



Marlborough House & Wellington House

WEYBRIDGE · SURREY



External: Computer Generated Image

Internal: Indicative images taken from a previous L&A Life Development



Two magnificent new family residences, in a private road in Weybridge, within walking distance of the station and close to many local excellent schools. Extending to 3,300 sq ft and set on secluded plots backing onto St. George's Hill Golf Course, these wonderful homes exude luxury with premium finishes throughout.



L&A Life designs bespoke homes in the most exclusive areas of Surrey, Berkshire and London.



Each house has five excellent sized double bedrooms and a media room. The master bedroom has views over the garden and out to the golf course, with a large walk-in dressing area, and sumptuous en-suite bathroom with double sinks, walk-in shower and bath. Two further bedrooms have en-suites, and there is a family bathroom.



The luxurious finish includes a bespoke Shaker style kitchen with Siemens integrated appliances, mood lighting throughout, and a drawing room with a coffered ceiling, panelling and limestone fireplace.



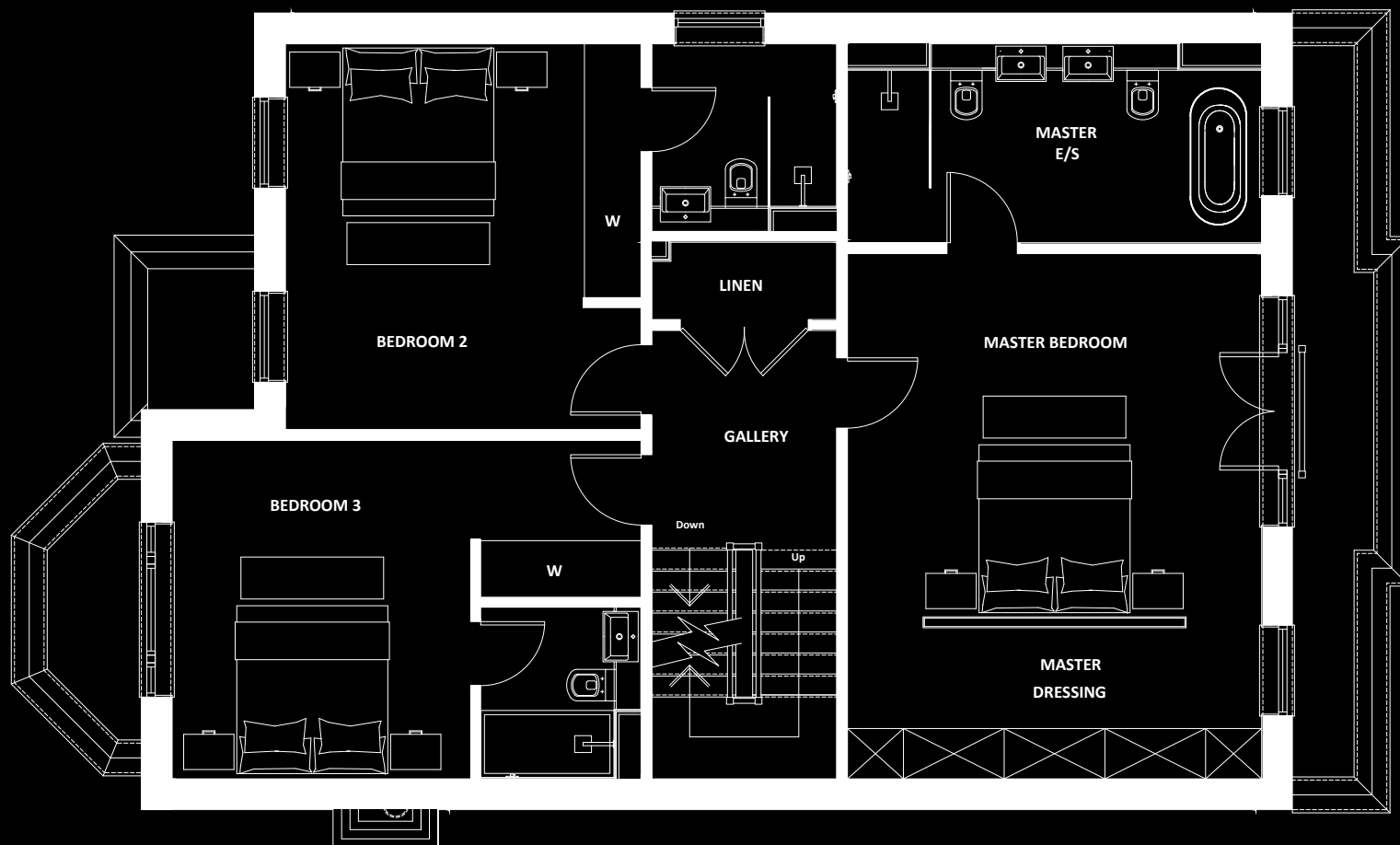
The ground floor includes a beautiful bay windowed drawing room, a study and utility room, and a large kitchen / dining / family room across the back of the house with bi-fold doors leading to a landscaped garden with views overlooking St. George's Hill Golf Course.



Ground Floor 1,339 Sq Ft (internal)

Not to scale

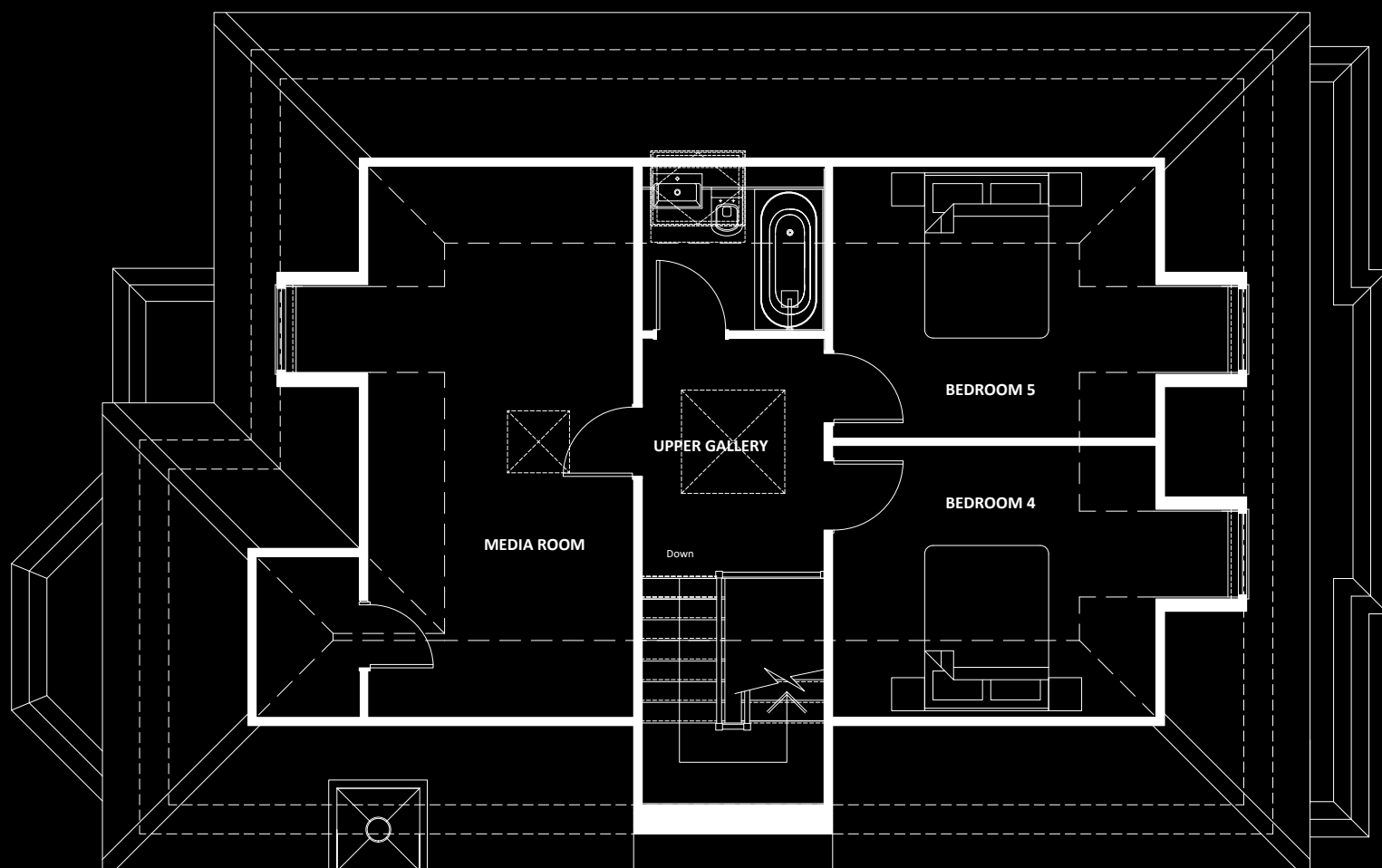
Kitchen/Dining Room	29' x 19'7"	(8.84m x 5.97m)
Sitting Room	18'1" x 13'4"	(5.51m x 4.06m)
Study	8'9" x 8'2"	(2.67m x 2.49m)



First Floor 1,188 Sq Ft (internal)

Not to scale

Bedroom 1	20'8" x 16'3"	(6.30m x 4.95m)
Bedroom 2	15'2" x 14'1"	(4.62m x 4.29m)
Bedroom 3	13'3" x 11'7"	(4.06m x 3.53m)



Second Floor 773 Sq Ft (internal)

Not to scale

Bedroom 4	12'8" x 10'8"	(3.86m x 3.25m)
Bedroom 5	12'8" x 10'8"	(3.86m x 3.25m)
Media Room	21'9" x 10'5"	(6.63m x 3.18m)

Specification

KITCHEN & UTILITY ROOM

- A Shaker style kitchen, crafted by Beckermann in a painted finish. Quartz surfaces and integrated breakfast bar.
- Quooker tap providing hot, cold and boiling water.
- Stainless steel appliances from Siemens including microwave oven, warming drawer and dishwasher.
- Large range oven with two ovens and gas hob.
- Integrated wine cooler.
- Additional fridge/freezer installed in utility.

BATHROOMS

- Sanitary ware from Villeroy and Boch with Crosswater taps.
- Free-standing bath in master en-suite.
- Large walk in shower behind a bespoke glass screen in master en-suite.
- Wet room style showers to en-suite 2 and 3.
- Mosaic detailing and tiling individually designed to each bathroom.
- Further bathroom with free-standing bath on second floor.

INTERNAL FINISHES

- Magnificent hand finished staircase in a mix of oak and paint finish.
- Hand painted internal panel doors with double doors to Drawing Room and Kitchen.
- Porcelain floor to entire ground floor.
- Luxury carpet to all other rooms.
- Marble Hill glass fronted feature gas fireplace in Drawing Room with limestone surround with wiring for television above.
- Limestone fire surround and hearth fitted to Drawing Room with log basket and gas fire.
- Bespoke fully fitted wardrobes to Dressing Room in Master Bedroom and bedrooms 2 and 3.
- Extensive use of decorative cornice.

SECURITY

- NACOSS approved hardwired burglar alarm with facility for connection to central monitoring station.
- Alarm control panels provided on ground and first floor.
- Mains fire alarm system.
- Multi-point locking to all external doors.
- Daylight sensitive lights to front of the house and security floodlights to front and rear or property.

PLUMBING & HEATING

- Condensing gas fired boiler providing heating and hot water.
- Under floor heating throughout ground and first floors with independent programmable thermostats to each area.
- Pressurised hot water storage tank feeding the baths and showers.
- Pumped secondary hot water circuit to prevent hot water lag to taps.
- Water softener.
- External taps to side of house.

ELECTRICAL & LIGHTING

- Comprehensive lighting design including a light-wave system, providing flexible mood lighting throughout.
- Prewired for video, sound and Sky distribution to all principle areas of the house including home cinema in the Recreation room.
- Pre-installed digital television and Sky dish.
- Cat 5e cabling for telephone and computer services.
- Low energy LED lights throughout.
- External power sockets to porch and patio area.

The particulars within this brochure 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. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness.







Weybridge is a popular and sought after location in Surrey, offering a busy and thriving town centre with a host of boutique and high street stores, Waitrose and a selection of restaurants, bars and cafes. Combine this with the picturesque surroundings of the River Thames and extensive leisure and recreational facilities, it offers the best of both worlds.

Being just 23 miles from Central London you have direct access to London Waterloo from Weybridge Station in around 30 minutes, the A3 and M25 are within 5 miles giving you access to Heathrow and Gatwick airport. There are a multitude of cultural and leisure activities in the surrounding area which include – Brooklands Museum, David Lloyd Centre, Mercedes Benz World, Everyman Cinema, Woking and Guildford Theatre, Hampton Court Palace, Weybridge Cricket Club, various golf clubs, Sandown Racecourse, riverside walks and if you go a little bit further afield you have the majestic walks and views from the Surrey Hills.

Renowned for its excellent state and private senior schools, Weybridge is also well catered for with junior and pre-schools all of which have excellent Ofsted reports.



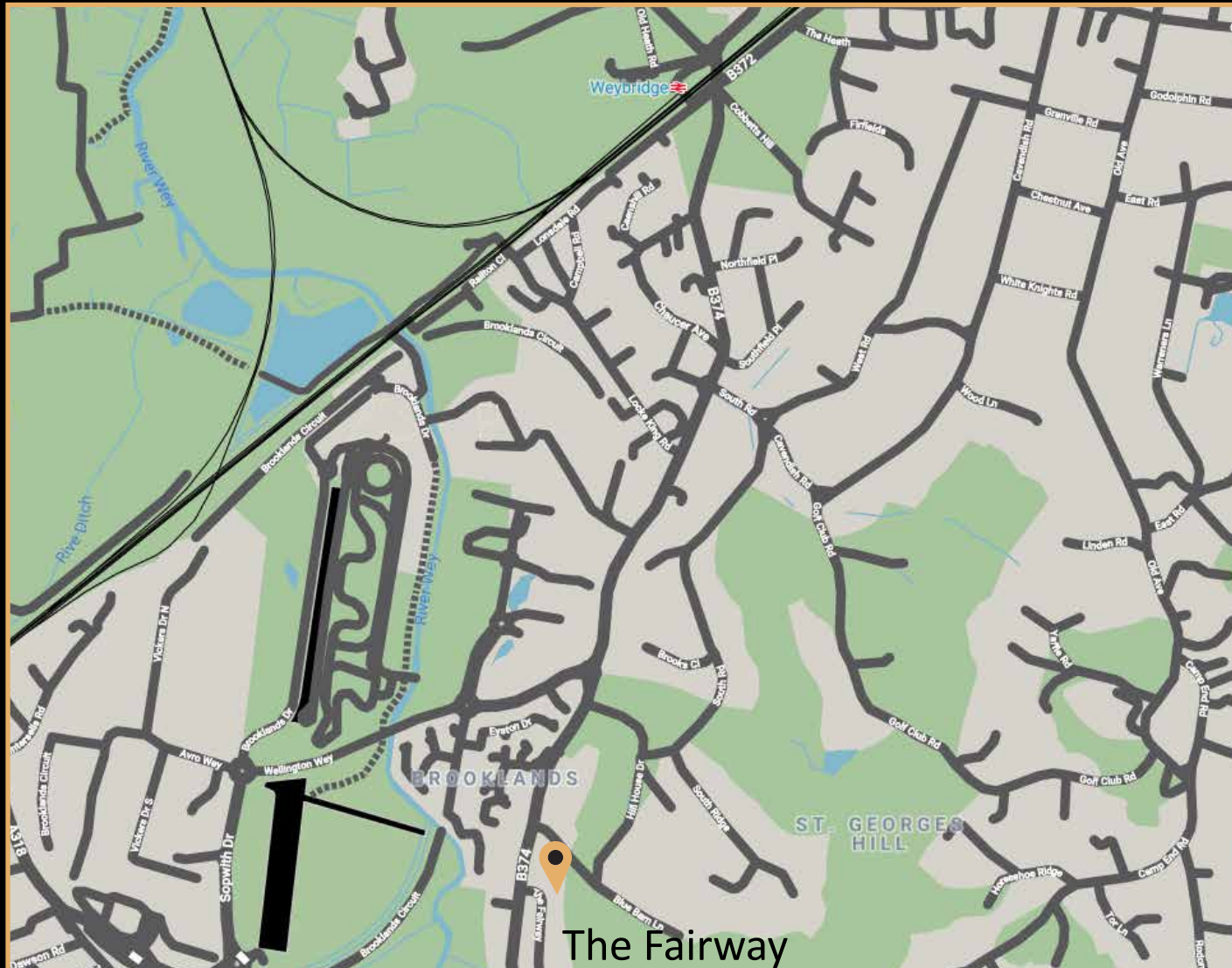
BY ROAD

- 0.3 miles - David Lloyd Centre
- 1 mile - Brooklands Shopping & Mercedes World
- 1 mile - Weybridge Station
- 1 mile - St George's Hill Golf Club
- 2 miles - A3 Junction 11
- 2 miles - Weybridge Town Centre
- 3 miles - M25 Junction 10
- 12 miles - Heathrow Airport
- 23 miles - Central London
- 27 miles - Gatwick Airport



BY RAIL

Guildford	Weybridge	Surbiton	Clapham Junction	London Waterloo
●	●	●	●	●
20 mins		15 mins	25 mins	30 mins



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CURCHODS

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