



Plot 3, Oakleigh House, Bookham, Surrey KT23 3EG

**£499,950 Share of
Freehold**

Plot 3, Oakleigh House, Bookham, Surrey, KT23 3EG



- BRAND NEW FIRST FLOOR APARTMENT
- ATTRACTIVE BAY WINDOW TO LIVING AREA
- TWO PRIVATE PARKING SPACES
- EASY WALKING DISTANCE TO BOOKHAM HIGH STREET
- SPACIOUS 23' OPEN PLAN LIVING/DINING KITCHEN
- TWO GENEROUS DOUBLE BEDROOMS - ENSUITE TO MASTER
- CONTEMPORARY BATHROOM SUITES
- UNDERFLOOR HEATING THROUGHOUT
- ELECTRIC CAR CHARGING POINTS

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The Property

*THE CURRENT HELP TO BUY DEADLINE ENDS 15TH DECEMBER –
ACT NOW TO SECURE YOUR HOME!*

BRAND NEW two-bedroom, two-bathroom first floor apartment within a short walking distance of the vibrant village centre of Bookham. Number 3 features a generous 23' living room that is open to a highly specified kitchen with a full compliment of top quality kitchen appliances finished with stylish base and wall units, granite worktops and upstands. The spacious double bedrooms both come with elegant, fitted wardrobes.

The developer has ensured security and peace of mind with a fully installed intruder alarm system and a 10-year insurance backed warranty. This apartment extends to some 939 square feet and enjoys expertly crafted workmanship using traditional building methods by highly respected local developer Maddox Homes.

With the Government's Help to Buy Scheme Available, call now to secure your new home 01372 360832.

Viewings by appointment only.

*Internal images taken from previous Maddox Homes development

EPC & Council Tax Band TBC

Situation

Oakleigh Court is situated within easy walking distance of both Bookham Common and Bookham Station. Bookham village is just a short walk away and offers a wide range of shops and amenities including a bakers, two butchers, a fishmongers, a greengrocers, a post office, a small supermarket and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

The Dawnay, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St Teresa's Preparatory School situated in the neighbouring village of Effingham. Cranmore Preparatory School can be found in West Horsley and St John's School in Leatherhead.

The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. There is access to open countryside for walking and cycling at Bocketts Farm, Polesden Lacey, Ranmore, Box Hill and Norbury Park, with many recreational facilities including the private members Nuffield Health Club in central Leatherhead, the refurbished Leisure Centre at Fetcham Grove and a wide range of golf clubs including Effingham Golf Club, Tyrells Wood Golf Club at Leatherhead and the RAC Country Club at Epsom

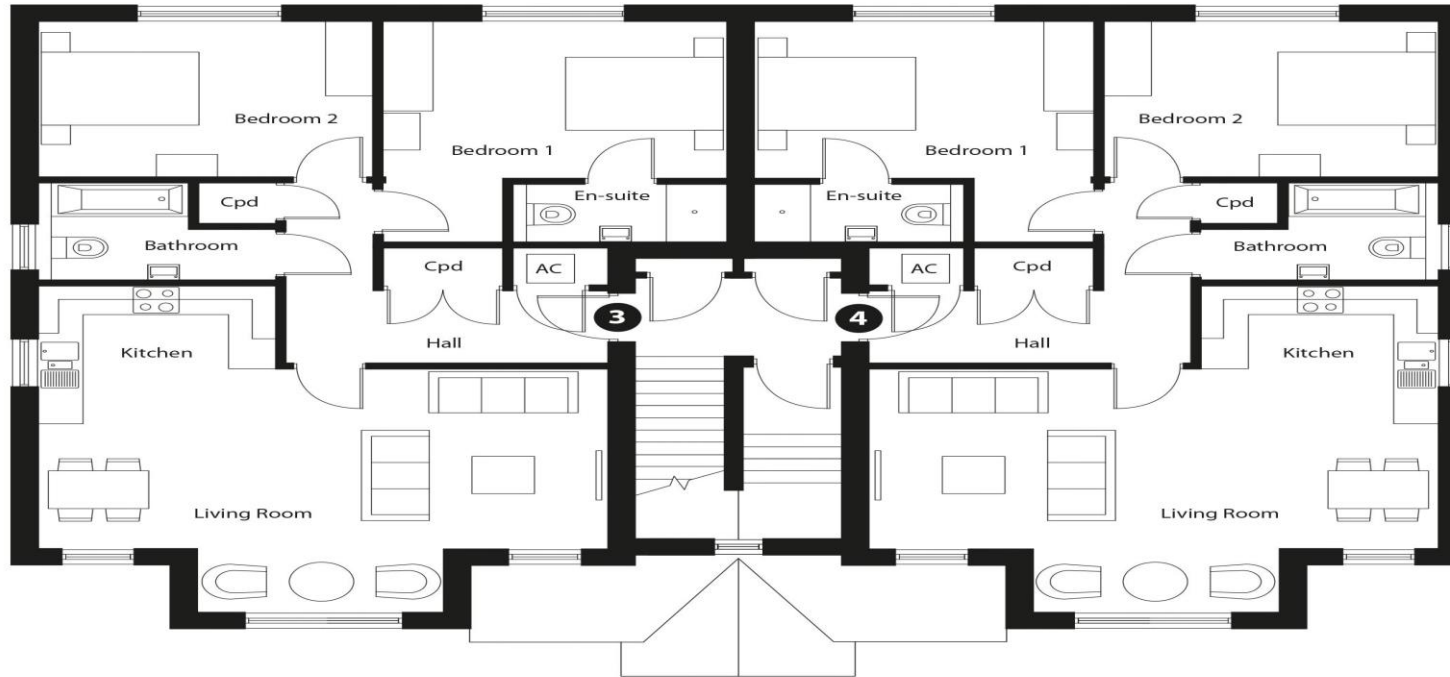
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Oakleigh House. No's 3 & 4

First Floor



| Apartment 3 | m | ft |
|-----------------------------|-------------|----------------|
| Kitchen/Dining/Living Area* | 7108 x 5432 | 23'3" x 17'10" |
| Bed 1 | 4284 x 4498 | 14'0" x 14'9" |
| Bed 2 | 4175 x 3188 | 13'8" x 10'6" |

*Measurements exclude bay window

| Apartment 4 | m | ft |
|-----------------------------|-------------|----------------|
| Kitchen/Dining/Living Area* | 7108 x 5432 | 23'3" x 17'10" |
| Bed 1 | 4284 x 4498 | 14'0" x 14'9" |
| Bed 2 | 4175 x 3188 | 13'8" x 10'6" |

*Measurements exclude bay window

Gross Internal Area – 939 ft² each