



**KIDBROOK**

School Lane, Puttenham, Guildford, GU3 1AS





# PUTTENHAM

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A select development of just two four bedroom homes, situated  
in the Surrey Hills Village of Puttenham



## Specification

### KITCHEN

- Exceptional 'Wooden Heart' of Weybridge units
- Quartz worktop and upstands
- Siemens integrated oven and microwave
- Siemens steam oven
- Siemens induction hob
- Siemens warming drawer
- Siemens fully integrated dishwasher
- Siemens American-style fridge-freezer
- Wine cooler
- Siemens ceiling-mounted extractor canopy
- Siemens washing machine to Utility
- Siemens tumble dryer to Utility
- Quartz worktop to Utility
- 3-in-1 hot tap

### BATHROOMS AND EN SUITES

- Designer white 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
- Chrome LED recessed downlighters
- Shaver point fully fitted
- Thermostatically-controlled Hansgrohe shower



## ELECTRICAL

- LED Chrome downlighters (except bedrooms 2, 3 & 4)
- Pendants to bedrooms 2, 3 & 4
- Mains smoke alarm with battery back-up
- Chrome TV points to all main rooms
- Fully installed security alarm
- Chrome 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 first floor
- Contemporary walnut doors with inlay panel
- Chrome door furniture
- Gas-fired central heating
- All walls and ceilings finished smooth: Dulux matt emulsion
- Oak staircase painted with hardwood handrail
- Oak-engineered wood flooring to downstairs, except sitting room, which is carpeted
- Bi-fold door to kitchen/dining/family room

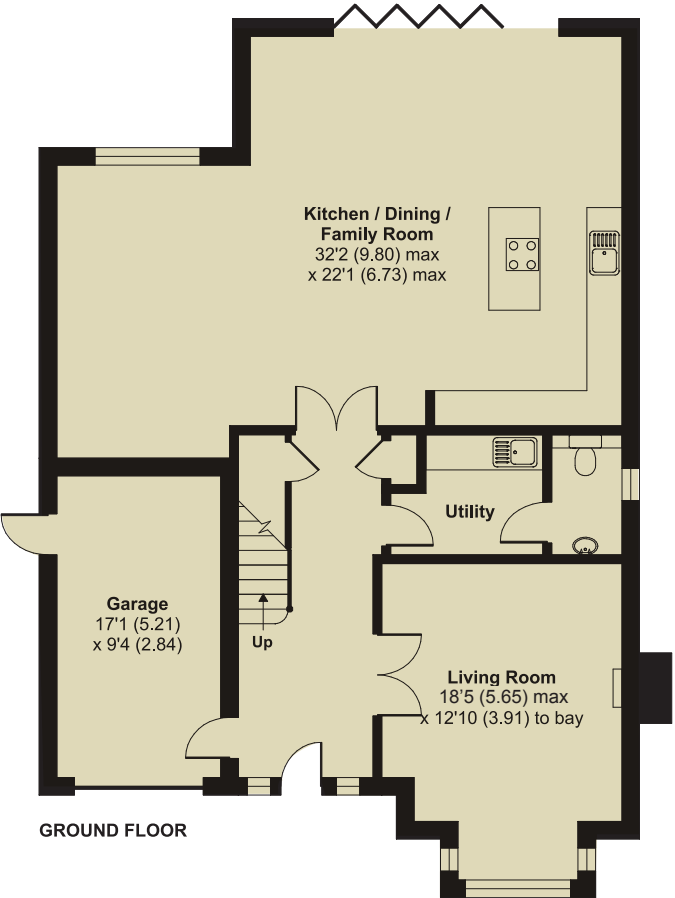
## EXTERNAL

- 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

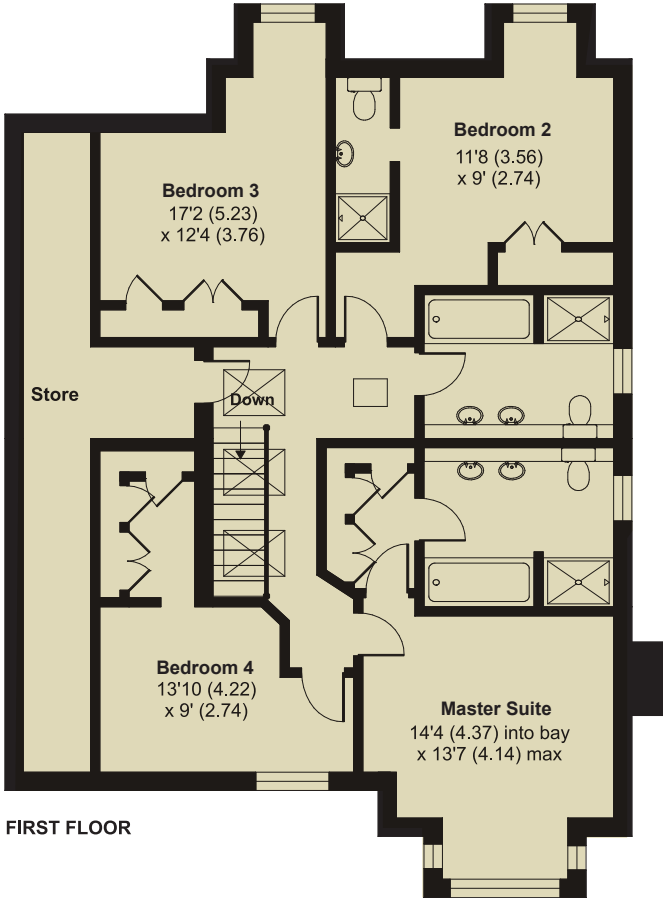




# GREYBROOK HOUSE - FLOOR PLANS



GROUND FLOOR	DIMENSIONS
Living Room	18'5 (5.65) x 12'10 (3.91)
Kitchen / Dining / Family room	32'2 (9.80) x 22'1 (6.73)
Garage	17'1 (5.21) x 9'4 (2.84)
Utility	8'8 (2.64) x 6'10 (2.08)



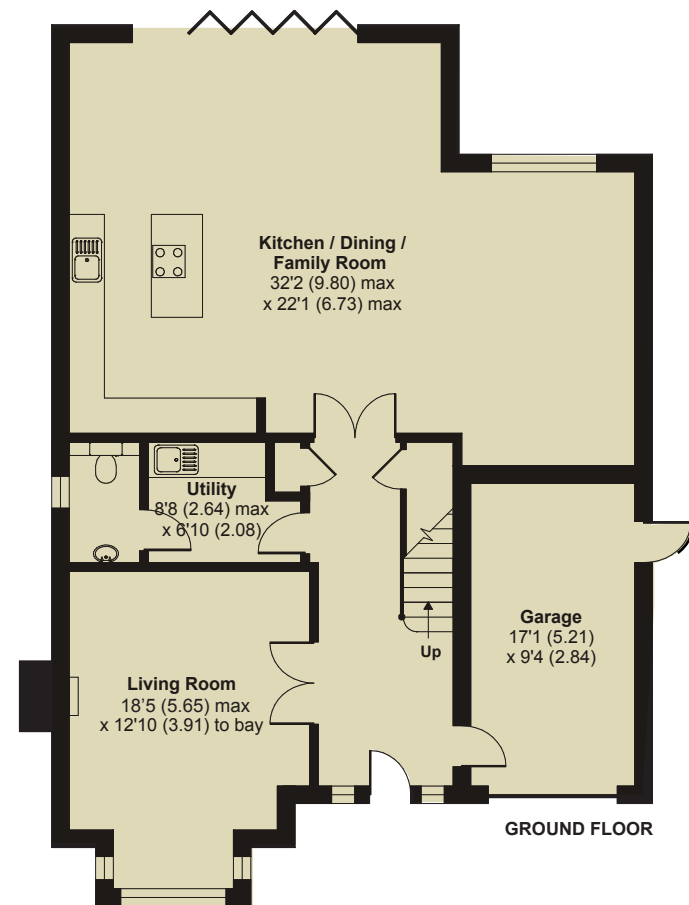
FIRST FLOOR	DIMENSIONS
Master Suite	14'4 (4.37) x 13'7 (4.14) max
Bedroom 2	11'8 (3.56) x 9' (2.74)
Bedroom 3	17'2 (5.23) x 12'4 (3.76)
Bedroom 4	13'10 (4.22) x 9' (2.74)



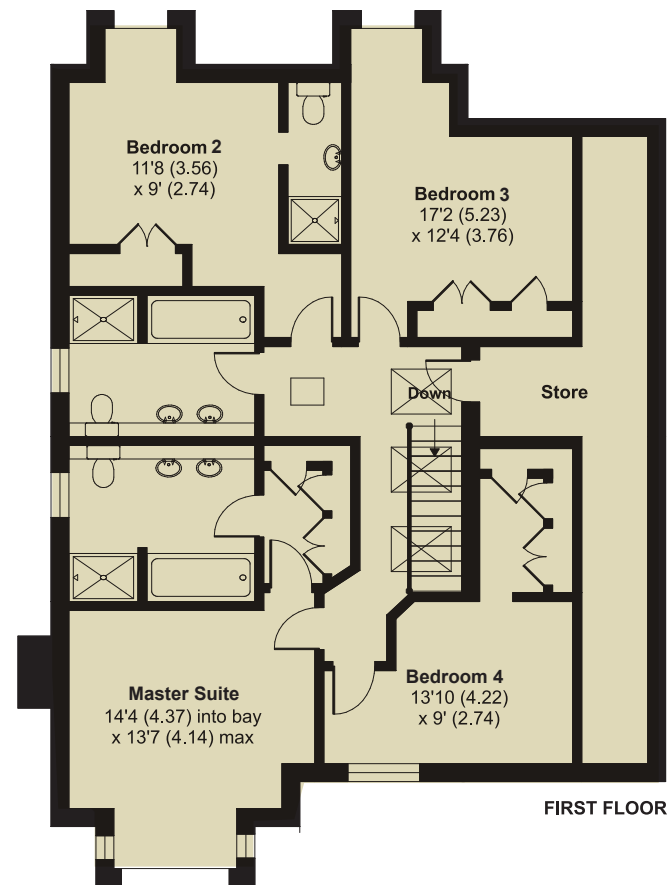




# RIDGEWAY HOUSE - FLOOR PLANS



GROUND FLOOR	DIMENSIONS
Living Room	18'5 (5.65) x 12'10 (3.91)
Kitchen	32'2 (9.80) x 22'1 (6.73)
Garage	17'1 (5.21) x 9'4 (2.84)
Utility	8'8 (2.64) x 6'10 (2.08)



FIRST FLOOR	DIMENSIONS
Master Suite	14'4 (4.37) x 13'7 (4.14)
Bedroom 2	11'8 (3.56) x 9' (2.74)
Bedroom 3	17'2 (5.23) x 12'4 (3.76)
Bedroom 4	13'10 (4.22) x 9' (2.74)









## SITUATION

Puttenham is a highly sought after Surrey village, which lies on the southern slopes of the Hog's Back, with its historic 12th century village church, public house and highly regarded infant school.

Guildford, Surrey's County Town, is about 5 miles away, offering a vast array of high end, High Street and independent shops, along with an abundance of coffee shops, restaurants and entertainment, including The Yvonne Arnaud Theatre, Electric Theatre and G Live. Outstanding sporting facilities are available at The Guildford Spectrum and Surrey Sports Park. There is also a wide choice of schools for all age groups.

Puttenham Heath Golf Club is on the other side of the village, with further golf courses being found at Hurtmore and Milford. A series of footpaths and bridleways are readily accessible, providing excellent walking and cycling, with the countryside surrounding Puttenham considered to be some of the finest in this part of Surrey.





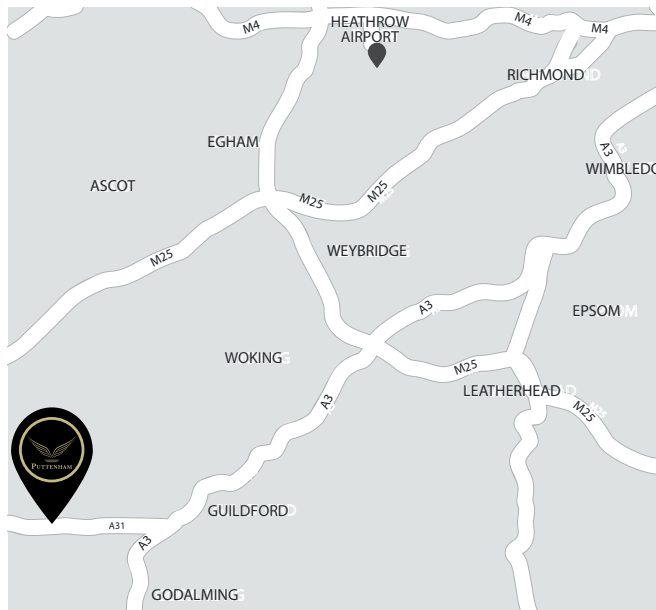
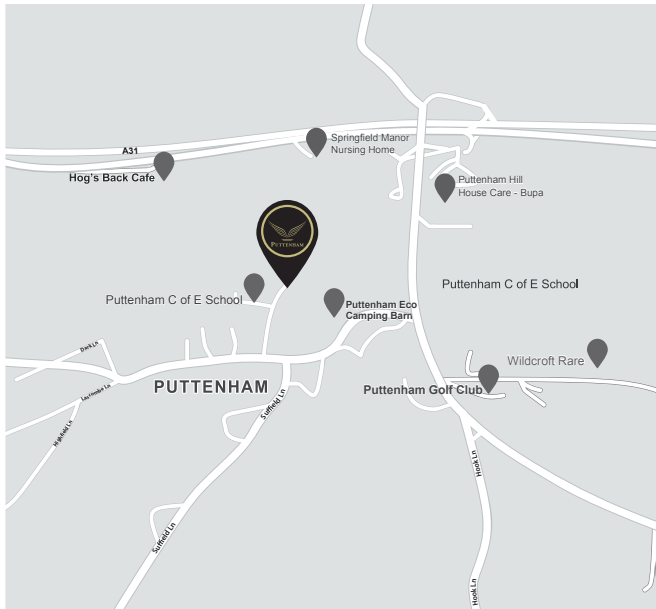




Ideally located, under a mile to the A31 with access to A3 and London.

- Godalming - 4.6 miles
- Farnham - 7.3 miles
- Guildford - 5.0 miles
- Heathrow - 26.6 miles
- Gatwick - 35 miles

Development Location:  
GU3 IAS



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 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 NHBC 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 NHBC and 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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