



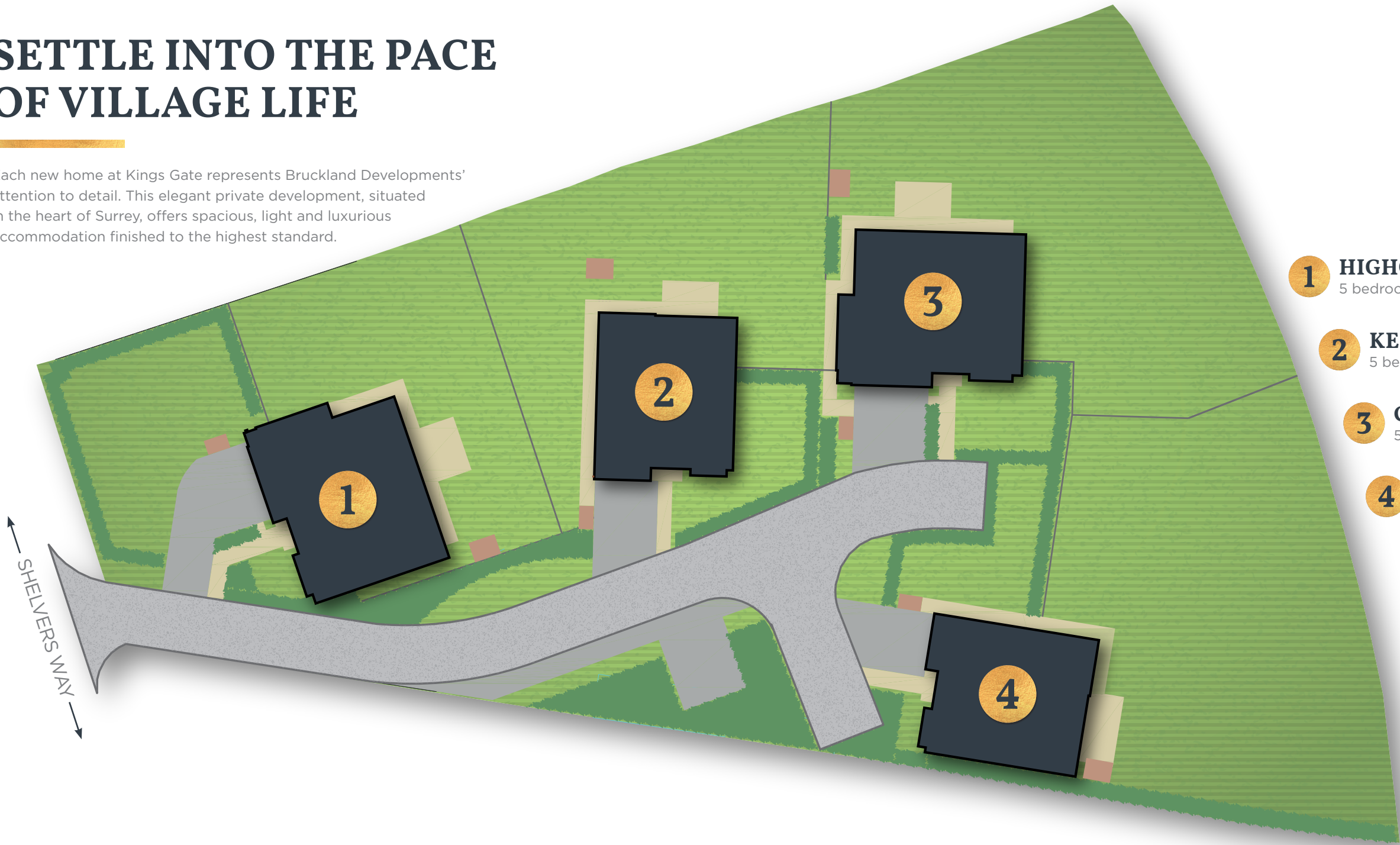


AN **ELEGANT, BOUTIQUE**
DEVELOPMENT OF FOUR,
FIVE BEDROOM DETACHED
LUXURY FAMILY HOMES.



SETTLE INTO THE PACE OF VILLAGE LIFE

Each new home at Kings Gate represents Bruckland Developments' attention to detail. This elegant private development, situated in the heart of Surrey, offers spacious, light and luxurious accommodation finished to the highest standard.



- 1 HIGHGROVE**
5 bedroom property of approx. 2980sq ft
- 2 KENSINGTON**
5 bedroom property of approx. 2723sq ft
- 3 CLARENCE**
5 bedroom property of approx. 2980sq ft
- 4 SANDRINGHAM**
5 bedroom property of approx. 2723sq ft

HIGHGROVE & CLARENCE



PROPERTY DESCRIPTION

Key Features

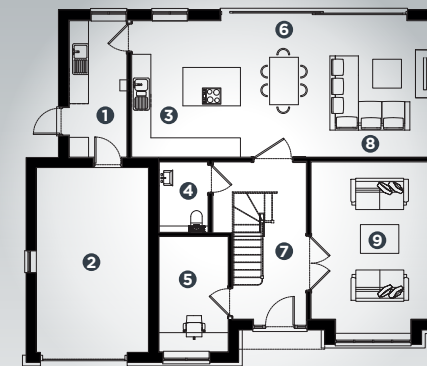
- 5 bedroom property of approximately 2980sq ft
- Exclusive development in Surrey
- Own private road
- 3 reception rooms
- Integral garage
- 10 year structural warranty
- Siemens appliances in kitchen
- Landscaped front garden and turfed rear garden

Both Highgrove and Clarence are detached five bedroom properties offering luxury, modern living in an exclusive development of just four houses in Tadworth on the edge of the North Downs.

The ground floor offers an impressive open plan kitchen/dining and day room with sliding doors leading out to a turfed rear garden. The ground floor also consists of a separate living room, study and utility room. The utility room provides internal access to the integral garage.

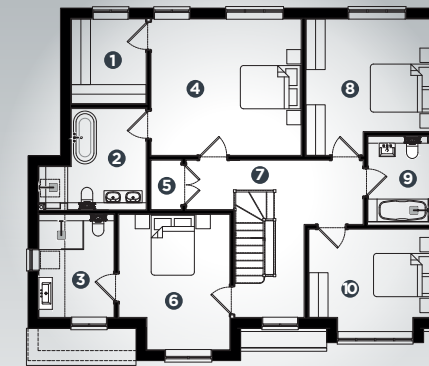
The first floor features a large master bedroom with separate dressing room and en-suite. There are 3 other bedrooms to this floor, one with an en-suite, and a family bathroom. The second floor offers a fifth bedroom with en-suite.

The property includes a landscaped front garden and a main private road entrance to the houses.



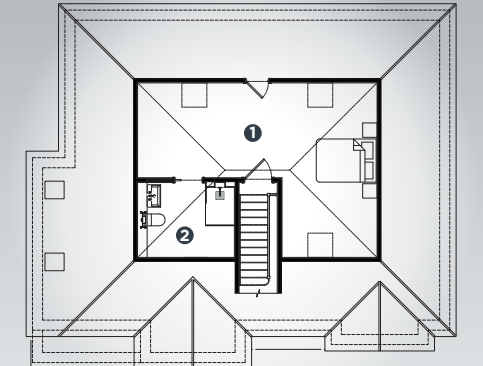
GROUND FLOOR

- | | |
|-----------|---------------|
| ① Utility | ⑥ Dining Area |
| ② Garage | ⑦ Hall |
| ③ Kitchen | ⑧ Day Room |
| ④ WC | ⑨ Living Room |
| ⑤ Study | |



FIRST FLOOR

- | | |
|-------------------|-------------|
| ① Dressing Room | ⑥ Bedroom 2 |
| ② En-suite | ⑦ Landing |
| ③ En-suite | ⑧ Bedroom 3 |
| ④ Bedroom 1 | ⑨ Bathroom |
| ⑤ Airing Cupboard | ⑩ Bedroom 4 |



SECOND FLOOR

- | |
|-------------|
| ① Bedroom 5 |
| ② En-suite |

KENSINGTON & SANDRINGHAM



PROPERTY DESCRIPTION

Key Features

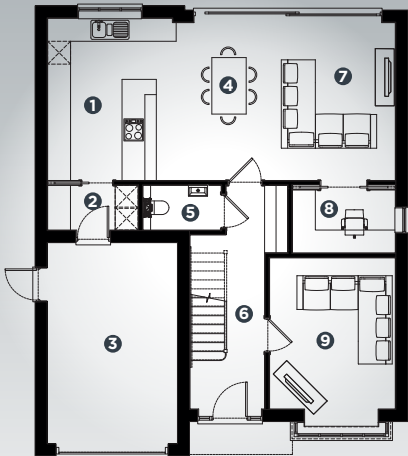
- 5 bedroom property of approximately 2723sq ft
- Exclusive development in Surrey
- Own private road
- 3 reception rooms
- Integral garage
- 10 year structural warranty
- Siemens appliances in kitchen
- Landscaped front garden and turfed rear garden

Both Kensington and Sandringham are detached five bedroom properties offering luxury, modern living in an exclusive development of just four houses in Tadworth on the edge of the North Downs.

The ground floor offers an impressive open plan kitchen/dining and day room leading out to a turfed rear garden. The ground floor also consists of a separate TV room, study nook and utility room. The utility room provides internal access to the integral garage.

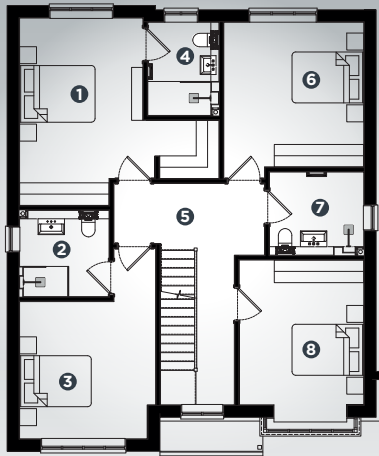
The first floor features a large master bedroom with ample closet space and en-suite. There are 3 other bedrooms to this floor, one with an en-suite, and a family bathroom. The second floor offers a fifth bedroom with en-suite.

The property includes a landscaped front garden and a main private road entrance to the houses.



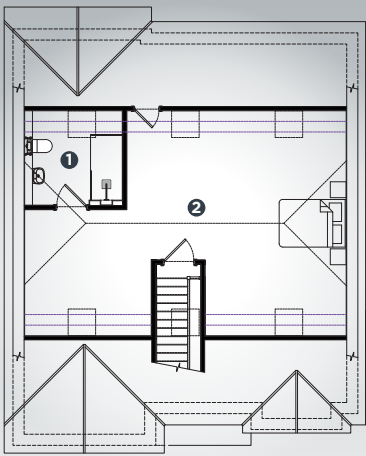
GROUND FLOOR

- | | |
|---------------|--------------|
| 1 Kitchen | 6 Hall |
| 2 Utility | 7 Day Room |
| 3 Garage | 8 Study/Nook |
| 4 Dining Area | 9 TV Room |
| 5 WC | |



FIRST FLOOR

- | | |
|-------------|-------------|
| 1 Bedroom 1 | 6 Bedroom 3 |
| 2 En-suite | 7 Bathroom |
| 3 Bedroom 2 | 8 Bedroom 4 |
| 4 En-suite | |
| 5 Landing | |



SECOND FLOOR

- | |
|-------------|
| 1 En-suite |
| 2 Bedroom 5 |

LUXURY INTERIORS

All of our properties are built to the highest of standards and come with the reassurance of a 10 year warranty. Bruckland Developments is an approved and registered house builder to ensure your home is fully protected. Advantage is the warranty provider at Kings Gate.



SPECIFICATIONS

Construction Specification

- Traditional masonry construction.
- Architectural stonework in Portland finish.
- Block and beam to ground floor.
- Fully insulated timber joists to first and second floors.
- Internal walls are a combination of blockwork and fully insulated timber studwork.
- High security double glazed Anthracite aluminium windows.
- High security front entrance door with multi point locking system.
- High security aluminium sliding rear doors.

Electrical, Audio & Visual

- Black nickel faceplates to sockets and light switches.
- Downlights to kitchen, reception rooms, master suite and selected bedrooms and downstairs WC.
- Pendants to bedrooms and featured areas.
- Double USB socket either side of the master bed and under breakfast bar.
- Television points to all bedrooms, family area and reception room.
- Pre wired Cat 6 data distribution.
- Heat and Smoke detector mains wired throughout the house.
- Ring doorbell audio/video entry.

Plumbing & Heating

- Thermostatically controlled underfloor heating throughout the property.
- Thermostatically controlled towel rails.
- Energy efficient air source heat pump.

Interior Specification

- Matt paint finish to all rooms.
- High quality painted internal doors with classic raised beading and black nickel ironmongery.
- Porcelain tiling to all bathrooms.
- High quality Chevron floor in entrance hall, kitchen and utility/laundry areas.
- Carpeted staircase with an oak handrail.
- Carpet to all landings, living room and bedrooms.
- Classical skirting and architrave profile.
- Fitted wardrobes in master bedrooms.

Kitchen

- Fully fitted, handleless contemporary kitchen with a silestone veined work surface.
- Soft close doors and drawers.
- Under wall unit LED lighting in neutral white.
- Siemens black glass induction hob located on peninsula, reverse coffered ceiling above houses. Built in extractor fan, lit with LED strip lighting.
- Pendant lighting over breakfast bar area.
- Siemens integrated ovens x2.
- Siemens integrated fridge.
- Siemens integrated freezer.
- Under-mounted stainless steel sink with a quooker hot tap.
- Siemens full size integrated dishwasher.
- Under counter wine cooler.



SPECIFICATIONS

Utility

- Fully fitted utility furniture the same as the kitchen.
- Stainless steel single sink with mixer tap.
- Space and provisions for separate washing machine and tumble dryer.

Bathroom & En Suites

- Dual flush WC with concealed cistern, soft close seat and cover.
- LED lights within niches and above vanity areas.
- Porcelain floor and wall tiling with fixed mirrors.
- Vanity units with soft close drawers and polished chrome Vado taps.
- Heated towel rail.
- Shaver point.
- Villeroy and Boch bath and separate shower to master en-suites.
- Thermostatic shower/bath controls with fixed overhead shower and handheld shower kit.

Exterior Specification

- Automatic LED lighting on dusk till dawn sensor to front.
- Porcelain tile paving to paths and patios.
- Private garage with power, light, and remote controlled garage doors and private driveway.
- Private driveways for parking, finished with granite sets.
- Landscaped front garden and turf with tree planting to rear gardens.
- External tap to side/rear of property.
- Exterior double socket to rear.
- Main private road entrance to the houses to be tarmacked with granite set edging, with lighting.

Warranty

- 10 year structural warranty.



LOCAL AREA

Kings Gate is positioned 1/4 mile from Tadworth village (a 5 minute walk). Tadworth Village is on the Western extremity of the North Downs and has its own thriving village community. Tadworth is centrally placed for access to all parts of South East England via Junction 8 of the M25 which is approximately 4 miles to the south and gives access to the motorway network and both Gatwick (16 miles) and Heathrow (32 miles) airports.

Tadworth station provides a rail service to London Bridge and Victoria and there is a wide selection of private, state and primary schools in the area.

The village shops in Tadworth cater for day-to-day needs and there are larger shopping facilities at Epsom, Banstead, and Kingston. Epsom Downs offers 600 acres of unspoilt down land from which the whole of London can be seen and is home to the world famous Derby.

CLOSELY CONNECTED

Kings Gate is only 1/4 mile from the rail station in Tadworth village. From there you can catch regular services that will take you to London Bridge in under an hour. Road connections are also excellent. You can be on the M25 in less than five minutes, while Gatwick Airport is a convenient 20-minute drive.

 Train Journey Times from Tadworth	
Tattenham Corner (for Epsom Downs)	4mins
Purley	22mins
East Croydon	35mins
London Bridge	50mins

ABOUT BRUCKLAND DEVELOPMENTS

Bruckland Developments specialise in the design and construction of exceptional residential homes across South East England.

With a wealth of experience, we are recognised as a premium house builder with an exciting portfolio of developments.

Our developments are situated in desirable locations across South East England, catering for a range of home buyers and property investors. Developments are high spec and designed with modern living in mind.

We create outstanding family homes, and properties for professionals, couples and individuals.



“OUR CUSTOMER’S WISHES ARE TAKEN INTO CONSIDERATION AT EVERY STAGE OF NEW DEVELOPMENT AND OUR ARCHITECT AND INTERIOR DESIGNER WORK CLOSELY TO MAKE SURE ALL REQUIREMENTS ARE MET.

CUSTOMER SATISFACTION IS OUR PRIORITY AND WE ENSURE THAT EVERY BUILD WE CREATE IS CAREFULLY PLANNED AND FEATURES OUTSTANDING DESIGN AND HIGH-QUALITY CONSTRUCTION.”

Joe Bruckland - Director



BRUCKLAND

DEVELOPMENTS



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