



Oakleigh Court | Bookham, Surrey

Oakleigh Court is a unique development of superb, traditionally built, spacious family homes & apartments located in the heart of Bookham Village.

Situated minutes from Bookham's bustling shops & cafes and close to Bookham Station, ideal for commuting, Oakleigh Court offers an idyllic location for family life, with an excellent choice of well-regarded state and private schools nearby.

Each Home and Apartment will feature a high specification to include contemporary kitchens and bathrooms along with a light and spacious interior to suit modern lifestyles.

Plots 1 - 4

- Under Floor Heating to Ground Floor
- Bi-Fold Doors
- Contemporary Kitchens & Bathrooms
- Utility Rooms
- Master En-suites & Dressing Rooms
- Fully Installed Alarm System
- Wood Flooring to Entrance Hallways
- Solid Concrete Floors to Ground & First Floor
- Electric Car Charging Points

Apartments

- Under Floor Heating
- Open Plan Kitchen/Dining/Living Areas – perfect for entertaining
- Contemporary Kitchens & Bathrooms
- Two Bedrooms
- Two Bathrooms
- Fully Installed Alarm System
- Solid Concrete Floors
- Ground Floor Flats with Gardens
- Electric Car Charging Points



Oakleigh Court | LOCATION

The ever popular village of Great Bookham, located on the edge of the Surrey Hills, an Area of Outstanding Natural Beauty, is surrounded by stunning countryside but less than an hour by train to London.



Schools:

The Dawnay Primary School
Eastwick Infant & Junior Schools
The Howard of Effingham School
Manor House School
St Johns, Leatherhead
Downsend School, Leatherhead



Shopping & Entertainment

Bookham High Street
Polesden Lacey
Bocketts Farm
Waitrose, Leatherhead
Sandown and Epsom Racecourses
Guildford
Kingston



Sport:

Effingham Golf Club
Effingham Rugby Club
Bookham Tennis Club
Leatherhead Leisure Centre
Nuffield Health Club, Leatherhead
Beaverbrook Golf & Country Club



Travel:

A3 & M25 close by for access to Heathrow and Gatwick Airports and motorway network.



Train:

Easy access to Central London via Bookham, Effingham or Leatherhead Stations.



Walking:

Bookham Commons
Boxhill
Surrey Hills



Computer Image of Plot 1 Kitchen and Main Bedroom



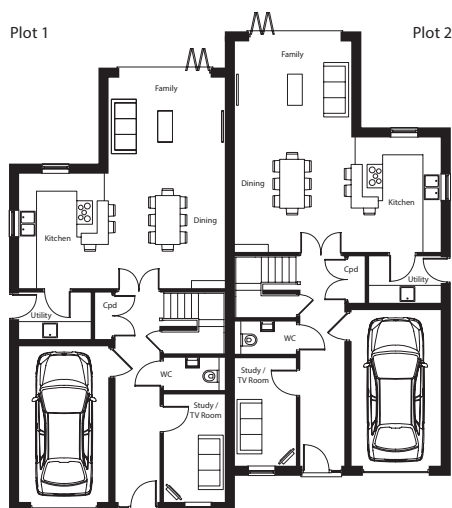
Oakleigh Court | SITEPLAN





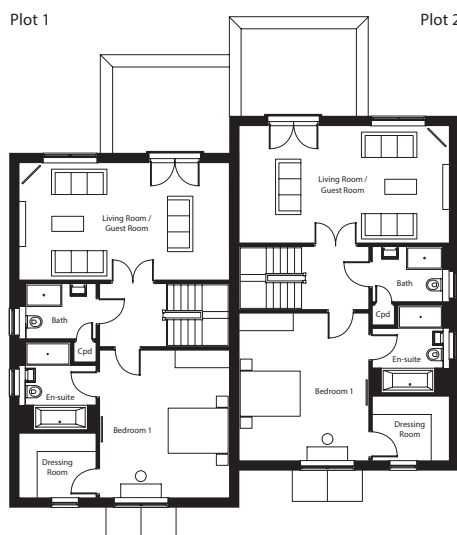
Computer Image of Plots 1 & 2

Oakleigh Court | PLOTS 1 & 2



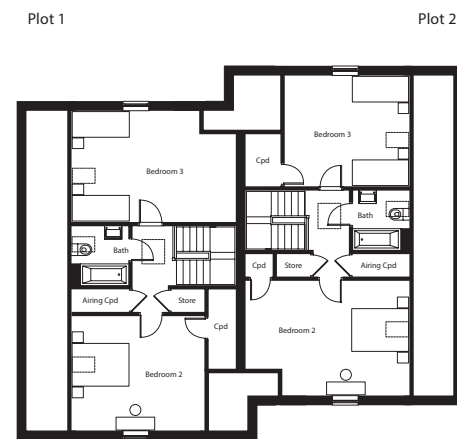
Ground Floor Plot 1	m	ft
Kitchen / Dining Area	7.03 x 3.94	22'9" x 12'8"
Family Area	3.99 x 3.26	12'11" x 10'6"
Study	3.70 x 2.11	12'1" x 6'9"
Utility	2.49 x 1.63	8'2" x 5'4"

Ground Floor Plot 2	m	ft
Kitchen / Dining Area	7.01 x 3.91	22'8" x 12'7"
Family Area	3.97 x 3.26	12'10" x 10'7"
Study	3.70 x 2.11	12'1" x 6'9"
Utility	2.46 x 1.63	8'1" x 5'4"



First Floor Plot 1	m	ft
Living Room	7.03 x 3.93	22'9" x 12'8"
Bed 1	4.34 x 4.94	14'2" x 16'1"

First Floor Plot 2	m	ft
Living Room	7.01 x 3.93	22'9" x 12'8"
Bed 1	4.32 x 4.94	14'0" x 16'1"



Second Floor Plot 1	m	ft
Bed 2	4.33 x 4.02	14'1" x 13'1"
Bed 3	5.68 x 3.93	18'6" x 12'8"

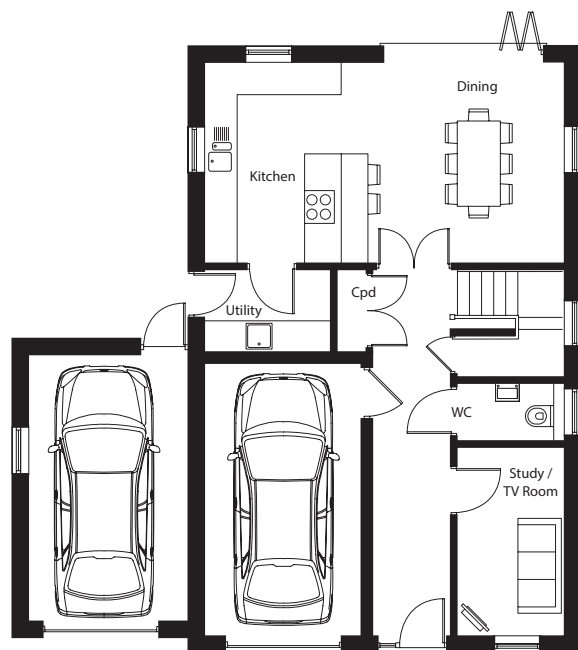
Second Floor Plot 2	m	ft
Bed 2	5.68 x 4.02	18'6" x 13'1"
Bed 3	5.68 x 3.93	18'6" x 12'8"

Gross Internal Area - 2,452 ft² Incl Garage Each



Computer Image of Plot 4

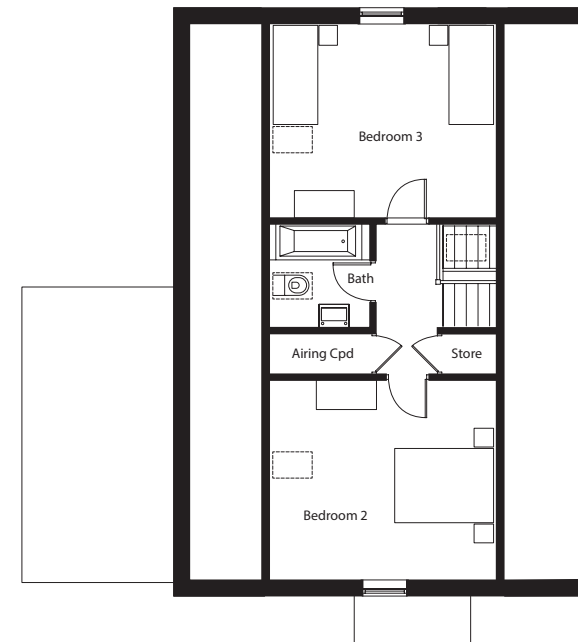
Oakleigh Court | PLOT 4



Ground Floor	m	ft
Kitchen / Dining Area	7.03 x 3.94	22'9" x 12'8"
Study / TV Room	3.70 x 2.11	12'1" x 6'9"
Utility	2.49 x 1.63	8'2" x 5'4"



First Floor	m	ft
Living Room	7.03 x 3.93	22'9" x 12'8"
Bed 1	4.34 x 4.94	14'2" x 16'1"



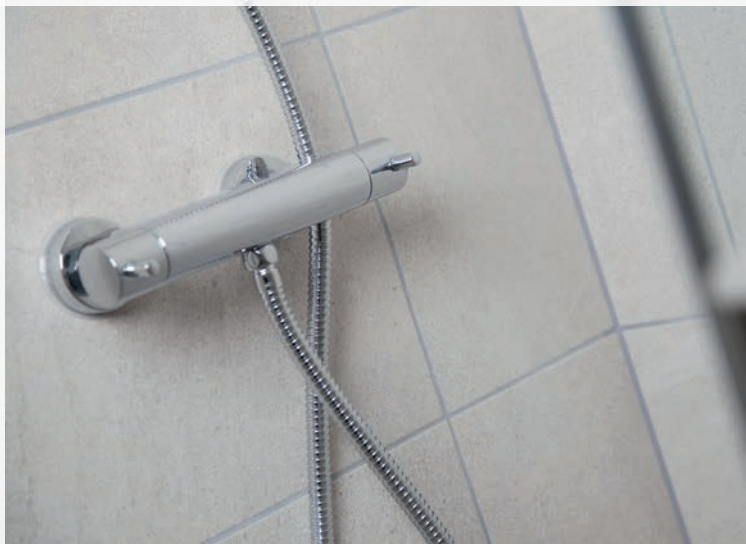
Second Floor	m	ft
Bed 2	4.33 x 4.02	14'1" x 13'1"
Bed 3	4.33 x 3.93	14'1" x 12'8"

Gross Internal Area – 2,389 ft² Incl Garages

Oakleigh Court | PLOTS 1,2 & 4 SPECIFICATION

- Traditional brick and block cavity wall construction with full cavity insulation.
- Solid walls to ground and first floors with traditional plaster to walls and ceilings.
- Concrete floors to ground and first floors.
- Contemporary kitchen with granite worktops and up stands to include pelmet lighting, under mounted stainless steel sink, gas hob, fully integrated fridge/freezer, dishwasher and oven.
- Separate utility room to include sink and space for a washing machine and tumble drier.
- Entrance hall to include multi point locking front door and oak wood flooring.
- Contemporary white sanitary ware with chrome fittings to the cloakroom and all bathrooms to include dual flush wall hung toilets & thermostatic showers. Shaver sockets to all bathrooms.
- Feature bi-folding doors to kitchen/dining/family room.
- Single panel internal doors. Glazed door to kitchen. Contemporary chrome internal door furniture.
- Main Bedroom and separate Dressing Room to have specially fitted wardrobes.
- Gas fired heating system with under floor heating to ground floor and radiators to first & second floors. Mains pressure hot water storage. All bathrooms to have chrome ladder towel radiators connected to the hot water system to allow towel drying during summer months.
- UVPC external window and door joinery. UVPC fascia, soffit and bargeboard for reduced maintenance.
- Floor tiling to cloakroom, kitchen/dining/family room, utility and bathrooms. Carpet fitted elsewhere except entrance hall which is to have wood floor.
- Decorative Skirting and Architrave. Plain coving throughout except utility, bathrooms, 2nd floor landing and inside cupboards.
- Feature fireplace with gas supply to the first floor living room/guest bedroom.
- All walls and ceilings smooth painted in a Farrow & Ball Colour.
- All interior woodwork to be finished in a Farrow & Ball colour eggshell except staircase handrails and newel caps which are to be painted black.
- Down lights throughout with chrome light switches. Dimmer switches to in kitchen and master bedroom.
- Fully installed zoned intruder alarm system.
- Mains wired and linked smoke alarms with battery back up.
- TV/FM & BT/RJ45 outlets throughout. Purchasers are asked to arrange their own Sky Dish & aerial installations and telephone & SKY subscriptions.
- Turfing to the front and rear gardens with planting as per landscape plan.
- Indian sandstone patios and paths.
- Tarmac with white spa chipping driveway and granite kerbstones.
- 1 no. outside water tap and waterproof power point.
- External lighting.
- Electric Car Charging Points.
- BLP warranty
- The opportunity for clients to specify details of internal finish and layout such as the kitchen to suit individual needs and tastes. (Subject to the stage of construction).
- Artists' impressions, photos and any sales floor plans for this development, whilst being produced in good faith, are a general indication of the proposed development.

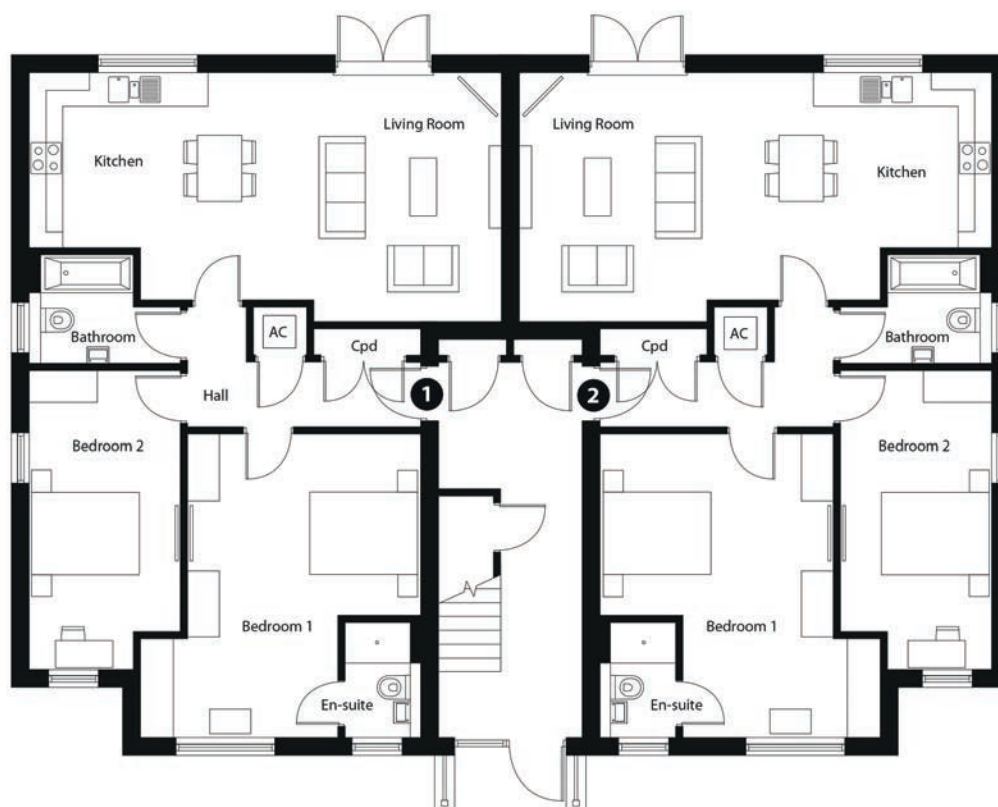
Important notice - 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. The Agent has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Photographs dated October 2015. Particulars dated October 2015. Designed and produced by Charles Roberts Studios. Tel: 01590 671800, www.charlesroberts.com





Computer Image of Oakleigh House

Oakleigh Court | APARTMENTS GROUND FLOOR

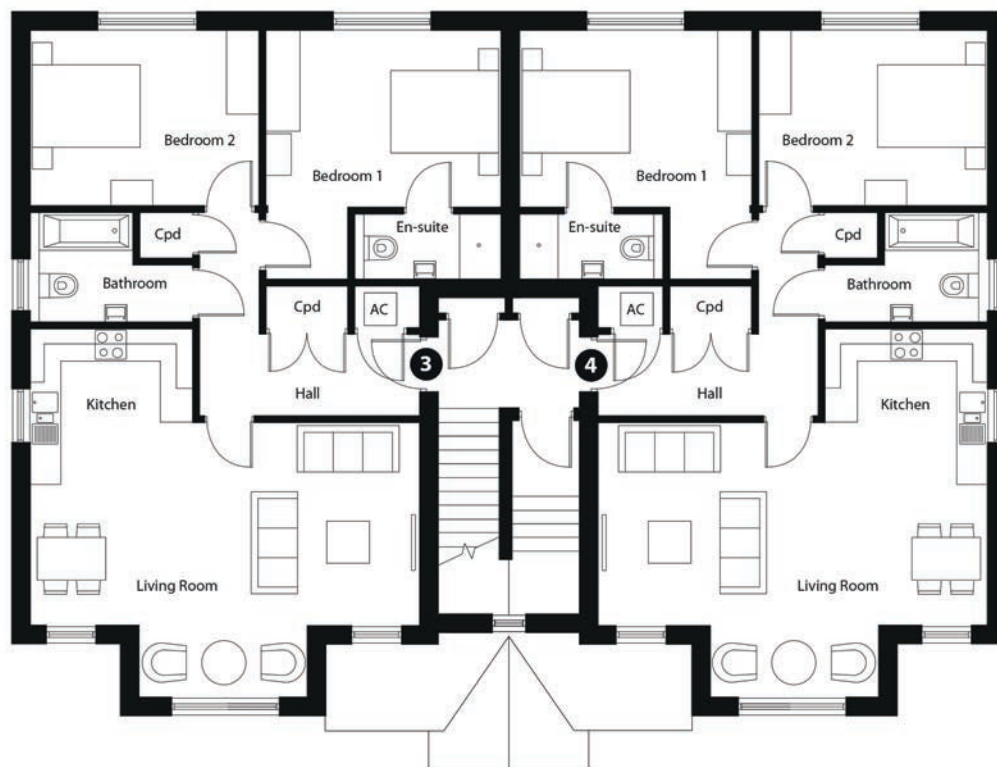


Apartment 1	m	ft
Kitchen/Dining/Living Area	8559 x 4138	28'0" x 13'7"
Bed 1	4257 x 5520	13'11" x 18'1"
Bed 2	2750 x 5432	9'0" x 17'10"

Apartment 2	m	ft
Kitchen/Dining/Living Area	8559 x 4138	28'0" x 13'7"
Bed 1	4257 x 5520	13'11" x 18'1"
Bed 2	2750 x 5432	9'0" x 17'10"

Gross Internal Area - 966 ft² Each

Oakleigh Court | APARTMENTS 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

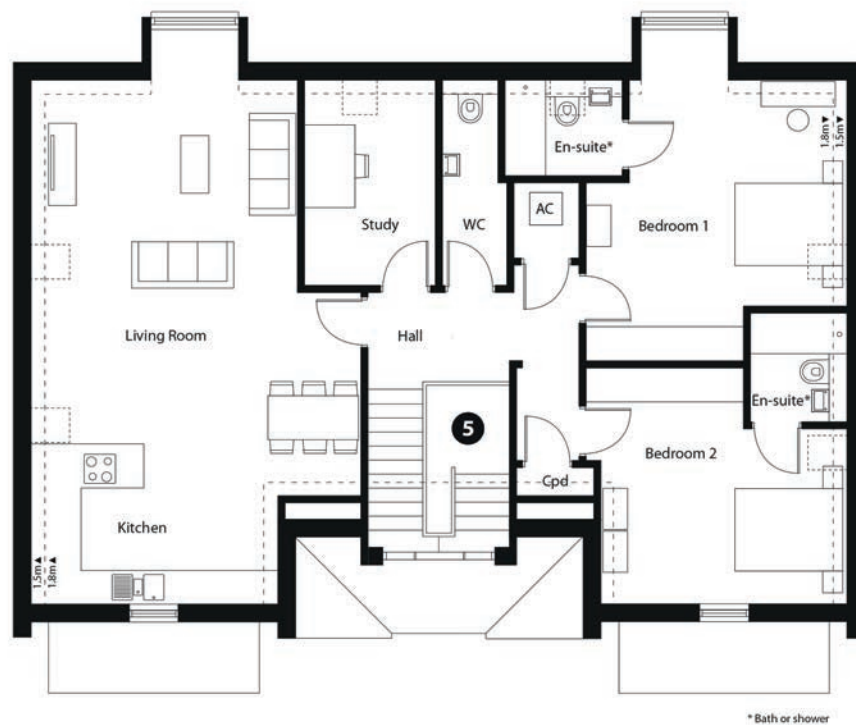
Apartment 4	m	ft
Kitchen/Dining/Living Area*	7108 x 5432	23'3" x 17'10"
Bed 1	4284 x 4498	14'0" x 14'9"
Bed 2	4175 x 3188	13'8" x 10'6"

*Measurements exclude bay window

Gross Internal Area – 939 ft² Each



Oakleigh Court | APARTMENTS 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"

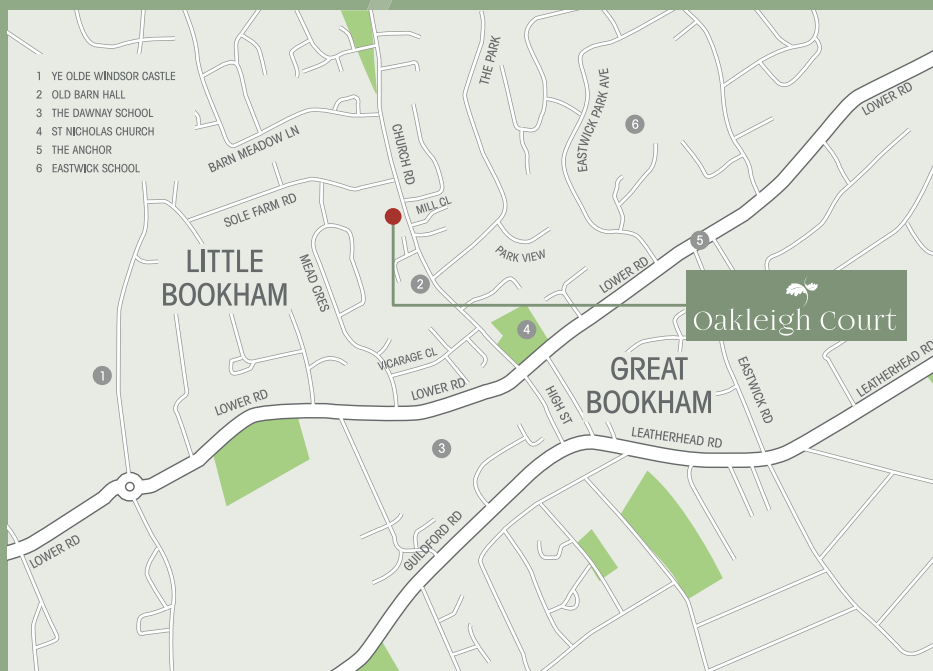
Gross Internal Area – 1,494 ft²

Oakleigh Court | APARTMENT SPECIFICATION

- Traditional brick and block cavity wall construction with full cavity insulation.
- Solid walls with traditional plaster to walls and ceilings.
- Concrete floors.
- Contemporary kitchen with granite worktops and up stands to include pelmet lighting, under mounted stainless steel sink, gas hob, fully integrated fridge/freezer, dishwasher, and oven.
- Contemporary white sanitary ware with chrome fittings to bathroom and master en-suite to include dual flush wall hung toilets & thermostatic showers. Shaver sockets to all bathrooms.
- Single panel internal doors. Glazed door to kitchen/living room. Contemporary chrome internal door furniture.
- Bedrooms to have specially fitted wardrobes.
- Gas fired heating system with under floor heating. Mains pressure hot water storage. All bathrooms to have chrome ladder towel radiators connected to the hot water system to allow towel drying during summer months.
- UVPC external window and door joinery.
- UVPC fascia, soffit and bargeboard for reduced maintenance.
- Floor tiling to bathrooms and kitchen area. Carpet fitted elsewhere.
- Decorative Skirting and Architrave. Plain coving throughout except bathrooms and inside cupboards or sloping ceiling parts of the top floor flat.
- All walls and ceilings smooth painted in a Farrow & Ball Colour.
- All interior woodwork to be finished in a Farrow & Ball colour eggshell except staircase handrails and newel caps which are to be painted black.
- Down lights throughout with chrome light switches. Dimmer switches to in kitchen and master bedroom.
- Fully installed zoned intruder alarm system.
- Mains wired and linked smoke alarms with battery back up.
- TV/FM & BT/RJ45 outlets Purchasers are asked to arrange their own Sky Dish & aerial installations and telephone & SKY subscriptions.
- Indian sandstone patios and paths. Ground floor flats will have their own garden and patio area.
- 1 no. outside water tap and waterproof power point to ground floor flats.
- External lighting to ground floor flats.
- Electric Car Charging Points.
- BLP warranty
- The opportunity for clients to specify details of internal finish and layout such as the kitchen to suit individual needs and tastes. (Subject to the stage of construction).
- Artists' impressions, photos and any sales floor plans for this development, whilst being produced in good faith, are a general indication of the proposed development.

Important notice – 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. The Agent has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Photographs dated October 2015. Particulars dated October 2015. Designed and produced by Charles Roberts Studios. Tel: 01590 671800, www.charlesroberts.com





By Car

Bookham Train Station – 2 minutes (0.5 miles)
 Effingham Junction Train Station – 7 minutes (3.1 miles)
 Leatherhead Train Station – 8 minutes (2.8 miles)
 M25 Leatherhead – 9 minutes (3.6 miles)
 A3 Ockham – 11 minutes (5.6 miles)
 Heathrow Airport – 30 minutes (24.1 miles)
 Gatwick Airport – 32 minutes (23.7 miles)
 Central London – 56 minutes (25.5 miles)

By Foot

Bookham High Street – 7 minutes (0.3 miles)
 Bookham Train Station – 10 minutes (0.5 miles)

By Train

Bookham to Waterloo – 54 minutes
 Effingham Junction to Waterloo – 40 minutes
 Leatherhead to Waterloo – 44 minutes

Sat Nav users please use postcode KT23 3EG

A development by: **MADDOX** *Homes*