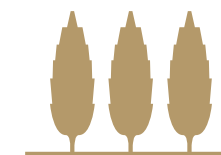




CONNAUGHT PLACE
WEYBRIDGE





CONNAUGHT PLACE
WEYBRIDGE

rectory.co.uk



A DESIRABLE LOCATION

THIS HIGHLY DESIRABLE COMMUTER TOWN OFFERS SUPERB AMENITIES, GREEN OPEN SPACES AND EASY ACCESS TO CENTRAL LONDON.

Connaught Place comprises just three impressive four bedroom family homes in the sought after town of Weybridge, Surrey. Meticulously designed and with exceptional specification, these elegant homes are perfectly situated close to Weybridge's local amenities and within a mile of the station for direct links into the capital.

The stylish Hand & Spear gastro pub and restaurant is less than a mile away, whilst it's just over a mile to Weybridge High Street where you will find an array of shops, an excellent selection of pubs, cafes, restaurants and a wide choice of convenience stores all within easy reach.

For a wider offering of shops, Walton-on-Thames, home to The Heart Shopping Centre, is just a ten-minute drive, as are Cobham and Molesey where you can enjoy an attractive mix of independent shops, boutiques, coffee shops and restaurants. Plus, with trains running from Weybridge station to London Waterloo in less than half an hour, the endless options of the city are not far away.

There is green open space aplenty so excellent opportunity for sporting activities and walks in the park or strolls along the river, and for golf enthusiasts there are several courses within just a few miles. The local schooling options are also excellent, with a choice of infant, primary, secondary schools and colleges all within a couple of miles from Connaught Place.

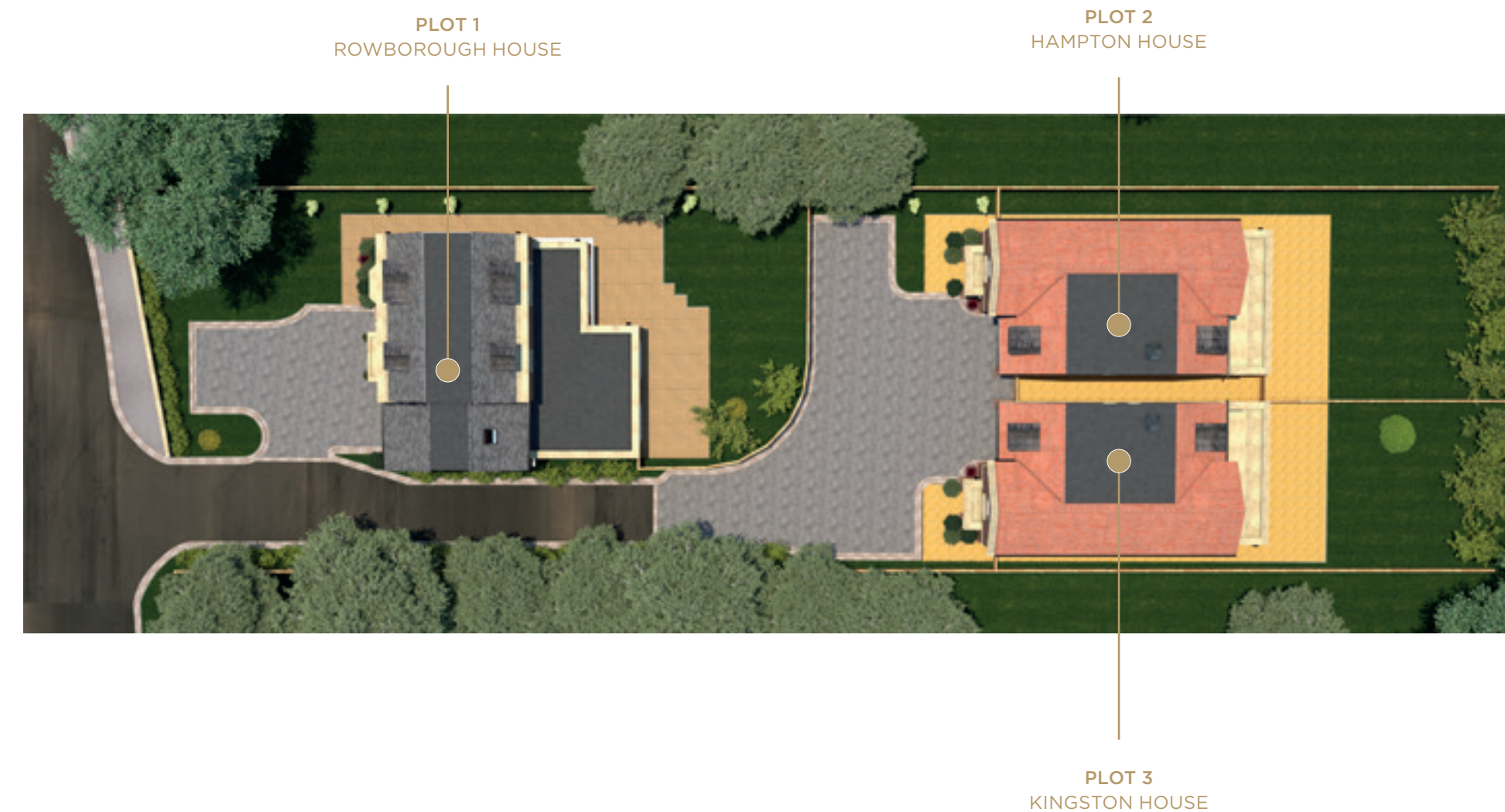
TIMELESS ELEGANCE

CONVENIENTLY SITUATED IN A LEAFY, PRIVATE AVENUE CLOSE TO THE TOWN CENTRE, CONNAUGHT PLACE OFFERS A HIGHLY DESIRABLE SETTING.

Each property features an elegantly manicured frontage and beautiful red brick exterior with an attractive arched portico creating a formal entrance. Stylish sash windows with stone surrounds give a timeless, classic appeal and afford plenty of natural light.

On the inside, these homes feature the same elegant style with Rectory Homes' renowned high standard of specification and all the contemporary conveniences a modern family could need for 21st Century living.

With up to 2,389 square feet of stunning interiors arranged over three floors, the homes are exceptionally generous with layouts featuring both open plan, sociable spaces and individual areas for retreat. Superb kitchens lead to dining/family areas with bifold doors that open out to the rear garden, the ideal family or entertaining space. Hampton House and Kingston House both feature a first floor living room which leads to an impressive terrace overlooking the rear garden. Spacious master suites have the benefit of en-suite bathrooms and a walk-in wardrobe or dressing area.



Computer generated image. The site plan is for illustration purposes only, is not a legal plan and is not intended to indicate specific landscaping. The artist's impressions in this brochure have been created to give you a general indication of the finished properties. During the construction and planning application process it may be necessary to make certain changes. Landscaping ground levels, steps, retaining walls, boundary treatments, planting and material colours are indicative only. Please check with Rectory Homes if clarification is required.

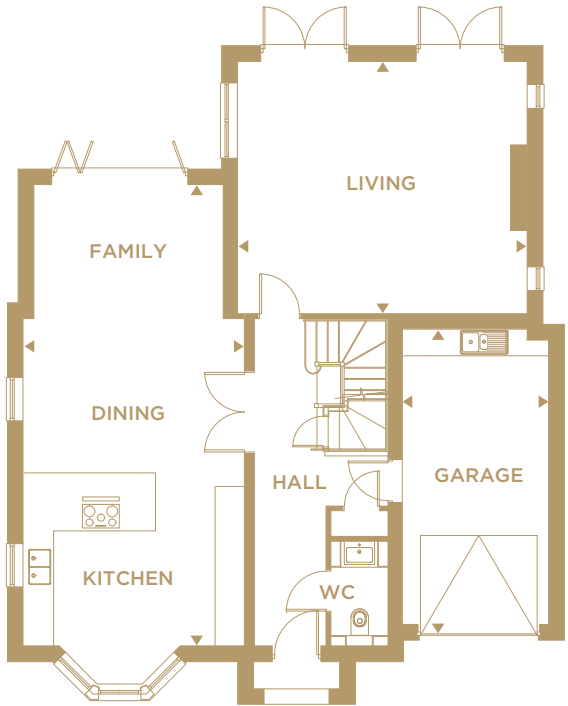


Computer generated image

ROWBOROUGH HOUSE

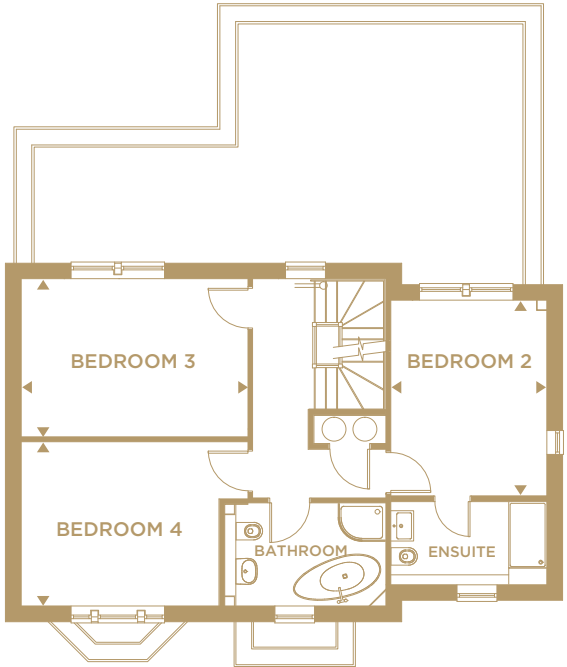
PLOT 1

Approximately 2,389 ft² (excluding garage)



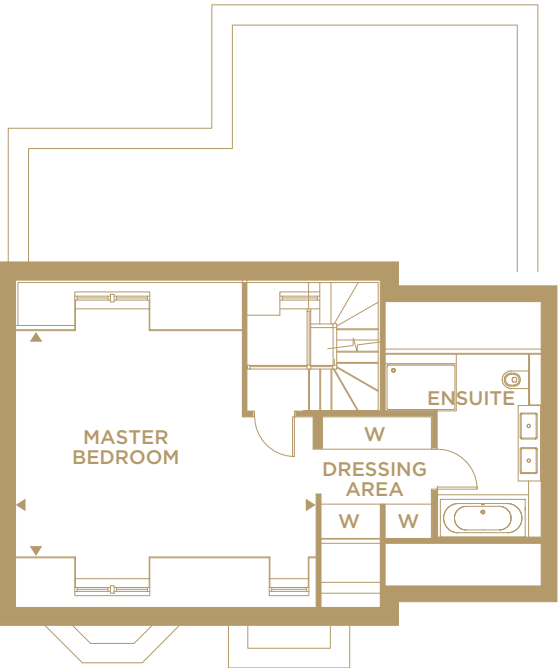
GROUND FLOOR

Family / Dining / Kitchen	4.61m x 9.65m / 15'1" x 31'6"
Living	6.05m x 5.27m / 19'8" x 17'2"
Garage	3.04m x 6.19m / 9'9" x 20'3"



FIRST FLOOR

Bedroom 2	3.24m x 4.10m / 10'6" x 13'4"
Bedroom 3	3.29m x 4.72m / 10'7" x 15'4"
Bedroom 4	3.42m x 4.14m / 11'2" x 13'5"

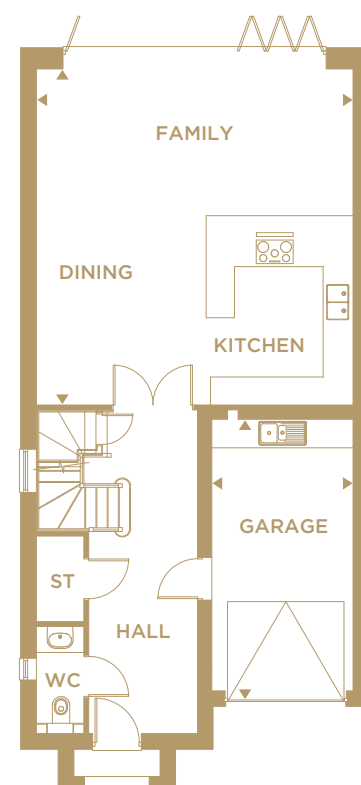


SECOND FLOOR

Master Bedroom	6.28m x 4.75m / 9'9" x 20'3"
----------------	------------------------------

All room dimensions are given in metres and are between finished plastered faces. Imperial dimensions are in feet and inches to the nearest lower full inch. Dimensions are the maximum dimensions and include dormer recesses. Garage dimensions are between brick or block work faces. Plan dimensions in rooms with sloping ceilings are given to the theoretical 1200m ceiling line. All dimensions are taken from architects' plans and are likely to vary during the construction process.

HAMPTON HOUSE & KINGSTON HOUSE
PLOT 2 PLOT 3



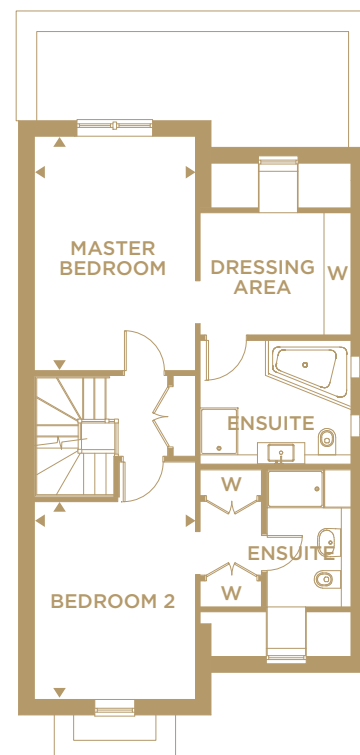
GROUND FLOOR

Family / Dining / Kitchen	6.61m x 7.02m / 21'6" x 23'0"
Garage	2.93m x 5.67m / 9'6" x 18'6"



FIRST FLOOR

Living	6.61m x 4.32m / 21'6" x 14'1"
Bedroom 3	3.35m x 3.16m / 10'9" x 10'3"
Bedroom 4	3.01m x 3.68m / 9'8" x 12'0"



SECOND FLOOR

Master Bedroom	3.35m x 4.89m / 10'9" x 16'0"
Bedroom 2	3.35m x 4.12m / 10'9" x 13'5"

Kingston House is similar to Hampton House but the floor plans are handed

Approximately 2,292 ft² (excluding garage)

All room dimensions are given in metres and are between finished plastered faces. Imperial dimensions are in feet and inches to the nearest lower full inch. Dimensions are the maximum dimensions and include dormer recesses. Garage dimensions are between brick or block work faces. Plan dimensions in rooms with sloping ceilings are given to the theoretical 1200mm ceiling line. All dimensions are taken from architects' plans and are likely to vary during the construction process.



Computer generated image



LUXURY & STYLE

KITCHEN

The kitchen door styles are flush contemporary with a combination of painted and wood finish, the worktops are composite stone and the floor is finished in ceramic or porcelain tiles. Stainless steel sockets and switches feature above worktops.

APPLIANCES INCLUDE:

- 2 single ovens
- 5 ring induction hob
- Pop up extractor fan
- Coffee machine
- Microwave
- Integrated dishwasher
- Integrated fridge
- Integrated freezer

BATHROOM, EN-SUITES AND CLOAKROOM

The bathroom, en-suites and cloakroom are fitted with white Villeroy and Boch sanitaryware and Hansgrohe taps with the master en-suite boasting bespoke fitted vanity units, designer surface mounted basins and walk in showers. All en-suites and bathrooms are finished with ceramic or porcelain wall tiles to selected areas.

The mains pressure hot water system ensures a substantial and consistent supply to all showers and taps. The hot water cylinder is fitted with an immersion heater.

There is a chrome heated towel rail in the family bathroom and all en-suites. A shaver point is provided in the en-suites and family bathroom.

THE FINISHING TOUCHES

- All homes feature ceramic or porcelain floor tiles to the kitchen area, bathroom, en-suites and cloakroom, with engineered wood flooring in the hallway and dining/family area
- Down lighters are used to light the kitchen, hall, cloakroom, landing, family bathroom and en-suites
- Contemporary style panel internal doors with satin chrome finish handles
- The stairs boast oak hardwood handrails and newell posts
- Each home is fitted with a Bioethanol ribbon fire
- Windows are UPVC traditional style sliding sash with satin chrome fittings
- The front doors are of a hardwood 6 panel Georgian style with clear glazed fan light

HEATING AND SUSTAINABILITY

Latest air source heat pump technology with underfloor heating to the ground and first floor. Second floors heated through radiators.

SECURITY, PEACE OF MIND AND EASY MAINTENANCE

- NACOSS (or similar) approved alarm system is installed with a dedicated BT point fitted in the hall cupboard to allow for a monitoring system
- Multipoint lockable double glazed windows and doors
- Smoke, heat and CO₂ detectors are fitted in locations throughout

PERFECTLY PLACED

CONNAUGHT PLACE

St Georges Avenue
Weybridge
Surrey
KT13 0DN



CAFÉ ROUGE
9 minutes

SHANTI TANDOORI
9 minutes

**BOHO TEA ROOM &
COFFEE SHOP**
10 minutes

THE WYECLIFFE GALLERY
11 minutes

WEYBRIDGE STATION
12 minutes

**HAND & SPEAR
PUB & RESTAURANT**
13 minutes



**WEYBRIDGE HIGH
STREET**
4 minutes

**ST GEORGES HILL
GOLF CLUB**
4 minutes

**THE WEYBRIDGE
HEALTH CLUB & SPA**
6 minutes

**THE HEART
SHOPPING CENTRE**
9 minutes

COBHAM
10 minutes

MOLESEY
14 minutes

**HEATHROW AIRPORT
M25 J11**
16 minutes



THE FINER DETAILS

INFLUENCE THE FINISH OF YOUR NEW RECTORY HOME

Here at Rectory we understand one of the many reasons you may have for buying a newly built home is your desire to influence finishes. We therefore offer the following items at additional cost, which, subject to the stage of construction, we will supply and fit for you:

- Carpets
- Additional floor tiling
- Additional wall tiling

We require your full and final list of extras, and payment, within seven days of making your reservation and please note that any subsequent requests cannot be accommodated.

PREMIER GUARANTEE

The properties are independently inspected by Premier Guarantee and a ten year warranty will be issued.

RESERVATION

We accept reservations from purchasers who are able to exchange contracts within 28 days from receipt of papers from our solicitors. At the time of reservation a deposit is payable which forms part of the purchase price. On exchange of contracts a 10% deposit is payable (less the initial reservation deposit).

AFTER SALES CARE

At Rectory Homes we do our utmost to ensure your new home is constructed to the highest possible standard. It will be extensively inspected by both our construction and sales teams prior to completion in order to ensure a high quality finish. However, should you encounter any teething problems after you have moved, these will be attended to under the terms of the Premier Guarantee warranty for a period of two years. Premier Guarantee then cover major items in accordance with their policy for a further eight years.

RECTORY HOMES

Rectory Homes has established a reputation over the last 20 years for selecting the very best sites throughout the Home Counties and constructing high quality homes. An architect is individually employed for each development to design a scheme to complement each location.

The owner and Chairman of Rectory Homes, Simon Vickers, and his team have between them many years experience in the house building and property industry. This experience is employed in personally ensuring every aspect, including design, specification, construction and after-sales service, are second to none.





rectory.co.uk

Rectory Homes Ltd, Rectory House, Thame Road, Haddenham, Buckinghamshire HP17 8DA Tel: 01844 295100 Email: sales@rectory.co.uk

The artist's impressions in this brochure have been created to give a general indication of the finished properties. During the construction and planning application processes it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. Design and print by GQ. gqdesign.com