



WG

WESTBROOK GROVE





Westbrook Grove, Elstead

A boutique woodland development of bespoke three-bedroom homes, thoughtfully crafted for modern living in one of Surrey's most sought-after villages.

This of just four refined three-bedroom homes, combining considered Surrey architecture with top class energy systems and interior specification. Westbrook Grove delivers high-comfort living with low running costs and timeless design.

Westbrook Grove sits quietly within mature tree lines and a protected landscape approach, offering privacy, green outlooks and a genuine sense of retreat. This is not a large suburban estate but a limited collection designed with intention, balance and specification at its core. Each home features:

- Premium kitchen design with high-level integrated appliances
- Boutique hotel-style bathrooms with designer brassware and concealed systems
- Contemporary carpentry, skirting and architrave detailing
- Private Driveways
- Underfloor heating to the ground floor
- Fully electric specification with no gas
- EV charging
- Air Source Heat Pump heating
- Wifi control UFH

This is elevated new build design with the warm interiors, clever layouts, effortless maintenance and the long-term running efficiencies that buyers now expect.

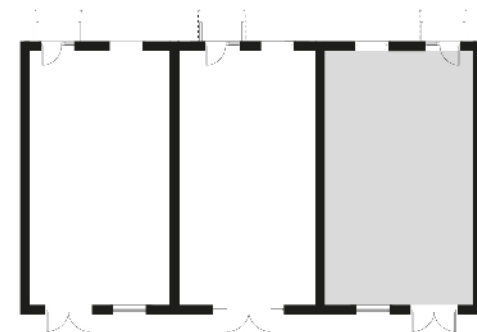
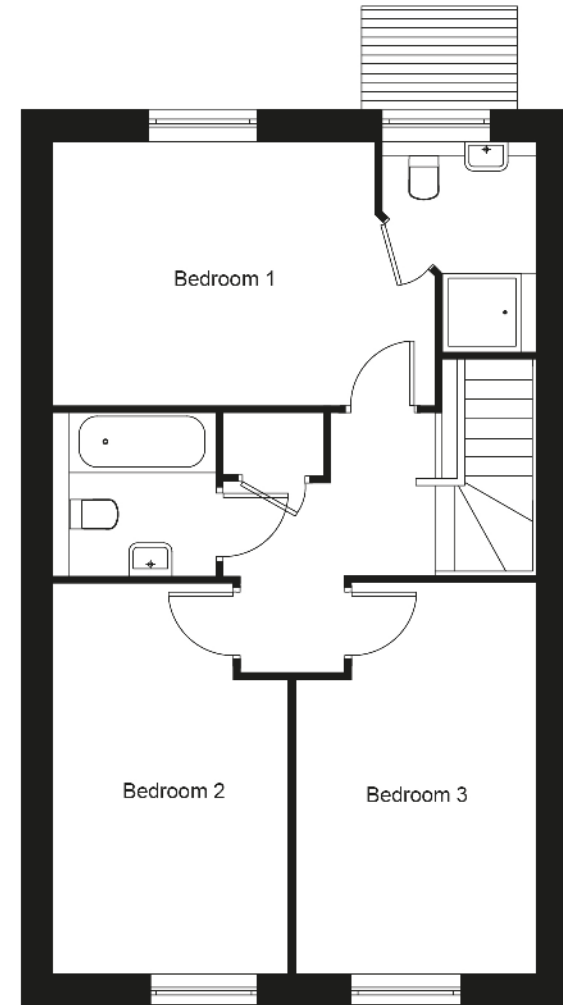
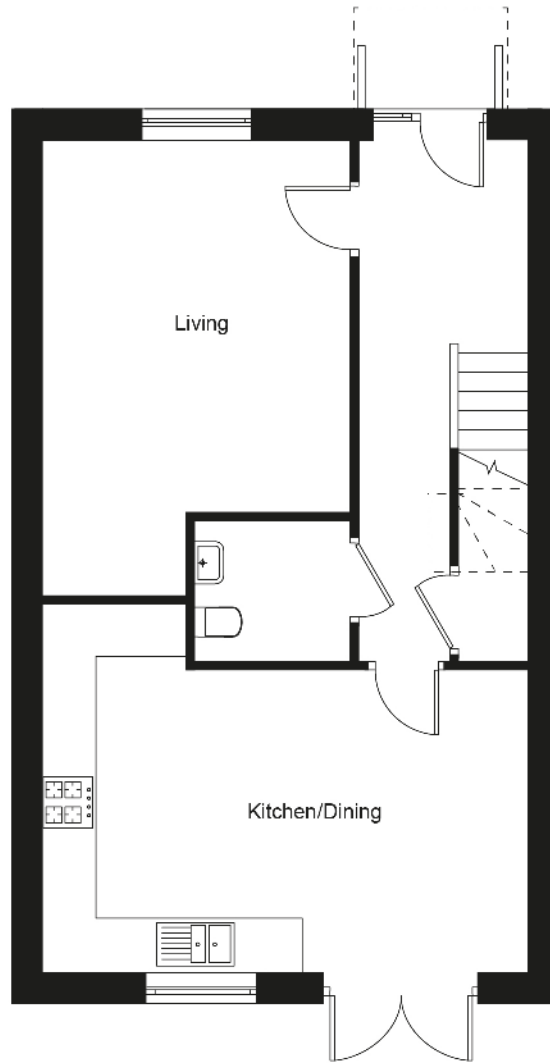


Seymours
LAND & NEW HOMES



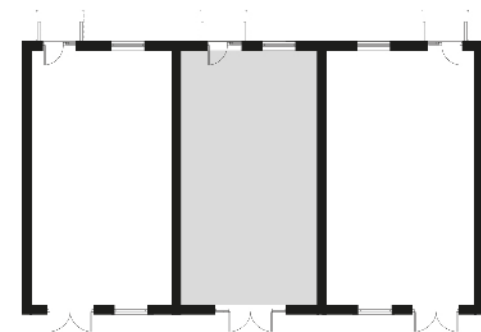
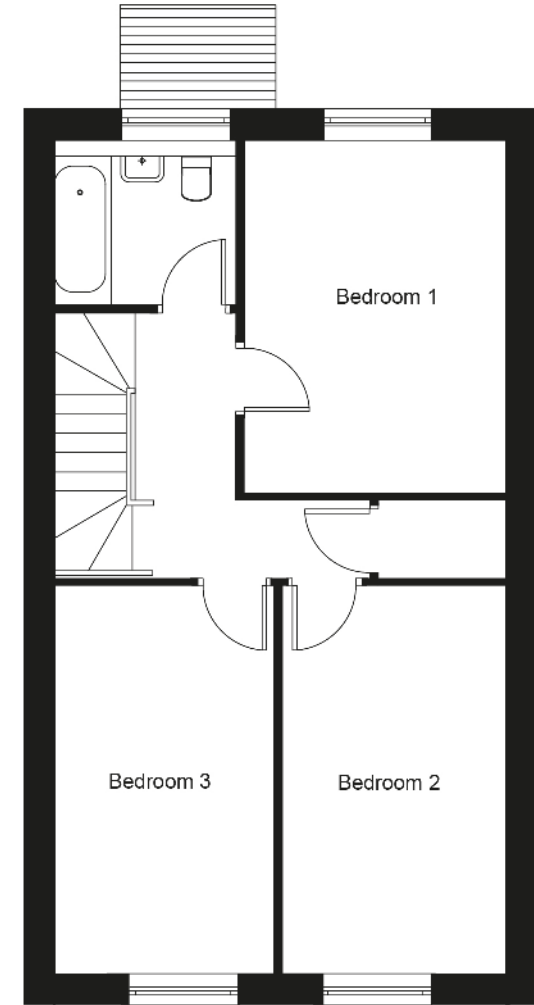
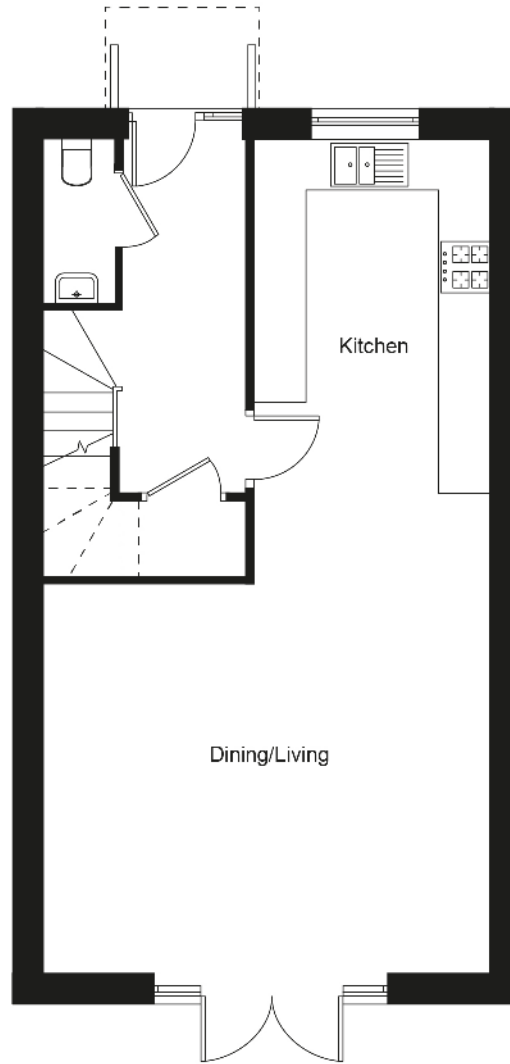


Plot 1:
End of terrace



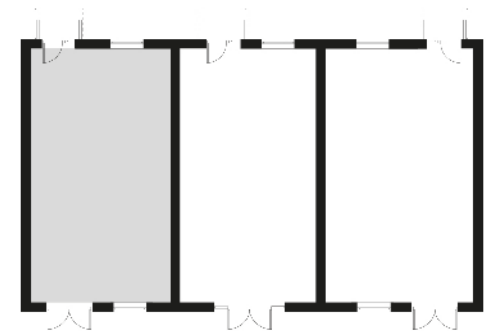
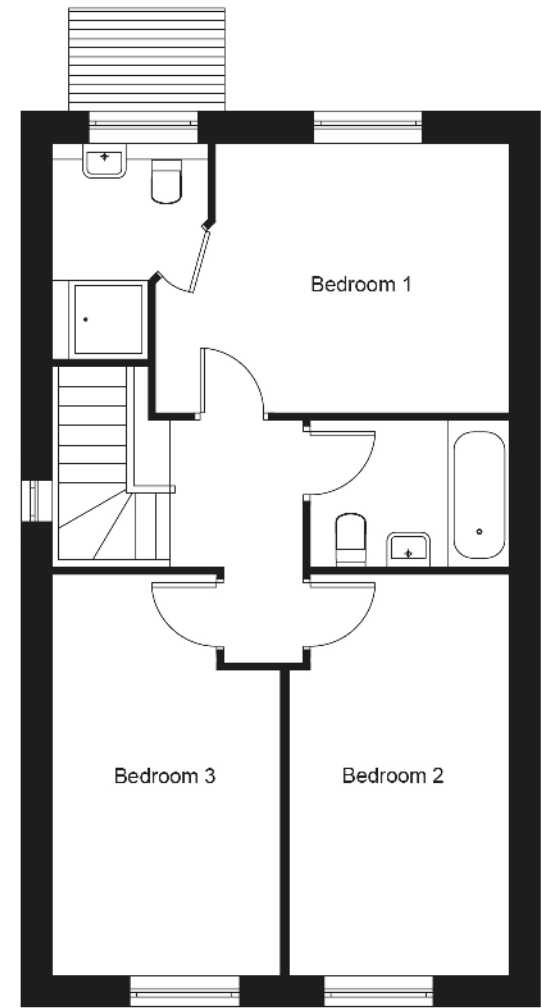
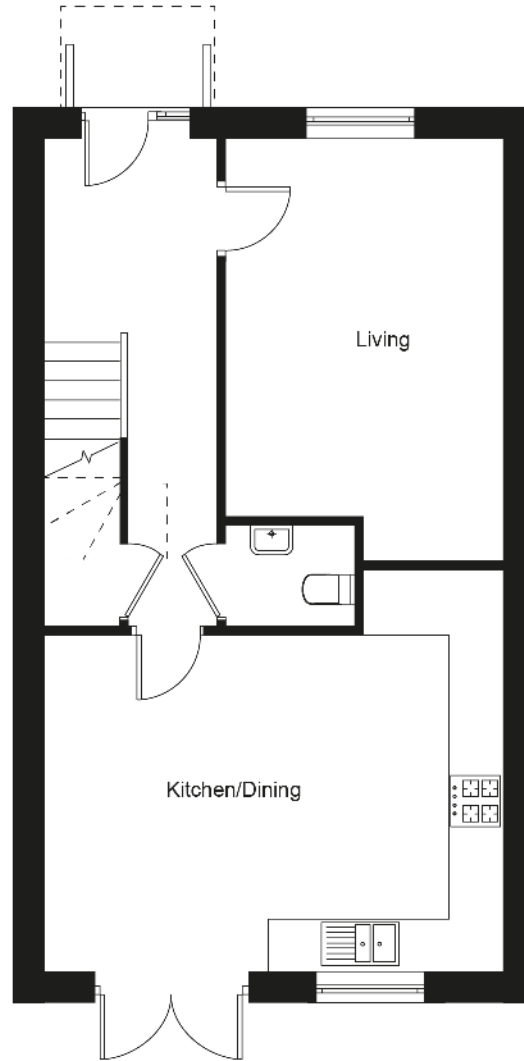
TIA	109.8sq m / 1182sq ft	
Kitchen/Dining	5.70m x 4.26m	(18'7" x 13'9")
Living	3.65m x 4.37m	(11'9" x 14'3")
Bedroom 1	4.54m x 3.01m	(14'8" x 9'8")
Bedroom 2	2.85m x 4.56m	(9'3" x 14'9")
Bedroom 3	2.78m x 4.52m	(9'1" x 14'8")

Plot 2: Mid-terrace



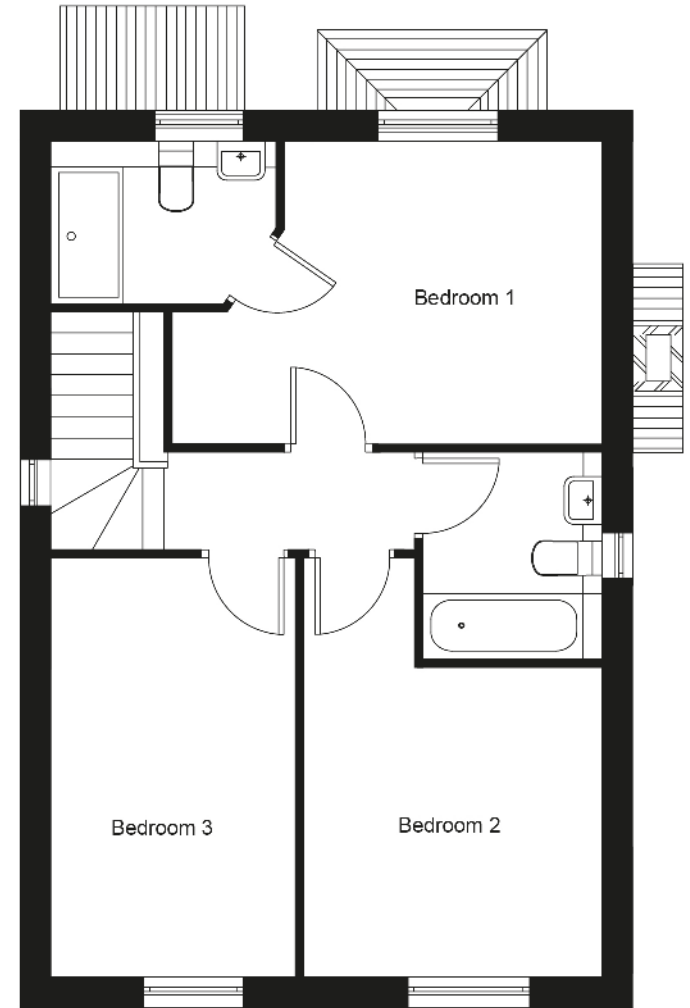
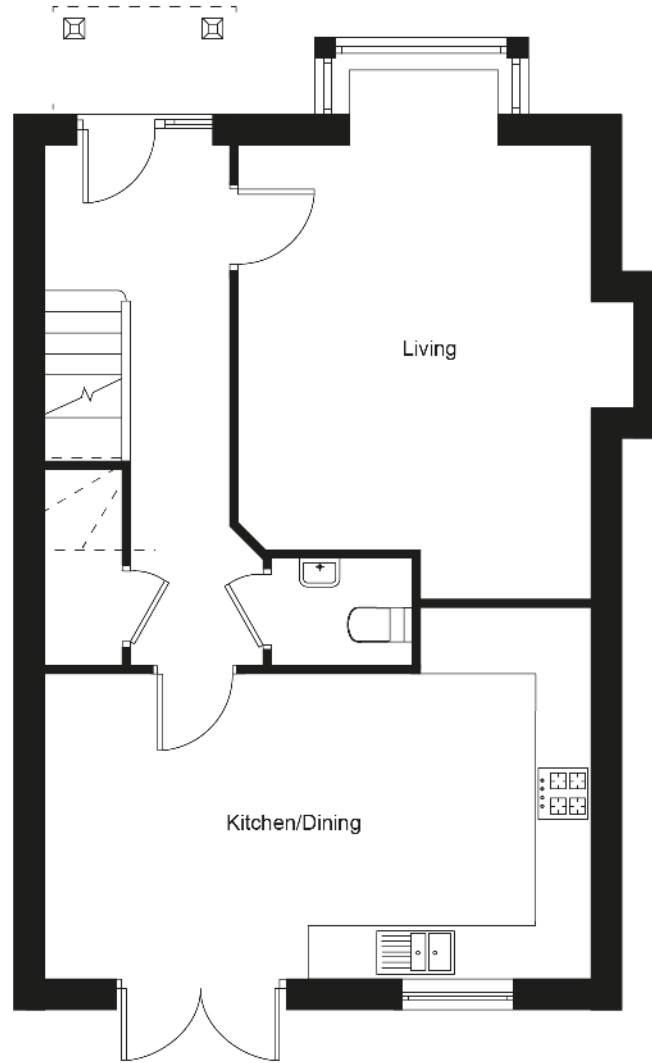
TIA	104.2sq m / 1122sq ft	
Kitchen/Dining/Living	5.36m x 9.85m	(17'5" x 32'3")
Bedroom 1	3.1m x 4.12m	(10'1" x 13'5")
Bedroom 2	2.59m x 4.53m	(8'4" x 14'8")
Bedroom 3	2.61m x 4.49m	(8'5" x 14'7")

Plot 3: End of Terrace



TIA	104.2sq m / 1122sq ft	
Kitchen/Dining	5.28m x 4.63m	(17'3" x 15'2")
Living	3.21m x 4.96m	(10'5" x 16'2")
Bedroom 1	4.1m x 3.16m	(13'4" x 10'3")
Bedroom 2	2.55m x 4.66m	(8'3" x 15'2")
Bedroom 3	2.70m x 4.69m	(8'8" x 15'3")

Plot 4: Detached



TIA	107.3sq m / 1156sq ft	
Kitchen/Dining	5.88m x 3.90m	(19'2" x 12'7")
Living	4.22m x 5.64m	(13'8" x 18'5")
Bedroom 1	4.62m x 3.20m	(15'1" x 10'4")
Bedroom 2	3.28m x 4.61m	(10'7" x 15'1")
Bedroom 3	2.61m x 4.51m	(8'5" x 14'7")

Westbrook Grove, Elstead

Every home at Westbrook Grove has been finished with care and consideration, achieving a consistent level of refinement throughout. The kitchens present a timeless shaker style, elevated by clean contemporary lines. Integrated appliances sit seamlessly within the cabinetry, while work surfaces in Silestone offer both durability and visual warmth. An induction hob and discreet extractor complete the space, ensuring practical performance without visual intrusion.

Bathrooms and cloakrooms follow a boutique hotel influence, refined with elegant brassware, heated rails and concealed cistern systems. Carefully selected tile schemes introduce tone and texture, while statement mirrors and coordinated lighting create depth and harmony across each room.

Living spaces have been designed for comfort and simplicity. Underfloor heating provides an uninterrupted ambient warmth and allows for uncluttered wall lines. Generous glazing draws natural light across the ground floor, while hardwearing flooring choices provide lasting style for family living, pets and everyday routines.

Across all four homes, the three bedrooms are thoughtfully proportioned. Each includes room for both furniture placement and circulation, with the primary bedroom benefitting from its own private en-suite. The remaining rooms lend themselves to guest accommodation, nursery setups or an ideal home office for hybrid working.

The development comprises four distinct plots, each with its own advantage. Plot 1 is a semi-detached home positioned at the end of the terrace, enjoying enhanced natural light. Plots 2 and 3 both offer 1122 sq ft, with Plot 3 benefitting from a wider garden footprint. Plot 4 stands alone as the detached signature home, providing 1156 sq ft and a notably generous ground-floor living arrangement perfect for entertaining or flexible furniture layouts.

Specification

Kitchen

- Premium Cream Shaker style base units
- Premium Cream Shaker style wall units with stainless steel rails.
- Soft close units throughout
- Recessed LED downlights under wall units
- White stone worktop and upstand
- White glass splashbacks behind Induction Hobs
- Single bowl composite sink in white with chrome swan neck mixer tap
- A rated Bosch Single Oven
- Induction Hob
- Elica Extractor
- A rated Integrated Dishwasher,
- A rated Integrated Fridge Freezer
- Integrated or freestanding Washer/Dryer. Please ask your Sales Advisor for plot specific details.

Heating

- Under floor heating to ground floor
- Wet rads to top floor

Lighting

- Recessed low energy LED spotlights

Decoration

- Walls to all areas painted in Dulux Super Matt White
- White matt emulsion to ceilings
- White Satinwood woodwork

Flooring

- Karndean Limed Oak Herringbone finish manufactured wood to kitchen & living area
- Cream carpet to bedrooms Heavy wear Fusion Bac premium carpet to bedrooms
- White Onyx floor and wall tiles to bathrooms

Electrical

- White concealed sockets and light fittings
- USB to high level sockets
- Pre-wired for fibre broadband

Bath/shower rooms

- Vanity unit with integrated basin
- Push button flush toilet with soft close seat
- Heated towel rail

Joinery

- White Ely premium panel internal doors with brushed nickel handles

Parking

- 2 x parking spaces per house
- Secure bike store

Discover the Local Area

Elstead is a classic Surrey village, appreciated for its gentle pace, open landscapes and strong sense of community. Located just to the west of Godalming and within easy reach of Guildford, it offers rare balance: countryside calm paired with genuine convenience and a smooth commuting reach.

Daily life is supported by independent cafés, a village bakery, welcoming pubs and well-equipped local stores. Godalming provides boutique shopping and a Waitrose, while Guildford extends the offering with theatres, galleries and major retail, ensuring everything from everyday essentials to weekend indulgences is comfortably close.

For travel, the village is well placed. Road connections to the A3 and wider London corridors are direct, while nearby rail stations at Milford, Farnham and Godalming offer regular services to Waterloo. Both Heathrow and Gatwick can be reached without complication, opening routes for business and travel alike.

The surrounding landscape is one of Elstead's greatest charms. Bordering the River Wey and set against sweeping heathland, the area presents miles of walking paths, hidden woodland tracks, cycling routes and nature reserves. Weekends take shape naturally: riverside coffee strolls, Pilates at local studios, unhurried pub lunches or an evening wander through quiet tree-lined trails.

Elstead delivers a way of living that feels both grounded and uplifting — a place where scenery, village rhythm and everyday practicality meet effortlessly.





Seymours

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