



Highridge

Lightwater, Surrey.

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RIVIUM



Highridge

Lightwater, Surrey.

Rivium Homes are delighted to welcome you to Highridge. Encapsulating our passion for luxury, cutting-edge design, and sophistication, Highridge is a 5560sqft, 2 and a half-storey home adorned with high-specification fittings.

Accompanying the main residence is a 651sqft, fully equipped, 2-bedroom annex. Furnished to the same impeccable standard as the main residence, the annex functions as a self-contained home, looking over the vast woodlands of Lightwater Country Park.

Highridge Location

We know that luxury living is as much about the location of your home as it is the property itself.

That's why we judiciously select optimal sites for each of our builds. Highridge is no exception: nestled in the heart of leafy Surrey, it is situated on a sought-after private road in Lightwater. On the outskirts of Windlesham and Chobham, and a close neighbour of Sunningdale and Ascot, Lightwater boasts the best that Surrey has to offer.



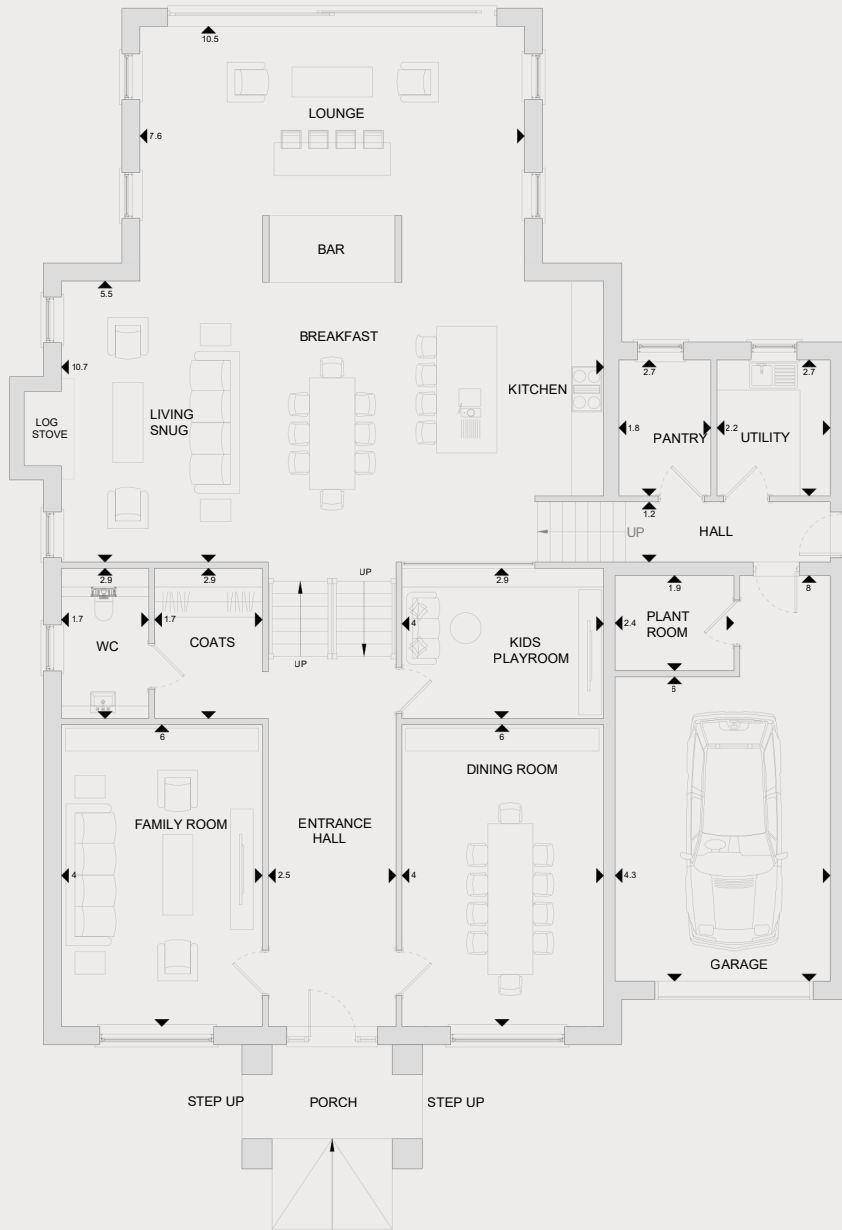
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Bringing Your Dream Home
to Life

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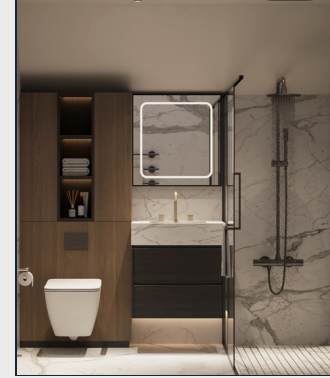
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Ground floor



DIMENSIONS

This floorplan has been produced for illustrative purposes only and is not to scale. Room sizes shown are between arrow points as indicated on plan. All room sizes are approximate showing maximum dimensions and should not be used other than for general guidance. Rivium Homes operate a policy of continuous product development, and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. If specific dimensions are required, please speak to our sales consultants.



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First floor

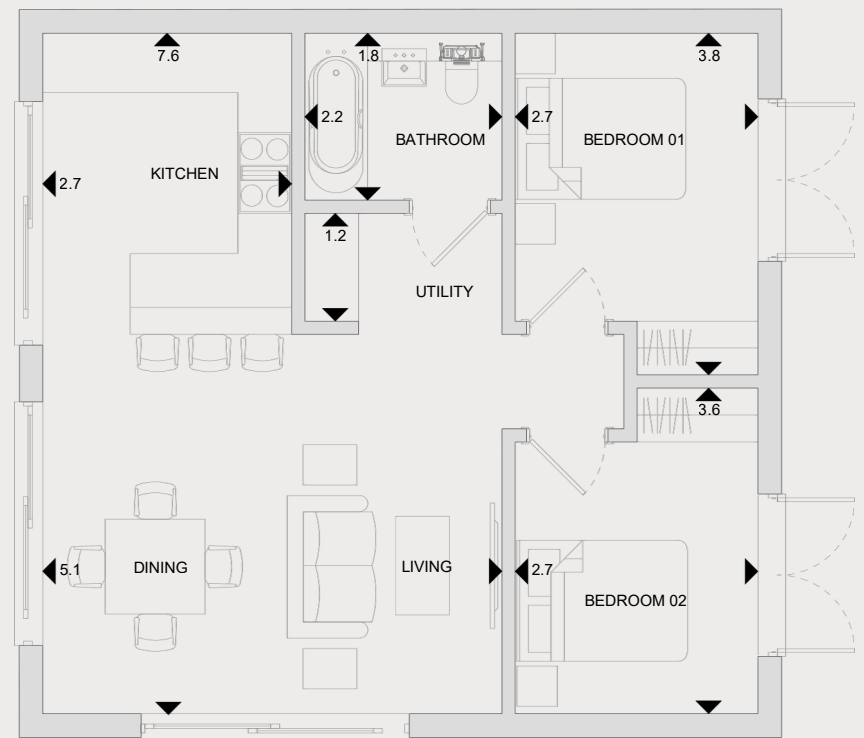
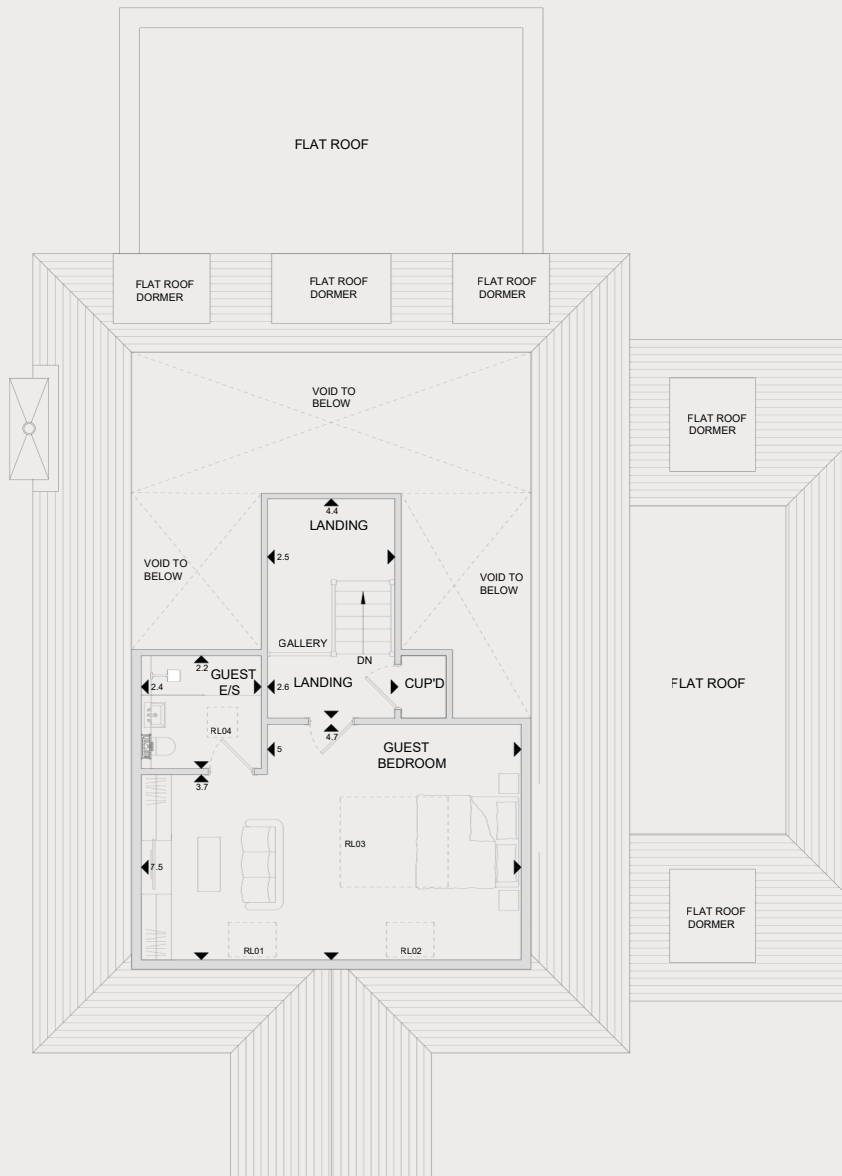


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Third floor



651 SQFT

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Specifications

ELECTRICAL & LIGHTING

- TV points including CAT6 to living area & bedrooms
- BT point to cupboard
- LED light fittings throughout
- Security/video entry system
- Solar/PV panels complete with inverter and battery
- Contemporary security entrance doors
- UPVC low maintenance double glazed windows
- Security l& acoustic laminated glass to all windows

DECORATION & FINISH

- Central heating via air source heat pump
- Underfloor heating throughout
- Fitted wardrobes to bedrooms
- Contemporary doors with black handles & fittings
- High-quality carpet to all bedrooms
- Porcelain tiled entrance hall & dining area
- Further wooden floors throughout the ground floor
- Bathrooms fully tiled

OUTDOOR FEATURES

- Private gated entrance with off-street parking for multiple vehicles
- EV charging point
- Secure dedicated cycle storage
- Landscaped rear garden incorporating a large annex

KITCHEN

- Engineered wood flooring with underfloor heating
- Contemporary designed handleless kitchen
- Quartz worktop & full height splash back
- Stainless steel sink & mixer tap
- Siemens integrated oven with warming drawer
- Siemens integrated microwave combi oven
- Siemens induction hob with pop-up extractor
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- LED ceiling down lights
- LED feature pendant lighting
- Under cupboard LED lighting

BAR

- Fully fitted bar including sink
- Integrated wine fridge

*The specification shown is correct at the time of production. Please note that it may not always be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Rivium Homes is continually reviewing and updating the specification on all homes and therefore reserves the right to change specification details. Photographs depict typical Rivium Home interiors and are indicative only. For full details regarding the current specification and finishes, please speak to our sales consultants.

MASTER EN-SUITE

- Separate master WC within en-suite area
- Double-ended bath with his & hers heated ladder towel rails
- Bioethanol ribbon fire
- His & hers vanity unit & double basins
- Separate, fully equipped shower & steam room with rain shower head

EN SUITES

- Fully furnished fitted furniture to all bathrooms
- Hansgrohe iBox shower controls fittings
- All en suites fitted with wet room shower
- Thermostatic showers with rain shower heads throughout
- Ladder style heated towel rails
- Porcelain floor & wall tiles
- Fully furnished bathrooms
- Shaver sockets & charging points to all fitted furniture
- Quartz worktops

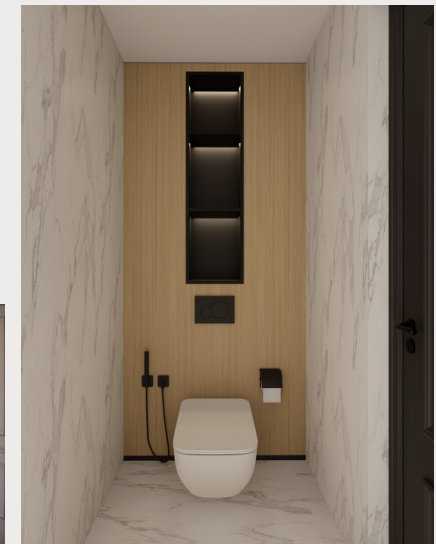


UTILITY & PANTRY

- Siemens free standing washer/dryer? (utility)
- Fully fitted furniture with under cupboard LED lighting
- Quartz worktops

WARRANTY

- 10-year Build Warranty (ICW)



Escape it all

Surround yourself with peace and tranquility



Lightwater Country Park

Lightwater Country Park is a 59-hectare nature reserve featuring heathland, woodlands, meadows, and ponds, making it a scenic destination for families and nature enthusiasts. The park offers several walking trails, including pushchair-friendly routes and more ambitious paths to the Curley Hill viewpoint, which boasts impressive views as far as the London skyline and Ascot Racecourse.

A large woodland play area, new adventure golf, café, picnic benches, and public toilets make it ideal for families.



Swinley Forest

A large historic woodland managed by the Crown Estate and Forestry England, renowned for its rich biodiversity, outdoor activities, and deep historical roots & home to a filming location for scenes in Harry Potter and the Deathly Hallows Parts 1 and 2.

Swinley Forest is a popular location for mountain biking, and adventures such as 'Go Ape' adventure courses, walking trails, and interactive experiences at The Look Out Discovery Centre, making it a top spot for outdoor fun for all ages.



Sunningdale Golf Club

One of the most prestigious golf clubs in the UK, featuring two world-class heathland courses. Both courses are renowned for their natural beauty, winding through heather, gorse, and pine, creating a quintessential English heathland golfing experience.



Windsor Great Park

A historic Royal Park spanning about 4,800 to 5,000 acres of forests, grasslands, lakes, and gardens. It is celebrated for its ancient landscape, royal heritage, and accessible green spaces.

'The Long Walk' is a beautiful tree-lined avenue stretching from Windsor Castle to Snow Hill, where the Copper Horse statue of King George III is located.

The park contains the iconic Savill Garden, a 35-acre area of rare plants and seasonal floral displays, and the children's Adventure Play area. The modern deer park is home to a semi-wild herd of red deer, echoing its medieval use as a royal hunting ground.



Savill Gardens.



Windsor Park

**Walking, cycling and driving times taken from [google.co.uk/maps](https://www.google.co.uk/maps) and are approximate only. Photographs of Windsor Great Park & Savill Gardens. Not view from the development. Please check the details of the homes you are interested in with our sales consultant.

Local Highlights

Despite its small-town charm, Lightwater is no stranger to the sophistication of its Royal Neighbours. **Royal Windsor**, home to historic cobbled streets, a bustling high-street, and national heritage sites such as Windsor Castle, is a mere 13 miles away.



The Royal Ascot Racecourse is also a short distance away, ensuring a fabulous day out. While the racecourse is infamous for its spectacular June races, there are plenty of events to mark your calendar with throughout the year. Additionally, the racecourse is often transformed into a family-friendly event space, hosting a wonderful fireworks display, a Christmas market, and a drive-in, open air cinema.



For the added taste of luxury, **Pennyhill Park** is 3 miles away. A renowned luxury hotel & spa set amidst 120 acres of lush parkland, housed in a distinguished 19th - century country manor. It is widely acclaimed for its exceptional accommodations, spa facilities and award -winning dining. Perfect for snapping up a moment's relaxation in the week, or for a weekend getaway!



Finding your way



By Foot



By Car



Woking Station

Lightwater Country Park

4
min

Heathrow Airport

19
min

Clapham Junction

19
min

Lifestyle Fitness Gym

16
min

Woking Station

19
min

London Waterloo

24
min

The Brickmakers in neighbouring **Windlesham** is a historic and cosy venue with a lovely outdoor seating area for the warmer months. Backing onto the exclusive Sunningdale Golf Club, the traditional pub boasts an exquisite menu and stunning location.



Guards Polo Club is one of the most prestigious and largest polo clubs in Europe, located in Windsor Great Park, England, and founded in 1955 by HRH Prince Philip, The Duke of Edinburgh. The club's elegant clubhouse, restaurant, and bar overlook the Queen's Ground, providing a premium spectator experience. Guards Polo Club features ten polo grounds across 53 hectares.

RESTUARANTS & CAFÉS

Randall's Coffee & Wine Bar
The Square, Lightwater GU18 5SS

Cinnamon Palace
67 Guildford Rd, Lightwater GU18 5SB

The Glasshouse by Seasons
Lavershot Barns, London Road, Windlesham, GU20 6LL

PUBS

The Brickmakers
Chertsey Rd, Windlesham GU20 6HT

The Surrey Cricketers
55 Chertsey Rd, Windlesham GU20 6HE

The Half Moon
Church Rd, Windlesham GU20 6BN

SHOPPING

Waitrose
London Rd, Bagshot GU19 5DG

Co-op
57-61 Guildford Rd, Lightwater GU18 5SA

Seasons Farm Shop
Lavershot Barns, London Road, Windlesham, GU20 6LL

GYMS

Lifetsyle Fitness
Country Park, The Avenue, Lightwater GU18 5RG

David Lloyd
Nine Mile Ride, Bracknell RG12 7PB

Greener living

Our homes are designed to help you save money on your energy bills.

Live in harmony with the green spaces that surround you. Our new homes are optimally designed to reduce their environmental impact and running costs while preserving your comfort. Explore how we are making greener living easy and intuitive:

The benefits of buying our new homes.



Reduced heat loss

Thermal efficiency designed to the highest building regulation standards/requirements.



Energy-efficient heating

Using technologies such as underfloor heating and Air Source Heat Pumps, we have reduced the environmental impact and running costs of your home.



Solar batteries

Ensuring a steady supply of clean, renewable power while lowering your carbon footprint.



Energy-efficient appliances

Keep running costs down with brand new appliances included in the price of your new home.



Multi zone thermostats

Reduce energy waste by only heating the spaces you need.



About us

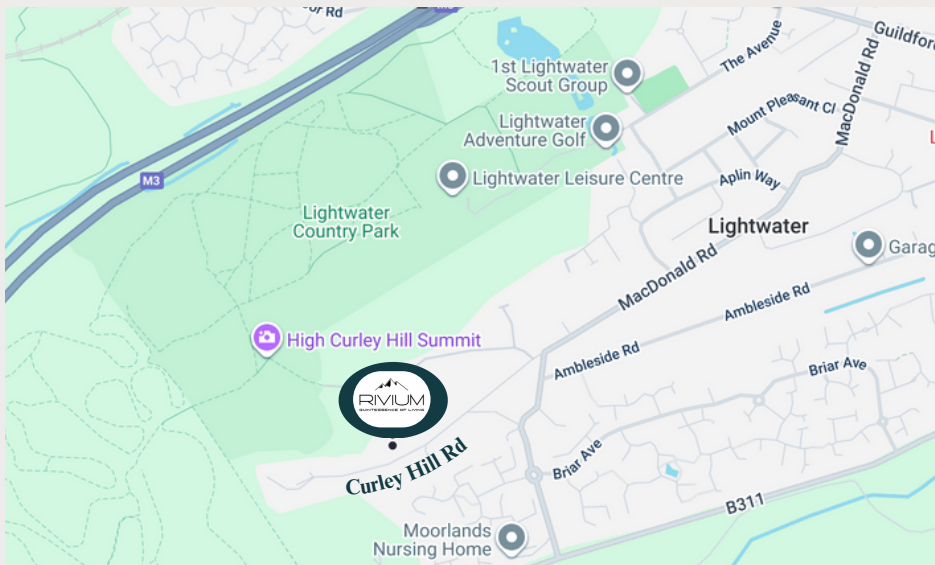
Rivium Homes was founded upon a desire to create a new age of luxury homes, and our developments are testament to the fact that we take the quintessence of living seriously. We truly love what we do, and you can really see that passion in the finished products.

We are dedicated to turning medium to large scale residences into exquisite homes. Our mission? To redefine luxury living through unparalleled design, precision, and specification, underpinned by an unwavering commitment to sophistication.

Knowledge is what makes us great, and that's why our company name pays homage to the venerable 'quadrivium', the four classical arts taught throughout the ancient world. Our expertise in property development is what sets us apart. Combined, our team have over fifty years of experience in development and real estate, and we know that a home is so much more than a house. That's why our sites seamlessly blend luxury with functionality, ensuring that each property combines classic style with cutting-edge design.

Tai Alvis of Lee
CEO

Rivium Homes Ltd subscribes to and complies with the Consumer Code for New Homes.



Contact Us



01344 626 162



team@rivium.co.uk



@riviumhomes



rivium.co.uk

