



MOORES ROAD, DORKING

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





Dorking from afar



# *Discover Excellence* IN MODERN DAY LIVING



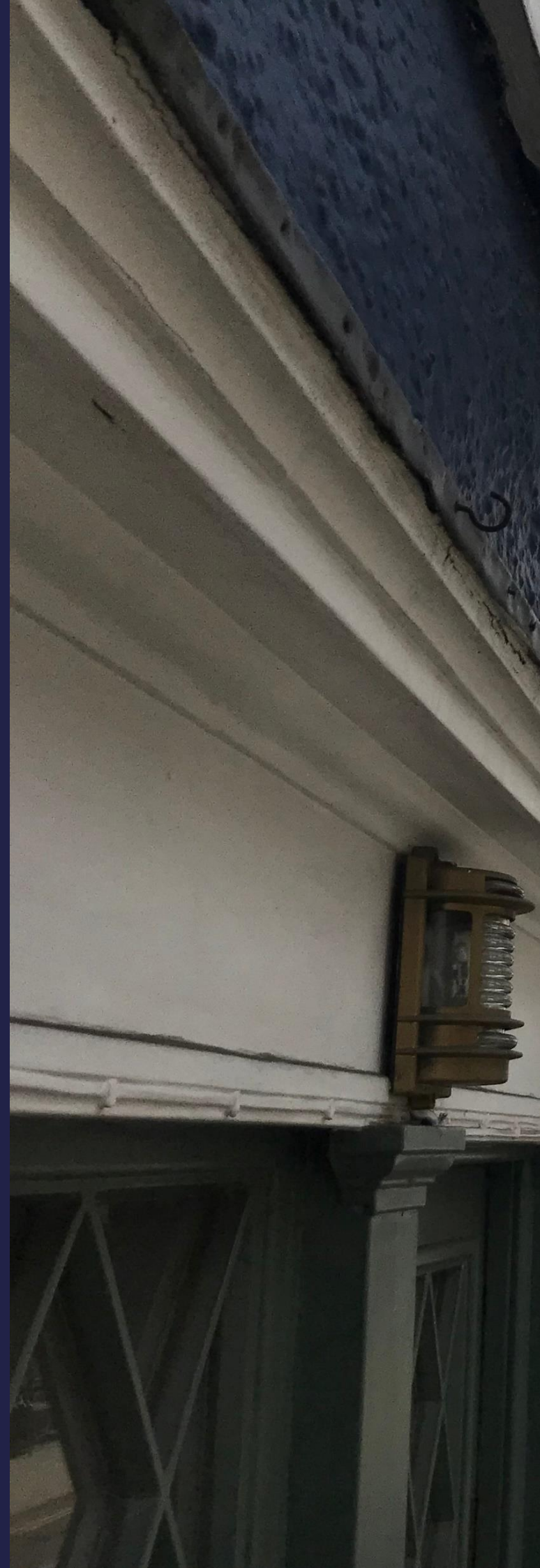
Step into a new era of luxury and sustainability with these stunning, newly built halls adjoining semi-detached homes, crafted with precision and care. Each residence embodies a perfect blend of high-specification design, exceptional craftsmanship, and a deep commitment to environmentally responsible building practices.



# *The Charm* **OF DORKING**

Renowned for its quintessential English village appeal, Dorking's town centre boasts a charming array of independent shops, cafes, and traditional pubs, all housed in beautifully preserved historic buildings.

*"Nestled in the scenic Surrey Hills, Dorking is a picturesque town that seamlessly blends historic charm with modern convenience. Surrounded by the breathtaking Area of Outstanding Natural Beauty, Dorking offers a unique lifestyle that appeals to families, professionals and retirees alike."*







Dorking town centre





Our Show Home at Moores Road





# *Exquisitely* APPOINTED

Each new home at Moores Road personifies Lusso New Homes exacting design standards. This compelling new development offers spacious, light and airy accommodation finished to the highest level.

## GUARANTEE

All our properties are built to the highest of standards and come with the reassurance of a 10 year fully insurance backed warranty.

Lusso New Homes is also an approved and registered house builder with ICW, to ensure your home is fully protected.







Our Show Home at Moores Road





# *Comfort* AS STANDARD

Three of the Bedrooms are fitted with wardrobes and all four have fan coil radiators that have an additional cooling function for those hot summer evenings.

The Bathrooms are beautifully appointed with Italian Sanitary ware, Porcelain tiles.

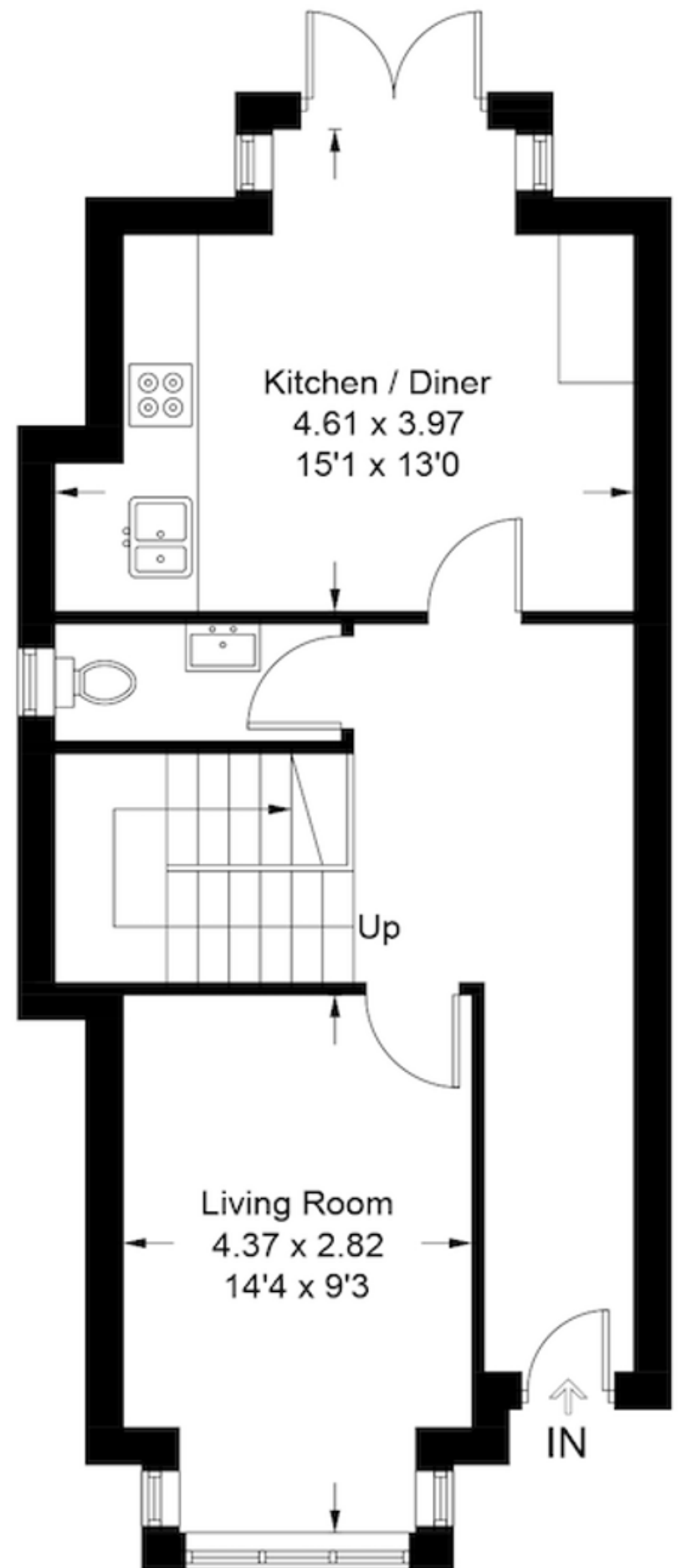




# Floor PLANS

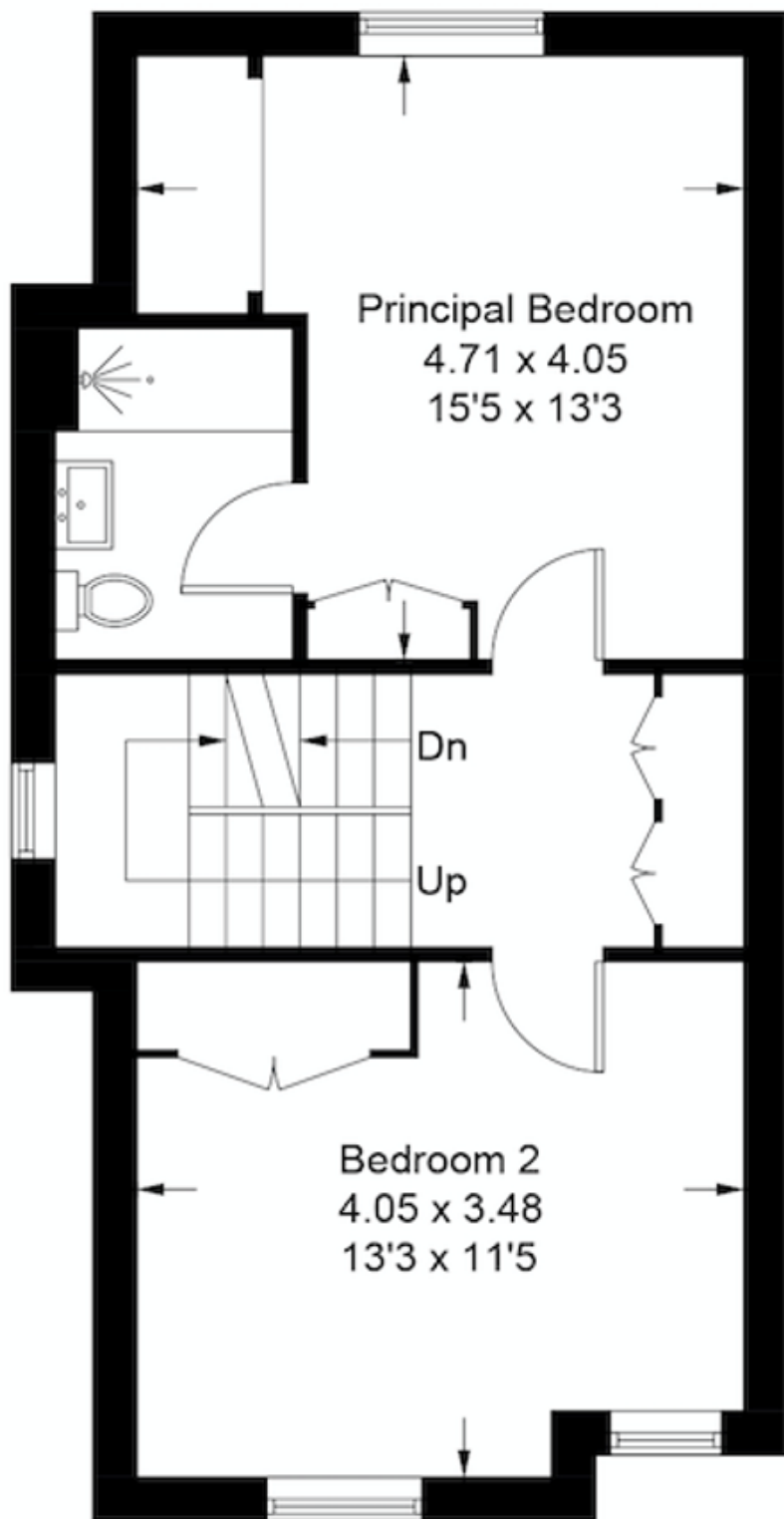
Approximate gross internal areas –  
128.6 sq m / 1384 st ft.

Living Room – 14'4 (4.37m) x 9'3 (2.82m)  
Kitchen / Diner – 15'1 (4.61m) x 13' (3.97m)  
Principal Bedroom – 15'5 (4.71m) x 13'3 (4.05m)  
Bedroom 2 – 13'3 (4.05m) x 11'5 (3.48m)  
Bedroom 3 – 13'4 (4.06m) x 10'1 (3.08m)  
Bedroom 4 – 13'4 (4.06m) x 11'5 (3.48m)

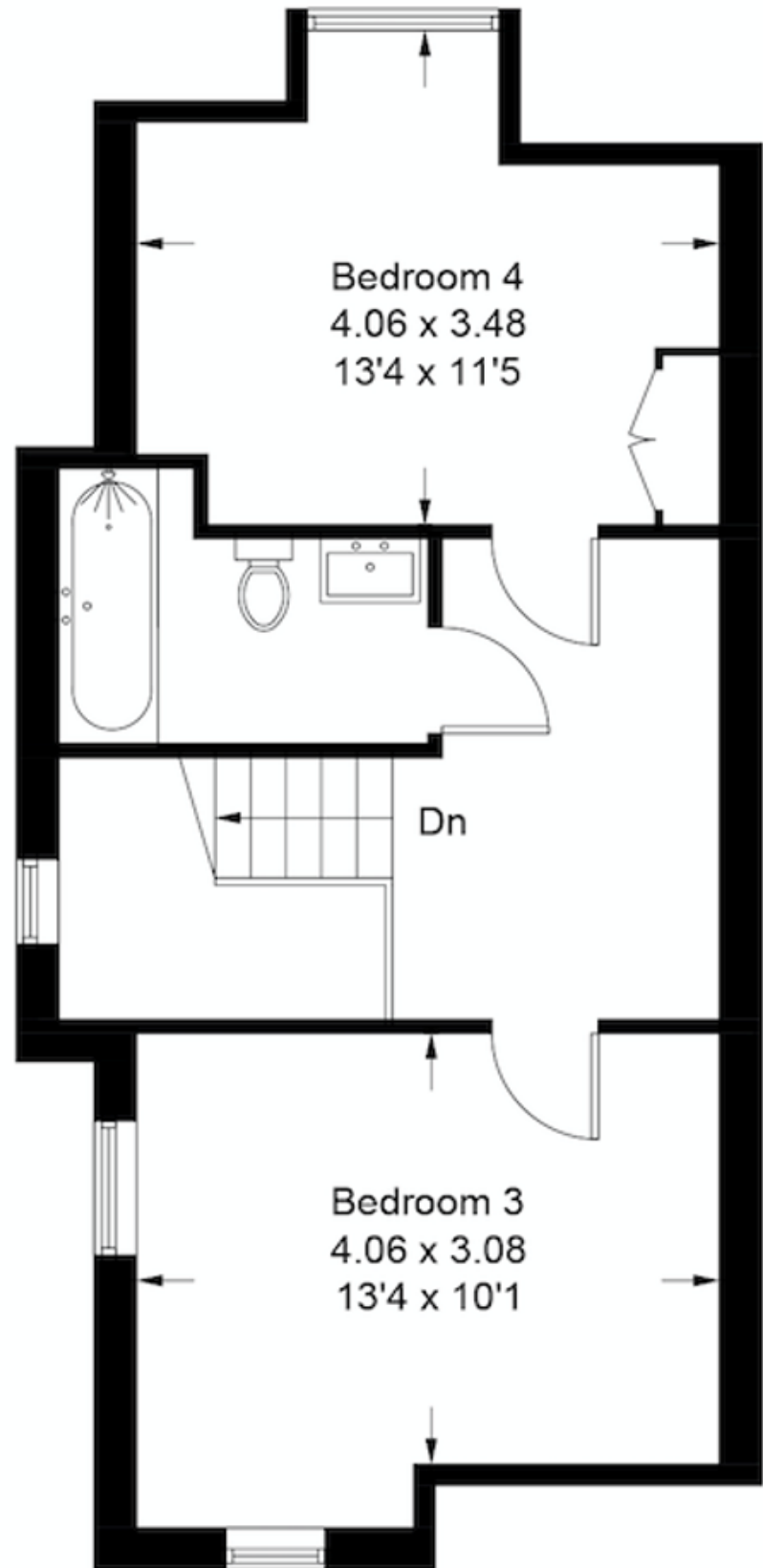


*Ground Floor*





*First Floor*



*Second Floor*



# *Award-Winning* **PEDIGREE**

Excellence in Luxury Living: Multi Award

Winning Lusso New Homes has been building Distinctive  
Residences Across Surrey since 2005.



*Photos of previously completed developments*









*Discover*

## YOUR NEW HOME

Welcome to Moores Road, Dorking, where we've crafted two highly specified semidetached houses that perfectly blend luxury with sustainability.

These homes are more than just residences; they are a statement of responsible living, designed with the future in mind.

Step into your new home that not only reflects your style and personality but also your commitment to the environment.

### CUTTING EDGE, RENEWABLE ENERGY

Embracing modern technology and sustainability, each home is equipped with an advanced Air Source Heat Pump. This innovative renewable heating source ensures your home is warm and comfortable in the colder months, while significantly reducing your carbon footprint. Additionally, the fan coil radiators in the bedrooms provide cooling during the hot summer months, ensuring year-round comfort for you and your family.



A man with a beard, wearing a dark t-shirt with 'SURREY WOOD PRODUCTS' printed on it, is working in a wood shop. He is leaning over a workbench, focused on his task. The background shows various wood pieces, tools, and a workbench with a cup and a small red tool. The overall atmosphere is one of craftsmanship and local industry.

## *Exquisite Craftmanship* **WITH LOCAL CHARM**

At the heart of these beautiful homes lies a commitment to using locally sourced timber. From the robust superstructure to the finely detailed kitchens, staircases, wardrobes, porch's, skirtings and architraves, every inch of these properties showcases the elegance and durability of responsibly sourced materials. The warmth of natural wood, meticulously crafted by local artisans, brings a unique charm and high quality that's evident throughout the homes.



# Specification

## GENERAL

- Staircase with Oak Newels and
- Hand Rail - Spindles painted in Light Grey
- Hand Painted Fire doors throughout
- Brushed chrome ironmongery
- Doors & Windows from locally sourced timber finished in Light Grey Satin
- Fitted wardrobes in wardrobes to bedrooms 1 & 2 & 3 finished in Light Grey Satin
- Additional Fitted Joinery on 1st Floor landings finished in Light Grey Satin
- Walls painted in a matt emulsion finish
- Woodwork painted in a white satin finish
- Smooth plastered ceilings

## FLOORING

- Nomad Grey Porcelain 1200 x 200 to hallways, kitchen/dining & cloakrooms
- Luxurious carpets to living rooms, bedrooms, stairs & landings
- Classic Berlin Grey Matt Porcelain to 1st floor en-suite shower room
- Classic Berlin Ivory Matt Porcelain to 2nd floor bathrooms

## HEATING & INSULATION

- Zoned, under floor heating to ground floors via Air Source Heat Pump  
Thermostatically controlled Fan Coiled radiators to first and second floors providing cooling function in the summer months
- Megaflo pressurised hot water systems



## **ELECTRICAL & LIGHTING**

- Low voltage LED downlighters to kitchen/dining/family rooms, master bedrooms, bathrooms, en-suites and cloakrooms
- Brushed chrome light switches and sockets in the kitchens
- Feature wall lighting to the rear gardens
- Ring Camera Security Doorbell systems

## **KITCHENS**

- Bespoke handbuilt kitchens made just
- 9 miles away in Ottershaw, Surrey.
- Silestone quartz worktops and up stands

- Stainless-steel sink with chrome tap
- Stainless steel Bosch single oven
- Integrated Bosch fridge freezer
- Integrated Bosch dishwasher
- Under cabinet LED lighting

## **BATHROOMS, EN-SUITES & CLOAKROOMS**

- Bathroom design by Porcelanosa
- White sanitary-ware including wall hung WCs, baths and sinks
- Low profile shower trays with glass enclosure
- Dansini Mido vanity unit with
- undermounted basin
- Hansgrohe Rebris Taps
- Hansgrohe Crometta Overhead Shower Head - Chrome



# Specification

- Full height Porcelain wall tiling to bath and shower areas
- Large format fitted mirrors with LED lighting
- Richmond Thermostatic heated towel rails - Chrome
- Britton Cleargreen bath with Hansgrohe taps, shower bar and wall shower outlet

## EXTERNAL

- Professionally landscaped grounds with
- raised planting beds and ash cladding
- External lighting to each property
- Rear gardens laid with artificial lawns
- Paved Patios

## YOUR PEACE OF MIND

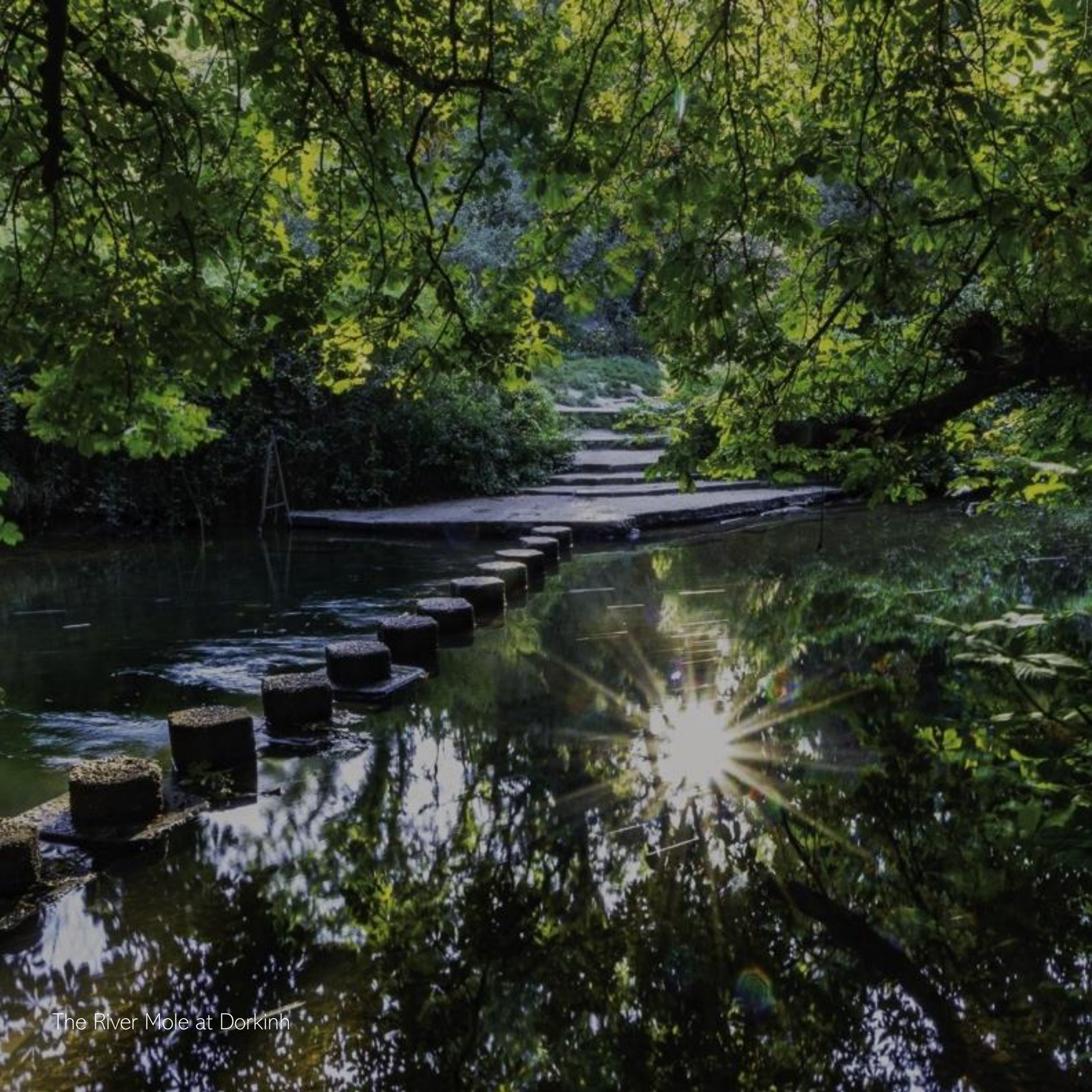
The homes at Moores Road, Dorking will come with an ICW 10 year ICW structural warranty. The ICW Consumer Code is certified by the Chartered Trading Standards Institute.

More information including details of the consumer code are available upon request.

## A RESPONSIBLE APPROACH TO CONSTRUCTION

Roofing Timbers, Staircases and other joinery packages were all sourced locally through Surrey Wood Products who responsibly sourced the raw materials from a 20 mile radius. At Lusso New Homes we prioritise locally sourced materials and local suppliers.





The River Mole at Dorking



# Key AREAS

## SHOPPING

1. Waitrose & Partners
2. St. Martin's Walk Shopping Centre

## PUBS & RESTAURANTS

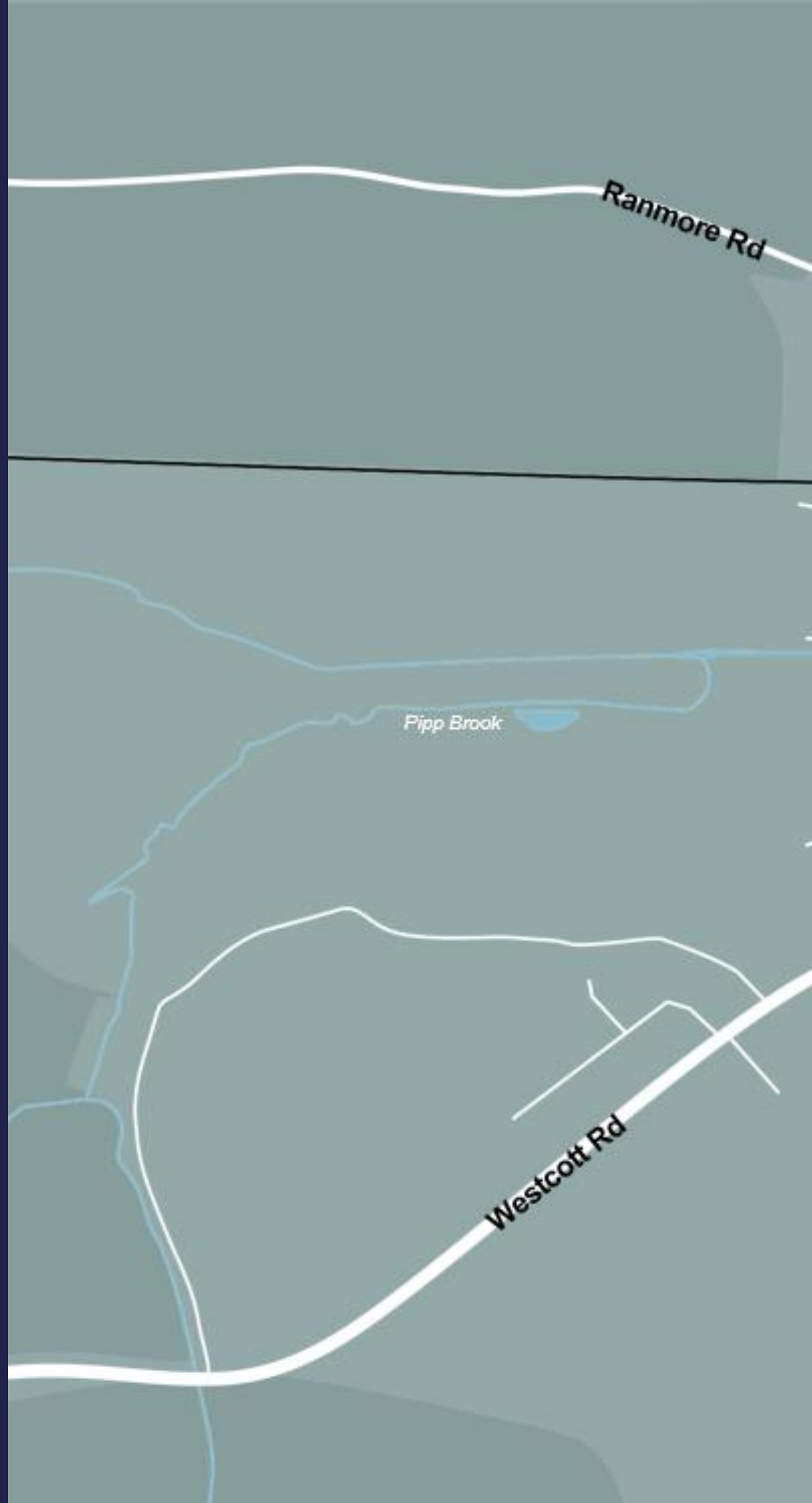
3. Sorrell Restaurant
4. Rialto Lounge
5. Turkuaz Restaurant
6. The Queens Head

## ENTERTAINMENT & PLACES TO VISIT

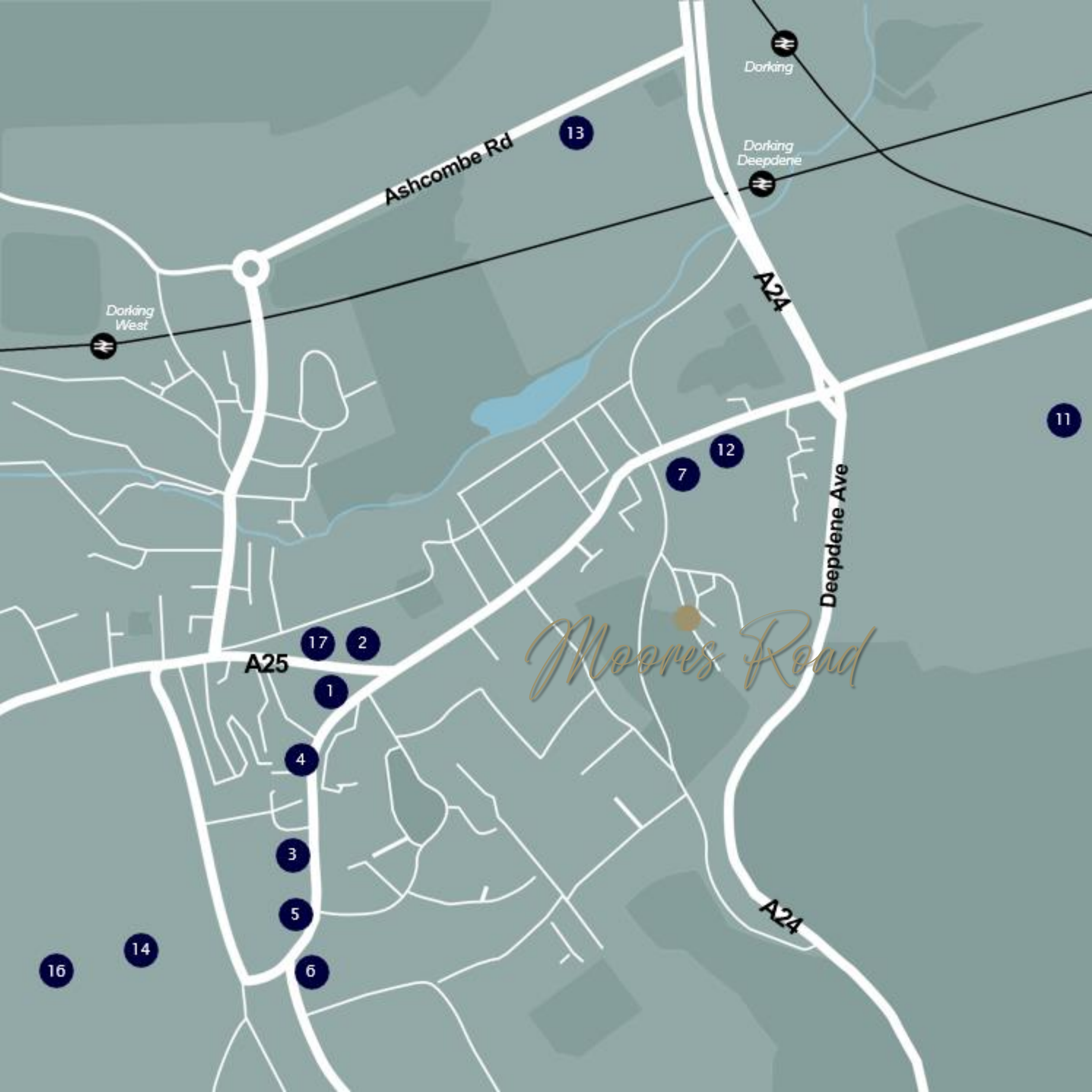
7. Dorking Halls
8. Denbies Vineyard
9. Silent pool (Albury)
10. Box Hill
11. Betchworth Park Golf Course
12. Dorking Sports Centre

## SCHOOLS

13. Ashcombe School
14. The Priory CofE School
15. Box Hill School
16. Powell Corderoy Primary School
17. Dorking Nursery







Ashcombe Rd

Dorking

Dorking Deepdene

Dorking West

A24

Deepdene Ave

A25

Moore's Road

A24

13

11

12

7

2

17

1

4

3

5

6

14

16





ALL ENQUIRIES, PLEASE CONTACT OUR  
APPOINTED AGENT:  
SEYMOURS ESTATE AGENTS

T: 01306 776674

E: [sales@seymours.dorking.co.uk](mailto:sales@seymours.dorking.co.uk)