



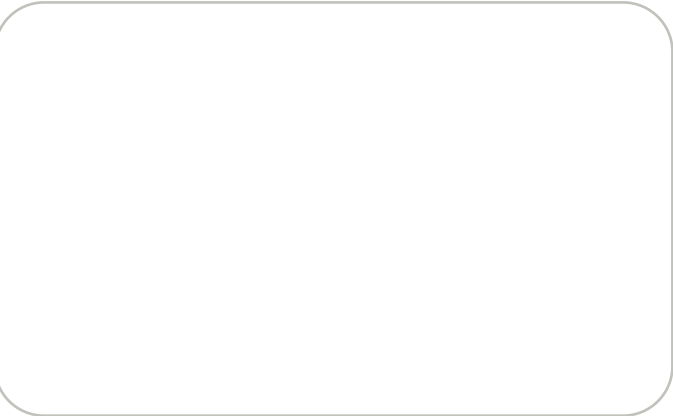
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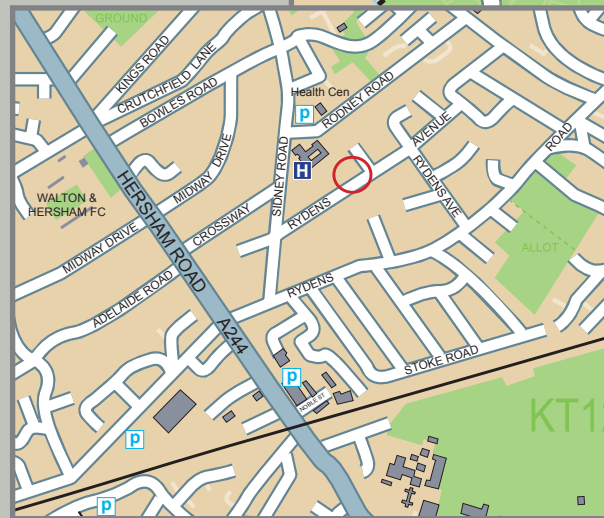
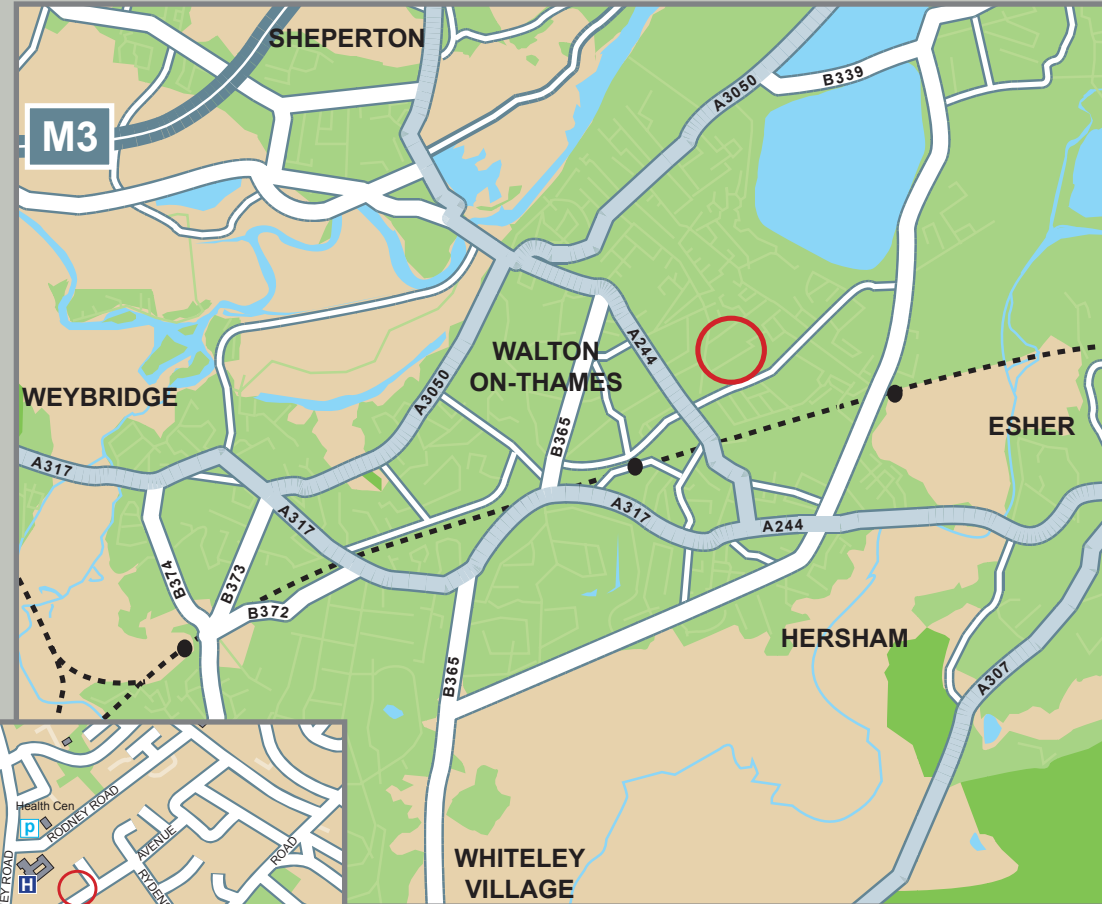
Loxwood homes is a privately owned company with a professional dedicated team offering over 25 years experience of house building in prime locations in Surrey and Hampshire. Whatever the development, our enthusiasm and attention to detail is given to each project. We combine quality with aesthetically pleasing designs and whenever possible, use local materials and period features.

All our homes are traditionally built using brick and block, with clay, or slate roofs. Our well planned, individually designed kitchens and bathrooms, our high specification and standards ensure our homeowners have peace of mind, and a home to be proud of.

The Selling Agent



The perfect situation for contemporary living...



Maps not to scale

Rydens House is a single detached home which has been designed to harmonise with the natural surroundings yet built to an exacting standard using a variety of styles and materials.

Loxwood Homes have successfully combined both traditional and modern methods of construction to offer the discerning purchaser an opportunity to acquire a new home in a secluded and mature setting that meets the demands of contemporary living with character and individuality.

The exterior elevations maintain a traditional appearance appropriate to the area, whilst the interior space provides a well planned design, a high level of finish and quality fittings to ensure a stylish, timeless home to relax and enjoy.

Walton-on-Thames is a most desirable, prosperous area with a good selection of state and independent schools with further and higher education being provided for by local colleges and the Universities of Kingston and Surrey.

For entertainment the lively town centre has a number of quality restaurants, bars, restaurants, cinema, theatre, leisure centre and swimming pool. The surrounding area offers a number of excellent golf courses, four race courses and even has its own marina nearby.

Walton has extensive shopping facilities and is within easy reach of the comprehensive facilities of nearby Kingston-upon-Thames and Guildford.

The train service to London Waterloo takes approximately 28 minutes and the town has easy access to Heathrow and Gatwick via the A3 and M25 (junctions 10 or 11).



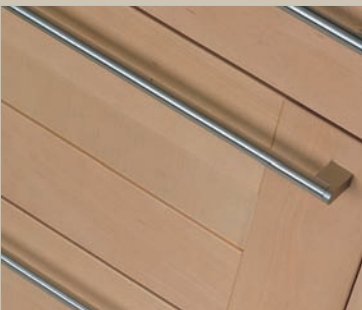
Artist Impression



9 Rydens Avenue, Walton-On-Thames, Surrey KT12 3JB



Specification



Kitchen

- Bespoke fitted kitchen with granite worktops and upstands
- A full range of integrated appliances comprising of five burner gas hob, electric oven, extractor hood with glass canopy, microwave, dishwasher, fridge and freezer
- Stainless steel double bowl sink with chrome mixer tap
- Ceramic floor tiling in kitchen and family room

Utility

- Matching wall cupboards are provided with granite worktop and upstand
- Provision has been made for a washing machine and tumble dryer
- Water softener

Bathrooms, En-Suites and Cloakroom

- All bathrooms will be furnished with white sanitary ware and chrome taps
- Clear glass shower screens
- Fitted bathroom furniture, where possible, with co-ordinating laminated tops

- Ceramic wall and floor tiles
- Mains pressure thermostatically controlled showers
- Chrome towel rails heated off the hot water system to enable towel drying during the summer.
- Water softener to be installed in garage

Final Touches

- Solid hardwood front entrance door
- Internal doors white oak veneer throughout with chrome furnishings
- Decorative coving throughout
- All ceilings and walls will have a smooth plaster finish and painted in matt emulsion
- Internal woodwork will be finished in a satinwood finish
- Wardrobe furniture, from a specialist contractor, will be fitted to the master bedroom
- Wardrobes will be fitted to all other bedrooms with painted doors and an internal shelf and hanging rail
- Heated bathroom mirrors
- Stone fire surround with gas supply

Electrical

- Recessed low voltage downlighters will be fitted to the ceilings in the kitchen/breakfast room, bathrooms, cloakroom, entrance hall, landings, study and master bedroom (with dimmer switch to the master bedroom)
- Ceiling/wall lights will be fitted, with dimmers, to sitting room and dining room.
- Concealed lighting to the wall units in the kitchen
- Chrome light switches and sockets fitted throughout the ground floor and to the landing areas (excluding utility room and garage)
- Chrome shaver point in all bathrooms and en-suites
- TV aerial points are provided to all rooms
- All TV points incorporate satellite wiring to allow for customer subscription and connection
- BT points provided to all rooms
- The garage will have light and power outlets
- A remote handset and manual switch electrically operate the garage door
- An external power point will be added to the rear patio area

Heating and Insulation

- Thermostatically controlled underfloor heating
- Megaflow hot water system providing mains pressure to showers and all taps
- White UPVC sealed double glazed window units.
- Roofs and cavity walls are insulated to NHBC and Local Authority standard



Peace of Mind

- Security alarm system
- 10-Lever deadlock and night latch to front door
- High security locking to patio doors and utility room
- Mains fed smoke detectors to hall and landings
- External lighting to garage, external doors to house and patio area
- Security light sensor to the front and rear of the house
- External lights to the entrance to the driveway
- Lockable window furniture to all opening casement windows downstairs

External Areas

- Gated entrance
- The driveway will be gravel with granite edging
- Hard standing to the front of the house
- The rear terrace, paths and front porch area will be laid with stone slabs.
- The garden area to the rear of the property will be turfed
- Two external water taps will be provided, to the front and rear of the house

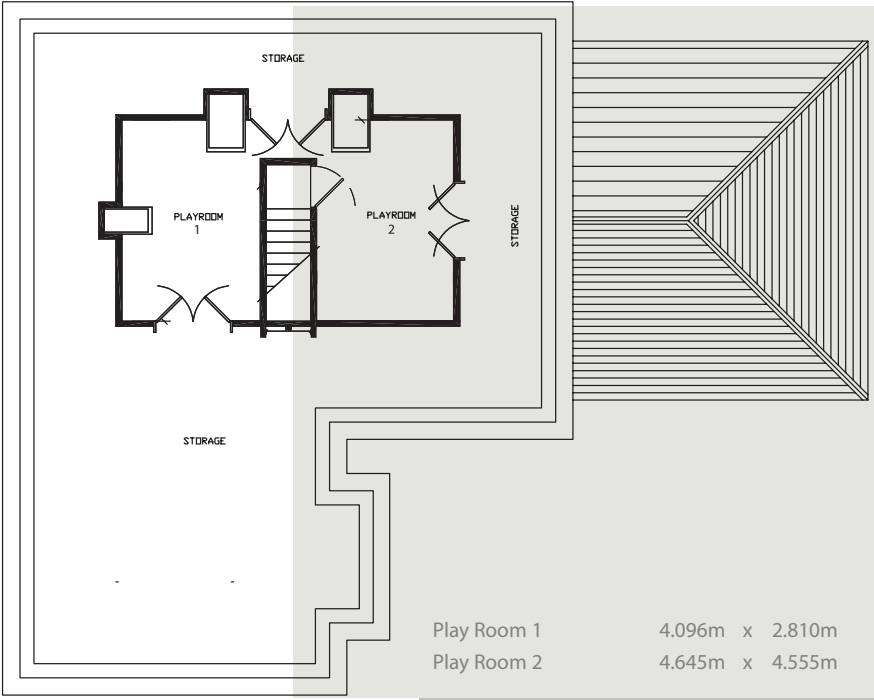
NHBC

- The properties will be independently surveyed during construction by the National House Building Council who will issue their NHBC Buildmark Guarantee on satisfactory completion of the house.

PLEASE NOTE: The information in this brochure may be subject to change during construction and the company reserves the right to alter any part of the development, specification of floor layout at any time. Purchasers are therefore requested to undertake their own enquiries during construction as neither developer nor agent affords any guarantees. These details are for guidelines and do not form part of any contract.

FIRST FLOOR

Master Bedroom	5.726m x 3.900m	18'7" x 12'8"
Bedroom 2	4.026m x 3.500m	13'1" x 11'4"
Bedroom 3	3.212m x 2.900m	10'5" x 9'5"
Bedroom 4	3.500m x 3.200m	11'4" x 10'4"
Bedroom 5	3.500m x 3.200m	11'4" x 10'4"

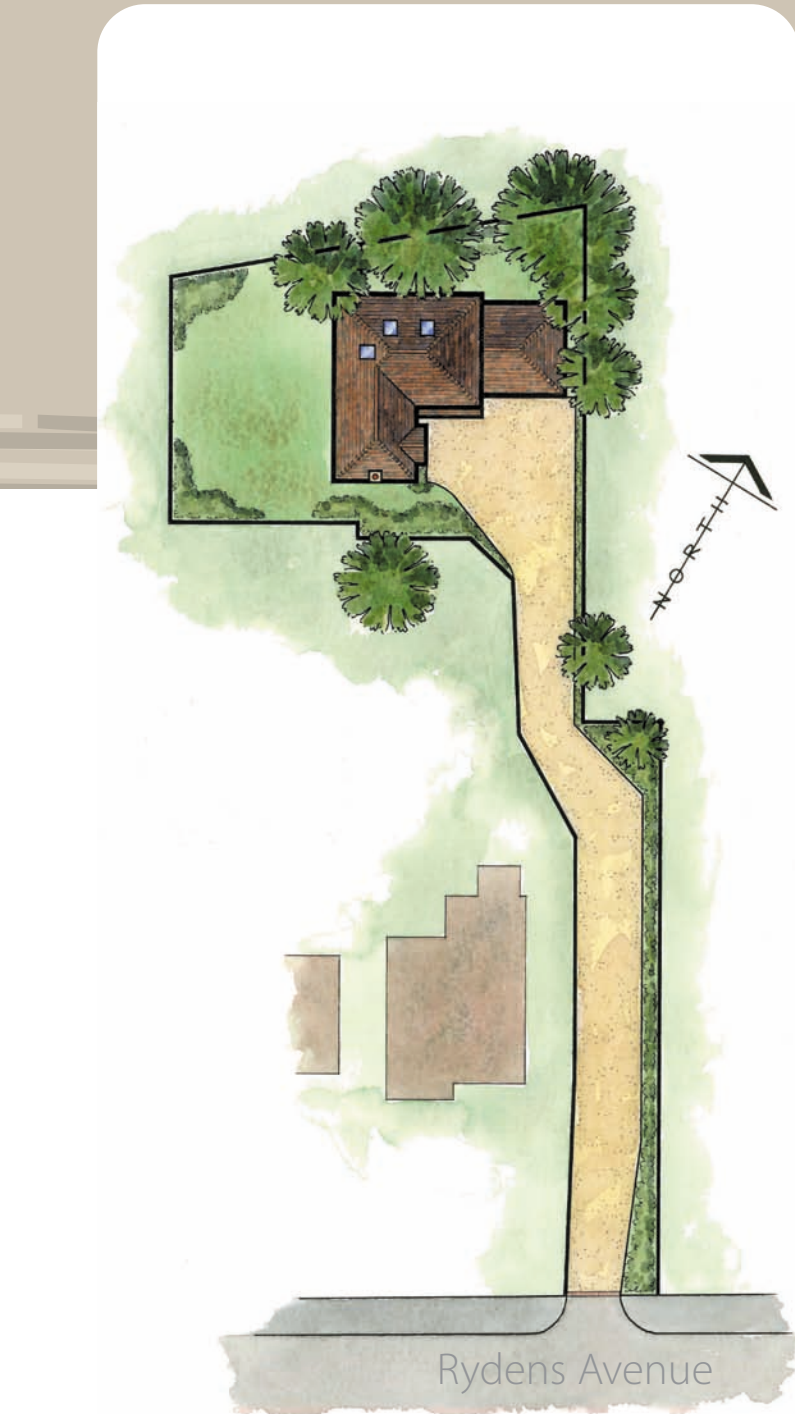
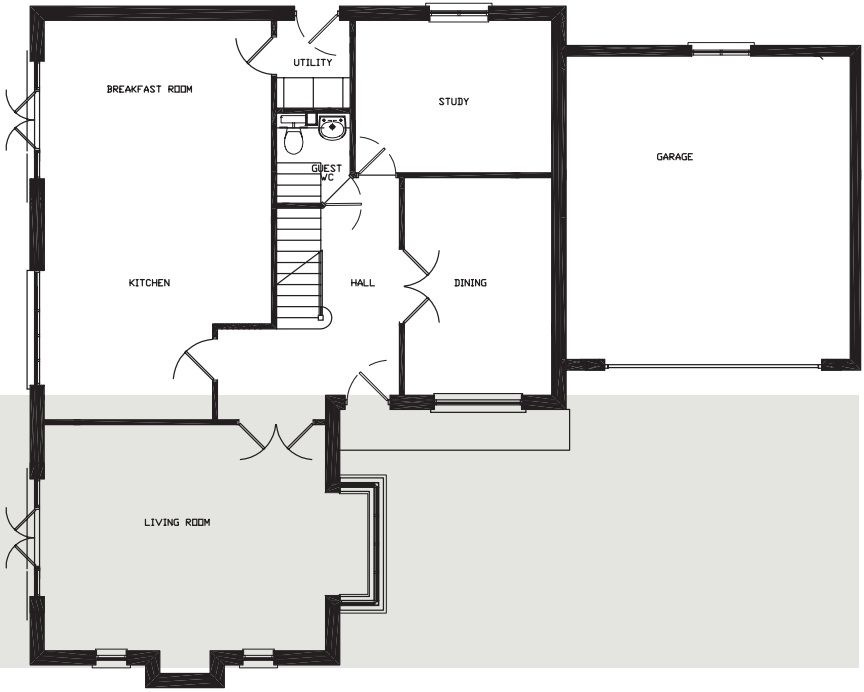


SECOND FLOOR

Play Room 1	4.096m x 2.810m	13'3" x 9'1"
Play Room 2	4.645m x 4.555m	13'3" x 9'0"

GROUND FLOOR

Living Room	5.726m x 4.600m	18'7" x 14'11"
Dining Room	4.426m x 3.000m	14'4" x 9'9"
Study	4.000m x 3.100m	13'0" x 10'1"
Kitchen/Breakfast Room	8.126m x 4.626m	16'5" x 15'0"
Garage	6.170m x 6.000m	20'0" x 19'6"



Rydens Avenue