



OAKFIELDS

— PYRFORD • SURREY —





# BEAUTIFUL HOMES IN A BEAUTIFUL LOCATION

AN EXCLUSIVE DEVELOPMENT OF FOUR 5 BEDROOM  
DETACHED HOUSES AND FIVE LIFESTYLE APARTMENTS

"Oakfields" is the name we've given to our spacious and beautiful new development in the tree-lined village of Pyrford. Living in one of these magnificent new homes you'd be enjoying the best of all worlds. Peaceful, quiet and unhurried and yet within a stroll of some wonderful local shops for your everyday essentials, close to good local schools and perfect for commuting and indeed for travel further afield.

Located near the River Wey, Pyrford is three miles east of Woking and less than 10 miles from the historic and vibrant country town of Guildford. Only 30 minutes away are the diverse shops and many restaurants of Kingston on Thames, and Central London is less than an hour away. Woking itself is great for shopping. Peacocks and Wolsley Place have over 170 individual shops as well as a huge selection of cafes and restaurants. "Market Walk" is a seven-day-a-week covered market, a great choice of locally sourced fish, fruit and vegetables and quite possibly the finest cuts of meat in Woking. Nearby, entertainment is hosted in The Ambassadors with two theatres, New Victoria and Rhoda McGraw, as well as a six screen cinema multiplex.

The small village of Pyrford is surrounded by golf courses, including Pyrford Golf Club which is both challenging and beautiful. Neighbouring West Byfleet is also home to excellent greens - New Zealand and West Byfleet Golf Clubs are both very popular.

With the Surrey Hills Area of Outstanding Natural Beauty on the doorstep, there are many wonderful places to walk, as well as the many miles of towpaths offering views of locks, bridges and colourful canal boats, and if gardening is your thing then the RHS Gardens at Wisley, almost next door, is regarded as one of the great gardens of the world.







Computer generated image of the front of Plot 02



Computer generated image of the rear of Plot 02



Computer generated image of Plot 03



Computer generated image of the rear of the apartments



# OAKFIELDS

A WONDERFUL PLACE TO CALL HOME





# THE HOUSES

# SPECIFICATION

## EXTERNAL

- Traditionally built in red brick with hand crafted hanging tiles
- Handcrafted clay tiles to roof
- Fully landscaped gardens with turfed lawn
- Lighting to patio areas and access drive
- Patio areas in Indian Sandstone
- White UPVC wood grain windows with tiled cills
- White painted timber fascia, soffit and bargeboards
- Black UPVC rainwater goods

## GENERAL

- Oak entrance door with glazed side panel where detailed
- Timber staircase, with American Oak handrail and white painted spindles
- White UPVC double glazed windows with wood grain finish and chrome ironmongery
- River Oak Cottage internal doors
- Satin woodwork, emulsion painted walls and smooth finish ceilings throughout
- Ceramic tiles to all kitchen, utility, cloakroom, bathroom and en-suite floors
- Carpet to all other rooms
- Ceramic wall tiles to bathroom & en-suite walls
- Fitted wardrobes to bedrooms (walk-in where detailed)
- Premier Guarantee 10 year structural warranty

## KITCHEN

- Luxury kitchens by Raycross Interiors with Siemens appliances: including electric combi oven, induction hob, extractor, fridge/freezer, dishwasher and refrigerated wine cabinet
- Separate utility room with matching kitchen units
- Stone worktops to kitchen and laminate to utility rooms
- 1.5 bowl sink and chrome Monobloc tap to kitchen and utility room
- Task lighting over work surfaces

## BATHROOMS AND EN-SUITES

- Ceramic floor and part tiled walls
- White sanitaryware from Villeroy & Boch or similar, with Hansgrohe brassware throughout
- Dansani vanity units and basins
- Heated chrome ladder towel rails to bathroom and en-suites
- Thermostatic showers to en-suite and bath/shower mixers to bathrooms

## LIGHTING, HEATING AND ELECTRICS

- Gas central heating with underfloor heating system to all floors
- Generous supply of chrome power points
- TV and telephone points to living room, kitchen and bedrooms
- Sky Plus pre-wired to all habitable rooms
- White recessed down-lights throughout
- Wiring for central stereo system and speakers
- Stone fire surround with wood burning stove

## SECURITY & SAFETY

- British Standard 4737/BS EN 50131 compliant hard wired alarm
- Photo electric controlled lighting to entrance and parking areas
- Mains operated smoke detectors with battery back up
- Electrically operated Oak garage doors

Disclaimer: Forays Limited and Compton Homes Limited reserve the right to change any part of the specification without notice. However, any such change will not affect the quality or value of the property. This brochure only represents a guide for prospective purchaser and is not intended to induce or form part of any contract and purchasers may not rely on it as a statement or representation of fact. Any information given, whether written or verbal is entirely without responsibility on the part of Forays Limited or Compton Homes Limited.



## EXTERNAL

- Traditionally built in red brick with handcrafted clay hanging tiles
- Red handcrafted clay tiles to roof
- Private gardens and patio areas to Ground Floor Apartments
- Walk out balcony to Plots 7, 8 & 9
- Fully landscaped gardens with turfed lawn
- Lighting to patio areas and access drive
- Patio areas in Indian Sandstone
- Brick archways to window heads and where detailed
- Timber fascia, soffit and barge boards
- Black UPVC rainwater goods
- External bin store
- Bespoke hardwood entrance gate

## GENERAL

- Oak entrance door with glazed side panel where detailed
- White UPVC double glazed windows complete with wood grain finish and chrome ironmongery
- River Oak Cottage internal doors
- Ceramic/Porcelain tiles to all kitchen, utility, cloakroom, bathroom and en-suite floors
- Carpet to all other rooms
- Ceramic/Porcelain wall tiles to bathroom & en-suite walls
- Satin woodwork, emulsion painted walls and smooth ceilings throughout
- Fitted wardrobes with shelf and hanging rail where detailed (walk-in where detailed)
- Communal lift
- Premier Guarantee 10 year structural warranty

## KITCHEN

- Luxury kitchens fitted with Siemens appliances including electric combi oven, gas hob, extractor, fridge/freezer, dishwasher and refrigerated wine cabinet
- Utility room with washing machine and tumble dryer
- Stone worktops to kitchen and utility rooms
- 1.5 bowl sink and chrome Monobloc tap to kitchen and utility room

## BATHROOMS AND EN-SUITES

- Ceramic floor and part tiled walls
- White sanitaryware from Villeroy & Boch or similar, with Hansgrohe brassware throughout
- Heated chrome ladder towel rails to bathroom and en-suites
- Thermostatic showers to en-suite and bath/shower mixers to bathrooms

## LIGHTING, HEATING AND ELECTRICS

- Gas central heating with underfloor heating system to all floors
- Generous supply of chrome power points
- TV and telephone points to living room, kitchen and bedrooms
- Sky Plus pre-wired to all habitable rooms
- White recessed down-lights throughout
- Wiring for central stereo system and speakers
- Stone fire surround with log burners where shown

## SECURITY & SAFETY

- British Standard 4737/BS EN 50131 compliant hard wired alarm
- Photo electric controlled lighting to entrance and parking areas
- Mains operated smoke detectors with battery back up
- Electrically operated garage doors
- Electric gate and pedestrian access gate with audio entry system
- Video entry system to communal entrance door

Disclaimer: Forays Limited and Compton Homes Limited reserve the right to change any part of the specification without notice. However, any such change will not affect the quality or value of the property. This brochure only represents a guide for prospective purchaser and is not intended to induce or form part of any contract and purchasers may not rely on it as a statement or representation of fact. Any information given, whether written or verbal is entirely without responsibility on the part of Forays Limited or Compton Homes Limited.



# THE APARTMENTS SPECIFICATION



# GETTING ABOUT



West Byfleet railway station, is within walking distance of the development and offers a regular service into London Waterloo. Woking's railway station, just 3 miles away, is one of the busiest in Surrey and connects directly with London Waterloo. From Waterloo, it is just a short journey to St Pancras and the international Eurostar terminal.

Woking is located mid-way between London's Heathrow and Gatwick airports and Southampton Airport is almost as easy to reach. Travelling by road could not be easier. The M25 motorway, the M3 and the A3 are all within easy reach from Oakfields.

Distances are approximate and have been referenced from Google Maps. Train times taken from National Rail Enquiries.

# ABOUT THE DEVELOPERS

The Oakfields Development was designed and is to be built by Forays Limited and Compton Homes Ltd. The teams behind the two companies have considerable experience in creating exclusive homes across Southern England, with the focus on sympathetic design, top quality materials, traditional craftsmanship and an exceptional finish.

The rigorous attention to detail that is evident in every project has earned the teams involved an unrivalled reputation for superior quality of all projects they undertake. Both companies have contributed significantly to the development of Oakfield and the finished result will be a testament to the complementary skills, expertise and experience of the two parties.



# OAKFIELDS

— PYRFORD • SURREY —

Coldharbour Road, Pyrford, Surrey, GU22 8SJ

A JOINT DEVELOPMENT BY:



**COMPTON HOMES**  
Traditional properties with contemporary style

The Old Exchange, West Street,  
Farnham, Surrey GU9 7AS

01252 731646  
[www.comptonhomes.co.uk](http://www.comptonhomes.co.uk)

**FORAYS  
HOMES**

The Old Exchange, West Street,  
Farnham, Surrey GU9 7AS

01252 733885  
[www.forays.co.uk](http://www.forays.co.uk)

SELLING AGENTS:



3A Elmgrove Road, Weybridge,  
Surrey KT13 8NZ

01932 855888  
[www.dwpropertyco.com](http://www.dwpropertyco.com)

Whilst these particulars are prepared with all due care and attention, they do not form part of any contract, nor is their accuracy guaranteed and they may be subject to correction and modification without notice as availability and other considerations demand. This brochure was prepared in March 2016 and all the information was believed to be correct at that time. All train times have been taken from National Rail Enquiries.

Designed and produced by [seandadesign.com](http://seandadesign.com).