



St John's Avenue

LEATHERHEAD



TUNSGATE

Welcome to

St John's Avenue

LEATHERHEAD

Perfectly placed in a quiet, leafy residential road within Leatherhead, these two brand new five bedroom detached houses provide excellent family accommodation arranged over three floors.

The attractive external elevations provide real kerb appeal and blend beautifully into the pretty street scene.

Each of the two homes provide flexibility for any growing family. The ground floor enjoys three separate reception spaces with the light and airy kitchen/breakfast/family room to the rear being the main hub for family life and entertaining. The double aspect, more formal lounge to the front provides a peaceful retreat for those cosy evenings, and the downstairs study with bay window to the front is a useful space for those of us who now conduct our business life from the comfort of our own homes.

The fabulous layout doesn't stop on the ground floor. A superb, spacious principal suite is located on the first floor with fully fitted dressing area and luxury ensuite bathroom. A further family bathroom complements two good sized double bedrooms, both with fitted wardrobes.

The top floor with two further rooms and a separate ensuite can be utilised in a variety of ways depending on your own personal needs. Growing children can have their own bedroom and play/gaming room or the space could be used as a studio for a particular hobby, guest suite or even a second home office.

Care and attention to detail is evident throughout the properties. Finished to the highest specification and with careful consideration to the natural flow of the properties, they transform from houses into homes.



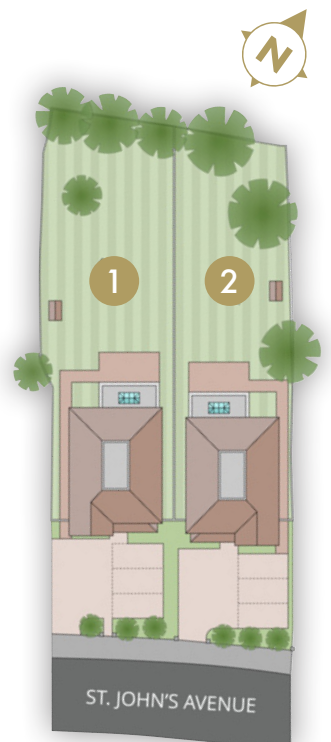
TUNSGATE

DISTINCTION in DESIGN

www.tunsgatehomes.co.uk



SITE PLAN





Leatherhead blends the convenience of town centre living with easy access to the Surrey Hills countryside and all it has to offer.

The town centre enjoys a comprehensive range of shopping facilities including the partly covered Swan Shopping Centre with a Sainburys supermarket and other popular High Street shops. A recently built Waitrose supermarket is located at the other end of the High Street in Church Street.

Other facilities within the town include the vibrant Leatherhead Theatre which puts on several excellent productions throughout the year. Nuffield Health and Wellbeing Fitness Gym has well equipped gym facilities and an indoor pool. The public leisure centre is located on the edge of the town at Fetcham Grove and offers great gym facilities and a large indoor pool.

The mainline railway station offers fast and frequent services north to London

termini and there are separate branch lines south to Dorking and Guildford. Conveniently located close to Junction 9 of the M25 it provides excellent access to the national motorway network together and Gatwick and Heathrow International Airports.

There is a wide range of highly regarded private and state schooling in the area. St. John's School, ideally located opposite the development, enjoys excellent facilities and tremendous academic success. Other private sector schools close-by include Downsends Preparatory School, City of London Freeman's School located in stunning Ashted Park, and not too far away the much sought after Epsom College. The main state schools in the area include St Andrew's RC School which has an Excellent Ofsted rating and Therfield

Secondary School with a Good Ofsted rating.

Slightly further afield, Leatherhead is surrounded by hundreds of acres of Green Belt countryside much of which is owned and lovingly maintained by the National Trust. Box Hill National Trust attracts cyclists from across the country with its famed Zig Zag heart stopping hill. For more leisurely pursuits, there are numerous golf clubs close by including The RAC Country Club at Epsom, Tyrrells Wood Golf Club in Leatherhead itself and the recent addition at Beaverbrook Luxury Private Members Club with its world class golf course set in 400 acres. For racing enthusiasts, Epsom Downs where the famous Derby is held, is within a few miles.



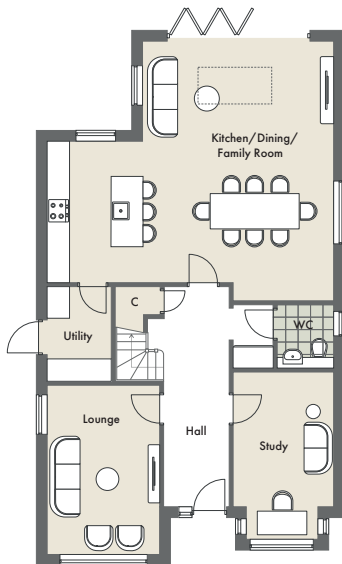
Plot 1

A detached, three storey family home,
with four bedrooms and three bathrooms.

TOTAL AREA
2,551ft²
237m²

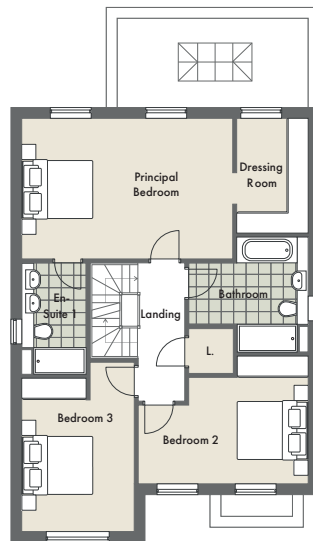


GROUND FLOOR



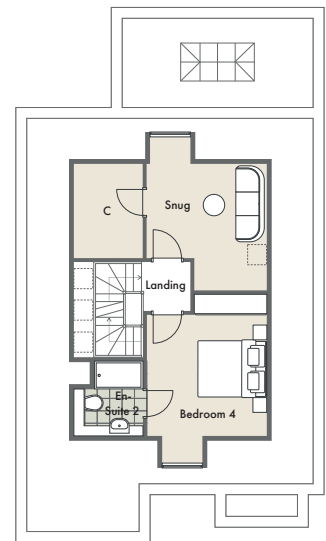
Kitchen/Dining/Family	7.33m x 8.11m
Lounge	4.77m x 3.18m
Study	4.69m x 2.84m
Utility	2.69m x 1.79m
WC	1.79m x 1.60m

FIRST FLOOR



Bedroom 1	3.99m x 5.99m
En-suite 1	3.14m x 1.79m
Bedroom 2	3.58m x 4.82m
Bedroom 3	4.75m x 3.16m
Bathroom	3.26m x 3.36m

SECOND FLOOR



Bedroom 4	4.03m x 3.40m
Snug	3.60m x 3.40m
En-suite 2	2.09m x 1.96m

PLEASE NOTE: All dimensions given are approximate and are shown width x length.
Please be advised there is construction tolerance of 5%. Every effort will be made to achieve the shown dimensions on the layout;
however, dimensions may vary by +/- 5%. Computer Generated Image shown is indicative only.



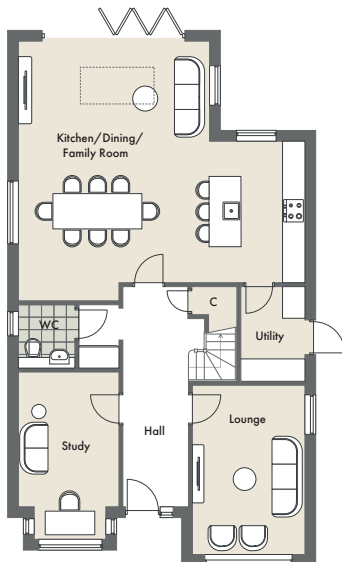
Plot 2

A detached, three storey family home,
with four bedrooms and three bathrooms.



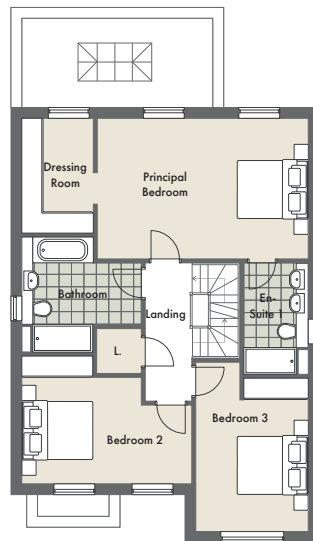
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237m²

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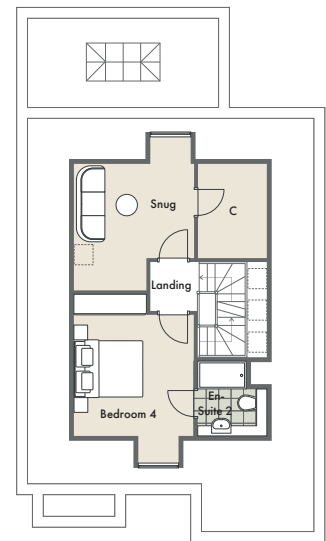
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Specification

KITCHEN

A sleek hand painted kitchen finished in a deep rich colour with striking horizontal and vertical line work is the embodiment of traditional style. Polished quartz worktops, large format ceramic floor tiles and LED feature lighting maintain the theme.

A comprehensive range of appliances ensures your kitchen is as practical as it is beautiful.

- High gloss laminate doors with stainless steel finger grip
- Soft motion hinges and drawers
- Cutlery insert storage
- Pull out waste bins
- 30mm Quartz worktop with 100mm upstands and drainer grooves
- Siemens 80cm 5 zone induction hob with touch control
- Siemens Single oven with pyroclean and slide and hide door
- Siemens built in oven compact pyroclean with microwave
- Siemens fully integrated low frost fridge freezer (60/40)
- Siemens fully integrated dishwasher
- Siemens fully integrated coffee machine
- Siemens extractor hood
- Siemens 42 bottle wine cooler
- Blanco Etagon 500 ceramic under mounted sink
- Quooker instant hot water Monobloc mixer tap with flex spray rinse head
- High definition LED under cupboard lighting

BATHROOMS

Each bathroom has been carefully designed to create maximum impact. The position of each tile is carefully considered to align perfectly with the sanitary ware, and box section brushed stainless steel tile trims provide crisp sharp edges. Minimalist glass screens to showers and huge back lit mirrors floating on a bed of light complete the look.

High quality Hansgrohe Metris S brassware ensures function is as impressive as form, and for that added touch of luxury, each bathroom features programmable electric underfloor heating.

- Wall hung WC to master en suite
- Duravit Durastyle floor mounted WCs with concealed cistern and soft close seat
- Polished chrome dual flush plate
- Duravit xvi basin with vanity unit
- Duravit VIU furniture
- Hansgrohe Focus mono bloc mixer tap
- Walk-in shower with hinged glass door or fixed shower screens
- Hansgrohe thermostatic shower valve
- Duravit Durastyle bath with exo fill and wall mounted taps
- Polished chrome flush fitting shaver socket
- Programmable electric underfloor heating
- Electric towel rail

WARDROBES

Sleek designer Italian wardrobes to the master bedroom and bedroom 2 are carefully designed to form part of the room and become a focal point. A striking feature, not just a practical storage space.

UTILITY ROOM/UTILITY CUPBOARD

- Matt laminate doors
- 20mm Granite worktop with steel effect front edge and 100mm Granite upstand
- Blanco inset stainless steel sink and drainer (selected plots)
- Blanco Crest single lever Monobloc mixer tap (selected plots)
- Plumbing for washer and dryer

INTERIOR FINISHES

- Hand painted Georgian style doors
- Satin chrome ironmongery
- Large format porcelain tiles to kitchen, utility, WC and bathroom floors
- Large format ceramic tiles to walls in WCs and all bathrooms
- Deep section skirting boards and architraves
- Walls finished in Dulux Heritage emulsion
- Ceilings finished in Dulux white emulsion
- Timber staircase with hardwood handrail and newel posts and contemporary stop chamfered white painted spindles
- Polished chrome light switches and sockets
- Deep moulded plaster cornice to halls, stairs and landing and principal reception rooms

EXTERNAL FINISHES

- Traditional hand made flush casement conservation windows
- Traditional brick and render structures with clay tile roof
- Feature Georgian style timber front door with glazed upper panels and glazed fanlight over
- High quality bespoke timber casement windows
- Feature timber or brick eaves detail
- French doors and or sliding folding doors to selected rooms



Specification

HEATING, ELECTRICAL AND LIGHTING

- Electric fire with Limestone feature surround
- Gas fired underfloor central heating to ground floor
- Programmable electric underfloor heating to bathrooms
- Mechanical extraction to all bathrooms, kitchen and utility (if applicable)
- Chrome polished heated towel radiators to all bathrooms
- LED down lighting to kitchens and bathrooms
- Dimmer switches living room and master bedroom
- 5 amp sockets to living room and master bedroom
- Shaver socket to bathrooms
- External feature lighting to front door and ground floor sliding folding doors

LANDSCAPING

- Feature kerbs and granite pavements
- Large format paving to paths and patios
- Block paviour or bound gravel finish to drives
- Rear gardens laid to lawn with feature planting beds
- Timber hurdle fencing, railings, hedging or walls to plot boundaries
- External tap to rear garden
- Hot tap with padlock to both plots
- Timber gates to both plots

AUDIO VISUAL, TELECOMS AND DATA

All BT, TV and Data points are wired back to a central patch panel using Cat 6 cable, a high specification versatile network cable that carries data around your home.

Its multi-functionality provides flexibility for all your equipment such as routers, satellite dishes, Blu-Ray players and games consoles, allowing you to locate them centrally or locally within each room.

- TV/BT/Data points to all reception rooms and bedrooms
- Data points to all reception rooms and bedrooms
- High level TV points to living room, family room and master bedroom
- Pre-wiring for ceiling speakers to kitchen/breakfast/family room and master bedroom

SECURITY AND PEACE OF MIND

- Intruder alarm system with PIR protection to accessible rooms on ground and first floors
- Alarm keypad adjacent to front door and second keypad to master bedroom
- External doors feature ultra-secure 5 point espagnolette locking system
- Spy hole to front door
- Mains fed smoke/heat detectors with battery backup
- Carbon monoxide detector
- Window locks

WARRANTY



- 10 year New Home Warranty
- 2 year Tunsgate Homes Warranty with our dedicated customer service

PLEASE NOTE:

Specification is subject to change at Tunsgate Homes discretion.



LOCATION



St John's Avenue, Leatherhead, Surrey KT22 7HT



FOR ALL ENQUIRIES PLEASE CONTACT PATRICK GARDNER

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Email: leatherhead@patrickgardner.com

Patrick Gardner & Co.
1-3 Church Street, Leatherhead, Surrey KT22 8DN

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