



BELMONT COURT

BOOKHAM, SURREY



CONCEPT DEVELOPMENTS

MODERN LIVING IN IDYLIC SURROUNDINGS

Belmont Court is an exclusive development of just seven elegant new homes in the idyllic setting of Bookham, Surrey. Situated between the towns of Leatherhead and Guildford, Bookham is surrounded by beautiful common land and at Little Bookham you have Bookham railway station, with excellent links to London and the coast.

These homes have been carefully designed to blend perfectly with the local surroundings. To achieve this, we've worked closely with our dedicated interior design company, Concept Interiors. The end result is a pleasing

mix of subtle yet modern tones running through each property. Step inside and you'll find light and airy living spaces, striking fixtures and fittings, along with a superb quality finish.

This beautiful collection promises everything you want from your home – and the very best of this stunning location.

All properties have a 10-year Warranty.



INSPIRE | DESIGN | BUILD

AN ENVIABLE LIFESTYLE WITH TRADITIONAL CHARM

Bookham is ideally situated for enjoying Surrey's charming countryside, with the Surrey Hills right on your doorstep – a favourite with walkers and cyclists. The area offers a wealth of National Trust places of historic interest and natural beauty, along with Box Hill for breathtaking views. An historic place, Bookham Common was mentioned in the Domesday Book and is home to the Edwardian estate of Polesden Lacey, which dates back to the 17th century. Here, you can explore the opulent rooms and gardens that were once graced with royalty.



Bookham is surrounded by a plethora of similar villages and towns, including Effingham, East and West Horsley, Fetcham and East and West Clandon. The towns of Guildford and Leatherhead are within easy reach, offering an abundance of shops, activities and facilities including many golf courses and a variety of leisure pursuits for all ages and interests.

There are two very successful primary schools in the village; Eastwick Junior and The Dawnay School, which make it a very sought after location for families. There are also three infant schools in Great Bookham; The Polesden Lacey School, Eastwick Infant School and The Dawnay Infant, whilst older pupils are served by the Howard of Effingham School in Leatherhead or one of the many independent schools close at hand.

The successful primary and secondary schools, bustling village high street and surrounding commons create a thriving community. There are a variety of traditional shops, banks, gastro pubs and small supermarkets in the village, which also has associations with a vast number of local societies and clubs that are inclusive of all interests and abilities, including tennis, cricket, rugby and horse riding – establishing a much sought after village lifestyle.

The M25 and A3 are close by, providing excellent routes to London and the coast, along with links to London's two main airports. Bookham and Leatherhead railway stations offer frequent trains to London making for an easy commute without comprising on rural, welcoming, picturesque living.

HEATHROW AIRPORT: 28 minutes

GATWICK AIRPORT: 30 minutes

LONDON WATERLOO: 52 minutes

EASY ACCESS TO: M25 and The Surrey Hills



RHS Wisley Gardens



Guildford



Houses of Parliament



WELCOME TO YOUR NEW HOME

THE BEAUTY IS IN THE DETAIL AT BELMONT COURT

As you approach Belmont Court via the tree lined roads of Bookham, you can't help but notice the stunning four bedroom property at the entrance, and nestled further within the development are six elegant three and four bedroom bungalows.

The finish throughout all the properties is exceptional, from flooring and lighting to kitchens and bathrooms. All of these homes boast large bi-folding doors that open onto the landscaped gardens – bringing the outside in – so that you can enjoy the garden to the full. Each property has 'dusk till dawn' sensor lighting to welcome you home, private driveways and Plots 1, 2, 5 and 6 also have individual garaging.

The traditional brick and block construction lends a timeless and elegant solidity to the properties, as well as excellent sound proofing for privacy, with the added benefit of high security double glazed windows throughout. There is a delicate balance between the

living spaces, with an open plan living area which flows seamlessly into the kitchen, while Plot 1 also benefits from a separate living room, providing the perfect space for formal entertaining or a cosy night in.

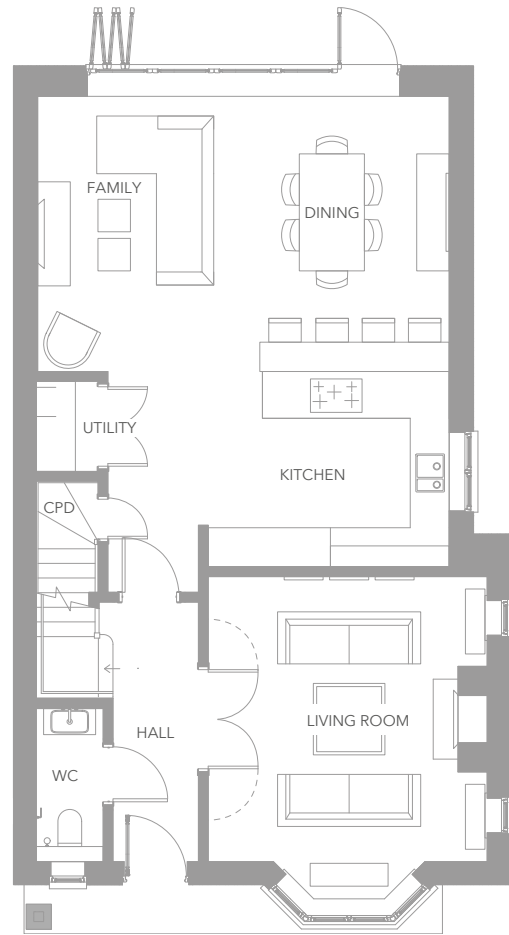
The interior design style of Belmont Court blends state of the art modernity with understated glamour. Finishes have been carefully chosen by our design team to create a sense of relaxed continuity that flows throughout each property. The soft hues and modern tones are anchored by contrasting depths of colour, to create an atmosphere of style and comfort.

The luxurious bathrooms have elegant feature tiles which compliment the beautifully appointed sanitary-ware and fittings. Fitted mirrors and polished chrome brassware add light and reflection which is further accentuated by the careful lighting design. Each master bedroom boasts its own en-suite, offering a convenient and practical way of living.



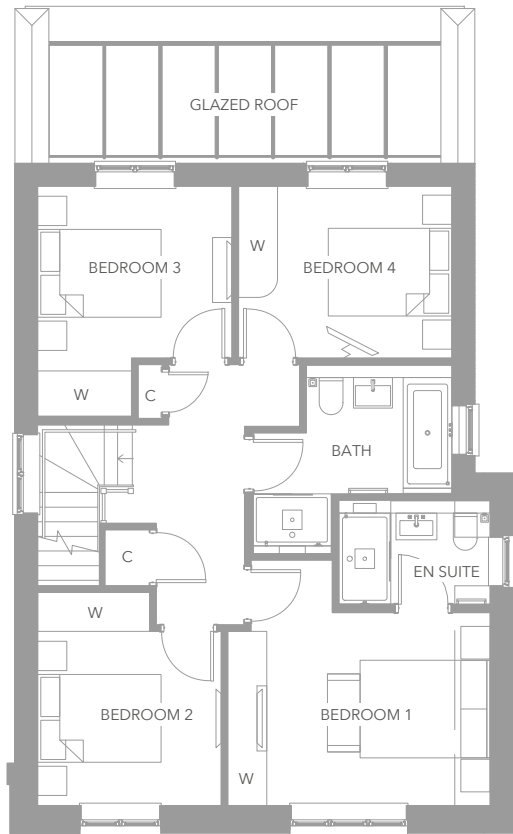
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BELMONT COURT
PLOT 1 | 4 BEDROOM HOUSE WITH GARAGE



GROUND FLOOR

KITCHEN/FAMILY	7.60m x 6.40m	(25' x 21')
LIVING ROOM	4.40m x 4.30m	(14'4" x 14'2")



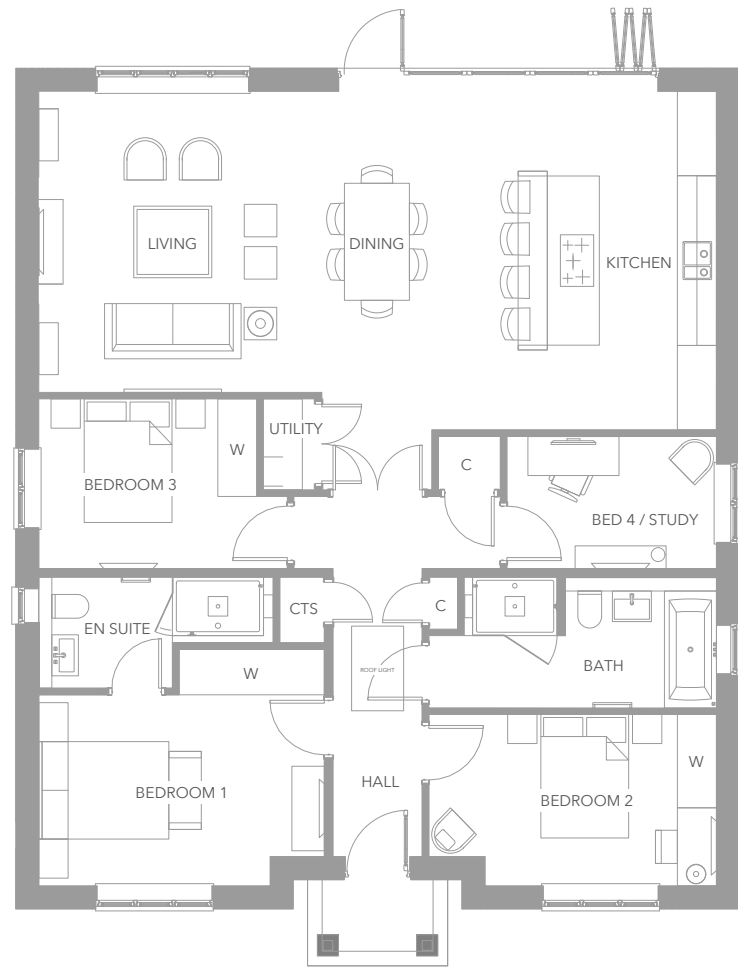
FIRST FLOOR

BEDROOM 1	4m x 3m	(13'1" x 9'8")
BEDROOM 2	3.30m x 2.80m	(10'9" x 9'3")
BEDROOM 3	3.60m x 3.10m	(11'7" x 10'2")
BEDROOM 4	3.30m x 2.70m	(10'8" x 8'8")



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BELMONT COURT
PLOT 3 | 4 BEDROOM BUNGALOW



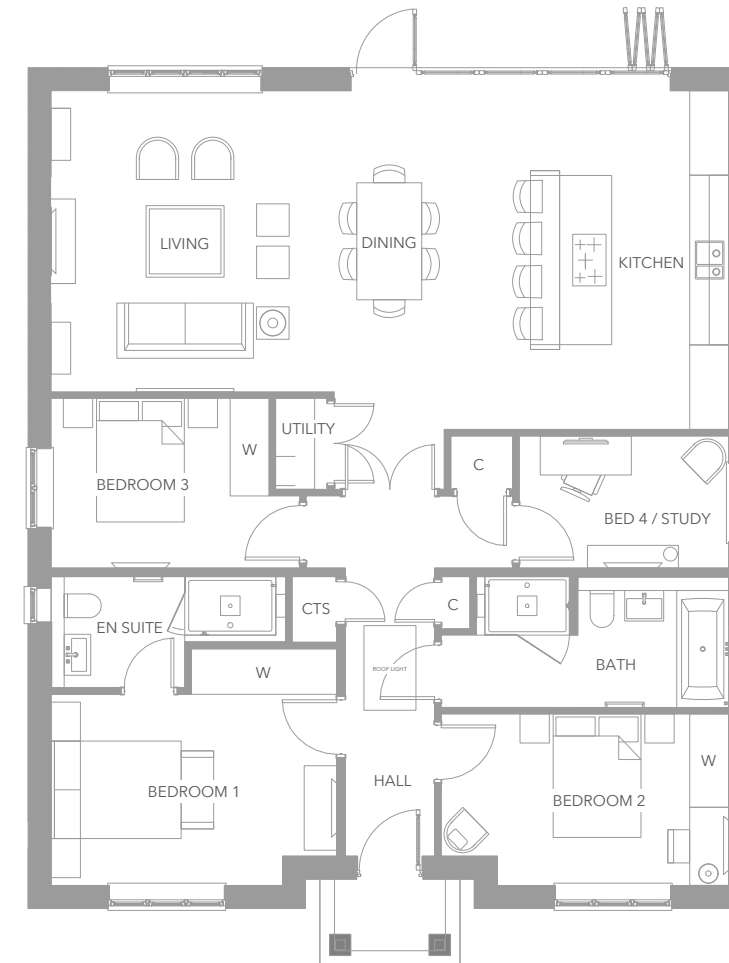
GROUND FLOOR

KITCHEN/LIVING	10.50m x 5.50m (34'4" x 18')
BEDROOM 1	4.80m x 4.40m (15'6" x 14'5")
BEDROOM 2	4.40m x 2.60m (14'5" x 8'6")
BEDROOM 3	3.40m x 2.60m (11' x 8'5")
BEDROOM 4	3.20m x 2m (10'5" x 6'7")





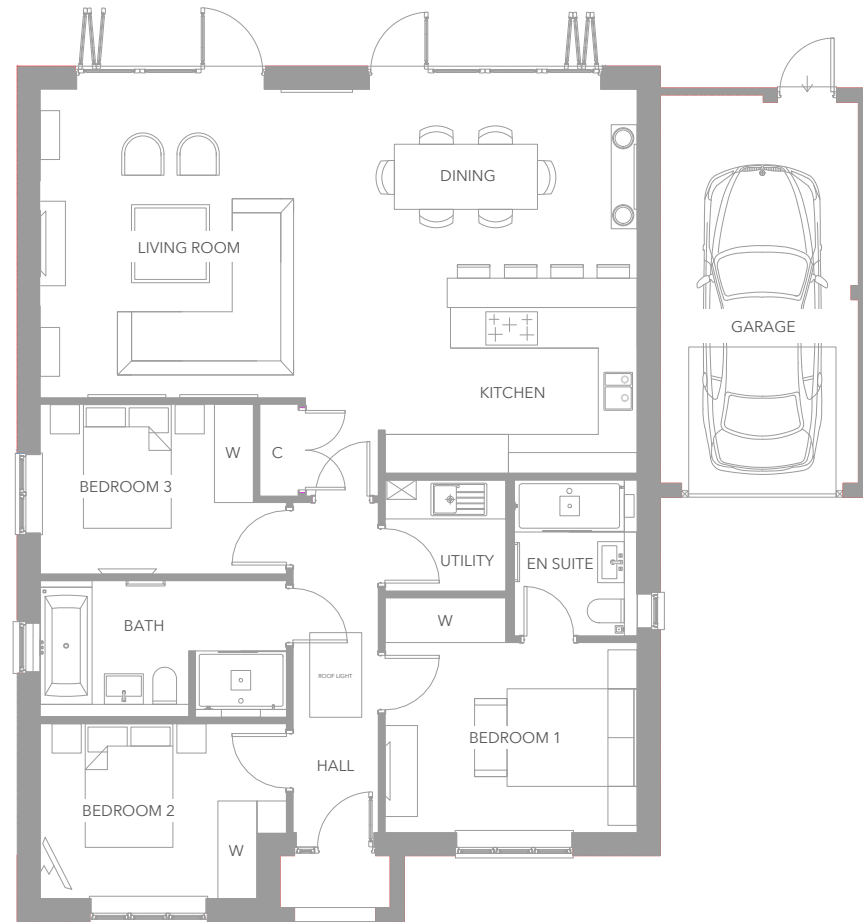
BELMONT COURT
PLOT 4 | 4 BEDROOM BUNGALOW



GROUND FLOOR

KITCHEN/LIVING	10.50m x 5.50m (34'4" x 18')
BEDROOM 1	4.80m x 4.40m (15'6" x 14'5")
BEDROOM 2	4.40m x 2.60m (14'5" x 8'6")
BEDROOM 3	3.40m x 2.60m (11' x 8'5")
BEDROOM 4	3.20m x 2m (10'5" x 6'7")

BELMONT COURT
PLOT 5 | 3 BEDROOM BUNGALOW WITH GARAGE



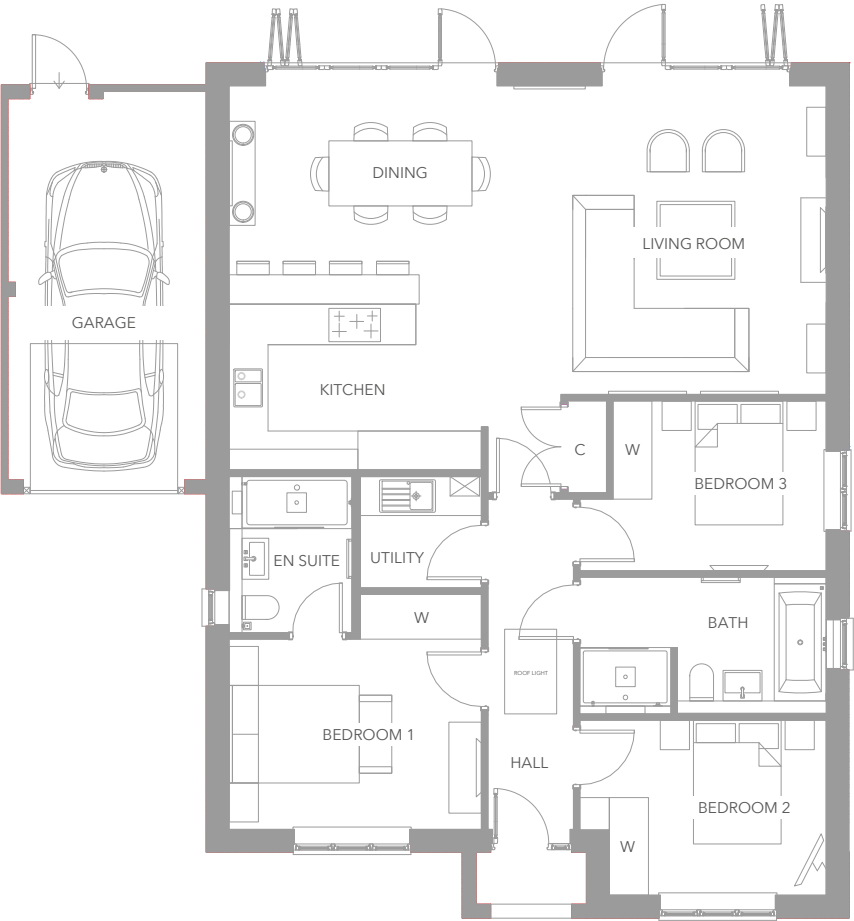
GROUND FLOOR

KITCHEN/LIVING	9.20m x 6.50m	(31' x 21'4")
BEDROOM 1	5.50m x 3.90m	(17'9" x 12'7")
BEDROOM 2	3.30m x 2.70m	(10'9" x 8'8")
BEDROOM 3	3.80m x 2.60m	(12'4" x 8'6")





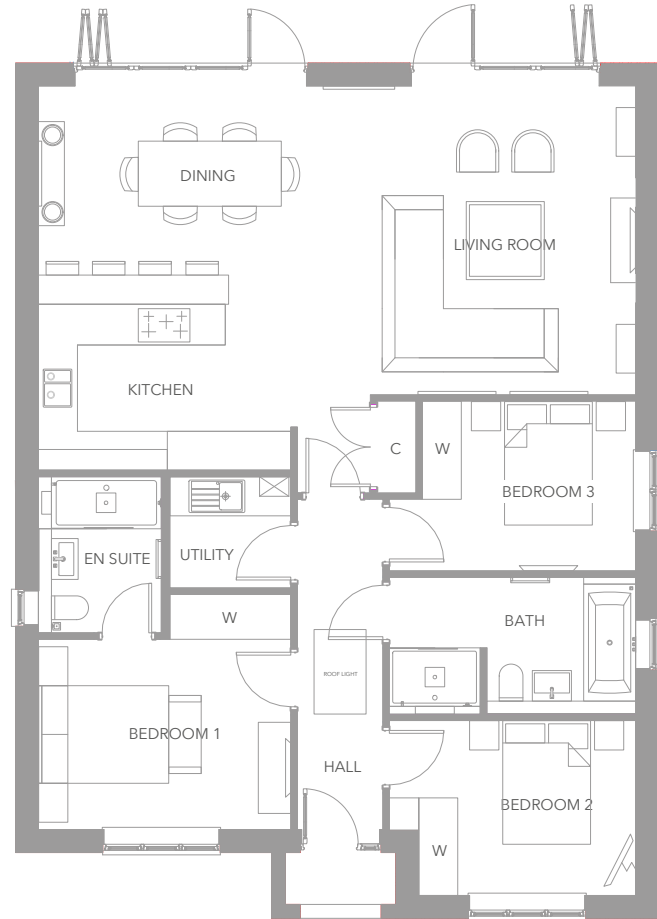
BELMONT COURT
 PLOT 6 | 3 BEDROOM BUNGALOW WITH GARAGE



GROUND FLOOR

KITCHEN/LIVING	9.20m x 5.90m	(30'1" x 19'5")
BEDROOM 1	3.90m x 3.60m	(12'9" x 11'9")
BEDROOM 2	3.80m x 2.70m	(12'5" x 8'9")
BEDROOM 3	3.30m x 2.60m	(10'8" x 8'6")

BELMONT COURT
PLOT 7 | 3 BEDROOM BUNGALOW



GROUND FLOOR

KITCHEN/LIVING	8.84m x 5.69m	(29' x 18'7")
BEDROOM 1	3.74m x 3.49m	(12'3" x 11'5")
BEDROOM 2	3.66m x 2.61m	(12' x 8'6")
BEDROOM 3	3.16m x 2.53m	(10'4" x 8'3")



SPECIFICATION

BUILDING CONSTRUCTION

- Traditional brick and block construction
- Block and beam to ground floor
- Fully insulated timber joists to first floor (Plot 1)
- A combination of fully insulated block and timber studwork internal walls (Plots 1, 2, 3 & 4)
- Insulated studwork internal walls (Plots 5, 6 & 7)
- High security 'A' rated PVCu windows
- High security composite front door
- High security aluminium bi-folding rear doors
- Seamless aluminium guttering with plastic down pipes

EXTERIOR

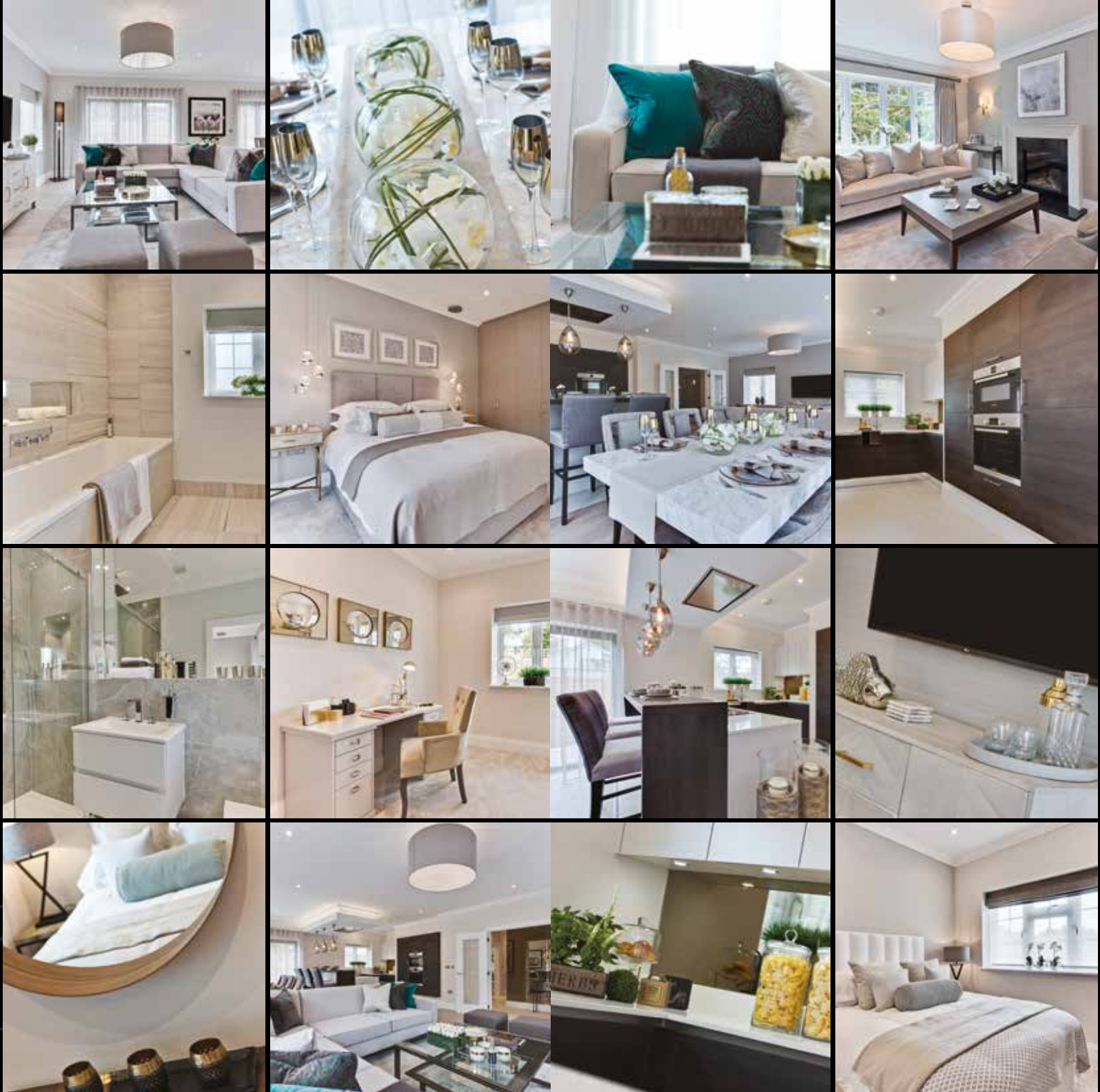
- Automatic LED lighting on 'dusk til dawn' sensor to front
- Front path block paved with grey paviours
- Double sockets to side and rear
- Garden tap
- LED wall lights to rear
- PV solar panels to rear of roof

KITCHEN

- Bespoke contemporary design
- Stone worktops
- Peninsula breakfast bar
- Linear LED lighting under cabinets
- Pendant lighting over peninsula breakfast bar
- Soft close doors and drawers
- Integrated appliances, including:
 - Hob
 - Single oven
 - Combination microwave oven
 - Fridge/freezer
 - Dishwasher
 - Boiling water tap

ELECTRICS & AUDIO VISUAL

- Satin stainless steel faceplates to switches and sockets
- LED lighting to all living areas
- TV points and TV distribution system to all bedrooms and reception rooms
- Wireless access point



BATHROOM

- Sanitary ware by Duravit, Vado, Bauhaus and Grohe
- Bath
- Shower
- Glass screen to shower
- Shaver point
- Vanity unit with integrated mirror
- Porcelain tiles to floor
- Fully tiled walls in wet areas with porcelain tiles

WC (Plot 1)

- Porcelain tiles to floor
- Half height tiling
- Fitted mirror
- Automatic light upon entry

PLUMBING & HEATING

- Thermostatically controlled underfloor heating to ground floor
- Thermostatically controlled radiators to first floor (Plot 1)
- Towel rail with thermostatic valve on summer heating loop to bathroom
- Energy efficient gas fired boiler

FLOORING

- Carpet to bedrooms
- Carpet to stairs, landing and living room (Plot 1)
- Tiled floor to bathroom, entrance hall, kitchen and utility
- Tiled floor to WC (Plot 1)
- Timber laminate flooring to family/dining room (Plot 1)
- Timber laminate flooring to living/dining room (Plots 2-7)

GENERAL FINISHES

- High quality and heavyweight doors for durability
- Polished and satin chrome door furniture
- Glass balustrades and timber handrail to stairs (Plot 1)

GARAGE (Plots 1, 2, 5 & 6)

- Automatic lighting upon entry
- Electric door

All information provided above is in good faith. We as the developer retain the right to change the specification at our discretion.

SITE PLAN

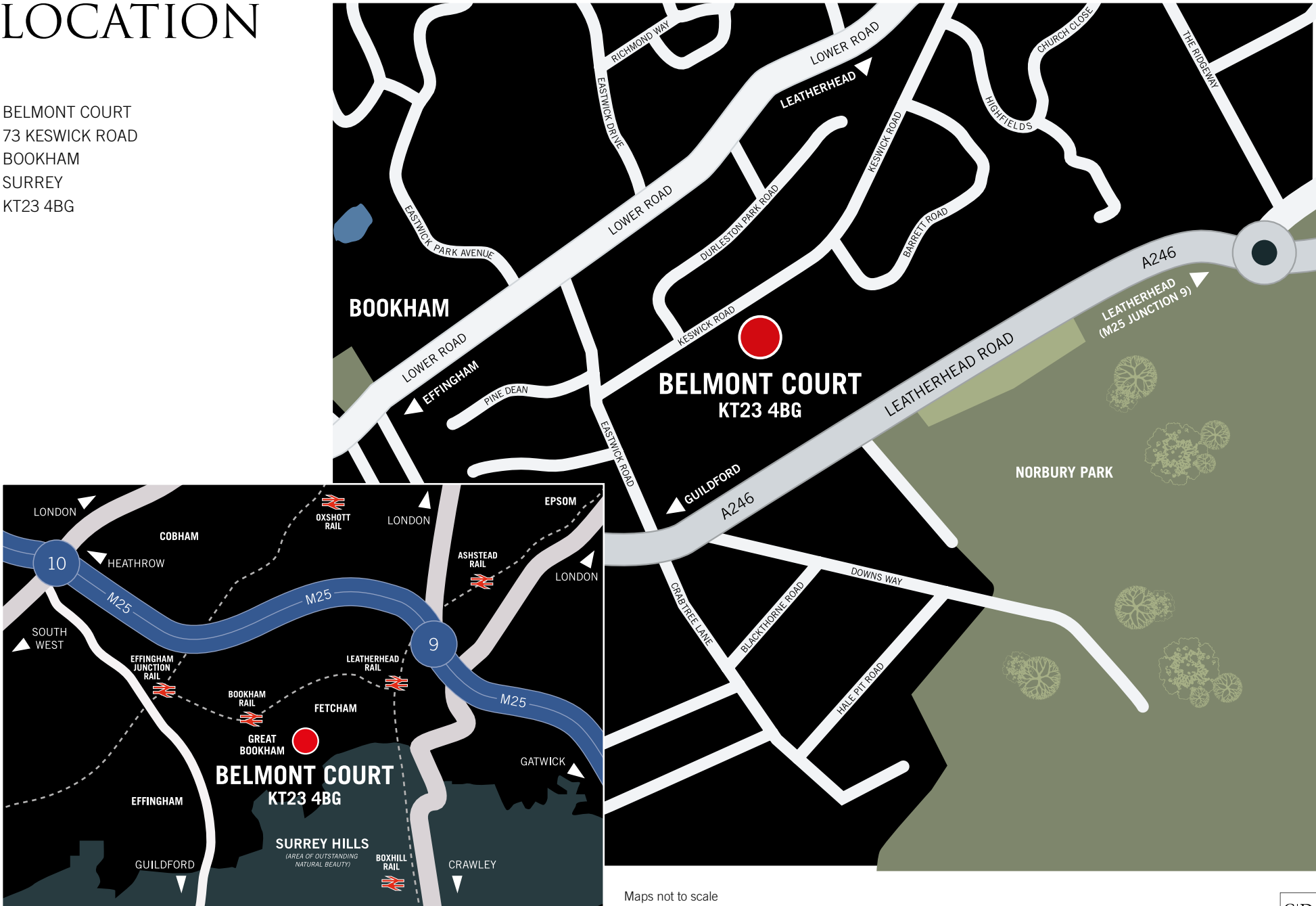


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Any literature provided does not form any part of a sale contract. The company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice. Belmont Court is a marketing name and may or may not be adopted as the postal address. Prices, ground rents and estimated service charges are subject to contract.

LOCATION

BELMONT COURT
73 KESWICK ROAD
BOOKHAM
SURREY
KT23 4BG



CREATING LUXURY ENVIRONMENTS

Concept Developments are renowned for designing and building beautiful bespoke homes of all different sizes, with an eye for detail and an emphasis on luxury.

Every Concept home offers outstanding value; combining classic architecture with modern living spaces, balanced with a continual consideration for “green living”.

Offering an exceptional service both during and after the development process, our dedicated team manages every aspect, from land purchase and architecture, through to build and interior design, ensuring that each home is perfectly situated, beautifully designed and built to our exacting standards.

Concept’s team of designers focuses on ensuring that every aspect of each development is stylish yet functional. Our trusted and conscientious craftsmen work closely with our designers to make sure that the high standards for which we are renowned are achieved in each home.

With our award winning in-house design team, Concept Interiors, we truly do have the cutting edge when it comes to maximising the potential of all our properties, whether it be a two bedroom apartment or an 18,000 sq ft mansion, all our homes have the Concept touch.



BELMONT COURT

BOOKHAM, SURREY

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