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CONCEPT DEVELOPMENTS

# St. Mary's Place Weybridge

# RELAX. YOU'VE FOUND THE PERFECT PLACE FOR FAMILY LIVING.

St Mary's Place offers a pair of stunning semidetached homes in the highly desirable area of Oatlands in Weybridge, Surrey.

Each home is luxuriously appointed and meticulously designed for modern family living.

Oatlands, less than a mile from the town centre of Weybridge, is a sought after location named after the Royal Tudor and Stuart, Oatlands Palace.

St Mary's Place is perfectly positioned for commuting into London and ideal for enjoying riverside walks, rural adventures, and all that this family friendly town has to offer.

The area has many fee paying schools including ACS International in Cobham and the highly regarded independent St George's College in Weybridge. The area is also noted for its excellent state schools, which include Manby Lodge Infants School, St James CE Primary School, Cleves School, Oatlands School and Heathside School.

Concept Developments take great care to create designs that bring together the best of classic and contemporary style. Our dedicated interiors company, Concept Interiors, bring a unique touch of luxury; sophisticated and beautiful designs featuring on-trend interiors, and a superb quality finish.





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# WELCOME TO YOUR NEW HOME

# TIMELESS YET ON TREND. CLASSIC YET CONTEMPORARY. THE BEAUTY IS IN THE DETAIL AT ST. MARY'S ROAD.

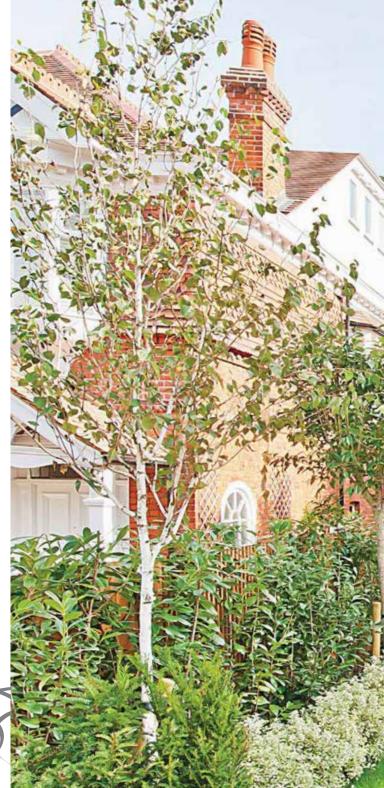
One thing you'll notice with a Concept
Developments property, is the attention to detail.
The difference is evident from the moment you enter through the private gates. Beautifully landscaped gardens with front paths paved in grey paviers, a block paved driveway and mature planting, plus automatic 'dusk til dawn' sensor lighting to welcome you home. Each home has ample space for parking along with an integral garage to keep your pride and joy, safe and dry.

The traditional brick and block construction lends a timeless and elegant solidity to the properties. There are high security double glazed windows throughout, offering excellent sound proofing for privacy, and at the rear, large bi-folding doors open onto the upper terrace, bringing the outside in.

The lower ground floor forms the informal hub of the family home comprising a grand open-plan kitchen with a breakfast bar and family room with bi-folding doors opening out onto the lower terrace. A WC and separate utility room complete this floor. A formal reception room and dining room make up the formal entertaining area on the ground floor with bi-folding doors leading to the upper terrace and garden.

From flooring and lighting to kitchens, bathrooms and technology, every aspect of your home has been designed to enhance the feeling of laid-back, contemporary luxury. We've also included luxury fittings and appliances from top brands such as Crosswater, Duravit, Vado, and Quooker.







# THE RELAXED, FAMILY-FRIENDLY TOWN WITH SOMETHING FOR EVERYONE



#### **Shopping & Recreation**

St Mary's Road is within walking distance of the many shops, bars, restaurants and amenities on Queens Road plus other village and town centres within easy reach.

With its charming and vibrant high street, beautiful surrounding countryside, proximity to London and excellent transport links, people have always been drawn to this wonderful town and the quality of life it has to offer.

Brooklands Community Park forms 60 acres of stunning country park and riverside walkway perfect for family picnics. The park boasts a play area, skateboard park, BMX track, and a multi court play area suitable for five-a-side football and basketball. Churchfields Recreation ground in Weybridge town centre also has a large picnic area, sandpit, free tennis courts, basketball courts and a skateboarding area.

Golfers are spoilt for choice with an excellent selection of high quality courses nearby including Burhill Golf Club, whilst racing enthusiasts can visit Esher's Sandown Park, one of horse racing's most loved and revered venues.

#### **Schools**

The area is well catered for with junior and pre-schools; Oatlands Pre School for 2-5 year olds, Walton Oak School for 3-11 year olds and Cleves Junior School for 5-11 year olds. All of which have excellent Ofsted reports and offer remarkable clubs and facilities.

Also renowned for its excellent state and private senior schools, the area offers a large selection such as Heathside School, Notre Dame, Claremont Fan Court, the American Community School, St Georges College and Reeds to name but a few.











Weybridge boasts excellent transport links into London for daily commuting, shopping and leisure. Whether you want to catch a West End show, immerse yourself in retail therapy, or explore the historical and cultural sights of the capital, the city is conveniently close whenever you need it.

London Waterloo is less than 30 minutes away by train and the A3 and M25 are 3.5 and 9.5 miles away from St Mary's Road respectively offering easy access by road into London or further afield, to explore the surrounding Surrey countryside and local sites.

WEYBRIDGE TOWN CENTRE:	1 MILE
ESHER:	3.7 MILES
СОВНАМ:	4.3 MILES
WISLEY GARDENS	7.5 MILES
HEATHROW AIRPORT:	8.1 MILES
GUARDS POLO CLUB	10.7 MILES
BOX HILL	14.6 MILES
GATWICK AIRPORT:	27.4 MILES
LONDON VIA A3:	<b>25.4 MILES</b>





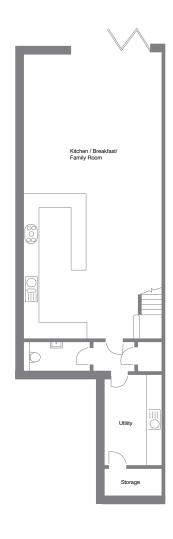








# ST MARY'S PLACE | 70 ST MARY'S ROAD

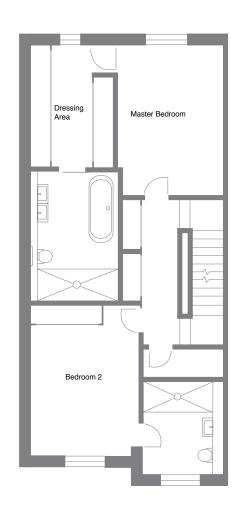


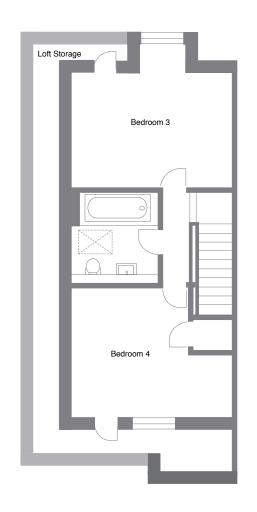


## LOWER GROUND FLOOR

KITCHEN/FAMILY ROOM 11.66m x 5.61m (38',3 x 18'5) UTILITY ROOM 3.77m x 2.32m (12'4 x 7'7) LIVING/DINING ROOM GARAGE 7.95m x 5.67m (26'2 x 18'7) 5.89m x 2.98m (19'4 x 9'9)

GROUND FLOOR





# FIRST FLOOR

MASTER BEDROOM 4.44m x 3.34m (14'7 x 10'11) BEDROOM 2 4.45m x 3.13m (14'7 x 10'3)

# SECOND FLOOR

BEDROOM 3 4.43m x 3.21m (14'6 x 10'6) BEDROOM 4 4.43m x 3.73m (14'6 x 12'3)





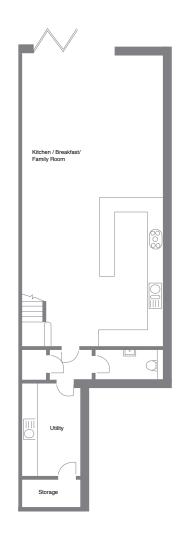








# ST MARY'S PLACE | 72 ST MARY'S ROAD





## LOWER GROUND FLOOR

KITCHEN/FAMILY ROOM 11.66m x 5.61m UTILITY ROOM

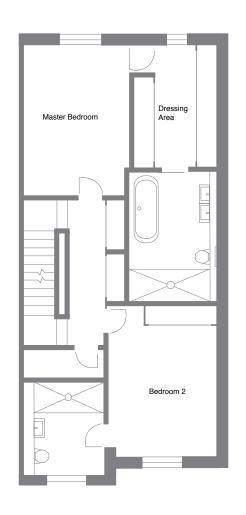
3.77m x 2.32m

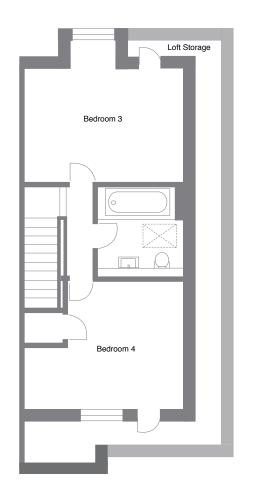
(38',3 x 18'5)  $(12'4 \times 7'7)$ 

### GROUND FLOOR

LIVING/DINING ROOM GARAGE

7.95m x 5.67m (26'2 x 18'7) 5.89m x 2.98m (19'4 x 9'9)





# FIRST FLOOR

MASTER BEDROOM 4.44m x 3.34m (14'7 x 10'11) BEDROOM 2 4.45m x 3.13m (14'7 x 10'3)

## SECOND FLOOR

BEDROOM 3 4.43m x 3.21m (14'6 x 10'6) BEDROOM 4 4.43m x 3.73m (14'6 x 12'3)







# SPECIFICATION

#### KITCHENS

- Bespoke contemporary design
- Stone worktops
- LED linear lighting under cabinets, breakfast pendant lighting over peninsula
- Peninsula breakfast bar
- Soft close doors and drawers
- Integrated appliances as below:
- Neff induction hob
- Neff single oven
- Neff combi micro oven
- Neff integrated fridge/freezer
- Neff integrated dishwasher
- Stainless steel and glass extractor
- Boiler Tap Quooker
- Pull up socket tower

#### BATHROOMS

- Sanitary ware including Crosswater, Duravit and Vado
- Bath and separate shower to family bathroom
- Glass screen
- Shaver point
- Vanity unit
- Integrated mirror

- Ceramic tiles to floor
- Fully tiled walls in wet areas with ceramic tiles and a feature mosaic band

#### **GUEST CLOAKROOM**

- Ceramic floor tiles to match hall
- Half height tiling
- Vanity unit with feature mosaics flanking fitted mirror
- Automatic light on entry of room

#### FLOORING

- Carpet to bedrooms, stairs (1st to 2nd floor) and landing
- Tiled floors to bathroom & WC
- Tiled floors to entrance hall and kitchen
- Timber laminate flooring to living area, stairs (ground to 1st)

#### **GENERAL FINISHING**

- All doors are high quality and heavy weight for durability
- Stairs have glass balustrades with stained timber handrail
- Stepped cornice to the main areas











#### PLUMBING AND HEATING

- Thermostatically controlled underfloor heating to basement, ground floor and first floor areas
- The remainder of the property is heated by thermostatically controlled radiators
- Towel rails, thermostatically controlled including a summer heating loop for use through the year
- Energy efficient gas fired boiler
- Outside tap

#### ELECTRIC AND AUDIO VISUAL

- Brushed chrome faceplates to switches and light switches
- Dimmers as dictated
- LED lighting in all living areas
- TV points in TV distribution system to all bedrooms and reception rooms
- Pre wired for Sky TV
- Wireless access point
- Pull and draw system in living room (allows future upgrades and maintains hidden cables)
- Pre wired for surround sound speaks to living room. Cabling for surround sound in family/ breakfast room

#### LOFT

- Lighting installed
- Fully insulated
- Part boarded

#### **EXTERIOR**

- Fully landscaped gardens with Indian sandstone patios
- Front paths block paved in grey paviours
- Outside socket to rear basement and basement courtyard terrace
- Exterior LED wall lights to rear gardens
- LED light to front porch

#### **BUILDING CONSTRUCTION**

- Traditional brick and block construction
- Block and beam floor
- Internal walls are a combination of fully insulated block and timber studwork
- High security 'A' rated PVCu windows incorporating vent facilities and trickle vents
- High security composite front door
- High security aluminium bi-folding rear doors
- Seamless aluminium guttering with plastic down pipes

#### WARRANTY

Each property Is covered by a 10 year
 Premier warranty



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

# SITE PLAN D St. Mary's Place Weybridge

# LOCATION

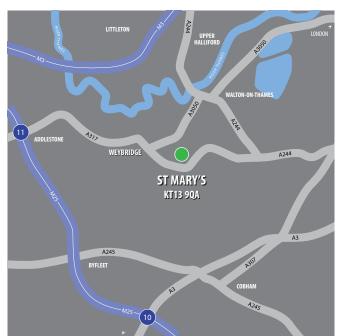
St Mary's Place

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