



MERLEBURGH
PLACE

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PLACE

HAWKSMOOR HOMES





TABLE OF CONTENTS

ABOUT

1

HOMES

22 - 37

LOCATION

4 - 13

SPECIFICATION

40 - 41

INTERIORS

16 - 21

DEVELOPER

42 - 43



SEND - A VILLAGE OF HISTORY & HERITAGE

With historical records dating back to 960, Send is a village that is steeped in history. The name is believed to mean 'sandy place' in Old English, and indeed sand was extracted here through the ages.

The village is also referenced in the Domesday Book of 1086 as 'Sande', the tenant-in-chief being Alvred de Merleburgh (Alfred of Marlborough) - the namesake of Merleburgh Place.

Today, Send is an idyllic village surrounded by the natural wonders of the countryside. The beautiful River Wey runs through the heart of the village, and provides a thriving ecosystem for many wild flowers, like comfrey and cow parsley. Wildlife thrives on the banks of the river, and you can expect to see mallards and swans nesting among the bulrushes.





Guildford High Street



Michelin star restaurant, The Clock House

CONNECTIVITY & LOCAL AMENITIES

Send is a leafy oasis, a countryside idyll with excellent transport links, making it ideal for commuting professionals. Locals enjoy the perks of semi-rural life with the knowledge that central London is under 30 minutes away. Send is well-connected by both road and rail, with Clandon Station nearby. Woking Station, offering frequent train services to London Waterloo, has trains running approximately every 7 minutes, and the travel time is around 23 minutes. Commuters will appreciate the proximity of the A3 and M25, ensuring effortless travel to neighbouring areas, as well as Heathrow and Gatwick airports.

While Send itself has all the important amenities including local shops, services and a pub, nearby Ripley boasts the largest village green in South England, where locals can enjoy regular farmers' markets, several pubs and a Michelin-starred restaurant. For leisure facilities and bustling high streets, Ripley and Guildford offer a range of amenities such as theatres, cinemas, pubs, bars and clubs. Day-trippers can visit Surrey Hills for country walks, or enjoy a bracing walk on the south coast.

LIVING A LIFE WITH NATURE

You can breathe easy in your new green neighbourhood and embrace a more rural way of life in Send. Enjoy long, gentle country walks with friends along the banks of the River Wey. The Wey navigation is also used for rowing, kayaking and fishing. The towpath is perfect for walkers, cyclists and wildlife enthusiasts.

Walkers and cyclists can also easily access the stunning North Downs Way, or South Downs National Park, and marvel at the many local beauty spots, like Newlands Corner.

Golf lovers will be happy to note the array of local courses, like The Wisley Golf Club and Clandon Regis Golf Club, and cricket fans will enjoy the Concorde Cricket Club.



The River Wey



Clandon Regis Golf Club



North Downs Way



EDUCATION EXCELLENCE

Several outstanding schools are just a short distance from Merleburgh Place including Send C of E Primary School.

Hoe Valley School, St John the Baptist's Catholic Comprehensive School, St Dunstan's Catholic Primary School, and Burpham Foundation Primary School are all "Outstanding" Ofsted-rated state schools, whilst Guildford High School is rated among the best schools in the UK by The Sunday Times.

Other nearby schools also include Hoe Bridge School, the prestigious Royal Grammar School, Tormead and for higher education, the University of Surrey, Guildford.



KEY AREAS

OUTDOOR

1. River Wey Navigation Park
2. Send Recreational Ground
3. Concorde Cricket Club Ground
4. Wey Kayak Club
5. The Wisley Golf Club
6. Clandon Regis Golf Club
7. Pyrford Lakes

SHOPPING

8. Little Waitrose & Partners Burnt Common
9. Victoria Place Shopping Centre
10. Guildford High Street
11. Ripley Farmers Market

PUBS & RESTAURANTS

12. The Clock House Restaurant
13. The New Inn Pub
14. The Jovial Sailor
15. The Anchor High St

SCHOOLS

16. Hoe Valley School
17. St John the Baptist's Catholic Comprehensive School
18. St Dunstan's Catholic Primary School
19. Burpham Foundation Primary School
20. Hoe Bridge School





CLASSIC STYLE, CONTEMPORARY COMFORTS

Attention to detail and flawless execution are the hallmarks of a Hawksmoor home. In addition to the many luxury finishes, underfloor heating on the ground and first floors will ensure maximum comfort all year round.

Ranging between four and five bedrooms, this boutique collection of detached properties house elegant interiors, designed to be enjoyed by all who enter. While all properties are finished to the highest specification, each is designed to be unique, adding an element of charm and exclusivity to this community.







With considered lighting design as well as large feature windows, the feeling of space is bountiful both inside and outside of these homes. Generous private gardens offer low-maintenance outdoor space. Open-plan kitchens with large dining and family areas are complemented by sumptuous master bedrooms and luxuriously appointed en-suites. Merleburgh Place offers the discerning home buyer a level of bespoke design and flawless execution normally reserved for the grandest of new homes.

YOUR NEW HOME AWAITS

A variety of homes providing versatile living spaces.

Plot	Type
1	Semi-Detached House
2	Semi-Detached House
3	Detached House
4	Detached House
5	Detached House
6	Detached House
7	Detached House

All images and the dimensions given are illustrations for this unit type and individual plots may differ. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please check with your sales adviser in respect of individual properties.



PLOT ONE



KITCHEN/FAMILY/DINING
6900 X 4800

DRAWING ROOM
6000 X 4100

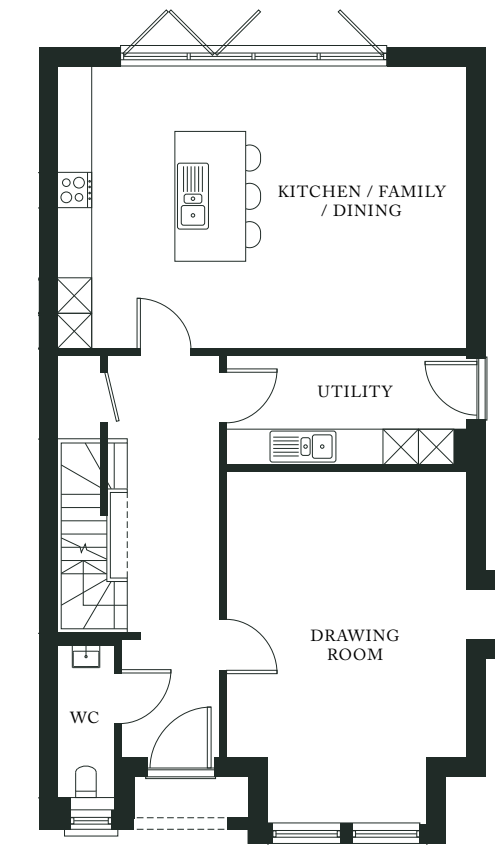
UTILITY ROOM
4100 X 1800

PRIMARY SUITE
4100 X 3500

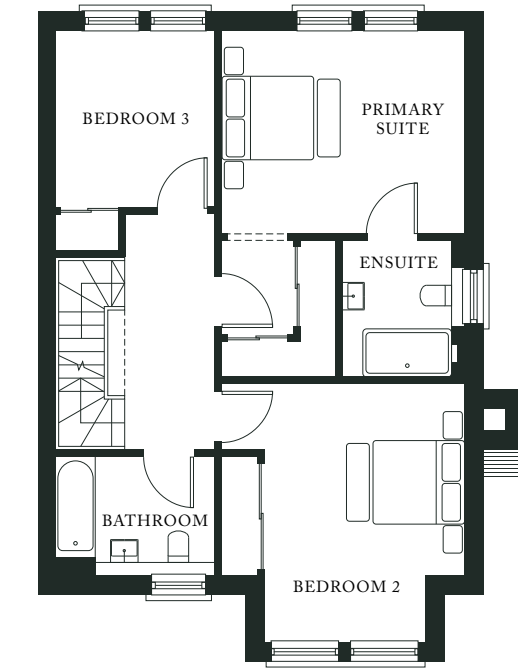
BEDROOM TWO
4400 X 3400

BEDROOM THREE
3000 X 2700

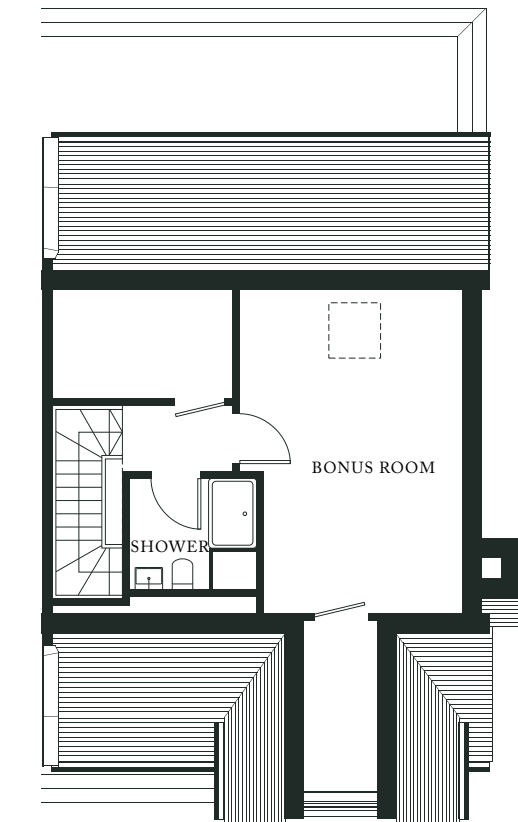
BONUS ROOM
5500 X 3700



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

PLOT TWO



KITCHEN/FAMILY/DINING
6900 X 4800

DRAWING ROOM
6000 X 4100

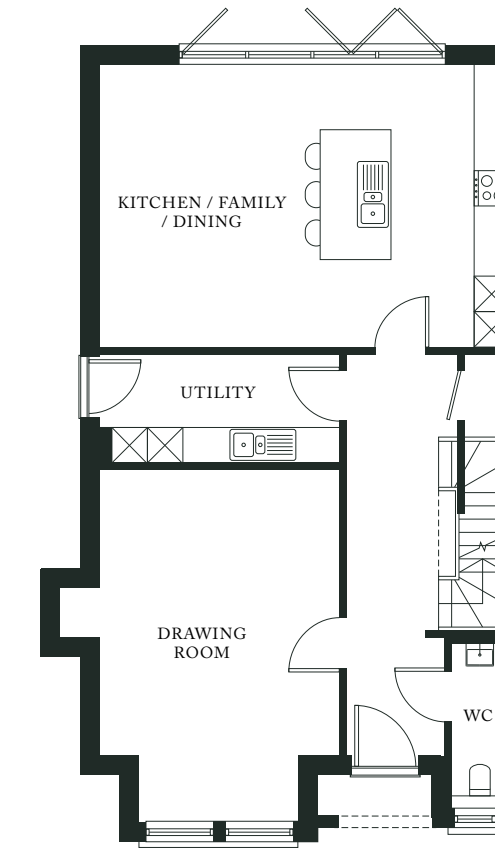
UTILITY ROOM
4100 X 1800

PRIMARY SUITE
4100 X 3500

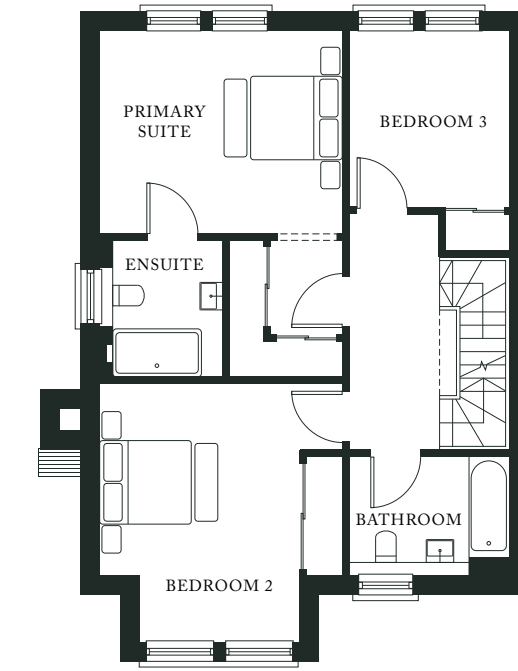
BEDROOM TWO
4400 X 3400

BEDROOM THREE
3000 X 2700

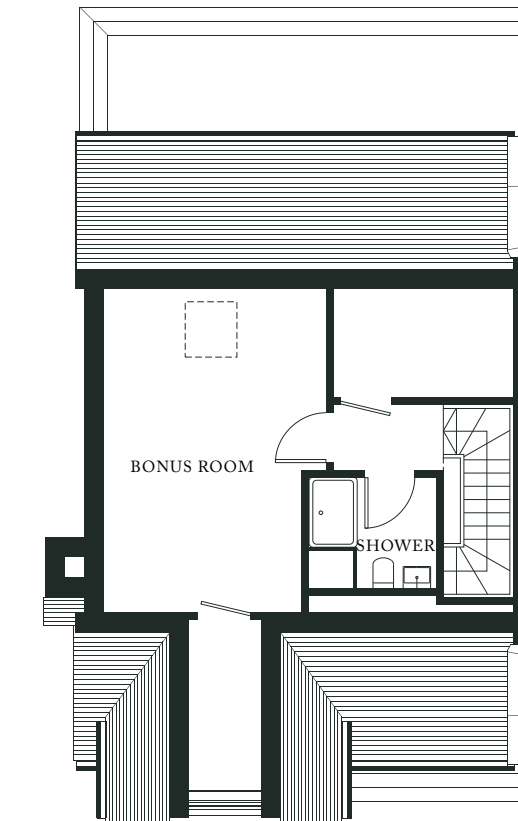
BONUS ROOM
5500 X 3700



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

PLOT THREE



KITCHEN/FAMILY/DINING
8800 X 5000

DRAWING ROOM
5500 X 4100

UTILITY ROOM
2500 X 1900

PRIMARY SUITE
4100 X 3600

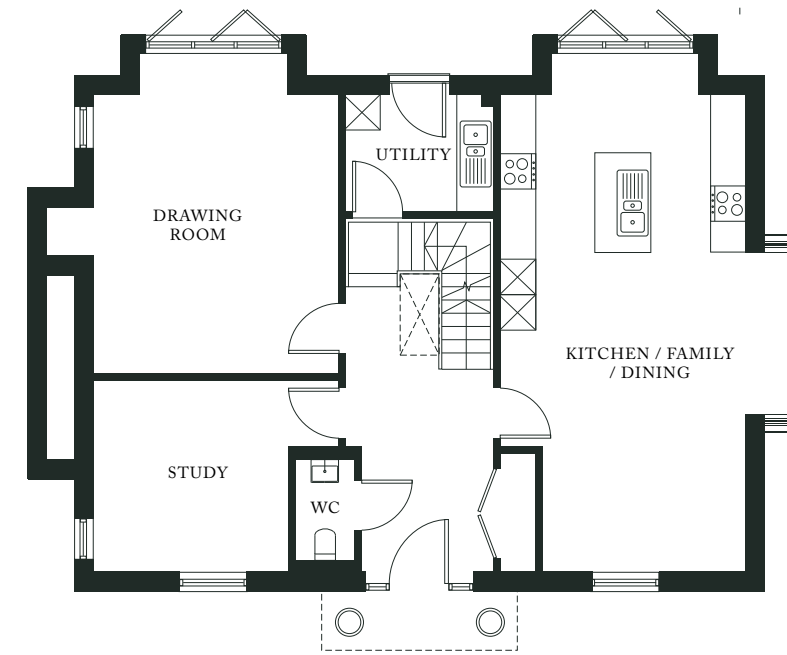
BEDROOM TWO
4100 X 3500

BEDROOM THREE
4000 X 3000

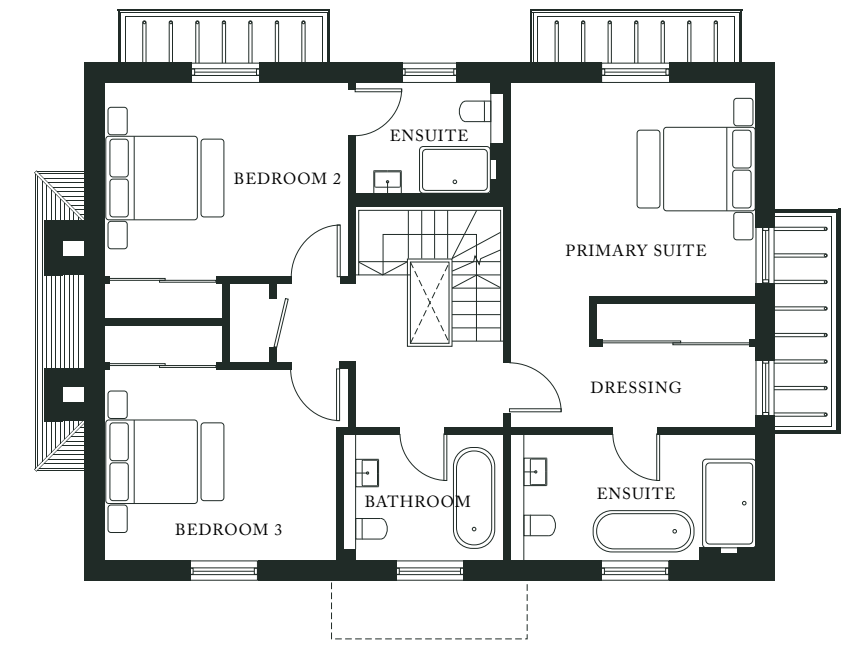
BONUS ROOM
5000 X 4100

GARAGE
3700 X 6400

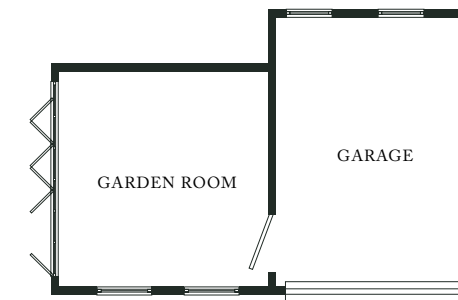
GARDEN ROOM
3700 X 5000



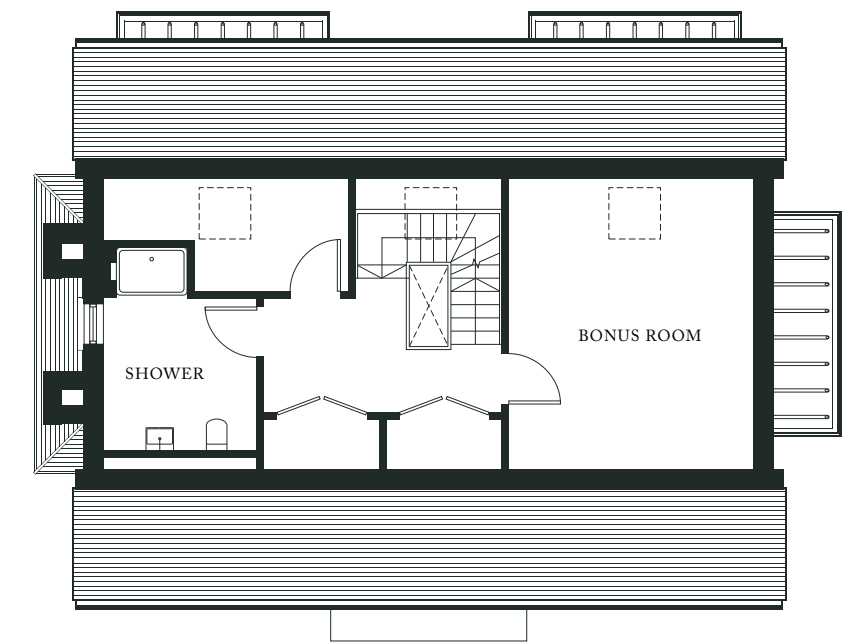
GROUND FLOOR



FIRST FLOOR



OUTBUILDING



SECOND FLOOR

PLOT FOUR



KITCHEN/FAMILY/DINING
10400 X 4500

DRAWING ROOM
6600 X 3800

UTILITY ROOM
3400 X 2000

STUDY
3400 X 2700

GARAGE
5700 X 3400

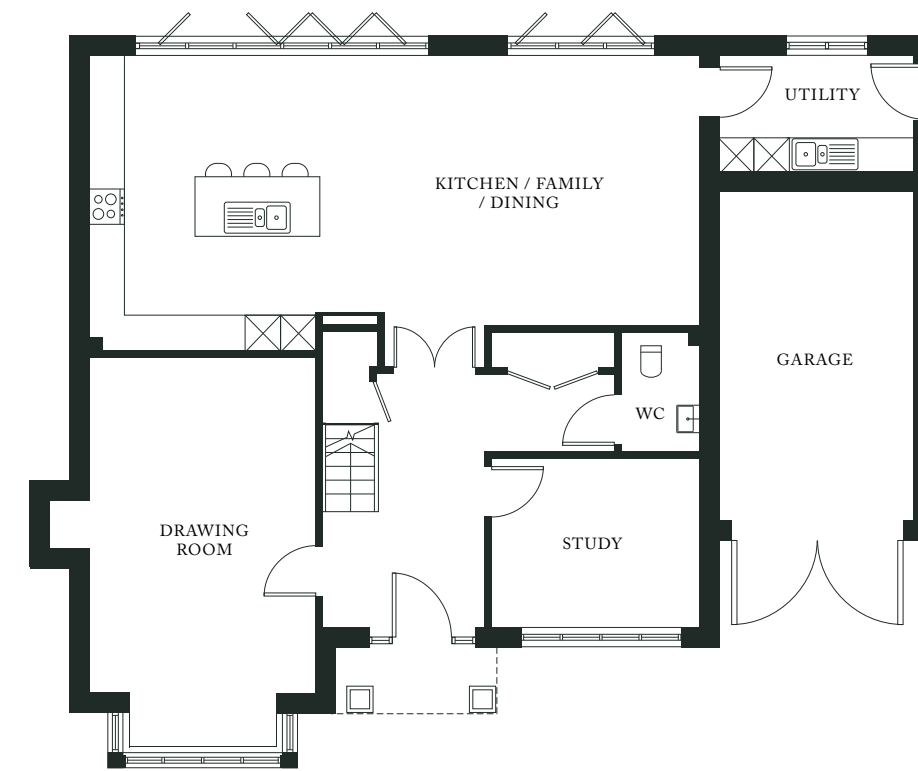
PRIMARY SUITE
4500 X 3900

SUITE TWO
3800 X 3300

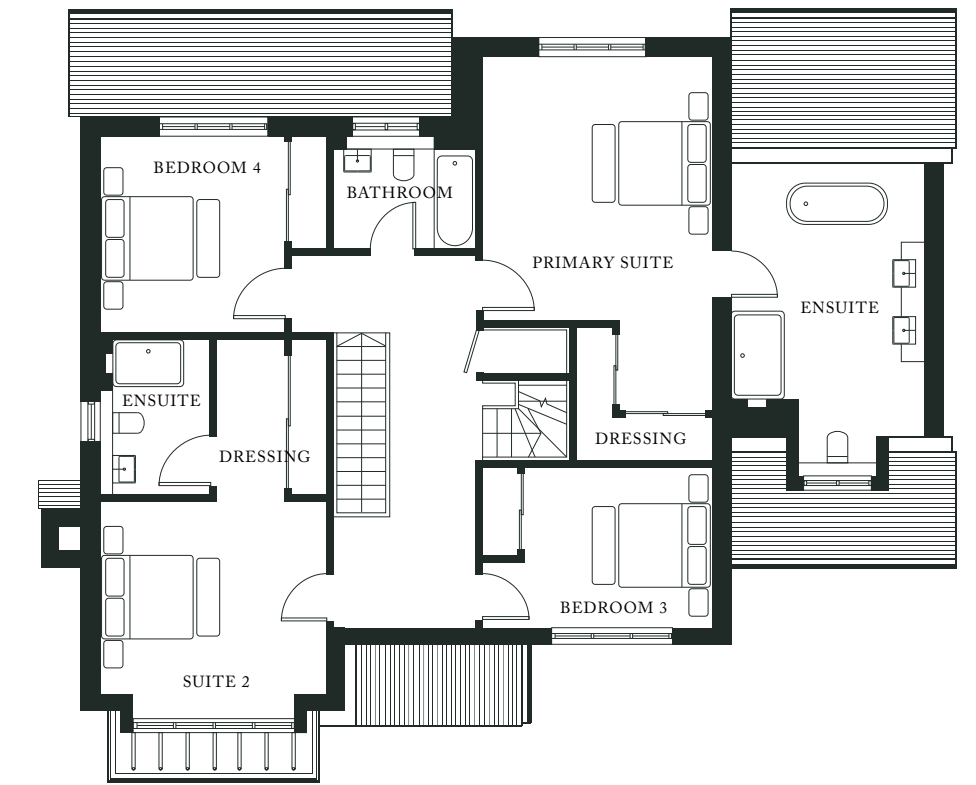
BEDROOM THREE
3200 X 2700

BEDROOM FOUR
3300 X 3100

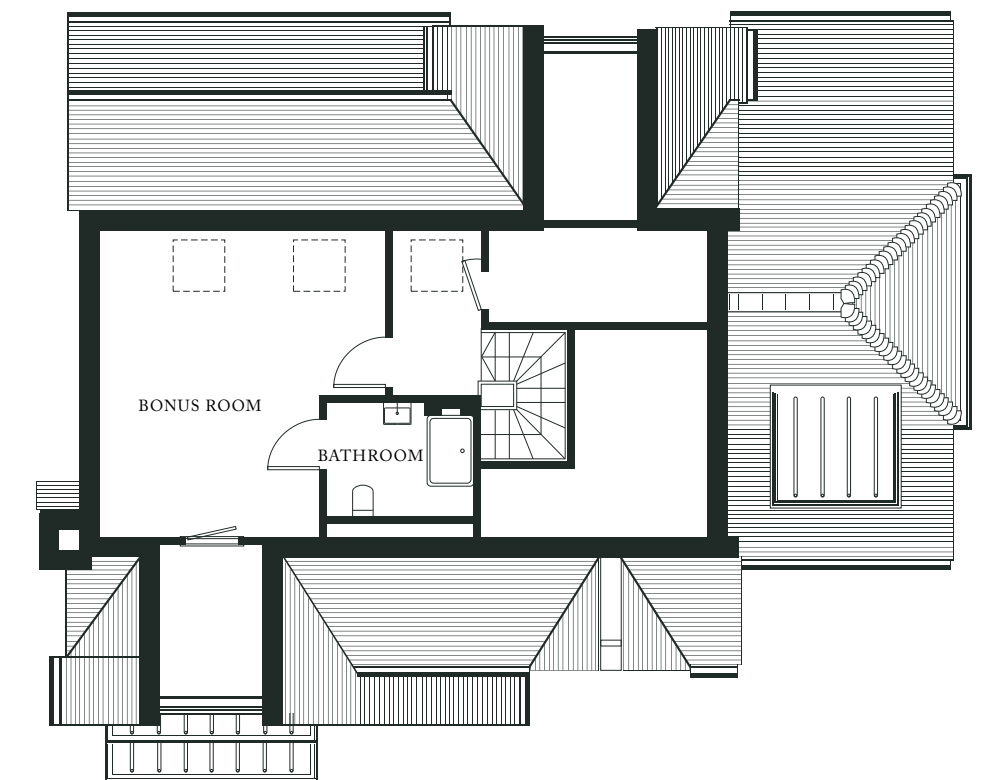
BONUS ROOM
5300 X 4800



GROUND FLOOR

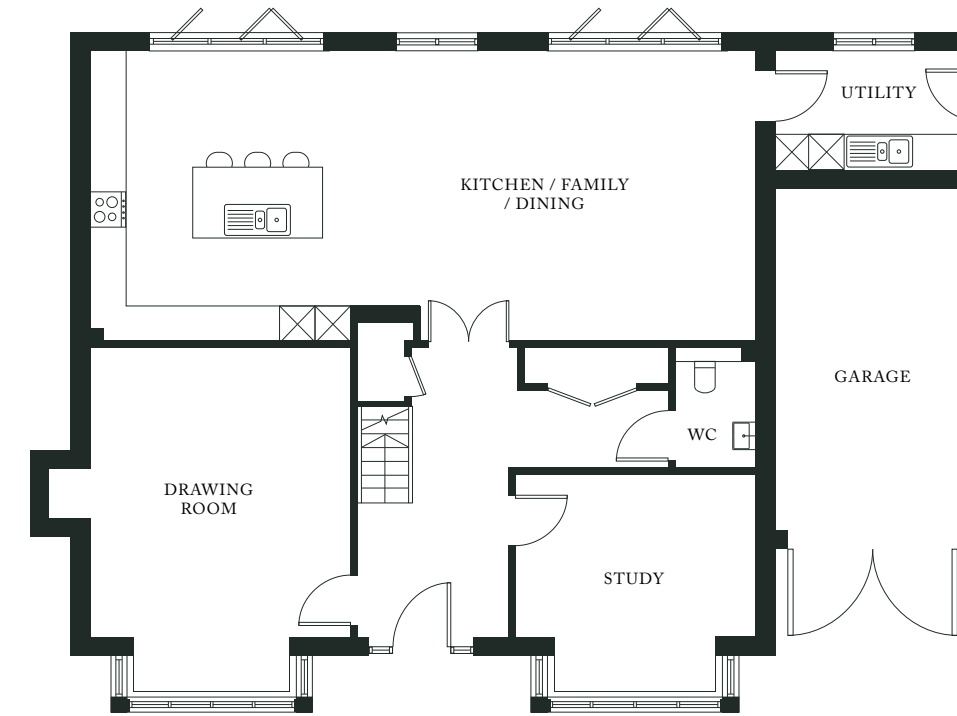


FIRST FLOOR

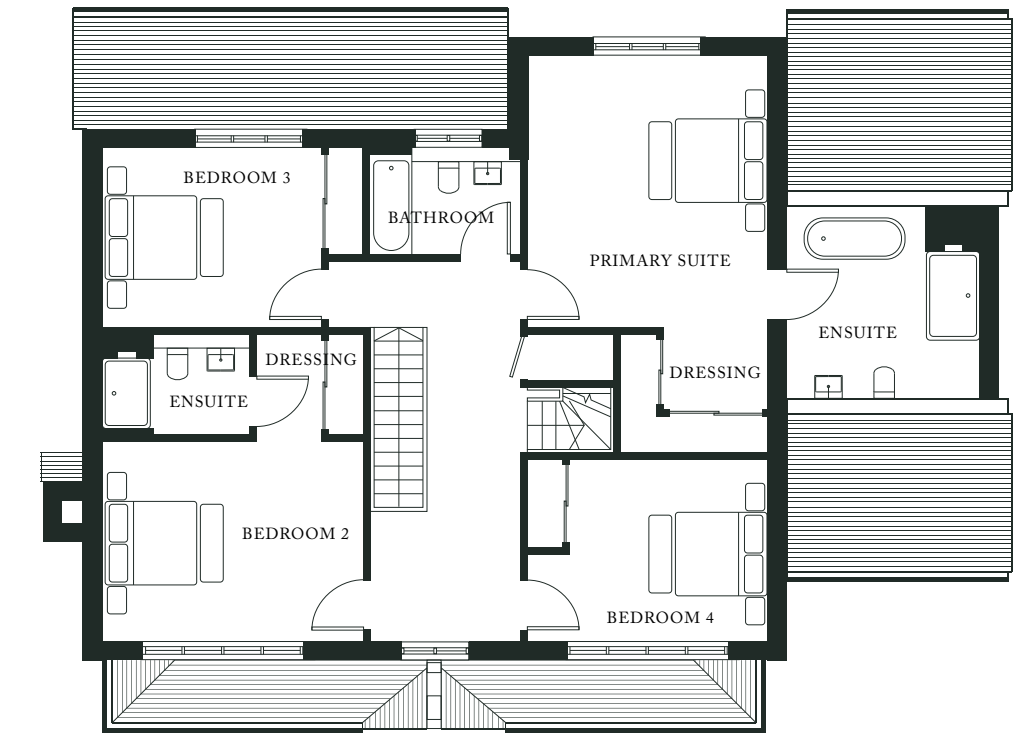


SECOND FLOOR

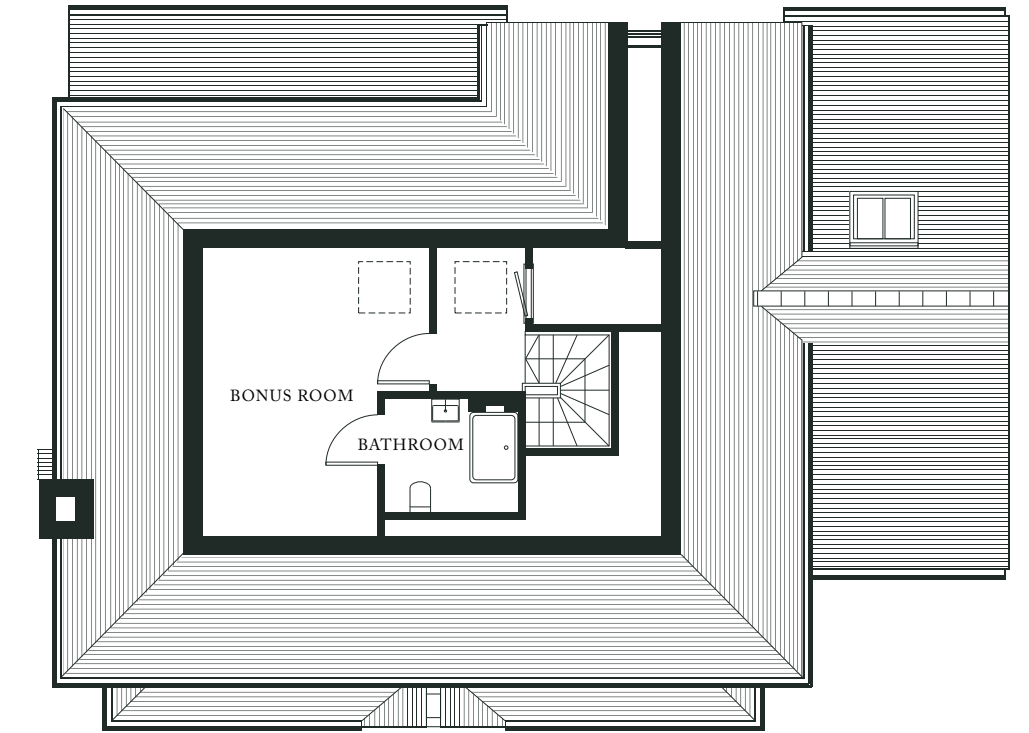
PLOT FIVE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

KITCHEN/FAMILY/DINING
11300 X 4900

DRAWING ROOM
5800 X 4400

UTILITY ROOM
3400 X 2000

STUDY
4100 X 3600

GARAGE
5900 X 3400

PRIMARY SUITE
4600 X 4100

BEDROOM TWO
4400 X 3400

BEDROOM THREE
3700 X 3000

BEDROOM FOUR
3300 X 3100

BONUS ROOM
3900 X 4900

PLOT SIX



KITCHEN
4900 X 4700

FAMILY / DINING
6800 X 4900

DRAWING ROOM
5900 X 4100

UTILITY ROOM
2900 X 2800

STUDY
4400 X 4100

PRIMARY SUITE
4900 X 4700

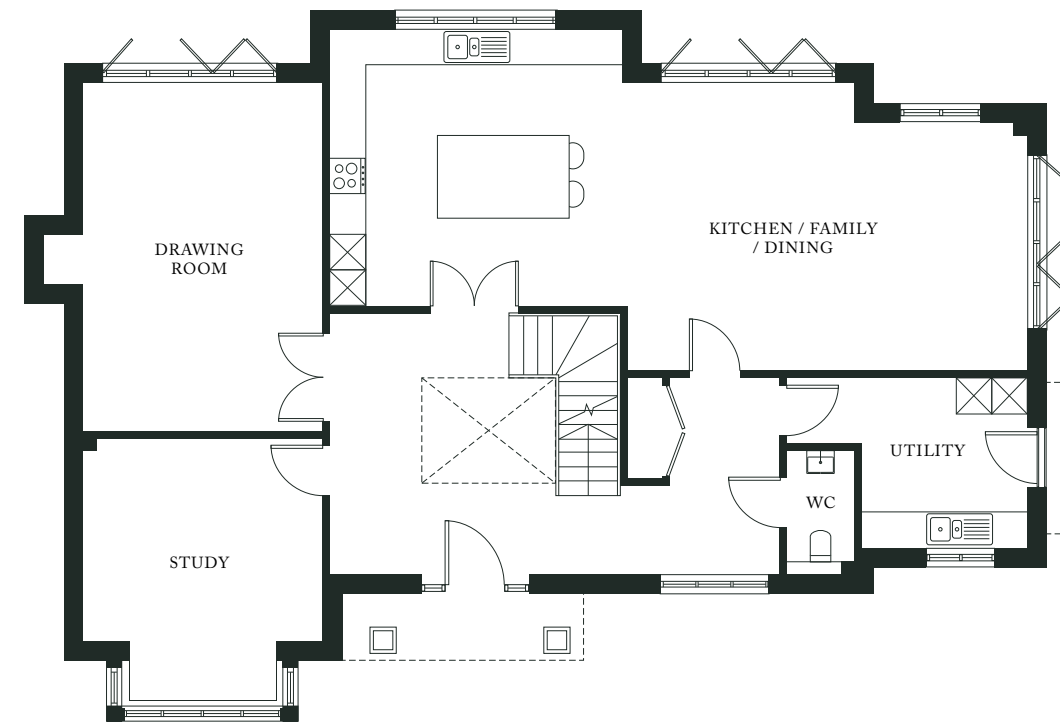
SUITE TWO
4500 X 3300

SUITE THREE
5400 X 4400

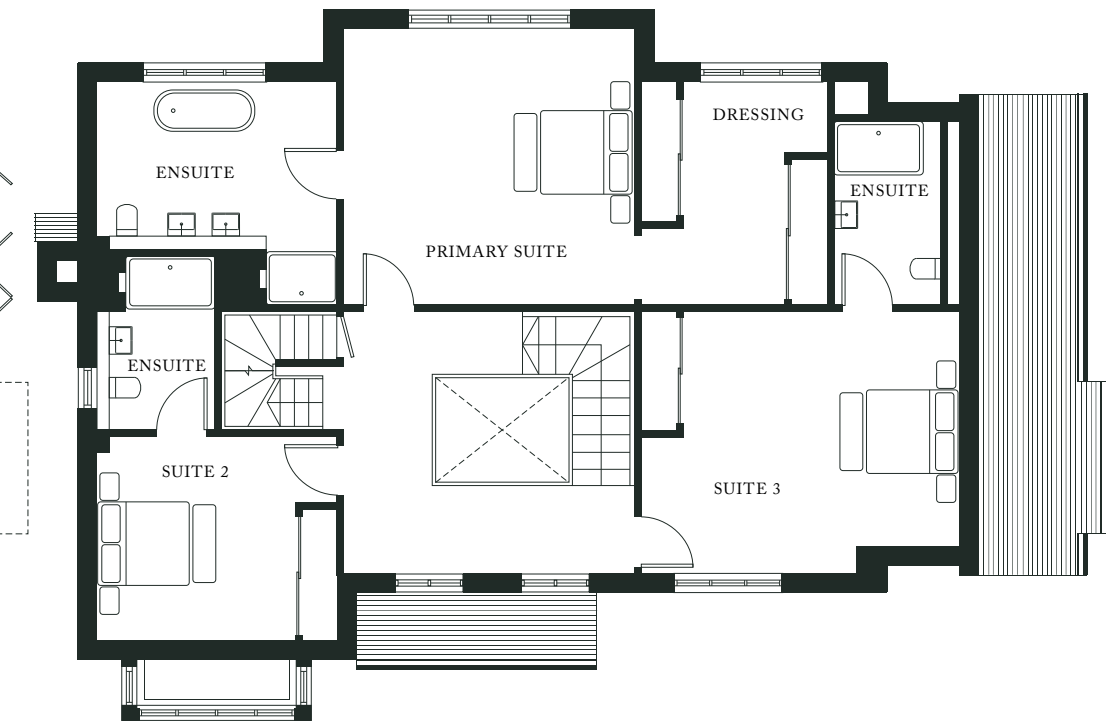
BONUS ROOM
4900 X 4100

GARAGE
4800 X 6800

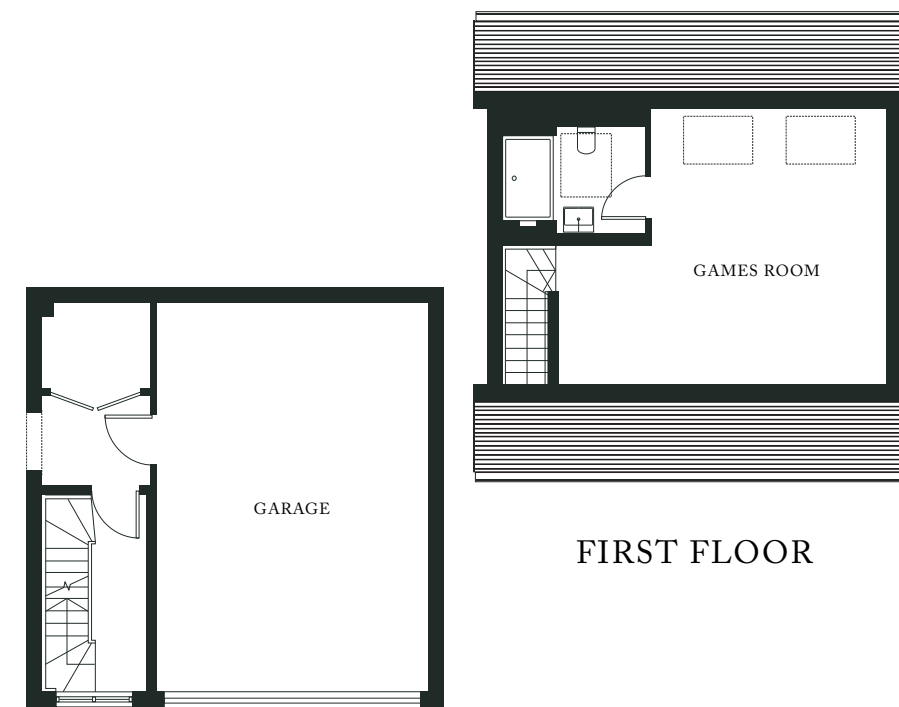
GAMES ROOM
4900 X 6800



GROUND FLOOR



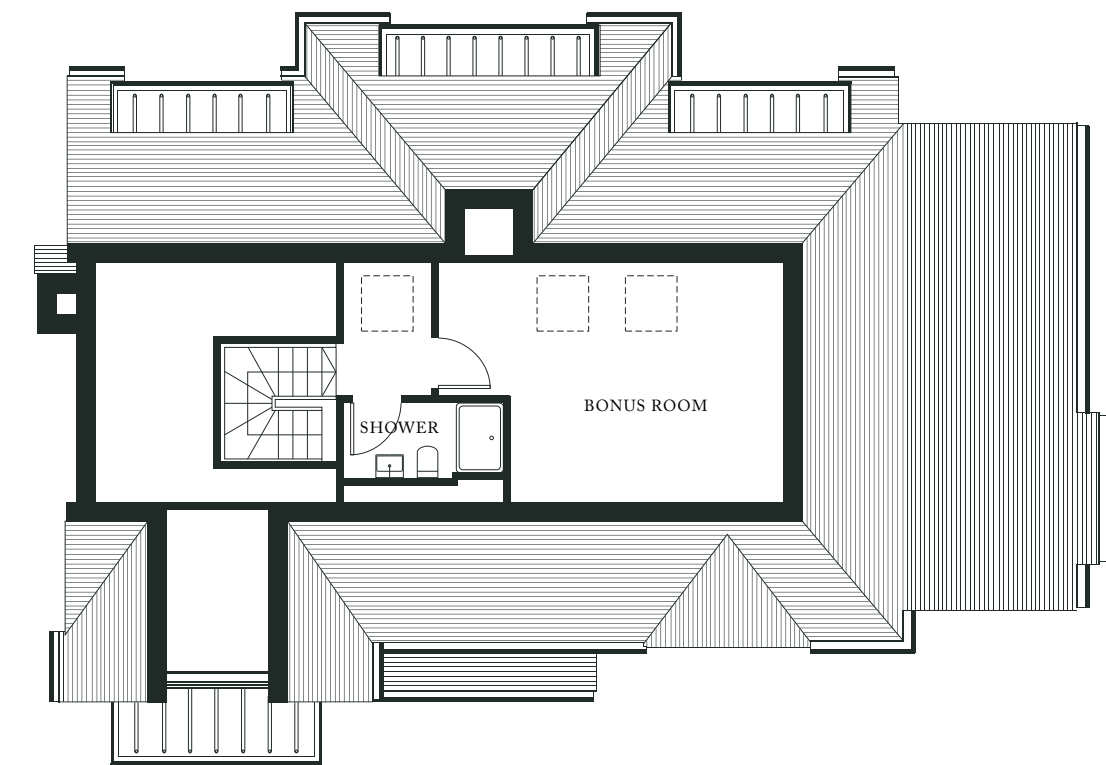
FIRST FLOOR



GROUND FLOOR

FIRST FLOOR

DETACHED GARAGE

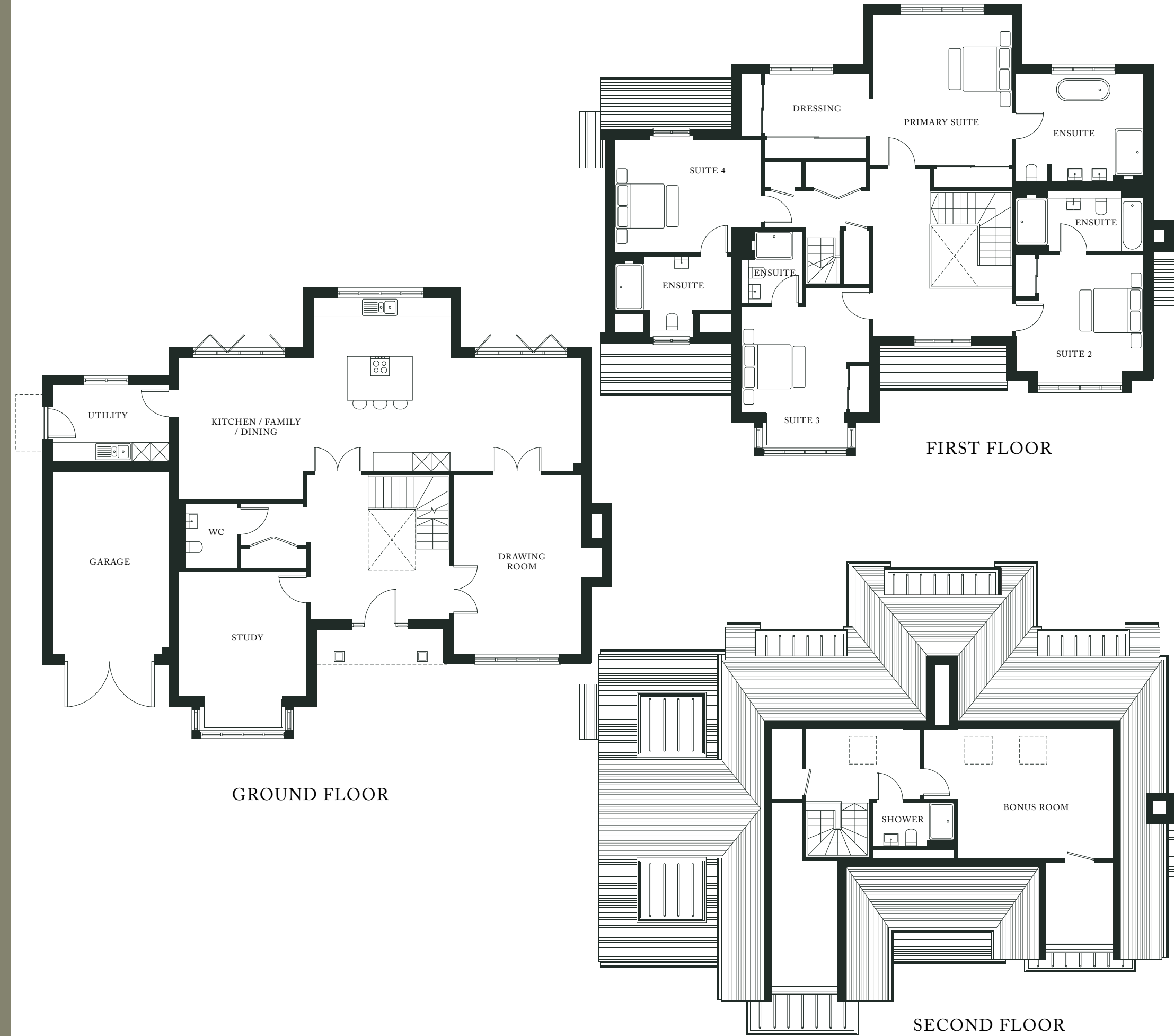


SECOND FLOOR

PLOT SEVEN



WIDTH 12800	KITCHEN DEPTH 5500	FAMILY DEPTH 4500	DINING DEPTH 3600	DRAWING ROOM 5700 X 4100
	UTILITY ROOM 3800 X 2400	STUDY 5000 X 4100	GARAGE 6000 X 3800	PRIMARY SUITE 4800 X 4500
	SUITE TWO 4100 X 3700	SUITE THREE 5000 X 4100	SUITE FOUR 3700 X 3600	BONUS ROOM 6100 X 4100





SPECIFICATION

EXTERNAL

Handmade bricks and tiles offer a traditional build whilst the SIPs inner core provides very high levels of insulation. Period detailing, beautiful porches and highly efficient traditional timber windows set an elegant tone, whilst modern touches including weather shield external sockets and LED external lighting offer something a bit extra.

LANDSCAPING

Sandstone paths and generous patios, turfed gardens, with planted borders at the front and rear of each house.

ENERGY EFFICIENCY & SUSTAINABILITY

Exceptional thermal insulation, porous paving and fully SUDS compliant infrastructure.

LIGHTING

Energy efficient LED downlights and ceiling pendants.

FLOOR COVERINGS

The ground floor is covered with high quality engineered wood flooring, perfect for the underfloor heating installed on the ground and first floors. Luxury carpet to all other areas except the bathrooms which have matching tiled walls and floors. Tiling to integral garage floors.

KITCHEN

Classically-designed and handmade Martin Moore kitchens with stone worktops and Siemens appliances.

FIREPLACES

Burlington stone fire surrounds with granite lined chambers and hearths; the chimneys are suitable for log burning or multi-fuel stoves.

BATHROOMS

Individually designed to maximise space and a sense of luxury. Sanitaryware by Villeroy Boch, fittings by Hansgrohe and heated towel radiators in every bathroom. Feature vanities in primary ensuites.

HEATING

Central heating is provided by air source heat pumps. Thermostatically-controlled underfloor heating set in concrete floors on all floors, as well as towel radiators to bathrooms.

WINDOWS & DOORS

Bespoke double-glazed, energy-efficient timber windows and doors by Bereco, with a resilient factory finish paint. Spacious Origin slimline bifold doors to access the terrace and garden.

WOODWORK & CORNICING

Traditional timber mouldings for large skirtings and architrave complemented by decorative plaster cornice.

HOME AUTOMATION & SECURITY

CAT6 data cabling ensures future proofing for home control technologies and ensures the fibre optic to the home BT connections can be used to their full ultra high speed capacity. Each home is also made ready for an integrated alarm system with remote monitoring capability.

The specification of the units is the anticipated specification as at the date this sheet was prepared, but may be subject to change in accordance with permitted variances under the house sale contracts. The information contained in it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. Unit designs and layouts are indicative only and may change.



HAWKSMOOR HOMES

ABOUT HAWKSMOOR HOMES

Hawksmoor Homes has established an enviable reputation for building fine homes of outstanding quality in the best locations.

Since completing its first property in 2012, the company has become widely acknowledged as one of the region's leading providers of superior homes. The business places huge emphasis on design excellence, which combines modern technology, traditional building practices and the use of fine materials. The principal thought is to create distinguished, innovative properties that offer a sense of individuality to prospective buyers.

Hawksmoor Homes' goal is to build homes of timeless character, whilst also having a prominent understanding of the demands of 21st century lifestyles. The attention to detail and the developer's keen eye for excellence has been demonstrated over many years and has culminated in a portfolio of magnificent properties.

The company partners with some of the industry's premier suppliers, consultants and architects to ensure its standards and vision are upheld at all times. In an industry that has seen countless small house builders absorbed by the large conglomerates, Hawksmoor Homes has retained its independence, allowing the company to keep its vision and values firmly within its grasp.



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