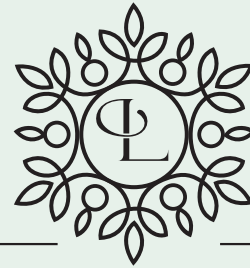




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THE LAURELS

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## THE LAURELS

*Discover Concept Developments' exquisite interiors and flawless finishes...*


*The Laurels are ideal for a luxury, countryside lifestyle.*

Welcome to The Laurels, an exclusive development of just four luxury family homes, comprising 4 bedroom semi-detached properties; set within a secluded location in the desirable and sought-after town of Weybridge.

As with all Concept Developments' homes these exceptional properties have been meticulously curated by the in house design team to ensure endless quality coupled with luxurious specification and hand built craftsmanship.

With an emphasis on subtle luxury each of the homes at The Laurels have been designed, constructed, and finished to the award winning standard that Concept Developments' are renowned for.





*The impressive façade of The Laurels  
has been carefully designed to respect and  
compliment local architecture throughout  
the surrounding area.*





# An enviable lifestyle

The Laurels is situated a short drive from the town centre of Weybridge, a lively and affluent town in Surrey offering a fantastic selection of places to eat and drink, whatever takes your mood, there is a cuisine to satisfy every appetite.

With a host of boutiques and high street stores, and the convenience of a Waitrose for everyday living, this town provides something for everyone encouraging a healthy work-life balance.

There are many highly regarded state and independent schools in and around Weybridge. For younger children; Oatlands School, Cleves School and St George's Junior school. Secondary schools include Heathside School, St George's College and Brooklands Sixth Form.







## An inspring place to be

The area is surrounded by beauty and an abundance of stunning countryside, whether you enjoy tranquil walks along the River Thames or high intensity cycling trails through the Surrey Hills, every member of the family can enjoy exploring the great outdoors.

Golfers will be in their element with a variety of outstanding courses nearby; St George's Hill, Burhill, Wisley and Foxhills to name a few.

Horse racing enthusiasts can visit Esher's Sandown Park, one of horse racing's most loved and revered venues as well as Kempton Park, Ascot and Epsom Downs nearby.

The whole family can enjoy discovering the birthplace of British motorsport, aviation and the home of Concorde at Brooklands Museum – on the site of the worlds' first purpose-built motor racing circuit.





TRAVEL MADE EASY

By Foot

● The Oatlands Chaser (pub)	0.2 miles	5 mins
● Cleves School	0.5 miles	10 mins
● The Flintgate (pub)	0.6 miles	12mins
● Broad Water Walk	0.7 miles	14 mins
● Oatlands Pre School	0.7 miles	14 mins
● Walton on Thames Train Station	0.9 miles	20 mins
● Weybridge Cricket Club	1.3 miles	28 mins

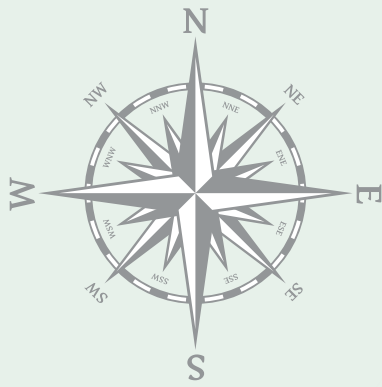
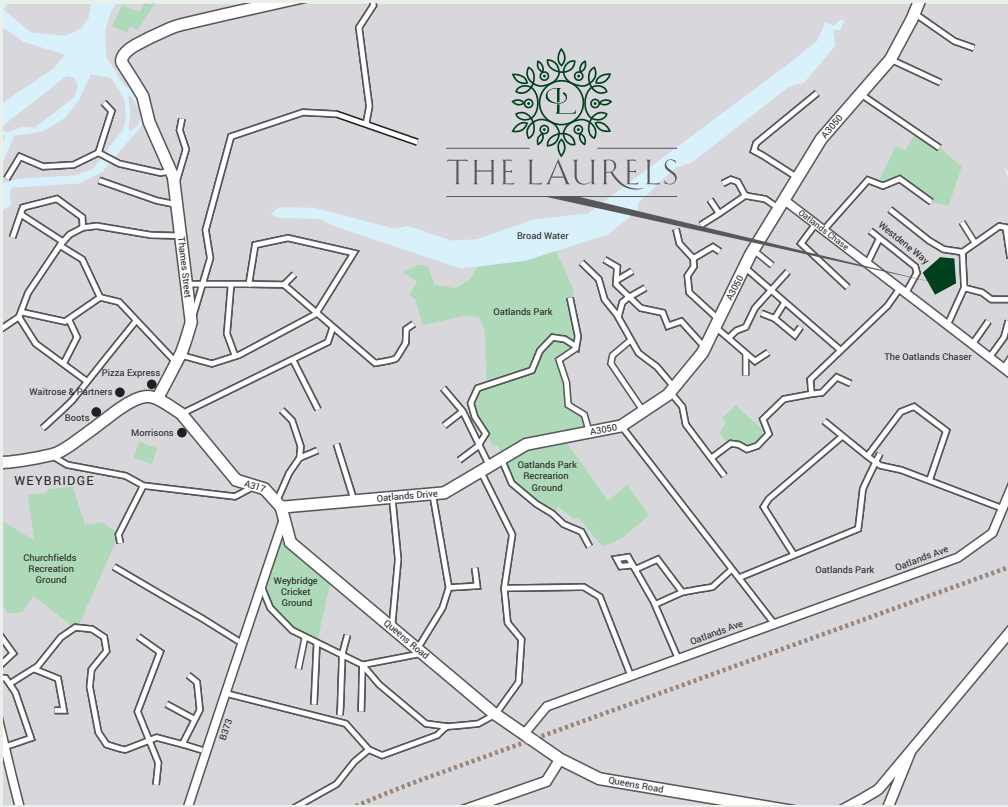
By Car

● Weybridge Town Centre	1.6 miles	5 mins
● Weybridge Train Station	1.9 miles	8 mins
● Weybridge Rowing Club	1.9 miles	8 mins
● Burhill Golf Club	2.7 miles	10 mins
● Brooklands Museum	3.3 miles	11mins
● Sandown Racecourse	3.7 miles	12 mins
● St Peters Hospital	5.3 miles	15 mins
● Heathrow Airport	14 miles	22 mins

By Train

● London Waterloo	17.2 miles	25 mins
● Gatwick Airport	15.9 miles	46 mins
● Guildford Town Centre	10.6 miles	21 mins

Distances and journey times are approximate and sourced from Google Maps and [www.thetrainline.com](http://www.thetrainline.com)



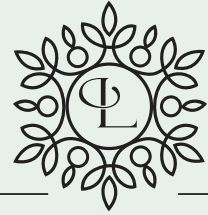
SITE PLAN



The Laurels, Westdene Way, Weybridge, Surrey KT13 9RG

*The Laurels, a place where young families can flourish within beautifully designed living spaces while being part of the vibrant community and exploring the hidden heritage of the local area.*





THE LAURELS

No.1 No.2

These stunning homes are nestled in the heart of Weybridge, boasting spacious rear gardens along with private garages and driveway parking.

The rear super room offers flexible living with a large kitchen/breakfast, dining and family area; perfect for modern family life.

A separate reception room featuring bay window and beautiful glazed double pocket doors adorn the entrance hall with natural light.

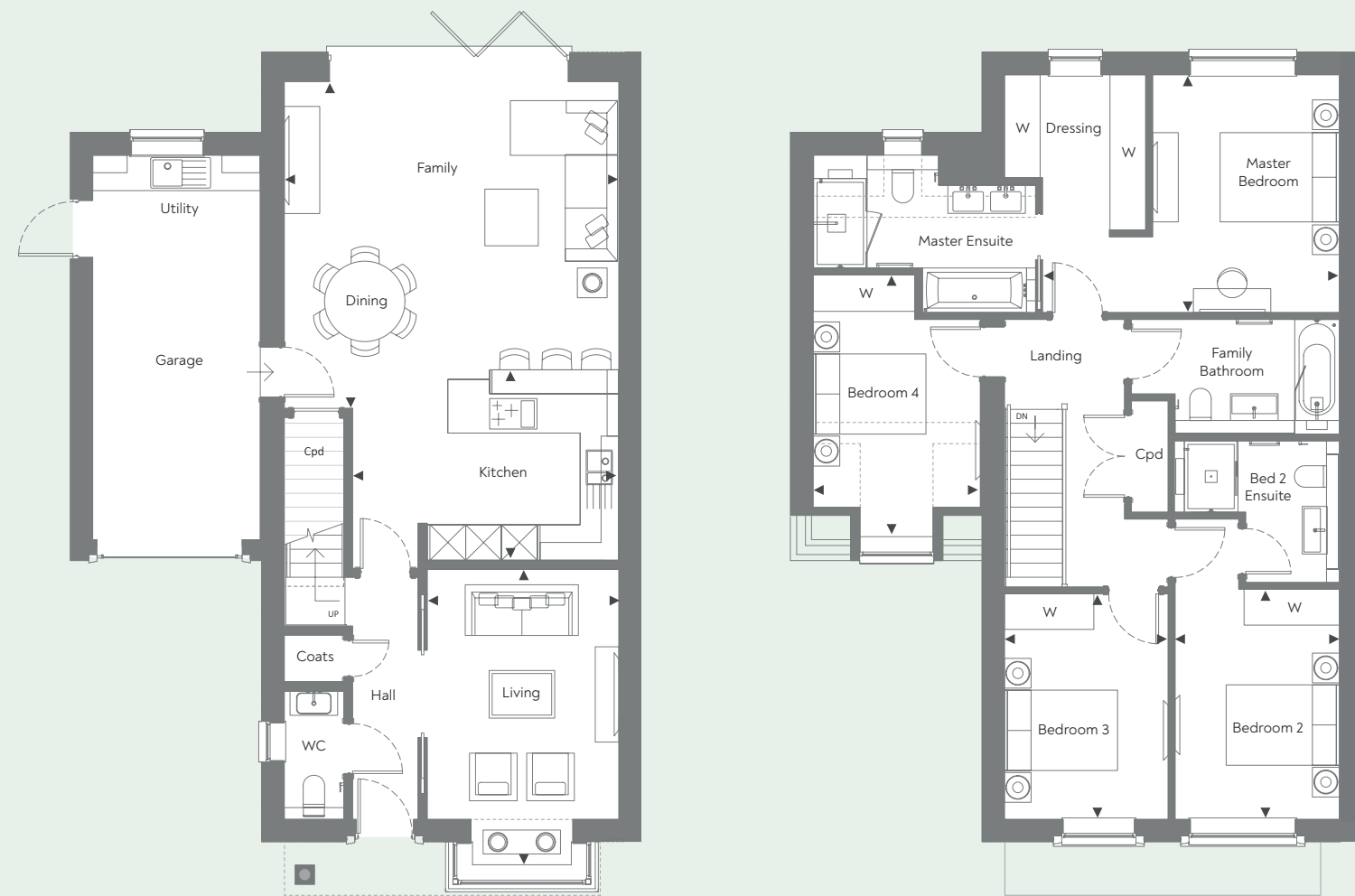
The impressive master suite offers a generous dressing area and elegant en-suite complete with 'his' and 'hers' basin vanity unit, separate shower and bath.

Three further double bedrooms, including an en-suite to bedroom two and family bathroom complete the first floor.





# No.1 Hawker House



## GROUND FLOOR

Kitchen	4.47m x 3.20m
Family/Dining	5.62m x 5.49m
Living Room	3.22m x 4.99m

## FIRST FLOOR

Master Bedroom	4.98m x 4.00m
Bedroom 2	2.76m x 3.86m
Bedroom 3	2.75m x 3.79m
Bedroom 4	2.81m x 4.42m

# No.2 Osprey House



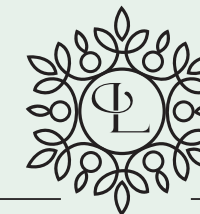
## GROUND FLOOR

Kitchen	4.47m x 3.20m
Family/Dining	5.62m x 5.49m
Living Room	3.22m x 4.99m

## FIRST FLOOR

Master Bedroom	5.62m x 4.00m
Bedroom 2	2.76m x 3.86m
Bedroom 3	2.75m x 3.79m
Bedroom 4	2.81m x 4.41m





THE LAURELS

## No.3 No.4

These beautifully spacious homes are set in the heart of Weybridge, benefitting from an oak framed carport and private driveway parking.

The stunning bi-folding doors to the rear super room effortlessly glide open creating a seamless flow between the inside and out; perfect for when entertaining friends and family.

The separate reception room features a beautiful bay window.

The first-floor master suite is complete with a generous dressing area and impressive en-suite.

Three further double bedrooms including family bathroom and shower room extend across the first and second floors.

A large roof light above the second-floor landing floods the stairwell with natural light.



# No.3 Lancer House



## GROUND FLOOR

Kitchen	4.54m x 3.20m
Family/Dining	5.74m x 4.67m
Living Room	3.23m x 4.99m

## FIRST FLOOR

Master Bedroom	5.74m x 3.67m
Bedroom 2	4.52m x 2.85m
Bedroom 4	3.40m x 2.73m

## SECOND FLOOR

Bedroom 3	4.22m x 3.91m
Study/Store	3.20m x 2.65m

Please Note: Skirting lines/velux/rooflights denoted by grey dashed line.  
All bedroom measurements are taken into the back of the wardrobe recess,  
dimensions may include reduced height areas.

Please refer to the site plan for carport position

# No.4 Lysander House



## GROUND FLOOR

Kitchen	4.54m x 3.20m
Family/Dining	5.74m x 4.67m
Living Room	3.23m x 4.99m

## FIRST FLOOR

Master Bedroom	5.74m x 3.67m
Bedroom 2	4.52m x 2.85m
Bedroom 4	3.40m x 2.73m

## SECOND FLOOR

Bedroom 3	4.22m x 3.91m
Study/Store	3.20m x 2.66m

Please Note: Skirting lines/velux/rooflights denoted by grey dashed line.  
All bedroom measurements are taken into the back of the wardrobe recess,  
dimensions may include reduced height areas.

Please refer to the site plan for carport position





## LUXURY SPECIFICATION

Each of the elegant homes at The Laurels benefit from Concept Developments' meticulous attention to detail and luxurious specification installed by our own craftsmen.

### Kitchen

- Fully fitted, painted kitchen with quartz work surface and soft close doors and drawers with polished chrome pull handles. Under wall unit LED lighting in warm white.
- Siemens black glass induction hob located on peninsula, reverse coffered ceiling above houses built in extractor fan and lit with LED strip lighting.
- Pendant lighting over breakfast bar area.
- Siemens integrated combination oven, single oven and warming drawer.
- Siemens integrated fridge freezer.
- Undermounted one and half bowl stainless steel sink with chrome mixer tap.
- Siemens full size integrated dishwasher.

### Bathroom and En-Suites

- Vitra dual flush WC with concealed cistern, soft close seat and cover.
- LED lights within niches and above vanity areas on PIR sensors for automatic light upon entry.
- Porcelain floor and wall tiling with fitted mirrors.
- Vanity units with soft close drawers and polished chrome Vado taps.
- Polished chrome heated towel rail.
- Shaver point.
- Integrated mirror with demister heat pad to master en-suite.
- Villeroy and Boch bath and separate shower to master en-suites.
- Thermostatic shower/bath controls with fixed overhead shower and handheld shower kit.

### Interior Finishes

- Matt paint finish to all rooms.
- High quality painted internal doors with classic raised beading and polished chrome ironmongery.
- Cornice to hall and landing areas, living room, family/dining area and all bedrooms.
- Porcelain tiling to all bathrooms, entrance hall, kitchen and utility/laundry areas.
- Carpeted staircase with painted spindles, hardwood handrail and newel posts.
- Carpet to all landings, living room, bedrooms and storage cupboards.
- "Misty Grey" chevron engineered wood parquet flooring laid to dining and family area.,
- Loft area partly boarded for access to hot water cylinder in No.1 and 2.
- Classical skirting and architrave profile.

### Utility

- Fully fitted utility furniture with soft close doors and laminate worktops.
- Stainless steel single sink with mixer tap to No.1 and 2.
- First floor laundry cupboard to No.3 and 4.
- Space and provisions for separate washing machine and tumble dryer.

### Guarantee

- 10 year warranty.



# LUXURY SPECIFICATION

All of our properties are built to the highest of standards and come with the reassurance of a 10 year guarantee. Concept Developments is also an approved and registered house builder with three warranty providers; NHBC, BLP and Premier Guarantee, to ensure your home is fully protected. BLP is the warranty provider at The Laurels.

## Building Construction

- Traditional masonry construction.
- Architectural stonework in Portland finish.
- Decorative external cornice.
- Block and beam to ground floor.
- Fully insulated timber joists to first and second floors.
- Internal walls are a combination of blockwork and fully insulated timber studwork.
- High security double glazed uPVC windows.
- High security front entrance door with multi point locking system.
- High security aluminium bi folding rear doors.

## Electrical, Audio and Visual

- Satin stainless steel faceplates to sockets and light switches.
- Downlights to kitchen, reception rooms, master suite and selected bedrooms.
- Pendants to bedrooms and featured areas.
- Double USB socket either side of the master bed and under breakfast bar.
- TV points to all bedrooms, family area and reception room fed from the TV distribution system.
- Pre wired for Sky Q.
- Pre wired Cat 5e data distribution.

## Plumbing and Heating

- Thermostatically controlled underfloor heating to ground floor.
- The remainder of the properties are heated by thermostatically controlled radiators.
- Thermostatically controlled towel rails on a summer loop.
- Hot water cylinders located in loft of No.1 and 2 and in second floor cupboard of No.3 and 4.
- Energy efficient gas fired boiler.

## Exterior

- Automatic LED lighting on dusk till dawn sensor to front.
- Seamless aluminium guttering.
- Indian sandstone paving to paths and patios.
- Private garage with power, light, and remote controlled garage doors and private driveway parking to No.1 and 2.
- Carport with power, light and private driveway parking to No.3 and 4.
- Private driveways block paved and finished with granite setts.
- Landscaped front garden and turf with tree planting to rear gardens.
- External tap to side/rear of property.
- Exterior double socket to rear.
- Rooflights to top floor of No.3 and 4.





## EXQUISITELY APPOINTED

Each new home at The Laurels personifies Concept Developments' exacting design standards. This compelling new development offers spacious, light and airy accommodation finished to the highest level; it's the small details that make the Concept difference.

Examples of previous Concept Developments are shown here.







## OUR ETHOS

At Concept, we are very proud of our team. We are a group of like minded people who all share the same goals and passion for creating new homes that enhance peoples lives and the way they live. From sourcing prime locations and designing bespoke homes where every detail has been considered, to insisting on the finest craftsmanship, we pride ourselves on building truly bespoke homes to the highest standards and maintaining our renowned reputation.



CONCEPT DEVELOPMENTS

