



DANBY CROFT

LEATHERHEAD ROAD

GREAT BOOKHAM, KT23 4RR

**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



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.

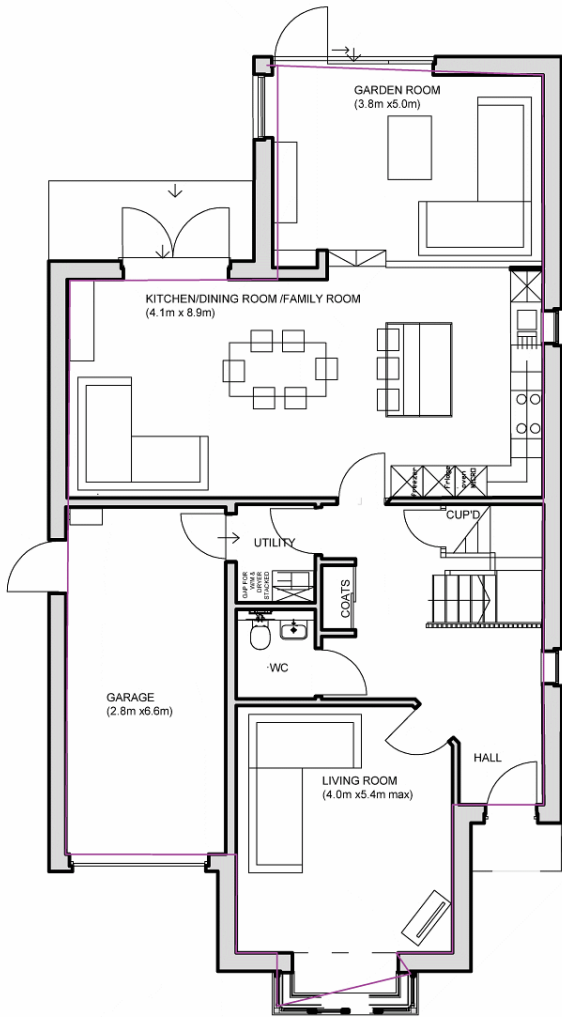
The accommodation features 4 double bedrooms, family bathroom and 2 en suites plus dressing room to the principal bedroom. On the ground floor there is an excellent kitchen/family/dining room overlooking the garden in addition to a separate living room and utility room.

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.

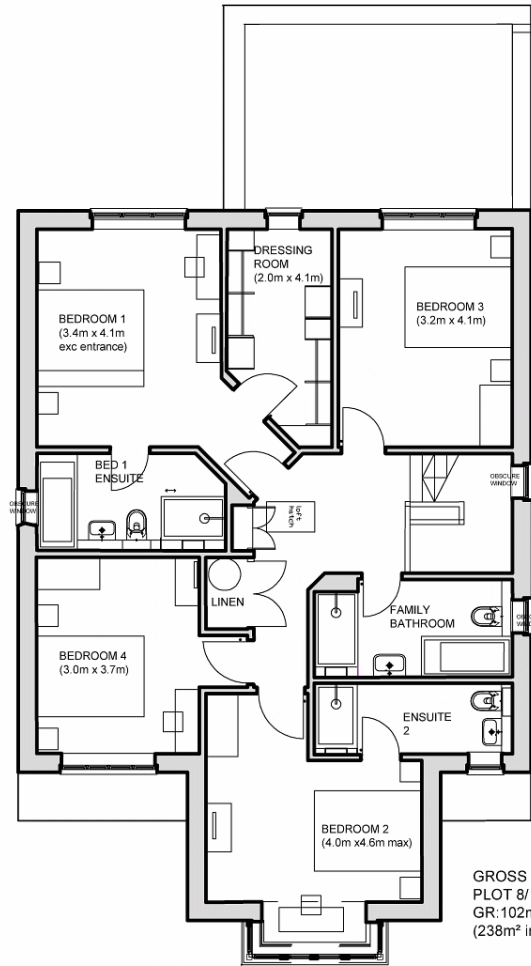
The kitchen/breakfast room is fitted with high quality contemporary fronted units and drawers including a substantial island all featuring a handleless design and complemented with Quartz worktops and upstands. Quality Siemens appliances include a fully integrated dishwasher, tall larder fridge, freezer, 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.





GROUND FLOOR PLAN



FIRST FLOOR PLAN

GROSS INTERNAL AREAS
 PLOT 8/ 2 DANBY CROFT
 GR:102m² (22m² garage)+1F:114m²= 216m²
 (236m² inc garage)

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

BOOKHAM SALES OFFICE

11-15 HIGH STREET, BOOKHAM, KT23 4AA

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Energy Performance Certificate

Energy Rating
B

Score	Energy Rating	Current	Potential
92+	A		
81-91	B	87	85
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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