

Lynne Walk

ESHER • SURREY • KT10 9DZ



Langham Homes

INDIVIDUAL • INNOVATIVE • EXCLUSIVE

TWO LUXURY FAMILY HOMES WITH GENEROUS ACCOMMODATION ARRANGED OVER THREE FLOORS. THESE STUNNING PROPERTIES COMBINE MODERN LIVING WITH THE LATEST TECHNOLOGY. OUR FOCUS IS ON CREATING ELEGANT LUXURY HOMES IN PRIME LOCATIONS.

WAYSIDE
4 BEDROOM HOME

THORNFIELD
4 BEDROOM HOME





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. We also include style enhancing features such as underfloor heating and luxury touches to make living in one of our homes a dream come true.



EXCLUSIVE

The homes at Lynne Walk are 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 is renowned.

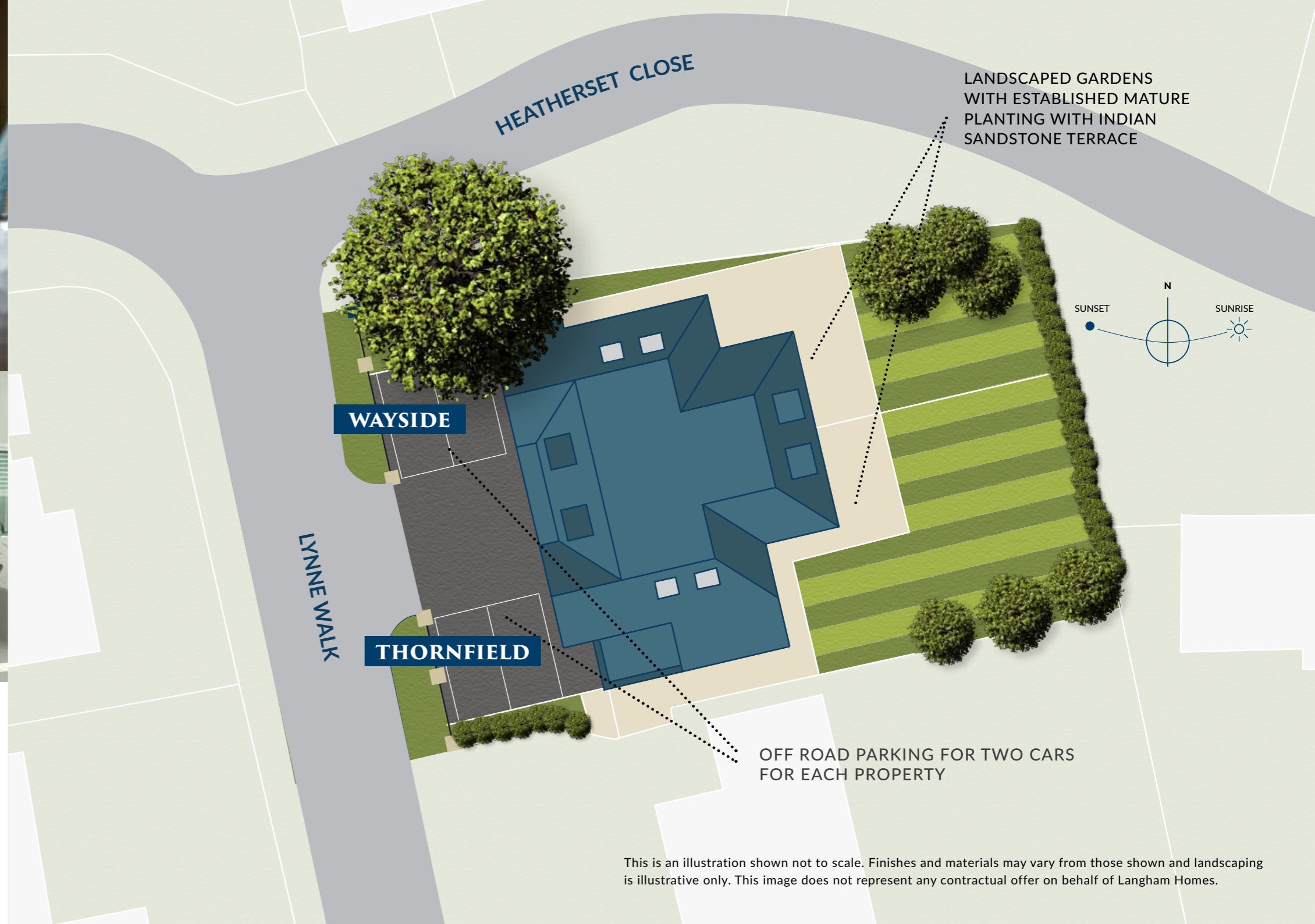


Photograph is of a previous Langham Homes property and used for indicative purposes only. The computer generated image shows the kitchen at Wayside.



INDIVIDUAL

We individually design each home to create the most attractive and stylish living environment possible - inside and out. We strive to create a unique sense of character and personality which is why no two Langham Homes are ever the same.



This is an illustration shown not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only. This image does not represent any contractual offer on behalf of Langham Homes.

WAYSIDE

The focal point of the downstairs is the spacious kitchen/ breakfast area and family room. Modern bi-fold doors open up the area allowing you to make the most of the summer by extending the living space out to the rear patio and fully landscaped garden. The ground floor is further complemented by an elegant living room and a guest cloakroom.

Three bedrooms are located on the first floor, each with fitted wardrobes. The master bedroom also boasts an en-suite, with a stylish contemporary bathroom serving the other bedrooms.

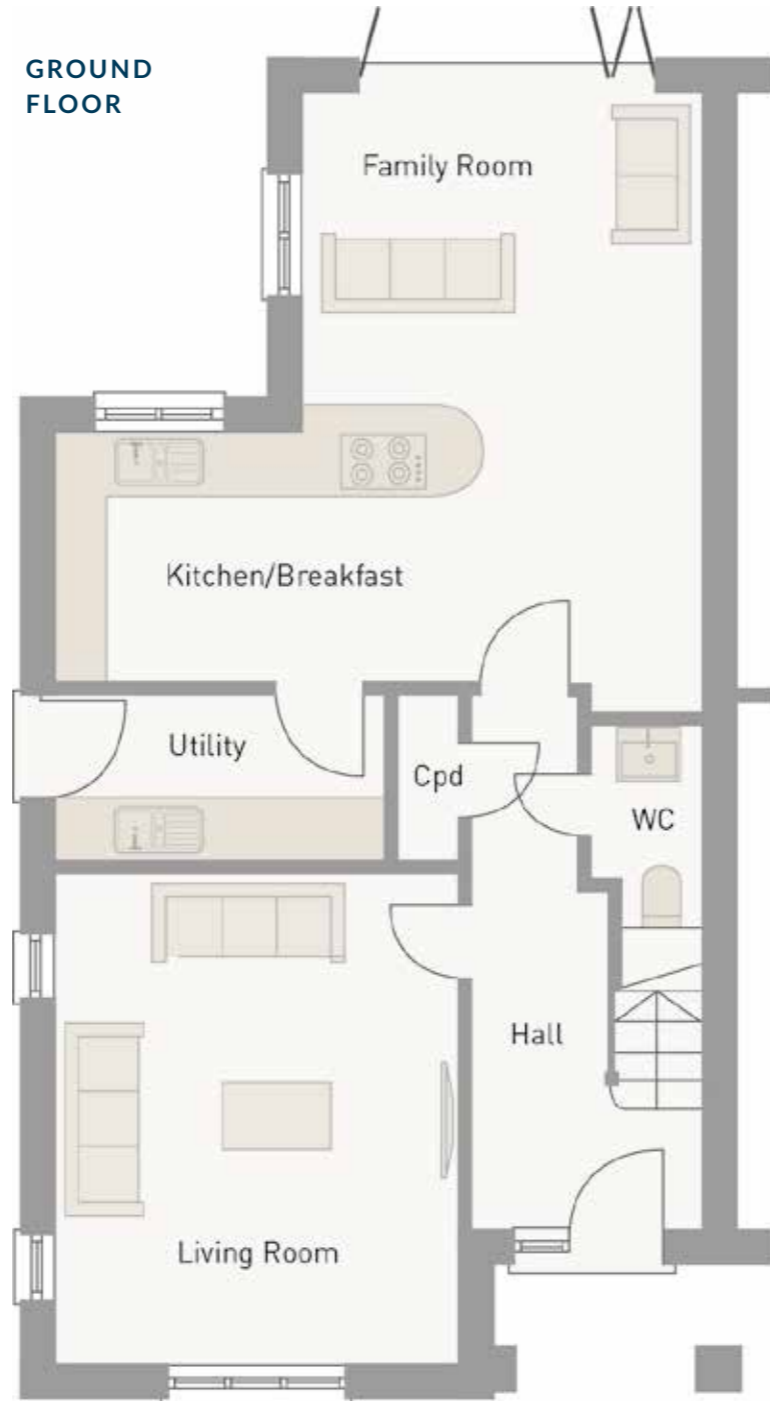
The second floor features a spacious flexible area which could be used as a fourth bedroom or games room, complete with en-suite and a large storage area. At the front of the house there is off road parking for two cars.

Kitchen/breakfast/family	6495mm x 5865mm 21' 03" x 19' 03"
Living room	4900mm x 4065mm 16' 01" x 13' 04"
Master bedroom	5288mm x 4020mm 17' 04" x 13' 02"
Bedroom 2	4240mm x 3038mm 13' 11" x 09' 11"
Bedroom 3	4052mm x 2825mm 13' 03" x 09' 03"
Bedroom 4	5875mm x 4452mm 19' 03" x 14' 07"
Total Living Space	183.6 m² 1976 ft²

KEY

◄► Depicts measurement points | W = Wardrobe
C = Cupboard | AC = Airing Cupboard

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%.



THORNFIELD

Flexible accommodation is the key to the design of this stunning four bedroom home. Stylish bi-fold doors open up the spacious kitchen/breakfast area and family room, making the rear patio and garden an open air extension of the living space. There is also a practical separate utility room with washing machine and dryer.

The first floor master bedroom has built in wardrobes and a modern en-suite with walk in shower. A stylish bathroom serves the other two bedrooms on this level.

The second floor opens up into a large self contained suite complete with it's own bathroom and a large storage area - perfect for use as a fourth bedroom or media room.

Kitchen/breakfast/family	8745mm x 6165mm 28'08" x 20'03"
Living room	4900mm x 4065mm 16' 01" x 13' 04"
Master bedroom	5288mm x 4020mm 17' 04" x 13' 02"
Bedroom 2	4240mm x 3038mm 13' 11" x 09' 11"
Bedroom 3	4065mm x 2838mm 13' 04" x 09' 04"
Bedroom 4	5875mm x 4452mm 19' 03" x 14' 07"
Total Living Space	201.2 m² 2166 ft²

KEY

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NO DETAIL OVERLOOKED

Lynne Walk is completed to an exceptionally high standard. A meticulous attention to detail, balanced with practical considerations ensures that all of the fittings, finishes and technology combine for the ultimate in contemporary family life.

KITCHEN

- Bespoke high gloss designer kitchen with contemporary stone worktops

APPLIANCES

Full range of Siemens appliances:

- Fully integrated fridge/freezer to Plot 1
- Free standing stainless steel American style fridge/freezer to Plot 2
- Stainless steel electric single oven
- Stainless steel microwave combi oven
- Induction hob
- Extractor hood
- Fully integrated dishwasher

UTILITY

- Fitted units to match the kitchen style
- Free standing washing machine and separate dryer

WARDROBES

- Master bedroom offers fitted wardrobes with a combination of hanging rails and shelving
- Fitted wardrobes in bedroom 2 & 3

HEATING

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

INTERNAL FINISHES

- White painted staircase with glass balustrade
- White internal doors, part glazed or panelled with polished chrome door furniture

EN-SUITE/BATHROOM

- Finished with high quality ceramic floor and wall tiling
- Sanitaryware and vanity units by Villeroy & Boch and chrome fittings by Hansgrohe, creating a modern and relaxing environment

HOME ENTERTAINMENT/TELEVISION

- Pre-wired for multi-room sound entertainment system to the ground floor and master bedroom giving you the ability to share music throughout the home
- Wired for satellite and Aerial System - UHF/VHF/DAB aerials and Sky satellite

ELECTRICAL FITTINGS

- Polished chrome sockets and fittings 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 demister pads to all bathrooms

SECURITY AND PEACE OF MIND

- The property will be protected by a full Audible NSI certificated Intruder Alarm System
- Externally, the property will be covered by way of magnetic contacts on all external doors
- Internally, protection is provided by means of passive infra-red movement detectors
- An external warning device will be mounted on the front elevation at high level
- Carbon monoxide detectors and full LD2 Grade B fire alarm with panel detectors to all habitable rooms

EXTERNAL FINISHES

- Fully landscaped gardens
- Indian sandstone patios



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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.

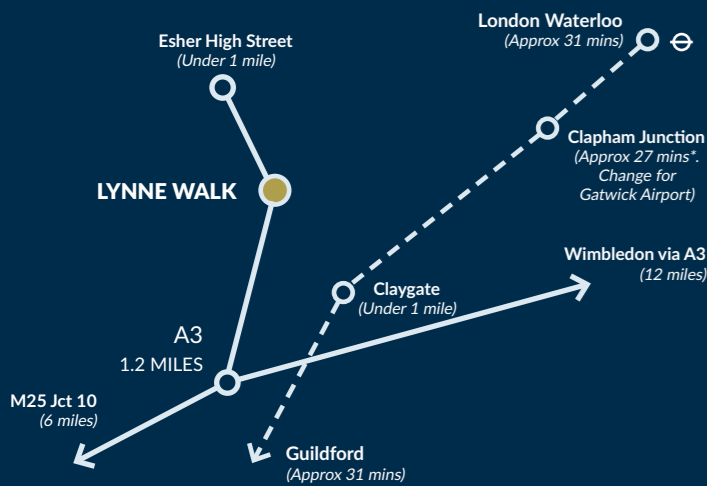
The town itself is centred around the busy high street with a mix of well known brand stores and independent outlets and boutiques. Esher is spoilt for excellent restaurants and cafés which offer a wide range of cuisines, whilst just behind the high street is the picturesque green overlooked by the Tudor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

Lynne Walk is ideally located for some of the best educational facilities in the region. Shrewsbury 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.



Sandown Park Racecourse



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



Esher Green, just off Esher High Street



HOW TO GET THERE

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 then take the 3rd left into Lynne Walk.

ADDRESS:

Lynne Walk, Esher, Surrey, KT10 9DZ



langham-homes.com

01344 987501
SEVEN DAYS A WEEK



AN UNCOMPROMISING ATTENTION TO DETAIL

At Langham Homes our focus is on creating exclusive homes built to an exacting standard. The finest traditional construction methods are combined with state of the art features, to create individual homes of timeless character.

Our uncompromising approach is delivered across all aspects of the design and construction process, and results in homes that benefit from features such as concrete floors and solid block work walls, whilst the innovative use of technology and design ensures our clients enjoy the best possible living environment.

Our approach to customer service is to try and make buying and moving as enjoyable as possible. We understand that everyone is different, so we take a flexible approach to our customers requirements and try to ensure that we tailor our service around them as much as possible.



DISCLAIMER: The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Langham Homes' policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under The Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on the plans are subject to minor variations and are not intended to be used for carpet sizes or items of furniture. Applicants are advised to contact the developer or selling agent to ascertain the availability of the property to avoid a fruitless journey. Layouts shown here are for approximate measurements only. They are not necessarily shown to scale. Exact layout and sizes of the property may vary. All measurements may vary within a tolerance of +/- 5%.

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