

W E L L A N D  
H O U S E  
G U I L D F O R D



Sigma Homes

LOCATION + QUALITY + DESIGN





Beguiling

G U I L D F O R D

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This is a prestigious development of just fourteen 1 and 2 bedroom apartments, designed to Sigma's signature high-quality specification for environmentally conscientious and energy-efficient homes. As a town, Guildford is regularly voted one of the top 10 places to live in the UK, and these luxury apartments, on an attractive tree-lined road, offer the purchaser the perfect opportunity in this desirable location.



All the ingredients

# O F A C I T Y

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On the very edge of the Greater London Built-up Area lies Guildford, an enchanting town with strong Saxon roots going back before the Domesday Book. Sprung forth from a gap in the North Downs, the nearby A3 provides access to London to the north and Portsmouth to the south.

This quintessential town – with a modern cathedral and the University of Surrey – offers more than just an eclectic history: its town centre has Purple Flag status from its vast array of shops, bars and restaurants. Modern facilities are set alongside historic buildings, including the iconic 14th-century guildhall, while granite-cobbled streets make this one of the most attractive towns in the southeast. A true farmers' market is held on the first Tuesday of every month, featuring produce and goods sourced locally.

Excellent schools, both private and state with Ofsted ratings of 'outstanding', are within walking distance of Welland House, as are two rail stations, the national prize-winning Spectrum Leisure Centre, theatres and High Street.







## Surrey

# A T I T S B E S T

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The beautiful and surprisingly remote countryside surrounding Guildford has it all, from hidden gem villages to sweeping vistas – difficult to top anywhere else in the home counties. Ramble through the Surrey Hills Area of Outstanding Natural Beauty and North Downs' wooded hills and valleys. Nearby ancient woodlands and the stunning patchwork countryside feature extensive walking routes such as the local Downs Link or the Harrow Way.

Make use of the railway access to London and the south coast, whether you yearn for the lights and bustle of the city or for the waves, sand and tranquillity of the seaside. If you enjoy a tippie, look no further than the local area for a great brew at Tillingbourne Brewery, a G&T at Silent Pool Distillers or a glass of wine or bubbly at organic Albury Vineyard, Greyfriars Vineyard or High Clandon Estate.



Making those  
C O N N E C T I O N S



Guildford has long been known for its excellent commuter links and connections, due to its location between London and Portsmouth. Being adjacent to the A3 ensures ready access to the M25, and beyond, for a smooth commute or day trip; with two nearby rail stations, Guildford is justifiably one of the top towns in London's commuter belt.

 LONDON ROAD STATION <b>10</b> minutes' walk	 LONDON WATERLOO <b>32</b> minutes by train	 HEATHROW AIRPORT <b>24</b> minutes by car	 J12 M3 <b>20</b> minutes by car	 M25 <b>15</b> minutes by car
 GUILDFORD STATION <b>24</b> minutes' walk		 GATWICK AIRPORT <b>35</b> minutes by car		

A prestigious

N E W C O L L E C T I O N

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Tucked into a quiet residential street in Guildford, this smart development offers luxury apartments ideal for a variety of lifestyles including the lock up and leave for the downsizer or professionals requiring a convenient, fast commute to town. Just a short walk from the town centre and all it has to offer, enjoy the ease of travel and sense of community at Welland House.





A computer-generated image of Welland House.



EXISTING HOMES

EXISTING HOMES

ALBURY ROAD

A computer-generated image of Welland House.



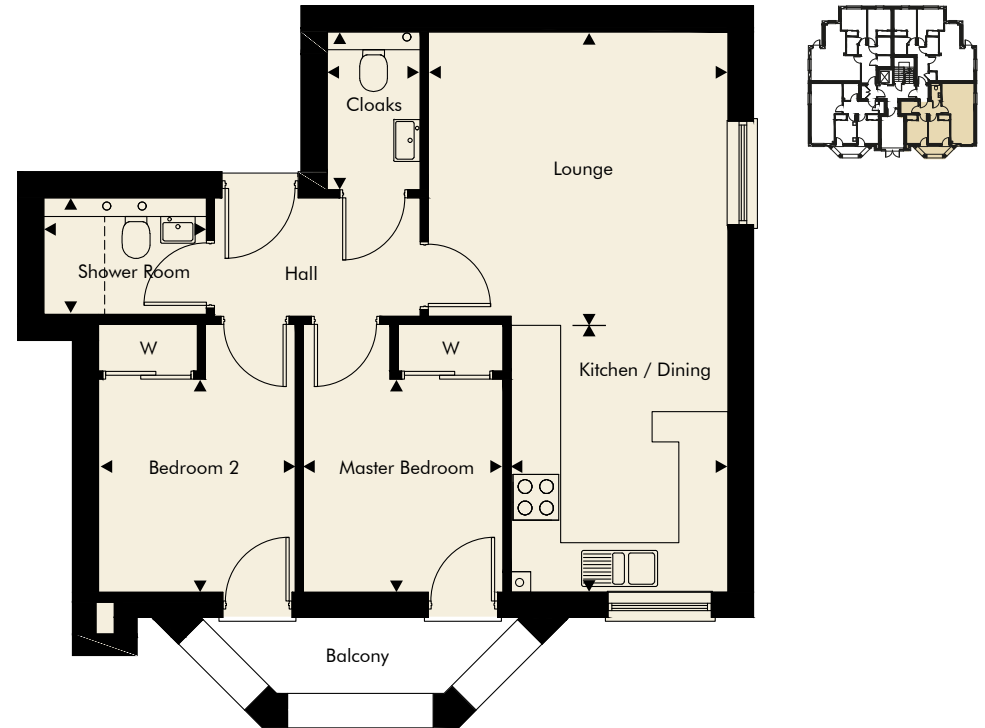


A computer-generated image of Welland House rear elevation.



# G R O U N D F L O O R

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## Apartment 1

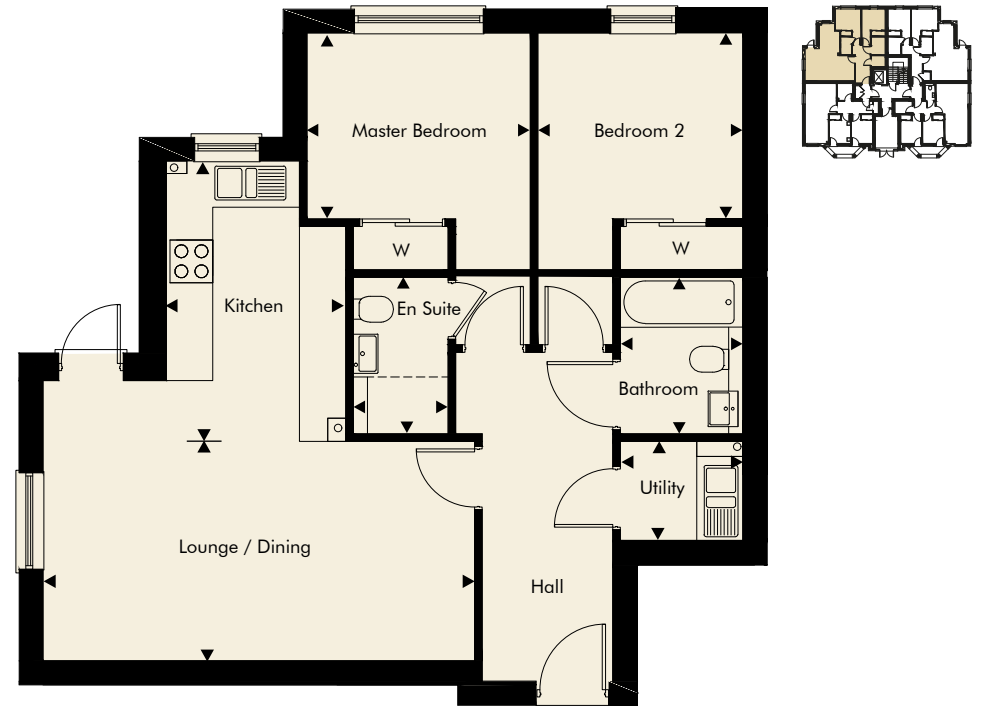
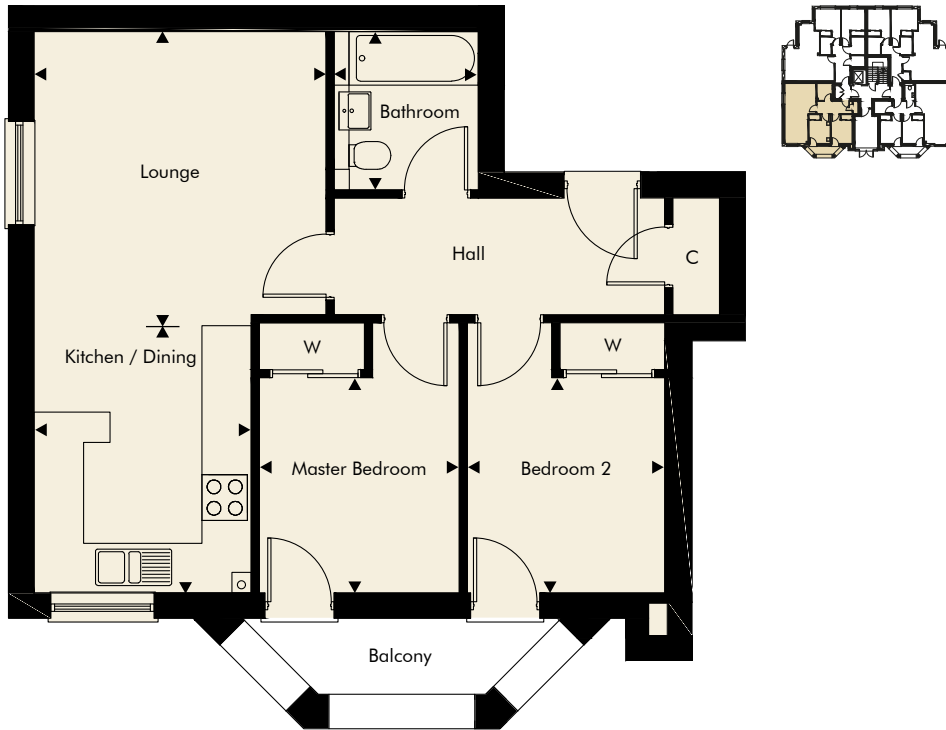
Lounge / Dining	5.51m x 3.08m	18'1" x 10'1"
Kitchen	3.94m x 2.52m	13'0" x 8'3"
Master Bedroom	2.77m x 2.62m	9'1" x 8'7"
En Suite	2.17m x 1.57m	7'1" x 5'2"
Bedroom 2	3.25m x 2.61m	10'8" x 8'7"
Shower Room	2.20m x 1.44m	7'3" x 4'9"

## Apartment 2

Lounge	3.94m x 3.72m	13'0" x 12'2"
Kitchen / Dining	3.65m x 2.85m	12'0" x 9'4"
Master Bedroom	2.80m x 2.62m	9'2" x 8'7"
Bedroom 2	2.80m x 2.59m	9'2" x 8'6"
Shower Room	2.14m x 1.53m	7'0" x 5'0"
Cloaks	2.08m x 1.22m	6'10" x 4'0"

# G R O U N D F L O O R

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## Apartment 3

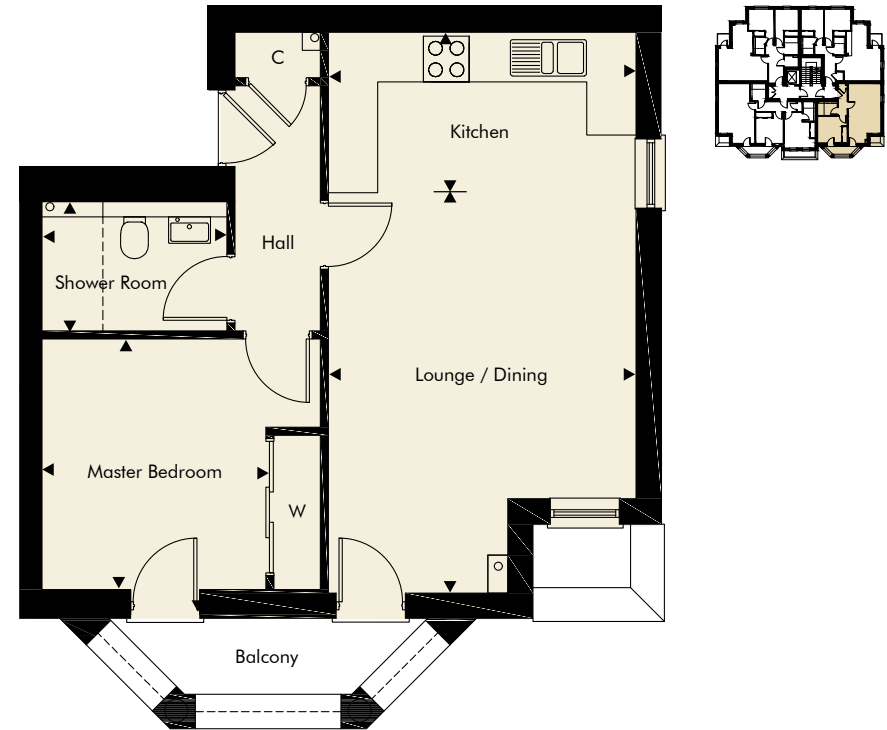
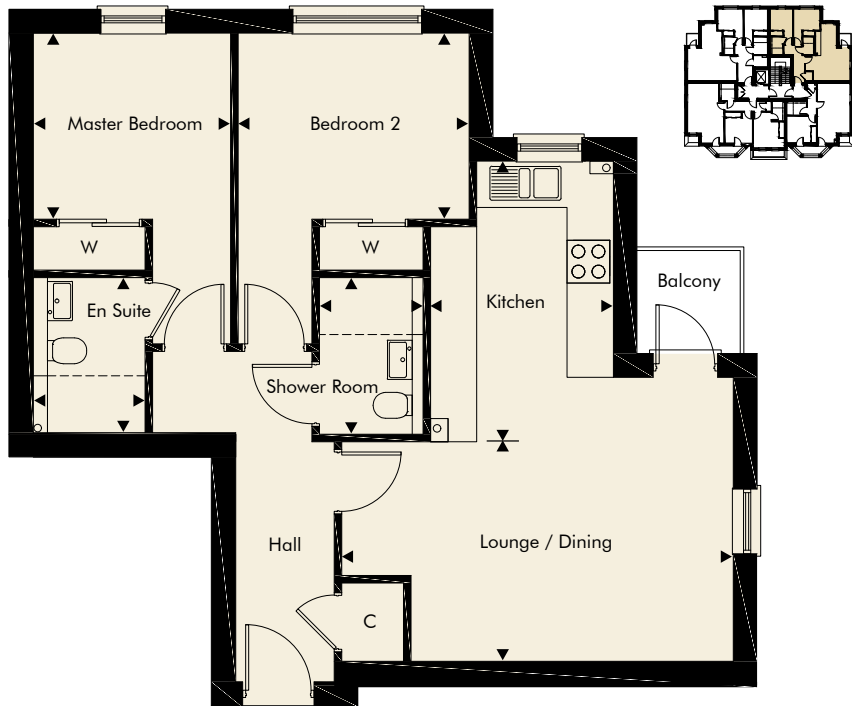
Lounge	3.83m x 3.71m	12'7" x 12'2"
Kitchen / Dining	3.65m x 2.85m	12'0" x 9'4"
Master Bedroom	2.82m x 2.62m	9'3" x 8'7"
Bedroom 2	2.82m x 2.59m	9'3" x 8'6"
Bathroom	2.08m x 1.89m	6'10" x 6'2"

## Apartment 4

Lounge / Dining	6.07m x 3.08m	19'11" x 10'1"
Kitchen	3.94m x 2.52m	13'0" x 8'3"
Master Bedroom	3.14m x 2.62m	10'4" x 8'7"
En Suite	2.20m x 1.33m	7'3" x 4'4"
Bedroom 2	2.84m x 2.62m	9'4" x 8'7"
Bathroom	2.20m x 1.70m	7'3" x 5'7"
Utility	1.72m x 1.39m	5'8" x 4'7"

# FIRST FLOOR

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## Apartment 5

Lounge / Dining	5.51m x 3.08m	18'1" x 10'1"
Kitchen	3.94m x 2.57m	13'0" x 8'5"
Master Bedroom	2.77m x 2.62m	9'1" x 8'7"
En Suite	2.17m x 1.57m	7'1" x 5'2"
Bedroom 2	3.25m x 2.61m	10'8" x 8'7"
Shower Room	2.20m x 1.44m	7'3" x 4'9"

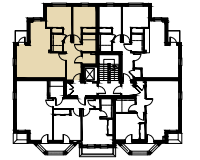
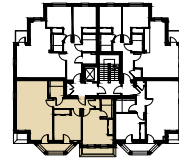
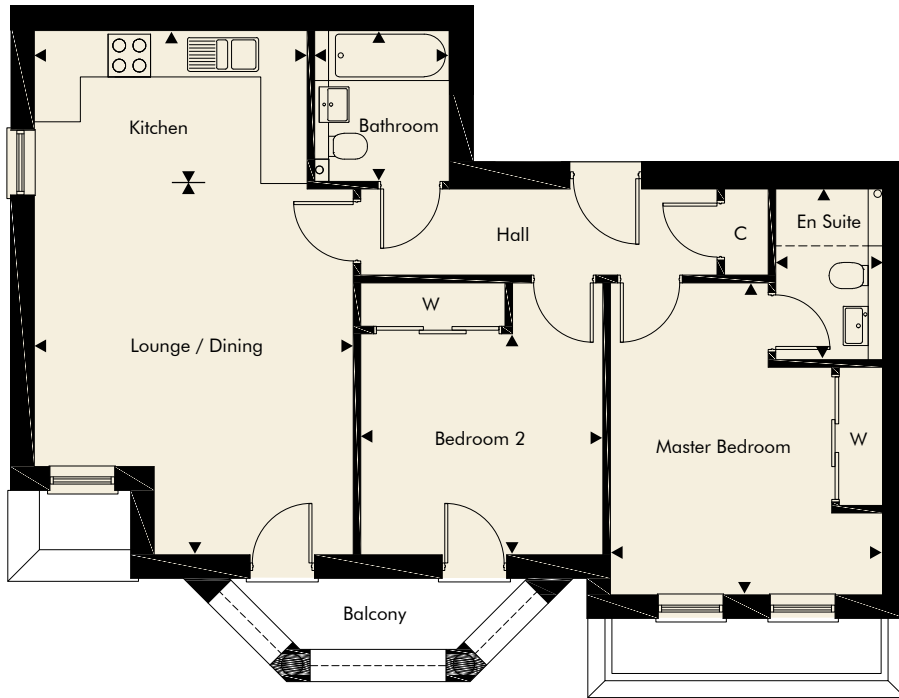
## Apartment 6

Lounge / Dining	5.14m x 4.05m	16'10" x 13'3"
Kitchen	4.05m x 2.23m	13'3" x 7'4"
Master Bedroom	3.65m x 3.29m	12'0" x 10'10"
Shower Room	2.43m x 1.69m	8'0" x 5'7"



# FIRST FLOOR

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## Apartment 7

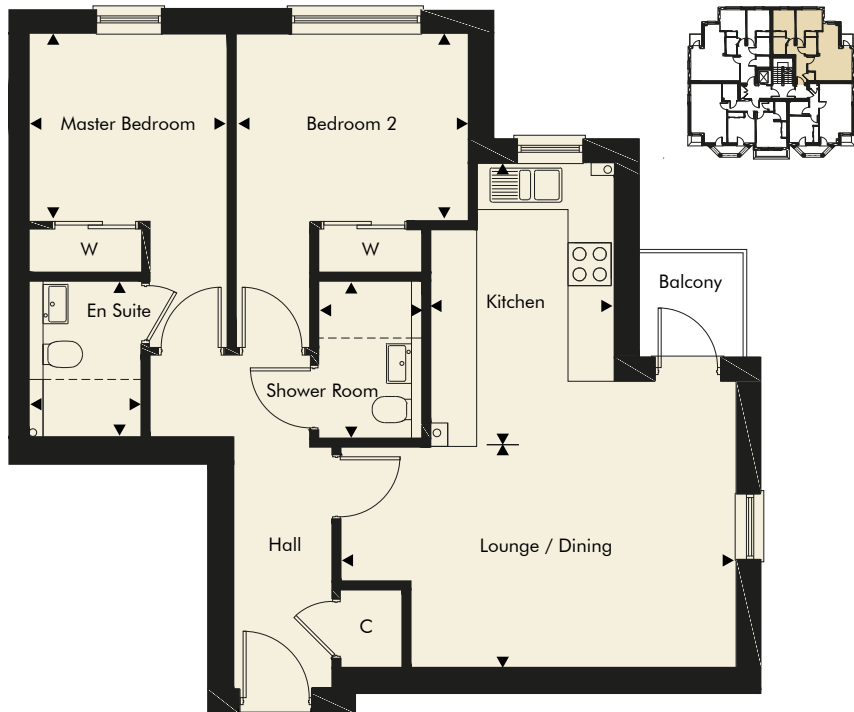
Lounge / Dining	5.14m x 4.48m	16'10" x 14'8"
Kitchen	3.83m x 2.22m	12'7" x 7'3"
Master Bedroom	4.39m x 3.82m	14'5" x 12'6"
En Suite	2.40m x 1.50m	7'10" x 4'11"
Bedroom 2	3.40m x 3.11m	11'2" x 10'2"
Bathroom	2.12m x 1.89m	6'11" x 6'2"

## Apartment 8

Lounge / Dining	6.07m x 3.08m	19'11" x 10'1"
Kitchen	3.94m x 2.57m	13'0" x 8'5"
Master Bedroom	3.14m x 2.62m	10'4" x 8'7"
En Suite	2.20m x 1.33m	7'3" x 4'4"
Bedroom 2	2.88m x 2.62m	9'5" x 8'7"
Bathroom	2.20m x 1.70m	7'3" x 5'7"
Utility	1.72m x 1.39m	5'8" x 4'7"

# SECOND FLOOR

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## Apartment 9

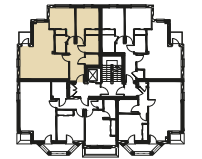
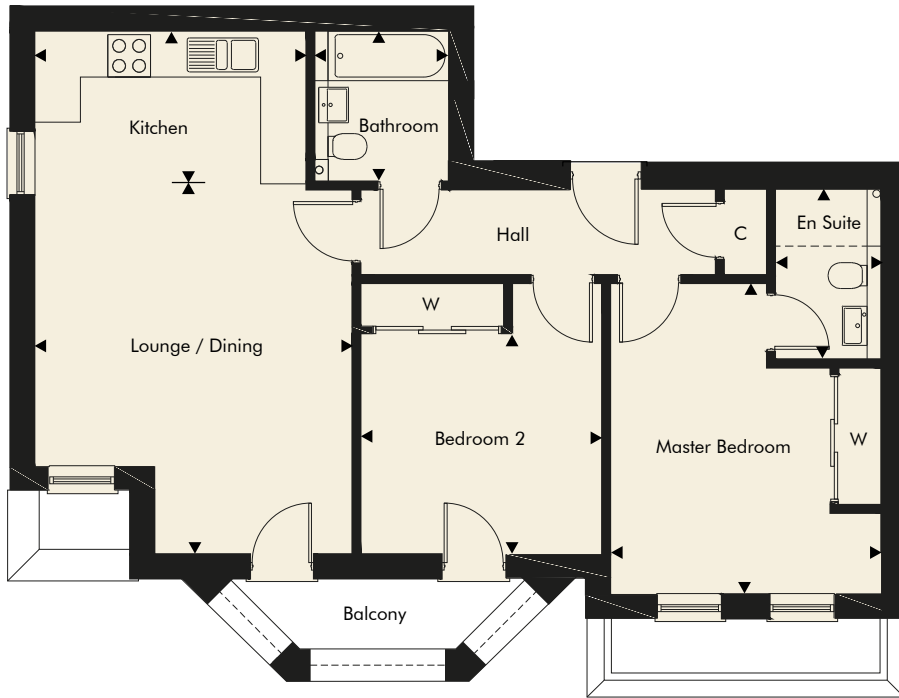
Lounge / Dining	5.51m x 3.08m	18'1" x 10'1"
Kitchen	3.94m x 2.52m	13'0" x 8'3"
Master Bedroom	2.77m x 2.62m	9'1" x 8'7"
En Suite	2.17m x 1.57m	7'1" x 5'2"
Bedroom 2	3.25m x 2.61m	10'8" x 8'7"
Shower Room	2.20m x 1.44m	7'3" x 4'9"

## Apartment 10

Lounge / Dining	5.14m x 4.05m	16'10" x 13'3"
Kitchen	4.05m x 2.23m	13'3" x 7'4"
Master Bedroom	3.65m x 3.29m	12'0" x 11'0"
Shower Room	2.43m x 1.69m	8'0" x 5'7"

# SECOND FLOOR

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## Apartment 11

Lounge / Dining	5.14m x 4.48m	16'10" x 14'8"
Kitchen	3.83m x 2.22m	12'7" x 7'3"
Master Bedroom	4.39m x 3.82m	14'5" x 12'6"
En Suite	2.40m x 1.50m	7'10" x 4'11"
Bedroom 2	3.40m x 3.11m	11'2" x 10'2"
Bathroom	2.12m x 1.89m	6'11" x 6'2"

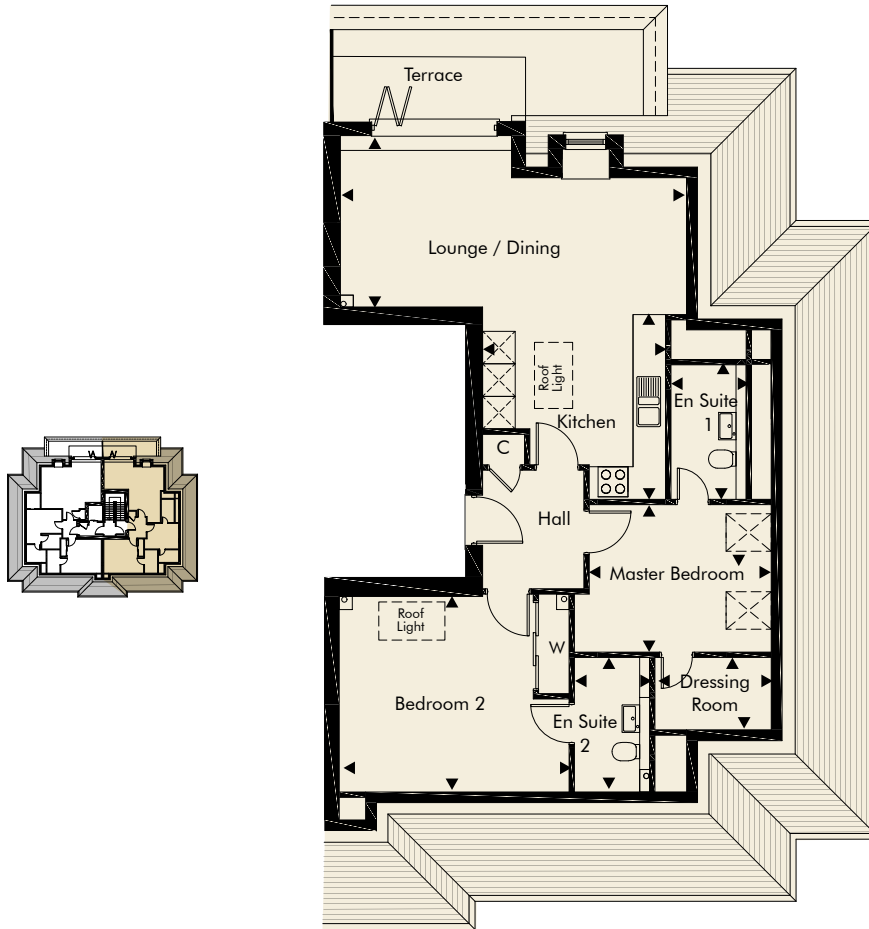
## Apartment 12

Lounge / Dining	6.07m x 3.08m	19'11" x 10'1"
Kitchen	3.94m x 2.57m	13'0" x 8'5"
Master Bedroom	3.14m x 2.62m	10'4" x 8'7"
En Suite	2.20m x 1.33m	7'3" x 4'4"
Bedroom 2	2.88m x 2.62m	9'5" x 8'7"
Bathroom	2.20m x 1.70m	7'3" x 5'7"
Utility	1.72m x 1.39m	5'8" x 4'7"



# T H I R D F L O O R

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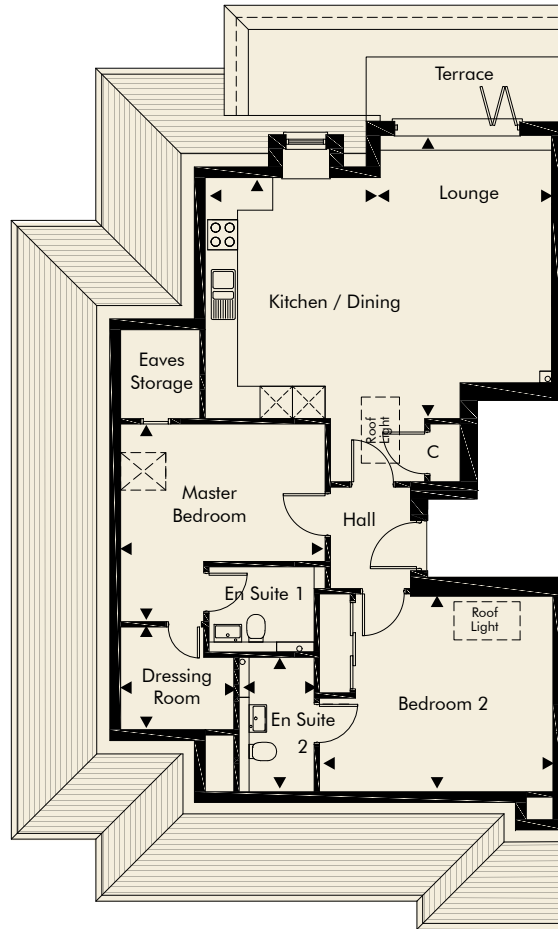
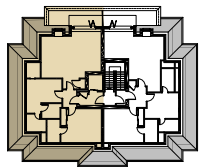


## Apartment 13

Lounge / Dining	6.92m x 3.43m	22'8" x 11'3"
Kitchen	3.69m x 3.65m	12'1" x 12'0"
Master Bedroom	3.63m x 2.94m	11'11" x 9'8"
En Suite 1	2.14m x 1.70m	7'0" x 5'7"
Dressing Room	2.00m x 1.15m	6'7" x 3'9"
Bedroom 2	4.59m x 3.61m	15'1" x 11'10"
En Suite 2	2.40m x 1.50m	7'10" x 4'11"

# T H I R D F L O O R

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## Apartment 14

Lounge	5.65m x 3.42m	18'6" x 11'3"
Kitchen / Dining	4.52m x 3.20m	14'10" x 10'6"
Master Bedroom	3.78m x 3.95m	12'5" x 13'0"
En Suite 1	2.10m x 1.70m	6'11" x 5'7"
Dressing Room	1.95m x 1.75m	6'5" x 5'9"
Bedroom 2	4.66m x 3.61m	15'3" x 11'10"
En Suite 2	2.40m x 1.50m	7'10" x 4'11"

# Superior SPECIFICATION

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### KITCHEN

- Contemporary units
- Bosch single hot-air oven
- Bosch microwave combi oven
- Bosch induction four-ring hob
- Integrated fridge/freezer
- Integrated dishwasher
- Washer/dryer (excluding apartments 4, 8 and 12)
- Under-cupboard lighting
- Silestone worktops with 100mm upstand
- 1.5 steel bowl sink
- Boiling- and filtered-water tap
- Luxury vinyl flooring

### BATHROOMS & EN SUITES

- Villeroy & Boch sanitary ware
- Ceramic tiles to walls and floor
- Chrome taps and shower fittings
- Mirrors with demist element

### INTERNAL SPECIFICATION

- Oak veneer doors
- Chrome lever door furniture
- Wardrobes to all bedrooms as shown on layout plans
- Brushed stainless steel light switches and socket outlets
- Low-voltage downlighters
- White pendant lights, as shown on electrical layout plans\*
- Wiring for satellite and cable TV and BT telephone point
- Luxury vinyl flooring to kitchen and lounge area
- Carpet to all bedrooms
- USB sockets as shown on drawing

### INTERNAL COMMUNAL AREAS

- Ceramic-tiled main entrance hall
- Carpet to stairs and landings
- Lift to all floors
- Oak doors
- Uplighters

### HEATING & COMFORT

- Gas-fired underfloor heating to all apartments
- Heated chrome towel rail to bathrooms

### EXTERNAL

- Landscaped parking area
- Optional car-charging point
- Bin and cycle store
- Entrance and bollard lighting

### SMART HUB

- Giving you the option to be in control via SMART App technology

### SECURITY & PEACE OF MIND

- Mains smoke detector
- Video phone entry system
- Security lighting
- Lockable post boxes

\*Available on request. We endeavour to improve our development; therefore, we may occasionally substitute items within this specification. Sigma Homes reserves the right to make these substitutions, as necessary. Please ask for further details. Images depict typical Sigma Homes interiors.



A vision of  
E X C L U S I V I T Y  
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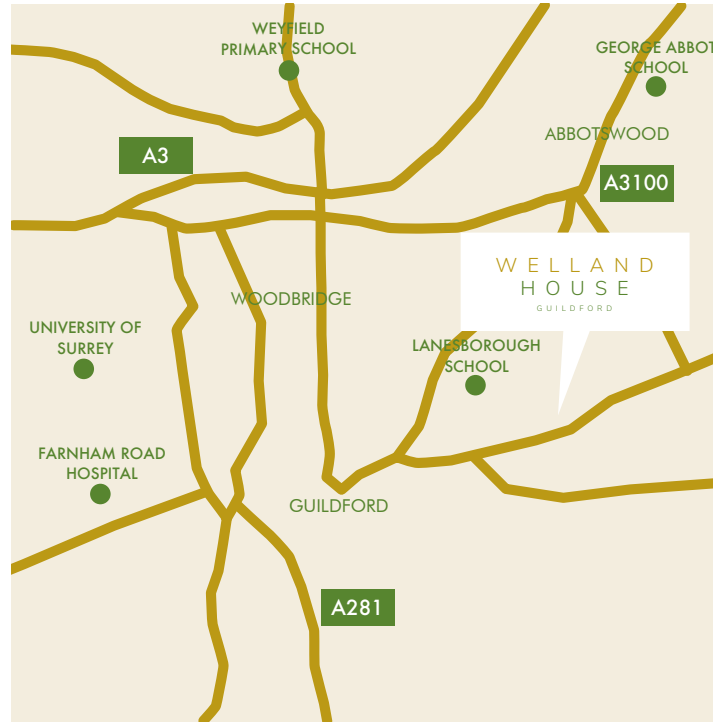
Sigma Homes has a single-minded vision: to create stunning, individual developments for discerning buyers in southeast England. This approach is based on over 30 years' development experience in a region with some of the most discriminating and demanding purchasers, building thoughtfully designed residences which fuse local architectural vernacular with contemporary design and specification.





Images depict typical Sigma Homes interiors.

Welland House, Albury Road, Guildford, GU1 2BY



**Sigma Homes**  
LOCATION + QUALITY + DESIGN

[www.sigmahomesgroup.co.uk](http://www.sigmahomesgroup.co.uk)

Sigma Homes Ltd, 44-46 Springfield Road, Horsham, West Sussex RH12 2PD

Tel: 0203 019 0741 Email: [enquiries@sigmahomesgroup.co.uk](mailto:enquiries@sigmahomesgroup.co.uk)

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