



THE BRANCHES







SITUATED IN ONE OF SURREY'S MOST
DESIRABLE VILLAGES, ST EDMUNDS PRESENTS
THE BRANCHES. A BOUTIQUE COLLECTION
OF JUST FOUR EXCLUSIVE FAMILY HOMES
SURROUNDED BY CHARMING WOODLAND.



Experience unrivalled luxury in St Edmunds' exquisite collection of four new homes. Accessed through a secure gated entrance, these residences offer the perfect combination of elegance and privacy. With meticulous craftsmanship, high-end finishes, and a prestigious location, these homes redefine modern luxury living in the heart of Surrey.





MODERN LUXURY

LOCAL AREA

Nestled in the enchanting county of Surrey, Burntcommon is a delightful village that encapsulates the charm of rural living. Surrounded by lush greenery and picturesque landscapes, it offers a tranquil and idyllic retreat from the bustling city. With its friendly community, local amenities, and easy access to nearby towns and cities, Burntcommon strikes the perfect balance between peaceful countryside living and convenient urban connections, making it a sought-after location for those seeking a serene and well-connected lifestyle..



Surrounded by charming villages, Burntcommon in Surrey enjoys proximity to several notable neighbours, offering a charming and convenient lifestyle. Send boasts renowned schools like Send C of E Primary School, while Ripley offers cosy local pubs and a variety of boutiques and cafes. Clandon features impressive architecture, including Clandon Park. With easy access to the A3 and M25, these villages provide a perfect blend of education, leisure, shopping, and excellent transport links.

Woking and Guildford town centres are also within easy reach. Woking Station offers regular service to London Waterloo with trains about every 7 minutes and a journey time of around 22 minutes. Alternative services are provided from West Clandon with trains to London Waterloo arriving within an hour. Woking provides for every retail requirement. Woking Shopping centre features prime retail and leisure facilities, including 150 shops all under one roof. There's a popular weekly market at Market Walk offering a wealth of fresh and locally sourced produce. Dining out there's something for everyone with the full spectrum of cafés, pubs and world class dining.



The historic town of Guildford is a short walk away and features a cobbled High Street with excellent shops, as well as numerous restaurants and places of interest such as Guildford Castle and gardens, the Wey Navigation and the iconic cathedral. Education is well-catered for with the Guildford and University of Surrey. There are a fine range of recreational facilities nearby to include a tennis club, the G Live entertainment venue and Spectrum Leisure Centre.



By rail from Woking Station

.....
GUILDFORD
7 minutes

.....
SURBITON
15 minutes

.....
WIMBLEDON
31 minutes

.....
CLAPHAM JUNCTION
19 minutes

.....
LONDON WATERLOO
25 minutes



By car from The Branches

.....
GUILDFORD
10 minutes

.....
WOKING
12 minutes

.....
COBHAM
12 minutes

.....
HEATHROW AIRPORT
25 minutes

.....
GATWICK AIRPORT
35 minutes

**Times are approximate. Source: Nationalrail.co.uk and Google Maps: May 2023*

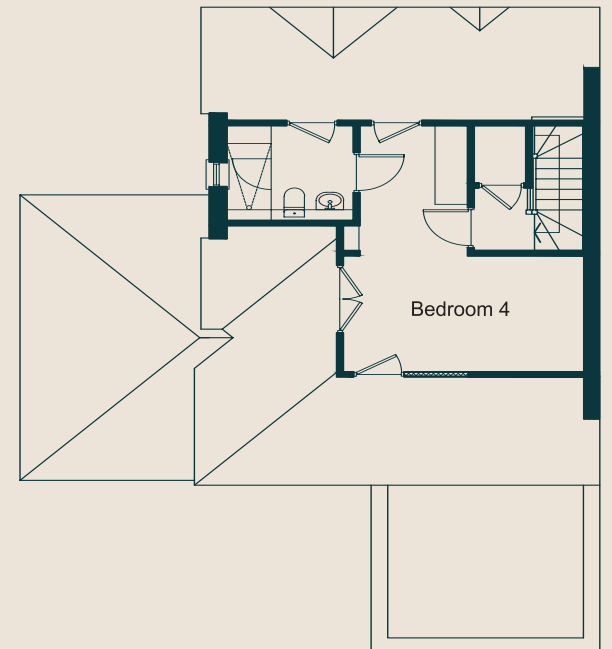
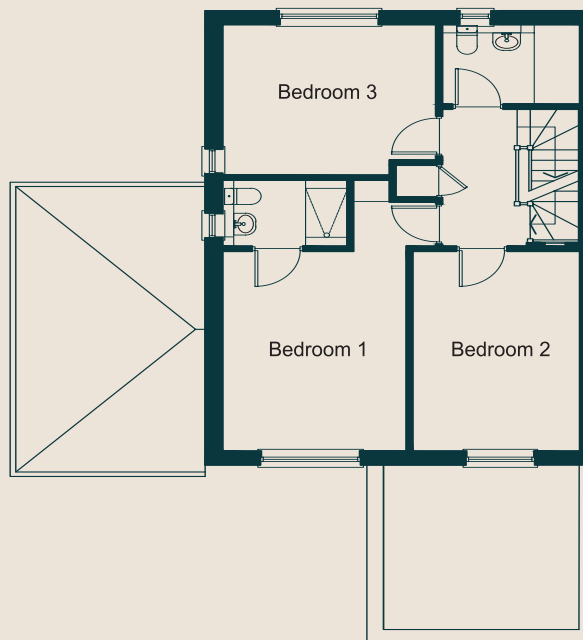
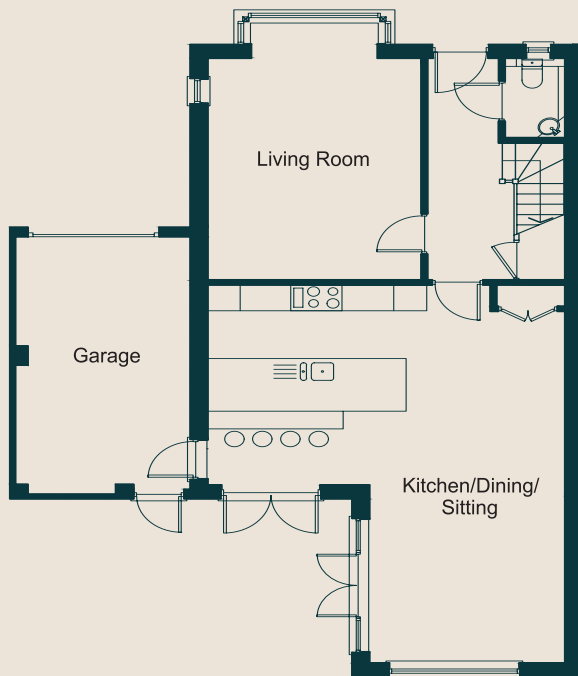




TRAVEL TIMES

PLOT ONE
THE BRANCHES





Ground Floor

Living Room	5.04m x 3.86m (16'6" x 12'8")
Kitchen / Dining / Sitting	8.60m x 6.47m (28'3" x 21'3")
Garage	5.86m x 3.16m (19'3" x 10'4")

First Floor

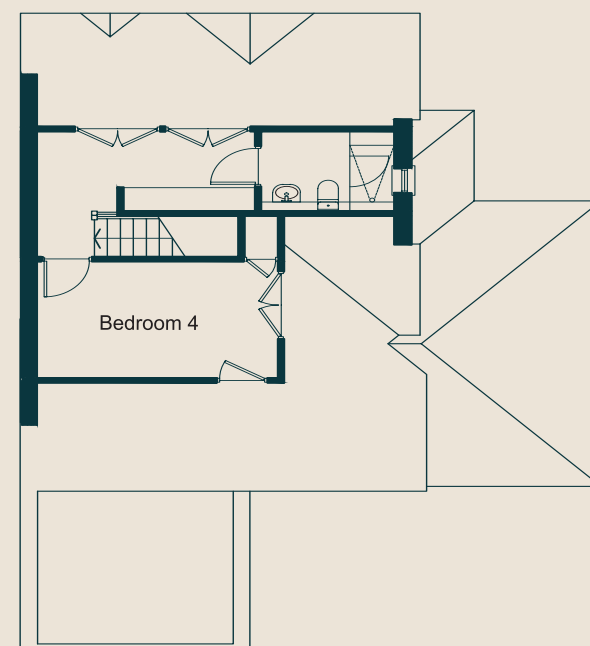
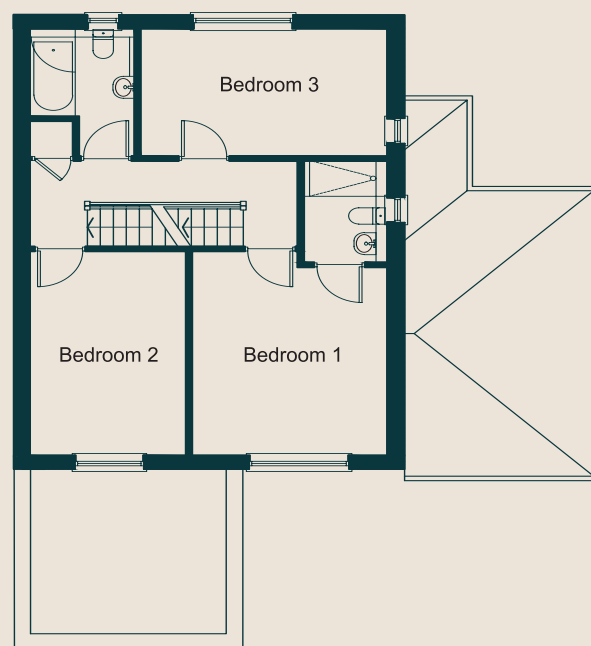
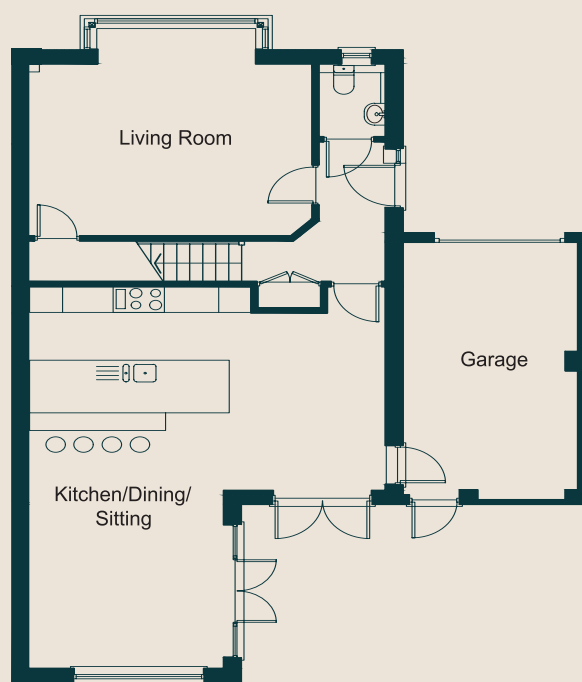
Bedroom 1	4.55m x 3.32m (14'11" x 10'9")
Bedroom 2	4.55m x 3.02m (14'11" x 9'11")
Bedroom 3	3.86m x 3.42m (12'8" x 11'3")

Second Floor

Bedroom 4	4.35m x 2.64m (14'3" x 8'8")
Total Includes Garage (1950 sq ft)	

PLOT TWO
COPPICE COTTAGE





Ground Floor

Living Room	5.13m x 3.91m (16' x 10'6")
Kitchen / Dining / Sitting	8.69m x 6.46m (28'6" x 21'2")
Garage	5.86m x 3.16m (19'3" x 10'4")

First Floor

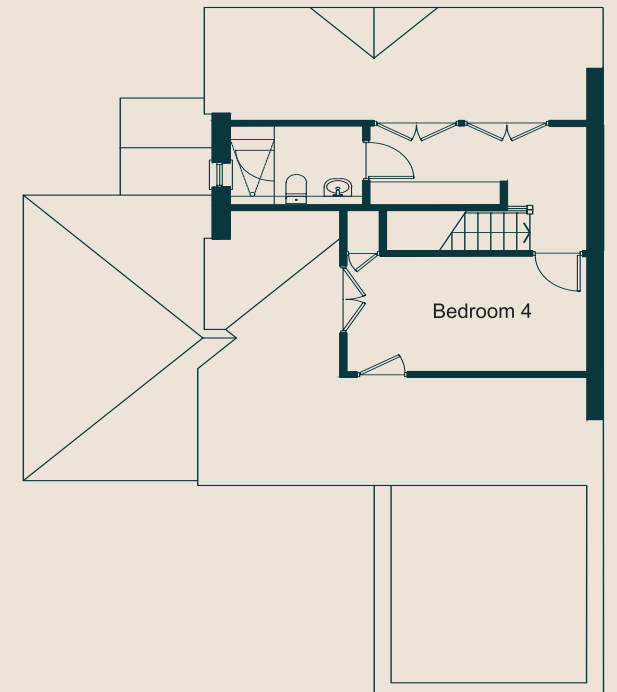
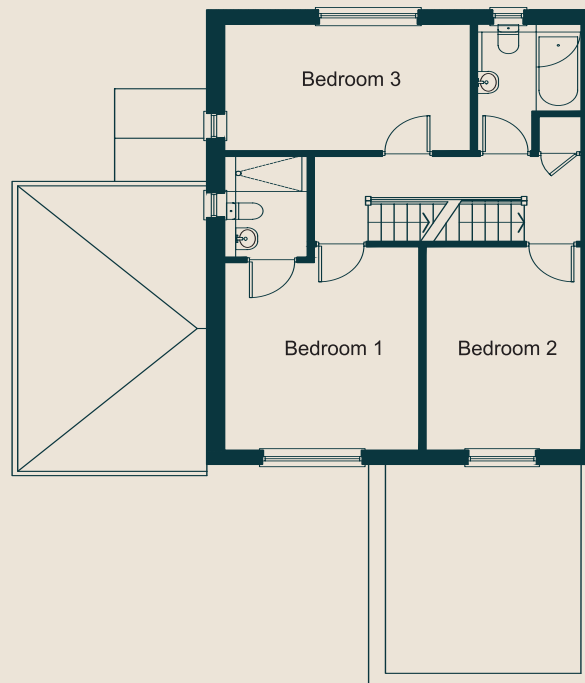
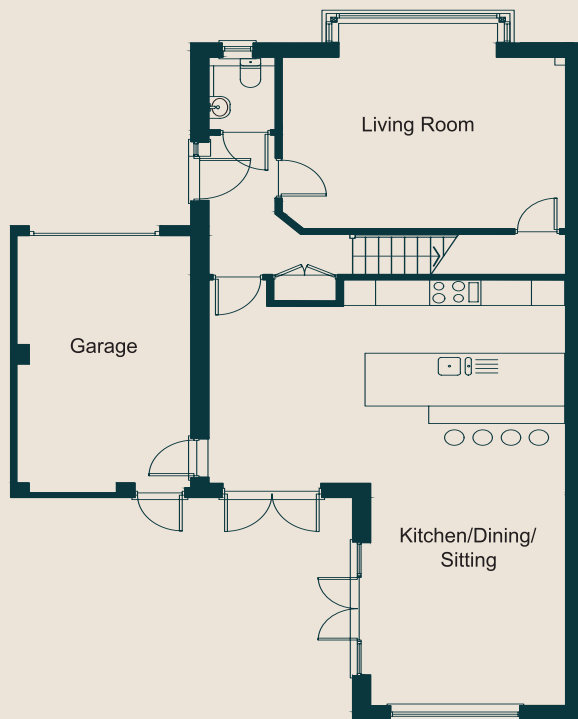
Bedroom 1	4.64m x 3.52m (15'3" x 11'7")
Bedroom 2	4.64m x 2.82m (15'3" x 9'3")
Bedroom 3	4.45m x 2.91m (14'7" x 9'7")

Second Floor

Bedroom 4	4.35m x 2.64m (14'3" x 8'8")
Total Includes Garage (1950 sq ft)	

PLOT THREE
BRAMBLEWOOD





Ground Floor

Living Room	5.13m x 3.91m (16' x 10'6")
Kitchen / Dining / Sitting	9.7m x 6.46m (32' x 21'2")
Garage	5.86m x 3.16m (19'3" x 10'4")

First Floor

Bedroom 1	4.64m x 3.52m (15'3" x 11'7")
Bedroom 2	4.64m x 2.82m (15'3" x 9'3")
Bedroom 3	4.45m x 2.91m (14'7" x 9'7")

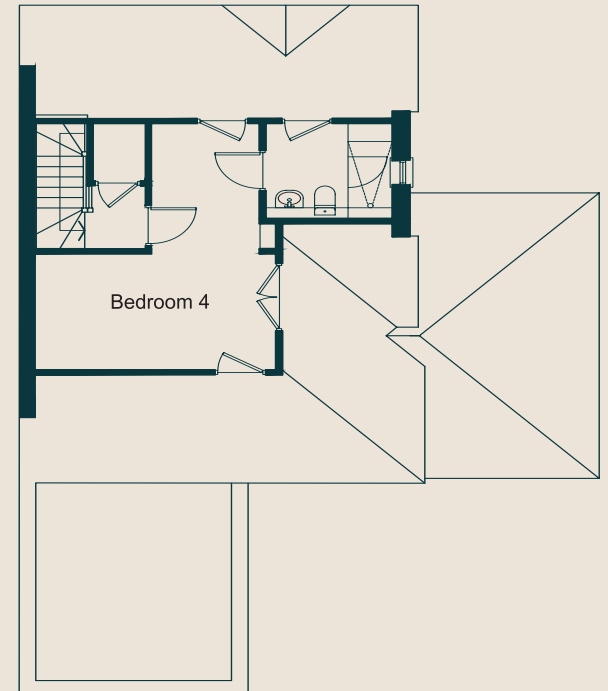
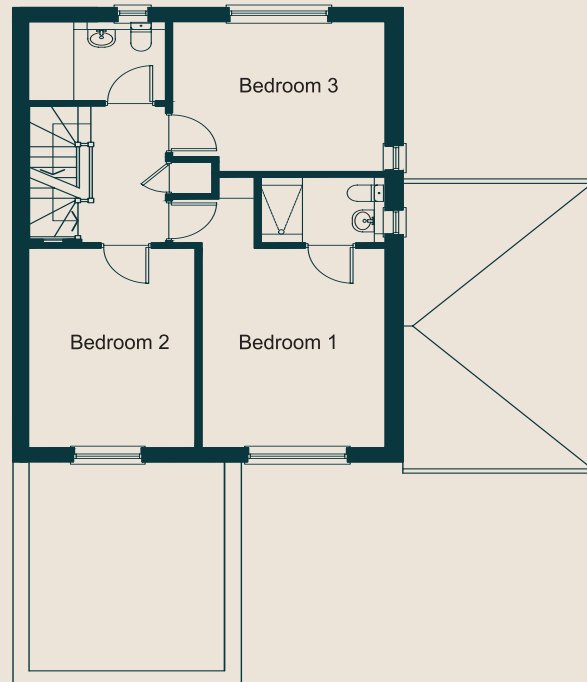
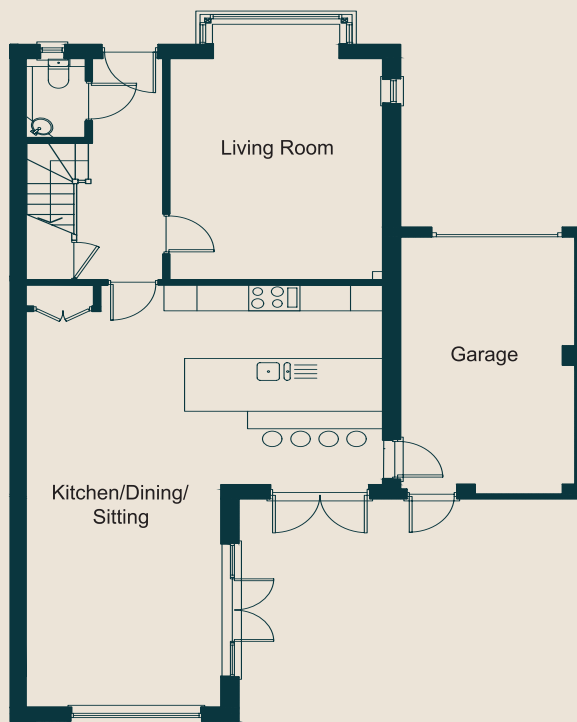
Second Floor

Bedroom 4	4.35m x 2.64m (14'3" x 8'8")
Total Includes Garage (2028 sq ft)	

PLOT FOUR

OAKWOOD PLACE





Ground Floor

Living Room	5.04m x 3.86m (16'6" x 12'8")
Kitchen / Dining / Sitting	9.60m x 6.46m (31'6" x 21'2")
Garage	5.86m x 3.16m (19'3" x 10'4")

First Floor

Bedroom 1	4.55m x 3.32m (14'11" x 10'9")
Bedroom 2	4.55m x 3.02m (14'11" x 9'11")
Bedroom 3	3.86m x 3.42m (12'8" x 11'3")

Second Floor

Bedroom 4	4.35m x 2.64m (14'3" x 8'8")
Total Includes Garage	(2028 sq ft)









The Branches has been meticulously crafted with interiors designed by Dove House, showcasing a premium and contemporary specification.







Construction

- Beam and block ground floor with 150mm rigid insulation with 75mm screed
- Fully insulated external walls with 120mm rigid insulation
- EPC 'A' rated

Windows and external doors

- Acoustic rated glazed double glazed UPVC windows by Veka
- Hardwood front door supplied by Bereco

Internal joinery

- White Victorian 4 panel shaker doors
- Staircase with oak handrail with white spindles.
- Feature television wall in the sitting room

Heating system

- Air source heat pump for heating and hot water
- Under floor heating to ground floor with radiator to first and second
- Electric underfloor heating to all bathrooms

Kitchens

- Shaker style in frame kitchen in Pebble Grey
- Double Belfast sink
- Carrara quartz worktops
- Quooker 3 in 1 tap
- Neff double electric oven, Neff induction hob with extractor, Neff integrated fridge freezer, Neff integrated dishwasher and AEG integrated washer dryer
- Wine cooler

Bathrooms and cloakrooms

- Wall hung toilets with soft closing lids
- Fairford Monica floor standing vanity units
- Brushed brass taps and accessories

Interior finishes

- Wood effect luxury vinyl flooring throughout the ground floor apart from the sitting room which will feature carpet. Carpets to the first and second floors.
- Carpet runner up the stairs
- Ceramic tiling (supplied by Porcelanosa) to all bathroom floors (WC will have wood flooring). Full height ceramic tiling around baths and showers
- Herringbone tiling to master ensuite showers
- Wardrobes to all bedrooms





Audio visual

- TV points to all rooms. High level points in kitchen, sitting room and master bedroom
- Satellite dish and aerial included
- Data points to all rooms
- Fibre to the property – the fastest broadband available
- Television supplied

Security

- Alarm supplied and installed
- Wired for CCTV
- Electric gates remotely controlled via smartphone
- Electronically wired smoke detectors with battery back-up to ground and first floor

Lighting and Electrical

- Mechanical ventilation to bathrooms and kitchen
- Downlighters to all rooms
- Three pendants above the kitchen peninsula
- External lighting to entrance porch, front driveway and rear elevation
- Electric garage door
- Electric car charger
- 2.5 Kw solar panels on each property

Exterior finishes

- Indian Sandstone paving to patios and paths
- Black ogee guttering
- Fibreglass to all flat roof areas
- Korniche aluminium roof lanterns to rear kitchen area
- Rear lawn laid to turf
- Front and rear landscaped gardens
- Rodruza Esher bricks
- External power supply
- External tap







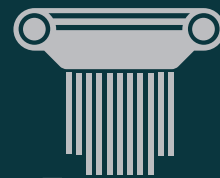


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