

WYKE VIEW

FORAYS
HOMES

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GUILDFORD ROAD,
NORMANDY, GU3 2AN

Redwood and Broad Oak are two stunning family homes in the Surrey countryside with beautiful views and unspoilt surroundings.

These four bedroom homes are ideal for growing families looking for a countryside location.



SPECIFICATION

The two properties have been finished to the highest of standards with luxury fitted kitchens showcasing stone work-surfaces and Bosch appliances, tiled bathrooms and luxury flooring throughout. Both properties benefit from open plan kitchen, dining and family room with bifold doors opening onto substantial private landscaped gardens which enjoy aspects on to open countryside beyond.



EXTERNAL

- Private gardens laid to lawn, with additional hedging and planted borders
- Indian Sandstone paving to paths and patios
- Breedon Buff Chippings driveway with granite sett edging
- Boundaries – a mix of close board fencing and hedging
- Lighting to front and rear doors
- External tap
- External power to private patios
- Ecological enhancements to support bats, birds, hedgehogs etc
- Detached double garage with automated doors

GENERAL

- Triple glazed UPVC wood grained flush casement windows, colour matched to other external finishes
- Chrome ironmongery
- Floor coverings throughout – a mix of LVT, tiling and carpets
- Bespoke wardrobes, media unit and boot room
- T&G panelling and box panel mouldings to certain rooms
- Construction stage inspections and 10-year structural warranty upon completion, by ICW

KITCHEN

- Luxury in-frame kitchen fitted with Bosch appliances including larder fridge, two single ovens, microwave, steam oven, 5 zone induction hob, dishwasher and Caple wine cooler
- Pantry dresser unit
- Island with wrap around stool seating area
- Composite stone work-surfaces
- Double bowl ceramic butler sink
- Chrome swan neck 3-in-1 mixer tap with boiling water

UTILITY ROOM

- Composite stone work-surfaces
- Space for separate freestanding washer and dryer with pull-out tables below
- Integrated tall freezer
- Built-in hanging rail

Please note the specification may change during the construction process

BATHROOM / EN-SUITE

- Ceramic/Porcelain Porcelanosa tiles to all bathroom floors and walls where detailed
- White sanitaryware to en-suites with wall hung or floor standing vanity units
- Freestanding bath and separate shower to en-suite 1
- Showers to en-suites 2-4
- Heated chrome ladder rails
- Mirrors fitted in recesses above basins where detailed
- Thermostatic shower controls
- Chrome taps and showerheads

LIGHTING, HEATING AND ELECTRICS

- Air Source Heat Pumps (A++/A+++ rated)
- SMART controls to allow app control of hot water and central heating
- Zoned underfloor heating throughout
- Mains pressure water to all taps
- Generous supply of power points (many with USB outlets)
- Chrome switch and socket plates
- Pendant or downlights throughout
- Dimmer switches to lounge and kitchen
- TV & data points installed to principal rooms
- Electric vehicle charging point
- Photovoltaic solar panels with battery-ready inverter

DECORATIVE FINISHES

- Satin woodwork with emulsion painted walls throughout
- Painted solid core timber doors
- Victorian style skirting and architrave with plinth and header blocks
- Half glazed double doors to lounge and kitchen
- Staircase with Oak handrail and treads. Painted newels and balustrades to match colour of other internal woodwork

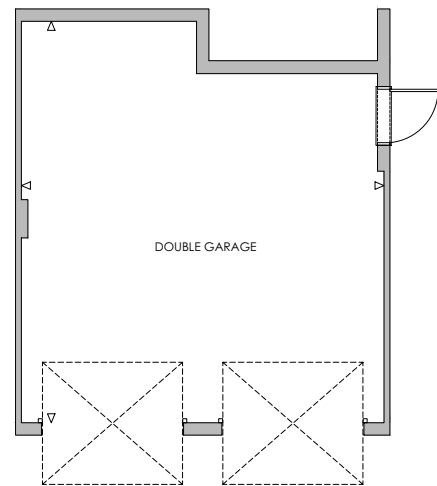
SECURITY AND SAFETY

- British Standard 4737/BS EN50131 compliant hard-wired intruder alarm system comprising keypad, door contacts and PIR detectors with SMART app controls enabling remote access
- Security locks to doors and windows
- Hard wired heat/smoke detectors and carbon monoxide detectors installed in accordance with building regulations
- Automated vehicular gate serving both plots

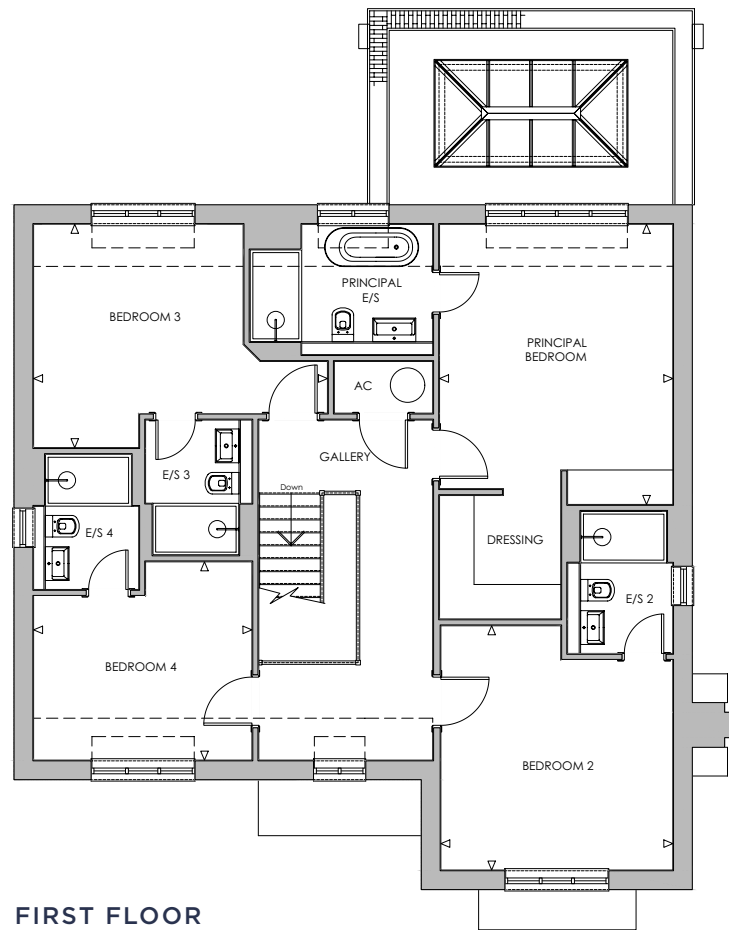
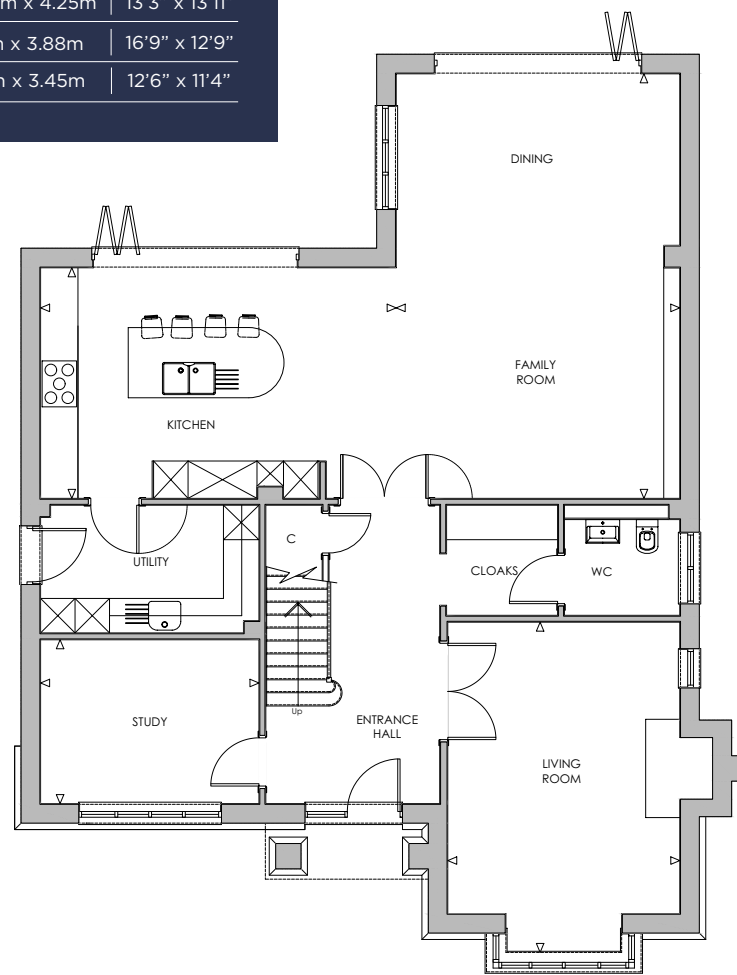
Redwood - PLOT 1

PLOT 1 - GROUND FLOOR		
LOUNGE	4.05m x 5.75m	13'3" x 18'10"
STUDY	3.8m x 2.85m	12'6" x 9'4"
DINING ROOM	4.95m x 7.85m	16'2" x 24'3"
KITCHEN	6.18m x 4.01m	20'4" x 13'2"
GARAGE	6.31m x 6.98m	20'9" x 22'11"

PLOT 1 - FIRST FLOOR		
BEDROOM 1	4.06m x 4.87m	13'4" x 16"
BEDROOM 2	4.03m x 4.25m	13'3" x 13'11"
BEDROOM 3	5.11m x 3.88m	16'9" x 12'9"
BEDROOM 4	3.8m x 3.45m	12'6" x 11'4"



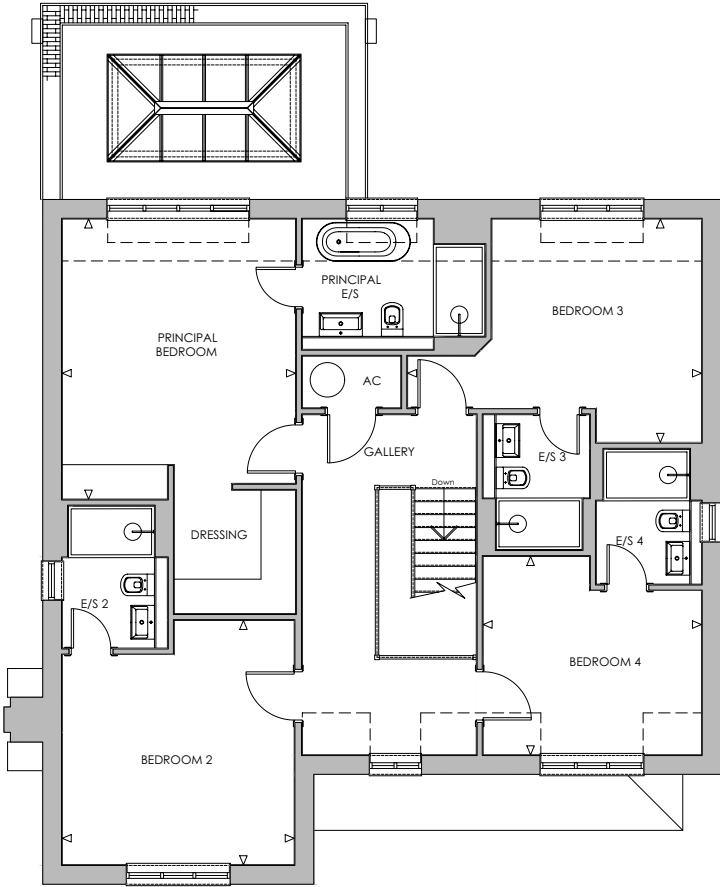
GROUND FLOOR



FIRST FLOOR



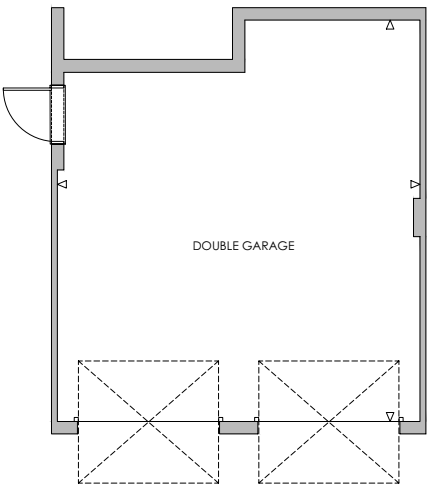
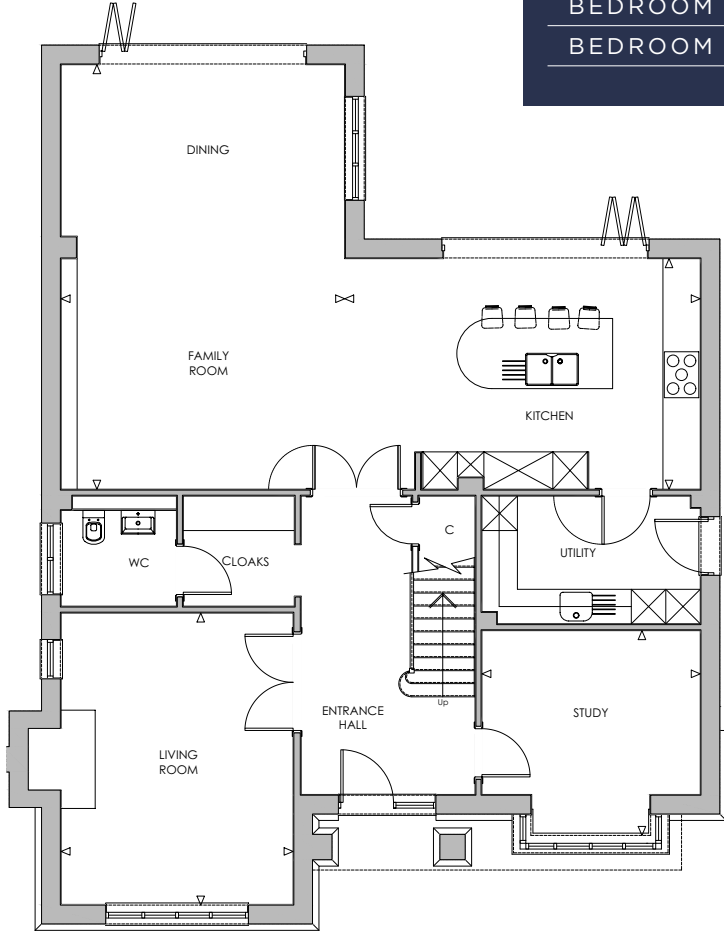
Broad Oak - PLOT 2



FIRST FLOOR

PLOT 2 - GROUND FLOOR		
LOUNGE	4.05m x 5.08m	13'3" x 18'8"
STUDY	3.8m x 6.56m	12'6" x 11'8"
DINING ROOM	4.95m x 7.35m	16'2" x 24'3"
KITCHEN	6.18m x 4.01m	20'4" x 13'2"
GARAGE	6.31m x 6.98m	20'9" x 22'11"

PLOT 2 - FIRST FLOOR		
BEDROOM 1	4.06m x 4.87m	13'4" x 16"
BEDROOM 2	4.03m x 4.25m	13'3" x 13'11"
BEDROOM 3	5.11m x 3.88m	16'9" x 12'9"
BEDROOM 4	3.8m x 3.45m	12'6" x 11'4"



GROUND FLOOR



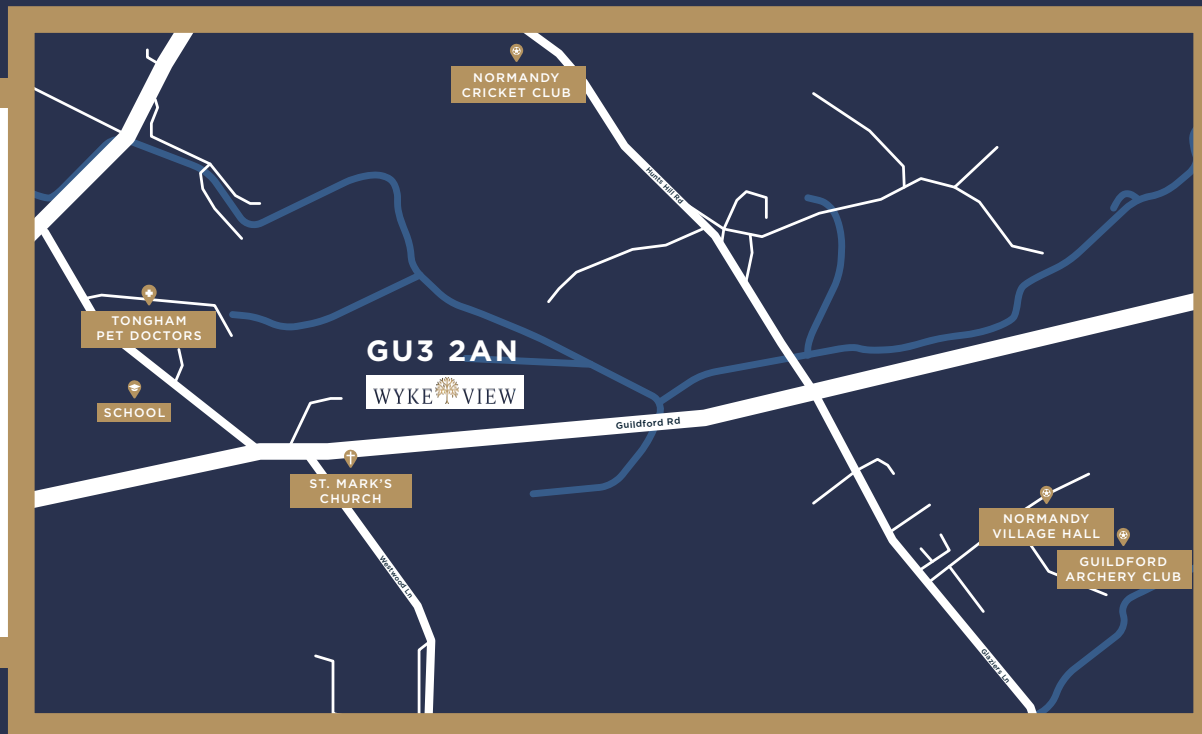
LOCATION

The two properties are located in a convenient position with easy access to the market town of Guildford.

Ideal for commuters, with excellent mainline connections to London from Wanborough and Guildford in less than an hour. Road links are just as good with easy access to the A31 and A3.

Normandy has a rural character with plenty of wildlife in the open fields and woodland yet is only four miles from Guildford. Ideal for walking, running, cycling and horse riding there are many footpaths and bridleways to explore. There are also excellent facilities including a highly regarded school, many clubs and societies within the village covering a wide range of sports and leisure activities.





WHAT3WORDS: ///FLITTING.PIPER.MOTEL

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