



Woodlands House is a unique and luxuriously appointed new family home conveniently situated in secluded mature grounds. The property is within easy reach of the town centre with its array of amenities and station with its direct services to Victoria and London Bridge.

Architect designed especially for this very special location and built to an exacting standard, this wonderful and spacious home offers a perfect blend of traditional design, including clay roof tiles, Sussex style tile hanging and attractive lead-work, together with the discrete inclusion of all modern technologies and thermal regulations.

A particular feature of the house is the fabulous hand painted kitchen which similarly offers the best of traditional craftsmanship with all modern appliances by Siemens. The bespoke design incorporates an extensive range of base and wall cupboards in Farrow and Ball colours which perfectly compliments the natural limestone flooring and Silestone work surfaces.

Another special feature of Woodlands House is the wonderfully extravagant master bedroom suite with 'his & her' dressing rooms, a luxurious en-suite shower room for him and a superb en-suite bathroom for her...or for the sake of political correctness this can of course be the other way around.





The accommodation totalling approximately 4,400 sq ft is arranged over three floors and offers tremendous flexibility for the owner to tailor the interior space to their own every day needs.

A likely configuration would be: drawing room, formal dining room, kitchen breakfast room with large adjoining family area, utility room, study, owners master suite of bedroom, twin dressing rooms and his and her bathroom and shower room, 2 further bedrooms with en-suite bathroom/shower room, box room, 4th and 5th bedrooms and further large bathroom, playroom/tv room or 6th bedroom.



An exceptional setting

Woodlands House is approached via a very attractive 'semi rural' private lane and electric entrance gates opening to a long private driveway. The house sits in secluded mature grounds of approximately 1.3 acres and includes a beautiful large pond (with new duck house!) set in ancient woodland offering a haven for a wide variety of plants, birds and other wildlife. There is a delightful circular walkway around the pond with two sleeper bridges offering lovely views and vistas.



Site plan is indicative only



Space to unwind

GROUND FLOOR

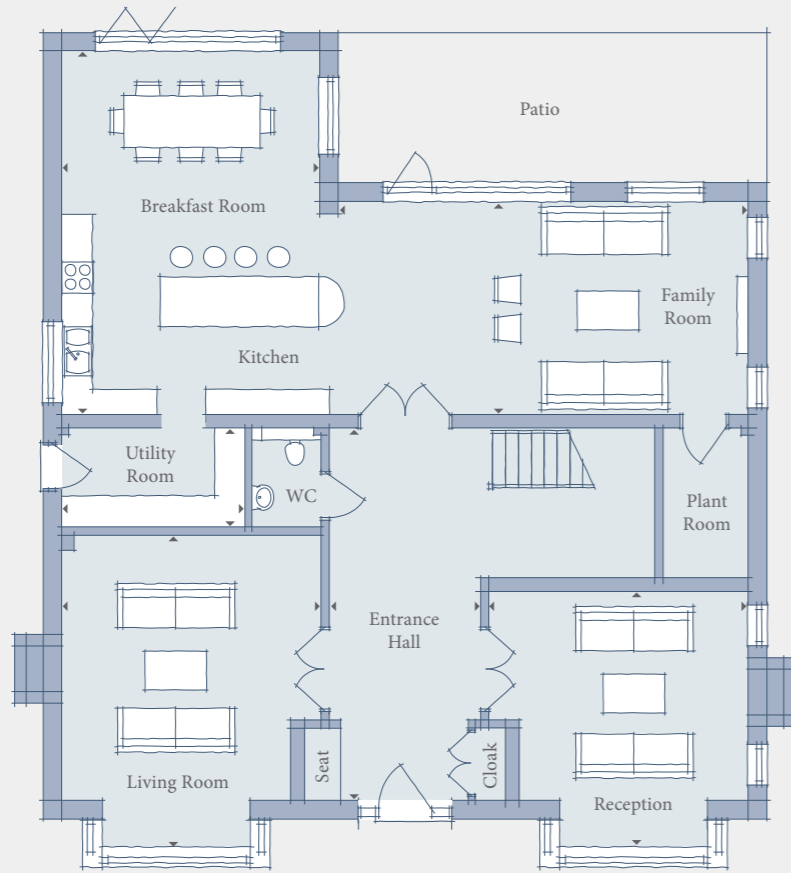
Entrance Hall	7.50m x 3.00m	24'7" x 9'10"
Kitchen/Breakfast Room	6.50m x 5.00m	21'0" x 16'0"
Family Room	8.20m x 4.10m	27'0" x 13'0"
Living Room	6.20m x 5.10m	20'0" x 16'6"
Reception	5.20m x 5.10m	17'0" x 16'6"
Utility Room	3.62m x 1.98m	11'10" x 6'6"

FIRST FLOOR

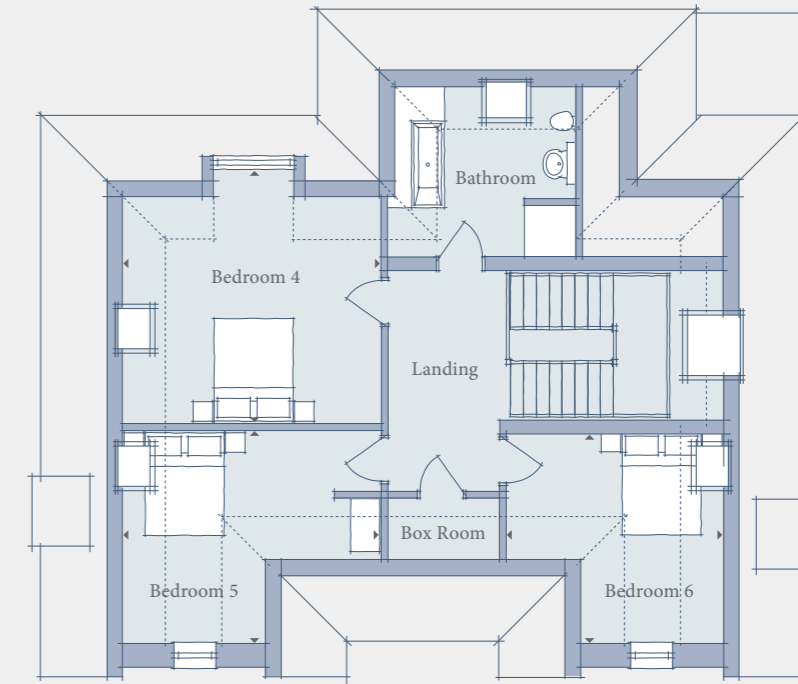
Master Bedroom	5.20m x 4.20m	17'0" x 13'6"
Bedroom 2	4.30m x 4.20m	14'0" x 13'6"
Bedroom 3	4.30m x 4.10m	14'0" x 13'0"
Study/Nursery	4.20m x 2.10m	13'6" x 7'0"

SECOND FLOOR

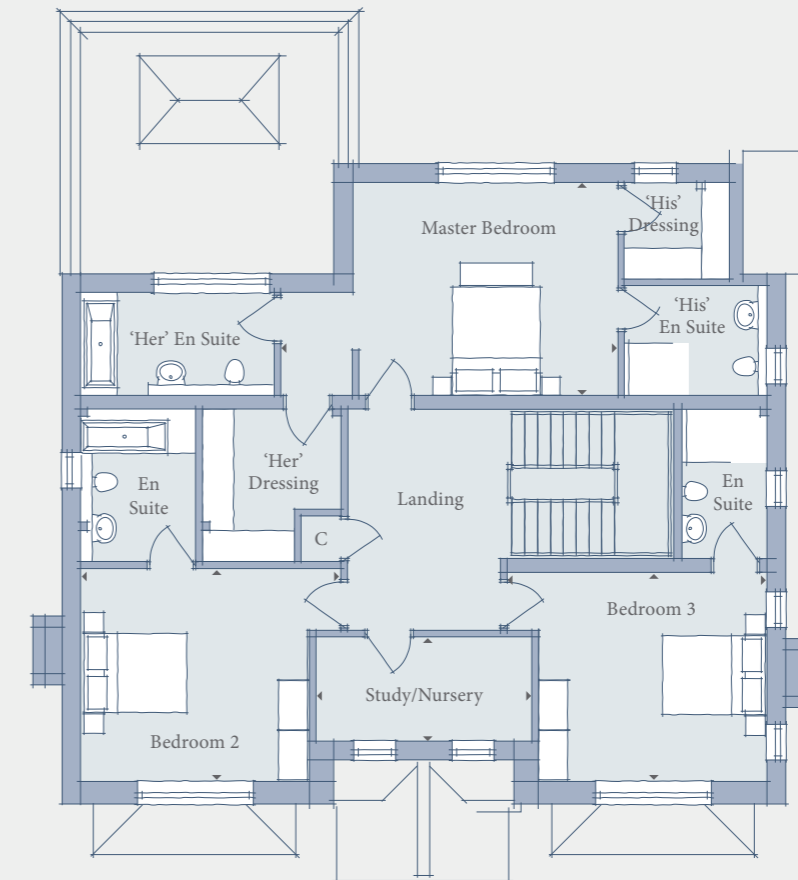
Bedroom 4	5.10m x 5.00m	16'6" x 16'0"
Bedroom 5	5.10m x 4.10m	16'6" x 13'0"
Bedroom 6	4.20m x 4.10m	13'6" x 13'0"
Box Room		



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Please note: All dimensions are approximate and for guidance only. Furniture layouts are indicative only

Every aspect of the design of Woodlands House has been carefully considered to create effortlessly luxurious living spaces.



Specification

GENERAL



- Traditional masonry construction with clay roof tiles and tile hanging
- Further roof-work in lead with apron detailing
- Walnut internal doors

- Double glazed flush casement windows and bifold doors
- Gas fired boiler for full central heating and hot water
- Mains drainage
- Underfloor heating to ground floor
- Radiators with painted covers elsewhere
- Electric underfloor heating to all bathrooms and shower rooms
- Cat 5 cabling
- Ample 13 amp and 5 amp sockets
- Premier 10 warranty
- Wide plank engineered oak flooring to hall and reception areas
- Fitted carpets to bedrooms
- Burglar alarm
- Working fireplaces by Wessex Stone in both reception rooms
- Brassware by Vado
- Stainless steel electrical sockets and switches
- Tall corniced ceilings

KITCHEN AND UTILITY



- Hand painted bespoke designed by Wooden Heart of Weybridge
- Two tone paintwork in Farrow & Ball colours Pavilion Grey and Moles Breath

- Appliances by Siemens: twin single ovens, combi microwave, coffee machine, warming drawers, induction hob, integrated dishwasher, integrated fridge, integrated freezer, wine cabinet, and two dishwashers

- Silestone work tops and upstands
- Ise hot & cold filter tap
- Blanco sinks
- Limestone flooring
- In built ceiling speakers to kitchen/family room

BATHROOMS AND EN SUITES



- Villeroy & Boch wash basins and WCs
- Porcelanosa tiling to walls and floors
- Heated vanity mirror

- Bespoke fitted wardrobes and shelving
- Heated towel rails

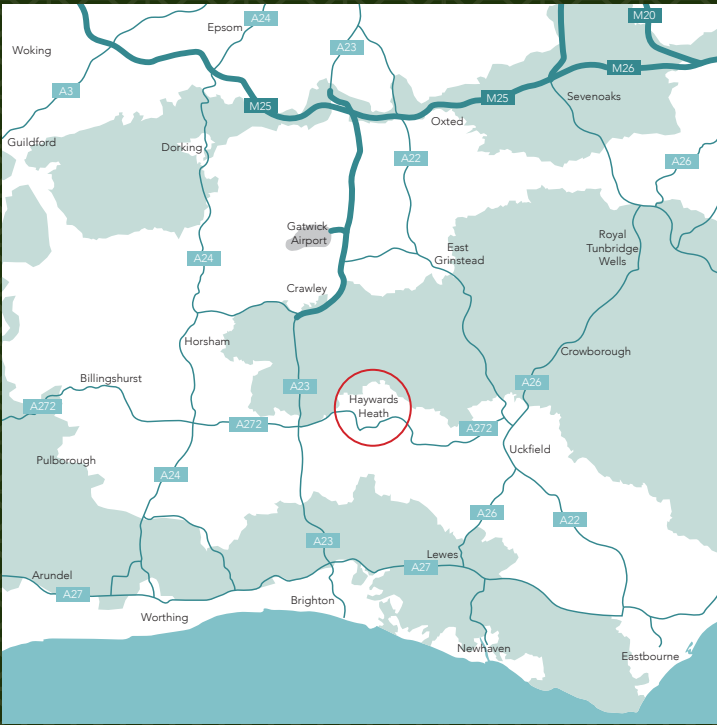
EXTERIOR FEATURES



- Mature ancient woodland area with large pond and circular walkway
- Electric entrance gates with pedestrian setting and intercom

- Oversized detached double garage with electrically operated door and storage over
- Ample further parking
- Indian sandstone patio to the rear
- Two water taps





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These details are intended to give a general indication of the proposed development and floor layout. We reserve the right to alter and amend specifications at any time. The contents herein shall not be deemed to form part of any contract or be a representation inducing any such contract. Please note that floor plans are not to scale and are for illustrative purposes only. All sizes and dimensions are taken from working drawings and may differ from the finished product. All Showhome furniture and fittings are not included within the sale of the property.