

# Millers Close

Walton-on-Thames



Windsor Homes plc





WINDSOR HOMES plc are intent on working towards sustainability and to making a positive contribution to the long-term physical, social and economic fabric of the communities in which we work. We endeavour to comply with all relevant legislation as a minimum standard and work towards good practice in sustainability. In respect of this development we will be providing the following:

- Energy efficient lighting to each property featuring LED down lighters and low energy pendant fittings.
- Construction is to the latest Building Regulations and provides for a high level of full fill cavity wall and roof insulation.
- Each property will be fitted with a condensing boiler with a SEDBUK rating of 'A' providing heating and the balance of the hot water supply.
- Each property will be rigorously air tested and certified on completion to ensure that each home conforms to the required standard.

WINDSOR HOMES plc has a dedicated management team with substantial and varied experience in all disciplines of the industry. Every care is taken to ensure that the design and layout is complementary to the location and immediate properties in the vicinity of the development. The Company is proud of its reputation and each and every development it undertakes. We invite you to view some of our recent developments shown on our website, [www.windsorhomes.co.uk](http://www.windsorhomes.co.uk), where you will see our commitment to producing outstanding homes combining tradition and the elements for modern day living.

# Millers Close

## IN AND AROUND THE AREA

Millers Close is situated equidistance between the town of Walton-on-Thames and Hersham village. Both have many beautiful attributes that include The River Mole, Burwood Park, St Georges Hill, Painshill Park, Burhill Park and Claremont Landscape Gardens forming a very impressive résumé. Hersham still retains a village feel, however Walton-on-Thames over the last decade has undergone incredible redevelopment transforming it into a modern vibrant town with fashionable shops, bars and restaurants as well as a large shopping centre with top high street names.

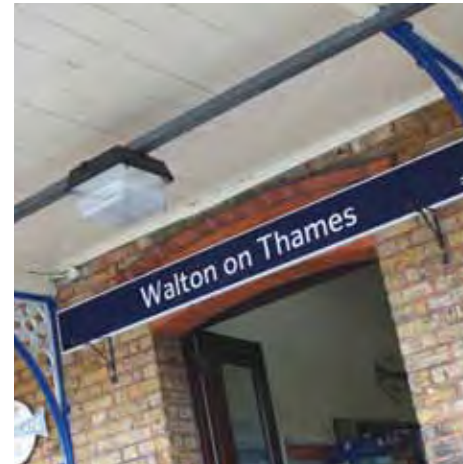
There are two mainline railway stations within close proximity to the development with Walton-on-Thames being the closer and within easy walking distance to Millers Close. From this station there are direct links to London Waterloo (approx 30 minutes). Millers Close is also served by a number of local bus routes including route 555 that provides service to and from Heathrow airport with the bus stop being just outside the developments' main gate. With its close link to the M25 this journey can also be made by car in under 30 minutes.



*Top left: Burhill Golf Club*



*Bottom left: The river Mole*



*Top right: Walton on Thames station*



*Bottom right: Local restaurants and shops*

Millers Close is adjacent to Rydens Senior School which serves students from the local area. However many local children also attend schools in Chertsey, Weybridge, Surbiton, Esher and Kingston-upon-Thames all of which are within easy reach.

There are numerous sports facilities in the area to enjoy, that include: two Golf courses, two Rugby Clubs, three Cricket Clubs, seven Football Clubs, three Bowls Clubs, one Badminton Club and Indoor Tennis. Central transport links provide simple direct access to larger national sporting events (by train Wimbledon 17 minutes, Twickenham in under 45 minutes, Lords 50 minutes and Wembley under 1 hour 30 minutes). Closer to home is Sandown Racecourse which hosts some internationally renowned horse racing events as well as corporate events, exhibitions and a wide range of permanent leisure facilities, including a golf centre with driving range, three golf courses, a sports centre, gym, a dry ski slope and a Daytona outdoor go karting track.



# Millers Close



Windsor Homes plc is proud of its premium rating with the NHBC and of the homes it builds. The NHBC is the standard-setting body and leading warranty and insurance provider for new homes in the UK.

Established in 1936 as a non-profit distributing company, the NHBC's primary purpose is to help raise standards in the house-building industry and provide consumer protection for new homeowners.

'Buildmark' is the name of the NHBC's 10-year warranty and insurance cover. It is designed to protect owners of newly-built residential housing if a problem does occur in a new home registered with the NHBC.

When you are buying a newly-built home you will need cover such as Buildmark to help you secure a mortgage. Mortgage lenders prefer to lend on homes that have this type of cover because they know the home will have been built to specified standards of construction.

A copy of our Consumer Code can be found on our website at [www.windsorhomes.co.uk](http://www.windsorhomes.co.uk)

# Plots 1-4



GROUND FLOOR	PLOT 1	PLOT 2	PLOT 3	PLOT 4
Lounge/Day Room	8092mm x 3550mm 26'6" x 11'8"	7175mm x 4169mm 23'5" x 13'7"	7175mm x 4169mm 23'5" x 13'7"	8092mm x 3550mm 26'6" x 11'8"
Kitchen	5250mm x 2800mm 17'3" x 9'2"	4175mm x 2053mm 13'8" x 6'9"	4175mm x 2053mm 13'8" x 6'9"	5250mm x 2800mm 17'3" x 9'2"



FIRST FLOOR	PLOT 1	PLOT 2	PLOT 3	PLOT 4
Bedroom 1	n/a	4169mm x 3100mm 13'8" x 10'2"	4169mm x 3100mm 13'8" x 10'2"	n/a
Bedroom 2	3550mm x 2899mm 11'8" x 9'6"	n/a	n/a	3550mm x 2899mm 11'8" x 9'6"
Bedroom 3	3285mm x 2899mm 10'9" x 9'6"	3750mm x 3234mm 12'4" x 10'7"	3750mm x 3234mm 12'4" x 10'7"	3285mm x 2899mm 10'9" x 9'6"
Bedroom 4	3050mm x 2092mm 10'0" x 6'10"	n/a	n/a	3050mm x 2092mm 10'0" x 6'10"



KEY  
 CL Cloak Room  
 E S En Suite  
 W Wardrobe

SECOND FLOOR	PLOT 1	PLOT 2	PLOT 3	PLOT 4
Bedroom 1	4800mm x 4392mm 15'9" x 14'5"	n/a	n/a	4800mm x 4392mm 15'9" x 14'5"
Bedroom 2	n/a	3586mm x 3068mm 11'9" x 10'1"	3586mm x 3068mm 11'9" x 10'1"	n/a

The floor plans are not to scale and dimensions are approximate. All dimensions are maximum within individual rooms.



# Plots 5-8



GROUND FLOOR	PLOT 5	PLOT 6	PLOT 7	PLOT 8
Kitchen/Day Room	8092mm x 3550mm 26'6" x 11'8"	8092mm x 2800mm 26'6" x 9'2"	8092mm x 2800mm 26'6" x 9'2"	8092mm x 3550mm 26'6" x 11'8"



FIRST FLOOR	PLOT 5	PLOT 6	PLOT 7	PLOT 8
Lounge	5092mm x 3550mm 16'8" x 11'8"	5092mm x 3550mm 16'8" x 11'8"	5092mm x 3550mm 16'8" x 11'8"	5092mm x 3550mm 16'8" x 11'8"
Bedroom 1	5092mm x 3250mm 16'8" x 10'8"	n/a	n/a	5092mm x 3250mm 16'8" x 10'8"
Bedroom 2	n/a	4135mm x 2900mm 13'7" x 9'6"	4135mm x 2900mm 13'7" x 9'6"	n/a
Bedroom 3	n/a	3050mm x 2092mm 10'0" x 6'10"	3050mm x 2092mm 10'0" x 6'10"	n/a

SECOND FLOOR	PLOT 5	PLOT 6	PLOT 7	PLOT 8
Bedroom 1	n/a	4042mm x 3711mm 13'3" x 12'2"	4042mm x 3711mm 13'3" x 12'2"	n/a
Bedroom 2	3806mm x 2916mm 12'6" x 9'7"	n/a	n/a	3806mm x 2916mm 12'6" x 9'7"
Bedroom 3	4042mm x 3694mm 13'3" x 12'1"	n/a	n/a	4042mm x 3694mm 13'3" x 12'1"



KEY	
CL	Cloak Room
E S	En Suite
W	Wardrobe

# Plots 9-11



GROUND FLOOR	PLOT 9	PLOT 10	PLOT 11
Lounge/Day Room	8092mm x 3550mm 26'6" x 11'8"	n/a	8092mm x 3550mm 26'6" x 11'8"
Kitchen/Day Room	n/a	8092mm x 2800mm 26'6" x 9'2"	n/a
Kitchen	5250mm x 2700mm 16'8" x 8'10"	n/a	5250mm x 2700mm 16'8" x 8'10"



FIRST FLOOR	PLOT 9	PLOT 10	PLOT 11
Lounge	n/a	5092mm x 3550mm 16'8" x 11'8"	n/a
Bedroom 1	5092mm x 3285mm 16'8" x 10'9"	n/a	n/a
Bedroom 2	5092mm x 3550mm 16'8" x 11'8"	4135mm x 2921mm 13'7" x 9'7"	5092mm x 3550mm 16'8" x 11'8"
Bedroom 3	n/a	3050mm x 2071mm 10'0" x 6'9"	3285mm x 2921mm 10'9" x 9'7"
Bedroom 4	n/a	n/a	3050mm x 2071mm 10'0" x 6'9"



KEY  
 CL Cloak Room  
 ES En Suite  
 W Wardrobe

SECOND FLOOR	PLOT 9	PLOT 10	PLOT 11
Bedroom 1	n/a	4042mm x 3711mm 13'3" x 12'2"	5092mm x 5700mm 16'8" x 18'8"
Bedroom 2	n/a	n/a	n/a
Bedroom 3	3806mm x 2992mm 12'6" x 9'10"	n/a	n/a
Bedroom 4	4042mm x 3693mm 13'3" x 12'1"	n/a	n/a



# Plots 12-14



GROUND FLOOR	PLOT 12	PLOT 13	PLOT 14
Lounge/Day Room	8092mm x 3550mm 26'6" x 11'8"	8092mm x 3550mm 26'6" x 11'2"	8092mm x 3550mm 26'6" x 11'8"
Kitchen/Breakfast Room	5323mm x 2700mm 17'6" x 8'10"	5323mm x 2700mm 17'6" x 8'10"	5323mm x 2700mm 17'6" x 8'10"



FIRST FLOOR	PLOT 12	PLOT 13	PLOT 14
Bedroom 2	5092mm x 3550mm 16'8" x 11'8"	5092mm x 3550mm 16'8" x 11'8"	5092mm x 3550mm 16'8" x 11'8"
Bedroom 3	3399mm x 2900mm 11'2" x 9'6"	4176mm x 2900mm 13'8" x 9'6"	3399mm x 2900mm 11'2" x 9'6"
Bedroom 4	3050mm x 2092mm 10'0" x 6'10"	3050mm x 2092mm 10'0" x 6'10"	3050mm x 2092mm 10'0" x 6'10"

SECOND FLOOR	PLOT 12	PLOT 13	PLOT 14
Bedroom 1	5092mm x 5700mm 16'8" x 18'8"	4030mm x 3711mm 13'3" x 12'2"	5092mm x 5700mm 16'8" x 18'8"



KEY	
CL	Cloak Room
E.S	En Suite
W	Wardrobe

# Millers Close



Photographs show previous Windsor Homes developments



# Specification



## KITCHEN

- Wooden Heart Weybridge kitchens.
- Siemens four zone induction hob.
- Siemens built-in single oven.
- Siemens built-in combi oven microwave.
- Siemens warming drawer.
- Siemens stainless steel re-circulating cooker hood.
- Siemens integrated fridge freezer.
- Siemens integrated washer / dryer.
- Siemens integrated dishwasher.
- Blanco undermounted stainless steel sink.
- Blanco mixer taps.
- Under unit lighting.
- LED plinth lighting.
- Granite / Quartz countertops and upstands.
- Minoli ceramic floor tiles.
- Under unit waste disposal unit.

## DECORATION & FINISH

- Smooth skimmed plaster finish throughout.
- Plaster coving to all rooms.
- Dulux "Welsh Flint" to hallways and landings, all other walls to be Dulux "Porcelain".
- Minoli ceramic floor tiles to cloakroom, kitchen, bathroom/shower rooms.
- All woodwork Dulux white satin finish.



## BATHROOMS & CLOAKROOMS

- Sanitaryware by Roca.
- Brassware by Bristan Eco.
- Merlyn Series 6 shower enclosures.
- Bristan Oval surface mounted shower to all en-suite 1, except for plots 2, 3 and 9.
- Shaver socket to Master En-suite.
- All shower and bathrooms to have heated chrome towel rails.
- Minoli half tiled walls throughout. Fully tiled showers.
- Minoli tiled splash backs to cloakroom washbasin.
- Built-in vanity units by Osborne Furniture.
- Freestanding vanity units by Roca from the Unik range.
- Vanity units to all except en-suite 2 plots 2 and 3 and 1st floor cloakroom.
- Marble vanity unit tops to en-suite 1 in plots 4, 11, 12 and 14.

## JOINERY

- Fitted wardrobes to bedrooms 1 and 2.
- MDF Windsor moulding skirting and architraves.
- Staircase with white painted newel posts and balustrades and White Oak handrail.

## GENERAL

- Slatted shelving to airing cupboard.
- White UPVC fascia and soffits.



## WINDOWS & DOORS

- All internal doors to be Todd doors Iseo range with chrome furniture.
- Class A Low E Argon filled Rehau energy efficient double glazed windows with chrome handles.
- Pre-finished coloured UPVC front entrance door.
- Aluminium bi-fold doors opening out to garden.
- Timber finished, remote controlled, electric up and over garage doors.

## ELECTRICAL

- Polished chrome light switches and sockets in hall and lounge.
- Satin chrome switches and sockets to kitchen.
- Pre-wired Satellite TV, Sky Plus and HD. Each house fibre optically linked to communal dish.
- TV points to kitchen, lounge and selected bedrooms using CAT 5 cabling.
- Stair tread LED lights to plots 1, 4, 9, 10, 11, 12, 13 and 14.
- BT point to understairs cupboard to serve all rooms.
- Front door lighting.

## HEATING & COMFORT

- Gas fired under floor heating to the ground floor.
- Thermostatic radiators to the first and second floors.
- Heat recovery ventilation system.



## SAFETY & SECURITY

- Mains wired smoke detectors.
- Carbon Monoxide Monitor to all kitchens.
- Fully commissioned security alarm system.
- Electronically operated metal security gates to entrance. (subject to planning)

## EXTERNAL

- Brick dividing privacy walls between patios.
- Individual rear gardens.
- Patios and private footpaths to be in Riven Buff paving slabs.
- Permeable block paving to driveways in contrasting block to road.
- Front and rear gardens to be laid to turf and landscaped.
- Outside tap as per drawings.
- Communal parking bays.
- Communal Sky dish on rear of garage to plot 14.
- Communal street lighting.
- Each property will have it's own garage.

## AFTERCARE

- NHBC Warranty Scheme.

Windsor Homes plc operates a policy of continuous improvement and therefore individual features may vary or change from time to time. This sales specification is considered to be materially correct although final specification is not guaranteed and does not form any part of any contract and is not intended to be legally binding.





**MILLERS CLOSE** is a development of fourteen three and four bedroom townhouses. Each property is being sold freehold with the plot boundaries clearly marked on a conveyance plan approved by Land Registry.

Every buyer will in due course become a member of a management company responsible for the upkeep of the common areas, main driveway, communal lighting, electric security gates and communal sky + dish.

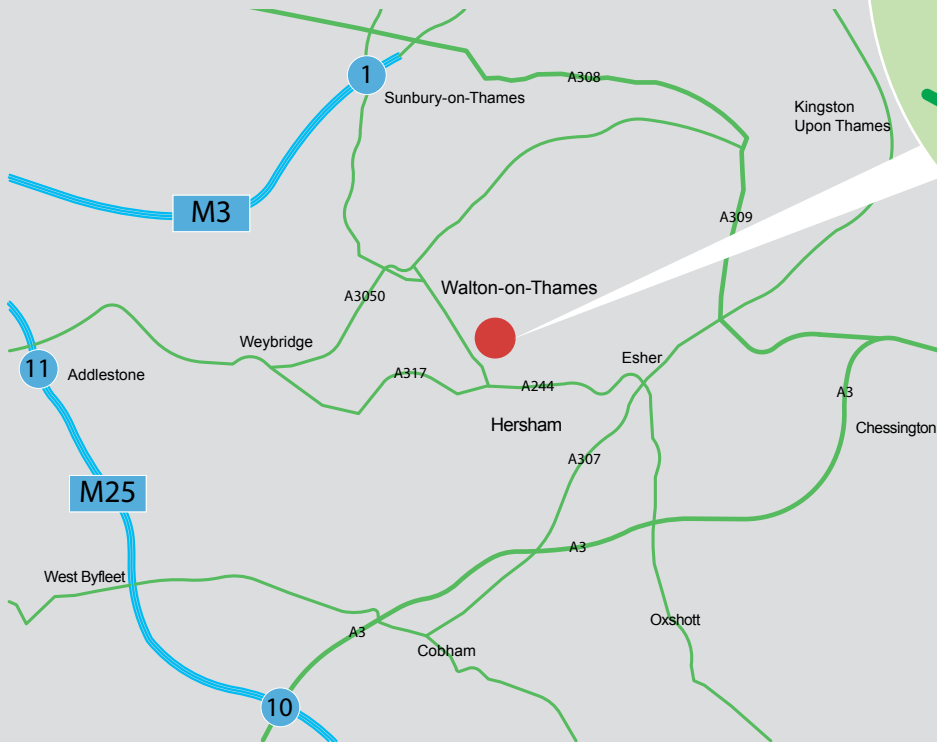
**BESPOKE YOUR OWN HOME** At Windsor Homes we offer purchasers the option to bespoke their home. Subject to build programme, purchasers can have input designing the interior finish helping create a property to their individual taste.

Whether you have a taste for the more traditional or prefer the sleek modern look, at Windsor Homes' head office you can take advantage of our dedicated sample room and with the help of our team design your home to your personal requirements.

**RESERVATION PROCEDURE** An initial deposit of £2,000 will be payable on the signing of our Reservation Agreement as required under the terms of the Consumer Code. The reservation is taken on the basis that you can exchange contracts by the deadline date which, is binding on both parties under the agreement and, will equate to 28 days from the receipt of the legal papers by your Solicitor. Should you for any reason fail to meet the exchange deadline or withdraw prior to, we will retain 50% of this money as a contribution towards our abortive costs. A copy of our Consumer Code and Reservation Agreement is available at any time upon request from our agents as shown opposite.

# Millers Close

Hersham Road  
Walton-on-Thames  
Surrey  
KT12 5NR

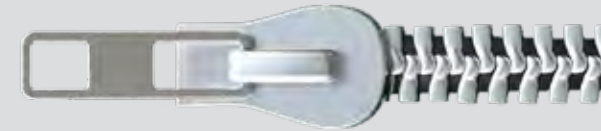


Selling Agent

**CURCHODS**

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