

# GRANTCHESTER PLACE

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HINCHLEY WOOD • SURREY



## Contemporary living in a desirable location

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Set in a private enclave and perfectly located for you to enjoy the village amenities of both Hinchley Wood and Thames Ditton, the homes at Grantchester Place epitomise Firgrove Homes' quest for excellence, blending the best of contemporary style with high specifications and thoughtful design.

Comprising just four 3 bedroom semi-detached homes, features include open-plan kitchen / dining spaces with bifold doors opening onto the rear garden, separate living room, and en-suite shower room to the master bedroom. Each home also benefits from allocated private parking.



Hinchley Wood is a favoured destination for a relaxing, rewarding lifestyle. Just half a mile from Grantchester Place you'll find shops fulfilling everyday needs, including a Budgen supermarket, a bakery and butchers. For a night out there's a highly regarded curry house, Panshi, or get together with friends at Costa Coffee. For more comprehensive retail and entertainment, Kingston upon Thames with its riverside bars and restaurants, a 15 minute drive away, won't disappoint.

Green space scores highly in the appeal of Hinchley Wood, providing plenty of opportunity for outdoor pursuits, from park runs in Bushy Park to walks up nearby Telegraph Hill. There's also plenty of sporting facilities in the area including hockey, football, cricket, golf and rugby clubs.

Making it an ideal choice for families, Hinchley Wood is renowned for its excellent schools, with Grantchester Place falling within the catchment area for popular Hinchley Wood School, a comprehensive academy, and adjoining Primary school. For young children, Stepping Stones Nursery is literally right on your doorstep, while further education is catered for by Esher College.

Travel, whether by road or rail, is straightforward, with trains from Hinchley Wood to London Waterloo departing every half hour with journey times of around 32 minutes. By car, the M25 is easily accessed via junctions 9 at Leatherhead or 10 at Cobham, putting Gatwick within 28 miles, while Heathrow is just a 12 mile drive away.

## Development Layout

Designed to reflect local traditional architecture, but with a contemporary twist, these attractive homes are approached via a private drive. Each home benefits from two parking spaces and private rear gardens with generous patio areas.



Computer generated site plan is indicative only. Plots 5 & 6 are affordable housing.

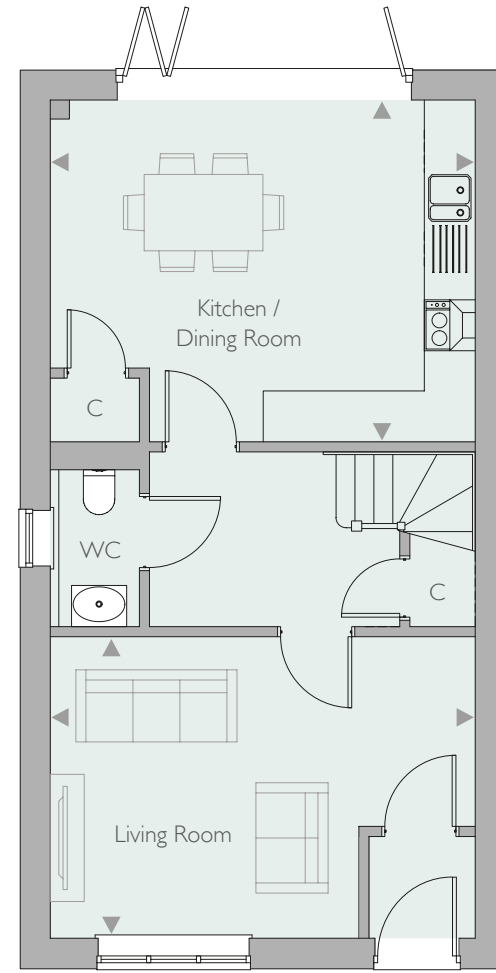


Computer generated illustration is indicative only.

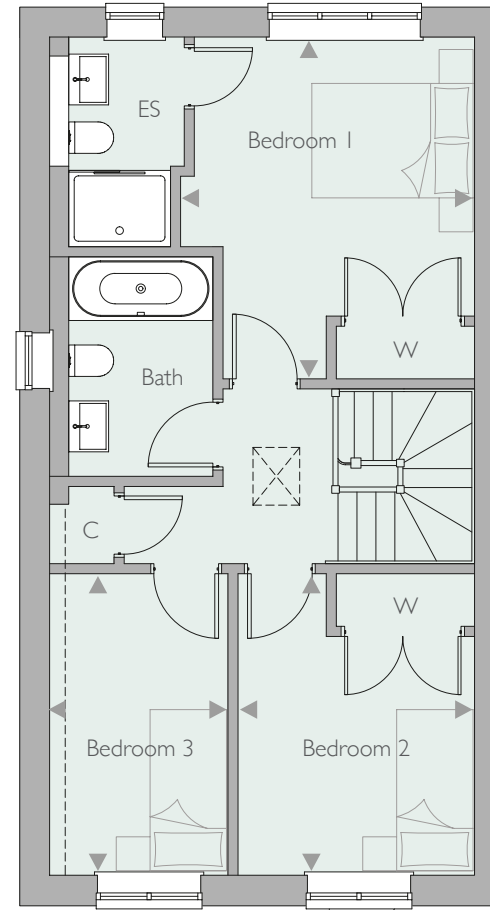
## Plots 1 & 3 Grantchester Place

3 bedroom family home

Ground floor	
Kitchen / Dining Room	5.03m x 4.04m 16'6" x 13'3"
Living Room	5.03m x 3.58m 16'6" x 11'9"
First floor	
Bedroom 1	4.04m x 3.50m 13'3" x 11'6"
Bedroom 2	3.58m x 2.82m 11'9" x 9'3"
Bedroom 3	3.58m x 2.13m 11'9" x 7'0"



Ground floor



First floor

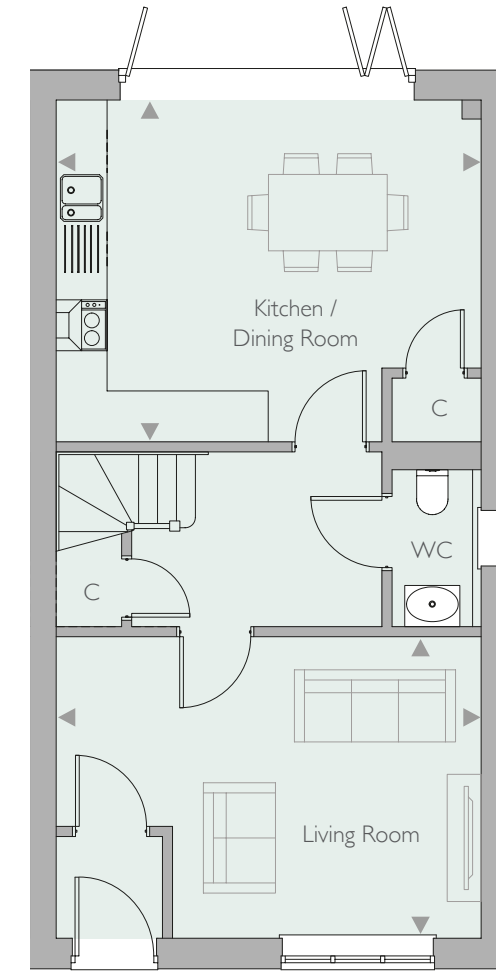
C - Cupboard W - Wardrobe ES - En Suite

All room dimensions are subject to a +/- 50mm (2") tolerance. This information is for guidance only and does not form any part of any contract or constitute a warranty.

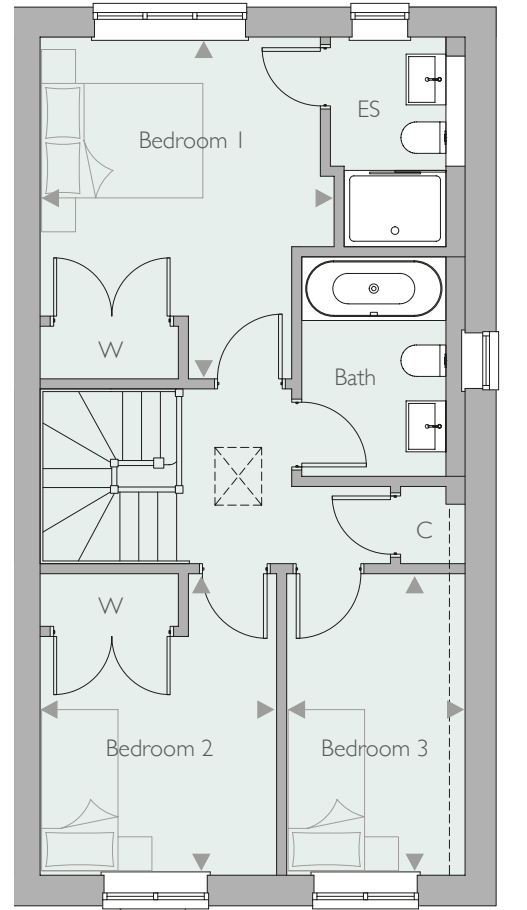
## Plots 2 & 4 Grantchester Place

3 bedroom family home

Ground floor	
Kitchen / Dining Room	5.03m x 4.04m 16'6" x 13'3"
Living Room	5.03m x 3.58m 16'6" x 11'9"
First floor	
Bedroom 1	4.04m x 3.50m 13'3" x 11'6"
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Ground floor

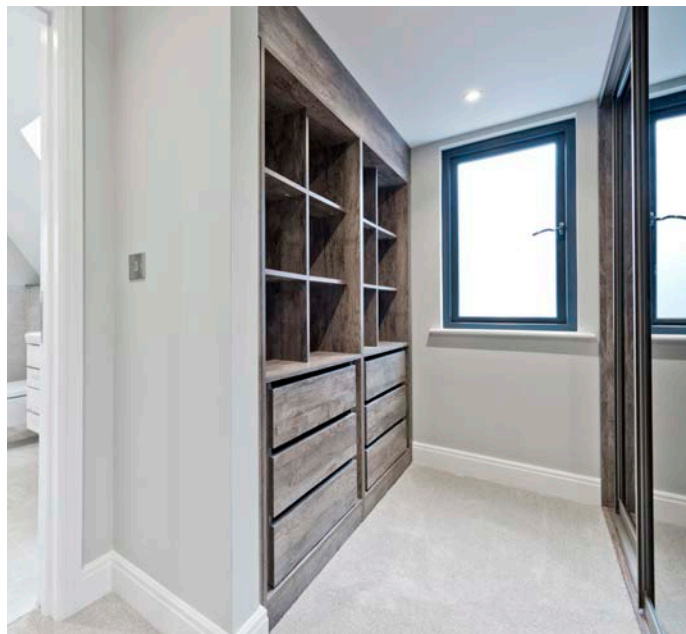


First floor

C - Cupboard W - Wardrobe ES - En Suite

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## Exceptional interiors for refined living



### Individually Designed Kitchen

- Bespoke fitted kitchen
- Shaker style door and drawer finishes
- Soft close doors and drawers
- Generous pan and utensil drawers with inserts
- Integrated pull out bin
- Composite stone or similar work surfaces
- Integrated oven (Zanussi or similar for all appliances)
- Integrated combination microwave oven
- Electric induction hob
- Extractor hood and light
- Full height integrated fridge/freezer
- Integrated dishwasher
- 1 ½ bowl stainless steel sink
- Single lever mixer tap
- Under cupboard LED lighting
- Washer / dryer

### Contemporary Bathrooms

- Contemporary white sanitaryware (Villeroy Boch or similar)
- Chrome fittings
- Thermostatically controlled showers in every bathroom (either free standing or above the bath)
- Push button air operated dual flush concealed cisterns
- Wall mounted WC's throughout
- Soft close WC seats
- Heated ladder style towel rails in each bathroom
- Fully tiled shower surrounds, half height on certain walls
- Ceramic tiled floors
- Composite stone shelves
- Mirrors above washbasins in all bathrooms

- Shaver sockets to all bathrooms
- Extractor fans to all bathrooms
- Recessed down-lighters to all bathrooms

### Heating & Hot Water

- Gas fired central heating
- Electronic programming for separate heating and hot water systems
- Under-floor heating throughout ground floor
- Under-floor heating controlled by programmer and thermostats
- Thermostatically controlled radiators to first floor
- Bathroom towel rails on separate circuit for year round use
- Mains pressure hot water
- Additional independent immersion heater

### Security & Peace Of Mind

- Warranty cover under approved scheme (ICW)
- Mains fed smoke detector to hall and landings
- High security lock to front door
- Multi point locking system to all patio doors
- All windows fitted with security locks
- Lights to the front of the property

### Home Entertainment & Communication

- Kitchen, living room and bedroom 1 have hard wired digital feeds, provision for a set top box, along with a CAT 5 data feed. Bedroom 2 has coax and Cat 5 data feed
- High gain UHF, FM and DAB aerials (Sky box or similar to be fitted by purchaser)
- Digitally compatible TV/FM aerial points in reception rooms and all bedrooms, wired to distribute Sky+ to any chosen room

### Lighting & Electrics

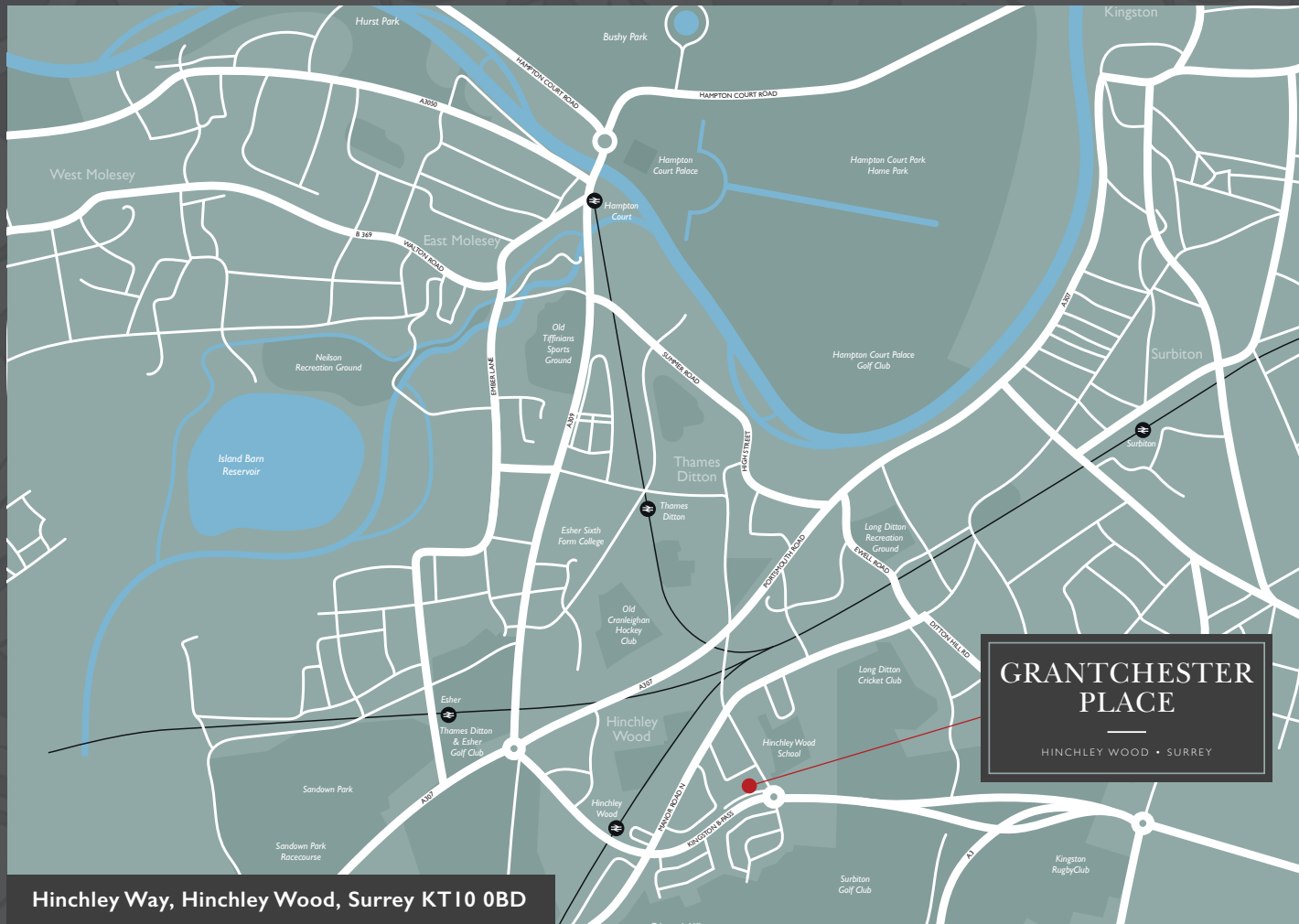
- Recessed down-lighters, high efficiency LED throughout
- LED task lighting beneath kitchen wall units
- External lights to front porch and rear patio
- Electric vehicle charging point

### Internal Features

- Decorative contemporary skirting and architrave
- Smooth finished ceilings throughout
- Internal woodwork in eggshell finish
- Walls and ceilings in emulsion finish
- Contemporary internal doors (oak on ground floor white painted on first floor)
- Contemporary chrome lever door furniture
- Satin paint finish to feature hardwood panelled front door
- White painted softwood staircase with French polished oak newels spindles and handrail
- All glazing to exceptionally high energy standards
- Built-in wardrobes to bedrooms 1 and 2
- Ceramic floor tiles to all bathrooms
- High quality contract vinyl to ground floor; carpet to stairs, landings and bedrooms
- Drinking water supply to kitchen sink

### External Features

- Paths and front porch finished in sandstone or similar
- External water supply
- Timber shed cycle store as per approved plan
- Planting scheme in accordance with approved plans



Selling Agent

**JOHN D WOOD & CO.**

Land & New Homes

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These details are intended to give a general indication of the proposed development and floor layouts. The company reserves the right to alter any part of the development, specification or floor layouts at any time. The contents herein shall not form part of a contract or be a representation inducing any such contract. The properties are offered subject to availability. Applicants are advised to contact the developer to ascertain the availability of any particular type of property so as to avoid a fruitless journey.

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