



CURCHODS

Weston House

23 Castle Road, Weybridge

Loxwood
Homes Ltd.

Weston House, 23 Castle Road, Weybridge

Specification

Weston House is an individually designed detached house built to the highest standard using the best quality bricks and tiles, with colours to ensure a soft appearance and to create a truly pleasing effect.

Weston House is accessed through a set of electric sliding gates.

Kitchen/Breakfast Room

Superb bespoke fully fitted kitchen with granite worktops and upstands. Built-in double oven, induction hob and stainless steel chimney hood. Integrated appliances include an American style fridge/freezer, wine cooler, built in coffee machine and dishwasher. Underslung sinks. Concealed lighting to the wall units. Ceramic floor tiles.

Utility Room

Matching cupboards with granite worktops and upstands and a stainless steel sink. Tall cupboards for extra storage. Provision has been made for a washing machine and tumble dryer. Ceramic floor tiles. Water softener.

Bathrooms, En-suites and Cloakroom

Classic pure white sanitary ware with chrome taps. Mains pressure thermostatically controlled showers. Towel rails are heated off the hot water system to enable towel drying during the summer. Fitted furniture with granite worktops. Heated bathroom mirrors, where possible. Chrome shaver points in all bathrooms and en-suites. Ceramic wall and floor tiling to selected areas.

Final Touches

- Underfloor heating throughout
- Solid, double width front entrance door
- All internal doors to be white oak veneer with chrome furnishings
- All bedrooms to have fitted wardrobes with two panel painted doors with chrome furnishings
- Stone fire surround with hearth and gas supply
- Wooden floors in entrance hall, living room, dining room and family room
- Decorative coving throughout
- Internal woodwork will be finished in a satinwood finish.
- Wooden sealed unit double glazed windows throughout
- Burglar alarm fitted

Electrical

Recessed low voltage downlighters will be fitted to the ceilings. Wall lights will be fitted with dimmers, to sitting room and dining room. 5 amp lamp switches.

TV aerial points and BT points are provided to all rooms.

The garage incorporates light and power with remote controlled doors.

Home Technology

CATV wiring and sound system.

Garden

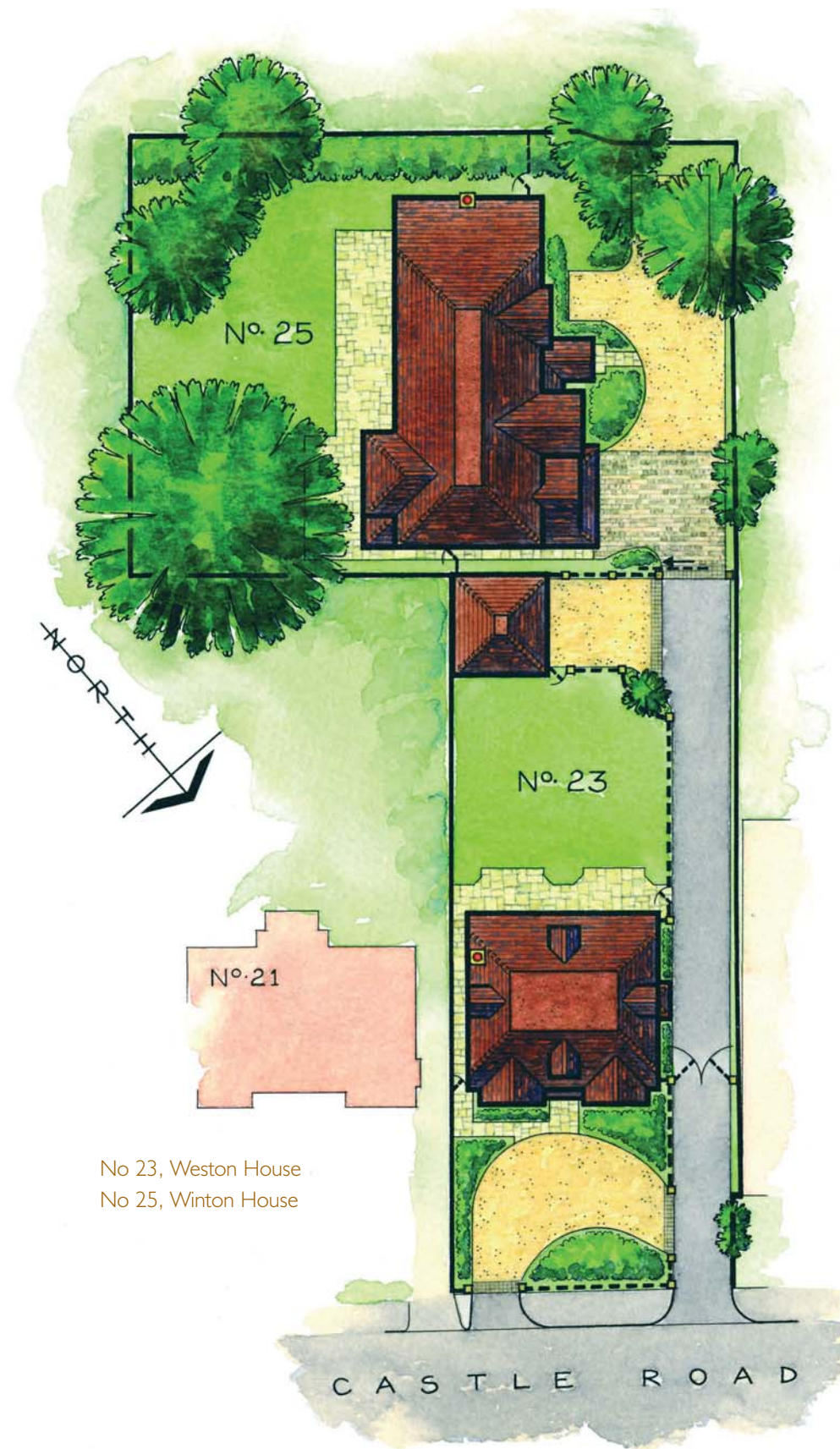
Terraces, paths and the front porch area will be laid with stone slabs, with hard standing to the front of the house. The garden area to the rear of the house will be turfed. External water taps will be provided to the front and rear of the house.

NHBC

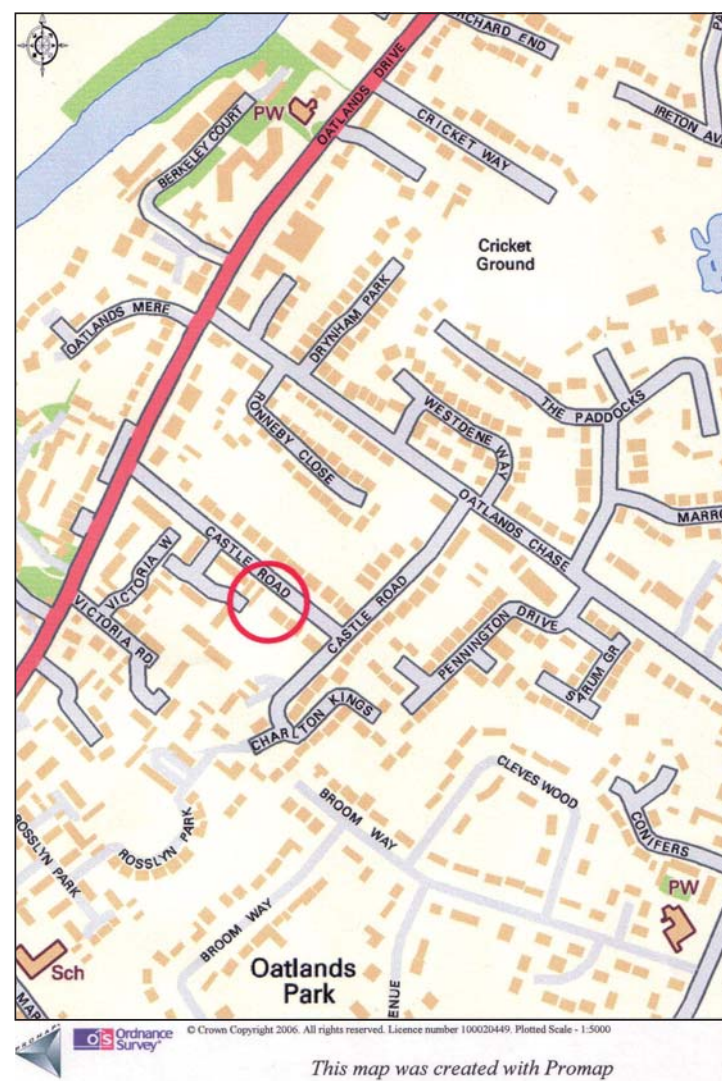
The property will be independently surveyed during construction by the National House Building Council who will issue their NHBC Buildmark Guarantee on satisfactory completion of the house.

Directions

On leaving the M25 at Junction 10, take the A3 signposted towards London. Take the first exit off the A3, follow the slip road to a roundabout and take the first exit (left) onto the A 245. At the next set of traffic lights turn right onto the B365 signposted to Weybridge and Walton on Thames. Continue along this road straight over the first roundabout. At the next roundabout take the second exit signposted to Walton on Thames. At the next roundabout take the first exit (left) onto Ashley Road and then the first left again onto Oatlands Chase. Castle Road is the third road on the left. Continue along Castle Road and follow it around the right. Winton House and Weston House can be found on the left hand side.



No 23, Weston House
No 25, Winton House



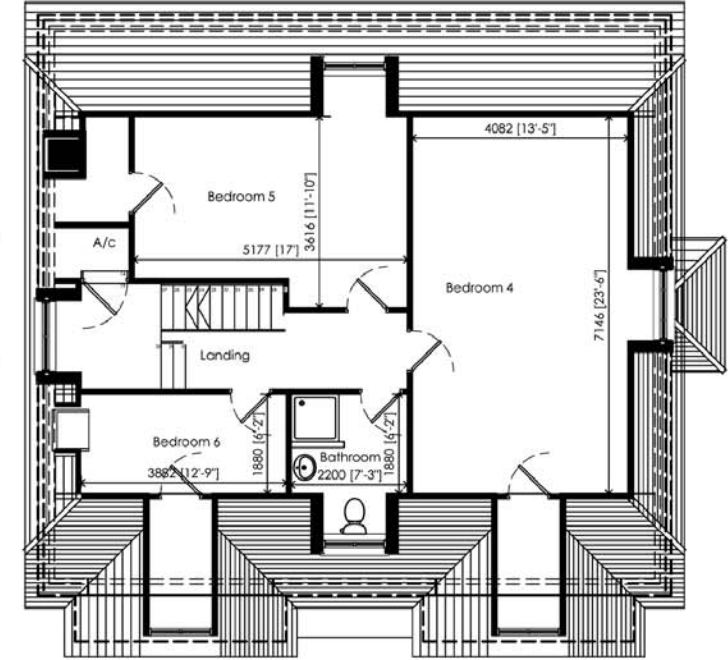
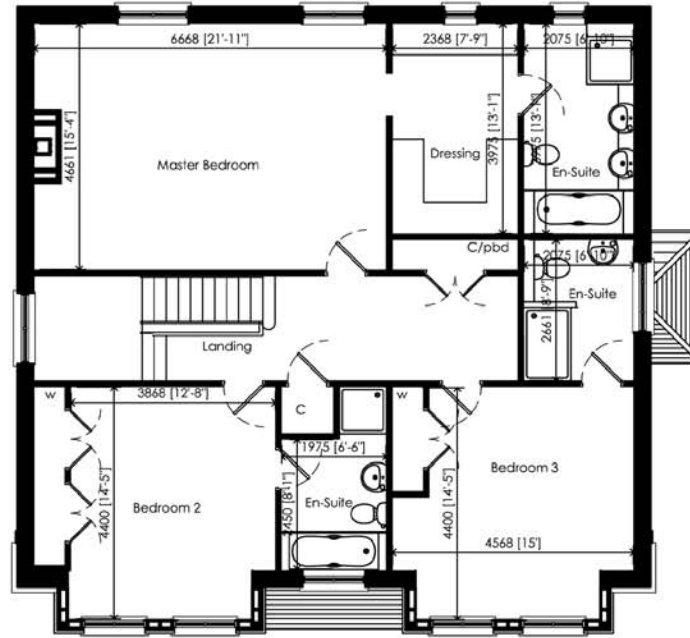
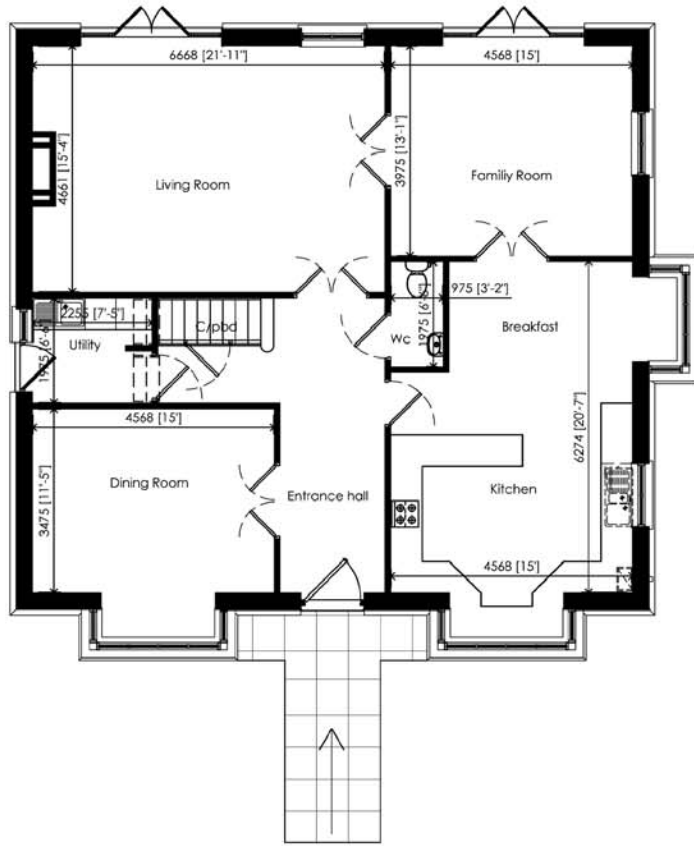
Viewings & Further Information - Curchods 01932 843322 - 7 Days

54 Church Street, Weybridge, Surrey KT13 8DP

E: weybridge@curchods.com

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by Curchods and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only and are not precise. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view.





GROUND FLOOR PLAN

ROOM NAME	SIZE (m ²)	AREA (m ²)	AREA (ft)
Kitchen	4.568 x 6.274	28.66m ²	308.49 sq.ft
Family Room	4.568 x 3.975	18.16m ²	195.47 sq.ft
Dining Room	4.568 x 3.475	15.87m ²	170.82 sq.ft
Living Room	6.668 x 4.661	31.08m ²	334.55 sq.ft
Wc	1.975 x 0.975	1.93m ²	20.77 sq.ft
Utility	2.255 x 1.975	4.45m ²	47.90 sq.ft

FIRST FLOOR PLAN

ROOM NAME	SIZE (m ²)	AREA (m ²)	AREA (ft)
Master Bedroom	6.668 x 4.661	31.08m ²	334.55 sq.ft
Dressing Room	2.368 x 3.975	9.41m ²	101.29 sq.ft
En-Suite	2.075 x 3.975	8.25m ²	88.80 sq.ft
Bedroom 2	3.868 x 4.400	17.02m ²	183.20 sq.ft
En-Suite	1.975 x 2.450	4.83m ²	51.99 sq.ft
Bedroom 3	4.568 x 4.400	20.10m ²	216.36 sq.ft
En-Suite	2.075 x 2.661	5.52m ²	59.42 sq.ft

SECOND FLOOR PLAN

ROOM NAME	SIZE (m ²)	AREA (m ²)	AREA (ft)
Bedroom 4	4.082 x 7.146	29.17m ²	313.99 sq.ft
Bedroom 5	5.177 x 3.616	18.72m ²	201.50 sq.ft
Bedroom 6	3.882 x 1.880	7.30m ²	78.58 sq.ft
Bathroom	2.200 x 1.880	4.14m ²	44.56 sq.ft