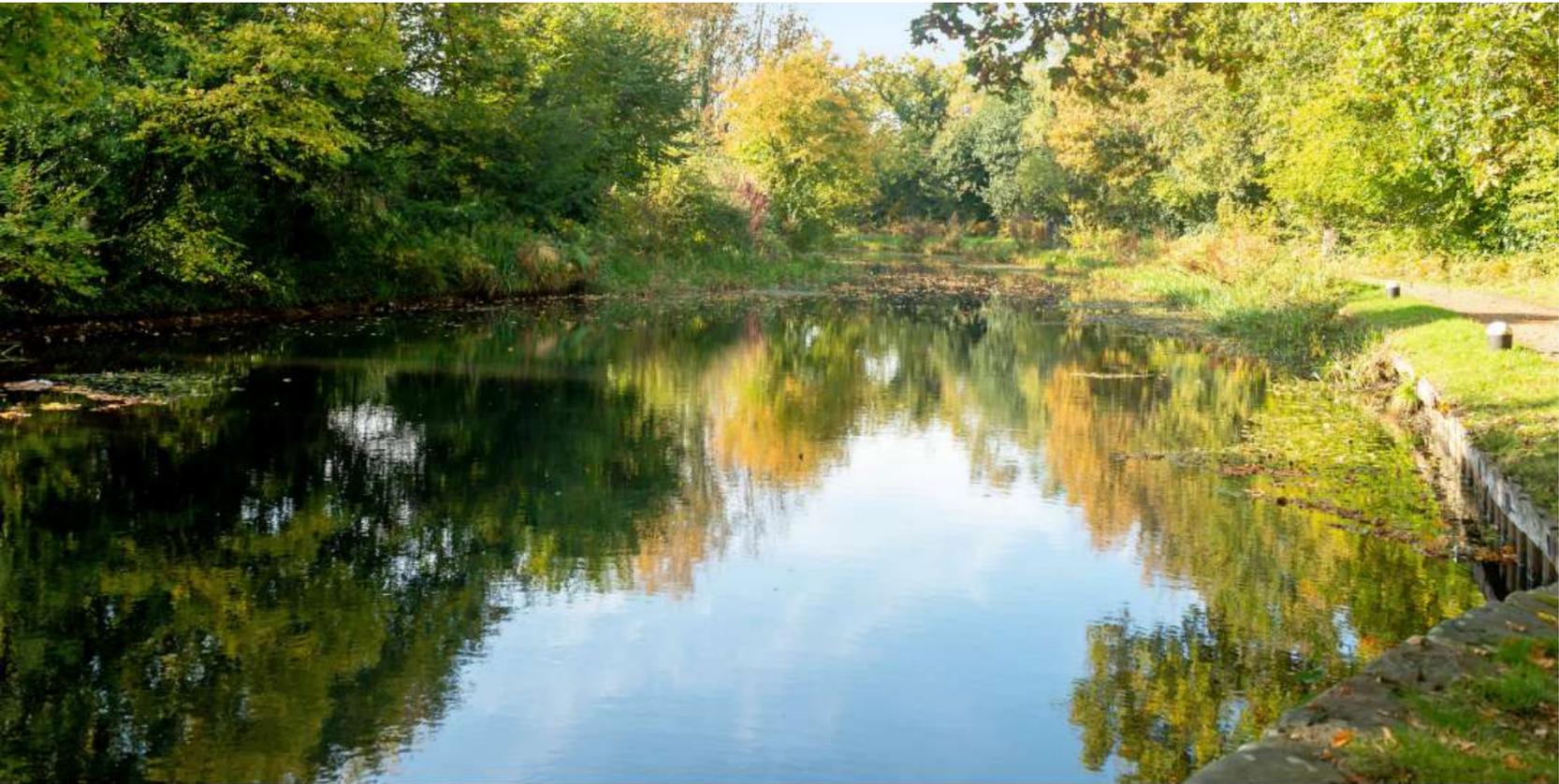


JB



Roundbridge Park,  
Woking, Surrey.



## UNCOMPROMISING QUALITY FROM JBS

A premium development requires a premium developer to bring a vision to life whilst respecting the area's natural surroundings and style.

JBS is a dynamic company with proven experience in creating stunning homes in London and the southeast of England in all areas of property development.

JBS exceeds expectations from start to finish, delivering uncompromising quality from the initial build to the finer details to create exceptional homes designed for living.

Combining the expertise of skilled property professionals within construction, design, finance and marketing, the company has a desirable track record of delivering award-winning high-specification properties on time and to the most exacting of standards.

Throughout all aspects of property development, the company strives to maintain the highest levels of excellence with the same drive and commitment whilst remaining respectful and open at all times.





The Farmhouse



Hoebridge House  
Viewings available



Perfectly placed between town and country. Roundbridge is the connection between the modern and the traditional, between rural and urban.

## Phase 2



Barnaby House



Swallow House



Kingfisher House



The grounds are dotted with native woodland and well-established hedgerows, displaying the area's long agricultural heritage.

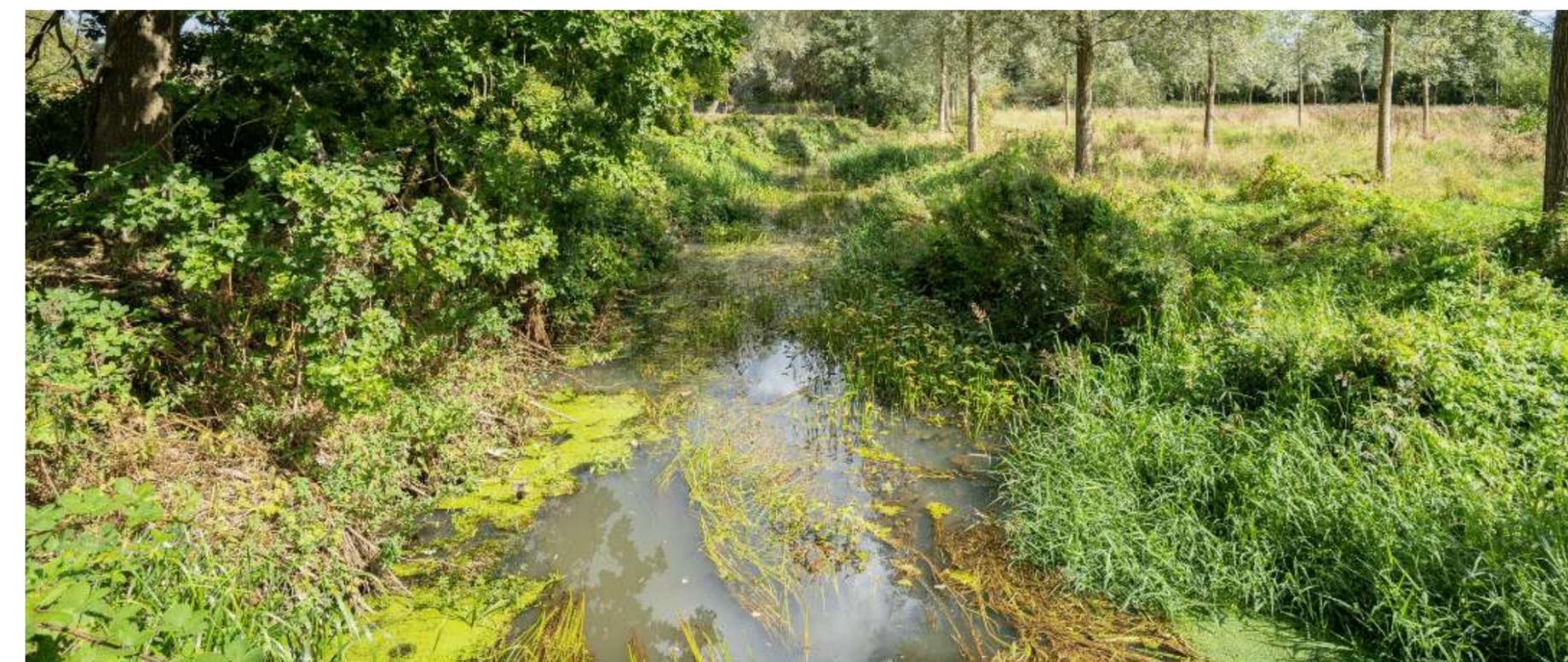


## HISTORY AND HERITAGE

Once a working farm, Roundbridge Park's history dates back to the late 18th century and spans two World Wars and a devastating fire.

The estate once formed part of a large country park owned by the Crown - its land managed by farmers who worked the lands in all seasons through bountiful harvests and harsh winters. Later, the estate was parcelled up and used for gamekeeping duties before languishing, unloved, for two decades.

In more recent years, the development has been enveloped by the manicured fairways of the neighbouring golf course, its clipped greens in contrast to the rustic colours of the surrounding countryside, which includes lush hedgerows, burbling streams and wooded glades.



# THE DEVELOPMENT

Close to everything, but in the heart of the country. Living at Roundbridge Park, everything you need is on your doorstep, from relaxing countryside walks to high street shopping, transport links to independent stores.

*It's the bridge between Town and Country.*

Roundbridge Park is enveloped by the lush, leafy Surrey countryside, surrounded by rolling hills and a patchwork of farmland with footpaths and bridleways providing hiking, golfing, horseriding, swimming in the river and much more.

Woking is also known for its excellent shopping and buzzy restaurants.

Roundbridge Park is close to many private schools and on the doorstep of Hoebridge golf centre, which features three golf courses, a health and fitness centre, food and drink, plus parties and events.



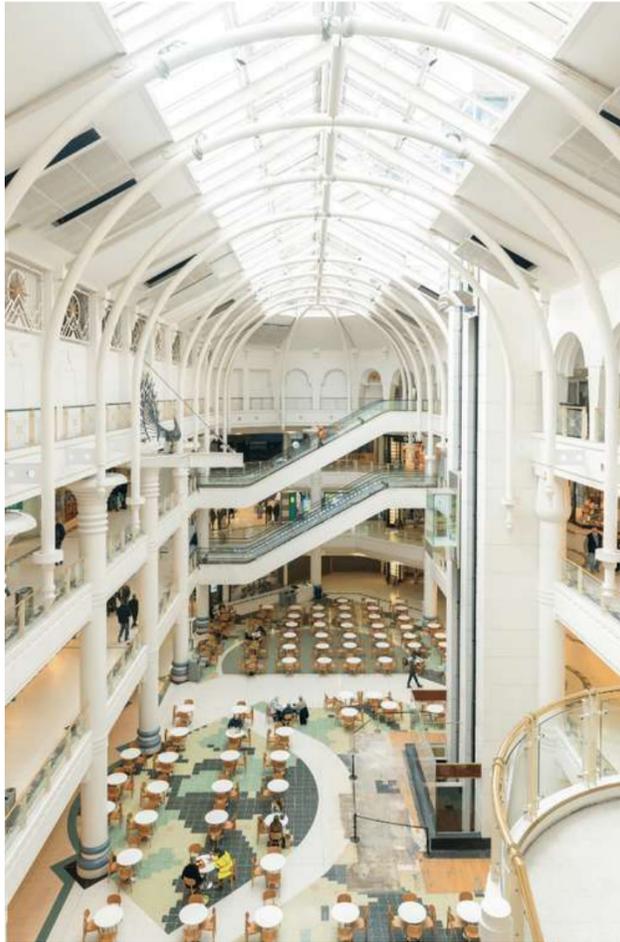
# THE AREA

In the country, but with everything within reach. Roundbridge Park is situated close to the village of Old Woking, just eight minutes' drive from Woking train station with its fast links to London.

You can find yourself at Waterloo station in just 26 minutes with links to the north and west or among the skyscrapers of Canary Wharf in under an hour.

For far-flung adventures further afield, Gatwick and Heathrow airports can be easily accessed by train or car – Heathrow is just 27 minutes' drive. Road communications are excellent: you're just eight minutes from the A3 and 15 minutes from Junction 10 of the M25.

Guildford is just 18 minutes away with its independent boutiques and pretty high street, while Cobham and West Byfleet offer delicatessens, restaurants and household-name shops.



## WELL CONNECTED. LESS THAN 2 MILES TO WOKING MAINLINE STATION



Hoebridge Golf Centre

1 minute

Woking Station

8 minutes

A3 Potters Lane

8 minutes

M25 Junction 10

13 minutes

RHS Wisley

14 minutes

Guildford

18 minutes

Heathrow

27 minutes

Gatwick

44 minutes



Woking

Guildford

8 minutes

Waterloo

26 minutes

London Bridge

41 minutes

Liverpool Street

49 minutes

Gatwick

51 minutes

Canary Wharf

53 minutes

Heathrow

91 minutes



Local Outdoor Activities



Hoebridge House

# A NEW ADDITION TO ROUNDBRIDGE PARK



*A BEAUTIFUL FIVE/SIX BED DETACHED HOME WITHIN AN  
EXCLUSIVE GATED DEVELOPMENT OF JUST 5 HOUSES*

A new addition to Roundbridge Farm, perfectly balancing the heritage of the Grade II-listed farmhouse with a modern design that takes influence from the traditional red brick buildings of the area.

A fitting neighbour for the existing farmhouse, Hoebridge House is designed to complement the existing buildings whilst affording modern living, incorporating the finest fixtures and fittings throughout.

The substantial property affords 4591 sqft of space over three well-proportioned floors, arranged to suit family life as well as entertaining.

The ground floor comprises a vast open-plan reception room, where cooking, relaxing and hosting can occur in one harmonious space that flows out to the garden.

Internally, premium hardware includes gleaming porcelain tiles and sumptuous wool blend carpets, a bespoke shaker-style kitchen with composite stone and oak finish, top-quality Siemens appliances, luxurious Villeroy & Boch, or similar sanitaryware.

The kitchen is in granite finish and handmade and painted by “Turner and Foye”.

*OUR INTERIOR DESIGN TEAM HAS BEAUTIFULLY DRESSED THE HOUSE.*



All the modern comforts have been included, from individual thermostatic temperature controls to regulate room comfort as desired, underfloor heating and a wood-burning stove to create the perfect cosy fireside ambience.

The property benefits from a Control 4 System which centralises the lighting control and multi-room audio, which can be controlled through the touch screens and keypads, which can also be integrated with CCTV.

The property has been pre-wired for CCTV and video distribution. The property has a NACOSS gold alarm and Wi-Fi access points throughout.

All of the five bedrooms incorporate an en suite bath or shower room, while the master suite is particularly spacious with its own dressing area.

In addition, there is a separate study/bedroom located on the attic floor.

Outside, a double garage and ample parking offer space to house several vehicles.

The landscaped grounds blend beautifully into the surrounding countryside, creating a wonderful space to relax and enjoy the sights and sounds of the rural setting.



*THE HOUSE HAS BEEN DESIGNED WITH COMPLIMENTARY LUXURY FINISHES.*



# HOEBRIDGE HOUSE FLOORPLAN

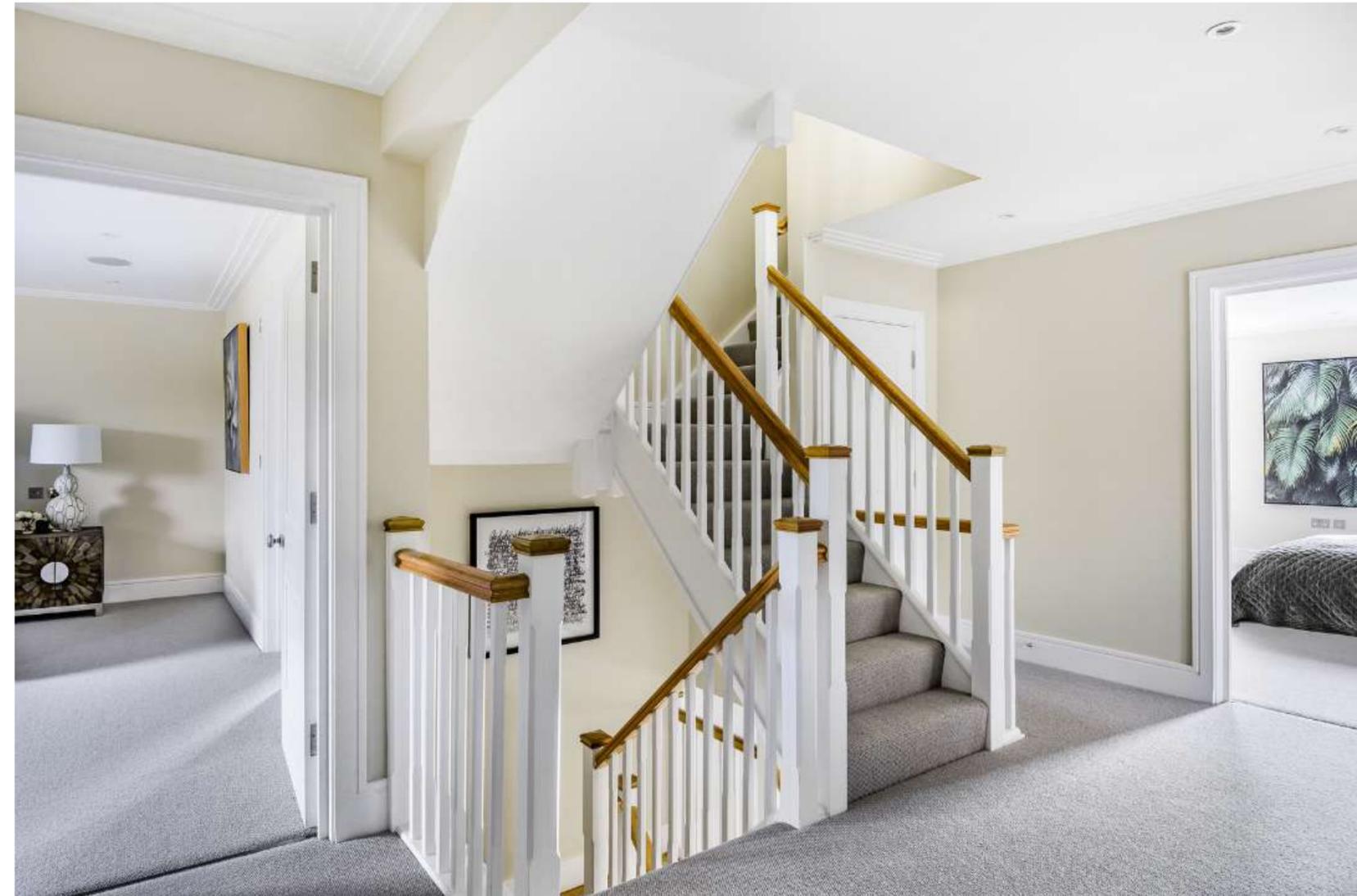


[ ] = Reduced head height below 1.5m



4591 SQFT

*THE FURNITURE PACK IS AVAILABLE AS AN OPTIONAL EXTRA.*



# JB

*... Beautiful Homes*



**For more information or to arrange a viewing, please contact:**

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