





About WEST WEY

An exciting collection of just four luxury smart homes situated in a popular area in Surrey, just three miles from Weybridge town centre. With striking architecture and embracing the latest energy saving technology which includes air source heat pumps, double glazed windows, independent heating zones and high levels of insulation, these beautiful smart houses are finished to a high standard and offer modern comforts in a sustainable place to live.





Surrey

NEW HAW

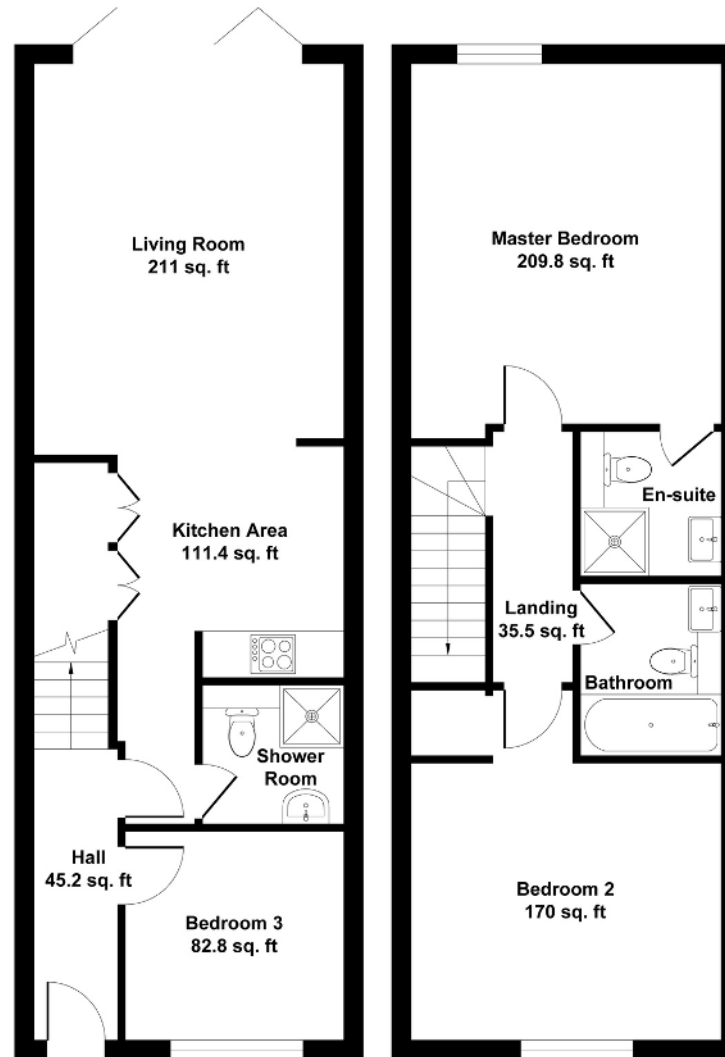
Surrounded by the beautiful Surrey countryside with delightful canalside walks on your doorstep, yet still within easy reach of London. West Wey is conveniently situated within walking distance of Byfleet and New Haw mainline railway station which provides fast journeys into London Waterloo in just 42 minutes.

The area has a great selection of local shops, a variety of pubs and restaurants whilst also being close to Brooklands shopping centre with a large Marks & Spencer and Tesco. Brooklands Motor Museum, Mercedes Benz World and Brooklands Hotel are just a stone's throw away. There are various leisure facilities and golf clubs within a short drive and opposite the homes is the picturesque Wey Navigation canal at New Haw Lock, ideal for cycling, riding and walking.

Junction 11 of the M25 is just 2.6 miles away with access to Heathrow and Gatwick airport in around 30 minutes. The A3 is 3.5 miles away with quick access to larger towns including Kingston-Upon-Thames, Guildford and Portsmouth.



HOUSE 1
FLOORPLAN

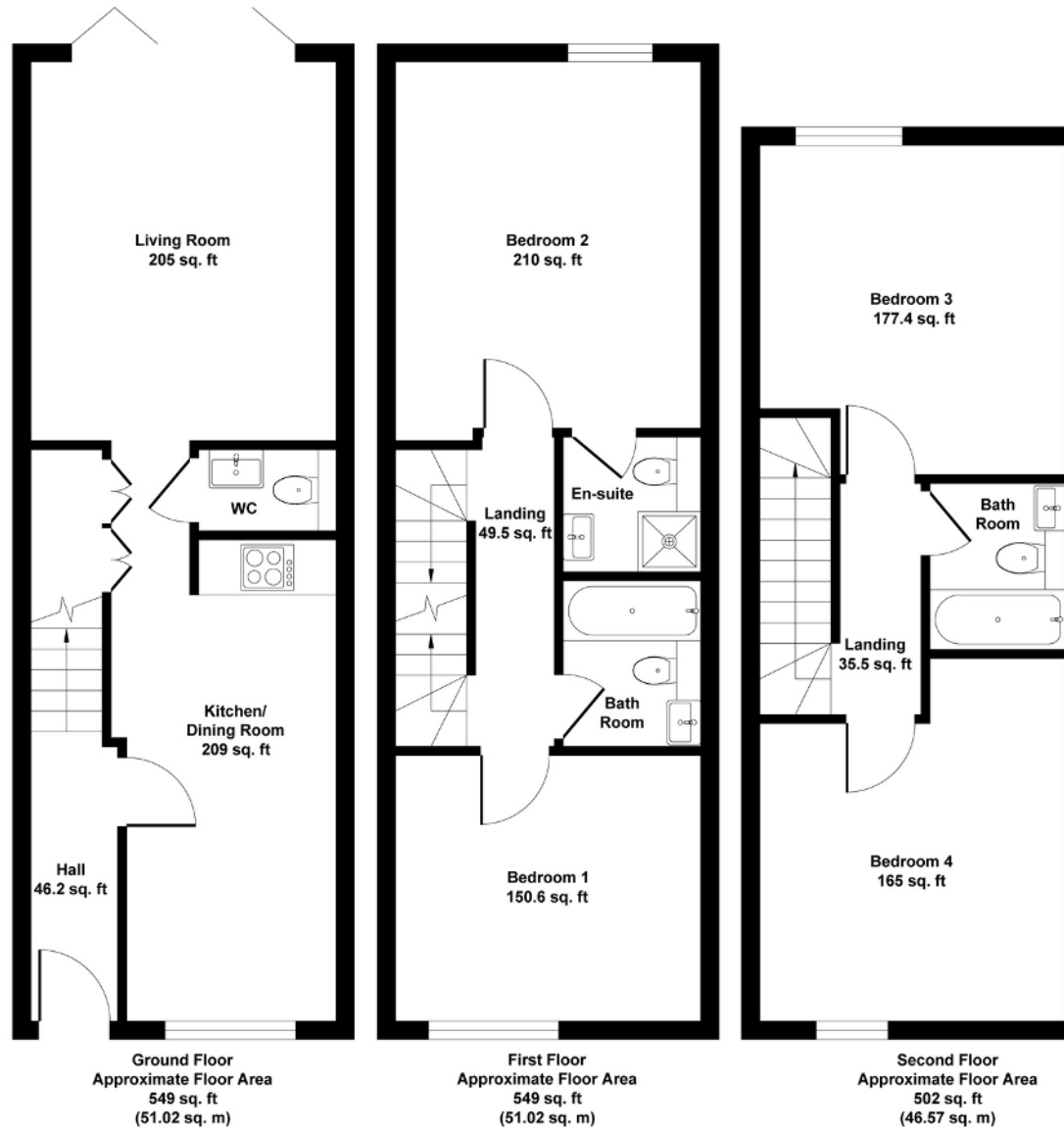


Ground Floor
Approximate Floor Area
549 sq. ft
(51.02 sq. m)

First Floor
Approximate Floor Area
549 sq. ft
(51.02 sq. m)

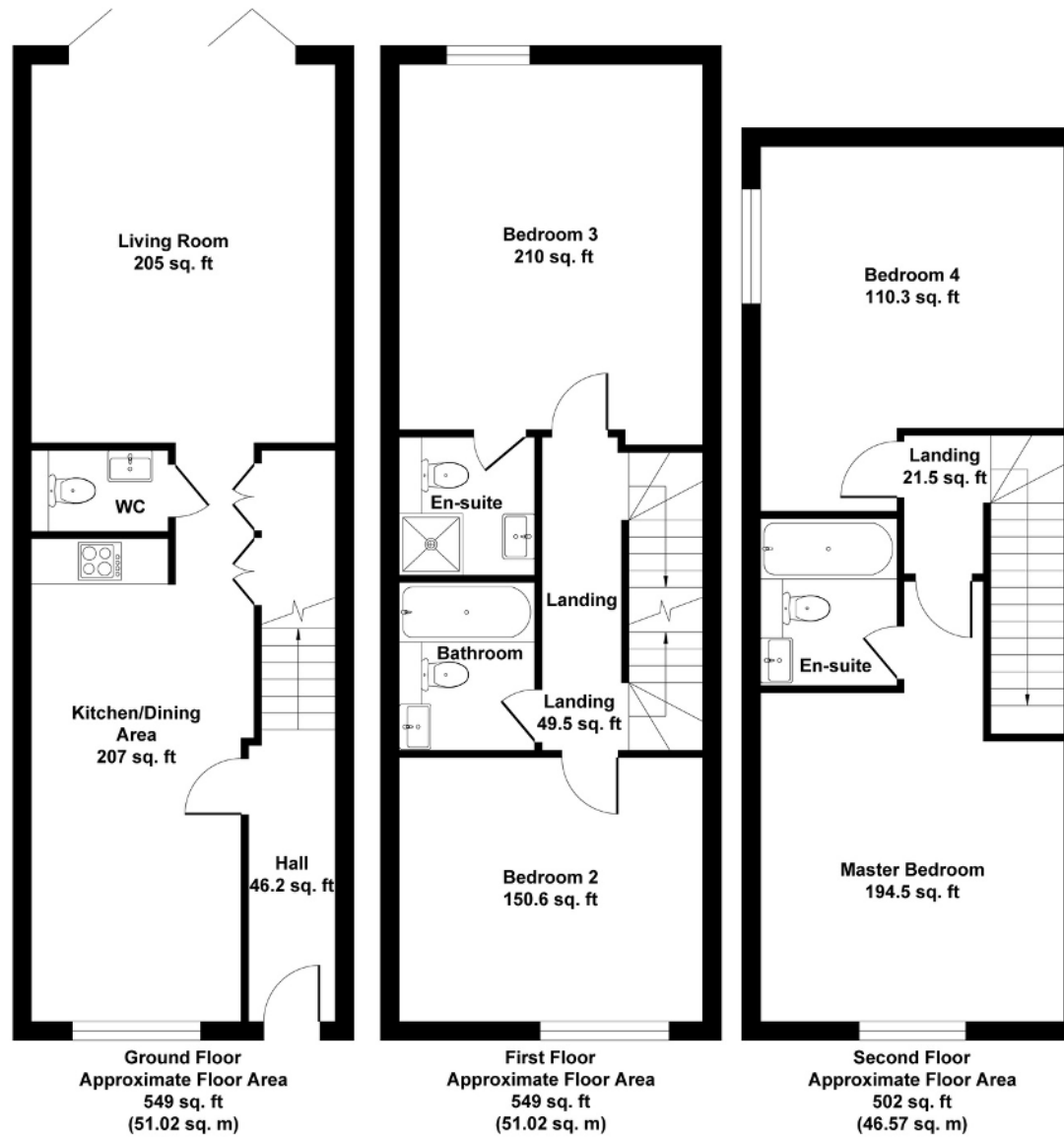
Approx. Gross Internal Floor Area 1098 sq. ft / 102.40 sq. m

HOUSE 2
FLOORPLAN



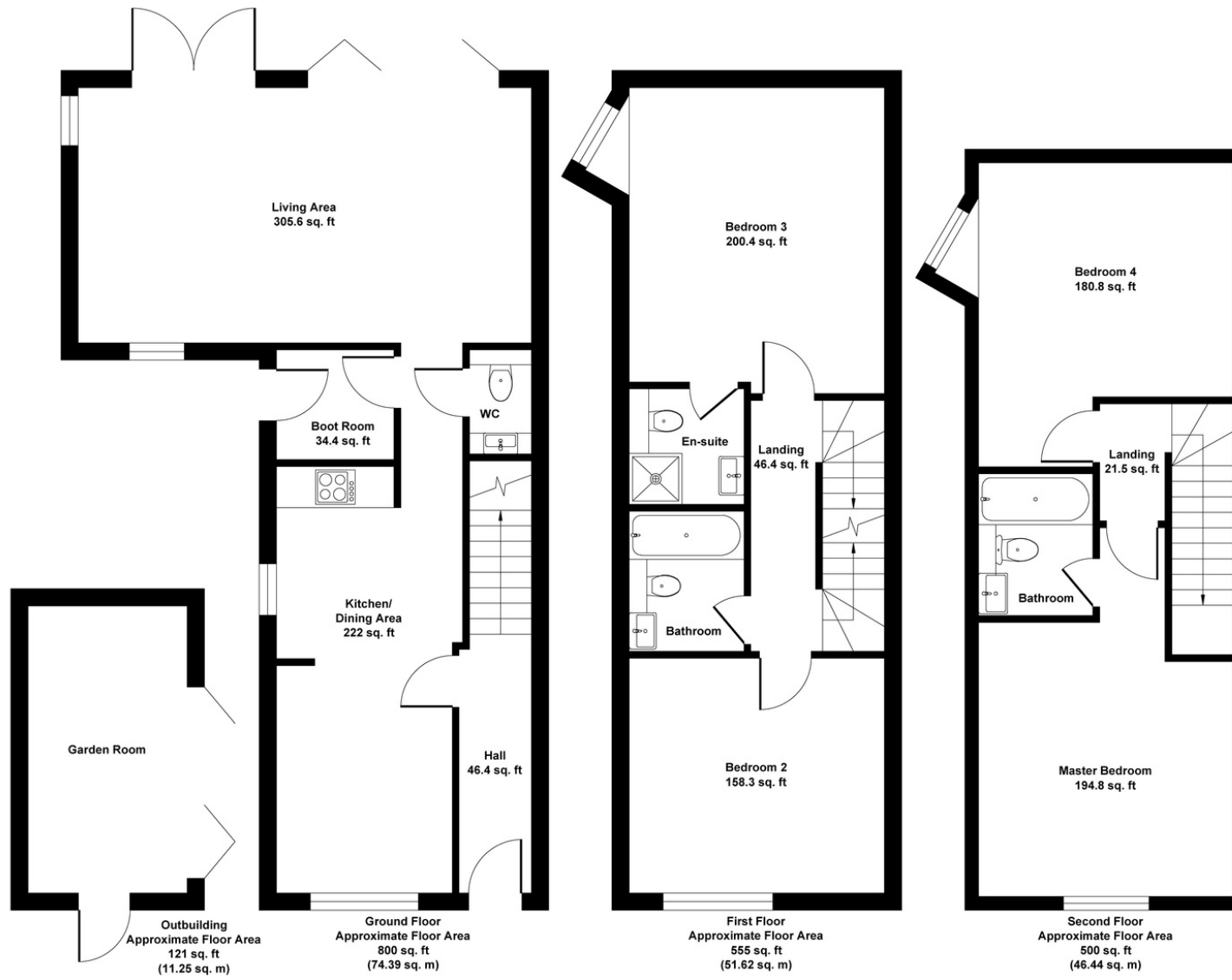
Approx. Gross Internal Floor Area 1600 sq. ft / 148.61 sq. m

HOUSE 3
FLOORPLAN



Approx. Gross Internal Floor Area 1600 sq. ft / 148.61 sq. m

HOUSE 4
FLOORPLAN



Approx. Gross Internal Floor Area 1976 sq. ft / 183.66 sq. m



Premium SPECIFICATION

KITCHEN

- Contemporary kitchen with quartz work surfaces and up stands to include pelmet lighting, under mounted stainless steel sink, AEG hob oven, fully integrated fridge/freezer, dishwasher and separate washer/dryer

HEATING

- Air-source heat pump heating system
- Mains pressure hot water storage

DECORATION

- Traditional plaster to walls and ceilings
- All walls and ceilings smooth painted
- All interior woodwork to be finished in satin smooth paint

FLOORING

- Wooden floors throughout downstairs except bathrooms

JOINERY

- Wooden staircases with wooden balustrade
- Multi panel internal doors. Contemporary chrome internal door furniture
- Decorative Skirting and Architrave
- Master bedrooms to have bespoke fitted wardrobes

WARRANTY

- 10 year structural warranty

Premium SPECIFICATION

BATHROOMS AND ENSUITES

- Contemporary white sanitary ware with chrome fittings to the cloakroom
- All bathrooms fully tiled and to include dual flush back to wall toilets & thermostatic showers
- Shaver sockets to all bathrooms
- All bathrooms to have chrome ladder towel radiators connected to the hot water system

ELECTRICAL

- Down lights throughout kitchen, bathroom and en-suites with chrome light switches
- Fully installed zoned intruder alarm system including motion sensor
- Mains wired and linked smoke alarms with battery back-up
- Cat 5 cabling and full fibre internet

EXTERNAL

- Turfing to rear gardens with planting as per landscape plan
- Indian sandstone or similar for patios and paths
- Two parking spaces per property
- Electric car charging points
- External lighting





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