



Plot 5, Oakleigh House, Bookham, Surrey KT23 3EG

£585,000 Share of Freehold

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- BRAND NEW TWO BEDROOM PENTHOUSE APARTMENT WITH STUDY
- OCCUPIES ENTIRE SECOND FLOOR
- TWO PRIVATE PARKING SPACES
- EASY WALKING DISTANCE TO BOOKHAM HIGH STREET
- SPACIOUS 31' OPEN PLAN LIVING/DINING/KITCHEN
- MASTER BEDROOM/SECOND DOUBLE BEDROOM BOTH WITH ENSUITE AND FITTED WARDROBES
- CONTEMPORARY BATHROOM SUITES
- UNDERFLOOR HEATING THROUGHOUT
- ELECTRIC CAR CHARGING POINTS
- 10 YEAR BLP WARRANTY



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The Property

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

STUNNING NEW two-bedroom, penthouse apartment with study within a short walking distance of the vibrant village centre of Bookham and Bookham Station. Occupying the entire second floor, number 5 is a superb apartment. A generous 31' living/dining room opens 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. A separate study, ideal for those wishing to work from home, and a cloak can be found off the entrance hall.

The spacious master bedroom and second double bedroom both come with an en suite double shower and 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 1500 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

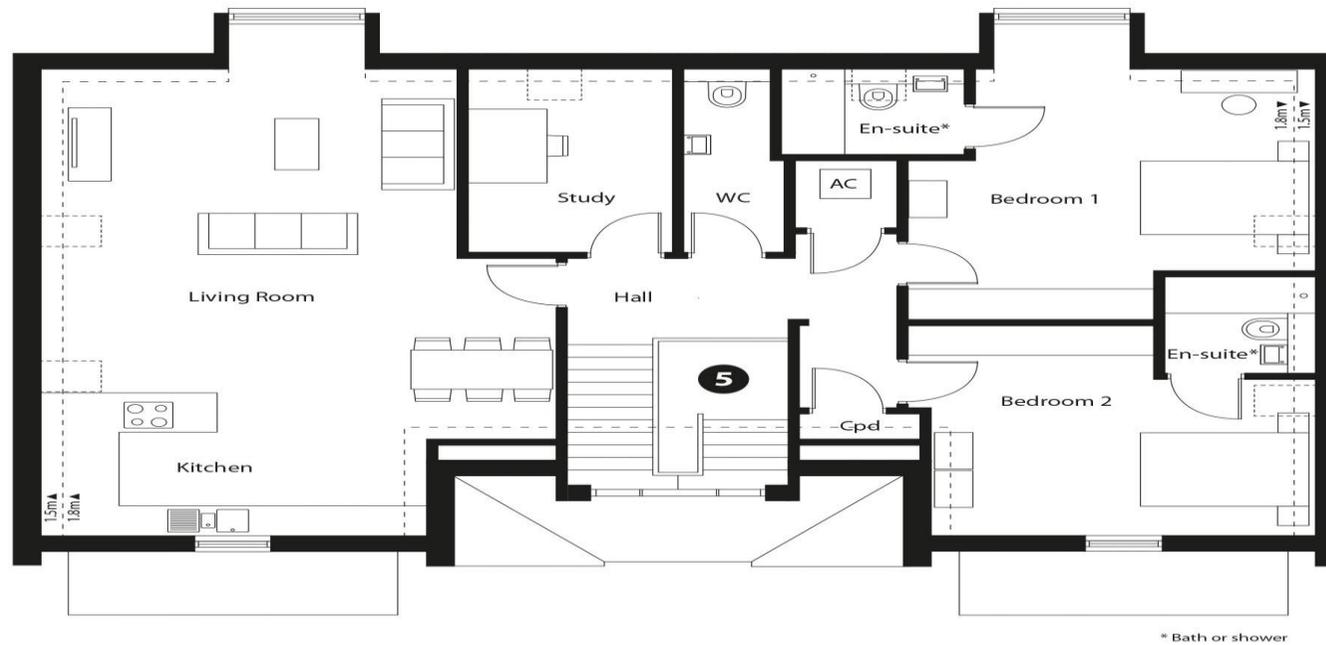
PGL5324





Oakleigh House. No 5

Second Floor



Apartment 5	m	ft
Kitchen/Dining/Living Area**	5980 x 9492	19'7" x 31'1"
Bed 1**	4751 x 5110	15'7" x 16'9"
Bed 2	4453 x 4282	14'7" x 14'0"

** Measurements exclude bay window

Gross Internal Area – 1,496 ft²