



KIDBROOK

Ockford Road, Godalming GU7 1RF



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An exclusive development of three four-bedroom luxury homes
in a highly desirable location in the sought after town of Godalming.



SPECIFICATION

KITCHEN

Exceptional 'Wooden Heart' of Weybridge units
 Silestone worktop and upstands
 Siemens integrated oven and microwave
 Siemens induction vented hob
 Siemens fully integrated dishwasher
 Siemens integrated fridge-freezer
 Bosch washing machine to Utility
 Bosch tumble dryer to Utility
 Silestone worktop to Utility
 4-in-1 hot tap
 Wine cooler and wine chiller

BATHROOMS AND EN SUITES

Designer sanitaryware by Roca
 Exceptional chrome fittings from Hansgrohe
 Designer floor and wall tiling by Porcelanosa
 Contemporary chrome towel radiators
 Full-height tiling around shower enclosure
 Mirror fully fitted
 LED recessed downlighters
 Shaver point fully fitted
 Thermostatically-controlled Hansgrohe shower



SPECIFICATION

ELECTRICAL

Pendants to bedrooms
Mains smoke alarm with battery back-up
TV points to all main rooms
Doorbell to front door

ENVIRONMENTAL FEATURES

Energy-efficient boiler
Energy-efficient appliances ('A' rated where possible)
Energy-efficient LED light fittings (selected rooms)

INTERNAL

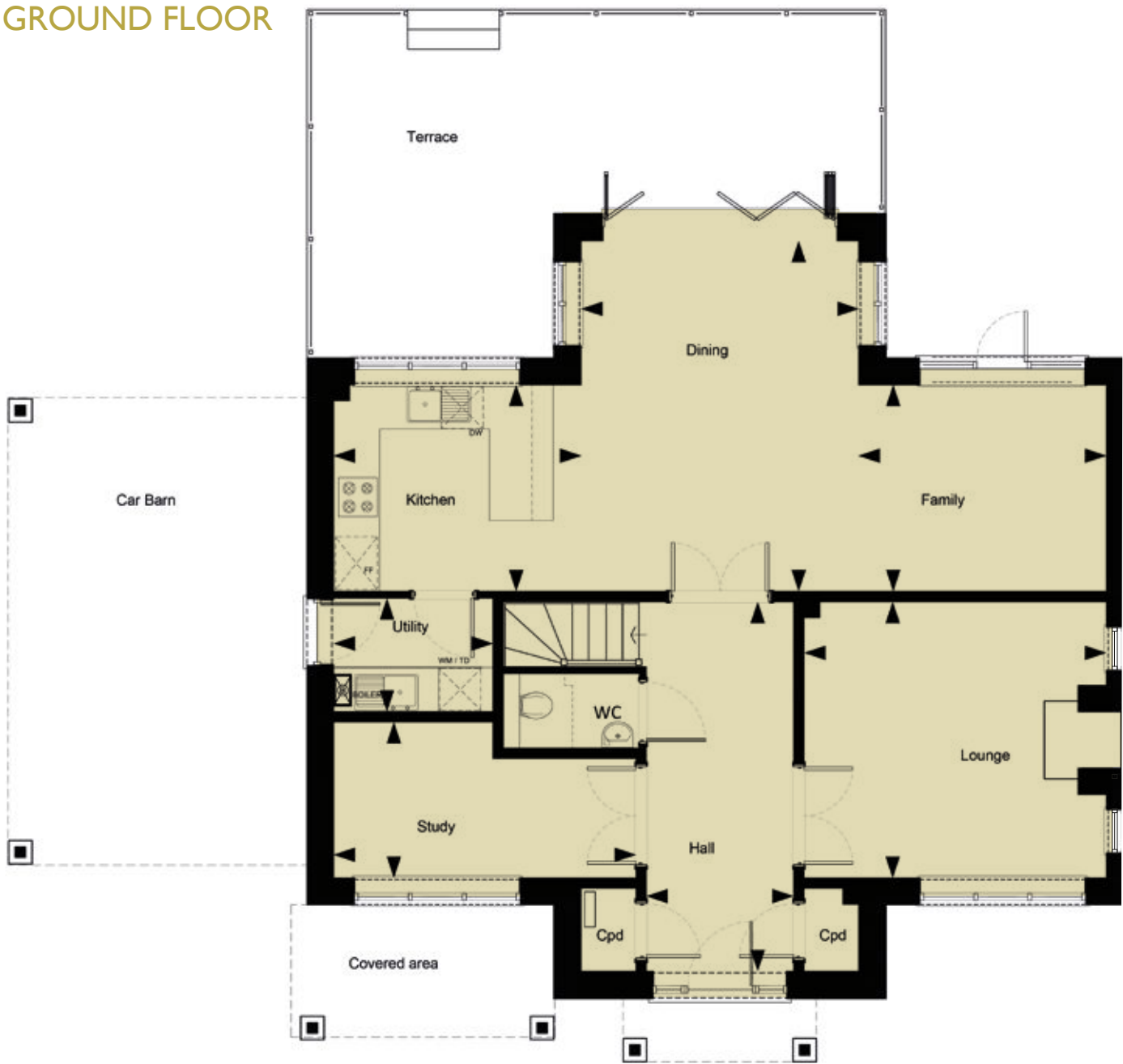
Underfloor heating to ground and radiators to first floor
Chrome door furniture
All walls and ceilings finished smooth: Dulux matt emulsion
Timber engineered staircase with hand rail
Oak-engineered wood flooring to downstairs
Bi-fold door to kitchen/dining/family room

EXTERNAL

Planting to front and turfing to the rear
Weatherproof electric power point to rear
Outside tap to rear
Contemporary light fittings to front and rear
Tegula block-paving to parking area
Car charger



GROUND FLOOR



DIMENSIONS

KITCHEN	3500 x 2925	11'5" x 9'6"
DINING	4950 x 3925	16'2" x 12'10"
FAMILY	3500 x 2925	11'5" x 9'6"
LOUNGE	4275 x 3900	14'0" x 12'9"
STUDY	4275 x 2200	14'0" x 7'2"
UTILITY	2250 x 1600	7'4" x 5'3"



FIRST FLOOR



DIMENSIONS

BEDROOM 1	5000 x 3925	16'4" x 12'10" (max)
DRESSING	2300 x 2225	7'6" x 7'4"
BEDROOM 2	2850 x 2550	9'4" x 8'4"
BEDROOM 3	4000 x 2475	13'1" x 8'1"
BEDROOM 4	2575 x 2300	8'5" x 7'6"
STUDY/SNUG	3925 x 1925	12'10"x 6'4"





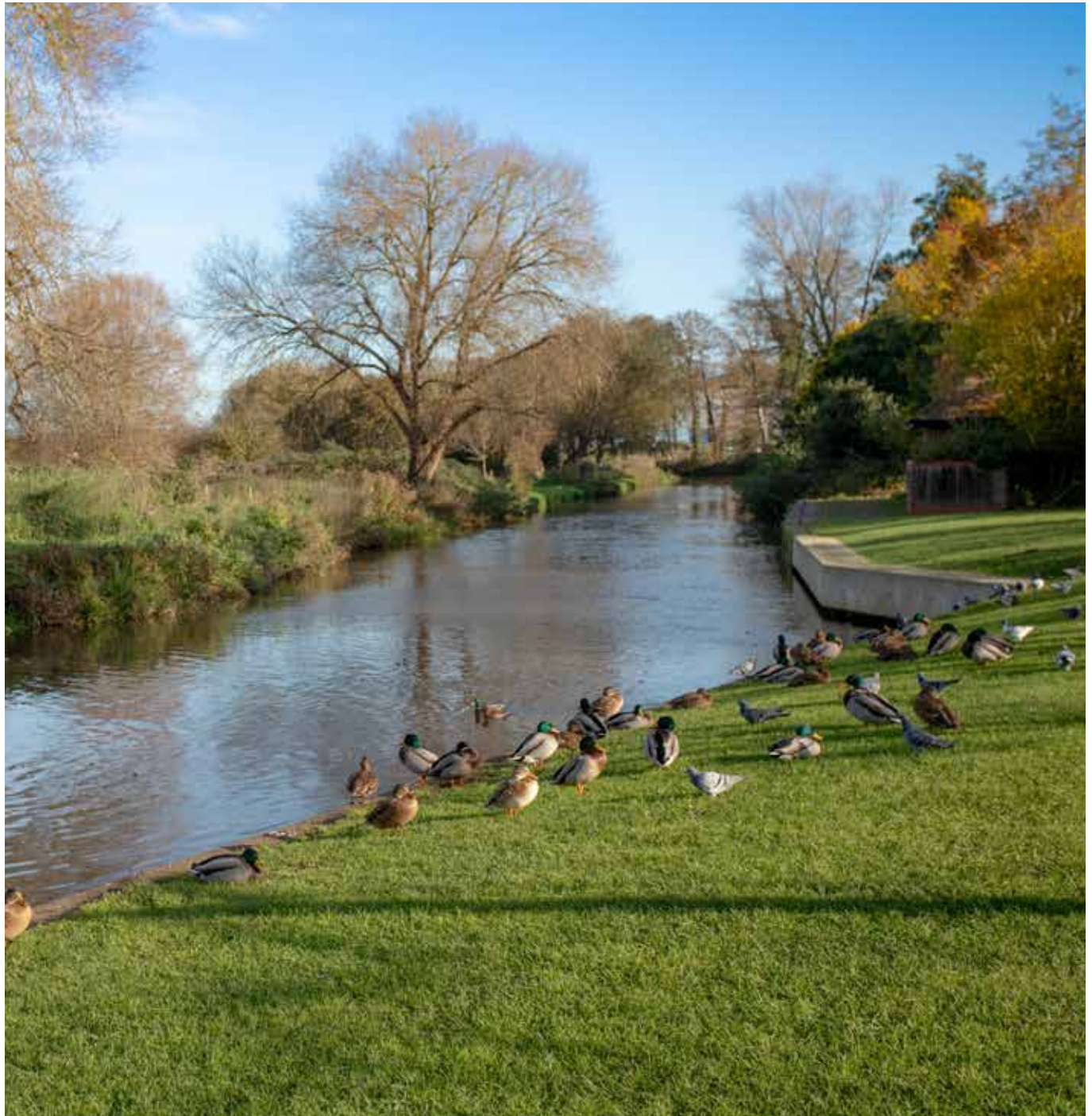
SITUATION

A collection of three beautifully appointed four-bedroom luxury family homes situated in Godalming. This bespoke development enjoys privacy and seclusion whilst benefitting from the convenience of being close to the Town Centre and excellent road and rail links.

There is a superb choice of boutiques, shops, and services in Godalming. For a more extensive range of shopping, sporting and leisure facilities, the Cathedral town of Guildford lies only a few miles away offering a comprehensive range of high street shopping, leisure, and cultural amenities. These include a variety of restaurants, two theatres, multiplex cinema, clubs and bars, the G-Live event venue, and the Spectrum Sports Centre.

Godalming benefits from excellent communications. The main A3 trunk road provides a direct route to London and Portsmouth connecting with the M25 interchange at Wisley for access to the airports and the national motorway network. Rail communications are also good with main line stations at Godalming, Farncombe and Guildford offering fast and frequent services into London. Godalming station 0.1 miles (London Waterloo from 42 minutes or 39 minutes on the return journey), A3 2.28 miles, Guildford 4.5 miles (all times and distances are approximate).

Schools are excellent in the vicinity including St Catherine's in Bramley, the Royal Grammar School and Guildford High School in Guildford as well as closer to home, Charterhouse, Prior's Field, St Hilary's and Godalming Sixth Form College.





Ideally located, with access to A3 and London.



These particulars are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. Plans are not drawn to scale, the descriptions, distances and all other information are believed to be correct, but their accuracy is in no way guaranteed.

KIDBROOK

Kidbrook homes is a privately owned residential developer. We are passionate about creating different and exclusive living spaces. Even before we have acquired new land for development, the customer is considered our central focus.

At Kidbrook we recognise that first class quality is an essential ingredient to our successful formula. We expect and encourage discerning customers, safe in the knowledge that our new homes are exceptional. Our confidence is underwritten by our own two year warranty and backed by a 10 year warranty.

We believe the greater attention to fine details sets us apart. Our superior homes blend effortlessly with their surroundings and are designed specifically for each development. This means they are individual and special, just like our customers.

Exceptional specification and material choice is the key to delivering high levels of quality within our homes. The tailored specifying process considers only high class products to be proud of. Material and architectural choices are bespoke to each of our exclusive developments ensuring we draw from our past whilst looking to the future.

Our top quality homes are built traditionally by experts to the latest Building Regulations. Where possible, we also include environmentally friendly green elements, such as A rated appliances, dual flush WC systems and low energy lighting. In essence we invite you to share our discerning passion for space and exclusivity.

Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness. Because the scheme is in the course of construction, we must reserve the right to alter the specifications without notice and substitute materials, equipment or fittings of a similar quality.



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