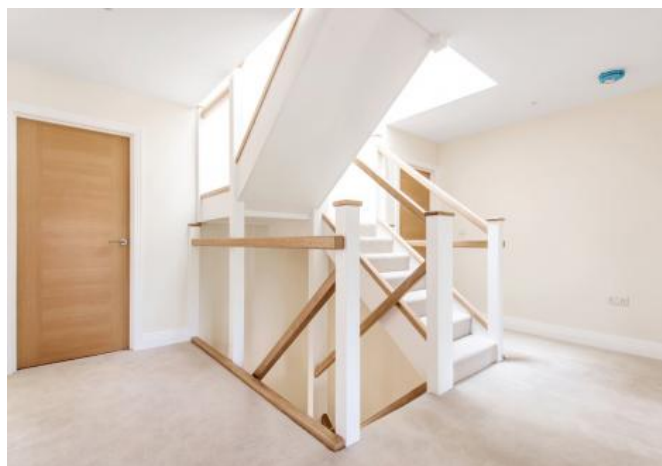




## Bookham

Guide Price £1,350,000 (Freehold)

Two brand new homes located up a private driveway within a level walk of the High Street, having secluded Southerly backing rear gardens. The properties are now ready for occupation, arranged over three floors and extending to some 3,000 square feet.



- Concrete ground and first floors
- Gas underfloor heating (radiators on 2nd floor)
- Stylish contemporary Beckermann kitchen with Quartz work surfaces
- Kitchen appliances include Neff oven, micro-oven, induction hob, fridge freezer, capel wine fridge and Quooker boiling tap
- Gas coal effect fire in drawing room with limestone and granite surround and hearth
- Slim profile black sliding doors from kitchen/breakfast room to rear terrace.
- White bathrooms suites with wall hung furniture and digital push button showers controls to en-suites. Tiled floors and walls.
- Floor finishes: Wood style tiling to hall, kitchen, breakfast and utility areas. Carpets to rest of house.
- Comprehensive pre wire for data & media distribution throughout house along with wiring for Sonos ceiling speakers, concealed WIFI booster boxes and CCTV
- TV and Satellite points to all principle rooms and bedrooms

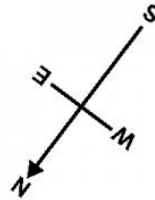
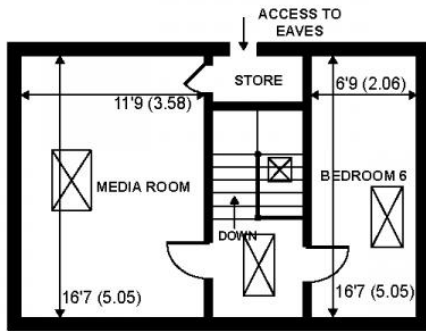
- Integral double garage with motorized garage door, power, lights and direct access to house
- Indian Stone terracing to rear with gardens laid to lawn and established planting to boundaries
- Security System: includes mains wired smoke & heater detectors, panic buttons and external lighting

Covered by a 10 years New Homes Warranty.

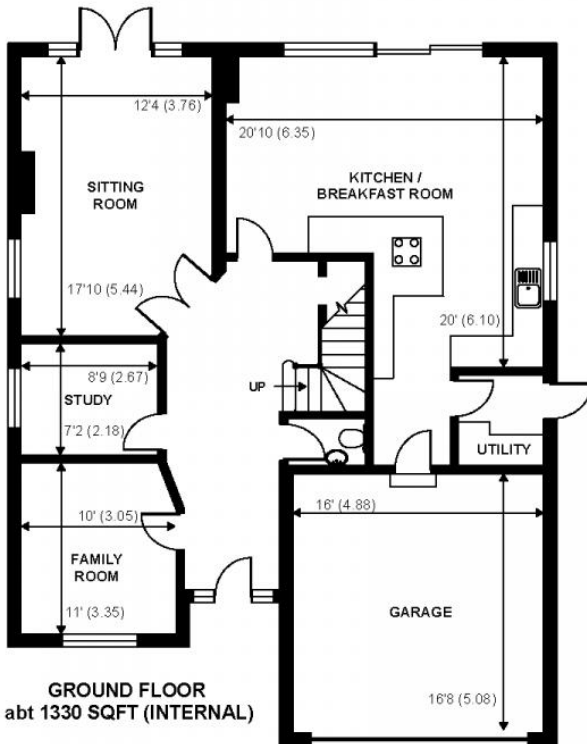
All particulars in this specification are for guidance only as some variation may be necessary.

# Floorplan

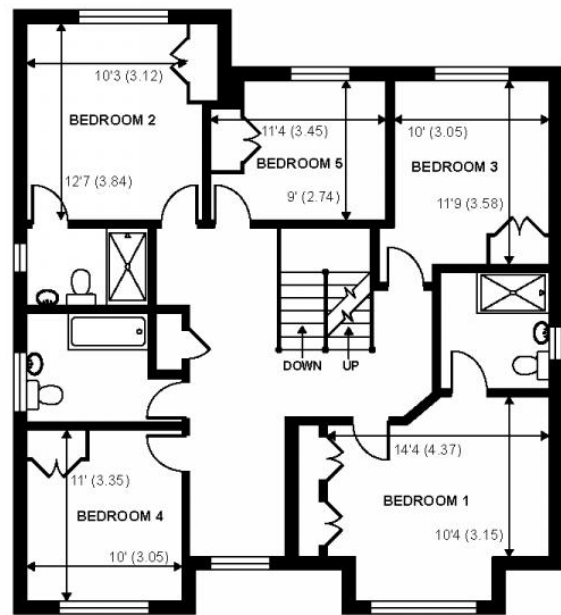
**NOT TO SCALE**



**SECOND FLOOR**  
abt 429 SQFT (INTERNAL)



**GROUND FLOOR**  
abt 1330 SQFT (INTERNAL)



**FIRST FLOOR**  
abt 1131 SQFT (INTERNAL)

**APPROX. GROSS INTERNAL FLOOR AREA 2890 SQ FT 268 SQ METRES (INCLUDES GARAGE)**  
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# Directions



IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.