



YARDLEYS

THE GOWER | THORPE | TW20 8UB

AN EXCLUSIVE DEVELOPMENT OF FOUR 3 BEDROOM HOMES



Four family homes located in a quiet no through road in Thorpe Village. Two detached and a pair of semi detached homes all with three bedrooms and en-suite to master bedroom. Available to purchase with Help to Buy.





THE RED LION



THE ROSE & CROWN

THORPE, SURREY

Thorpe is a much sought after village in a quiet setting, surrounded by fields, woodland and the River Thames. It's heart is the village green which is where you will find the excellent Rose and Crown public house.

The centre is a conservation area with many Listed historical buildings and the Frank Muir memorial field which is a popular spot with dog walkers and families. Combining this with Ofsted rated 'outstanding' schools like Thorpe Church of England Primary School, more young families are seeking a life in Thorpe.

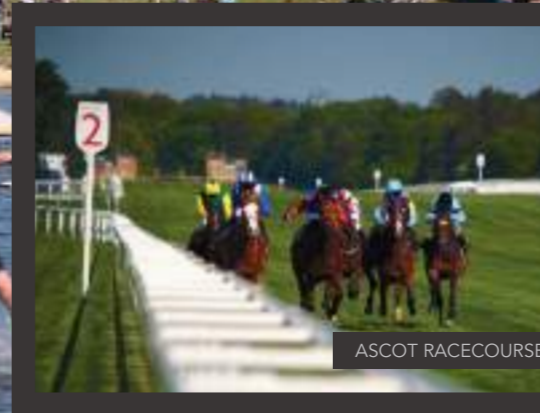
Everything you need for day-to-day life is located within the village with a post office come store and a local country pub. For those more adventurous you will be able to take your family on countless fun and exciting adventures, simply hop on your bike and go out for a family bike ride round Virginia Water lake or take your family on a fun day out to one of the UK's most popular attractions, Thorpe Park, which is literally a five minute drive away.



VIRGINIA WATER



WINDSOR CASTLE



ASCOT RACECOURSE

EVERYTHING YOU NEED, JUST A SHORT DRIVE AWAY

The village of Thorpe also offers incredible opportunities by way of neighbouring towns such as Virginia Water, Egham, Chertsey and the historical town of Windsor all close by. Thorpe benefits from being located close to where the M25 and M3 intersect, giving you easy access to London and the South East.

CLOSE TO LONDON

Thorpe is ideally located in a prime position on the London commuter belt offering easy access to the country's capital. Virginia Water mainline station is within a few minutes' drive and has a direct 45 minute train journey to Waterloo.

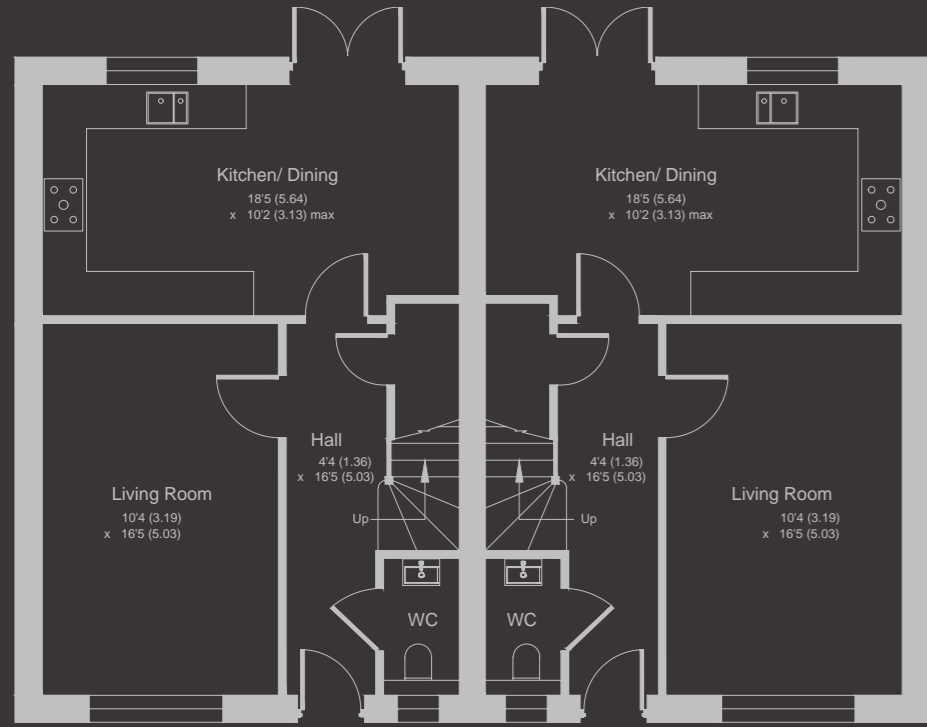
VIRGINIA WATER, SURREY

If you're looking for a day out, Virginia Water offers exactly what you need. Take a stroll or bike ride round Virginia Water and Windsor Great Park, which was originally created as a Royal pleasure ground, while enjoying the lake's café as well as the numerous food stalls and stands that can be found around the lake throughout the year.

More than just the lake, Virginia Water also offers a wide range of pubs, bars and restaurants to suit anyone's pallet.

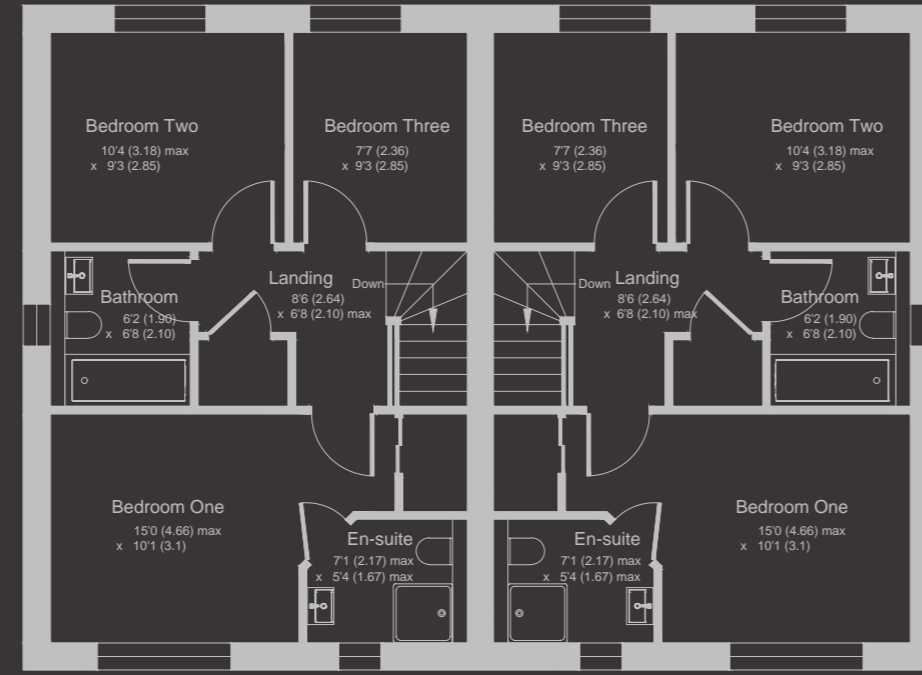
PLOTS 1 & 2

Two semi detached homes with three bedrooms and masters with en suites.



PLOT 1
GROUND FLOOR PLAN

PLOT 2
GROUND FLOOR PLAN

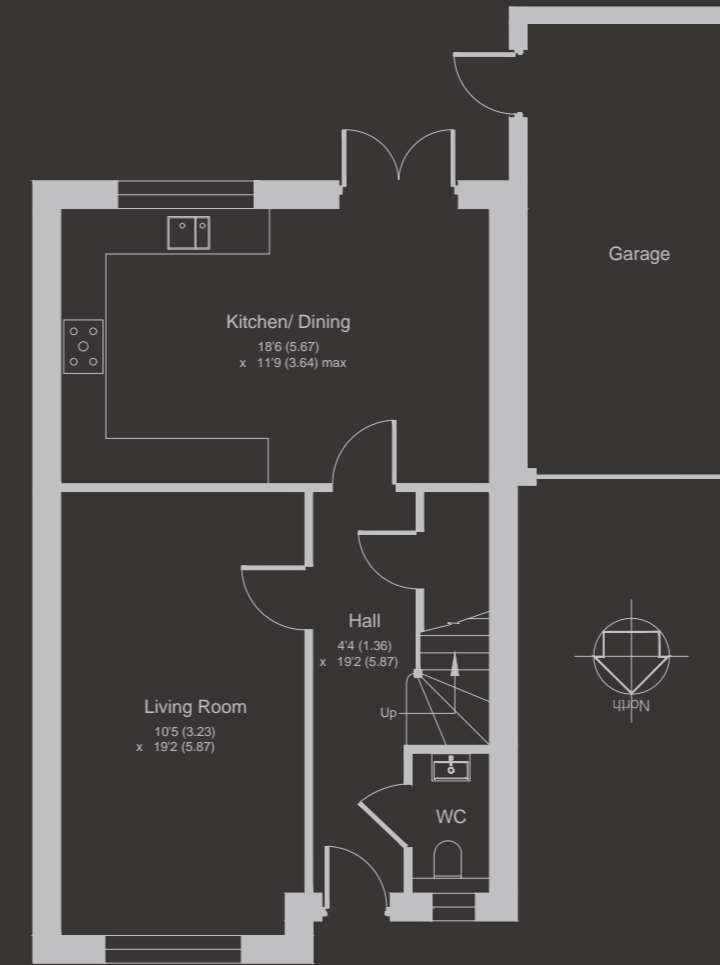


PLOT 1
FIRST FLOOR PLAN

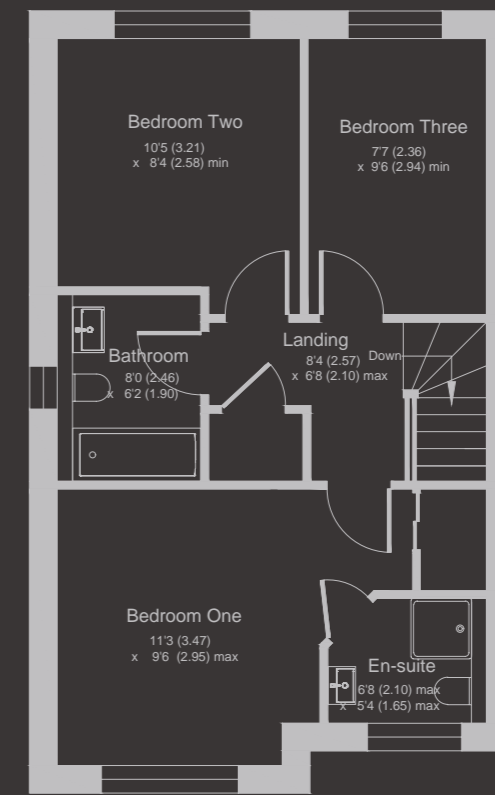
PLOT 2
FIRST FLOOR PLAN

PLOT 3

A detached home with three bedrooms and masters with en suites.



PLOT 3
GROUND FLOOR PLAN

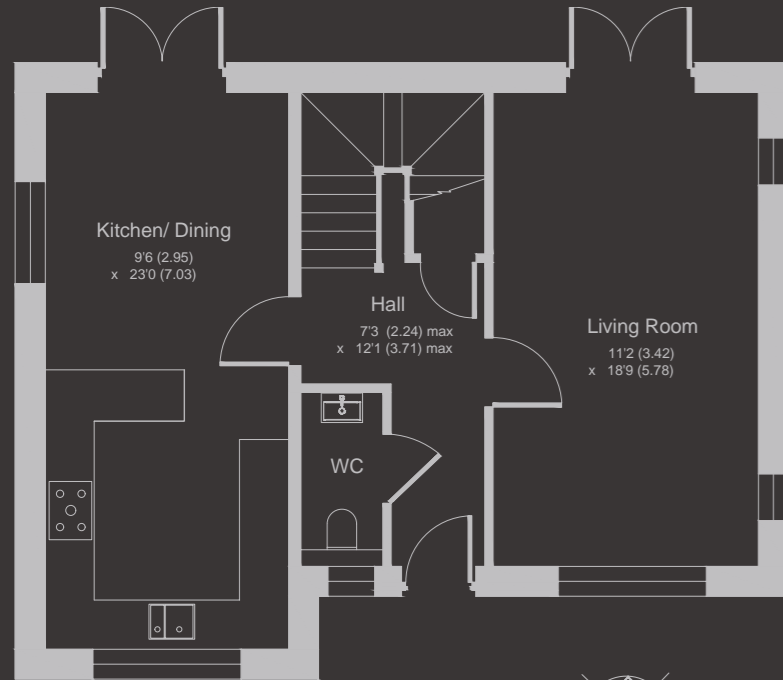


PLOT 3
FIRST FLOOR PLAN

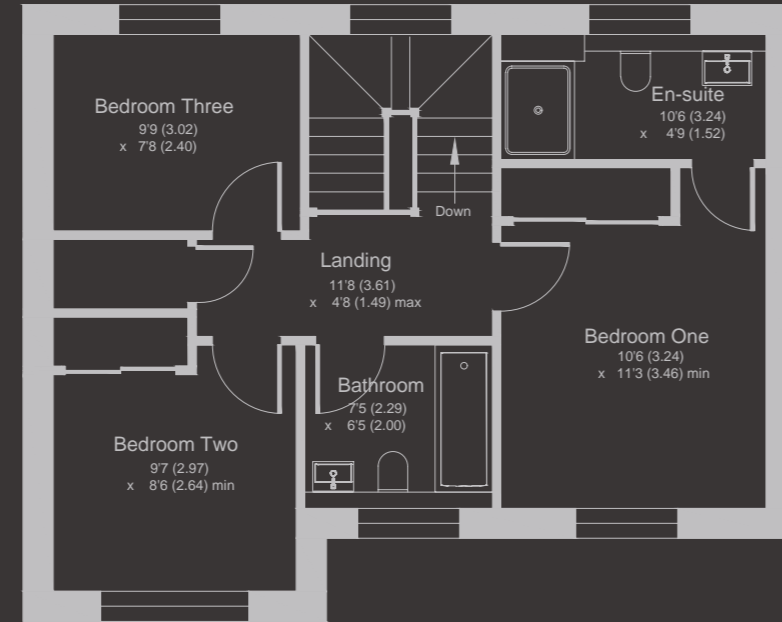


PLOT 4

A detached home with three bedrooms and masters with en suites.



PLOT 4
GROUND FLOOR PLAN



PLOT 4
FIRST FLOOR PLAN



SPECIFICATION SCHEDULE

KITCHENS

Individually designed layouts
Composite stonework tops with inset drainer grooves
Undermount 1.5 stainless steel sink with Blanco chrome mixer tap
Feature LED lighting to underside of wall units
Recessed LED downlights
Satin chrome socket outlets
Ceramic tiled floor

Bosch Integrated appliances throughout including :-
Stainless steel multi function double oven
Extractor hood
Microwave
Washer Dryer
5 zone induction hob
Dishwasher
Fridge Freezer

MASTER EN-SUITE

Basin with contemporary single lever mixer tap
Fitted illuminated mirrors
Under mounted vanity unit
Wall mounted WC, soft closing seat and cover, concealed cistern with dual flush plate
Shower enclosure with glass sliding door, chrome thermostatic mixer, wall mounted shower riser rail and shower set
Tiled niche within shower area
Chrome shower valve
Chrome heated towel rail

FAMILY BATHROOM

Basin with contemporary single lever mixer tap
Fitted illuminated mirror above basin
Under mounted vanity unit
Wall mounted WC, soft closing seat and cover, concealed cistern and dual flush plate
Bath with shower screen, thermostatic mixer/diverter, wall mounted shower bar and hand shower
Chrome heated towel rail
Ceramic wall tiling to selected areas
Ceramic tiled flooring

CLOAKROOM

Basin with contemporary single lever mixer tap
Mirror over basin
Wall mounted WC, soft closing seat and cover, concealed cistern and dual flush plate

ELECTRICAL AND HOME ENTERTAINMENT

Wired for smart TV and CAT 6 Ethernet
Television (Sky/Terrestrial) points to reception room and all bedrooms
Data points adjacent to each television point
Telephone points provided to reception room and master bedroom
Pendant lighting to all bedrooms
LED recessed downlights to all other areas

HEATING & PLUMBING

Gas fired central heating with mains pressure hot water and cylinder
Underfloor heating to ground floor (wet system) with radiators on first floor
Water Softener

INTERNAL FINISHES

Painted internal doors
Satin painted skirting and architraves
Painted staircase
Wardrobes to master bedroom (bespoke internally)
Carpets to reception room, stairs and bedrooms
Ceramic tiling to remainder of ground floor
Feature glazed doors on ground floor
Loft Ladder

EXTERNAL FEATURES

Landscaped gardens
Indian sandstone patio and pathways
External tap
Garage with up and over door (plot 3)
Turfed lawns

SECURITY

Wired alarm system
Double glazed UPVC windows
Multi point locking entrance door
External light

PEACE OF MIND

Freehold
One of four private dwellings
No through road
10 year LABC warranty



GILBERT HOMES WAS FOUNDED IN 1997 BY BROTHERS JUSTIN AND PIERS GILBERT.

Our area of expertise is within the homes counties and south west London.

We have developed a number of one off substantial family homes as well as multiple mixed use schemes.

Our dedicated team of professionals help design and build luxury homes which are individually bespoke to sit in harmony with their surroundings.

Every home we create combines traditional building methods with modern sustainable technology which ensures a unique style and quality finish.





DIRECTIONS FROM M25 – JUNCTION 11

Use Junction 11 of the M25 (Addlestone) toward A320/Chertsey. Follow Sign Postings for St Peter's Way/A320. After 0.7 of a mile, take the roundabout exit onto Chertsey Road and follow this road through Chertsey until it turns into Thorpe Road (BB388) and pass over M3 taking you towards The Gower. Take a right turn onto Mill Lane followed by a right turn onto Village Road. You're just around the corner now! Take a left onto Fleet Way (opposite Orchard House) and follow it to the left. Turn immediately right onto The Gower. The Gower will split, turn left and your new home will be right in front of you.

Heathrow – 7 miles	Reading – 24.4 miles
Gatwick – 38.3 miles	Ascot – 7.2 miles
Paddington – 25.4 miles	Windsor – 8.5 miles



t: 01344 621 878
e: info@gilberthomes.co.uk
w: gilberthomes.co.uk

Gilbert Homes
Unit 11, Silwood Business Park, Buckhurst Road,
Ascot, Berkshire, SL5 7PW

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t: 01784 437 437
e: info@nevinandwells.co.uk
w: nevinandwells.co.uk

Nevin and Wells
169 - 170 High Street, Egham,
Surrey, TW20 9EJ