



# WEYBROOK HOUSE

CATTESHALL ROAD, GODALMING

A superb development comprising 22 high quality, contemporary one bedroom apartments on the banks of the River Wey.







# RIVERSIDE LIVING AT ITS BEST

This impressive collection of 22 high quality one bedroom riverside apartments offers the perfect choice for couples and individuals who want the best of both worlds. Your chance to live in the country and enjoy a city lifestyle.

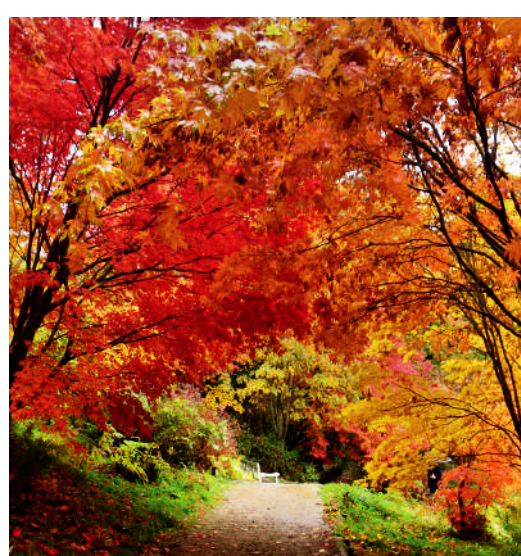
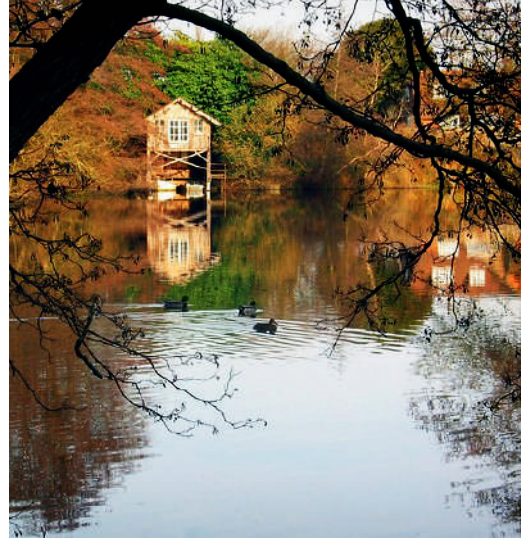
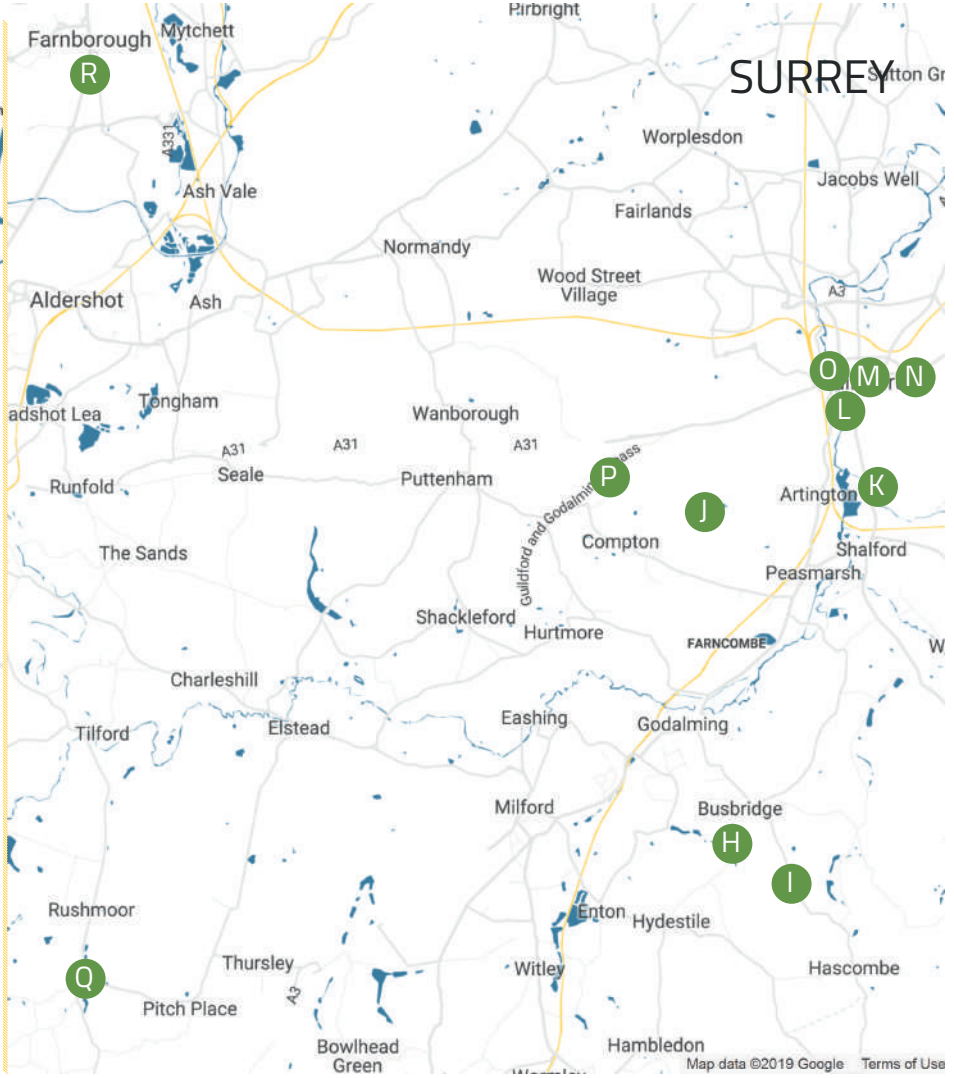
Situated close to the centre of the affluent historic town of Godalming in Surrey's thriving commuter belt, the apartments offer the perfect work-life balance, where work and play can be effortlessly combined.

As well as being perfectly positioned for access to the quaint Godalming town centre, you'll be nestled amidst the rolling Surrey Hills, one of England's finest landscapes – with the dramatic North Downs close by. You'll have some of the most stunning and accessible countryside on your doorstep and be just a stone's throw away from London.

With an enviable location and excellent transport links close by, your new home in Weybrook House offers a great lifestyle choice.







# AN UP MARKET TOWN

Steeped in history with cobbled streets and twisting lanes and one of Surrey's prettiest towns, Godalming offers everything from riverside strolls from your front door to a host of great independent shops.

Widely regarded as one of the UK's most desirable property hotspots with acclaim for its high standard of living – it's a very upmarket market town.

Godalming boasts many local, wonderful attractions such as National Trust properties, sports facilities and historic and cultural places of interest. The town's strength lies in its collection of independent retailers – in and around its cobbled centre you'll find an eclectic mix of shops, boutiques, restaurants and bars.

Just five miles away, Guildford offers a fabulous shopping experience ranging from designer and luxury brands, bustling Farmers' markets to shopping centres and quirky independent shops. While nearby are a number of smaller villages and towns to tempt you with tranquil pubs, Michelin Star restaurants and picturesque riverside and country walks.

- A Farncombe Boat House 0.4m
- B Godalming Museum 1.0m
- C Farncombe Railway Station 1.2m
- D Godalming Railway Station 1.3m
- E High Street 1.3m
- F Godalming Leisure Centre 1.6m
- G Broadwater Park 1.6m
- H Busbridge Lakes 2.4m
- I Winkworth Arboretum 2.9m
- J Loseley Park 3.0m
- K Shalford Mill 3.1m
- L Yvonne Arnaud Theatre 4.2m
- M Guildford Castle 4.7m
- N Spike Heritage Centre 5.0m
- O Ivy Arts Centre 5.4m
- P Watts Gallery 6.2m
- Q The Sculpture Park 8.7m
- R Farnham Castle 11.9m

**WEYBROOK HOUSE**  
CATTESHALL ROAD, GODALMING, SURREY



Located in south-west Surrey, the town is five miles from Guildford and 30 miles from London.

On the route from London to Portsmouth, Godalming is close to the A3 with regular rail services to and from London Waterloo.

**TRAIN**  
 Guildford 8 minutes  
 London Waterloo 47 minutes  
 London Victoria 56 minutes

**PLANE**  
 Heathrow and Gatwick International airports are under 30 miles by road.

**CAR**  
 Excellent local access provide a fast route to the M25 and A12.

Source: Google maps, National Rail.





# QUALITY LIVING FROM THE OUTSIDE-IN

Weybrook House apartments are designed with one eye on quality and the other on practicality. Modern integrated appliances and engineered oak flooring complement superb finishes throughout, creating a stunning contemporary space.

With a high quality specification, including contemporary well equipped designer kitchens, luxuriously appointed shower rooms and generously proportioned bedrooms – you'll have the practicality of your own allocated parking space and some apartments also feature a study. All apartments also benefit from at least one outdoor space, with the majority of homes offering balconies or terraces and everyone enjoying access to the well-established communal gardens.

So whether you're entertaining guests in your open-plan living area or unwinding outdoors, your riverside apartment can't fail to impress.



# CONTEMPORARY STYLING

In all of the apartments, the kitchens form part of the open plan living and dining areas. These light filled spaces are generously proportioned, with feature lighting and wood flooring used to complete the contemporary styling.





# RELAX AND RECHARGE

The contemporary shower rooms, with porcelain tiled finishes create a stunning backdrop for the quality fittings used. Integrated storage provides a streamlined look, making the bathroom a luxury haven in which to relax and recharge.



# GROUND

## APARTMENT 11

Kitchen / Living 5600mm x 2700mm  
 Bathroom 2700mm x 2000mm  
 Bed 2700mm x 3500mm

## APARTMENT 12

Kitchen / Living 6000mm x 3500mm  
 Bathroom 2800mm x 2000mm  
 Bed 4000mm x 2600mm

## APARTMENT 13

Kitchen / Living 5600mm x 5300mm  
 Bathroom 2000mm x 2300mm  
 Bed 2700mm x 3500mm

## APARTMENT 1

Kitchen / Living 5500mm x 3200mm  
 Bathroom 1800mm x 2500mm  
 Bed 4800mm x 2500mm

## APARTMENT 2

Kitchen / Living 6000mm x 3500mm  
 Bathroom 2800mm x 2000mm  
 Bed 4000mm x 2600mm

## APARTMENT 3

Kitchen / Living 6800mm x 2600mm  
 Bathroom 2600mm x 1800mm  
 Bed 3800mm x 2600mm

## APARTMENT 4

Kitchen / Living 6000mm x 3500mm  
 Bathroom 2800mm x 2000mm  
 Bed 4000mm x 2600mm

## APARTMENT 5

Kitchen / Living 5000mm x 3100mm  
 Bathroom 1800mm x 2500mm  
 Bed 4800mm x 2500mm

## APARTMENT 17

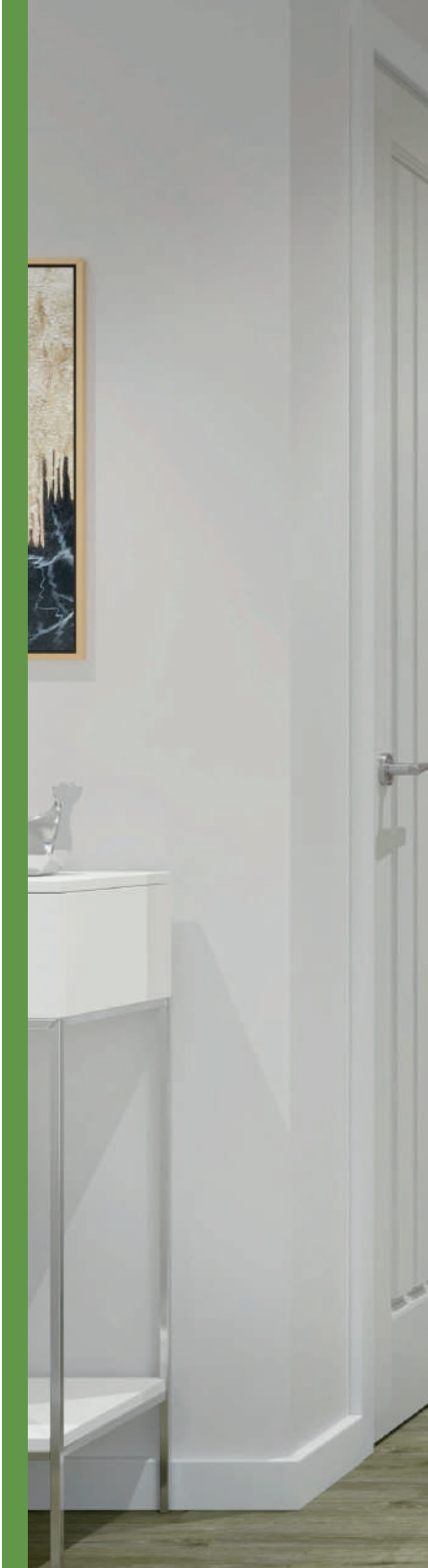
Kitchen / Living 5600mm x 5300mm  
 Bathroom 2000mm x 2300mm  
 Bed 2700mm x 3500mm

## APARTMENT 18

Kitchen / Living 6000mm x 3500mm  
 Bathroom 2800mm x 2000mm  
 Bed 4000mm x 2600mm

## APARTMENT 19

Kitchen / Living 5600mm x 2700mm  
 Bathroom 2700mm x 2000mm  
 Bed 2700mm x 3500mm





# FIRST



## APARTMENT 14

Kitchen / Living 5600mm x 2700mm  
 Bathroom 2700mm x 2000mm  
 Bed 2700mm x 3500mm

## APARTMENT 16

Kitchen / Living 5600mm x 5300mm  
 Bathroom 2000mm x 2300mm  
 Bed 2700mm x 3500mm

## APARTMENT 7

Kitchen / Living 6000mm x 3500mm  
 Bathroom 2800mm x 2000mm  
 Bed 4000mm x 2600mm

## APARTMENT 9

Kitchen / Living 6000mm x 3500mm  
 Bathroom 2800mm x 2000mm  
 Bed 4000mm x 2600mm

## APARTMENT 20

Kitchen / Living 5600mm x 5300mm  
 Bathroom 2000mm x 2300mm  
 Bed 2700mm x 3500mm

## APARTMENT 22

Kitchen / Living 5600mm x 2700mm  
 Bathroom 2700mm x 2000mm  
 Bed 2700mm x 3500mm

## APARTMENT 15

Kitchen / Living 6000mm x 3500mm  
 Bathroom 2800mm x 2000mm  
 Bed 4000mm x 2600mm

## APARTMENT 6

Kitchen / Living 5600mm x 3200mm  
 Bathroom 1800mm x 2500mm  
 Bed 4900mm x 2500mm  
 Study 2400mm x 3300mm

## APARTMENT 8

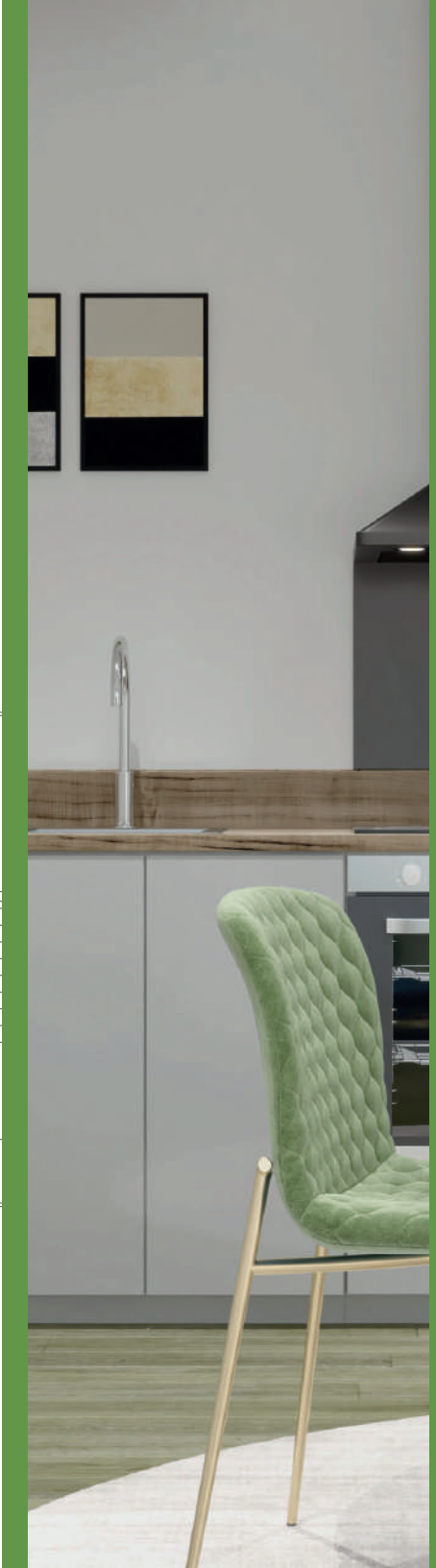
Kitchen / Living 6800mm x 2600mm  
 Bathroom 2600mm x 1800mm  
 Bed 3800mm x 2600mm

## APARTMENT 10

Kitchen / Living 5600mm x 3200mm  
 Bathroom 1800mm x 2500mm  
 Bed 4900mm x 2500mm  
 Study 2400mm x 3300mm

## APARTMENT 21

Kitchen / Living 6000mm x 3500mm  
 Bathroom 2800mm x 2000mm  
 Bed 4000mm x 2600mm





Contact The Agent:

# IT'S ALL IN THE DETAIL

## KITCHEN

- Contemporary kitchen, pale grey/dark grey finish units with slim-line stainless steel handles
- Laminate worktops with matching 100mm upstand
- Integrated fridge/freezer, dishwasher and washer/dryer
- Integrated stainless steel oven/grill
- 4 ring hob with stainless steel/curved glass extractor above
- Glass splash back above hob
- Low profile stainless steel sink with swan neck tap
- Recessed LED downlights under wall units

## BATHROOM & EN-SUITE

- Wall mounted concealed cistern WC with soft close seat
- Countertop hand basin with chrome mixer tap
- Walk-in shower tray with tempered glass bi-fold glass screen
- Thermostatically controlled shower in chrome finish
- Brooke Ceramics Alpha Light porcelain wall tiles
- Electric thermostatic controlled heated towel rails
- Switch controlled trickle & boost extractor fan system
- De-mister mirror with backlighting
- Chrome toilet roll holder & shaver socket

## DECORATION & FINISH

- Internal walls finished with a smooth plaster and painted in pale grey vinyl matt.
- All woodwork painted in white satin finish
- Internal ceilings finished with a smooth plaster and painted in brilliant white vinyl matt
- Dimmer controlled spotlights to living room and kitchen
- Ceiling pendant to bedroom
- Magnet Mexicana Oak veneered internal doors with satin stainless steel ironmongery finished in light grey



Help to Buy is available on this development. Meaning you can buy your new home with just 5% deposit.



Help to Buy is a Government backed equity loan aimed at helping you purchase your new home. The scheme is open to both first time buyers and existing homeowners on new build properties. To use the scheme, you will need at least a 5% deposit.

You will then be eligible to receive an interest free equity loan from the government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.

## FLOOR COVERINGS

- Grey Oak Wood effect flooring to living room, kitchen and hall
- Brooke Ceramics Alpha Light porcelain tiles to bathroom
- Cormar Sensation Supreme collection carpets in bedrooms

## BALCONIES / TERRACES

- Paved terraces with fence panel screens
- Balconies with powder coated metal balustrades

## GENERAL

- TV / telephone points in living area and bedroom
- All apartments benefit from a 10 year building warranty
- 125 year lease
- One parking space per apartment
- Further spaces by separate negotiation
- Visitor Parking Spaces
- Secure cycle parking available

## COMMUNAL AREAS

- Carpeted communal areas
- Individual post box for every apartment
- Communal garden space

## SAFETY / SECURITY

- Video-com door entry system for each apartment
- Smoke detectors fitted
- High security Night Latch and maximum security deadlock to main residents' entrance door
- Lighting sensors in communal areas

## HEATING

- Central heating and full radiator system
- Underfloor heating in bathroom









# ABOUT US

At EquaGroup we've established a reputation for creating contemporary, highly desirable, secure and homes that offer value for money by giving new purpose to existing commercial buildings in, and around, the London home-counties area.

With our Joint Venture investment partners, we aim to achieve a positive impact on society's increasing need for affordable homes and be at the forefront of regeneration projects becoming trail blazers for future generations.



## Important Notice:

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Backed by  
HM Government