

A decorative graphic consisting of several overlapping, flowing lines that form a central, symmetrical swirl or knot-like shape, rendered in a light gray color.

ARLINGTON HOUSE

LEIGH HILL ROAD COBHAM



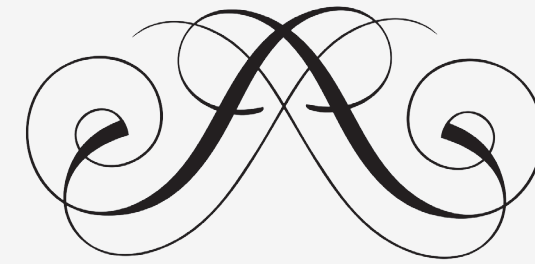
UNITED KINGDOM
**PROPERTY
AWARDS**
DEVELOPMENT

**HIGHLY
COMMEDED**

PROPERTY SINGLE
UNIT SURREY

Arlington Leigh Hill Road
by Meadway Homes Ltd

2015-2016



• INTRODUCTION •

Occupying a prime and extremely private position, Arlington House is an exquisite brand new six bedroom family home positioned a short walk from Cobham town centre. Arlington House and its landscaped grounds provide the perfect setting for an enviable lifestyle.

The home has been designed to Meadway's award winning exacting specification and offers an abundance of luxury and style. At the rear of the property bi-fold doors line the length of the kitchen, dining and living areas allowing views of the well screened private garden. A range of sumptuous details adorn the house including underfloor heated marble floors, a range of bespoke handmade cabinetry and cornicing. Arlington House offers a peaceful, safe and secure environemt set away from main roads. A home perfectly designed for relaxation and entertainment.



MEADWAY



COBHAM LIFE

A WEALTH OF CHOICE

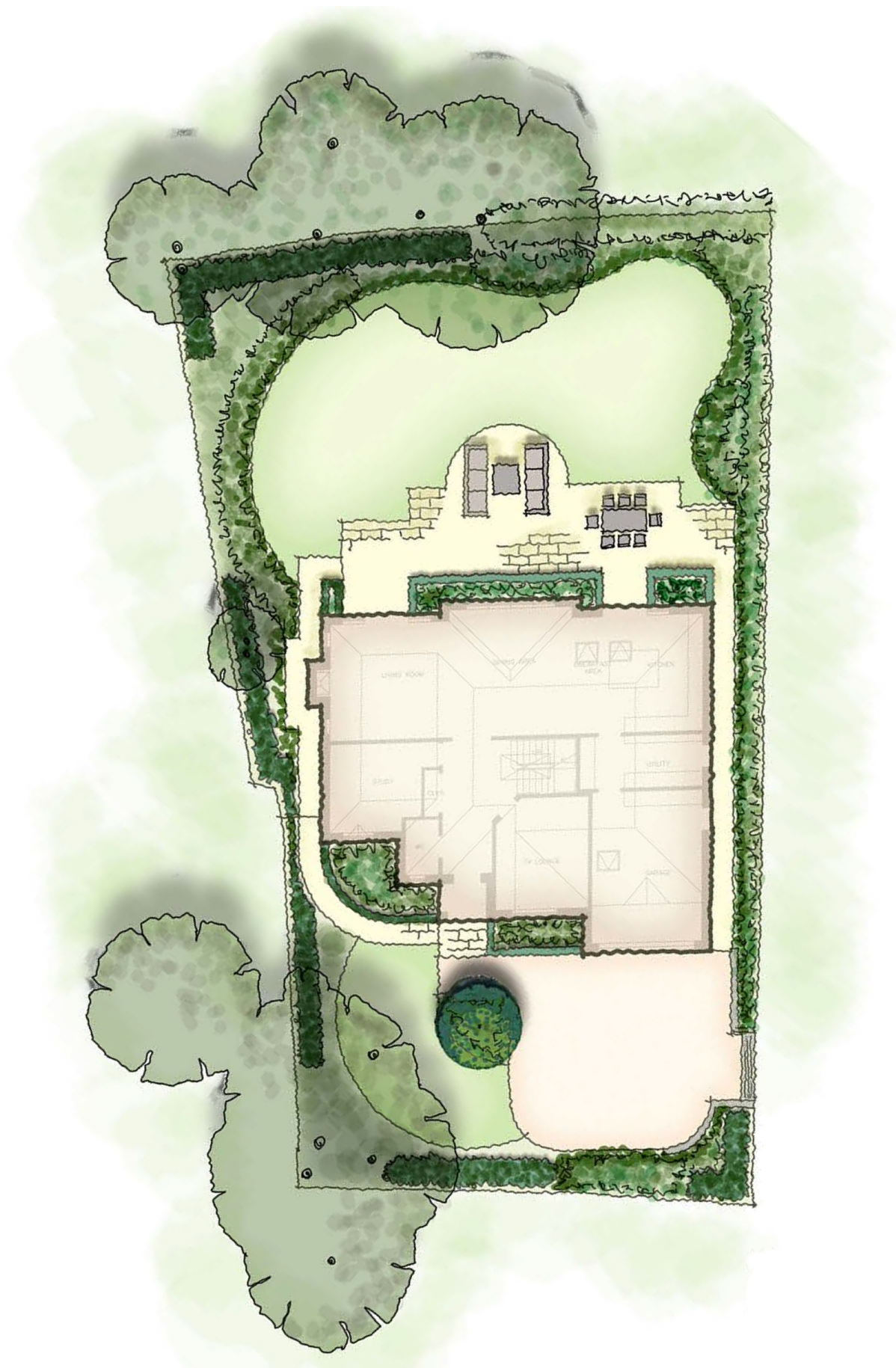
Reached by way of a private driveway and positioned behind exquisite wrought iron gates, award winning Arlington House is a unique brand new five bedroom home of grand proportions in a picturesque location. Cobham has a prestigious reputation that is favoured by the most discerning of buyers. With its range of restaurants, bistros, pubs and boutique shops Cobham offers its residents a stylish setting for an opulent lifestyle.

Painshill Park and its beautifully landscaped gardens are moments away, as well as a number of top-class golf courses. St Georges Hill Tennis Club is 10 minutes away by car as well as the Brooklands Museum, located at the site of the famous Brooklands motor circuit.

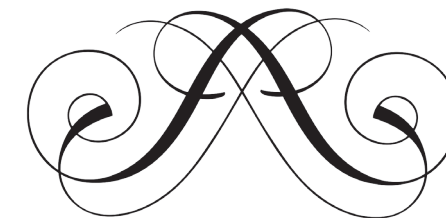
As well as a variety of superstores conveniently located nearby, the surrounding areas of Kingston, Wimbledon, Guildford and Weybridge also offer a tremendous selection of shops and eateries. Cobham is highly regarded for its high achieving schools, with a number of primary and secondary schools rated outstanding by Ofstead. A range of State, Independent and international schools are close by including Milbourne Lodge, St Georges, Claremont and the American Community School. London Waterloo is only 30 minutes away offering an extended range of colleges and universities within easy reach. With easy access to the M3 and M25, the property provides fantastic links to nearby Heathrow and Gatwick international airports.







*The above development layout is not drawn to scale and is for general guidance only. Landscaping is indicative. Road layouts, pathways, external treatments may differ. Please confirm the most up-to-date details with our Sales Advisor prior to reservation.



GARDEN



- FEATURES INCLUDE -



FULLY LANDSCAPED



LARGE TERRACE



PRIVATE GATED DRIVEWAY





GROUND FLOOR



142.3 sqm
1531.7045 sqf



* Photography from a previous Meadway Development

- FEATURES INCLUDE -



RECEPTION HALL



KITCHEN/DINING/FAMILY ROOM



UTILITY ROOM



WC



TIMBER STAIRCASE TO ALL FLOORS



GARAGE



LARGE TERRACE LEADING TO GARDEN

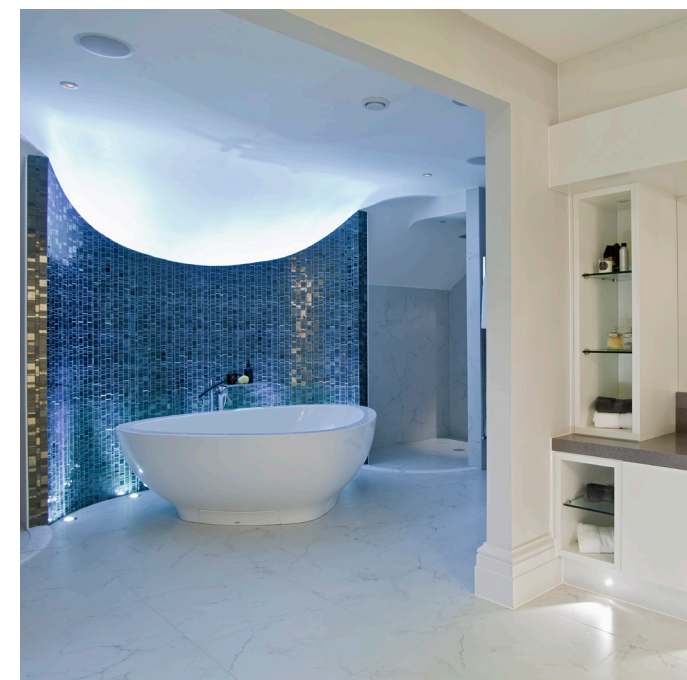




FIRST FLOOR



166.1 sqm
1249.69 sqf



* Photography from a previous Meadway Development

- FEATURES INCLUDE -

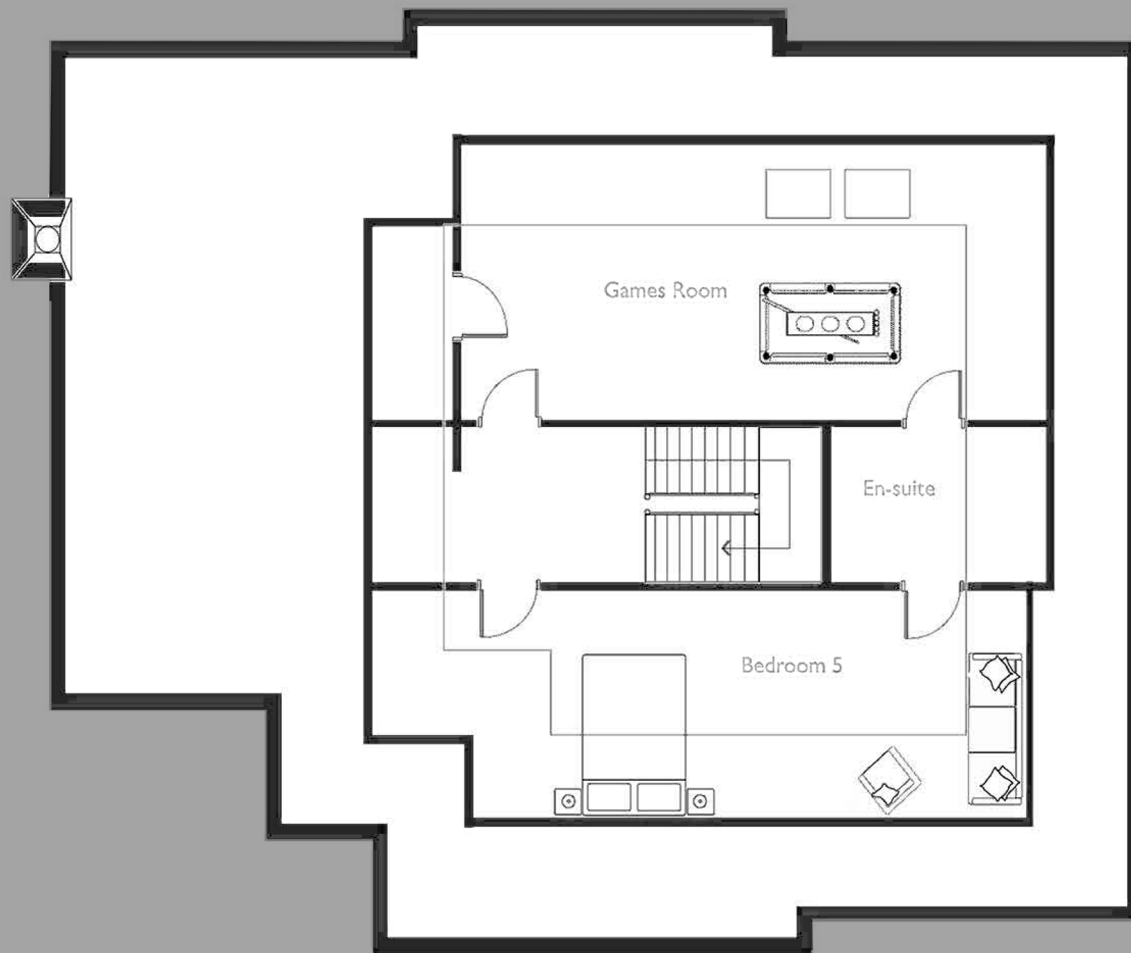


MASTER BEDROOM SUITE WITH
DESIGNATED DRESSING ROOM AND
LUXURY EN-SUITE BATHROOM



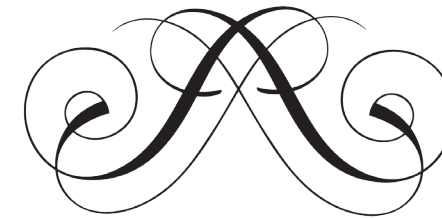
THREE FURTHER EN-SUITE BEDROOMS





SECOND FLOOR

51.79 sqm
557.5 sqf



- FEATURES INCLUDE -

TWO ADDITIONAL BEDROOMS – ONE
OF WHICH CAN BE USED AS FAMILY/GAMES
ROOM

FAMILY BATHROOM



SPECIFICATIONS

THE DETAILS OF YOUR HOME

Kitchen

German engineered Kitchens with soft closing doors and drawers.

Silestone worktops

Siemens appliances comprising: oven, electric induction hob, extractor; dishwasher; washer dryer; fridge freezer

Flooring

Minoli Italian stone flooring to entrance halls, kitchens, dining family rooms, wc and cloakrooms

Minoli Italian stone flooring to bathrooms and en-suites

Designer selected quality carpets to all bedrooms, staircases and landing area

Bathrooms & En-suites

Bathrooms and en-suites featuring a range of Hansgrohe & Duravit sanitaryware

High pressure showers

Heated chrome towel rails

Doors and Woodwork

High quality wood doors with polished chrome ironmongery

Aluminium Bi-Fold doors to kitchen living areas

Finishes

Designer colour palettes to all walls, skirting and architraves

Coving to all principal rooms

Electrical

TV/Plasma points to dining/family rooms, living rooms and all master/all bedrooms

Multi room Sonos audio system to kitchen/dining/family rooms, living rooms and master bedrooms

Smoke alarms to all floors

External power sockets to rear gardens for maintenance

TV/Sky plus system fed for whole house distribution

External feature lighting

Heating/Hot Water

Condensing boilers

Underfloor heating ground floor

Radiators to first and second floors

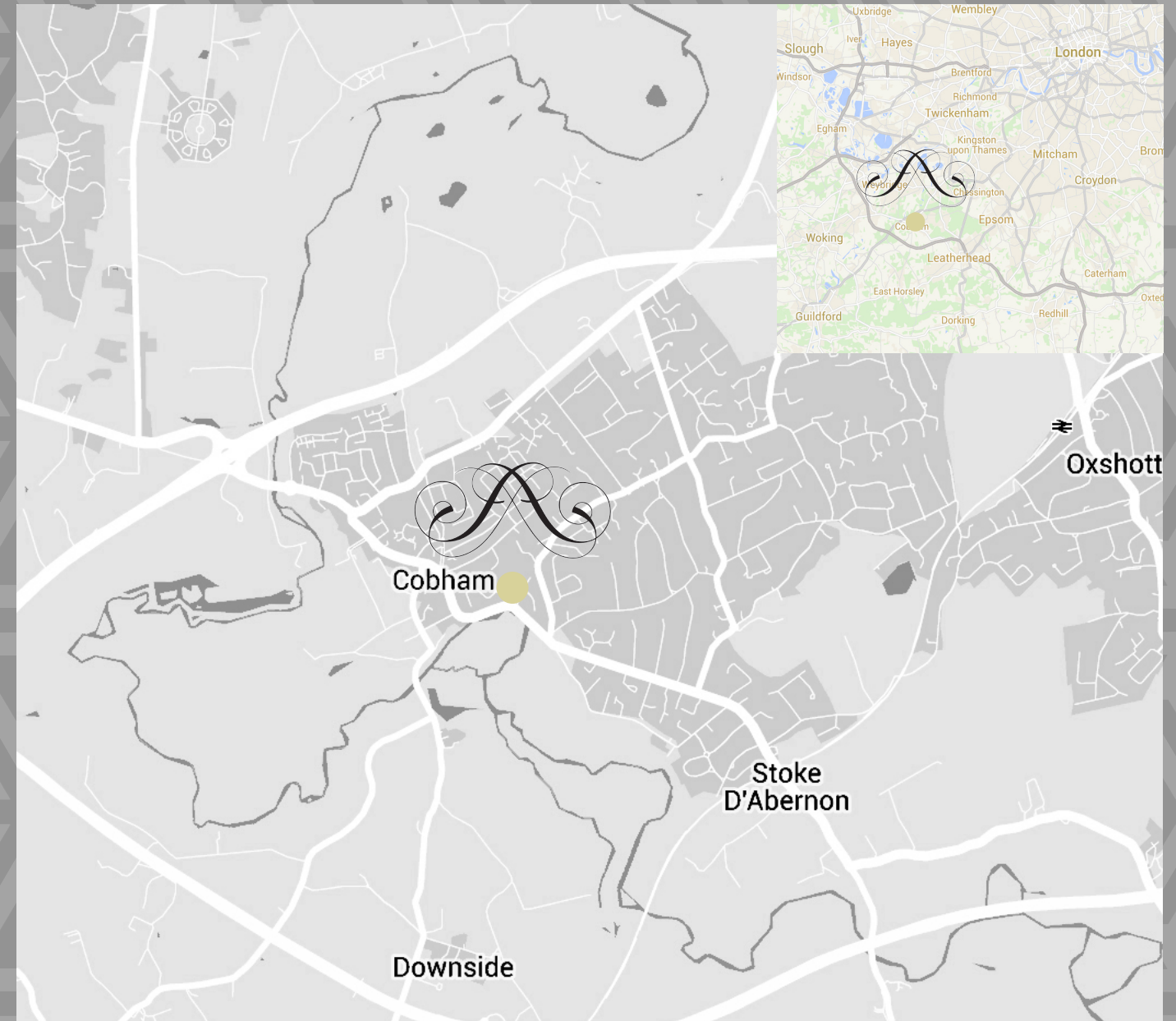
Hot water storage systems

External

Victorian style UPVC sash double glazed windows

Landscaped gardens

* Design is subject to change. Please consult your Sales Advisor for more information.



Esher - 3.2 miles

Weybridge - 6.3 miles

Richmond - 13.2 miles

Chelsea - 19.1 miles

Harrods - 20.3 miles

London Victoria - 23.7 miles

London Waterloo - 24.5 miles



Wimbledon - 23 mins

Clapham Junction - 33 mins

London Waterloo - 48 mins

London Victoria - 45 mins

London City Airport - 1h 15 mins



Meadway was founded in 2009 by Simon and Danny Rose and enjoy a gilded history of award winning developments that form a portfolio of new build, restoration and refurbishment projects. Each Meadway Home is beautifully designed and constructed using the very finest materials and advanced technology, ensuring a truly aspirational home for each of our clients.

Our firm goal is to be a leading developer in our industry and to offer the prime residential market and our private clients unparalleled levels of quality and customer service.

Meadway Private Clients offer first class bespoke building services to the prime Surrey and London property market. Focussed on the execution of exquisitely finished homes, the business enjoys a successful reputation delivering projects of a new build, restoration and refurbishment nature.

Simon Rose – Managing Director

Viewing via sole selling agents:



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