

# Kennedys'

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Kingsgate, Shelveys Way  
Tadworth  
KT20 5QF

Welcome to Highgrove and Clarence, the two largest of just four houses within this exclusive development built by Bruckland Developments. Nestled off one of Tadworth's most highly regarded residential roads, just a short walk from Tadworth Station and all the amenities the village has to offer. Both Highgrove and Clarence are available and priced at £1,700,000.

£1,700,000



- Presenting the two largest of four exclusive new build homes by Bruckland Developments
- Estimated completion Autumn 2024
- Located within their own private road
- Integral garage
- Boasting landscaped front & rear gardens
- \*\*Show Home open & available to view now!\*\*
- Offering 5 Bedrooms & 4 Bathrooms
- 2980sqft of Living accommodation
- 10 Year structural Warranty
- \*\*Viewings of show home by appointment only\*\*





# PROPERTY DESCRIPTION

Both Highgrove and Clarence are detached five bedroom properties offering luxury, modern living in an exclusive development of just four houses in Tadworth on the edge of the North Downs. The ground floor offers an impressive open plan kitchen/dining and day room with sliding doors leading out to a turfed rear garden. The ground floor also consists of a separate living room, study and utility room. The utility room provides internal access to the integral garage. The first floor features a large master bedroom with separate dressing room and en-suite. There are 5 other bedrooms to this floor, one with an en-suite, and a family bathroom. The second floor offers a fifth bedroom with en-suite. The property includes a landscaped front garden and a main private road entrance to the houses.

## Construction Specification:

- Traditional masonry construction.
- Architectural stonework in Portland finish.
- Block and beam to ground floor.
- Fully insulated timber joists to first and second floors.
- Internal walls are a combination of blockwork and fully insulated timber studwork.
- High security double glazed Anthracite aluminium windows.
- High security front entrance door with multi point locking system.
- High security aluminium sliding rear doors.

## Electrical, Audio & Visual:

- Black nickel faceplates to sockets and light switches.
- Downlights to kitchen, reception rooms, master suite and selected bedrooms and downstairs WC.
- Pendants to bedrooms and featured areas.
- Double USB socket either side of the master bed and under breakfast bar.
- Television points to all bedrooms, family area and reception room.
- Pre-wired Cat 6 data distribution.
- Heat and Smoke detector mains wired throughout the house.
- Ring doorbell audio/video entry.

## Plumbing & Heating:

- Thermostatically controlled underfloor heating throughout the property.

## Interior Specification:

- Matt paint finish to all rooms.
- High quality painted internal doors with classic raised beading and black nickel ironmongery.
- Porcelain tiling to all bathrooms.
- High quality Chevron floor in entrance hall, kitchen and utility/laundry areas.
- Carpeted staircase with an oak handrail.
- Carpet to all landings, living room and bedrooms.
- Classical skirting and architrave profile.
- Fitted wardrobes in master bedrooms.

## Kitchen:













# PROPERTY DESCRIPTION

- Fully fitted, handleless contemporary kitchen with a silestone veined work surface.
- Soft close doors and drawers.
- Under wall unit LED lighting in neutral white.
- Siemens black glass induction hob located on peninsula, reverse coffered ceiling above houses. Built in extractor fan, lit with LED strip lighting.
- Pendant lighting over breakfast bar area.
- Siemens integrated ovens x2.
- Siemens integrated fridge.
- Siemens integrated freezer.
- Under mounted stainless steel sink with a quooker hot tap.
- Siemens full size integrated dishwasher.
- Under counter wine cooler.
- Thermostatically controlled towel rails.
- Energy efficient air source heat pump.

#### Utility:

- Fully fitted utility furniture the same as the kitchen.
- Stainless steel single sink with mixer tap.
- Space and provisions for separate washing machine and tumble dryer.

#### Bathroom & En Suites:

- Dual flush WC with concealed cistern, soft close seat and cover.
- LED lights within niches and above vanity areas.
- Porcelain floor and wall tiling with fixed mirrors.
- Vanity units with soft close drawers and polished chrome Vado taps.
- Heated towel rail.
- Shaver point.
- Villeroy and Boch bath and separate shower to master en-suites.
- Thermostatic shower/bath controls with fixed overhead shower and handheld shower kit.

#### Exterior Specification:

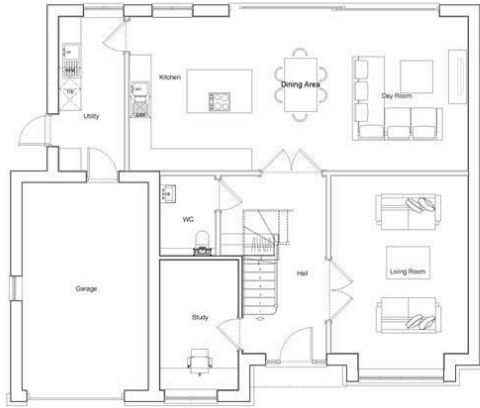
- Automatic LED lighting on dusk till dawn sensor to front.
- Porcelain tile paving to paths and patios.
- Private garage with power, light, and remote controlled garage doors and private driveway.
- Private driveways for parking, finished with granite sets.
- Landscaped front garden and turf with tree planting to rear gardens.
- External tap to side/rear of property.
- Exterior double socket to rear.
- Main private road entrance to the houses to be tarmacked with granite set edging, with lighting.

#### Warranty:

- 10 year structural warranty.

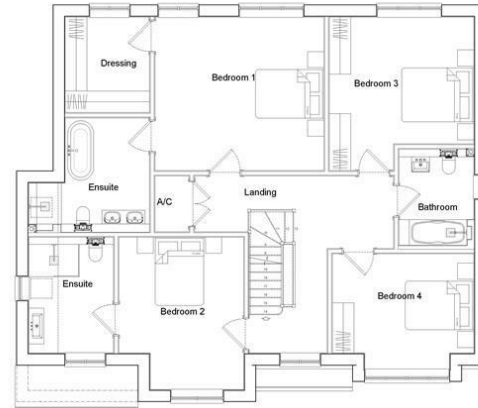
\*Please note Photos are of the show-home (Plot 1, Highgrove)\*





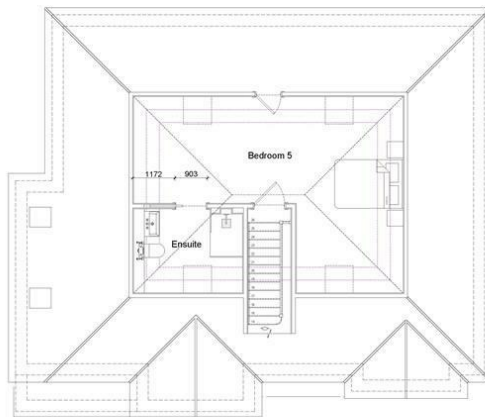
GROUND FLOOR PLAN

ROOM	METRIC	IMPERIAL
Garage	3.5 x 5.8	11'-6" x 19'-11"
Study	2.2 x 3.6	7'-2" x 11'-11"
Living Room	3.8 x 5.4	12'-7" x 17'-9"
Utility	1.8 x 4.3	6'-1" x 14'-2"
Kitchen/Day	9.4 x 4.3	31' x 14'-2"



FIRST FLOOR PLAN

ROOM	METRIC	IMPERIAL
Bedroom 1	4.7 x 4.3	15'-7" x 14'-2"
Bedroom 2	3.5 x 4.3	11'-6" x 14'-1"
Bedroom 3	4.1 x 4.3	13'-6" x 14'-2"
Bedroom 4	4 x 3.2	13' x 10'-6"
Dressing	2.4 x 2.7	7'-10" x 8'-10"



SECOND FLOOR PLAN

ROOM	METRIC	IMPERIAL
Bedroom 5	7.5 x 5.5	24'-9" x 18'-1"

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Rev	Date	Details	Drawn
A	14.03	Updated to latest design.	DB

**Energy Efficiency Rating**

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-65)		
E (39-54)		
F (21-38)		
G (1-20)		

High energy efficient - lower running costs  
 Mid energy efficient - higher running costs

England & Wales E.U. Directive 2002/91/EC

Client: JVB Construction/Bruckland Developments

Site Address: 76 Shelvers Way, Tadworth, Surrey, KT20 5QF

Description: Brochure Plans, HT1

Drawing Number: 22-049-11-007-HT1-A

Status: BUILDING REGULATION

Scale: 1:50 @ A1

Date: Jun 23

Drawn: DB

Checked: mb

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# Kingsgate, Shelvers Way

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold  
 EPC RATING:  
 COUNCIL: Reigate & Banstead  
 TAX BAND:

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