



## THE COPPICE

Four high specification 5 bedroom semi detached homes  
set in the sought after location of Brooklands Road | Weybridge



## AN EXCLUSIVE COLLECTION OF FOUR 5 BEDROOM SEMI DETACHED HOMES OF SUPERIOR QUALITY AND STYLE

The Coppice presents a superb opportunity to acquire a fabulous new home offering substantial living accommodation of between 2770 and 3250 sq ft over four floors, in desirable Brooklands Road, Weybridge.

Weybridge promises sophisticated living and these beautiful new homes have been designed to reflect the town's enviable reputation. One of Surrey's most fashionable destinations, Weybridge is just a 35 minute\* train journey away from the capital via nearby Weybridge station and within just 3 miles of the M25, Junctions 10 and 11.

It's easy to understand the appeal of this affluent town. The town centre offers a wealth of high quality shopping facilities, complimented by a Marks and Spencer and Tesco at Brooklands, plus bars and restaurants to suit all tastes. Queens Road provides

additional facilities including galleries, designer furniture stores and restaurants.

Forming a gentle backdrop to Weybridge, the River Thames provides scope for recreation including boating, rowing and beautiful walks and cycle rides along the riverbank.

Leisure facilities locally include a David Lloyd club on Brooklands Road and Weybridge Health Club in Walton Lane, while sporting enthusiasts are well catered for with a number of golf clubs as well as horse racing at Sandown Park and Kempton Park.

An excellent range of schools in both the public and private sector are available for all age groups in addition to Brooklands College, offering a comprehensive choice of full and part time further education courses.

\*Source: www.nationalrail.co.uk







Computer generated illustration is indicative only

THE BEECHES

THE CEDARS

THE OAKS

THE LAURELS

### A SUPERB BLEND OF CLASSICAL STYLE AND CONTEMPORARY LIVING SPACES

Each of the four homes at The Coppice has been designed to provide spacious and adaptable living over four floors. A particular feature of each property is the magnificent and stylishly appointed lower ground floor kitchen/breakfast room with large doors opening onto a sunken patio area. Three reception rooms and five bedrooms complete the accommodation of these exceptional homes.



THE OAKS  
Five bedroom home with three en suites and family bathroom

THE LAURELS  
Five bedroom home with three en suites and family bathroom

THE BEECHES  
Five bedroom home with three en suites and family bathroom

THE CEDARS  
Five bedroom home with three en suites and family bathroom

**THE BEECHES**

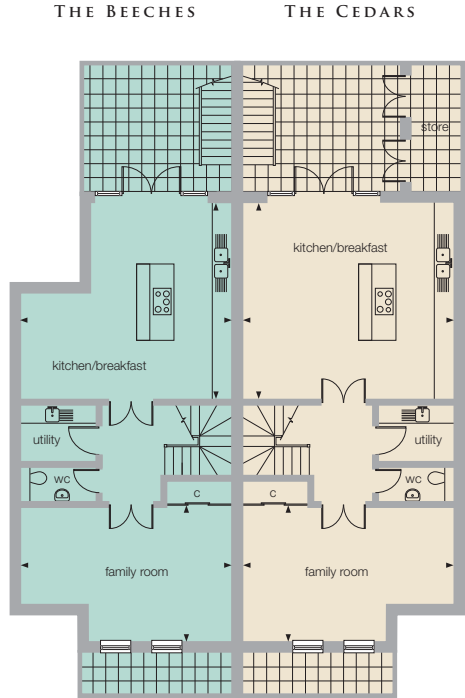
**LOWER GROUND FLOOR**

Kitchen/Breakfast	6.42m x 5.91m	21'0" x 19'4"
Family Room	6.42m x 4.21m	21'0" x 13'9"

**GROUND FLOOR**

Living Room	6.42m x 5.91m	21'0" x 19'4"
Dining Room	4.91m x 4.22m	16'1" x 13'10"

Gross internal floor area 255m<sup>2</sup> / 2835 sq ft



LOWER GROUND FLOOR

**THE CEDARS**

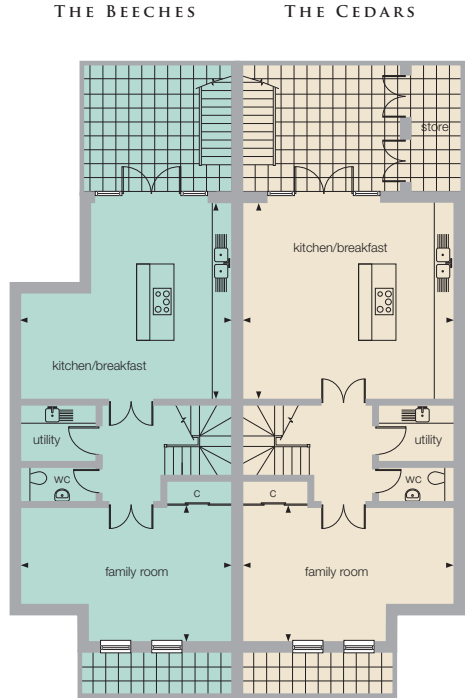
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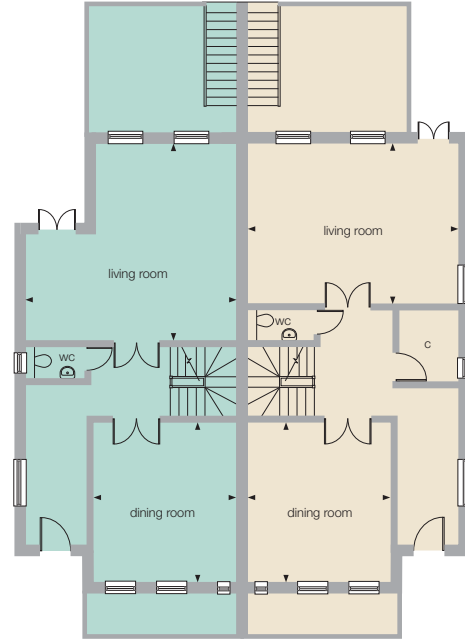
Living Room	6.42m x 4.81m	21'0" x 15'9"
Dining Room	4.91m x 4.22m	16'1" x 13'10"

Gross internal floor area 279m<sup>2</sup> / 3105 sq ft



LOWER GROUND FLOOR

**THE BEECHES THE CEDARS**



GROUND FLOOR

**THE BEECHES**

**FIRST FLOOR**

Master Bedroom	5.94m x 4.25m	19'5" x 13'11"
Bedroom 2	4.94m x 3.50m	16'2" x 11'5"
Bedroom 3	4.94m x 2.85m	16'2" x 9'4"

**SECOND FLOOR**

Bedroom 4	4.35m x 3.10m	14'3" x 10'2"
Bedroom 5	4.35m x 3.84m	14'3" x 12'7"

**THE CEDARS**

**FIRST FLOOR**

Master Bedroom	6.45m x 5.94m	21'1" x 19'5"
Bedroom 2	4.94m x 3.50m	16'2" x 11'5"
Bedroom 3	4.94m x 2.85m	16'2" x 9'4"

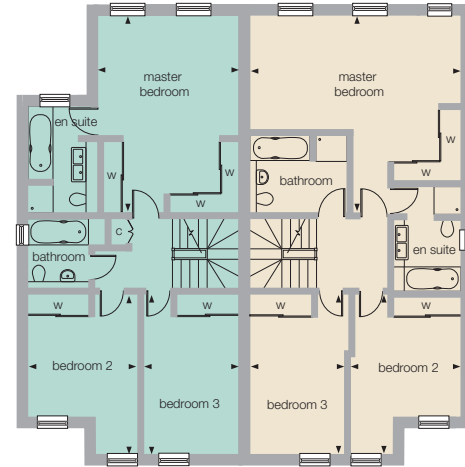
**SECOND FLOOR**

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Note: Dimensions may vary during the course of construction

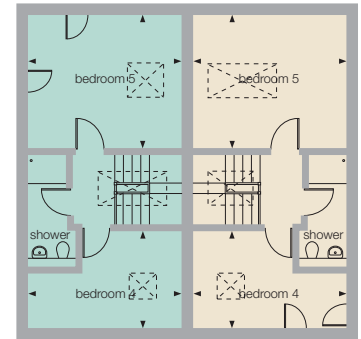


**THE BEECHES THE CEDARS**

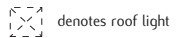


FIRST FLOOR

**THE BEECHES THE CEDARS**



SECOND FLOOR



Note: Dimensions may vary during the course of construction

**THE OAKS**

**LOWER GROUND FLOOR**

Kitchen/Breakfast	6.42m x 5.91m	21'0" x 19'4"
Family Room	6.42m x 4.21m	21'0" x 13'9"*

**GROUND FLOOR**

Living Room	6.42m x 4.81m	21'0" x 15'9"
Dining Room	4.91m x 4.42m	16'1" x 14'6"*

Gross internal floor area 302m<sup>2</sup> / 3250 sq ft

**THE LAURELS**

**LOWER GROUND FLOOR**

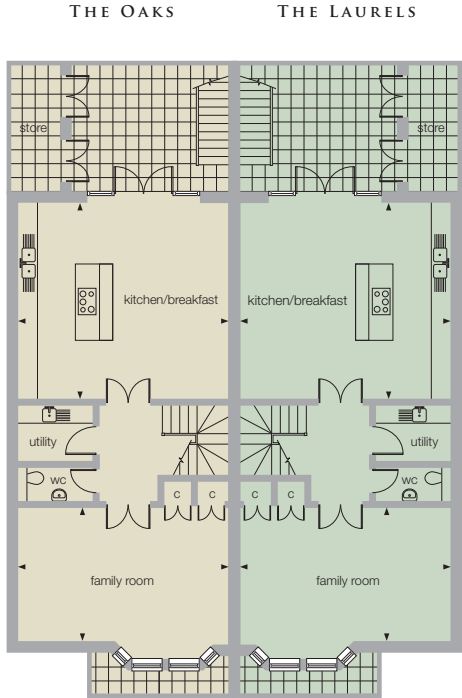
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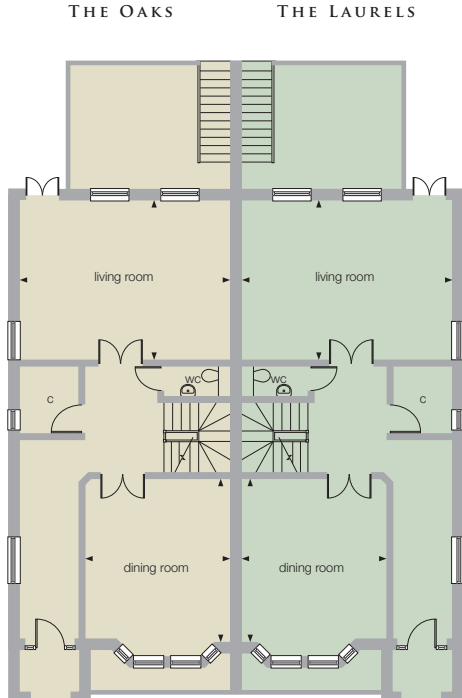
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Dining Room	4.91m x 4.42m	16'1" x 14'6"*

Gross internal floor area 302m<sup>2</sup> / 3250 sq ft

\* Excluding Bay



**LOWER GROUND FLOOR**



**GROUND FLOOR**

**THE OAKS**

**FIRST FLOOR**

Master Bedroom	6.45m x 4.84m	21'1" x 15'10"
Bedroom 2	4.24m x 2.80m	13'10" x 9'2"
Bedroom 3	3.55m x 3.04m	11'7" x 9'11"

**SECOND FLOOR**

Bedroom 4	4.52m x 3.10m	14'10" x 10'2"
Bedroom 5	4.52m x 4.10m	14'10" x 13'5"

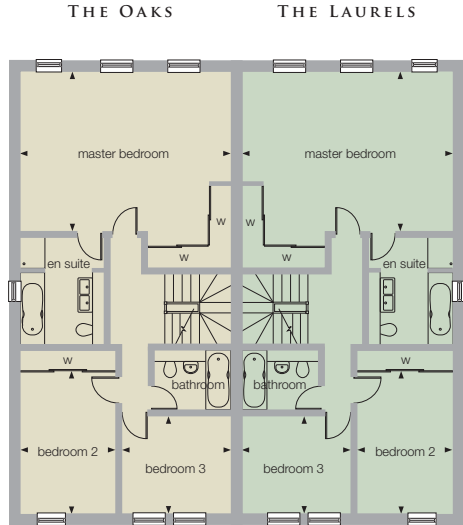
**THE LAURELS**

**FIRST FLOOR**

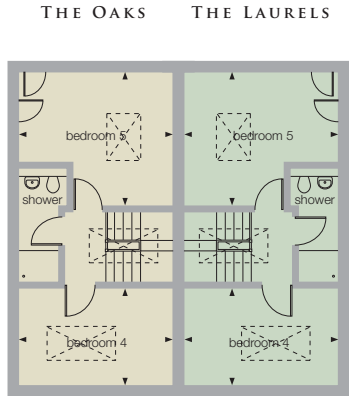
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**SECOND FLOOR**

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Bedroom 5	4.52m x 4.10m	14'10" x 13'5"



**FIRST FLOOR**



**SECOND FLOOR**



denotes roof light

Note: Dimensions may vary during the course of construction

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Interior photographs are indicative only



## HOMES FOR STYLISH AND ELEGANT LIVING WITH AN EXCLUSIVE SPECIFICATION

### CONSTRUCTION

- Each property is traditionally constructed with selected stock facing brick, stone details and rendering with contrasting roof tile
- Concrete floors to lower ground, ground, first and second floors
- Solid blockwork partitioning between rooms to lower ground, ground, first and second floors
- Complying with the latest thermal and sound regulations with compliant levels of wall, floor and roof insulation

### NHBC

- Each TOJ Home benefits from a 10 year Buildmark Cover Warranty that will be issued to each property upon completion from the National House Building Council

### SERVICES

- TOJ Homes will arrange for utilities and services to each home prior to completion

### THE ENVIRONMENT

- Construction timbers are selected from sustainable sources
- Energy efficient appliances- 'A' rated where possible
- Dual flush WC systems
- Energy efficient lighting in selected rooms
- Low energy external lighting
- Low emission 24mm K glass double-glazing

### SECURITY

- Security chain, spy hole, 5-lever mortice and night latch all in polished chrome finish to front doors
- Mains linked smoke detectors to halls and heat sensors to kitchens
- Installation of comprehensive approved security alarm

### EXTERNALLY

- All gardens to be landscaped and turfed
- Provision of water tap
- External lighting to front and rear
- Power socket to rear

### KITCHENS

- Fully installed custom-built designer kitchen
- Granite worktop and upstand
- Siemens stainless steel double oven
- Siemens stainless steel 5 burner gas hob
- Siemens fully integrated microwave
- Elica stainless steel extractor canopy
- Built in integrated dishwasher
- Stainless steel large 'American style fridge/freezer'
- Choice of exclusive range of Villeroy & Boch wall and floor tiles\*
- Low voltage recessed down lighters and under unit lighting to kitchen wall units

### UTILITY ROOM

- Electrolux washer
- Electrolux dryer

### BATHROOM & EN-SUITES AND CLOAKROOMS

- Villeroy & Boch sanitary ware with chrome taps and fittings
- Choice of exclusive range of Villeroy & Boch wall and floor tiles\*
- Chrome ladder heated towel rail
- Low voltage recessed down lighters

### QUALITY FINISHES

- Decorative plaster cornice to entrance hall, receptions, kitchens and all bedrooms not within roof space
- Smooth ceilings painted white
- Walls painted with natural colours
- Moulded architraves and skirtings
- Two panel smooth internal doors with polished chrome ironmongery
- Built in wardrobes to bedrooms
- Designer fire place surround\*

### HEATING

- Gas fired efficiency boiler to under floor heating with individual thermostats
- Ladder style radiators to bathrooms and en suites

### ELECTRICAL AND LIGHTING

- Polished chrome finished switches and sockets
- Recessed down lighters to kitchen, reception rooms, bedrooms, bathrooms, en suites and cloakrooms
- Chrome shaver sockets to bathrooms and en suites

### HOME TECHNOLOGY<sup>(1)</sup>

- An exciting feature of The Coppice is the provision of an advanced cabling infrastructure creating a flexible home network. This allows buyers to establish their own computer, telecom, lighting, heating, sound and visual distribution arrangements throughout the house. An early exchange will allow homeowners to utilise 'TOJ Homes Personal Design Service'. Please ask for further details
- As needs change the arrangements can be varied to suit – one of the many benefits of a truly flexible system
- The provision of this cabling also allows buyers to purchase wall mounted plasma screens, with 5.1 channel home theatre systems, multi-room music, digital jukeboxes and DVD packages, as well as integrated control systems

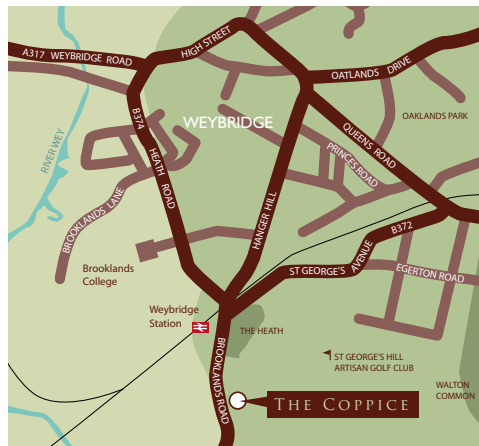
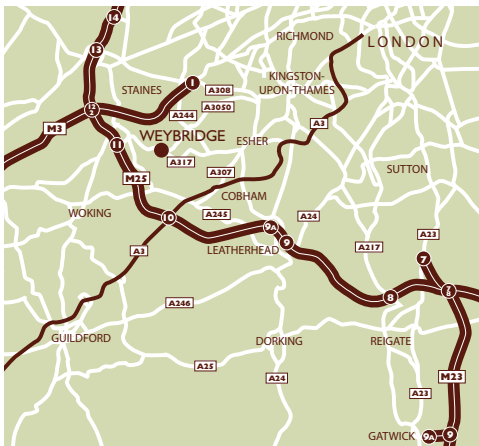
### TOJ HOMES PERSONAL DESIGN SERVICE\*

- Early exchange enables the purchaser to select from the 'TOJ Homes Options Sheet' provided. Further personalisation is also available with an early exchange. Please ask for details of the 'TOJ Homes Personal Design Service'

<sup>(1)</sup> The purchaser is responsible for arranging the connection and supply of telephones, TV aerial, satellite dish and Sky/Sky + television

\* Subject to stage of construction and/or exchange of contracts





TOJ Homes, established in 2001, is the residential development branch of TOJ Investments. The goal of TOJ Homes is to provide its buyers with homes distinguished by their contemporary style, equipment and fittings whilst not compromising in the quality and standard of finish that will satisfy the expectations of our homeowners.

High quality homes can be provided at high costs. However, we believe that we provide the highest of quality at a reasonable cost to the buyer. Furthermore, we believe that the personal service we give to our buyers, pre and post sale, gives TOJ Homes an added dimension in comparison to other developers. We find that buyers are placing higher emphasis on the quality and speed of service a developer provides during the purchase of, and more importantly, during the early period of living in their new homes. This was part of our ethos when establishing TOJ Homes. We feel very strongly that a buyer of our property should be able to access TOJ Homes at management level swiftly and have their queries dealt with immediately and comprehensively. We're proud to say that we provide our pre and post sale service in exactly this manner.



Selling Agents



Tel: 01932 859933  
www.hamptons.co.uk

Misrepresentation Act 1967: This brochure and the descriptions herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All floor plan dimensions are accurate within plus or minus three inches (75mm). TOJ Homes operates a policy of continuous product development and all bathrooms and kitchen layouts are indicative only. Other room layouts may be subject to minor modification. For exact details and specifications, please consult one of our sales staff or our appointed agent.

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