
LUSSO
NEW HOMES
www.lussonewhomes.com
- WELCOME TO -
Trinity Close, Chilworth

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Trinity Close, Chilworth

An ideal place to call home

Welcome to Trinity Close, an exclusive development of just three, stunning 3-bedroom detached homes set in the picturesque village of Chilworth, just south east of Guildford.

As with all Lusso Developments, these extraordinary properties at The Willows benefit from an endless quality and luxurious specification, coupled with hand-built craftsmanship and attention to detail.

Each of these exceptional new homes have been expertly designed by Lusso's team working closely with Surrey-based interior designers, Rebecca Winter Design Studio. With an emphasis on bespoke furnishings and high quality fixtures and fittings, to ensure each property is unique and of the highest finish and priority given to using locally sourced materials including timber from the nearby Wotton Estate.

Trinity Close is positioned in idyllic surroundings with close proximity to areas of outstanding natural beauty and places of interest; Chilworth Manor, Newlands Corner and Box Hill on the North Downs are all close by, making The Willows the *perfect* place to call home.

With exquisite interiors and flawless finishes considered at every stage of the build, the homes at The Willows are idyllic for a luxury, countryside lifestyle.

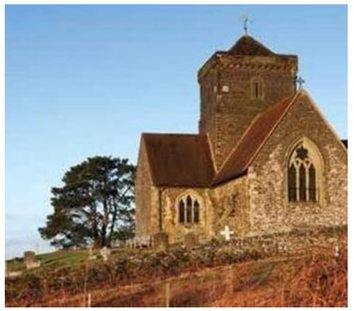












Country living with great connections

Located in the *idyllic village* of Chilworth, Trinity Close has the benefit of being situated near three churches, a renowned independent gastropub, The Percy Arms, and numerous footpaths leading through surrounding open fields and woodland. Chilworth also has a recreation ground with a village pavilion, and a hilltop monastery to the south of the parish, inhabited by Benedictine Monks.

Notably, Chilworth Station, which sits on the North Downs Line, provides a regular service to Redhill to the east and Reading to the west. Guildford Station and town centre is just minutes away*, with the station providing a direct service to **London Waterloo** in as little as **36 minutes**, making the area an extremely popular choice for those working in the capital. A frequent bus service provides alternative access to the shopping centre of Guildford with buses also running to Dorking, Godalming and Cranleigh.

Guildford also comprises of two theatres; the Yvonne Arnaud Theatre and the Electric Theatre for a range of exciting shows and performances. For cinema lovers, Guildford hosts a multiplex Odeon cinema in the heart of town - with nine cinema screens, it's easy to catch the latest blockbuster releases.

Chilworth really does provide the best of a city lifestyle alongside country living.

Great Local Schooling

The area boasts a wide selection of schools making it a sought-after location for families. Shalford Infant School and Tillingbourne Junior School are an example of the many local primary schools. For secondary schools, St Catherine's School, Lanesborough School, and the Royal Grammar School are just a few of the many that provide excellent facilities and opportunities for their students.

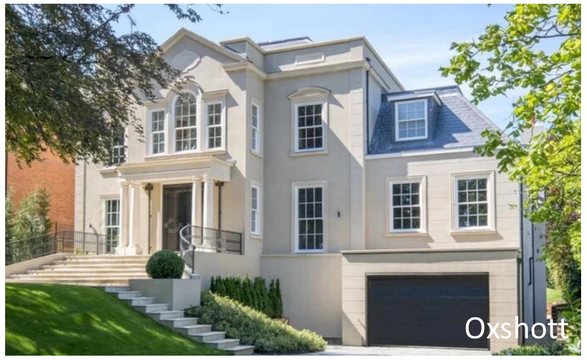












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Exquisitely appointed

Each new home at Trinity Close personifies Lusso's exacting design standards. This compelling new development offers spacious, light and airy accommodation finished to the very highest level, with every consideration for day-to-day life and practicality in every aspect of their design.

Examples of our previous developments are in their abundance. For further examples of our developments, please visit our website at:

www.lussonewhomes.com

10 Year Build Guarantee

Every single one of our properties are built to the highest of standards and come with the reassurance and peace of mind of a 10-year build mark warranty, held with ICW for Trinity Close.









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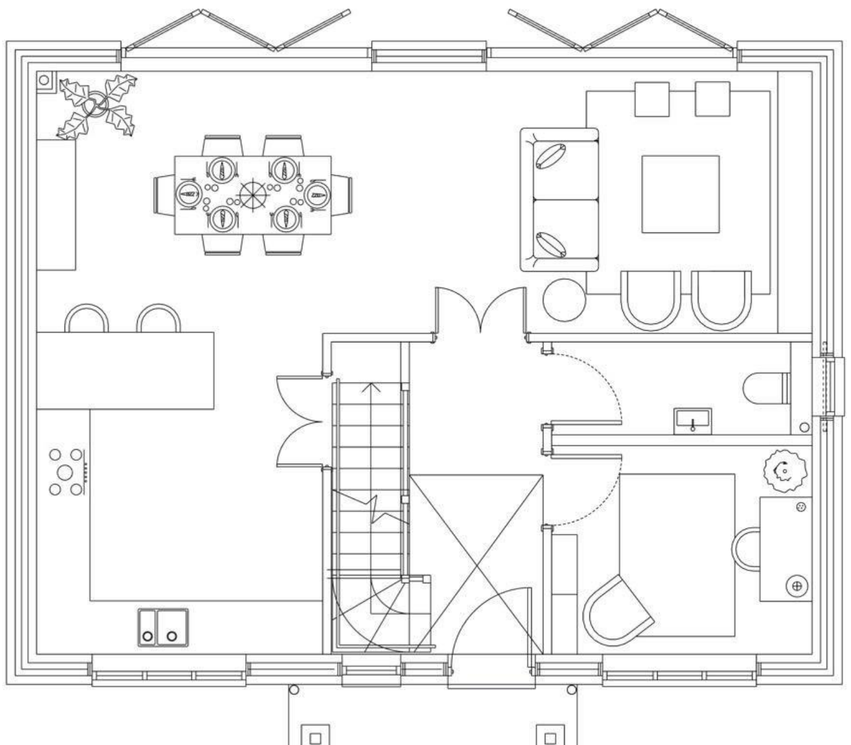
Precision design, inside and out

Intricately designing every minute detail, Trinity Close has an incredible specification of carefully considered finishes, designed alongside our interior design partners at Rebecca Winter Design Studio.

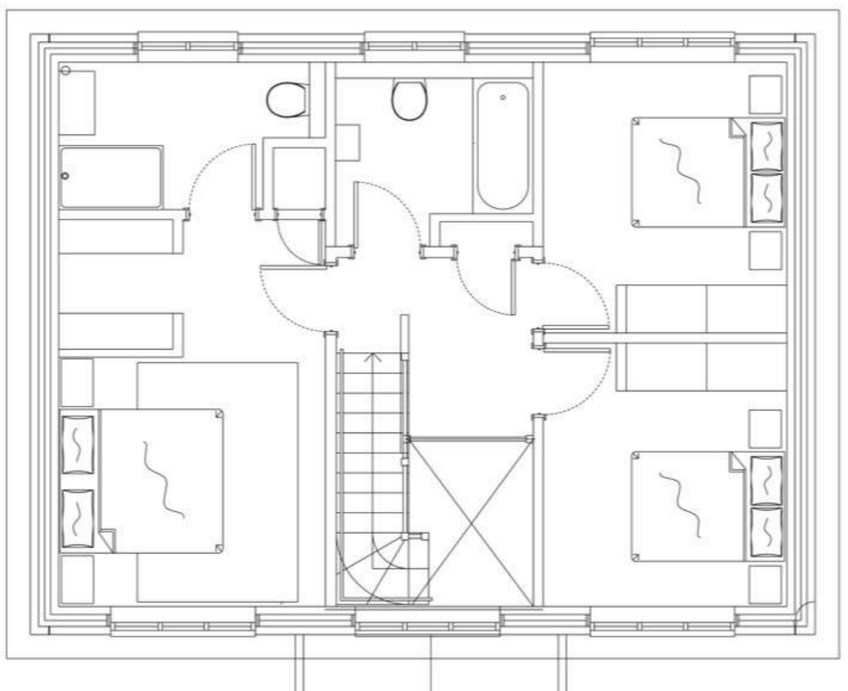
Ensuring a timeless and lasting finish, every material is sourced at the highest quality, ensuring no detail is left without consideration from the start of the design and build process, all the way through until we hand over the keys to you.

Floorplans

- Plot 1 -



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA - 1342 SQFT

Living Room / Kitchen / Family Area
29’7 x 22’3 / 9.02 x 6.77

Study
9’10 x 8’2 / 3 x 2.5

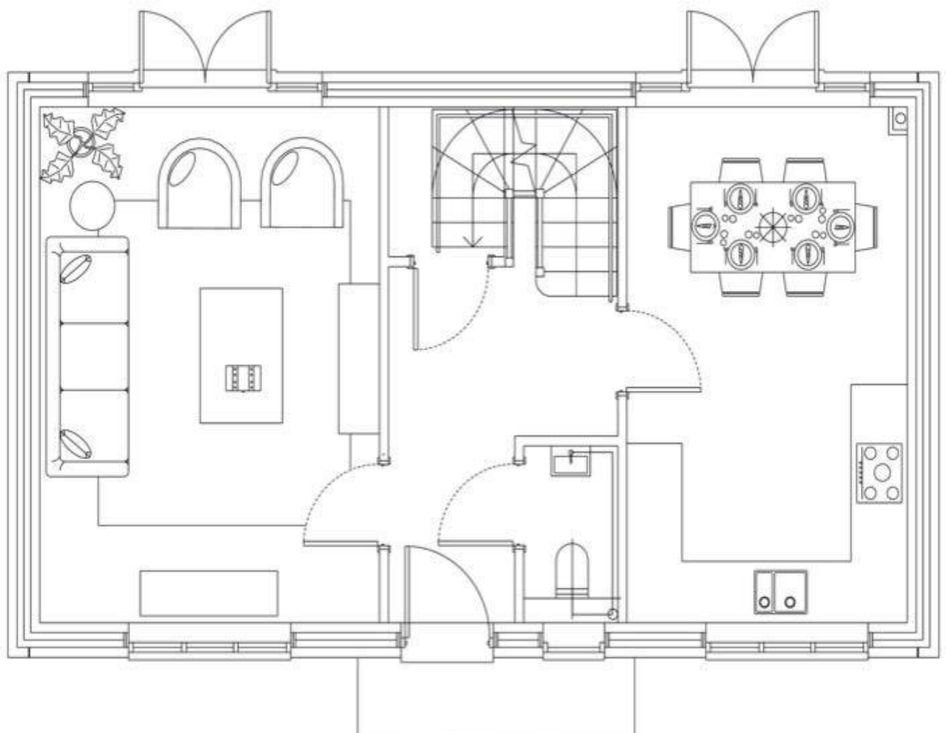
Principal Bedroom
16’1 x 11’2 / 4.9 x 3.4

Bedroom 2
10’10 x 9’10 / 3.31 x 3

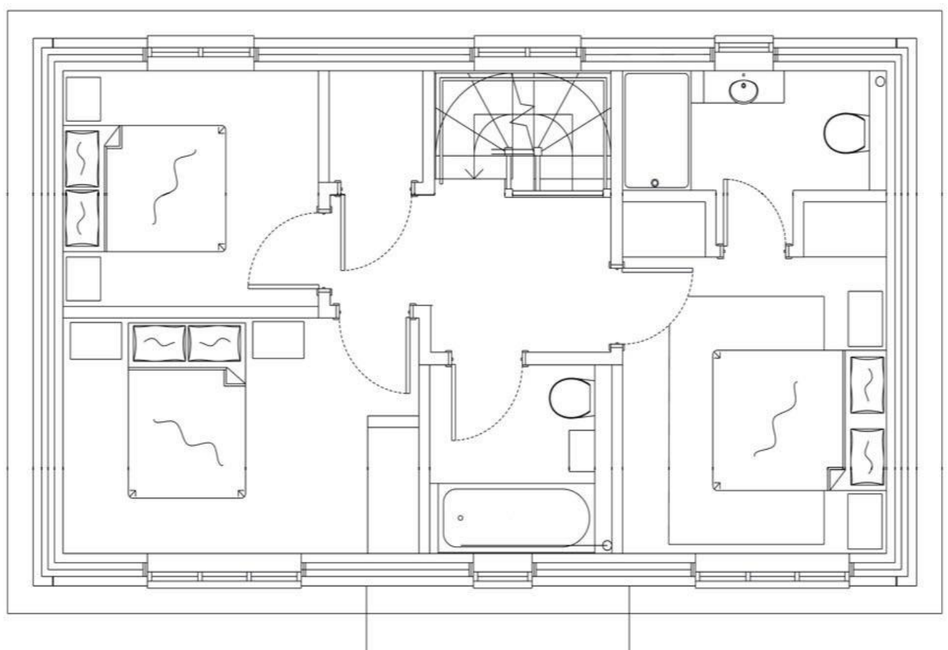
Bedroom 3
10’11 x 9’10 / 3.33 x 3

Floorplans

- Plot 2 -



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA - 1182 SQFT

Living Room
17’ x 12’3 / 5.2 x 3.73

Kitchen / Dining Room
17’ x 9’9 / 5.2 x 2.96

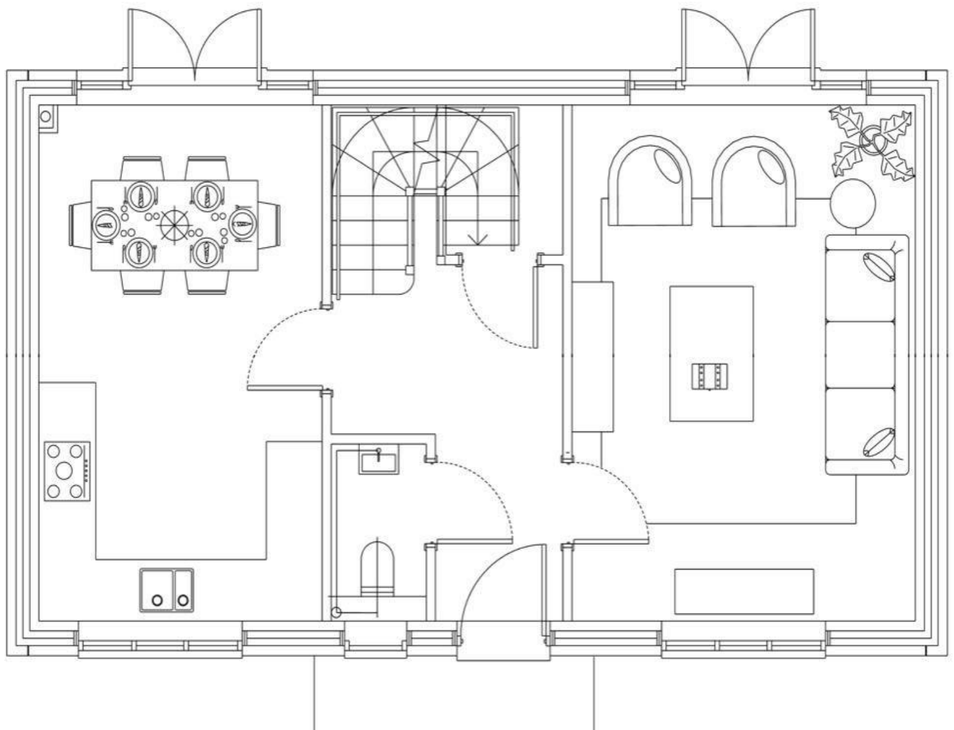
Principal Bedroom
10’4 x 9’10 / 3.15 x 2.95

Bedroom 2
13’11 x 8’10 / 4.25 x 2.64

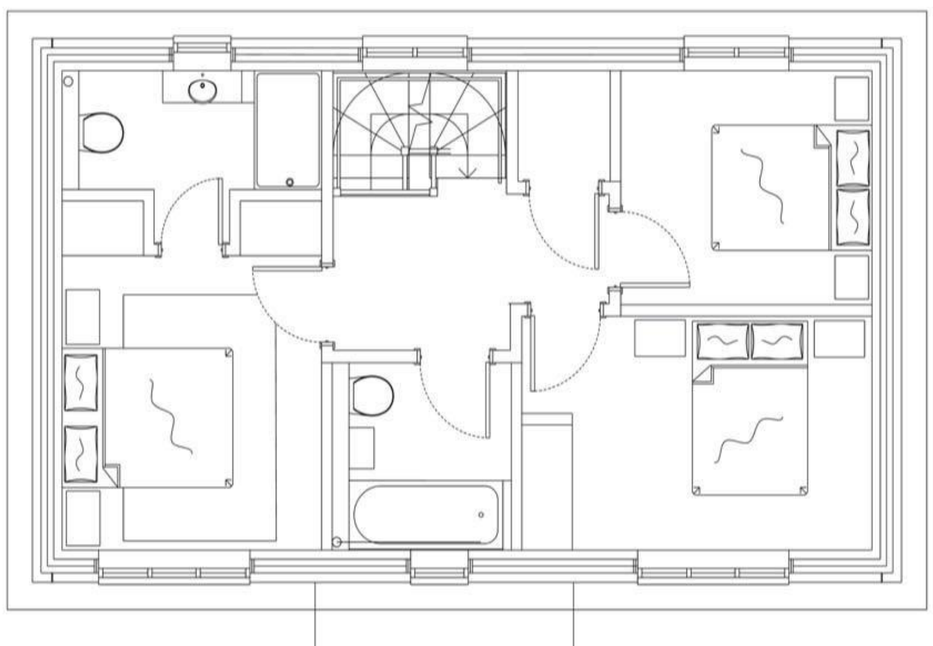
Bedroom 3
10’ x 8’ / 2.95 x 2.41

Floorplans

- Plot 3 -



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA - 1182 SQFT

Living Room
17’ x 12’3 / 5.2 x 3.73

Kitchen / Dining Room
17’ x 9’9 / 5.2 x 2.96

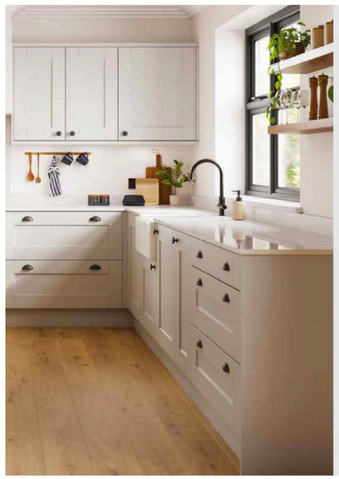
Principal Bedroom
10’4 x 9’10 / 3.15 x 2.95

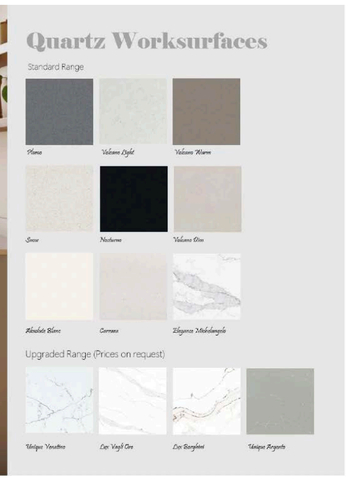
Bedroom 2
13’11 x 8’10 / 4.25 x 2.64

Bedroom 3
10’ x 8’ / 2.95 x 2.41

Specification

Each new home enjoys a high level of specification, with all homes sharing a carefully curated finish.









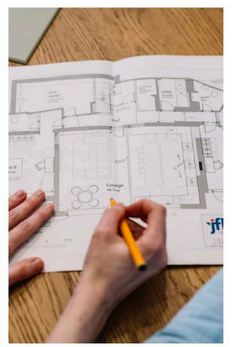


hansgrohe Crometta



hansgrohe Xilesa E







Specification

Kitchens
- Contemporary units with soft close doors and drawers
- Quartz worktops
- Integrated appliances
- Range Ovens
- Integrated extractors
- LED lighting under cabinets

Bathrooms
- Sanitaryware induding Villeroy & Boch and Hans Gröhe
- Tiled walls in wet areas with porcelain tiles
- Porcelain tiles to floors
- Thermostatically controlled towel rails
- Shaver point
- Vanity unit
- Integrated mirror

Audio visual and electrics
- Satin stainless steel faceplates to switches and sockets in Kitchen and Living Room
- LED lighting to all living areas
- TV points and TV distribution system to all bedroom and reception rooms

Plumbing and Heating
- Thermostatically controlled underfloor heating to ground floor
- Thermostatically controlled radiators to first floor
- Towel rail with thermostatic valve on summer heating loop to bathroom
- State of the art heat pumps

Flooring
- Carpet to bedrooms, stairs and landing
- Amtico Flooring throughout the ground floor
- Tiled floor to bathrooms

General and External
- Traditional brick and block construction
- Block and beam to ground floor
- Fully insulated joists to first floor
- High security 'A' rated PVCu windows
- High security composite front door
- High security aluminium bi-folding rear doors
- External Automatic LED lighting on 'dusk till dawn' sensor to front
- Front path with Indian sandstone
- Exterior double sockets to rear

Superior Cabinet Specification

Colour Options

Our high specification, European style platinum white cabinets offer co-ordinated replacement ends in Gloss White, Gloss Dakota, Gloss Kashmir, Gloss Grey Mist, Fjord, Oyster, Stone Grey, Charcoal, Kashmir, Grey Mist, Dust Grey, Indigo Blue, Reed Green, Sage Green, Tyrolean Blue, Halifax Oak, Vincenza Oak and Chicago Concrete.

As standard appliance housings and larders are supplied complete with colour co-ordinated ends.

Glass Wall Units and Dresser Units are colour co-ordinated, internally and externally.

Construction
- Fira Gold Certification
- 18mm Quality mfc (BS6222-3:1999) with 130gsm overlay as standard
- 0.8mm ABS cabinet lipping gives better looks and protection
- Cam construction with added dowels giving extra strength
- 8mm Full length matching MDF backs to base and wall
- Concealed wall hanging brackets for good looks
- Blum 110° 3 way adjustable hinges
- Blum soft close door as standard
- Blum tandem drawer with soft close
- Replacement co-ordinated ends to match unicolour, woodgrains and gloss









An award-winning collaboration

Lusso are proud to join forces with the renowned Rebecca Winter Design Studio, who are assisting with the spacial planning of our new homes, along with the final finishes to create a handcrafted, exceptionally built development.

A *unique opportunity* for off-plan buyers, Rebecca and her dedicated team are also on hand to make personal choices over numerous finishes including kitchens, bathrooms, ceramics, wall colours and more. They will also provide bespoke services to our buyers who require curtains, blinds and any other fixtures, furniture to compliment what you are bringing with you from another home.

We believe this first-class service will make the buying process so much more enjoyable and stress-free.

An incredible partnership, creating truly timeless, and breathtaking homes.

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x

REBECCA WINTER
DESIGN STUDIO

- Introducing -

Lusso New Homes

Our ethos

At Lusso, we are incredibly proud of our team. We are a group of like-minded artisans and industry leaders who all share the same goals and passion for creating new homes that enhance people's lives and the way that they live.

Our journey begins in sourcing prime locations, and continues through to designing and building unique, bespoke homes where every intricate detail has been thoughtfully considered.

Insisting on the finest craftsmanship, we pride ourselves on building truly incredible homes to the highest of standards and maintaining our renowned reputation.



PLEASE NOTE

Images, photographs and other information:
Any computer-generated images, plans, drawings, accommodation schedules, specification details or other information provided about the property are indicative only. Any such information can change at any time and must not be relied upon as factually accurate. Any photographs are indicative of the quality and style of the development and do not represent the actual fittings and furnishings.

*At this development, distances and journey times are approximate and sourced from Google Maps and www.thetrainline.com

Trinity Close

New Road, Chilworth, Surrey, GU4 8FA



Contact Our Agents

Seymours
LAND & NEW HOMES

01483 355444
info@seymours-landandnewhomes.co.uk
seymourslandnewhomes

Call now to book an appointment



Trinity Close
CHILWORTH

FINAL SELECTIONS
PLOTS 1, 2 & 3

LUSSO
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FLOORING

GROUND FLOOR



Boathouse Oak



Mountain Ash



Driftwood

BATHROOM TILING

WASHROOM

LUSSO NEW HOMES
www.lussonewhomes.com



FLOORS:
Driftwood



WALLS:
Porcelanosa Brick Vetri White

VANITY: Hansgrohe
Wall-Hung Vanity in Sand

FINISHES

KITCHEN



FLOORS:
Driftwood LVT

CABINETS:
Shaker in Porcelain



WORKTOPS:
Misterio

BATHROOM TILING

FAMILY BATH

LUSSO NEW HOMES
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FLOORS:
Porcelanosa Rivoli



WALLS:
Porcelanosa Rivoli



FEATURE TILE: Porcelanosa
Mosaico Nantes Caliza

VANITY: Hansgrohe
Wall-Hung Vanity in Sand

BATHROOM TILING

EN-SUITE

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FLOORS:
Porcelanosa Rivoli



WALLS:
Porcelanosa Rivoli



FEATURE TILE: Porcelanosa
Mosaico Nantes Caliza

VANITY: Hansgrohe
Wall-Hung Vanity in Sand

COLOUR SCHEME

PAINT COLOURS

LUSSO
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Hallway & Landing
Strong White

Open Plan Area
Skimming Stone

Bathrooms & Washroom
Strong White

Bedrooms
Skimming Stone