



Cedar Ridge

Two brand new luxury detached homes in Woking



Cedar Ridge Philosophy

Cedar Ridge, St John's Hill Road, Woking is the latest prestigious Windsor Homes plc development consisting of two spacious, individual, five bedroom luxury family homes in a popular Surrey location. These new homes provide the best of modern living with quick and easy access into London and its surrounding areas.

Each freehold property will have the benefit of ample off street parking along with a double garage. To the rear will be beautifully landscaped gardens with mature boundaries.

Within these new Windsor Homes, we draw on our team's years of experience and have created floor layouts that are both contemporary and welcoming to family living in this part of thriving Surrey. The large open plan kitchen / family rooms have the added feature of bi-fold doors leading out into the garden making the entire area perfect for entertaining and enabling you to bring the outdoors in. Stylish drawing rooms, separate utility room, study and cloakroom make the downstairs complete. The upstairs layout has been designed to make the most of the wonderful space with the master bedroom having an en-suite (plot 1 also has a dressing area), two further bedrooms with en-suites and a stylish family bathroom serving the remaining two bedrooms.

The quality of specification and finish of a Windsor Homes property is paramount. We pride ourselves on taking great care and attention to detail, to make each individual home unique and luxurious. Each of our properties varies slightly from the next and we like to work closely with our purchasers to include their own personal choices.







The best of modern living



Floorplans Plot 1

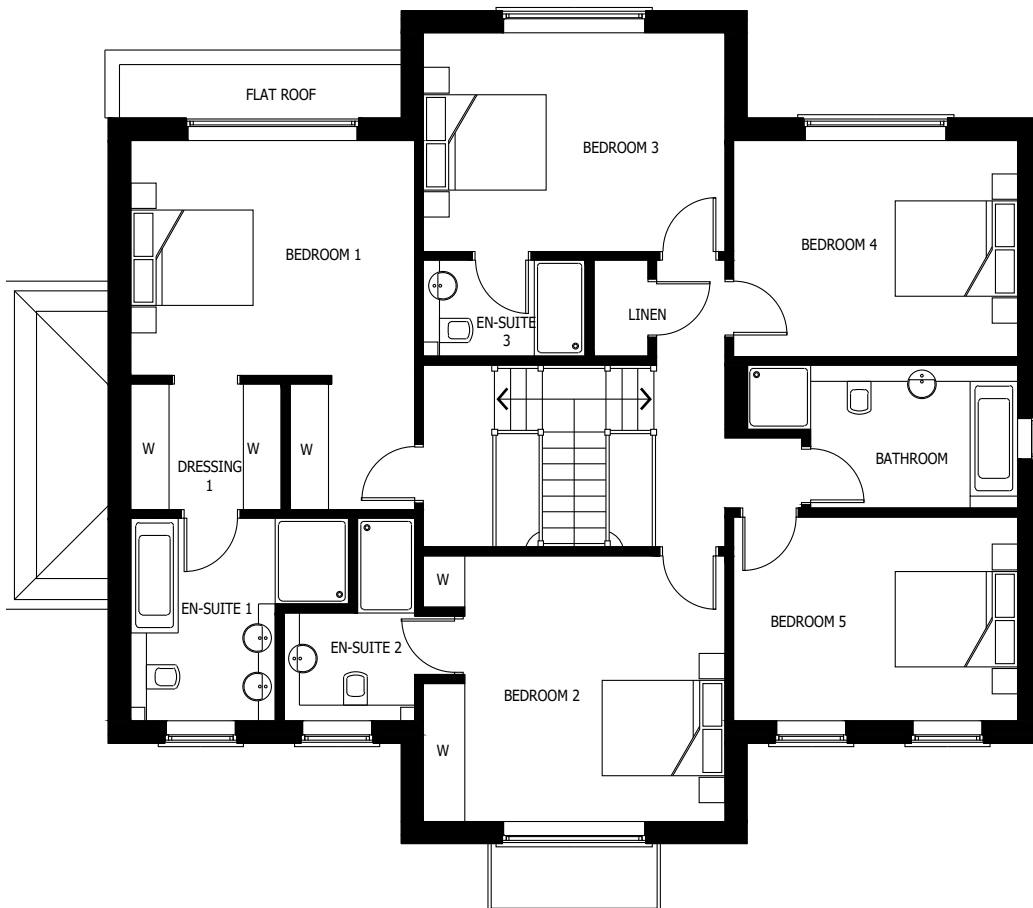
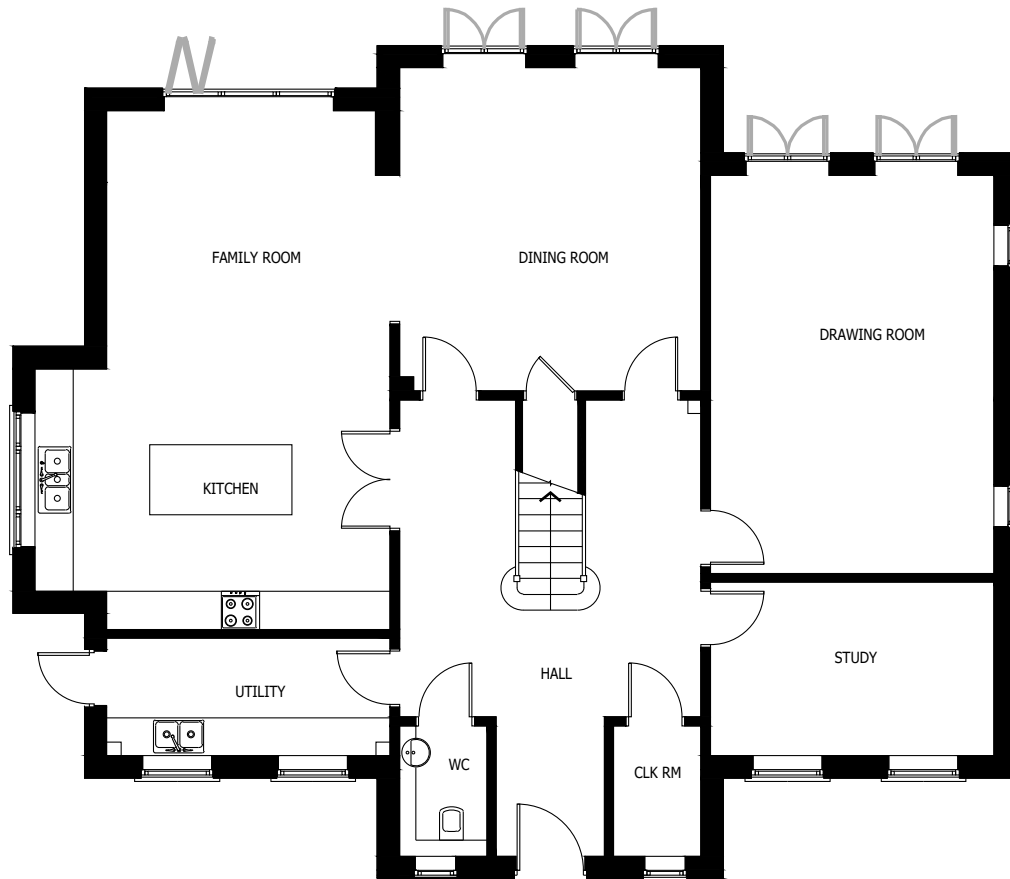


Ground Floor

Kitchen	5,577mm x 4,096mm into bay (18'3" x 13'4")
Family Room	4,225mm x 4,050mm (13'9" x 13'3")
Dining Room	4,734mm x 5,072mm (15'5" x 16'6")
Drawing Room	4,453mm x 6,256mm (14'6" x 20'5")
Study	4,453mm x 2,727mm (14'6" x 8'9")
Hall	4,734mm x 4,975mm (15'5" x 16'3")
Cloakroom	1,375mm x 2,049mm (4'5" x 6'7")
WC	1,375mm x 2,049mm (4'5" x 6'7")
Utility Room	4,453mm x 1,849mm (14'6" x 6'1")
Garage	6,198mm x 6,310mm (20'3" x 20'7")

First Floor

Bedroom 1	4,464mm x 3,691mm (14'6" x 12'1")
Dressing 1	2,368mm x 1,966mm (7'8" x 6'5")
En-suite 1	3,425mm x 3,187mm (11'2" x 10'5")
Bedroom 2	4,734mm x 4,173mm (15'5" x 13'7")
En-suite 2	2,051mm x 3,187mm (6'7" x 10'5")
Bedroom 3	4,734mm x 3,433mm (15'5" x 11'3")
En-suite 3	2,538mm x 1,500mm (8'3" x 4'9")
Bedroom 4	4,966mm x 3,396mm (16'3" x 11'4")
Bedroom 5	4,464mm x 3,205mm (14'6" x 10'5")
Bathroom	4,244mm x 2,243mm (13'9" x 7'4")



Floorplans Plot 2



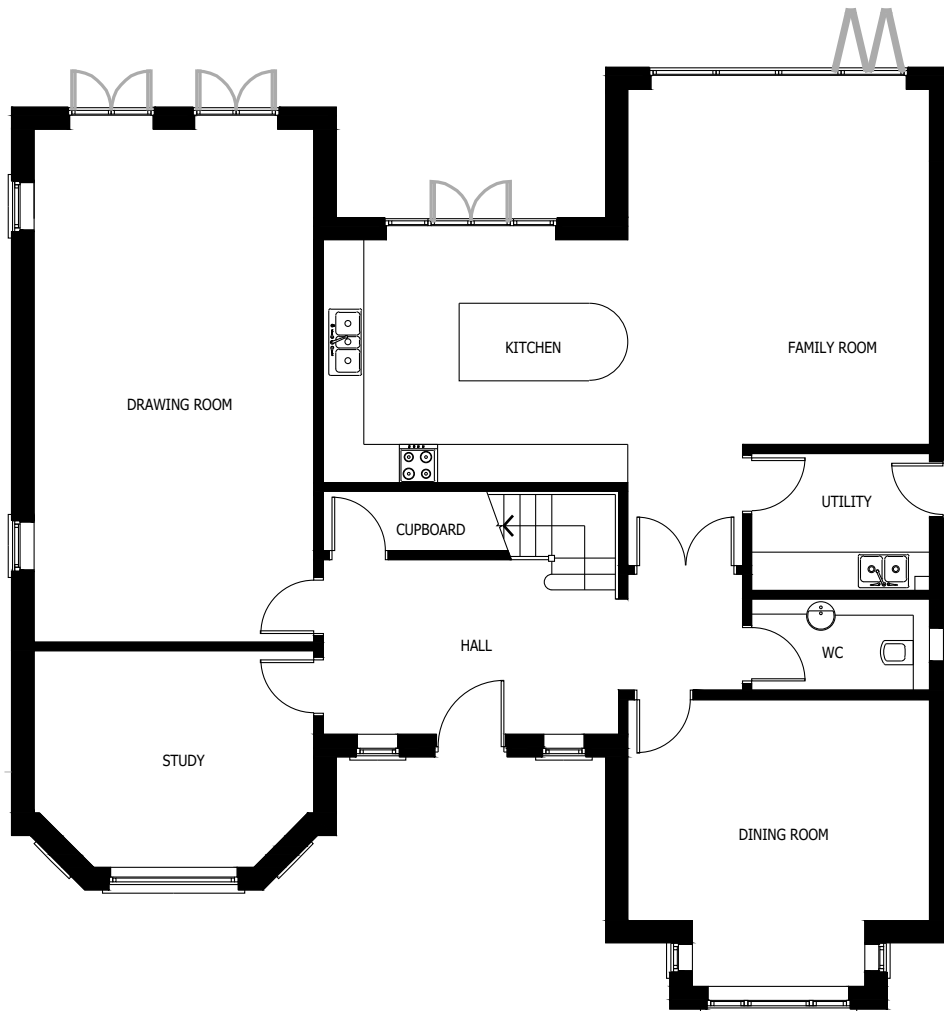
Ground Floor

Kitchen	4,791mm x 3,815mm (15'7" x 12'5")
Family Room	4,734mm x 5,578mm (15'5" x 18'3")
Dining Room	4,734mm x 4,509mm into bay (15'5" x 14'8")
Drawing Room	4,397mm x 8,060mm (14'4" x 26'4")
Study	4,397mm x 3,400 into bay (14'4" x 11'2")
Hall	4,641mm x 2,748mm (15'2" x 9'0")
WC	2,791mm x 2,748mm (15'2" x 9'0")
Utility Room	2,791mm x 2,172mm (9'2" x 7'1")
Garage	6,198mm x 6,310mm (20'3" x 20'7")



First Floor

Bedroom 1	5,384mm x 4,370mm into wardrobe (17'6" x 14'3")
En-suite 1	3,488mm x 2,500mm (11'4" x 8'2")
Bedroom 2	4,397mm x 4,214mm into wardrobe (14'4" x 13'8")
En-suite 2	3,258mm x 1,850mm (10'7" x 6'1")
Bedroom 3	4,734mm x 3,064mm (15'5" x 10'1")
En-suite 3	2,049mm x 1,700mm (6'7" x 5'6")
Bedroom 4	4,013mm x 3,771mm (13'2" x 12'4")
Bedroom 5	4,397mm x 3,697mm into bay (14'4" x 12'1")
Bathroom	4,397mm x 2,081mm (14'4" x 6'8")







Windsor Homes

Windsor Homes plc has a dedicated management team with substantial and varied experience in all disciplines of the industry. Every care is taken to ensure that the design and layout is complementary to the location and immediate properties in the vicinity of the development.

The Company is proud of its reputation and each and every development it undertakes. We invite you to view some of our recent developments shown on our website www.windsorhomes.co.uk where you will see the results of our commitment to producing outstanding homes for modern day living.







We take great pride in ensuring each home is unique and luxurious.

Kitchen

- Wooden Heart of Weybridge kitchens
- Siemens integrated fridge/freezer
- Siemens built in single oven with combi microwave
- Siemens i5 ring induction hob
- Stainless steel canopy extractor
- Siemens integrated full size dishwasher
- Franke Minerva 4 in 1 boiling tap
- Waste disposal
- Under unit lighting
- LED plinth lighting

Utility Room

- 1 ½ stainless steel sink
- Gravity fed water softener
- Fridge

Bathrooms & Cloakrooms

- Sanitaryware by Vitra and Crosswater
- Shaver socket to all shower and bathrooms
- All shower and bathrooms to have heated chrome towel rails
- Minoli tiles throughout

Electrical

- Low energy LED downlights throughout
- Integral TV wiring
- Stair tread lights
- External lighting

Windows & Doors

- White UPVC sash slider windows
- Walnut internal doors with chrome furniture

Decoration & Finish

- Smooth skimmed plaster finish throughout
- Plaster cornice to lounge, hall, kitchen bedroom 1 and landing, plaster cove to remaining rooms
- Farrow & Ball emulsion paint finish throughout

Joinery

- Fitted wardrobes by Chelsea Interiors
- Bespoke moulding skirting and architraves
- Hardwood staircase. Turned knuckle walnut handrail with turned painted spindles.



Nearby

By Car:

Heathrow Airport – 15.6 miles

Gatwick Airport – 34.8 miles

Junction 11 M25 – 7.2 miles

Junction 10 M25 – 8.6 miles

A3 – 4.7 miles

Woking Town Centre – 1.4 miles

Guildford Town Centre – 6.1 miles

Woking Town Centre – 1.4 miles

Central London - 33 miles

By Train:

London Waterloo – fastest train 28 minutes

Portsmouth – fastest train 1 hour 7 minutes

Safety & Security

- Mains wired smoke detectors
- Carbon Monoxide detectors
- Security alarm system

External

- Individual rear gardens
- Permeable block paving and granite set edging
- Front and rear gardens to be turfed
- Outside tap
- Detached oak framed garages

Efficiency

- Air source heat pumps
- Wet underfloor heating throughout

Build Warranty

- 10 year build warranty with Checkmate

Windsor Homes plc operates a policy of continuous improvement and therefore individual features may vary or change from time to time. This sales specification is considered to be materially correct although final specification is not guaranteed and does not form any part of any contract and is not intended to be legally binding.



Cedar Ridge

Reservation Procedure

An initial deposit of £5,000 will be payable on the signing of our Reservation Agreement as required under the terms of the Consumer Code. The reservation is taken on the basis that you can exchange contracts by the deadline date which, is binding on both parties under the agreement and, will equate to 28 days from the receipt of the legal papers by your Solicitor.

Should you for any reason fail to meet the exchange deadline or withdraw prior to, we will retain 50% of this money as a contribution towards our abortive costs. A copy of our Consumer Code and Reservation Agreement is available at any time upon request from our agents as shown below.



St. John's Hill Road, Woking, GU21 7RG

Sales Enquiries

For more information and to arrange a viewing, please contact one of the selling agents:

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Bridge House
Goldsworth Road
Woking
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GU21 6JT

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woking@curchods.com
www.curchods.com

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