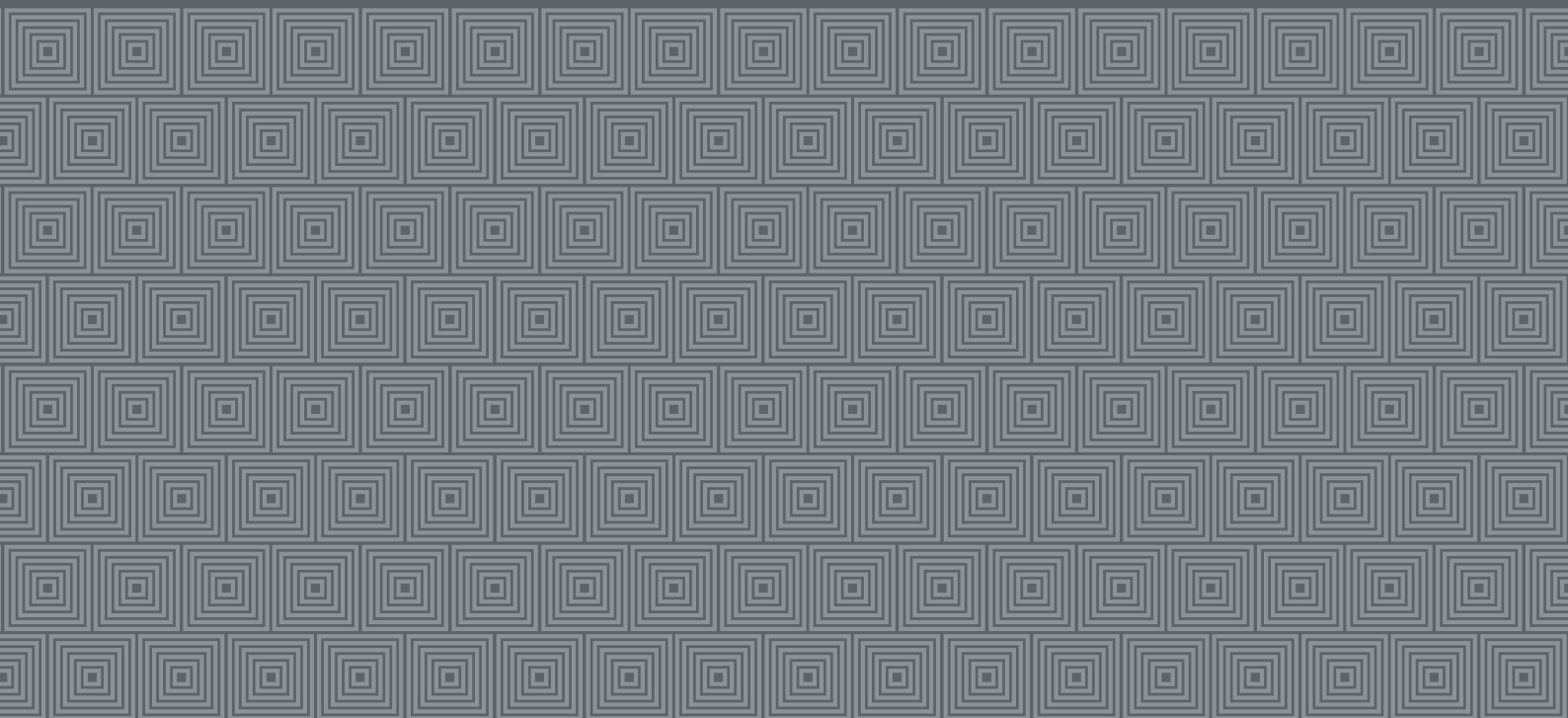




# CROSSWAYS

GREAT BOOKHAM ■ SURREY



ARTHUR WAIT LTD





# CROSSWAYS

GREAT BOOKHAM ■ SURREY

Conveniently located on the corner of Leatherhead Road and Crabtree Lane,  
Crossways is less than half a mile from Great Bookham's High Street.  
The seven carefully crafted 3 & 4 bedroom new homes feature a mix of traditional  
and open-plan layouts. With a private terrace and garden, allocated  
off-street parking and contemporary fixtures and fittings, each of these attractive and  
carefully designed new homes will fit perfectly with modern lifestyles.





Below, Polesden Lacey House & Estate - above, The National Trust Bookham Common, each less than two miles away.



## PERFECTLY PLACED

Traditionally built of warm red brick, with carefully crafted plain tile roofs, the highly attractive new homes at Crossways each feature an open-plan layout on the ground floor. The streamlined kitchens, which include the very latest high-end appliances, flow to the living space to create a light and airy feel. This 'hub of the home' is further expanded to the outside space with bi-folding glazed doors, that open onto the terrace and private garden.

Beautifully built by Arthur Wait Ltd, these new homes are not only created to exacting standards, but enjoy a level of specification normally afforded to homes of a much larger scale.

Beyond Great Bookham, the local area enjoys a wealth of glorious open and unspoilt countryside with National Trust spots close at hand. Leisure facilities include the private Nuffield Health centre in Leatherhead town and recently refurbished leisure centre at Fetcham Grove.

The town centre of Leatherhead, less than 2.5 miles away, offers a comprehensive range of shopping facilities, including the partly covered Swan Shopping Centre, theatre and railway station, the latter providing direct services to both London Waterloo and Victoria in less than an hour. Junction 9 of the M25 is a short distance providing links to Gatwick and Heathrow airports, and the wider motorway network beyond.



# OVER & ABOVE



Drawing not to scale. Landscaping and hard surfaces are indicative only.



## CROSSWAYS



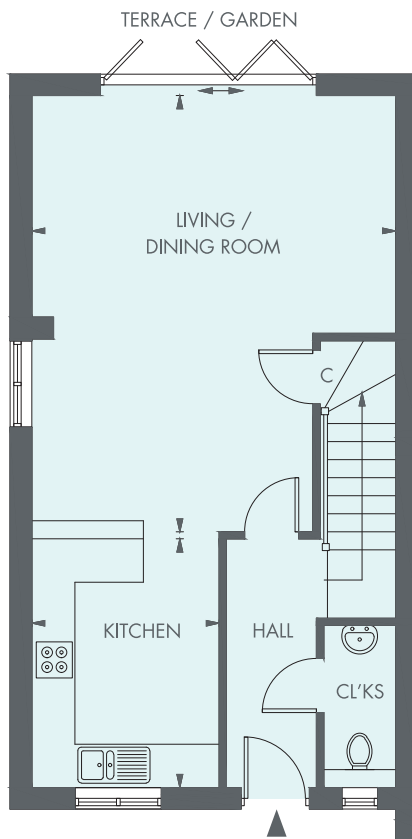
No  
1&2

Three & four bedroom semi-detached houses, each with a private rear garden, shared driveway off Crabtree Lane and private allocated parking.

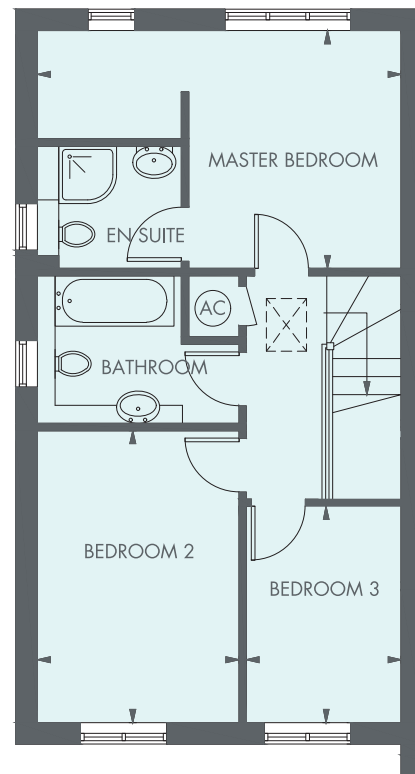
Computer generated artist's impression. Presents no. 1 & 2 from left to right. Indicative only.



# CROSSWAYS



Ground Floor



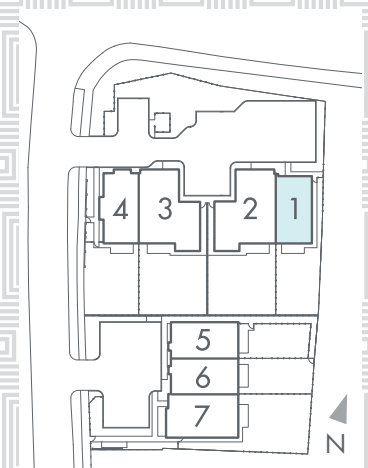
First Floor

No 1

Three-bedroom house with private rear garden, shared driveway and private parking.

Gross internal area: 97.5 sq m

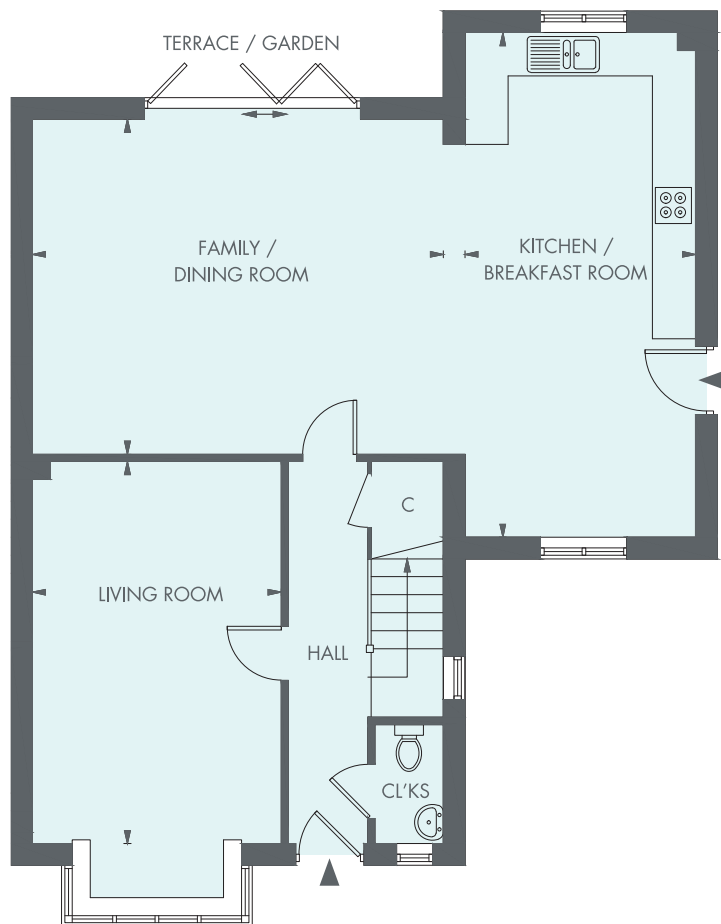
Kitchen	3.45m x 2.60m
Living / Dining Room	6.05m x 5.05m
Master Bedroom	5.05m x 3.33m
Bedroom 2	4.08m x 2.78m
Bedroom 3	3.00m x 2.20m



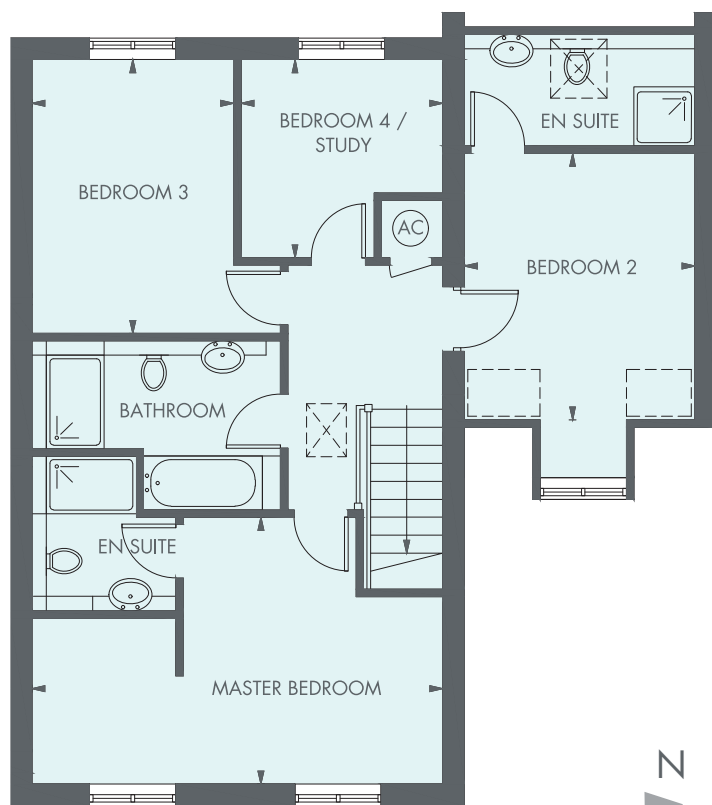
Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.



# CROSSWAYS



Ground Floor



First Floor

## N<sup>o</sup> 2

Four-bedroom house with private rear garden, shared driveway and private parking.

Gross internal area: 161.4 sq m

Kitchen / Breakfast Room	6.98m x 3.18m
Family / Dining Room	5.70m x 4.67m
Living Room	5.27m x 3.47m
Master Bedroom	5.70m x 3.76m
Bedroom 2	3.61m x 3.18m
Bedroom 3	3.80m x 2.78m
Bedroom 4 / Study	2.85m x 2.73m



Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.



## CROSSWAYS



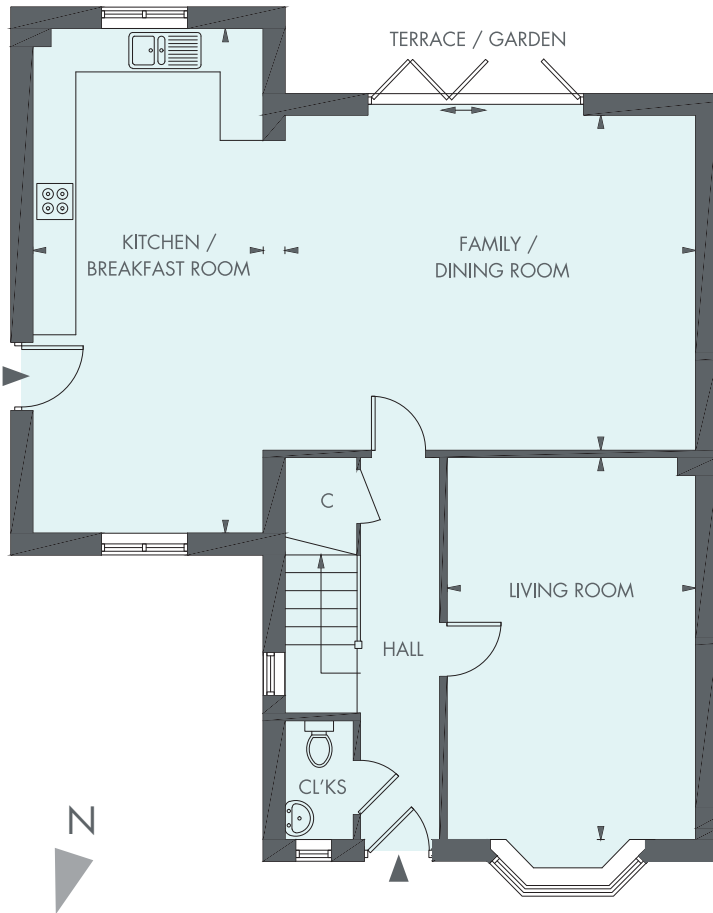
No  
3

Four bedroom semi-detached house, with a private rear garden, shared driveway off Crabtree Lane and private allocated parking.

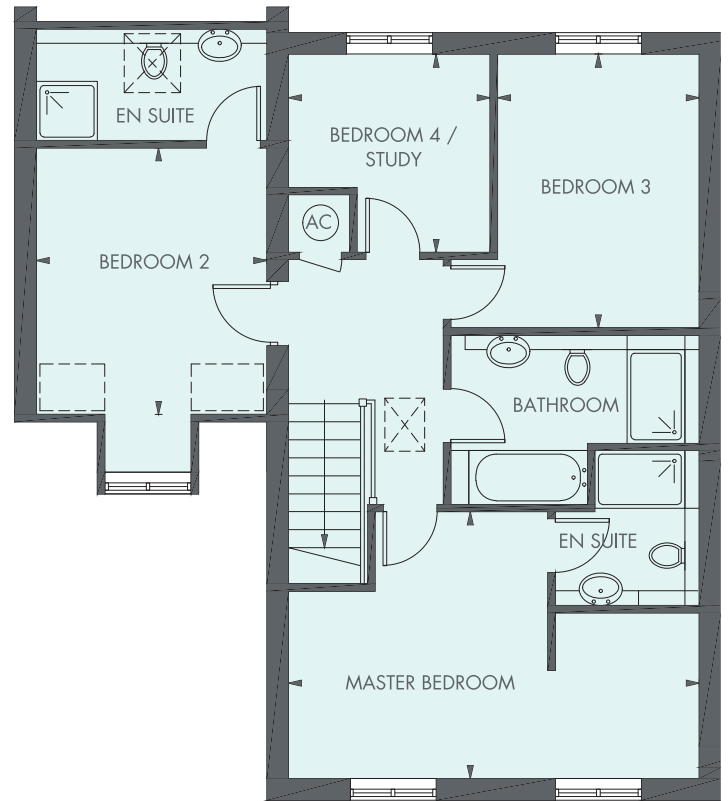
Computer generated artist's impression. Indicative only.



## CROSSWAYS



Ground Floor



First Floor

N<sup>o</sup>  
3

Four-bedroom house with private rear garden,  
shared driveway and private parking.

Gross internal area: 160.2 sq m

Kitchen / Breakfast Room	6.98m x 3.18m
Family / Dining Room	5.70m x 4.67m
Living Room	5.27m x 3.47m
Master Bedroom	5.70m x 3.76m
Bedroom 2	3.61m x 3.18m
Bedroom 3	3.80m x 2.78m
Bedroom 4 / Study	2.85m x 2.73m



Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.



## CROSSWAYS



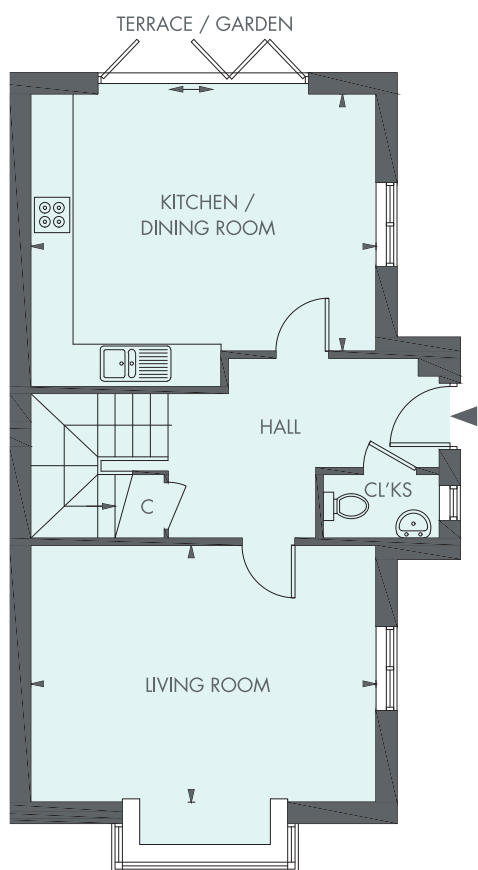
N<sup>o</sup>  
4

Three-bedroom semi-detached house, with a private rear garden, shared driveway off Crabtree Lane and private allocated parking.

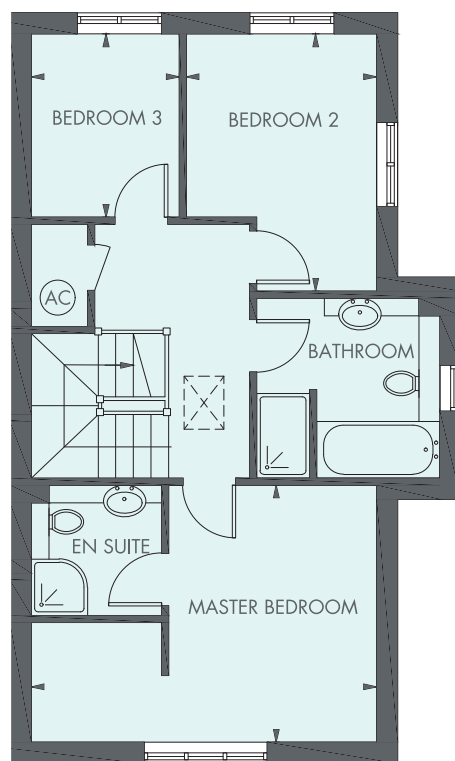
Computer generated artist's impression. Indicative only.



# CROSSWAYS



Ground Floor



First Floor

No  
4

Three-bedroom house with private rear garden,  
shared driveway and private parking.

Gross internal area: 105.7 sq m

Kitchen / Dining Room	4.90m x 3.66m
Living Room	4.90m x 3.66m
Master Bedroom	4.90m x 3.69m
Bedroom 2	3.69m x 2.73m
Bedroom 3	2.60m x 2.10m



Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.



## CROSSWAYS



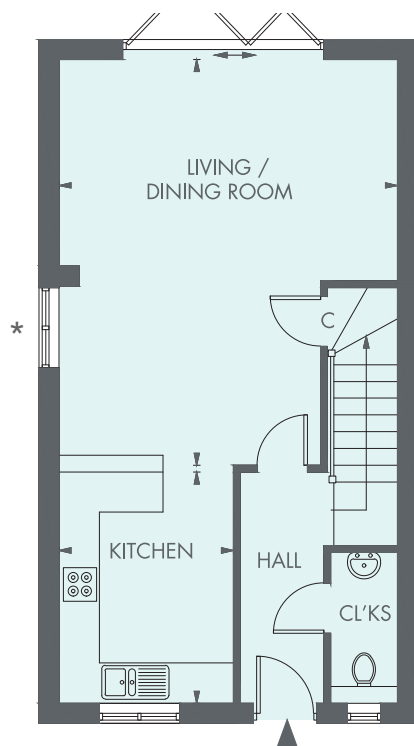
No  
5, 6 & 7

Three & four bedroom houses, each with a private rear garden, shared driveway off Crabtree Lane and private allocated parking.

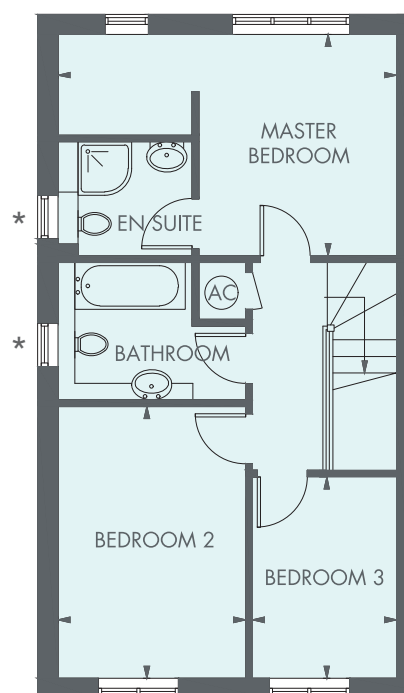
Computer generated artist's impression. Presents no.5, 6 & 7 from left to right. Indicative only.



## CROSSWAYS



Ground Floor



First Floor

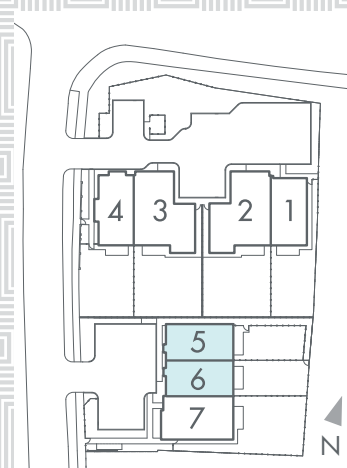
Plans feature No.5 - No.6 is identical but mirrored. \*No.6 is mid terrace and therefore does not feature these windows.

### No 5&6

Three-bedroom house with private rear garden, shared driveway and private parking.

Gross internal area: 97.5 sq m

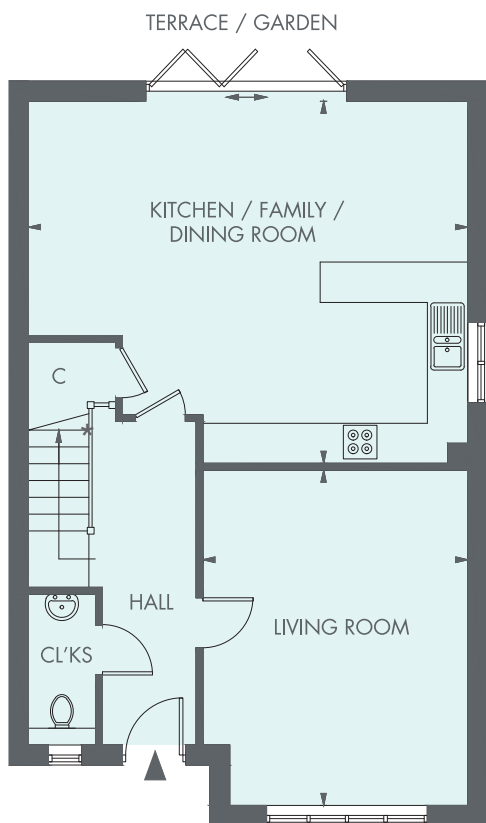
Kitchen	3.45m x 2.60m
Living / Dining Room	6.05m x 5.05m
Master Bedroom	5.05m x 3.33m
Bedroom 2	4.08m x 2.78m
Bedroom 3	3.00m x 2.20m



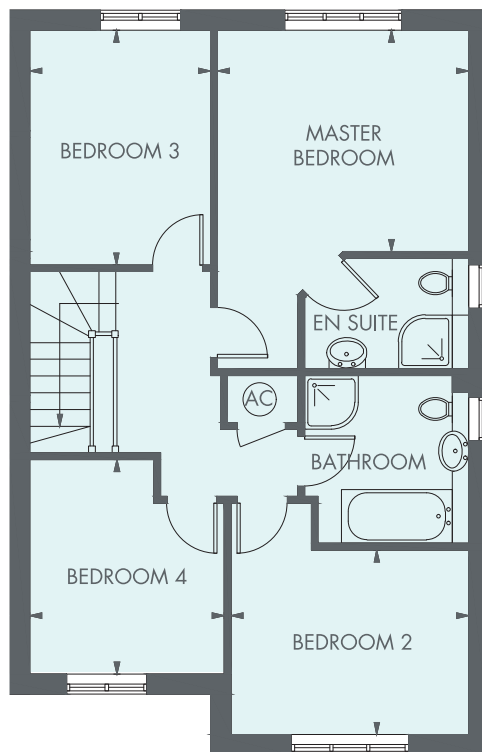
Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.



# CROSSWAYS



Ground Floor



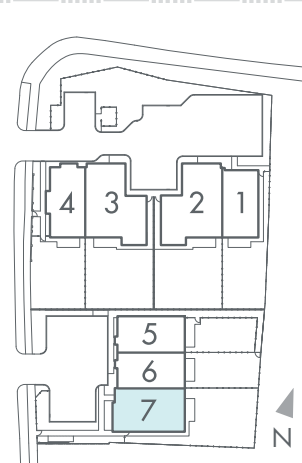
First Floor

No 7

Four-bedroom house with private rear garden, shared driveway and private parking.

Gross internal area: 132.7 sq m

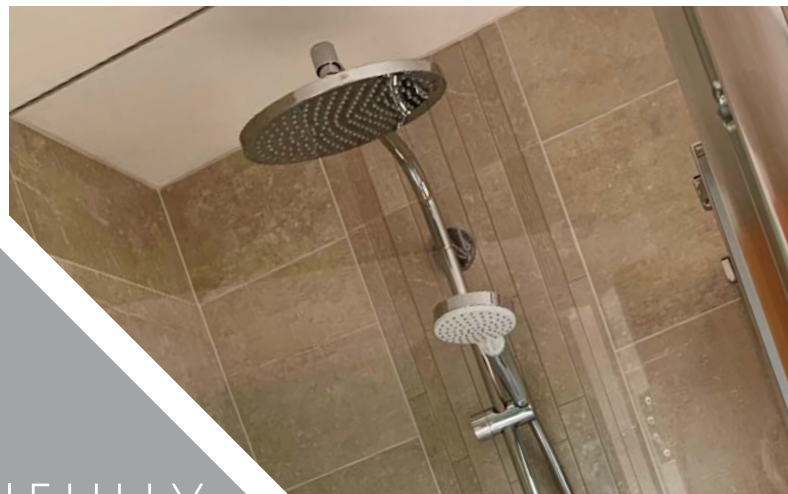
Kitchen / Family / Dining Room	6.55m x 5.40m
Living Room	5.00m x 3.97m
Master Bedroom	3.78m x 3.30m
Bedroom 2	3.57m x 2.84m
Bedroom 3	3.55m x 2.70m
Bedroom 4	3.20m x 2.67m



Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.



## SPECIFICATION



### BEAUTIFULLY CRAFTED

#### EXTERNAL

- Private landscaped garden
- Two/three allocated parking spaces
- Permeable grey block paving
- UPVC windows

#### KITCHEN

- Contemporary styled kitchen with stone worktops
- Appliances to include Smeg built under double oven and gas hob
- Integrated appliances include a fridge/freezer, washer/dryer & dishwasher
- Floor tiles to kitchen, W.C and hallway

#### BATHROOM

- Contemporary styled bathroom
- Bath with handheld Hansgrohe shower
- Fully tiled bathroom including flooring

#### INTERIOR FINISH

- Fitted carpets throughout the first floor
- Oak Veneer internal doors and polished chrome door furniture
- Oak handrails & newels
- Portico wardrobe system (optional extra)
- Aluminium bi-fold doors

#### HEATING, ELECTRICAL

- Thermostatically controlled gas central heating on the first floor with radiators
- Underfloor heating throughout the ground floor
- Heating can be App operated

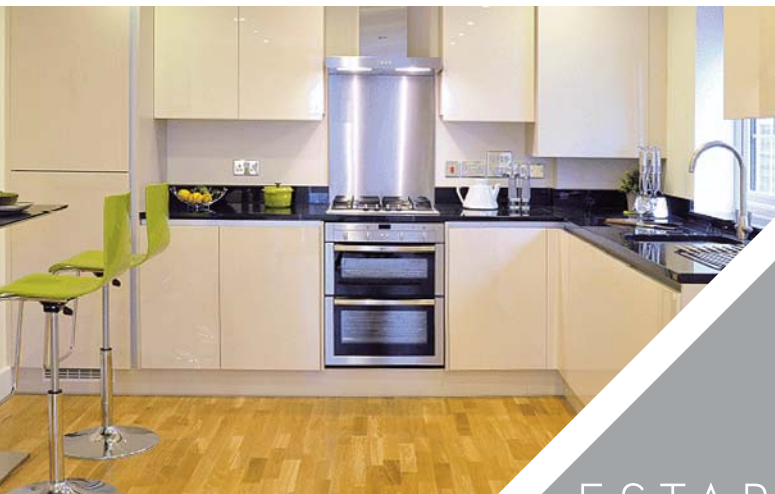
#### HOME ENTERTAINMENT

- Sky Q & Virgin Cabling
- TV aerial

#### SECURITY & PEACE OF MIND

- Full alarm system (can be App operated)
- 10 Year NHBC 'Buildmark' Warranty.





## ESTABLISHED EXCELLENCE

Arthur Wait Ltd is focused on providing individually designed residential properties across the South of London and home counties. The company has a long established reputation in building bespoke high quality developments for over 50 years.

Established in 1963 by the late Mr AJ Wait, former chairman of Crystal Palace Football Club and AJ WAIT Ltd, a major house builder in the 1950/60's, the company is based in Tadworth, Surrey. Having spent 25 years providing development services to major, well known housebuilders, we now

create new homes under our own highly regarded brand.

Privately owned, we create new homes of the highest quality, from contemporary one bedroom apartments to luxurious detached family homes. Nearly all of the construction team is directly employed and this ensures our traditionally built homes continuously meet our very high standards. Where we do work with specialist contractors, in many cases, this has been a partnership for over 25 years. All our homes are bespoke built, with impeccable attention to detail, we prefer not to standardise our home designs like many of our competitors.





# CROSSWAYS

GREAT BOOKHAM ■ SURREY

CROSSWAYS, CRABTREE LANE, BOOKHAM KT23 4PG

Sales & Marketing by



LAND AND NEW HOMES

[www.patrickgardner.com](http://www.patrickgardner.com)

**01372 360832**

[salesandmarketing@patrickgardner.com](mailto:salesandmarketing@patrickgardner.com)

Development by



ARTHUR WAIT LTD

All particulars within this brochure, including illustrations, computer generated images and external spaces are for guidance only and are correct at time of print. Arthur Wait Ltd and Patrick Gardner are under no obligations. Items may change in accordance with planning permissions during construction. Specification changes along with alterations may have become necessary since publication. This information does not constitute a contract in full or part of a warranty. Intending purchasers or lessees must satisfy themselves by inspection, measurement or otherwise as to the correctness of each of the statements concerning dimensions contained within these particulars.

Travel times and distances are approximate only.

Sources: Google Maps and Thetrainline websites. November 2020.