

Brooklands Gardens

MORE LANE, ESHER



Computer generated images are indicative only



Welcome to Brooklands Gardens

Brooklands Gardens is an exclusive private gated (subject to planning) residential development in the heart of leafy Esher, consisting of a beautifully crafted 4 bedroom detached house, four 4 bedroom semi-detached townhouses and two 2 bedroom maisonettes, each with private gardens.

Brooklands Gardens is situated a short distance from Esher mainline station which at its fastest serves London Waterloo in around 23 minutes. Esher high street is blessed with a plethora of boutique shops, restaurants, gastro pubs and cafés.



Stay Connected

Esher provides an easy commute to the City of London and the West End via the rail network. With the A3 also on its doorstep providing access to the M25, Gatwick and Heathrow airports journey times are 45 and 27 minutes respectively. The New Forest, the North Wessex Downs, South Downs National Parks and other areas of outstanding natural beauty are all within reach in an average journey time of 1 hour.

Amenities



Trains:

To London Waterloo 23-31 minutes



Walking:

Claremont Landscape Garden, Painshill Park,
Bushy Park, Hampton Court Park



Supermarkets:

Waitrose



Golf & Leisure:

Clare Hill Golf Club, Thames Ditton & Esher Golf Club, Hersham Golf Club, Surbiton Golf Course, Moore Place Golf Club, Burhill Golf Course, Colets Health & Fitness, Sandown Leisure, Pursuit Fitness Training, Sandown Race Course, Everyman Cinema



Road Links:

A3 giving access to Central London, M25,
Heathrow and Gatwick airports

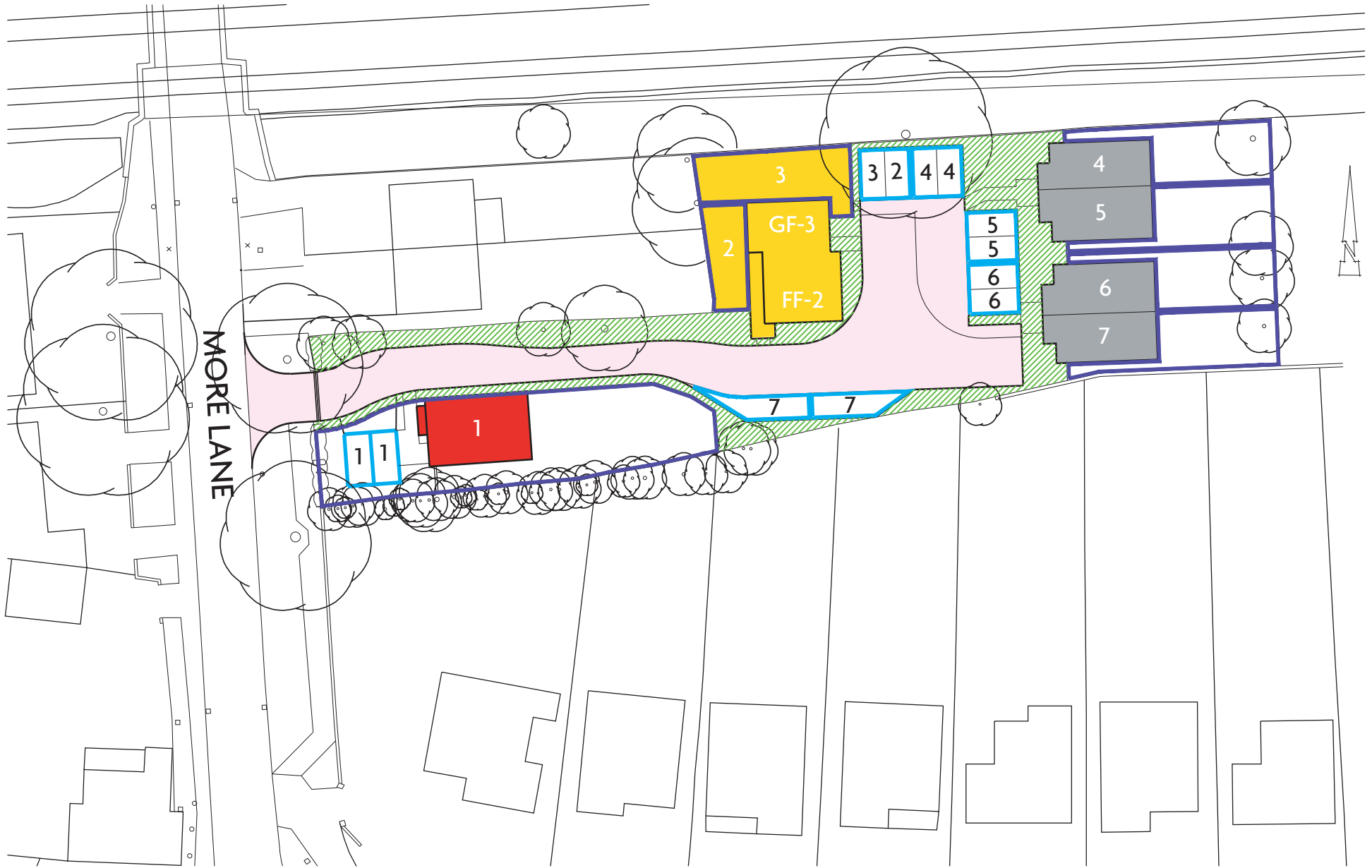


Bars & Restaurants:

Layla, Henry's Grill, Côte Brasserie,
The Good Earth, Giggling Squid, Zizzi, The Swan,
Siam Food Gallery, Sherpa Kitchen, Red Peppers,
The Albert Arms, Rasoy, The Bear

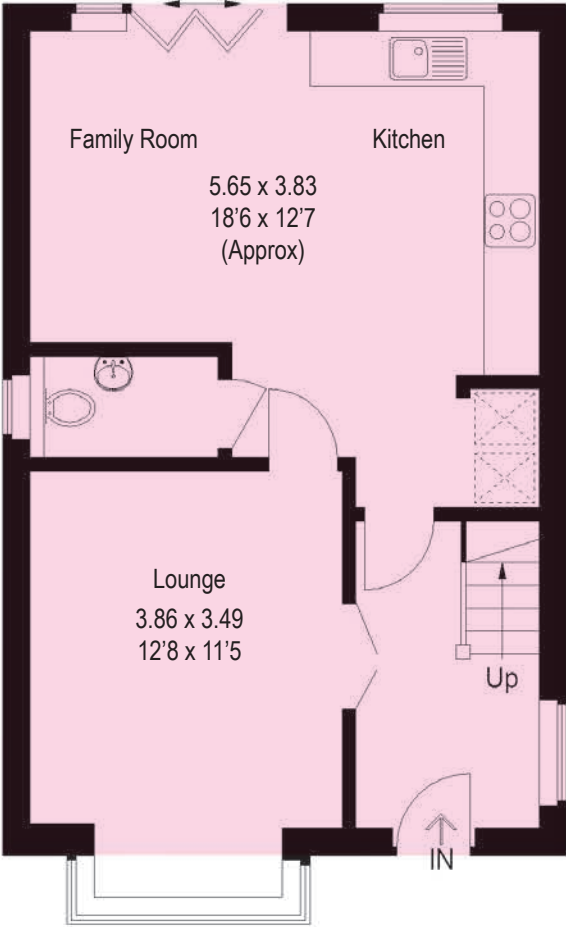






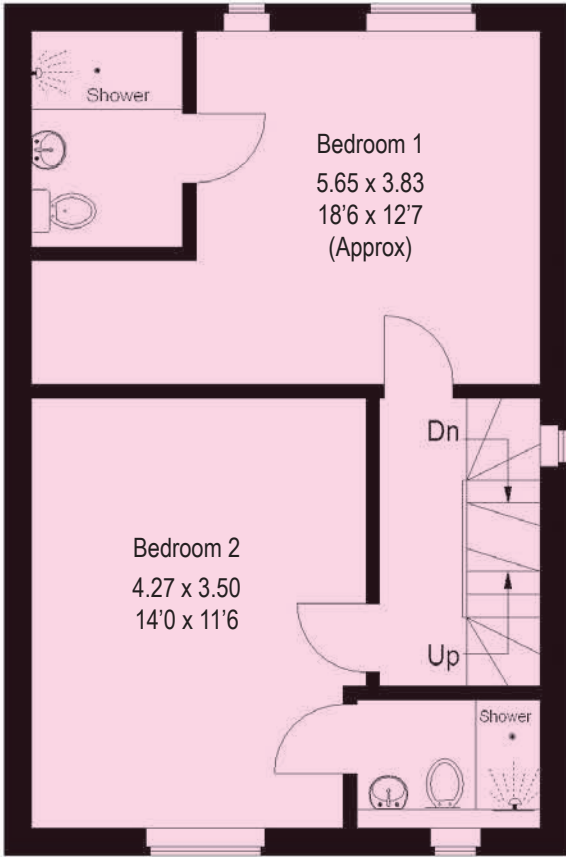
Key	
A Detached House	□ Parking Allocation
B Town Houses	□ Freehold
C Maisonettes	□ Common Areas

Detached House



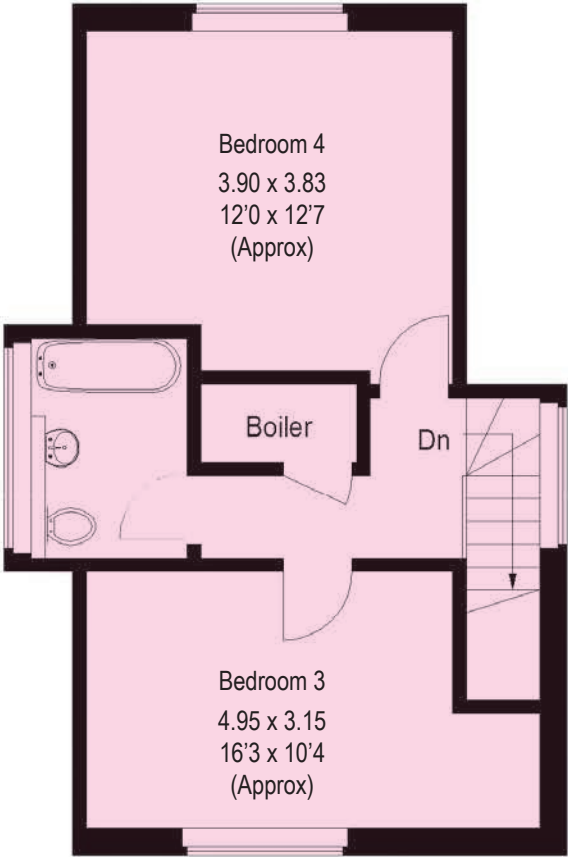
Plot 1

Kitchen\Family Room 18'6" x 12'7"
 Lounge 12'8" x 11'5"



First Floor

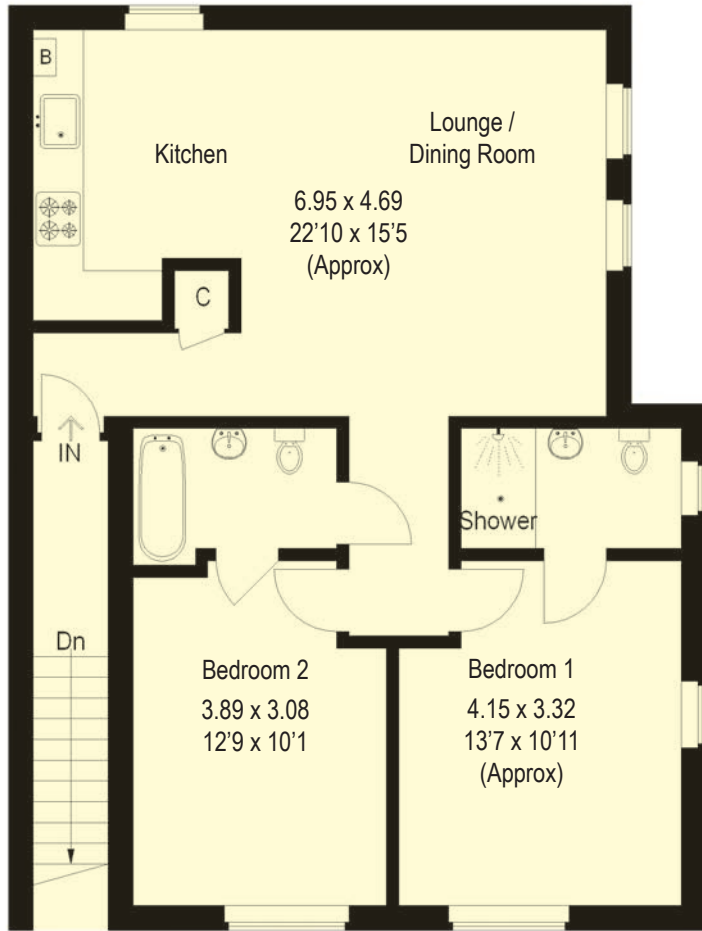
Bedroom 1 18'6" x 12'7"
 Bedroom 2 14'0" x 11'6"



Second Floor

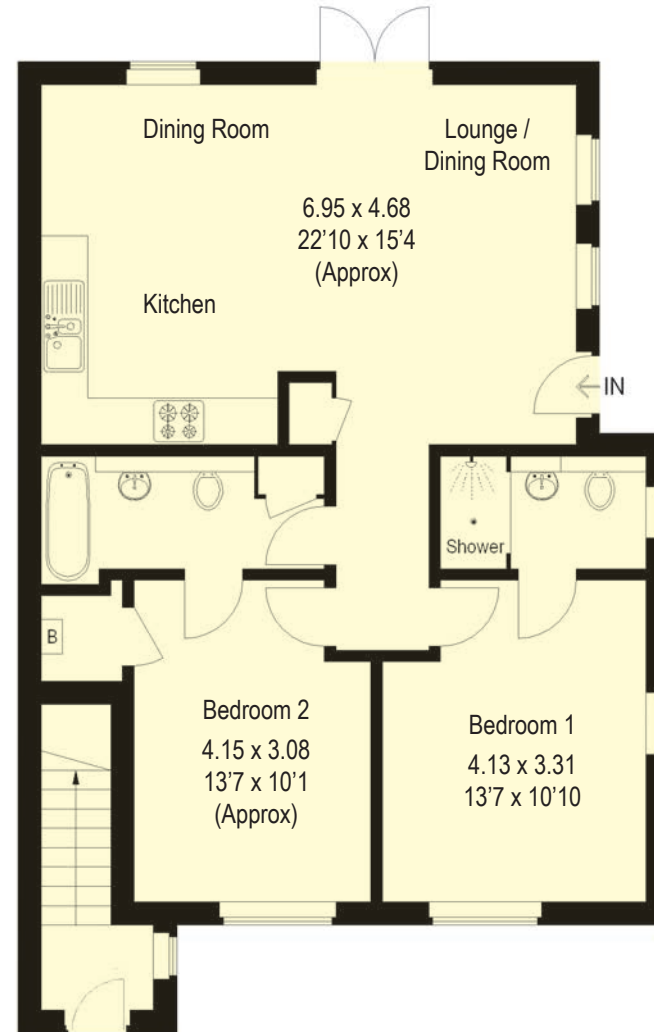
Bedroom 3 16'3" x 10'4"
 Bedroom 4 12'10" x 12'7"

Maisonettes



Plot 2 – First Floor

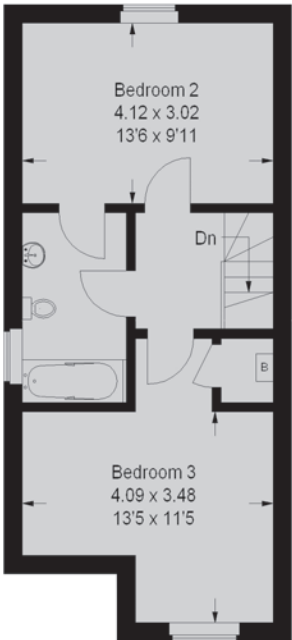
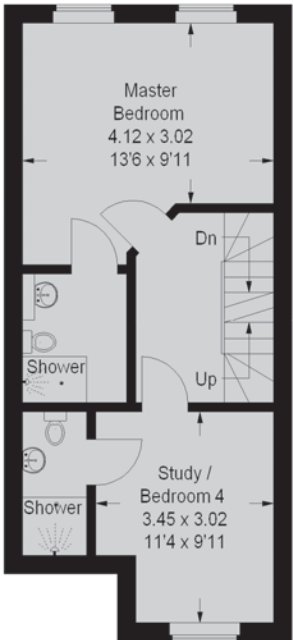
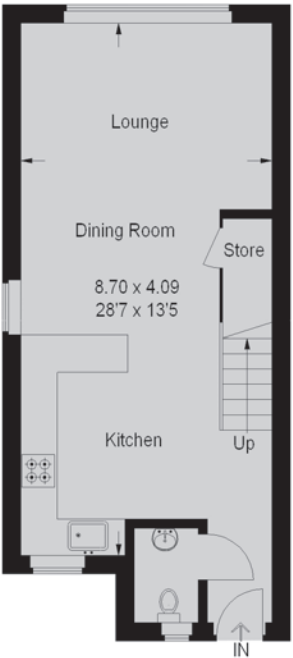
Kitchen/Living/Dining Room	22'10 x 15'5
Bedroom 1	13'7 x 10'11
Bedroom 2	12'9 x 10'1



Plot 3 – Ground Floor

Kitchen/Living/Dining Room	22'10 x 15'4
Bedroom 1	13'7 x 10'10
Bedroom 2	13'7 x 10'1

Town Houses

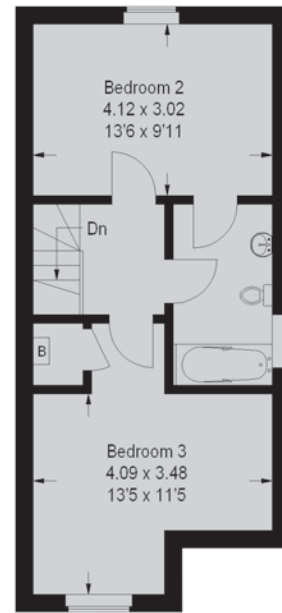
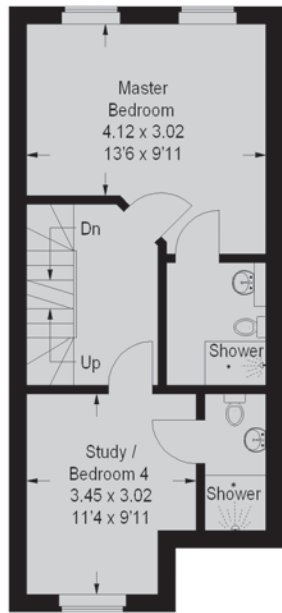
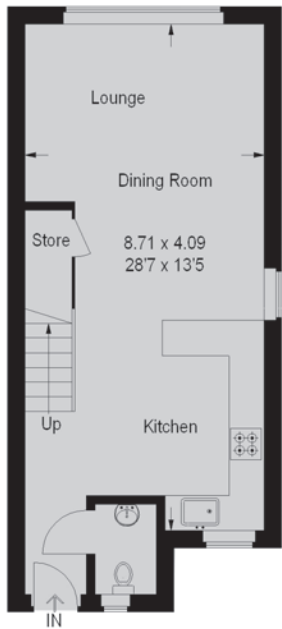


Plot 4

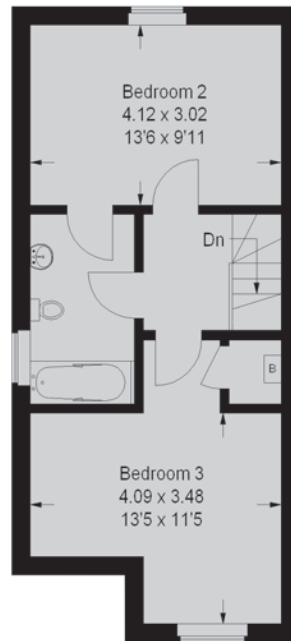
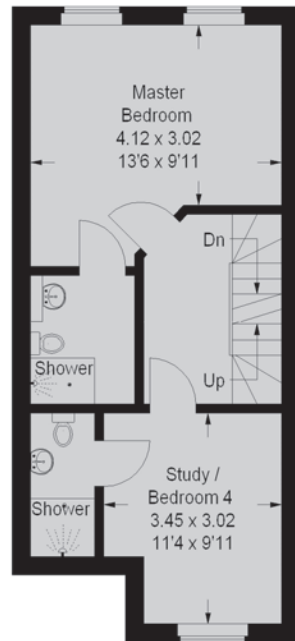
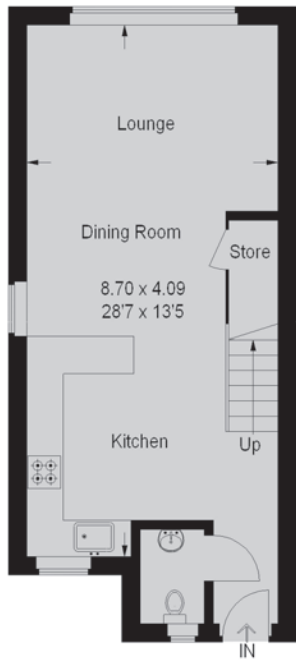
Kitchen/Living/Dining Room	28'7 x 13'5
Master Bedroom	13'6 x 9'11
Bedroom 2	13'6 x 9'11
Bedroom 3	13'5 x 11'5
Study/Bedroom 4	11'4 x 9'11

Plot 5

Kitchen/Living/Dining Room	28'7 x 13'5
Master Bedroom	13'6 x 9'11
Bedroom 2	13'6 x 9'11
Bedroom 3	13'5 x 11'5
Study/Bedroom 4	11'4 x 9'11



Town Houses

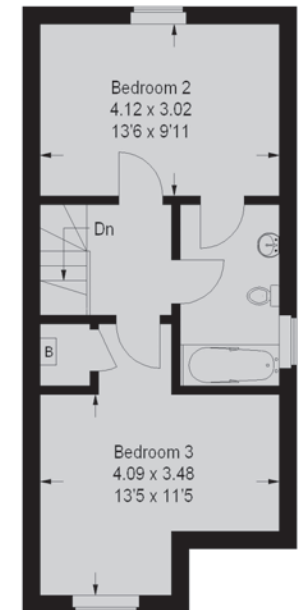
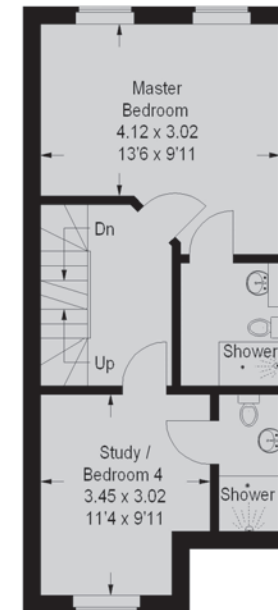


Plot 6

Kitchen/Living/Dining Room	28'7 x 13'5
Master Bedroom	13'6 x 9'11
Bedroom 2	13'6 x 9'11
Bedroom 3	13'5 x 11'5
Study/Bedroom 4	11'4 x 9'11

Plot 7

Kitchen/Living/Dining Room	28'7 x 13'5
Master Bedroom	13'6 x 9'11
Bedroom 2	13'6 x 9'11
Bedroom 3	13'5 x 11'5
Study/Bedroom 4	11'4 x 9'11



SPECIFICATION

Kitchens

- Fitted kitchens supplied and installed by Paula Rosa
- Stone worktops
- Under unit wall lighting
- Siemens ovens and electric induction hobs
- Stainless steel extractor fan with light
- Integrated fridge/freezers and dishwashers
- Under-mounted sinks
- Recessed down lighting
- Chrome light switches and sockets

Living Areas

- Open plan lounge, dining and kitchen
- 5amp lighting circuits
- Carpet with 80/20 wool (Plot 1)
- Oak timber laminate flooring (Plot 2 to 7)
- Bi-fold doors to rear gardens (Houses only)
- Patio doors Plot 2

Bedrooms

- Bedrooms carpeted with 80/20 wool carpets
- Master Bedroom equipped with 5 amp circuit for bedside lighting
- Wiring for TV, cat 6

Shower rooms & Bathrooms

- Fully tiled shower enclosure – tiles by Minoli
- Ceramic floor tiling throughout – tiles by Minoli
- Spacious white low profile shower trays
- Lakes sliding shower doors
- Hansgrohe thermostatic shower controls with overhead showers
- Half height tiling around all baths
- Steel baths complete with Hansgrohe bath fillers and handsets.

- Fitted wall hung vanity cabinets
- White ceramic basins
- Hansgrohe chrome mixer taps waste
- Stone vanity tops
- White wall hung w/c with soft close seats
- Chrome towel radiator
- Recessed down lights, shaver point

Flooring to Kitchen & Hallway

- Large format ceramic tiling (Plot 1)
- Oak timber laminate flooring (Plot 2 to 7)
- Oak handrails

Decoration & Finish

- Smooth plaster finish to all walls and ceilings finished with painted “Khaki Mist” matt emulsion paint.
- Timber architrave and skirting all painted with a white satin finish.

Central Heating and Services

- Gas fired Worcester Bosch combination boilers
- Pressurised system Worcester Bosch boiler to Plot 1
- Stelrad Vita compact white radiators
- Drayton thermostat radiator valves
- “Wet” underfloor heating to the ground floors (houses only)
- MK switch plates throughout
- MVHR (Mechanical Ventilation and Heat Recovery) systems to all units
- Sprinklers to Plots 4 to 7

Home Technology

- Electrical points and TV points throughout

- Wired only for connection to Virgin Media's cable and Broadband network (subject to subscription).
- TV and Cat 6 wiring only to all rooms
- USB charging sockets to the kitchens and master bedrooms

Windows, doors and security

- New double glazed UPVC windows with enhanced sound proofing and security locking mechanisms fitted throughout
- Croft solid contemporary prefinished internal oak doors
- Contemporary chrome ironmongery
- Power point for wireless alarm system (alarm available for £750)

Building Structure

- BLP 10 year warranty
- Additional sound proofing measures in excess of the current standards

Outside and Communal Areas

- Sandstone paving to patio areas (all ground floor units)
- Landscaped communal gardens
- Individual car parking spaces
- Electric gates (STP)
- External lighting
- Outside taps

Tenure

- All houses freehold
- Maisonettes – 50% share of freehold
- All units – equal share of common parts (Management Company)



All images used are of comparative properties by Woodley Lucas. All floorplans are approximate dimensions, indicative only and may be subject to change. Woodley Lucas reserve the right to alter the specification without prior notice.



Greenfield  Sole Agent

Land & New Homes - T: 020 8399 7070
greenfield-property.co.uk

A DEVELOPMENT BY

