



THE ROE

Brooklands Grove, Weybridge



A COLLECTION OF HOMES IN THE PRESTIGIOUS SURREY TOWN OF WEYBRIDGE

Enjoy direct pedestrian access to Weybridge Station, top-rated schools, vibrant local amenities, and beautiful green spaces—all right on your doorstep.

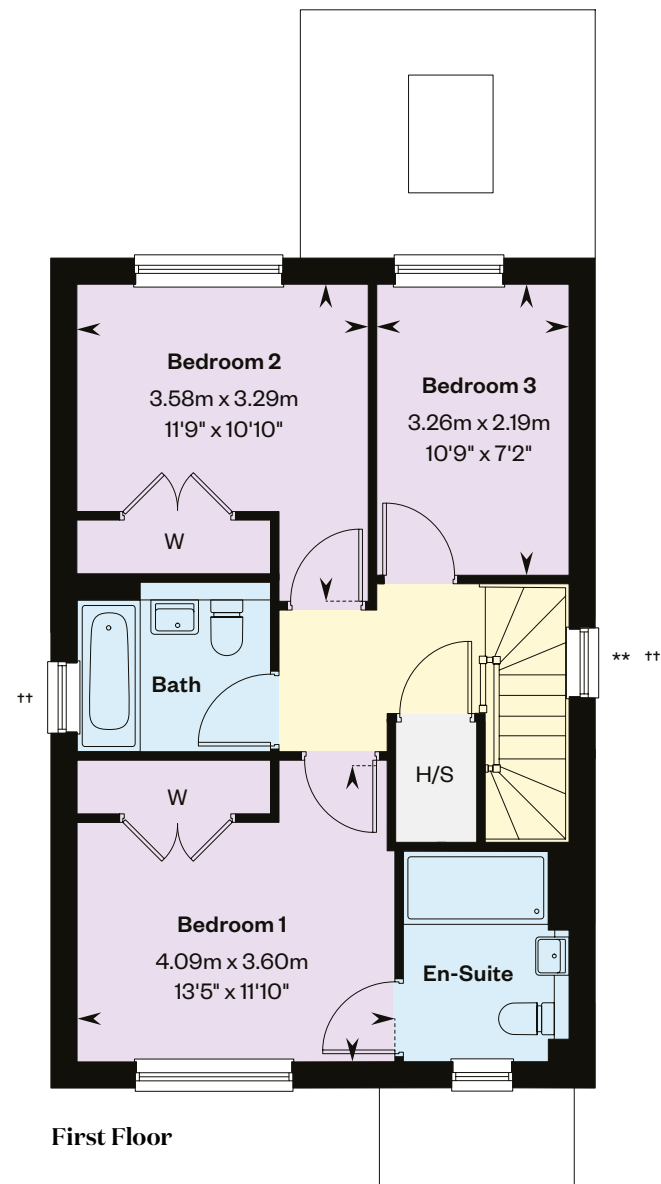
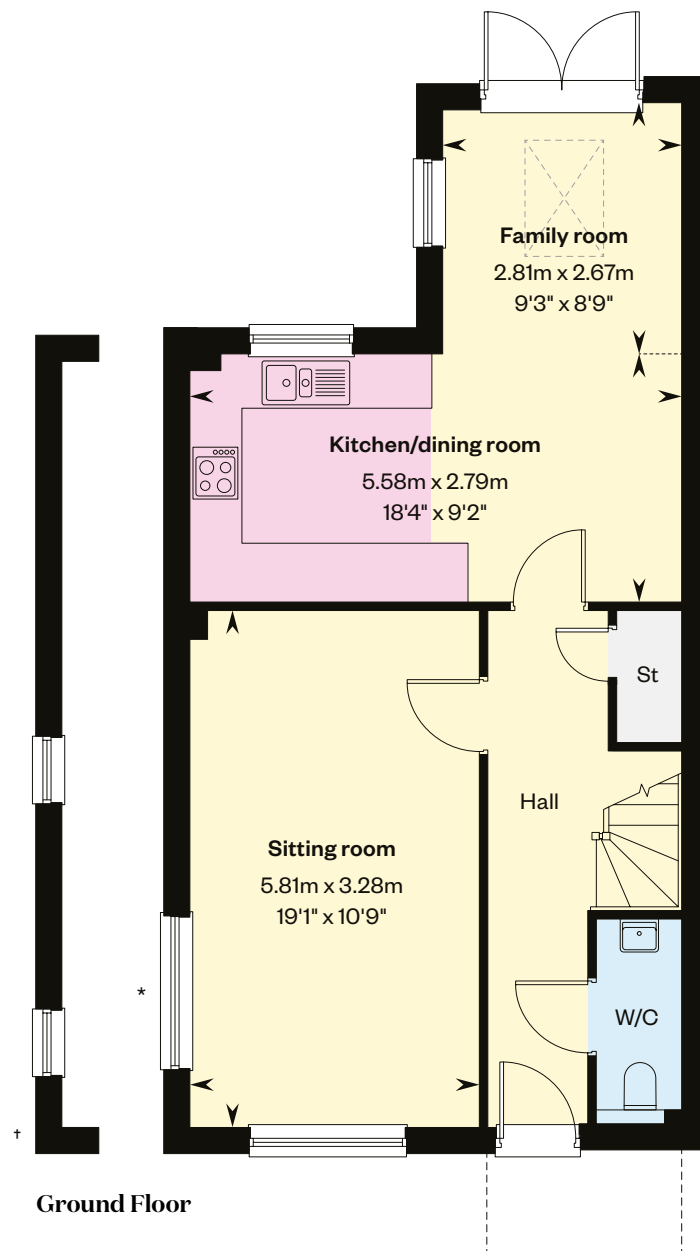
THE ROE

Presenting The Roe - A perfectly balanced three bedroom layout in both detached and semi-detached styles. A generous front-facing sitting room provides a warm and welcoming space to relax or entertain. The sleek kitchen flows effortlessly into a spacious open-plan dining and family area, with French doors opening onto the garden—ideal for summer evenings and social gatherings. Additional features on the ground floor include a handy storage cupboard and a convenient WC. The principal bedroom overlooks the front garden and features a built-in wardrobe and private en suite.

Bedrooms two and three enjoy peaceful views over the rear garden and share a modern family bathroom. For added practicality,

Bedroom two also includes a fitted wardrobe. Whether you're starting out, upsizing, or simply looking for a home that combines thoughtful design with exceptional quality, The Roe delivers on every level.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
1,148 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

*Window to plot 199 only. **Window to plots 184 & 199 only. †Side elevation to plots 193, 195, 201, 203, 205 & 207 only. ††Please note these windows are fixed shut. Please ask your Sales Consultant for further details.

SPECIFICATION

Kitchen

- Individually designed kitchen
- Stone worktop with matching upstand
- Stone splashback across hob wall
- Stainless steel sink
- Siemens built-in single oven
- Siemens built-in microwave
- Siemens 4 ring induction hob
- Elica Fold chimney hood
- Siemens built-in fridge freezer
- Siemens integrated dishwasher
- 300mm Siemens wine cooler
- Siemens integrated washer/dryer
- Under wall unit lighting
- Minoli tiling to kitchen, open plan kitchen/dining area or open plan kitchen/family/dining area (where applicable)

Plumbing & Heating

- Air Source Heat Pump with radiators*
- Underfloor heating to Ground Floors
- Chrome ladder style radiators in the cloakroom, bathroom & en suites

Cloakroom, Bathroom & En Suites

- White Laufen sanitaryware
- White wall hung vanity unit to the basin in the bathroom & en suites
- VADO mixer taps
- VADO showers
- Glass shower doors
- Minoli tiling to walls*
- Minoli floor tiling

Electrical

- White LED downlights in the kitchen area, open plan kitchen/ dining area or open plan kitchen/dining/family area, cloakroom, bathroom & en suites (where applicable)
- Pendant lighting in all of the other rooms and over the open plan breakfast area or dining table (where applicable)
- External lights to the front & rear of the houses
- External power point to the rear of the house
- Chrome light switches
- White electrical sockets
- Chrome shaving point in the bathroom & en suites
- External power point to the rear of the house
- TV points (high & low level position) in the living room
- TV point (high level position) in the kitchen, family room, dining room & the bedrooms (where applicable)
- Phone and data point in the hallway, living room or smallest bedroom
- Wireless alarm system
- Fibre to the home for superfast wireless broadband
- Electric vehicle charging point
- Google Nest Hello Smart Door bell with video
- Fused spur in the garage for the future installation of an electric garage door opener (where applicable)
- Power and lighting in the garage (where applicable)

Internal Finishes

- Smooth ceilings finished in white matt emulsion
- All walls finished in white matt emulsion
- All woodwork finished in white paint (satinwood)
- All doors finished in feature paint (satinwood)
- Timber stairs finished in white paint (satinwood) with a treated handrail
- Wardrobe to bedrooms one and two
- Minoli floor tiling to the entrance hall
- Carpet to all other areas including living room, separate dining room, study, stairs, landing & all of the bedrooms (where applicable)

Doors & Windows

- PVCu windows
- PVCu French doors leading out to the garden
- 2 panel pre-finished Shaker doors

External Details

- Canopy style garage doors (where applicable)
- Brise Soleil to selected balconies and terraces
- Paved paths & patio areas
- Landscaping to the front garden
- Turf to the front & rear garden
- External garden tap
- External lighting to the private roads

Environmental Details

- Photovoltaic panels to houses*
- Thermostatically controlled heating
- Double glazed PVCu windows providing a high level of thermal insulation & reduced heat loss
- Dual flush mechanisms to toilets to reduce water use
- Insulation within roof spaces and external wall cavities to limit heat loss in the winter & reduce heat gain in the summer
- Low energy lighting throughout
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

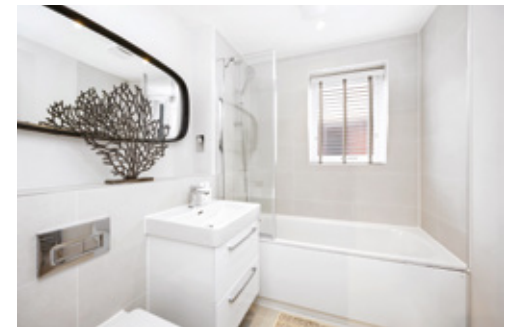
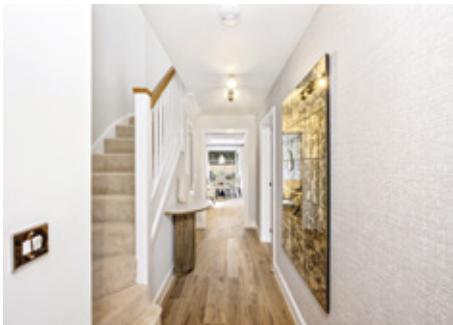
Management Services

- Cala Homes will appoint a professional managing agent who will provide on-going management services. Please refer to your Sales Consultant for further details.

*Please speak to a Sales Consultant for specification detail.

LOCATION

Brooklands Grove is our stunning new collection of 3 & 4 bedroom houses and 1 & 2-bedroom apartments in the Surrey town of Weybridge. Weybridge has been voted one of the safest Surrey suburbs, and fourth in the Muddy Stilettos top 300 best places to live in 2024. Weybridge station, around a 5 minute walk away, offers regular trains to London Waterloo in under 30 minutes. Plus, it's also perfectly positioned for the M25 and M3 for easy travel to London, Hampshire and further afield. The centre of Weybridge is a 5 minute drive from Brooklands Grove and benefits from a vibrant A-Z of global styles and flavours, along with supermarkets, convenience stores, boutiques, and high street retailers.





SITE PLAN

PROPERTY INFORMATION

Tenure: Freehold

Council tax band: Band not available

PEA Rating: B

Service/estate charges approx: £410 per house

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