

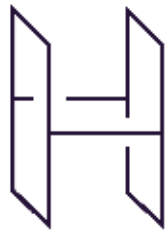


HEATHERLEY

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LEIGH HOUSE





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LEIGH HOUSE

*Two luxurious new homes situated on a sought-after residential road in prime Weybridge, Surrey.*

The architects drew inspiration from the existing Arts & Crafts style building that once stood on the site to create two stunning new homes. Careful attention to detailing around the building, both inside and out, has been used to evoke the Arts & Crafts style including the detailing to the staircases, eaves brackets, selection of materials and so forth.



**JACKSON-STOPS**

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# THE ARCHITECT

*BWP Architects Ltd are a multi-award-winning RIBA chartered practice established in 2003 with studios in Farnham, Surrey and Harrogate, North Yorkshire.*

The Farnham studio is headed by architect Leigh Brooks MVO, RIBA who has lived in Farnham since 2005. Leigh completed his architectural training under the personal tutelage of eminent architectural historian Professor James Stevens Curl in 1995 after which he spent eight years working in for a London practice as Project Architect and Senior Associate on numerous highly prestigious projects including the award winning works at Gonville & Caius College, Cambridge and the Brownsword Market Building in Poundbury. In January 2002 Leigh was awarded the Member of the Royal Victorian Order (MVO) by HM Queen Elizabeth II in the 2002 Jubilee Honours List for his work as the Project Architect and Contract Administrator on behalf of the Royal Household for the £25M Extension and Remodelling of the Queen's Gallery at Buckingham Palace.

As the director running the Farnham studio, Leigh's clients have included Sir Stephen & Lady Lamport, Sir Peter & Lady Wakefield's family, Sir Adrian & Lady Montague as well as a large number of other private clients designing unique, bespoke homes. In addition, BWP Architects Ltd have worked with a select few small developers over the last 15 years including Gold Property Developments Ltd, Prism Homes, Tkei Homes Ltd and One Merrow Croft Limited designing individual homes for smaller sites.

In 2014 BWP Architects' designs for a new home in Farnham for a private client won an award in the UK Property Awards in the "Single Architecture Residence" category, and we were delighted to win again in the same category in 2018 for another project (a project which also went on to win "Best Eco Home" in the 2018 Build It Awards). Earlier in 2018, BWP Architects also won "Best Passivhaus Residential Design" in the 2018 Home Builder Awards. In 2019 BWP Architects also won an award in the Waverley Design Awards for another private home.

BWP Architects have worked with CPL Developments, the Project Managers for this scheme, on a number of new build schemes for private clients including a new three storey Georgian style home in Surrey, a new timber-framed oak home overlooking Chichester Harbour and, most recently, the redevelopment of a 19th Century Oast House including some very contemporary extensions. It was clear that in order to achieve the quality of build that our client was looking to achieve would require not only a high level of specification and detailing but also a project team that could work well together to deliver that quality.











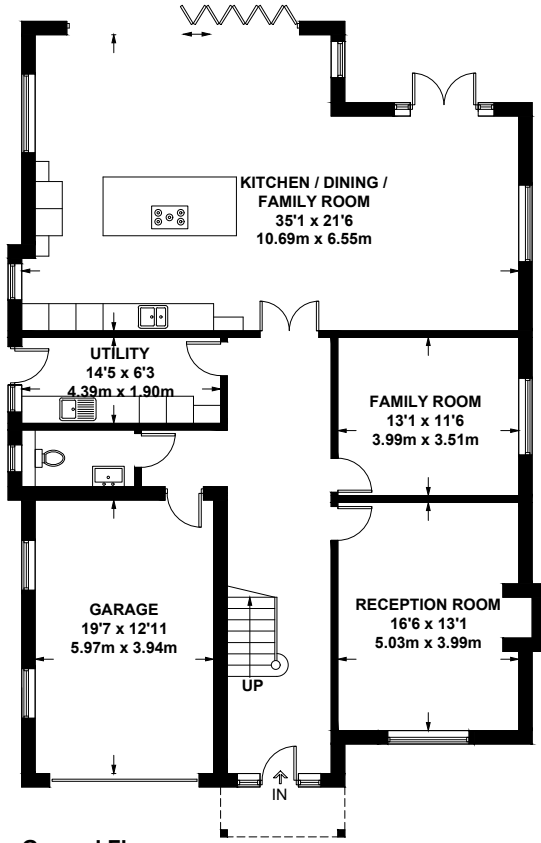




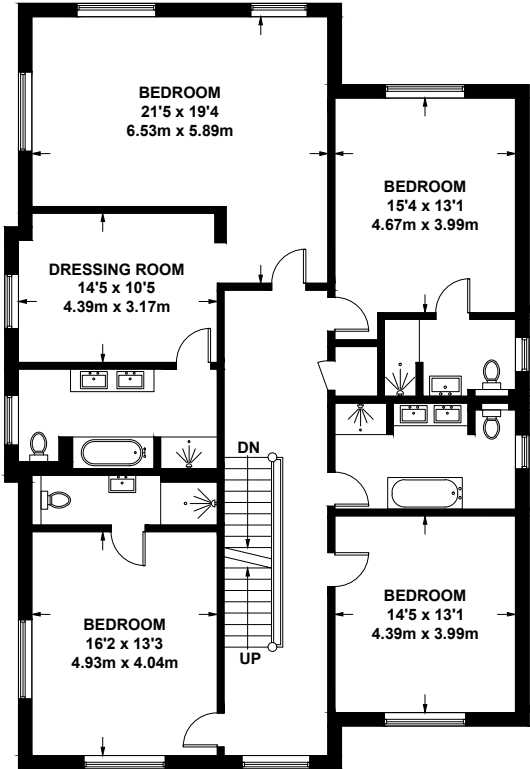


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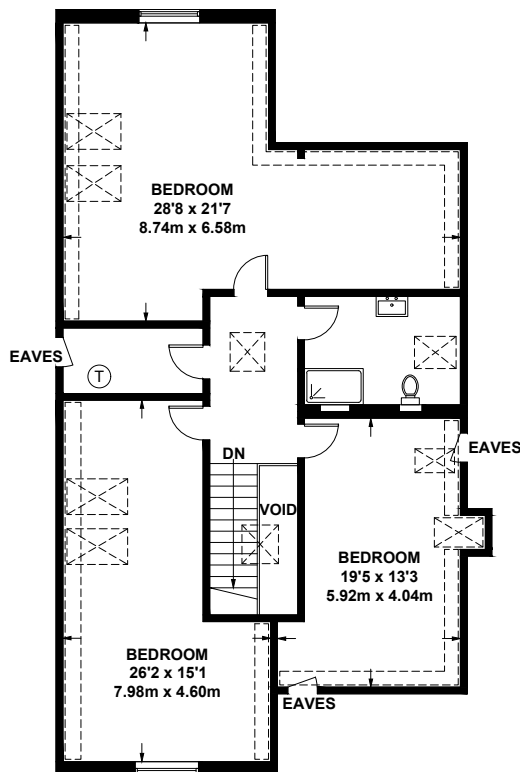
Approximate Gross Internal Area  
454.2 sq m / 4889 sq ft  
(Including Garage / Excluding Void)



Ground Floor



First Floor

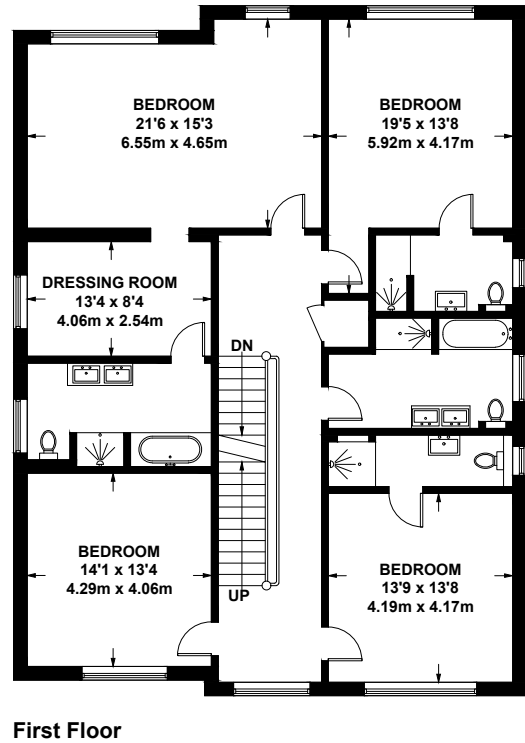
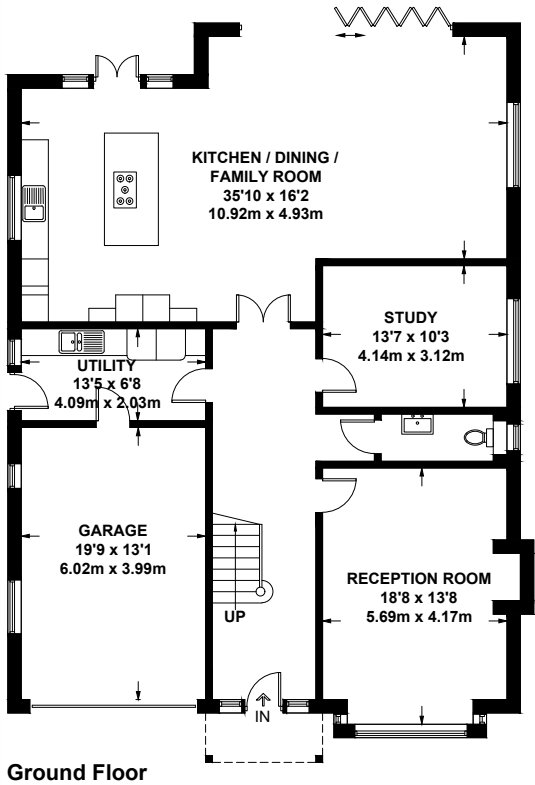


Second Floor

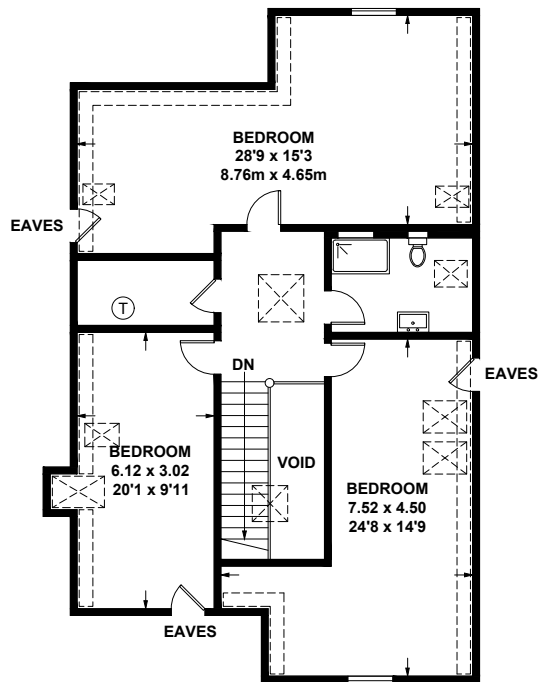


# LEIGH HOUSE

Approximate Gross Internal Area  
 424.5 sq m / 4569 sq ft  
 (Including Garage / Excluding Void)



= Reduced headroom below 1.5m / 5'0







# SPECIFICATION

## GENERAL INTERNAL

- Porcelain tiles to entrance hall, kitchen and utility room
- Custom skirting, architrave and door casings; all feature stepped with moulded profiles
- Handmade plaster of Paris ceiling cornice step moulded to complement joinery
- Panelled French polished oak doors throughout
- High quality door furniture featuring magnetic door latches
- Oak staircases to both first and second floors by Kevala Stairs
- Luxury quality fitted carpet to all bedrooms, landings and reception rooms
- Large storage capacity in the roof eaves with touch catch doors

## KITCHEN

- Poggenpohl designed and installed kitchen with island and breakfast bar, soft-close doors and drawers and Quartz worktops
- A range of Miele appliances including an oven, warming drawer, microwave, induction hob, dishwasher, full height fridge, full height freezer, and wine cooler.
- Quooker hot and filtered cold water tap
- Sink waste disposal unit
- Ceiling plenum with recessed lighting feature and full remote-controlled kitchen extractor

## UTILITY ROOM

- Bespoke designed layout with low level and recessed full height storage cupboards
- Quartz worktops with water drainage grooves
- Large scale Belfast sink with high-top mixer tap

- Stacked washing and drying machine space with all connection ready

## BATHROOMS

- Designed by Ripples of Winchester
- Luxury sanitaryware by Laufen
- Hansgrohe taps and shower controls
- Mirrors with touch-controlled lighting and heat pad auto demisters
- Feature tiling with recess niche lighting

## HEATING & PLUMBING

- Zoned underfloor heating throughout
- Controlled via Control 4 touch screens
- Individual thermostats in each room
- Mobile dial in ne-hubs for 'away from house' control of the entire heating system
- Plumbing



## CONTROL 4 SYSTEM

### MULTIROOM MUSIC & HOME AUTOMATION

- In Kitchen, family, reception and master bedroom (fully expandable throughout every other habitable room)
- Pre-wired cinema room surround sound in bedroom 6 on the top floor
- In wall touchscreens to control music, TV, heating, garage door, driveway gates and CCTV
- Remote App control can be added

### LIGHTING

- 24 circuits of Intelligent lighting throughout ground floor, landings & master suite; externally controlled via touchscreen or keypads
- PIR controlled nightlights to bathrooms and shower rooms
- Full door switch operated LED lighting to the airing cupboards

### CABLING INSTALLED ENABLING FUTURE CONNECTIVITY TO:

- 4K HDTV distribution
- Whole house WiFi coverage
- Telephone and computer network
- Front and rear CCTV cameras
- Pre-wired for lighting and power in the garden
- All contained within a lockable AV rack located in the plant room on the top floor

### GENERAL EXTERNAL

- Windows and doors by Bereco
- All external doors featuring keyed alike locks
- All roof lights have full remote control with automatic rain sensor closing
- External walls comprise feature brickwork with dentil course detailing, upper level tile hung with banding feature club tiles with hand cut and dress leadwork

- Architect designed fascia and soffit with aluminium cast guttering
- External PIR activated welcome home lighting to all elevations

### GARDEN AND DRIVEWAY

- Fully landscaped gardens to include mature planting, privacy fencing, and post and rail to all boundaries
- Sandstone rainbow paving to terrace area and pathways
- Resin bound finished driveways
- Electric entrance gates with handheld remote control and via Control4 touch screen

### SECURITY & PEACE OF MIND

- Intruder alarm
- Pre-wired for CCTV
- PIR Sensor Lighting
- 10 Year BLP Warranty

## A PRIME LOCATION

These two impressive houses occupy a prime position on St George's Road; a highly sought-after residential road on the slopes of St George's Hill in Weybridge.

The fashionable Queens Road is just 0.5 miles away and features an array of shops and amenities including a drycleaners, restaurants and cafés, boutique shops, hair and beauty salons, and a number of art galleries.

Weybridge is a lively and affluent town in Surrey offering a wealth of facilities whilst being located 34 minutes from London by train. The town centre is just 1.3 miles away offering many popular restaurants, cafés and pubs as well as many independent shops and high-street chains including a Waitrose.

## SCHOOLS

There are many highly regarded state and independent schools in and around Weybridge. For younger children Oatlands School, Cleves School and St George's Junior School are all nearby; Secondary schools include Heathside School, St George's College and Brooklands Sixthform.

## DISTANCES TO POPULAR DESTINATIONS

Shops on Queen's Road – 0.5 miles

St George's Hill Tennis Club – 0.8 miles

Weybridge Station – 1.0 miles

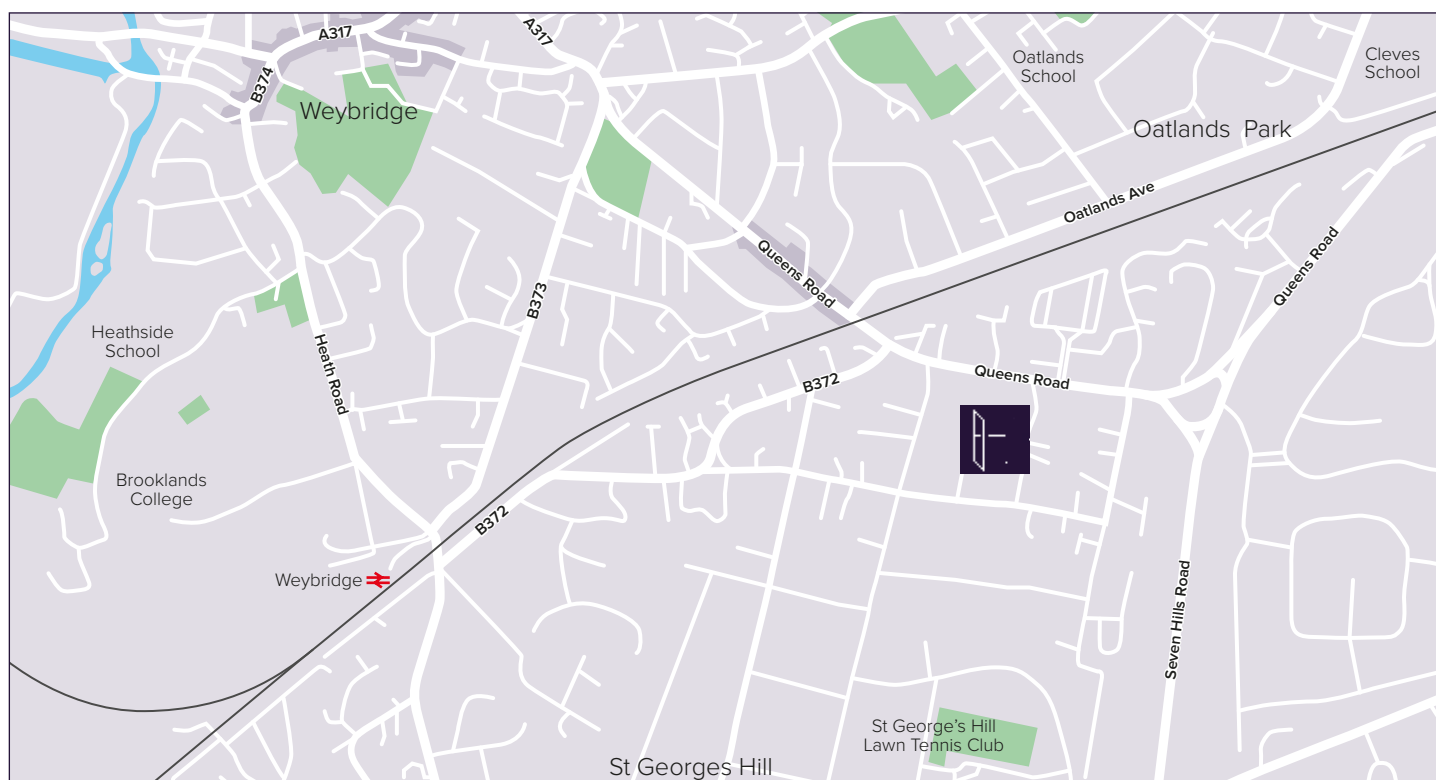
Oatlands School – 1.1 miles

Weybridge High Street – 1.2 miles

Waitrose – 1.3 miles

Cleves School – 1.3 miles

St George's Hill Golf Club – 1.6 miles



[www.st-georges-road.co.uk](http://www.st-georges-road.co.uk)  
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**JACKSON-STOPS**

Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings.

Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.





