

Firsdown Leatherhead Road, Great Bookham, Surrey, KT23 4RR

Offers In The Region Of £1,200,000









Firsdown is a stunning five-bedroom, detached luxury home built by Arthur Wait Ltd. Boasting spacious living throughout, on the ground floor there is a living room and study to the front of the house and a superb kitchen/dining room which leads into a fabulous family room with views over the garden. On the first floor there are 4 generously sized bedrooms, one of which has an en-suite and on the second floor is a wonderful huge bedroom with ensuite that encompasses the full depth of the top floor.

Located in an exclusive private development of just two homes the property is just over half a mile away from the delightful village of Great Bookham, known for its picturesque surroundings and community spirit. Residents will appreciate the blend of rural charm and accessibility, with local amenities, schools, and transport links within easy reach.

*This property has been virtually staged and the planting to the front has been AI enhanced.

Specification

GENERAL
- Double-glazed UPVC framed windows
- Enhanced acoustic performance glazing to front elevations
- Private turfed gardens with Marshalls sandstone paved terraces and paths
- Air source heat pump
- EV car charging point
- Outside tap and power-socket
- External lighting
- Fully landscaped gardens
- Garden Shed

KITCHEN
- Shaker style, contemporary designed kitchen and utility room
- Bespoke soft close kitchens
- Quartz worksurfaces with Quartz hob and sink splashback
- Siemens integrated appliances including induction hob, single oven, extractor fan, combi-microwave, fridge and freezer, dishwasher, and separate washing machine and tumble dryer

BATHROOM & EN-SUITES
- Hansgrohe mixer taps and fittings
- Rak white sanitaryware
- Ladder heated towel rail
- Textures and polished porcelain, full height tiling throughout
- Vanity units and shaver point
- Vanity units to all bathrooms, en-suites and cloakrooms

HEATING
- Energy-efficient, thermostatically controlled central heating
- Pressurised hot water system
- Wet underfloor heating to ground floor and radiators to first floor and second floor
- Ladder towel rail in bathroom and en-suite
- Trickle vents to windows for secure ventilation
- High levels of insulation for optimum energy efficiency
- Air Source Heat Pump

MEDIA
- Telephone and TV points to living room, dining room, study and bedrooms
- Fibre Optic Broadband
- Fully networked for media connectivity

INTERIOR
- Brushed stainless steel door furniture
- Luxury wood effect vinyl flooring to hall, w.c, utility room and kitchen/dining and family room
- Carpets to all bedrooms, living room, study, stairs, and landings
- Bi-fold doors to the garden
- Oak internal doors and staircase with Oak newels and hand rail
- Low energy LED downlighters throughout
- Intruder alarm system

SECURITY AND PEACE OF MIND
- Aluminium Double-glazed bi-fold doors
- Double glazed UPVC windows
- Mains operated smoke and heat detectors with battery backup
- Multipoint locking to principal external doors
- External wall lights

WARRANTY PROVIDER
- 10 Year LABC New Build Warranty

TENURE: Freehold
COUNCIL TAX: Mole Valley, band TBC
EPC: TBC
*** Planting to the front has been AI enhanced***





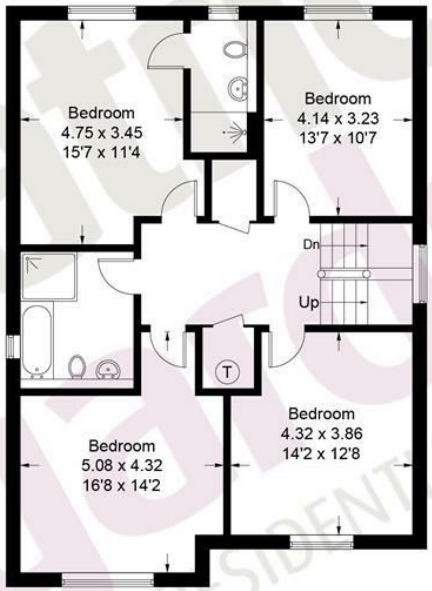


= Reduced headroom below 1.5m / 5'0

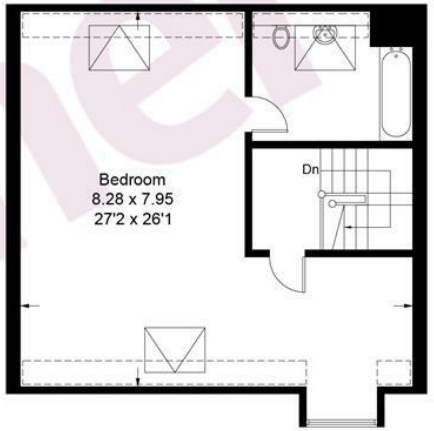
Approximate Gross Internal Area = 277.7 sq m / 2989 sq ft



Ground Floor



First Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1221924)

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