



WOLSEY GATE

17a MILBOURNE LANE • ESHER



Langham Homes

INDIVIDUAL • INNOVATIVE • EXCLUSIVE

EXCLUSIVE

Wolsey Gate is built to an exacting standard and finished with a craftsman's touch. Every last detail is considered and refined to add to the overall luxury and sophistication for which Langham Homes are renowned.

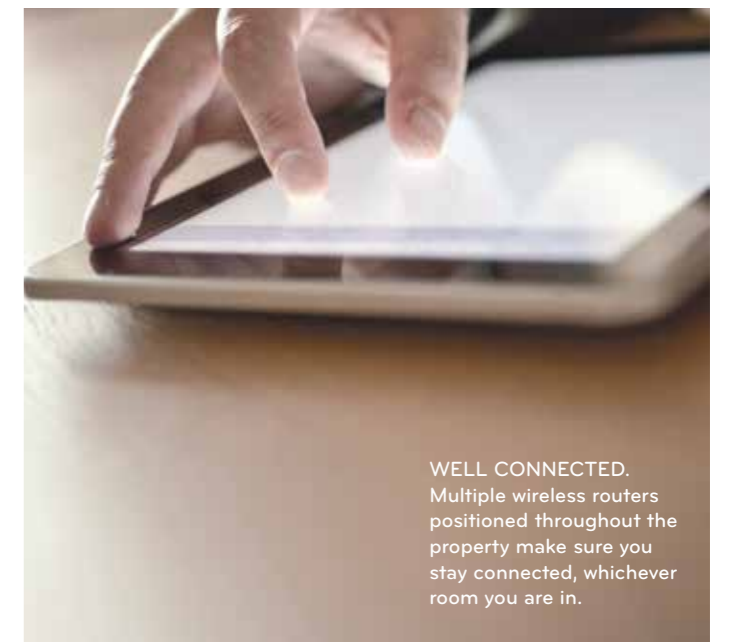


INNOVATIVE

At Langham Homes we are proud of our forward thinking approach, which is why we always look to include the latest in entertainment and connectivity technology, style enhancing features such as underfloor heating and luxury touches like our integrated wine cooler.



UNDERFLOOR HEATING maximises living space by eliminating the need for unsightly radiators. The system features zone control for more even heat distribution, whilst still having the convenience of a central boiler.



WELL CONNECTED. Multiple wireless routers positioned throughout the property make sure you stay connected, whichever room you are in.



INDIVIDUAL

We individually conceived and designed each home to make the most attractive and stylish living space possible - inside and out. Ensuring an individual sense of character and personality which is why no two Langham homes are ever the same.



Wolsey Gate is an impressive Georgian inspired traditional style property finished with a craftsman's attention to detail, yet equipped with all of the conveniences and technologies you need for modern life.



GROUND FLOOR

The elegant portico entrance provides access to a large impressive hall. The kitchen, breakfast and family room is a flexible, airy and modern space for entertaining and family life. Bi-fold doors open up the area giving access to the fully landscaped garden. As well as a stylish living room, spacious dining room and handy utility room, there is a large study to the front. Concrete floors and solid walls throughout the house provide improved sound insulation.

Kitchen/Breakfast/ Family Room	10505mm x 4290mm	34'5" x 14'1"
Living Room	6048mm x 4472mm	19'8" x 14'7"
Dining Room	5805mm x 3953mm	19'0" x 12'10"
Study	3667mm x 2715mm	12'0" x 8'9"
Utility	2715mm x 2332mm	8'9" x 7'6"

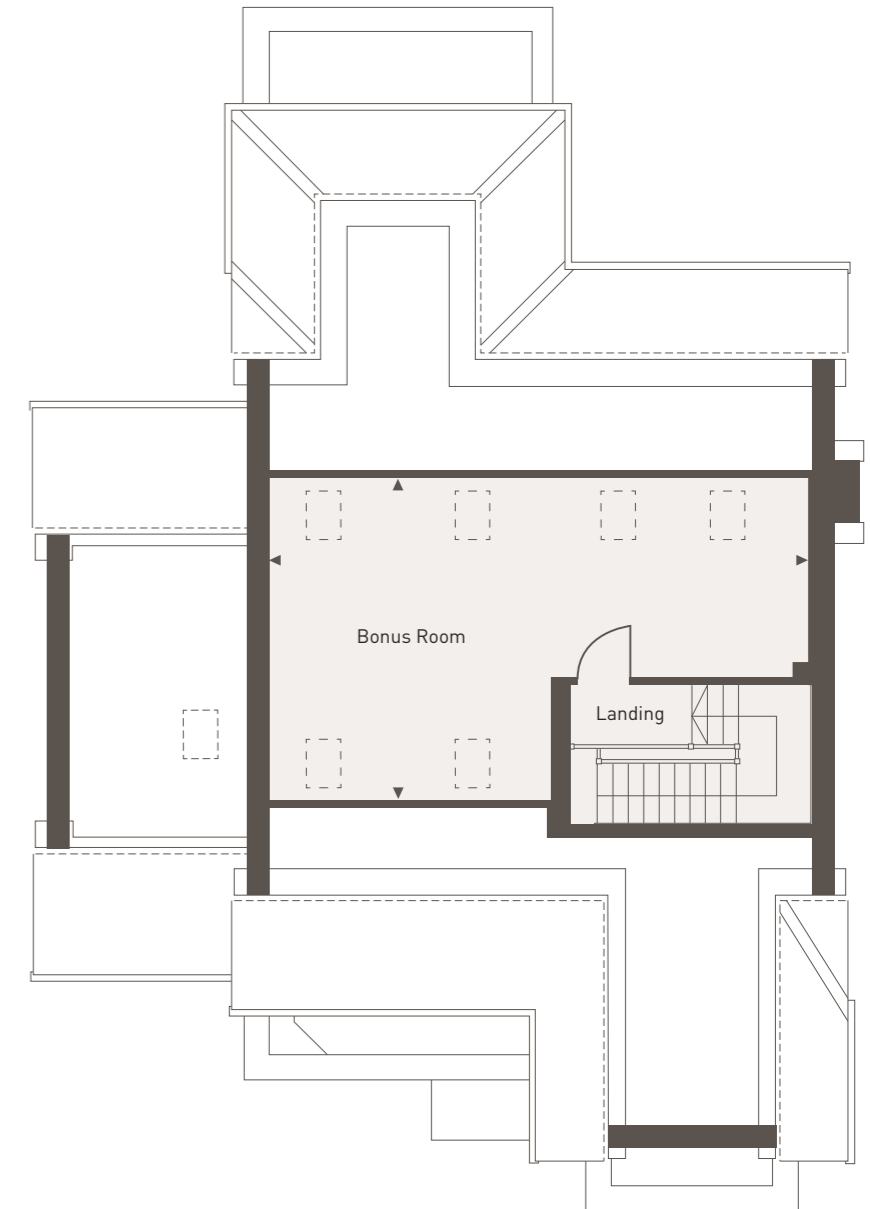


FIRST FLOOR

The first floor is home to the impressive master bedroom suite, complete with a dressing area and en-suite which features a bath and a walk-in shower as well as his and her's wash basins. The large landing provides access to bedrooms 2, 3, 4 and 5, two with en-suite bathrooms. As on the ground floor, the first floor has concrete floors and solid walls for enhanced sound insulation.

Master Bedroom	7682mm x 4290mm	25'2" x 14'1"
Bedroom 2	5095mm x 4512mm	16'8" x 14'8"
Bedroom 3	4792mm x 3953mm	15'7" x 12'10"
Bedroom 4	4070mm x 3136mm	13'3" x 10'3"
Bedroom 5	3915mm x 3136mm	12'8" x 10'3"

Development layouts provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%.



SECOND FLOOR

The second floor provides a large flexible area which could be made into an additional bedroom or games room..

Bonus Room 8700mm x 5150mm 28'5" x 16'9"

KEY

◀▶ Depicts measurement points | W = Wardrobe | Cpd = Cupboard



NO DETAIL TOO SMALL

Wolsey Gate is completed to our exceptionally high standards. A meticulous attention to detail, balanced with practical consideration ensures that all of the fittings, finishes and technology combine for the ultimate in contemporary family life.

KITCHEN

- A modern style individually designed kitchen with a high gloss finish with soft close drawers and hard wearing Silestone worktops

APPLIANCES

Full range of Siemens appliances:

- Stainless steel fridge/freezer
- Stainless steel double oven
- Stainless steel microwave oven
- Stainless steel gas hob
- Extractor Hood
- Fully integrated dishwasher

UTILITY ROOM

- Matching units to complement the kitchen style with space for washing machine and tumble dryer

INTERIOR FINISHES

- American white oak staircase
- Oak internal doors, part glazed or panelled

HEATING

- Fully zoned underfloor heating throughout, which eliminates the need for wall mounted radiators, meaning more flexibility for furniture layout and décor
- Stylish chrome heated towel rails in all bathrooms

WARDROBES

- Master bedroom offers fully fitted dressing area
- Fully fitted designer Italian wardrobes to master bedroom and bedroom 2. Fitted wardrobes to remaining bedrooms

BATHROOMS

- All bathrooms and en-suites are finished with high quality ceramic floor and wall tiling and include walk-in showers. Bathroom units are by Villeroy and Boch and chrome fittings by Hansgrohe, creating a modern and relaxing environment

HOME ENTERTAINMENT/TV

- Pre-wired to allow for a multi-room sound entertainment system giving you the ability to share music throughout the home. When installed, the system can individually control the audio output in different rooms including the kitchen/breakfast/family room, dining room, living room, master bedroom and en-suite
- The home is fitted with multiple wireless routers to ensure strong WIFI connectivity throughout the property
- Star wired BT structure connects the land line telephone to multiple lines, as well as features such as intercom and paging room to room

ELECTRICAL FITTINGS

- Polished chrome light switches to all rooms
- LED down lighters throughout in white trim
- Engraved multi switch-grid system to control the kitchen and utility appliances
- Extractor fans and isolators to bathrooms and utility room
- Shaver sockets and de-mister pads to all bathroom mirrors

SECURITY AND PEACE OF MIND

- The property is protected by a full Audible NSI certificated Intruder Alarm System
- Externally, the property is covered by way of magnetic contacts on all external doors, whilst internally, protection is provided by means of passive infra-red movement detectors
- For your added personal protection, a personal attack push button is located in the hallway and master bedroom
- An external warning device is mounted on the front elevation at high level
- Carbon Monoxide detectors and a full fire alarm system with detectors to all habitable rooms



ESHER, SURREY

A MOST SOUGHT AFTER AREA FOR GENERATIONS

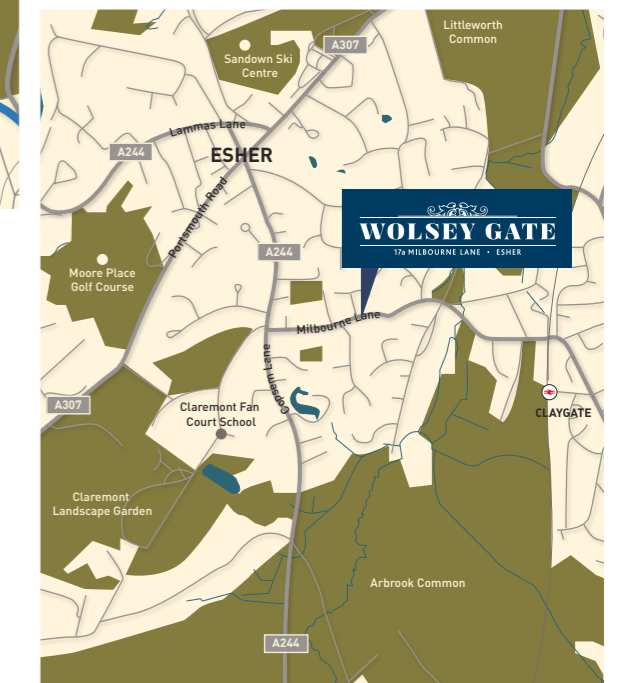
The Surrey town of Esher, located in the borough of Elmbridge, is widely acknowledged as one of the country's most desirable places to live. Surrounded by several large areas of countryside and woodland, it is the perfect location for a relaxing and tranquil home life. And with central London just 14 miles away, some retail therapy in the West End or a night at the theatre is always an option.

The town itself is centred around the busy high street with a mix of well known brand stores and independent outlets and boutiques. Esher is spoilt for excellent restaurants and cafés which offer a wide range of cuisines, whilst just behind the high street is the picturesque green overlooked by the Tudor St George's Church.

One of the most notable historic local landmarks is Claremont Park, just south of the town. It was the original country residence of Robert Clive, the founder of Britain's Indian Empire, who commissioned Lancelot 'Capability' Brown to design and build it. Sandown Park Racecourse is another well known attraction within the town and hosts exciting jump and flat racing meets throughout the year. It is also home to the premier go-karting venue in the country as well as boasting a golf centre. Esher also has flourishing rugby, cricket, football and tennis clubs.

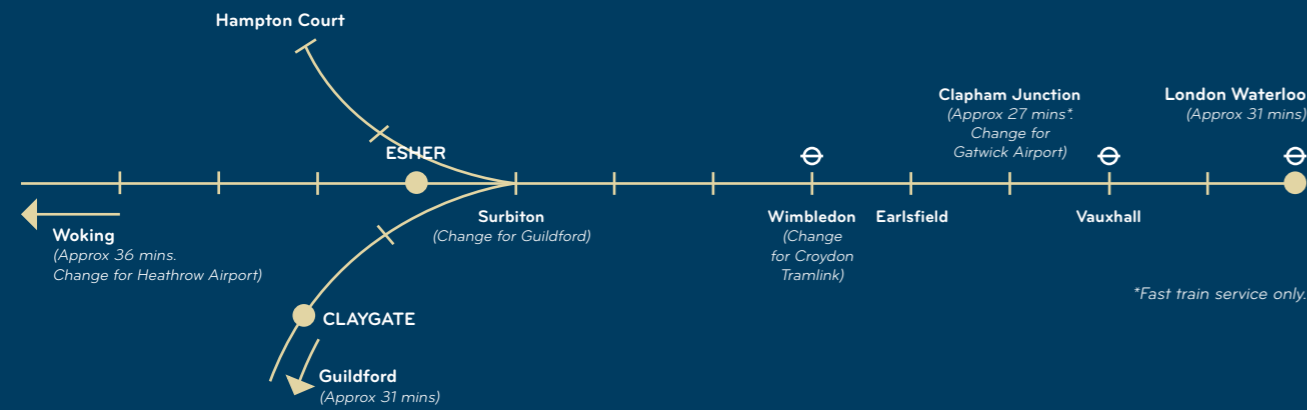
THE PERFECT LOCATION FOR GROWING CHILDREN

Wolsey Gate is ideally located for some of the best educational facilities in the region. Sherwsbury Lodge School is just 97 metres away, whilst the renowned Claremont Fan School and Milbourne Lodge School are under a mile each. ACS International School is under 4 miles.



Directions from the A3

Travelling east on the A3, take the A244 exit towards Esher/Leatherhead. At the roundabout, take the 1st exit onto Copsem Lane/A244. At the crossroads, turn right into Milbourne Lane and Wolsey Gate will be found on your left.



The area is home to many fine and challenging golf courses



Discover retail heaven in nearby Kingston upon Thames or central London



Painshill Park, just 5 miles away, is described as England's most elegant 18th century landscaped garden

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SEVEN DAYS A WEEK