ABBEYWOOD

OATLANDS AVENUE • WEYBRIDGE

HOMES BY HARLEQUIN

EMBRACE A NEW QUALITY OF LIFE

Weybridge has become a favoured destination for those seeking a rich and rewarding lifestyle, combining sophisticated town centre charm with the appeal of green surroundings.

Abbeywood enjoys the advantage of a great location in leafy Oatlands Avenue, offering easy access to Queens Road with its selection of independent stores, fashionable coffees shops, bars and restaurants. Weybridge town centre, just over a mile away, offers further shopping options including Waitrose and independent boutiques as well as a wide choice of restaurants.

Another key attraction of Weybridge is its natural backdrop – enjoy tranquil riverside walks and bike rides along the Wey and Thames or watch a game of cricket on the green. Local leisure amenities include St Georges Hill Golf Club and Weybridge Lawn Tennis Club.

Schooling locally is highly regarded with a wide choice in both the state and private sectors, including nearby Oatlands Primary, rated 'excellent' by OFSTED and Cleves School, rated 'outstanding'.

For rail travellers, Walton-on-Thames station is just over half a mile away, with regular services to London Waterloo. By road, the M25 is accessible at Junction 11, putting Heathrow and Gatwick within 9 and 27 miles drive respectively.

KINGSTON
8
MILES

GUILDFORD
13.5
MILES

LONDON*
60
MINS

HEATHROW AIRPORT
9
MILES

Source: Googlemaps
*from Walton Walton-on-Thames to London Waterloo

DESIGNED FOR CONTEMPORARY LIVING

The interiors at Abbeywood have been carefully planned to provide comfort and convenience.

Computer generated image is indicative only.

AN OUTSTANDING ENVIRONMENT

This elegant collection of just four thoughtfully designed 3 bedroom homes reflects our ethos of blending aspirational design with creative use of space to create high quality homes in the finest locations.

ABBEYWOOD

PLOT 1
THE BEAULIEU

PLOT 2
THE DORCHESTER

PLOT 3
THE MILTON

PLOT 4
THE SHERBORNE

Computer generated image is indicative only.

THE BEAULIEU

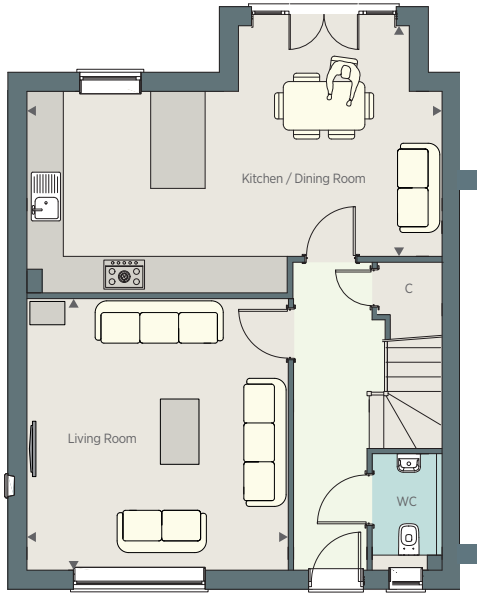
3 BEDROOM FAMILY HOME
PLOT 1

GROUND FLOOR

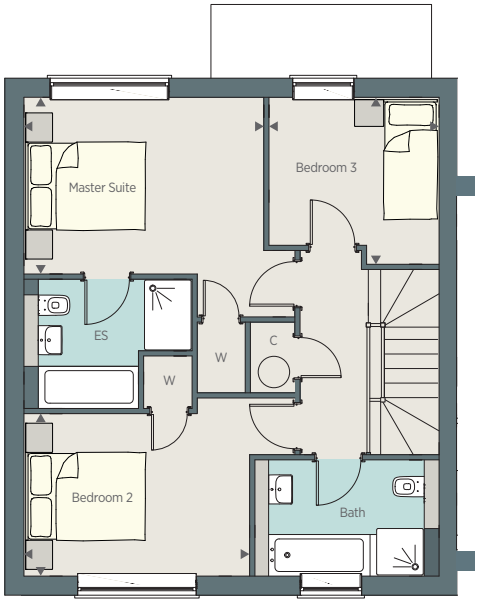
Kitchen / Dining Room	7.08m x 3.91m	23'3" x 12'10"
Living Room	4.61m x 4.45m	15'2" x 14'8"

FIRST FLOOR

Master Suite	4.08m x 2.99m	13'5" x 9'10"
Bedroom 2	3.83m x 2.75m	12'7" x 9'1"
Bedroom 3	2.88m x 2.83m	9'6" x 9'4"



GROUND FLOOR



FIRST FLOOR

C – Cupboard ES – Ensuite W – Wardrobe

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

THE DORCHESTER

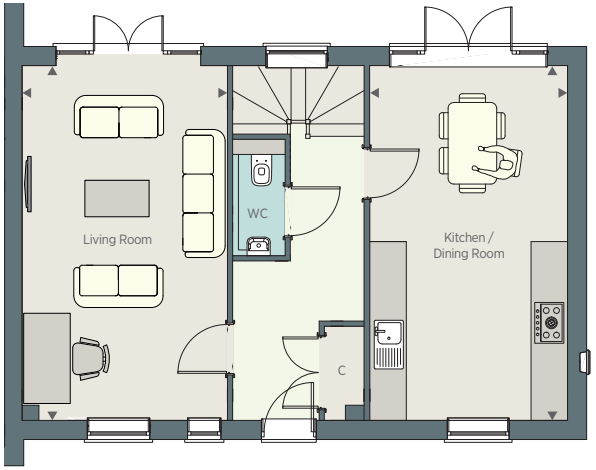
3 BEDROOM FAMILY HOME
PLOT 2

GROUND FLOOR

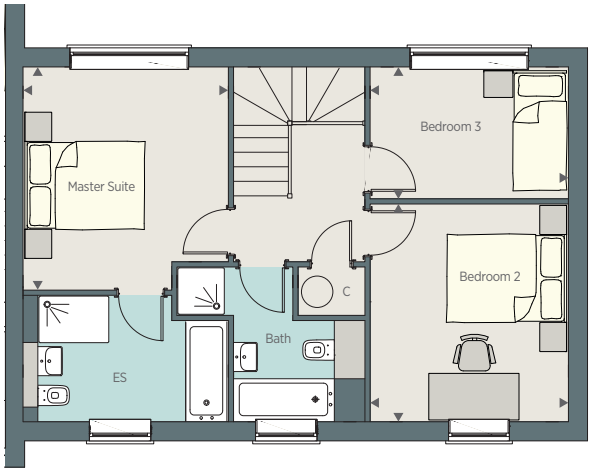
Kitchen / Dining Room	6.04m x 3.34m	19'10" x 11'0"
Living Room	6.04m x 3.45m	19'10" x 11'4"

FIRST FLOOR

Master Suite	3.80m x 3.48m	12'6" x 11'6"
Bedroom 2	3.70m x 3.36m	12'2" x 11'1"
Bedroom 3	3.36m x 2.22m	11'1" x 7'4"



GROUND FLOOR



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THE MILTON

3 BEDROOM FAMILY HOME WITH STUDY

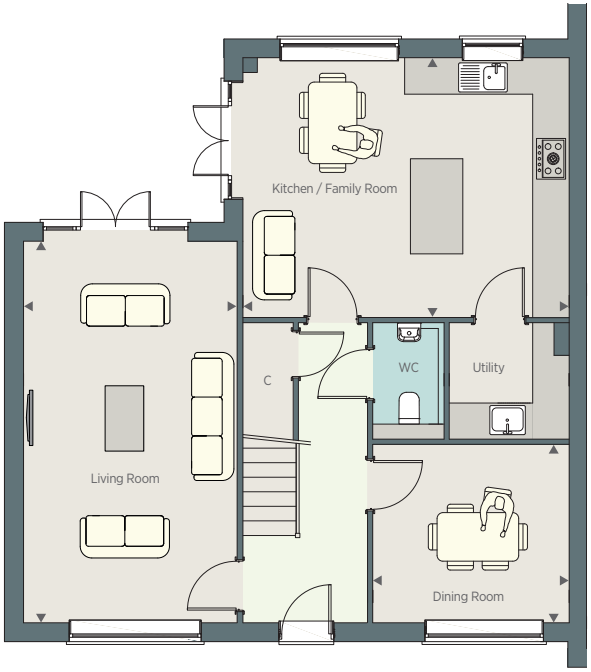
PLOT 3

GROUND FLOOR

Kitchen / Dining Room	5.54m x 4.42m	18'2" x 14'6"
Living Room	6.50m x 3.62m	21'4" x 11'11"
Dining Room	3.33m x 3.02m	11'0" x 9'11"

FIRST FLOOR

Master Suite	3.49m x 3.00m	11'6" x 9'11"
Bedroom 2	3.65m x 3.19m	12'0" x 10'6"
Bedroom 3	3.65m x 3.19m	12'0" x 10'6"
Study	2.68m x 2.46m	8'10" x 8'1"



GROUND FLOOR

FIRST FLOOR

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THE SHERBORNE

3 BEDROOM FAMILY HOME WITH STUDY

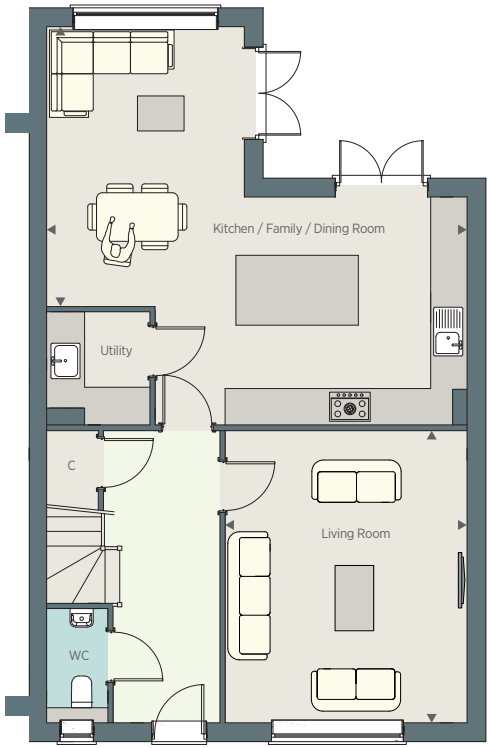
PLOT 4

GROUND FLOOR

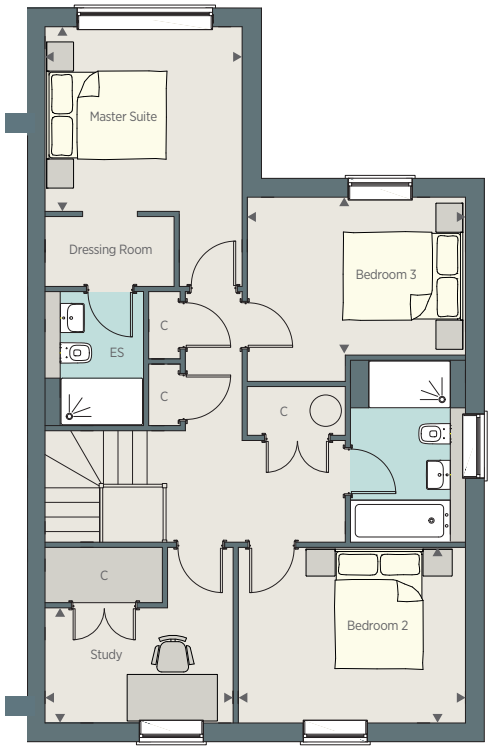
Kitchen / Family / Dining Room	7.16m x 4.76m	23'5" x 15'8"
Living Room	4.96m x 4.11m	16'4" x 13'6"

FIRST FLOOR

Master Suite	3.34m x 3.09m	11'0" x 10'2"
Bedroom 2	3.85m x 2.97m	12'8" x 9'9"
Bedroom 3	3.71m x 2.66m	12'2" x 8'8"
Study	3.19m x 1.93m	10'6" x 6'4"



GROUND FLOOR



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THE SPECIFICATION

Thoughtful design, contemporary specifications and attention to detail are defining hallmarks of these attractive homes.

INDIVIDUALLY DESIGNED KITCHEN

- Contemporary styled kitchen with matt lacquered doors and Silestone worktops
- Multifunctional stainless steel fan assisted oven
- Induction hob and integrated extractor
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel single bowl undermounted sink with chrome mixer tap
- LED under wall unit lighting
- Integrated washer/dryer to plots 1 & 2 only

UTILITY ROOM (PLOTS 3 & 4 ONLY)

- Utility furniture incorporating worktop and upstand
- Space and plumbing for separate washing machine and tumble dryer
- Single bowl stainless steel sink and chrome tap

QUALITY BATHROOMS

- Contemporary styled bathrooms with European sanitaryware and Hans Grohe chrome taps
- Mirrors to WC, bathroom and en suites
- Walk-in shower to en suites
- WC with chrome dual flush plate, concealed cistern and soft close seat
- Chrome heated towel rail to all bathrooms
- Ceramic wall tiles to selected areas

HEATING, ELECTRICAL AND LIGHTING

- Thermostatically efficient air source heat pump central heating
- Underfloor heating to ground floor
- Radiators to first floor
- LED Downlights to WC, kitchen, en suites and bathroom
- Pendant lighting to all other areas
- Light to loft

HOME ENTERTAINMENT AND COMMUNICATIONS

- TV points to living room, study, family / dining room, master bedroom and bedroom 2
- Wired for Sky Q (for future possible connection)
- Telephone points to living room and master bedroom and study (plots 3 & 4 only)
- Cat 6 pre-wired Home Network points to study (plots 3 & 4 only)

INTERIOR FINISHES

- 4 panel white painted internal doors
- Painted staircase with oak handrail
- Satin paint finish to all internal joinery
- Flooring to kitchen, cloakroom, en suite and bathroom

EXTERNAL

- Secure by design front door with multi point locking system
- White PVCu windows
- Seeded lawn to rear
- Paving to rear door areas and patio areas
- External Tap provided

SECURITY AND PEACE OF MIND

- External light to front door only
- Wiring for future alarm system
- Mains fed smoke and carbon monoxide detector with battery backup
- 10 Year Building Warranty

Computer generated image is indicative only.

Specification may vary due to availability

Joint Selling Agents

TRILOGY

Trilogy Land & New Homes

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newhomes@trilogy.uk.com

Seymours

01932 629600

leads@seymours-walton.co.uk

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homesbyharlequin.com

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