



Moore's Road, Dorking

www.lussonewhomes.co.uk

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AWAITING IMAGES

DISCOVER DORKING THE JEWEL OF SURREY

"Nestled in the scenic Surrey Hills, Dorking is a picturesque town that seamlessly blends historic charm with modern convenience. Surrounded by the breathtaking Area of Outstanding Natural Beauty, Dorking offers a unique lifestyle that appeals to families, professionals and retirees alike."

THE CHARM OF DORKING

Renowned for its quintessential English village appeal, Dorking's town centre boasts a charming array of independent shops, cafes, and traditional pubs, all housed in beautifully preserved historic buildings.

The local market, held since medieval times, continues to be a vibrant hub for fresh produce and artisanal goods.





Exquisitely appointed

Each new home at Moores Road personifies Lusso New Homes exacting design standards. This compelling new development offers spacious, light and airy accommodation finished to the highest level.

Guarantee

All of our properties are built to the highest of standards and come with the reassurance of a 10 year guarantee.

Lusso New Homes is also an approved and registered house builder with ICW, to ensure your home is fully protected.



GROUND FLOOR PLANS
 Living Room - 14'4 (4.37) X 9'3 (2.82)
 Kitchen / Diner - 15'1 (4.61) X 13' (3.97)



FIRST FLOOR PLANS
 Principle Bedroom - 15'5 (4.71) X 13'3 (4.05)
 Bedroom 2 - 13'3 (4.05) X 11'5 (3.48)



SECOND FLOOR PLANS
 Bedroom 3 - 13'4 (4.06) X 10'1 (3.08)
 Bedroom 4 - 13'4 (4.06) X 11'5 (3.48)

Award Winning Pedegree

Excellence in Luxury Living: Multi Award
Winning Lusso New Homes has been building
Distinctive Residences Across Surrey Since 2005."



Photo of previously completed projects



DISCOVER YOUR NEW HOME

Welcome to Moores Road, Dorking, where we've crafted two highly specified semidetached houses that perfectly blend luxury with sustainability.

These homes are more than just residences; they are a statement of responsible living, designed with the future in mind.

Step into your new home that not only reflects your style and personality but also your commitment to the environment.

CUTTING-EDGE RENEWABLE ENERGY

Embracing modern technology and sustainability, each home is equipped with an advanced Air Source Heat Pump. This innovative renewable heating source ensures your home is warm and comfortable in the colder months, while significantly reducing your carbon footprint.

Additionally, the fan coil radiators in the bedrooms provide cooling during the hot summer months, ensuring year-round comfort for you and your

EXQUISITE CRAFTSMANSHIP WITH LOCAL CHARM

At the heart of these beautiful homes lies a commitment to using locally sourced timber. From the robust superstructure to the finely detailed kitchens, staircases, wardrobes, porch's, skirtings and architraves, every inch of these properties showcases the elegance and durability of responsibly sourced materials. The warmth of natural wood, meticulously crafted by local artisans, brings a unique charm and high quality that's evident throughout the homes.



SPECIFICATION

GENERAL SPECIFICATION

- Stair Case with Oak Newels and Hand Rail - Spindles painted in Light Grey
- Hand Painted Fire doors throughout
- Brushed chrome ironmongery
- Doors & Windows from locally sourced timber finished in Light Grey Satin
- Fitted wardrobes in wardrobes to bedrooms 1 & 2 & 3 finished in Light Grey Satin
- Additional Fitted Joinery on 1st Floor landings finished in Light Grey Satin
- Walls painted in a matt emulsion finish
- Woodwork painted in a white satin finish
- Smooth plastered ceilings

FLOORING

- Nomad Grey Porcelain 1200 x 200 to hallways, kitchen/dining & cloakrooms
- Luxurious carpets to living rooms, bedrooms, stairs & landings
- Classic Berlin Grey Matt Porcelain to 1st floor en-suite shower room
- Classic Berlin Ivory Matt Porcelain to 2nd floor bathrooms

HEATING & INSULATION

- Zoned, under floor heating to ground floors via Air Source Heat Pump Thermostatically controlled Fan Coiled radiators to first and second floors providing cooling function in the summer months
- Megaflo pressurised hot water systems

ELECTRICAL & LIGHTING

- Low voltage LED downlighters to kitchen/dining/family rooms, master bedrooms, bathrooms, en-suites and cloakrooms
- Brushed chrome light switches and sockets in the kitchens
- Feature wall lighting to the rear gardens
- Ring Camera Security Door bell systems

A RESPONSIBLE APPROACH TO CONSTRUCTION

Roofing Timbers, Staircases and other joinery packages were all sourced locally through Surrey Wood Products who responsibly sourced the raw materials from a 20 mile radius. At Lusso New Homes we prioritise locally sourced materials and local suppliers.

KITCHENS

- Bespoke hand built kitchens made just 9 miles away in Ottershaw, Surrey.
- Silestone quartz worktops and up stands
- Stainless-steel sink with chrome tap
- Stainless steel Bosch single oven
- Integrated Bosch fridge freezer
- Integrated Bosch dishwasher
- Under cabinet LED lighting

BATHROOMS, EN-SUITES & CLOAKROOMS

- Bathroom design by Porcelanosa
- White sanitary-ware including wall hung WCs, baths and sinks
- Low profile shower trays with glass enclosure
- Dansini Mido vanity unit with undermounted basin
- Hansgrohe Rebris Taps
- Hansgrohe Crometta Overhead Shower Head - Chrome
- Full height Porcelain wall tiling to bath and shower areas

- Large format fitted mirrors with LED lighting
- Richmond Thermostatic heated towel rails - Chrome
- Britton Cleargreen bath with Hansgrohe taps, shower bar and wall shower outlet

EXTERNAL

- Professionally landscaped grounds with raised planting beds and ash cladding
- External lighting to each property
- Rear gardens laid with artificial lawns
- Paved Patios .

YOUR PEACE OF MIND

The homes at Moores Road, Dorking will come with an ICW 10 year warranty

The ICW Consumer Code is certified by the Chartered Trading Standards Institute.

More information including details of the consumer code are available upon request.

KEY AREAS

SHOPPING

- 1 Waitrose & Partners
- 2 St Martin's Walk Shopping Centre

PUBS & RESTAURANTS

- 3 Sorrell Restaurant
- 4 Rialto Lounge
- 5 Turkuaz Restaurant
- 6 The Queens Head

ENTERTAINMENT & PLACES TO VISIT

- 7 Dorking Halls (Theatre)
- 8 Denbies Vineyards
- 9 Silent Pool (Albury)
- 10 Box Hill
- 11 Betchworth Park Golf Course
- 12 Dorking Sports Centre

SCHOOLS

- 13 The Aschombe School
- 14 The Priory Cof E School
- 15 Box Hill School
- 16 Powell Corderoy Primary School
- 17 Dorking Nursery School



THE CROFT & THE BRAMBLES
MOORES ROAD
DORKING, SURREY



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