

BRUNSWICK PLACE

—
WEYBRIDGE • SURREY



Queens Road, Weybridge



Contemporary living in an outstanding location

Firgrove Homes are proud to present Brunswick Place, a boutique collection of just four 3 & 4 bedroom semi-detached homes, ideally located for the attractions and amenities of Weybridge and its environs.

Situated off Queens Road, each home has been designed for flexible, contemporary living, featuring open plan kitchen/living/dining space with bi-fold doors opening onto the rear terrace, TV snug, utility room, en-suite shower room to master bedroom, high specifications and quality finishes throughout.



Weybridge Cricket Green, Queens Road



Queens Road is highly regarded as a popular choice for a lifestyle that offers convenience and connection. Brunswick Place is under half a mile's walk from local shops, restaurants and cafes, while Weybridge town centre, with its comprehensive range of retailers and restaurants is just half a mile further.

Outdoor space scores high in the appeal of Weybridge. Take time out to enjoy a game of cricket on the green at nearby Weybridge Cricket Club, or discover the tranquillity of riverside walks alongside the River Wey and the Thames. If you prefer to take your exercise at a less leisurely pace there's plenty of choice, with tennis, golf, padel, athletic, rugby and football clubs to fulfil your needs, as well as David Lloyd and Bannatyne health clubs.

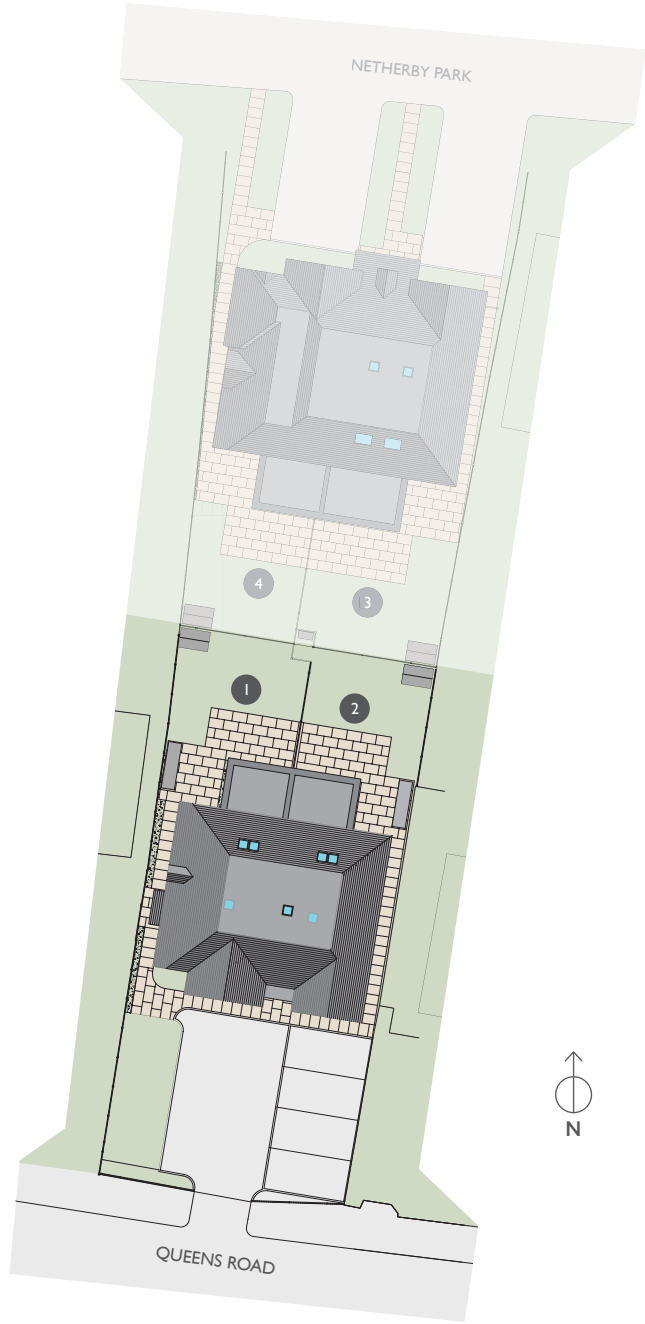
*Source:google.co.uk/maps

Schooling is well catered for, with primary age children covered by Cleaves and Oatlands schools, and Heathside for secondary education. Brooklands College provides further education and there are also a number of private schools in the area.

Brunswick Place is well placed for travel by road, rail and air. The M25 is accessible at Junction 10 at Cobham or Junction 11 at Chertsey, putting both Heathrow and Gatwick airports within easy travelling distance. Rail travellers have a choice of Weybridge or Walton-on-Thames stations with services to London Waterloo with a minimum journey time of around 30 minutes.*

Plots 1 & 2

Accessed from Queens Road, both these substantial homes feature a shared driveway, two private parking spaces each and individual rear gardens.



Computer generated site plan is indicative only.

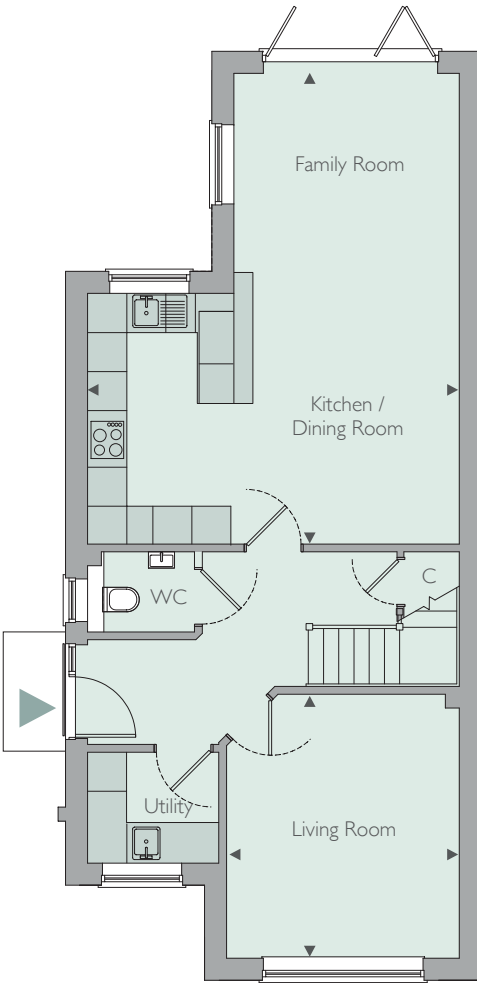


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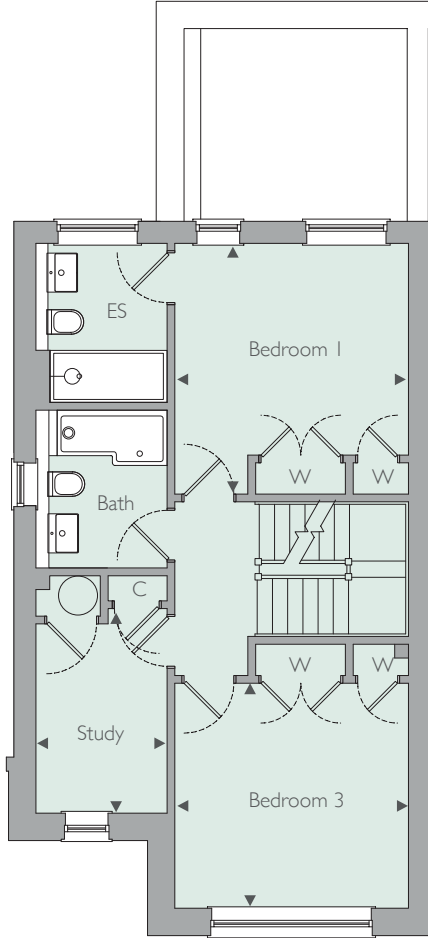
Plot 1

3 bedroom family home

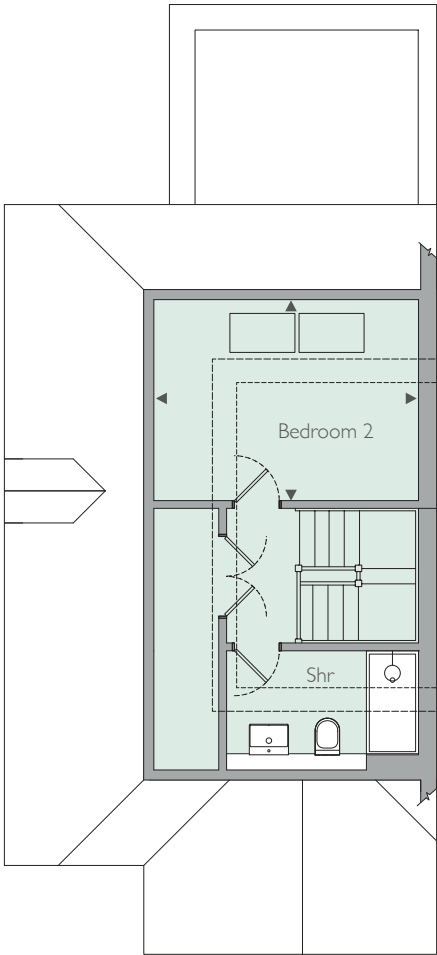
Ground floor	
Kitchen / Dining / Family Room	
7.23m x 5.68m	23'9" x 18'8"
Living Room	
4.06m x 3.57m	13'4" x 11'8"
First floor	
Bedroom 1	
3.82m x 3.57m	12'6" x 11'8"
Bedroom 3	
3.60m x 3.49m	11'10" x 11'5"
Study	
3.09m x 1.98m	10'2" x 6'6"
Second floor	
Bedroom 2	
4.09m x 3.13m	13'5" x 10'3"



Ground floor



First floor



Second floor

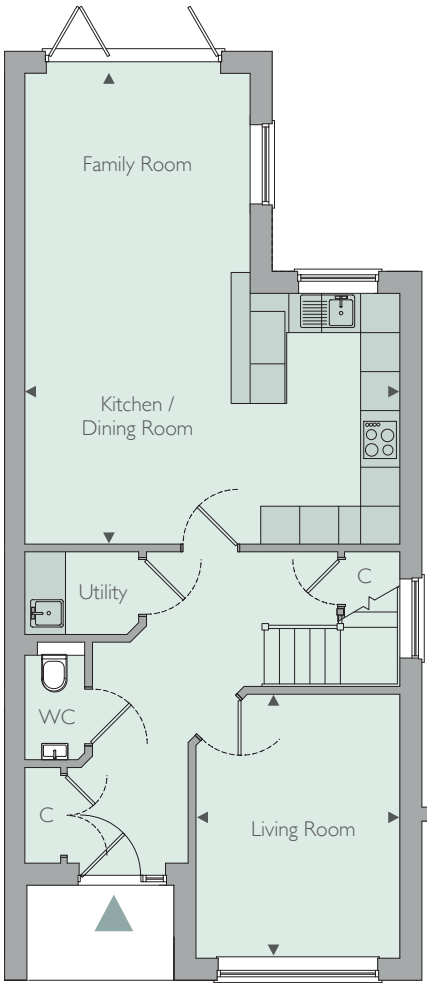
C - Cupboard **W** - Wardrobe **ES** - En Suite **Shr** - Shower Room

All room dimensions are subject to a +/- 50mm (2") tolerance. This information is for guidance only and does not form any part of any contract or constitute a warranty.

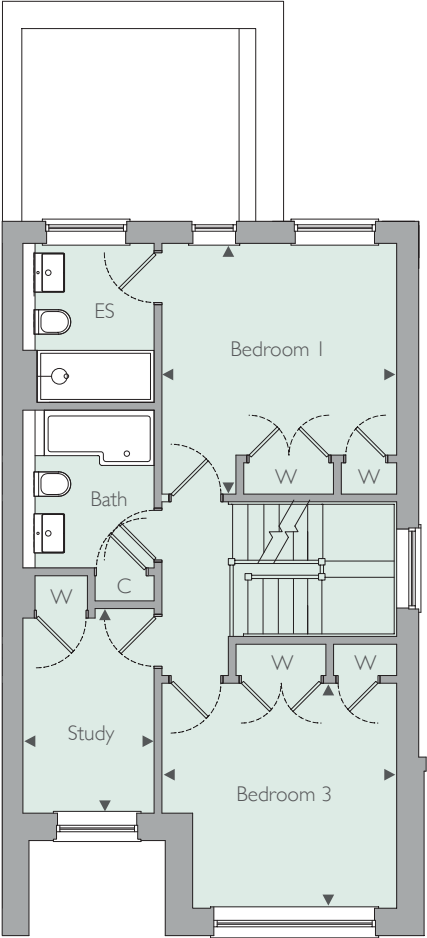
Plot 2

3 bedroom family home

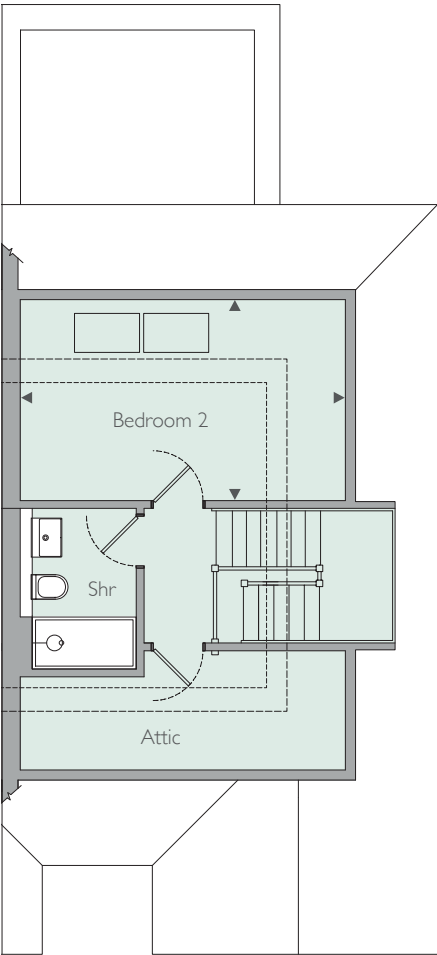
Ground floor	
Kitchen / Dining / Family Room	
7.23m x 5.68m	23'9" x 18'8"
Living Room	
4.06m x 3.11m	13'4" x 10'2"
First floor	
Bedroom 1	
3.82m x 3.57m	12'6" x 11'8"
Bedroom 3	
3.58m x 3.45m	11'9" x 11'4"
Study	
3.09m x 1.98m	10'2" x 6'6"
Second floor	
Bedroom 2	
4.89m x 3.02m	16'0" x 9'11"



Ground floor



First floor



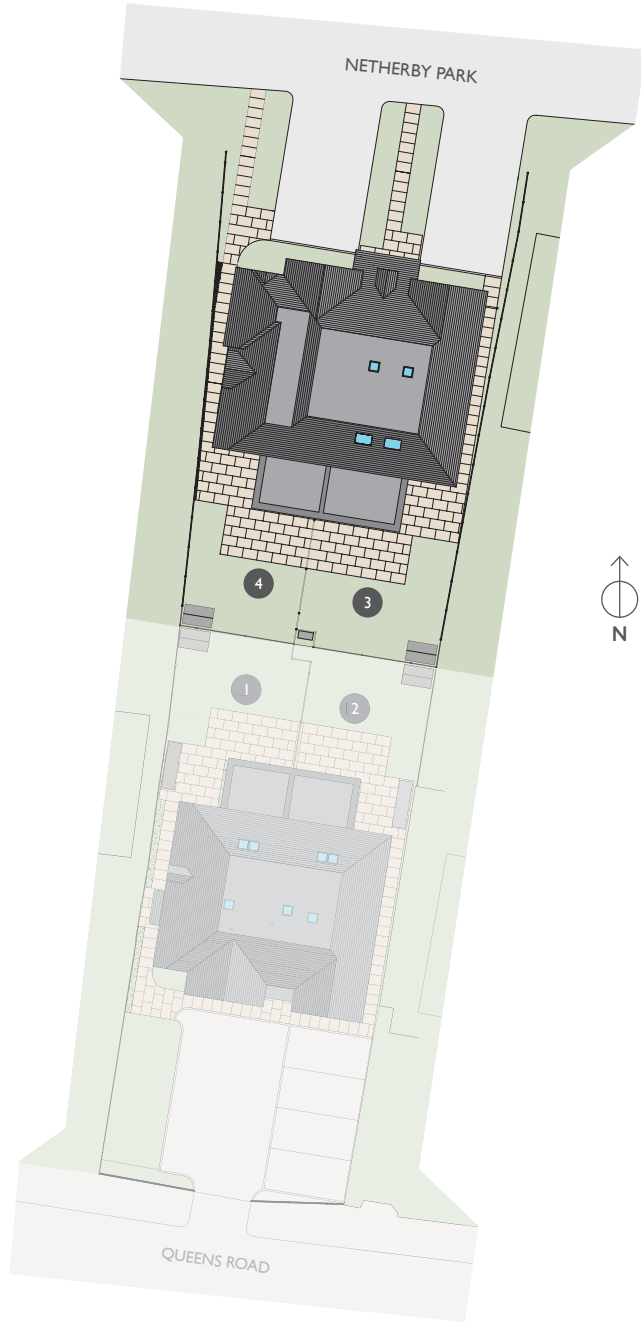
Second floor

C - Cupboard **W** - Wardrobe **ES** - En Suite **Shr** - Shower Room

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Plots 3 & 4

Accessed from Netherby Park, both these charming homes have individual driveways with parking and private rear gardens.



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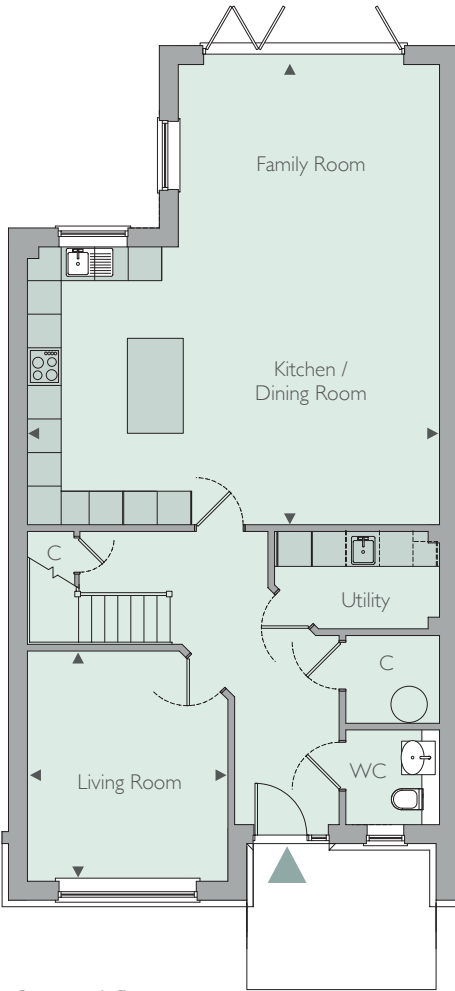


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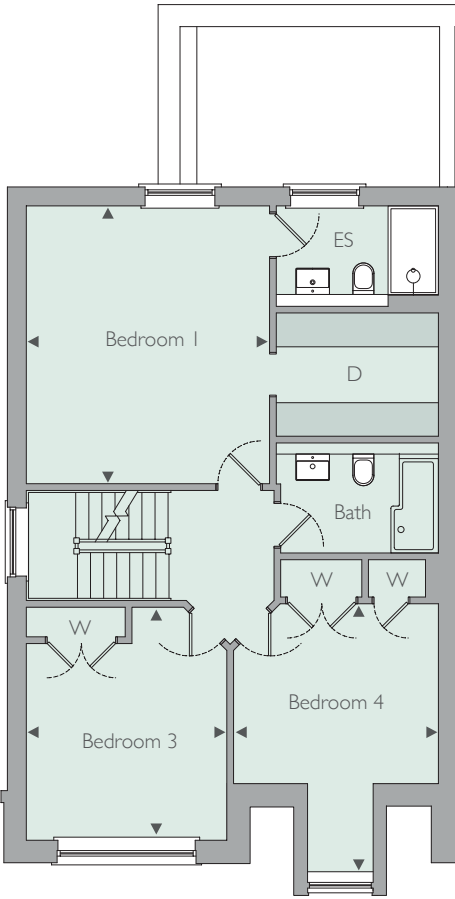
Plot 3

4 bedroom family home

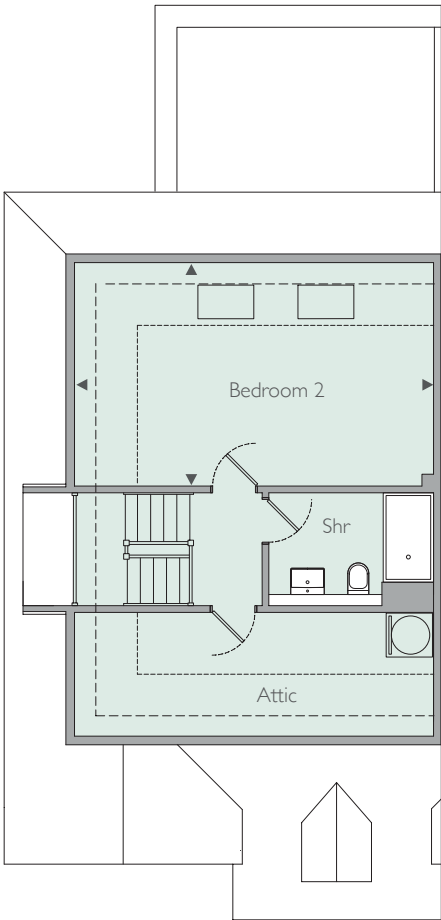
Ground floor	
Kitchen / Dining / Family Room	
8.19m x 7.03m	26'10" x 23'1"
Living Room	
4.10m x 3.54m	13'5" x 11'7"
First floor	
Bedroom 1	
4.92m x 4.32m	16'2" x 14'2"
Bedroom 3	
4.1m x 3.54m	13'5" x 11'7"
Bedroom 4	
3.97m x 3.62m	13'0" x 11'10"
Second floor	
Bedroom 2	
6.30m x 3.97m	20'8" x 13'0"



Ground floor



First floor



Second floor

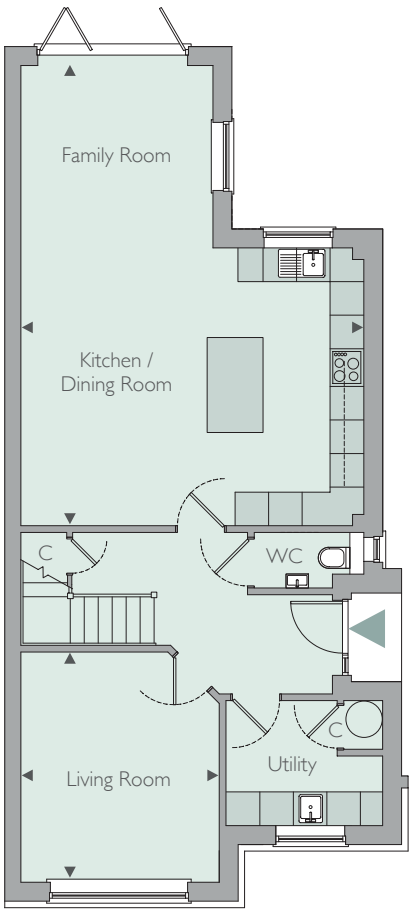
C - Cupboard W - Wardrobe ES - En Suite Shr - Shower Room

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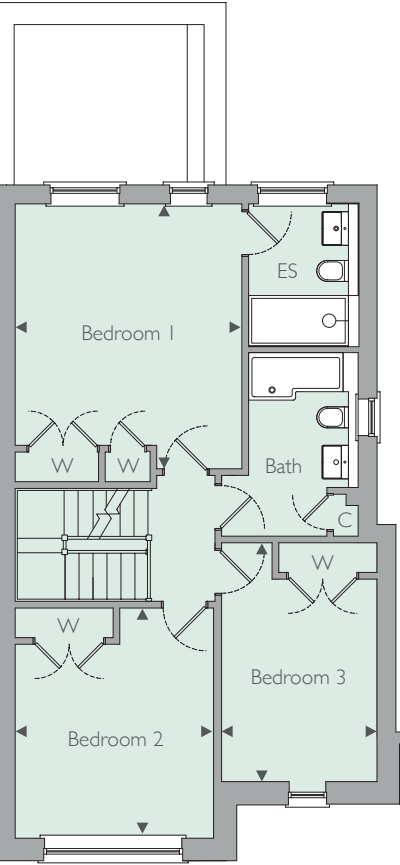
Plot 4

3 bedroom family home

Ground floor	
Kitchen / Dining / Family Room	
8.19m x 6.10m	26'10" x 20'0"
Living Room	
4.10m x 3.54m	13'5" x 11'7"
First floor	
Bedroom 1	
4.70m x 3.99m	15'5" x 13'1"
Bedroom 2	
4.10m x 3.54m	13'5" x 11'7"
Bedroom 3	
4.20m x 2.70m	13'9" x 8'10"



Ground floor



First floor

C - Cupboard W - Wardrobe ES - En Suite Shr - Shower Room

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Exceptional interiors for refined living



Individually Designed Kitchen

- Bespoke fitted kitchen
- Shaker style door and drawer finishes
- Soft close doors and drawers
- Generous pan and utensil drawers with inserts
- Integrated pull out bin
- Composite stone or similar work surfaces
- Integrated oven (Siemens or similar all appliances)
- Integrated combination microwave oven
- Integrated warming drawer
- Electric induction hob
- Integrated extractor hood and light
- Full height integrated fridge / freezer
- Integrated dishwasher
- 1 ½ bowl stainless steel sink
- Single lever mixer tap with boiling water facility
- Under cupboard LED lighting
- Washer / dryer in utility room

Contemporary Bathrooms

- Contemporary white sanitaryware (Villeroy & Boch or similar)
- Chrome fittings
- Thermostatically controlled showers in every bathroom (either free standing or above the bath)
- Push button air operated dual flush concealed cisterns
- Wall mounted WCs throughout
- Soft close WC seats
- Heated ladder style towel rails in every bathroom
- Fully tiled shower surrounds, half height on certain walls
- Ceramic tiled floors
- Composite stone shelves
- Mirrors above washbasins in all bathrooms

- Shaver sockets to all bathrooms
- Extractor fans to all bathrooms
- Recessed downlighters to all bathrooms

Heating & Hot Water

- Energy efficient air source heat pump central heating
- Electronic programming for separate heating and hot water systems
- Underfloor heating throughout ground floors
- Underfloor heating controlled by programmer and thermostats to different zones
- Thermostatically controlled radiators to first and second floors
- Bathroom towel rails on separate circuit for year round use
- Mains pressure hot water
- Additional independent immersion heater

Security & Peace Of Mind

- Warranty cover under approved scheme (ICW or similar)
- Mains fed smoke detector to hall and landings
- High security lock to front door
- Multi-point locking system to all patio doors
- All windows fitted with security
- Lights to the front of the property

Home Entertainment & Communication

- Television, telephone and CAT5 sockets to all rooms
- High gain UHF, FM and DAB aerials (Sky box or similar to be fitted by purchaser)
- Digitally compatible TV/FM aerial points in reception rooms and all bedrooms, wired to distribute Sky+ to any chosen room

Lighting & Electrics

- Recessed down-lighters, high efficiency LED throughout
- Dimmer controls to living room
- LED task lighting beneath kitchen wall units
- External lights to front porch
- Electric vehicle charging point

Internal Features

- Decorative contemporary skirting and architrave
- Smooth finished ceilings throughout
- Internal woodwork in eggshell finish
- Walls and ceilings in emulsion finish
- Contemporary internal doors (oak on ground floor, white painted on upper floors)
- Contemporary chrome lever door furniture
- Satin paint finish to feature hardwood panelled front door
- White painted softwood staircase with French polished oak newels, spindles and handrail
- All glazing to exceptionally high energy standards
- Natural light to internal bathrooms and stairwell
- Built-in wardrobes to all bedrooms
- Ceramic floor tiles to all bathrooms
- High quality contract vinyl to ground floor; carpet to stairs, landings and bedrooms
- Drinking water supply to kitchen sink

External Features

- Paths and front porch finished in sandstone or similar
- External water supply
- Timber shed cycle store as per approved plan
- Planting scheme in accordance with approved plans



Queens Road, Weybridge, Surrey KT13 0AD

Selling Agents



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Funding Partner

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FirgroveHOMES
Bringing the individual touch to modern living

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These details are intended to give a general indication of the proposed development and floor layouts. The company reserves the right to alter any part of the development, specification or floor layouts at any time. The contents herein shall not form part of a contract or be a representation inducing any such contract. The properties are offered subject to availability. Applicants are advised to contact the developer to ascertain the availability of any particular type of property so as to avoid a fruitless journey.

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