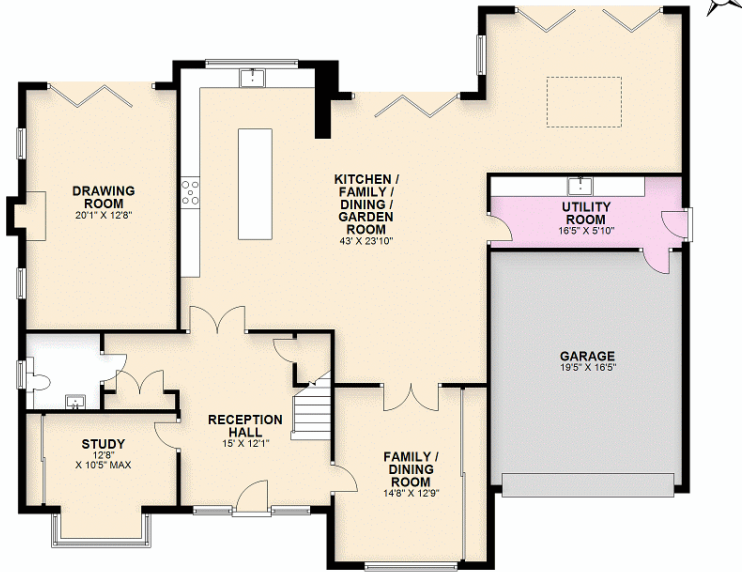
DOUBLE GARAGE 19'5" x 16'5" (5.92m x 5m)

FRONT GARDEN

REAR GARDEN



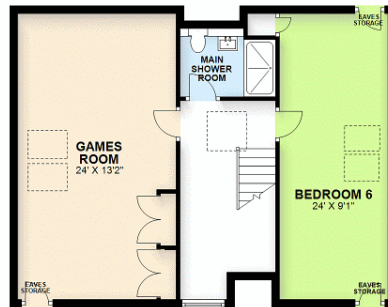
GROUND FLOOR
APPROX. 2038.9 SQ. FEET



FIRST FLOOR
APPROX. 1795.4 SQ. FEET



SECOND FLOOR
APPROX. 730.4 SQ. FEET



TOTAL AREA: APPROX. 4474.6 SQ. FEET
Please note that this floorplan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.

- 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: Local Authority - Mole Valley District Council.

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
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Energy Performance Certificate

Energy Rating
B

Score	Energy Rating	Current	Potential
92+	A		
81-91	B	86	90
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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