

EATON HOUSE & FENWICK HOUSE

SOUTH WOKING • GU22 8AX



LUXURIA
DEVELOPMENTS



Two houses in an exclusive bespoke development offering both luxury and high-end craftsmanship with beautiful design and great specification, currently under construction by well-respected housebuilders, Luxuria Developments Ltd.



Pictures are for illustrative purposes only.



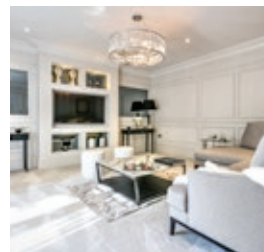
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Each elegant property has been cleverly designed with family living in mind, and will feature stylish open plan bespoke kitchens with family and dining areas, together with a substantial separate formal living rooms. With stone worktops, soft-close units, and Siemens appliances (including stainless steel oven, 5-zone black glass gas hob, larder fridge & freezer, and dishwasher), the kitchens really will be the heart of these homes and will open out with bi-fold doors on to the gardens, creating a great social space which will be ideal for entertaining. The ground floor and the bathrooms all have underfloor heating, and the drawing room will have an open marble fireplace.

Upstairs all 5 bedrooms are generous, and there will be 4 luxuriously equipped bathrooms with Burlington white sanitary ware and chrome Arcade taps, together with a beautifully finished dressing room to the master bedroom.

These stylish homes have been carefully thought out and will offer substantial accommodation on beautifully generous & landscaped plots (approached via remote control wrought-iron gates) within one of South Woking's most sought-after roads.

Set within walking distance of Woking's main line station, these homes will be ideal for commuters and families alike – St Dunstan's primary school is a short walk away, as are other schools, including the ever popular Hoebridge School. Recreational pursuits are also convenient from here, with Hoebridge and West Byfleet Golf Clubs being nearby, together with Woking Park and Leisure Centre, and David Lloyd & Nuffield Health gyms. Woking town centre is currently undergoing a huge transformation, with a variety of new bars and eateries, together with the excellent theatre there.



EATON HOUSE



FENWICK HOUSE

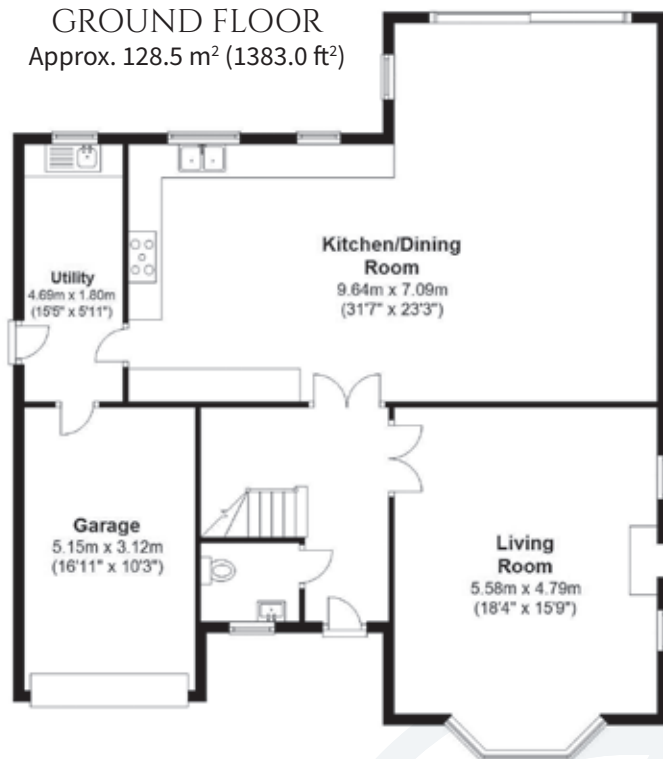




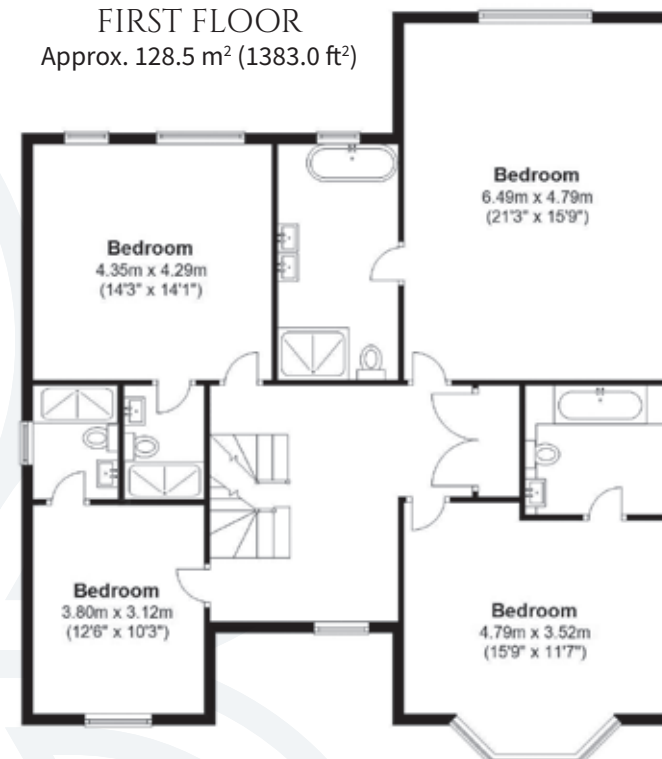
EATON HOUSE

TOTAL AREA (APPROX) 319.0 m² (3433.4 ft²)

GROUND FLOOR
Approx. 128.5 m² (1383.0 ft²)



FIRST FLOOR
Approx. 128.5 m² (1383.0 ft²)

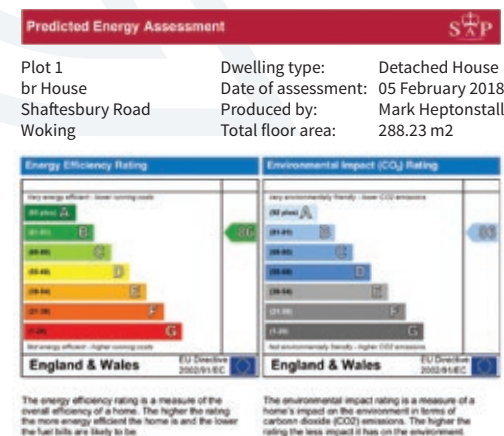


SECOND FLOOR Approx. 62.0 m² (667.4 ft²)



This is a Predicted Energy Assessment for a property which is not yet complete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, an Energy Performance Certificate is required providing information about the energy performance of the completed property.

Energy performance has been assessed using the SAP 2012 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

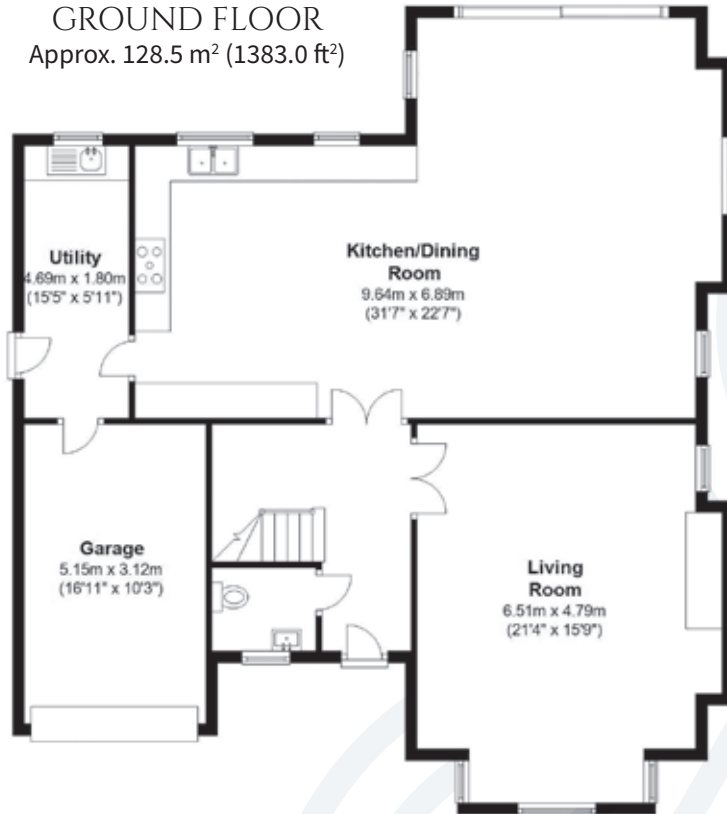


TOTAL AREA (APPROX) 305.0 m² (3282.7 ft²)

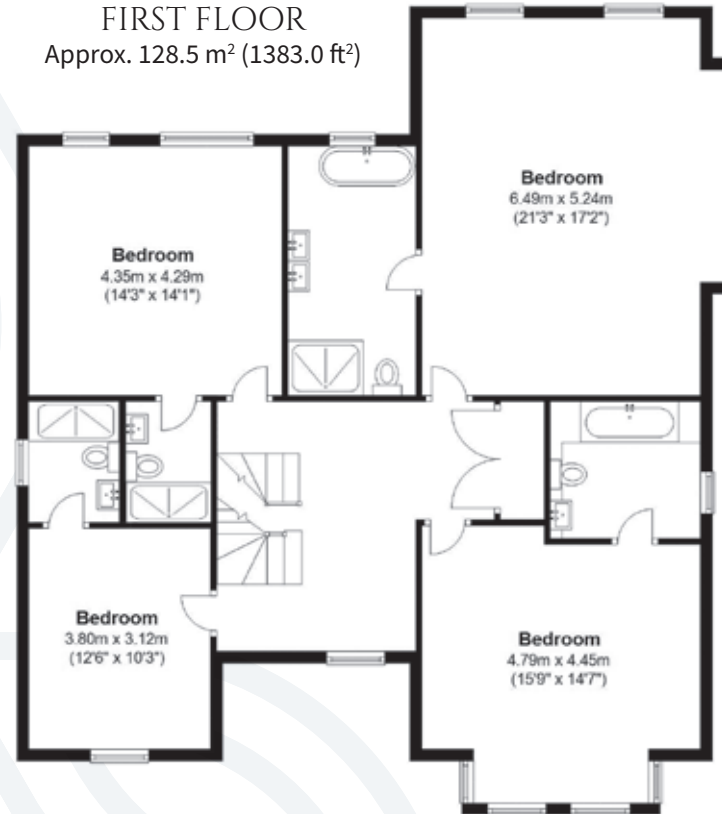


FENWICK HOUSE

GROUND FLOOR
Approx. 128.5 m² (1383.0 ft²)



FIRST FLOOR
Approx. 128.5 m² (1383.0 ft²)

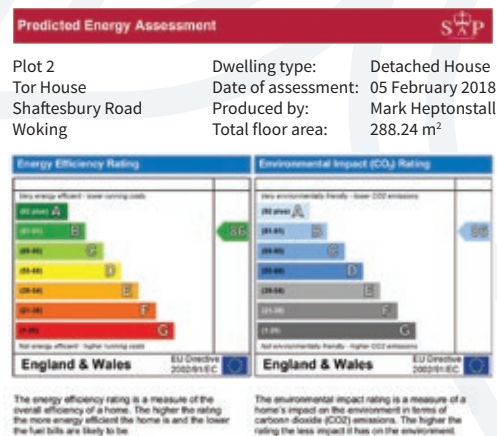


SECOND FLOOR Approx. 48.0 m² (516.7 ft²)



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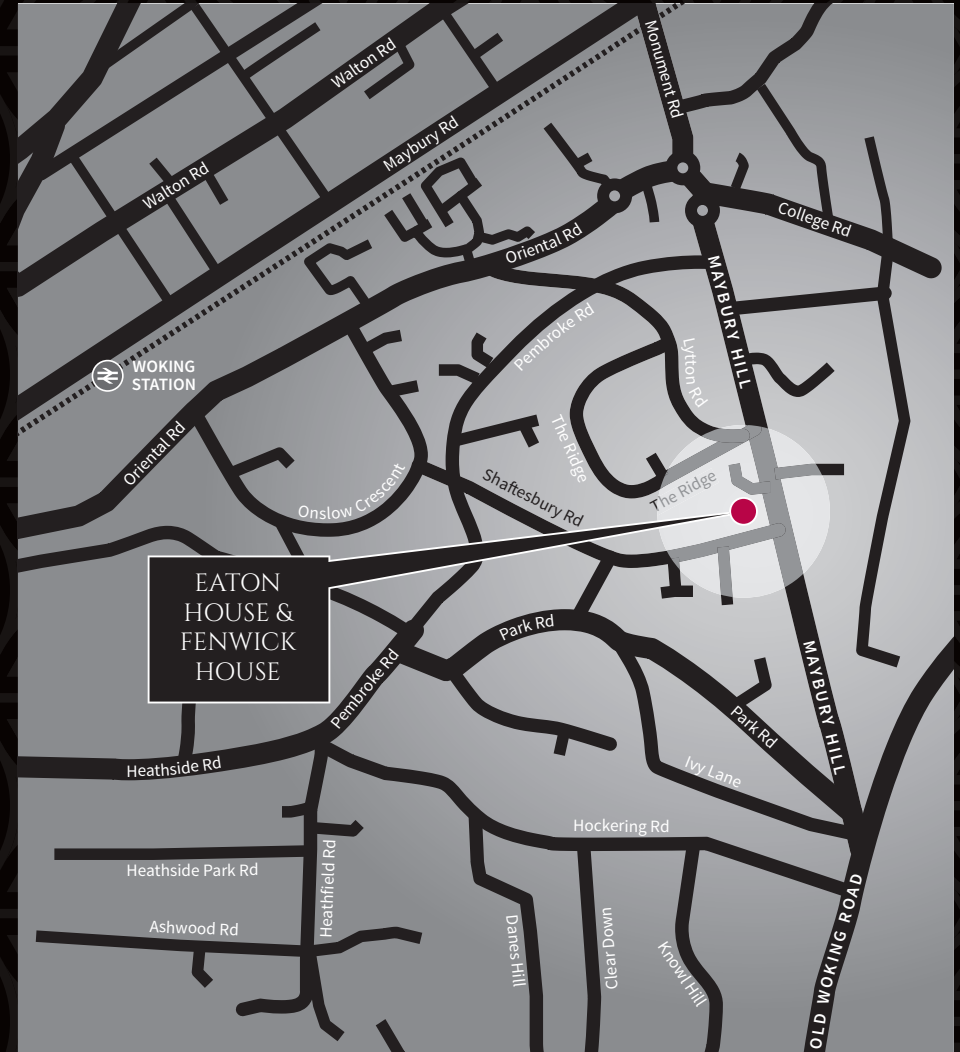
Energy performance has been assessed using the SAP 2012 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

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