



KIDBROOK

Ockford Road, Godlaming GU7 1RF



An exclusive development of three four-bedroom luxury homes
in a highly desirable location in the sought after town of Godalming.





Specification

KITCHEN

- Exceptional 'Wooden Heart' of Weybridge units
- Quartz worktop and upstands
- Siemens integrated oven and microwave
- Siemens steam oven
- Siemens induction hob
- Siemens warming drawer
- Siemens fully integrated dishwasher
- Siemens integrated fridge-freezer
- Wine cooler
- Siemens ceiling-mounted extractor canopy
- Siemens washing machine to Utility
- Siemens tumble dryer to Utility
- Quartz worktop to Utility
- 3-in-1 hot tap



BATHROOMS AND EN SUITES

- Designer white sanitaryware by Roca
- Exceptional chrome fittings from Hansgrohe
- Designer floor and wall tiling by Porcelanosa
- Contemporary chrome towel radiators
- Full-height tiling around shower enclosure
- Mirror fully fitted
- LED recessed downlighters
- Shaver point fully fitted
- Thermostatically-controlled Hansgrohe shower



Specification

ELECTRICAL

- Pendants to bedrooms
- Mains smoke alarm with battery back-up
- TV points to all main rooms
- Fully installed security alarm
- Doorbell to front door

ENVIRONMENTAL FEATURES

- Energy-efficient boiler
- Energy-efficient appliances ('A' rated where possible)
- Energy-efficient LED light fittings (selected rooms)

INTERNAL

- Underfloor heating to ground and first floor
- Contemporary walnut doors with inlay panel
- Chrome door furniture
- All walls and ceilings finished smooth: Dulux matt emulsion
- Oak staircase painted with hardwood handrail
- Oak-engineered wood flooring to downstairs, except sitting room, which is carpeted
- Bi-fold door to kitchen/dining/family room

EXTERNAL

- Planting to front and turfing to the rear
- Weatherproof electric power point to rear
- Outside tap to rear
- Contemporary light fittings to front and rear
- Tegula block-paving to parking area
- Car charger



GROUND FLOOR

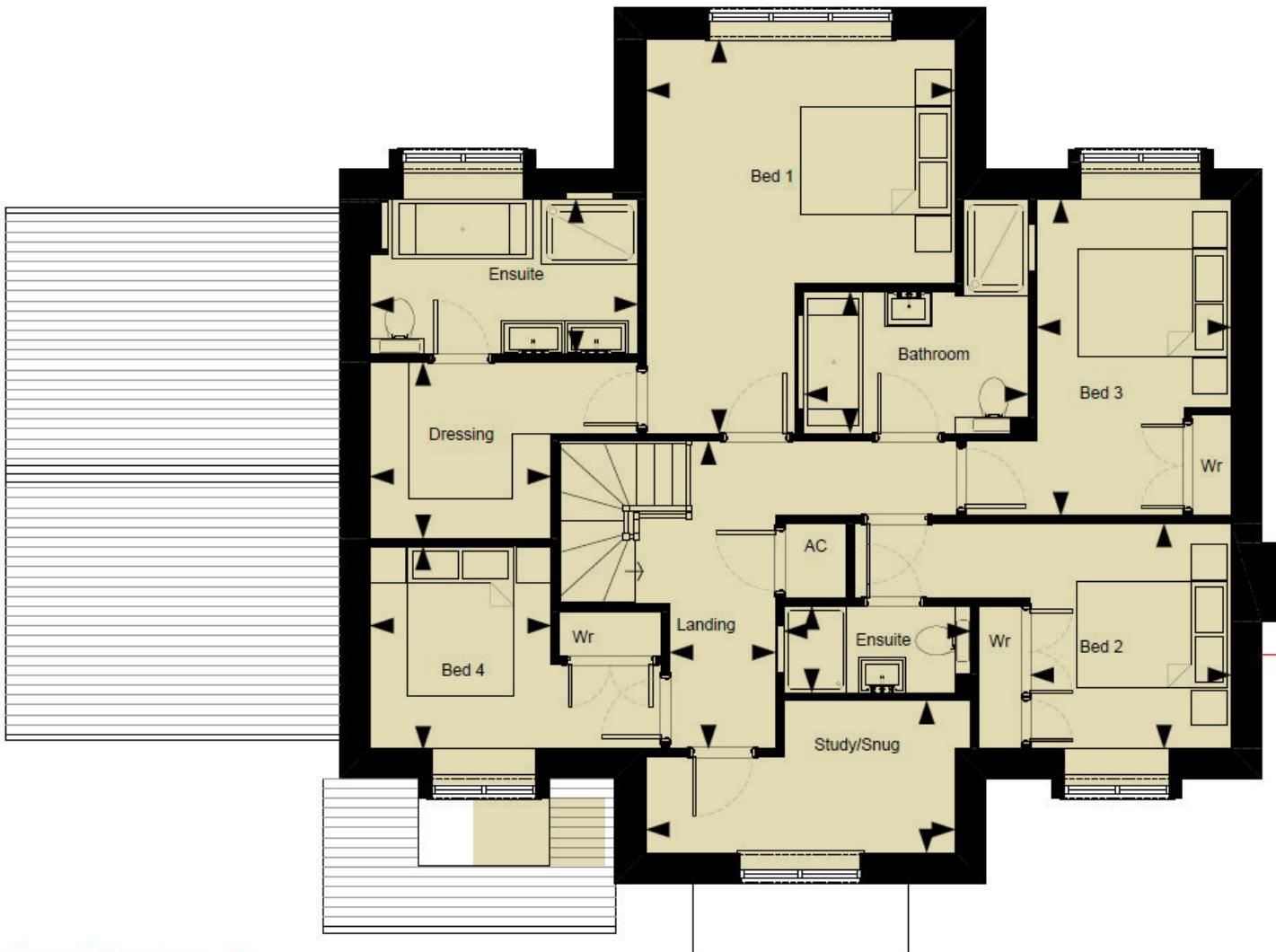


DIMENSIONS

KITCHEN	3500 x 2925	11'5" x 9'6"
DINING	4950 x 3925	16'2" x 12'10"
FAMILY	3500 x 2925	11'5" x 9'6"
LOUNGE	4275 x 3900	14'0" x 12'9"
STUDY	4275 x 2200	14'0" x 7'2"
UTILITY	2250 x 1600	7'4" x 5'3"



FIRST FLOOR



DIMENSIONS

BEDROOM 1 5000 x 3925 16'4" x 12'10" (max)

DRESSING 2300 x 2225 7'6" x 7'4"

BEDROOM 2 2850 x 2550 9'4" x 8'4"
(Plus Lobby)

BEDROOM 3 4000 x 2475 13'1" x 8'1"
(Plus Lobby)

BEDROOM 4 2575 x 2300 8'5" x 7'6"

STUDY/SNUG 3925 x 1925 12'10" x 6'4"







SITUATION

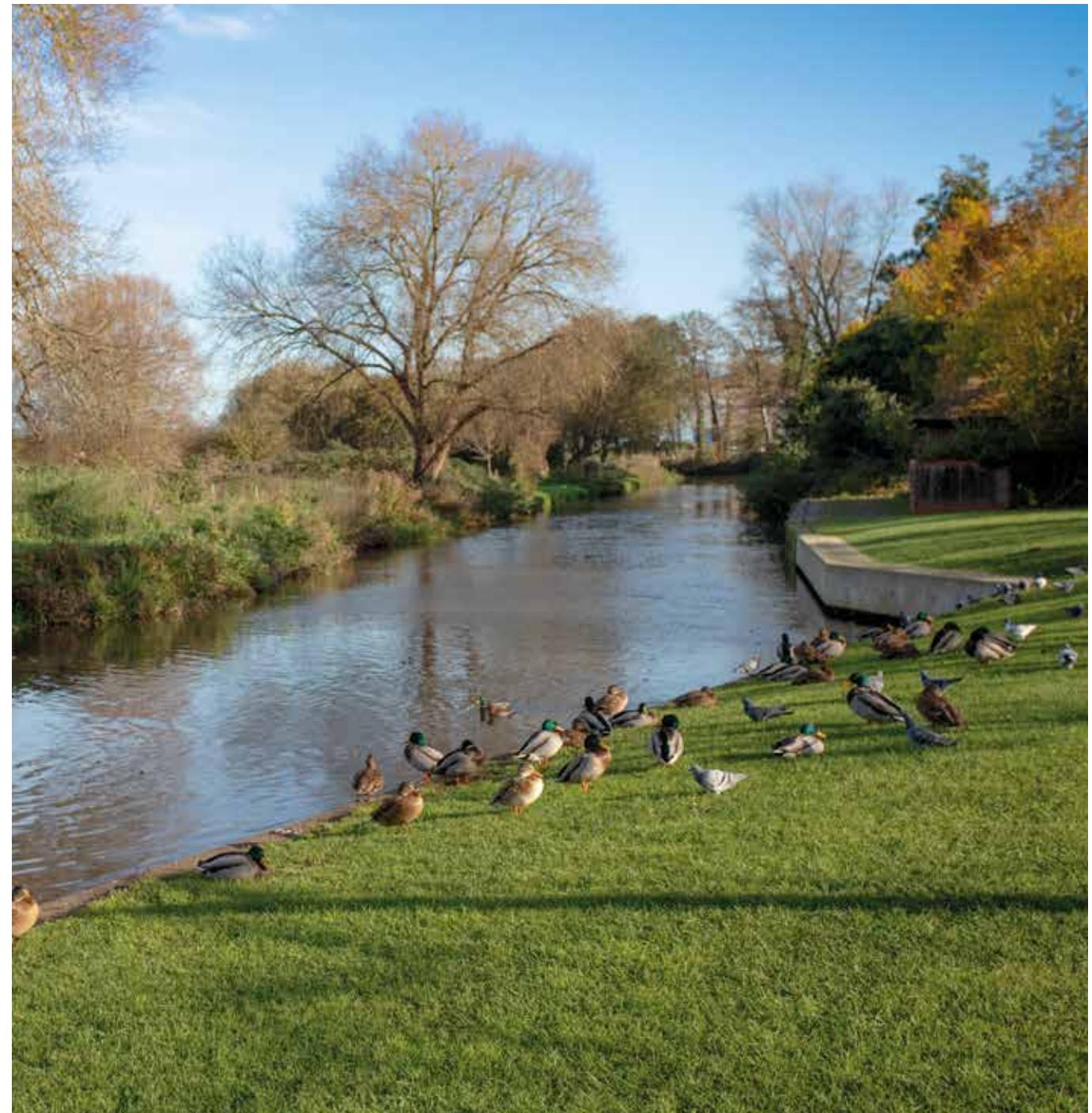
(Development Name) is a collection of three beautifully appointed four-bedroom luxury family homes situated in Godalming.

This bespoke development enjoys privacy and seclusion whilst benefitting from the convenience of being close to the Town Centre and with excellent road and rail links.

There is a superb choice of boutiques, shops, and services in Godalming. For a more extensive range of shopping, sporting and leisure facilities, the Cathedral town of Guildford lies only a few miles away offering a comprehensive range of high street shopping, leisure, and cultural amenities. These include a variety of restaurants, two theatres, multiplex cinema, clubs and bars, the G-Live event venue, and the Spectrum Sports Centre.

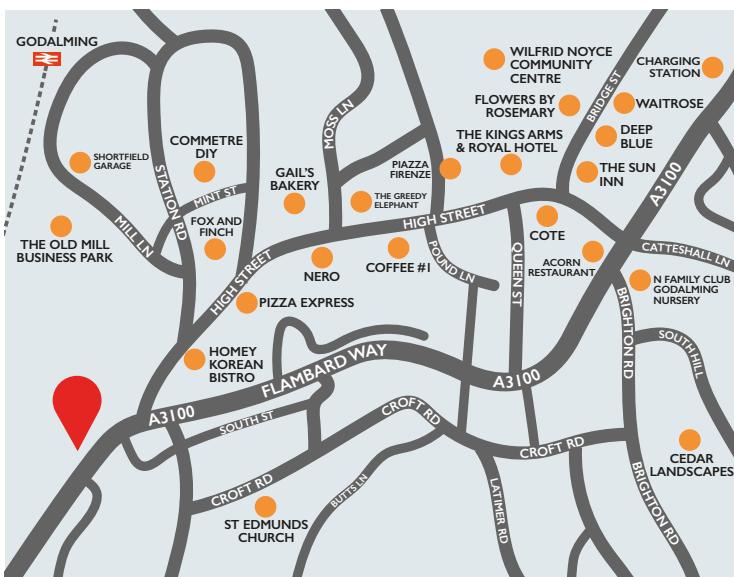
Godalming benefits from excellent communications. The main A3 trunk road provides a direct route to London and Portsmouth connecting with the M25 interchange at Wisley for access to the airports and the national motorway network. Rail communications are also good with main line stations at Godalming, Farncombe and Guildford offering fast and frequent services into London. Godalming station 0.1 miles (London Waterloo from 42 minutes or 39 minutes on the return journey), A3 2.28 miles, Guildford 4.5 miles (all times and distances are approximate).

Schools in the area are excellent in the vicinity including St Catherine's in Bramley, the Royal Grammar School and Guildford High School in Guildford as well as closer to home, Charterhouse, Prior's Field, St Hilary's and Godalming Sixth Form College.





Ideally located, under a mile to the A31 with access to A3 and London.



These particulars are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. Plans are not drawn to scale, the descriptions, distances and all other information are believed to be correct, but their accuracy is in no way guaranteed.



KIDBROOK

Kidbrook homes is a privately owned residential developer. We are passionate about creating different and exclusive living spaces. Even before we have acquired new land for development, the customer is considered our central focus.

At Kidbrook we recognise that first class quality is an essential ingredient to our successful formula. We expect and encourage discerning customers, safe in the knowledge that our new homes are exceptional. Our confidence is underwritten by our own two year warranty and backed by a **10 year NHBC** warranty.

We believe the greater attention to fine details sets us apart. Our superior homes blend effortlessly with their surroundings and are designed specifically for each development. This means they are individual and special, just like our customers.

Exceptional specification and material choice is the key to delivering high levels of quality within our homes. The tailored specifying process considers only high class products to be proud of. Material and architectural choices are bespoke to each of our exclusive developments ensuring we draw from our past whilst looking to the future.

Our top quality homes are built traditionally by experts to the latest **NHBC** and Building Regulations. Where possible, we also include environmentally friendly green elements, such as A rated appliances, dual flush WC systems and low energy lighting. In essence we invite you to share our discerning passion for space and exclusivity.

Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness. Because the scheme is in the course of construction, we must reserve the right to alter the specifications without notice and substitute materials, equipment or fittings of a similar quality.



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