

# KINGFISHER COTTAGES

WOODHAM LANE, NEW HAW

PRELIMINARY DETAILS

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Set back from Woodham Lane, the three cottage-style homes enjoy a peaceful location with private rear gardens leading to the banks of the Wey Navigation, moments from New Haw Lock. The highly attractive 3-bedroom houses are built to Runnymede's customary high standard and feature an outstanding specification.

  
RUNNYMEDE



# KINGFISHER COTTAGES

WOODHAM LANE, NEW HAW

## A MIX OF TRADITIONAL AND OPEN PLAN LAYOUTS TO SUIT MODERN LIVING ON THE EDGE OF THE WEY NAVIGATION

Kingfisher Cottages is a well designed development of three, bay-fronted terrace houses with excellent 'kerb' appeal and lovely gardens, enjoying an outlook towards the canal.

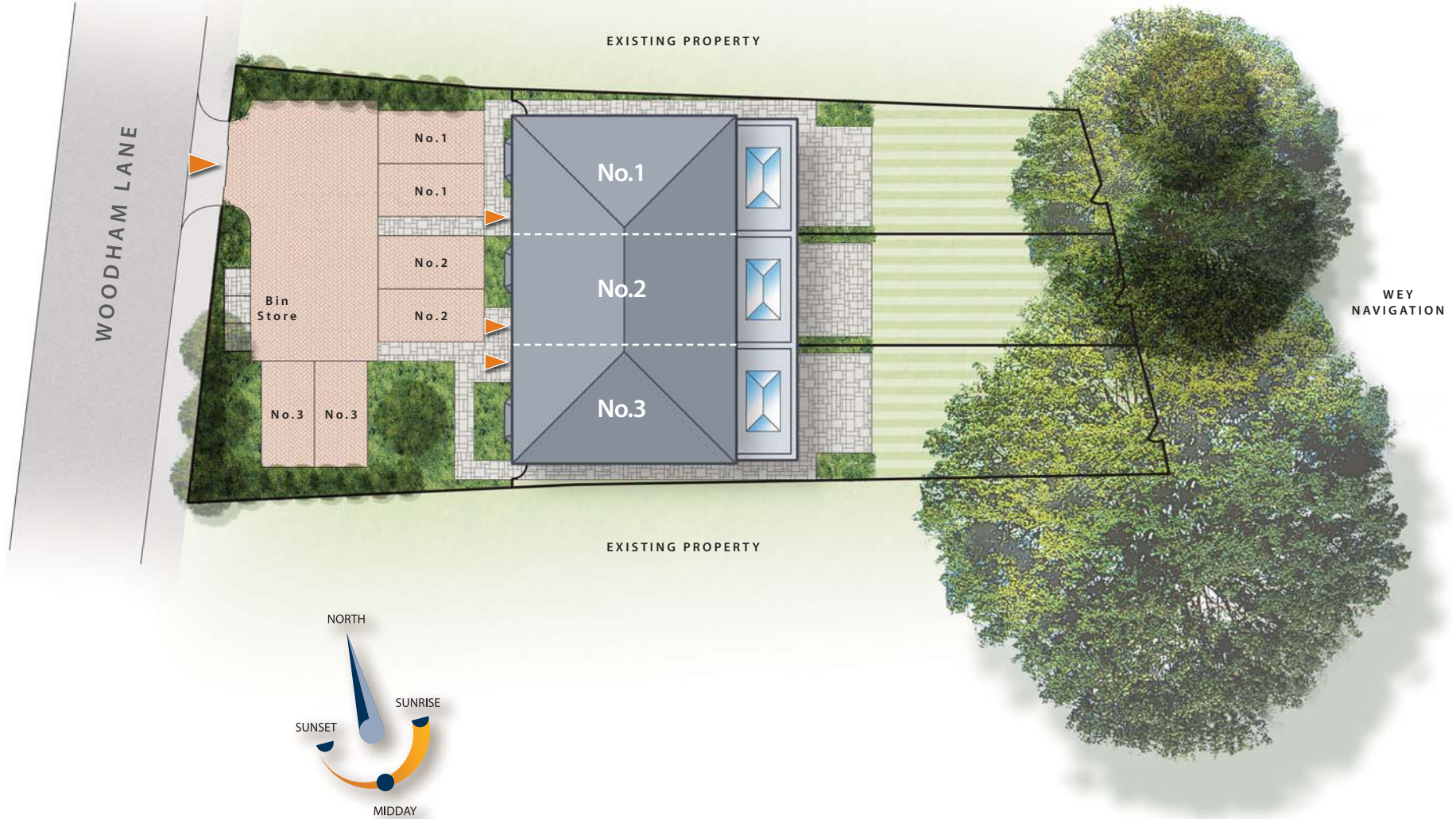
Each home has been well considered to meet the needs of modern family living with a contemporary open-plan kitchen/living room opening through a wall of folding glass at the rear to the private gardens. There is also an additional ground floor reception room.

Upstairs, there is a master bedroom with ensuite shower room, two further bedrooms and a family bathroom. Private off-street parking exists for two cars and, at the rear, the gardens are beautifully landscaped with views through the mature trees to the canal beyond.

Less than 200m away there is a Co-Op supermarket and local pub. Byfleet and New Haw mainline station is  $\frac{3}{4}$  mile away and provides fast and frequent services to London Waterloo. Access to the M25 is less than 3 miles distance, linking the national motorway network and the airports.

The main Surrey towns of Weybridge, Walton-on-Thames and Woking are close by offering a wide range of amenities, restaurants, theatre and cinema and diverse opportunity for sport and leisure.

# OVER & ABOVE

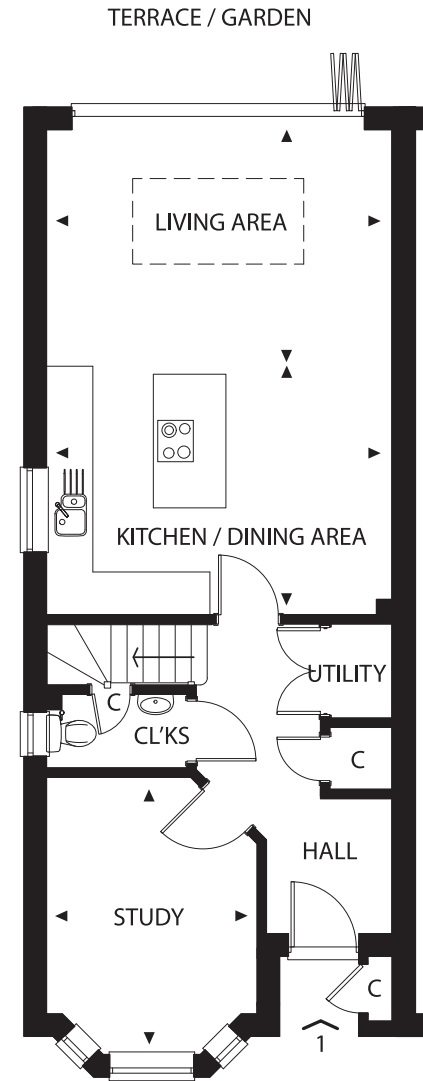
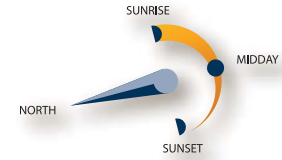
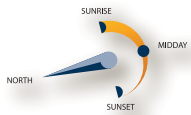
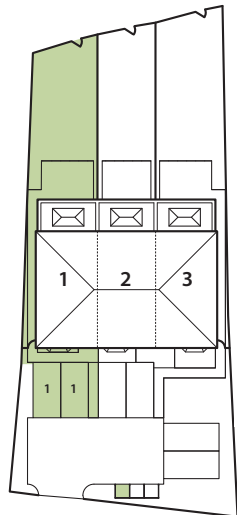


# Number One

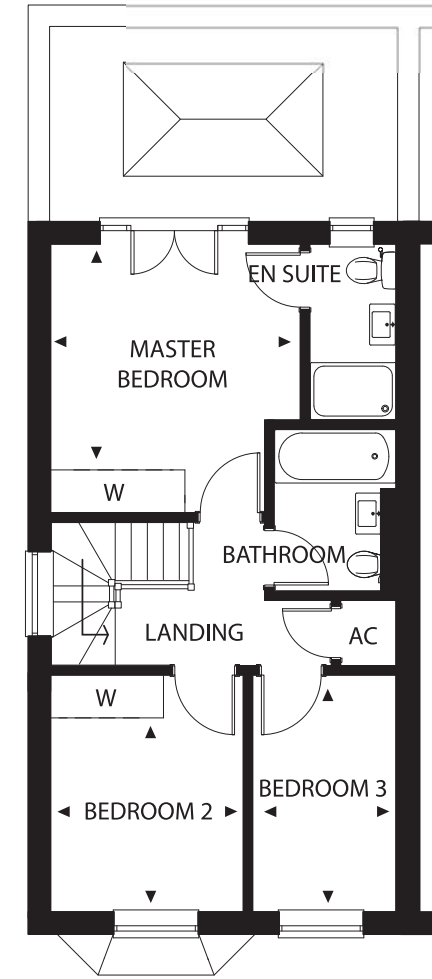
Three-bedroom cottage-style home over two levels with private rear garden and parking.

Approx. net area 102 Sqm

Kitchen / Dining Area	3.5m x 4.9m
Living Area	3.3m x 4.9m
Study	3.0m x 3.8m
Master Bedroom	3.5m x 3.2m
Bedroom 2	2.7m x 2.7m
Bedroom 3	2.0m x 3.3m



Ground Floor



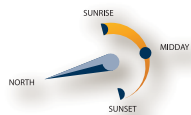
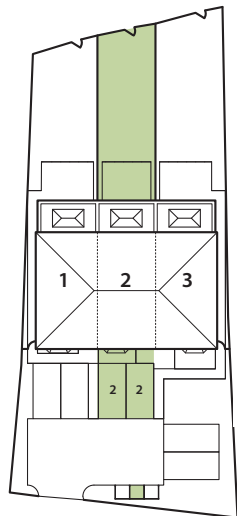
First Floor

# Number Two

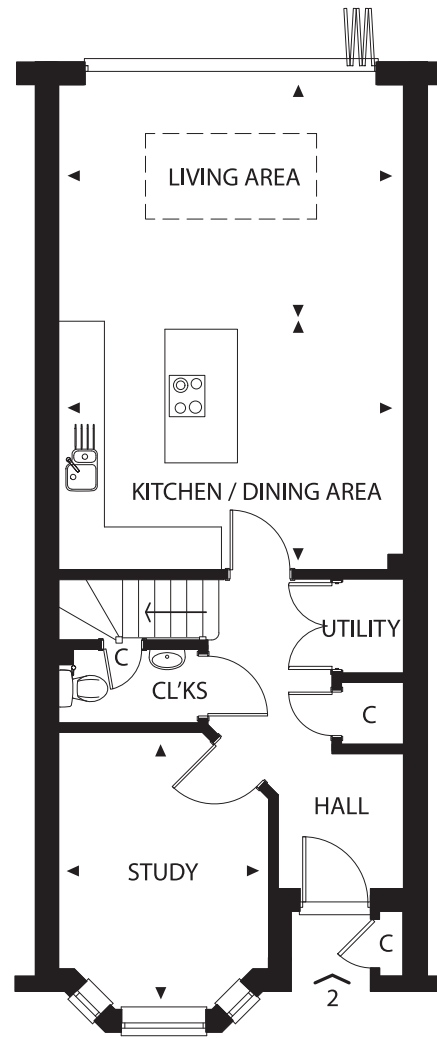
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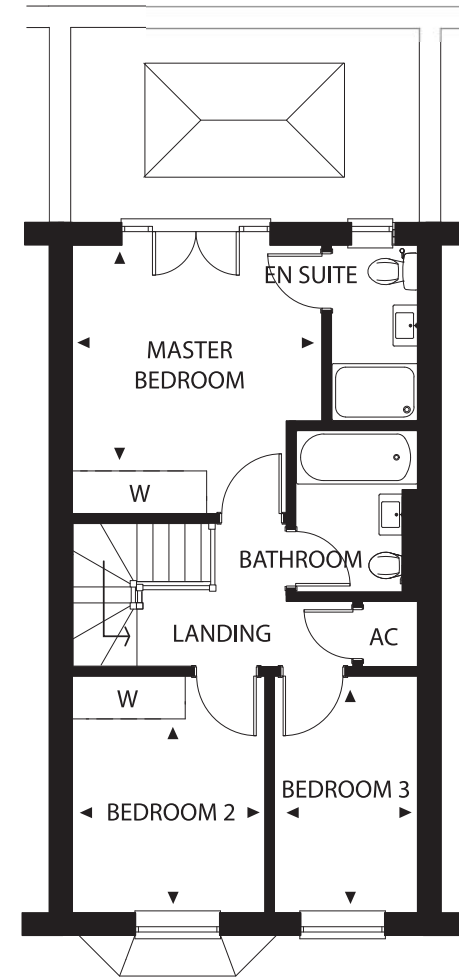
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TERRACE / GARDEN



Ground Floor



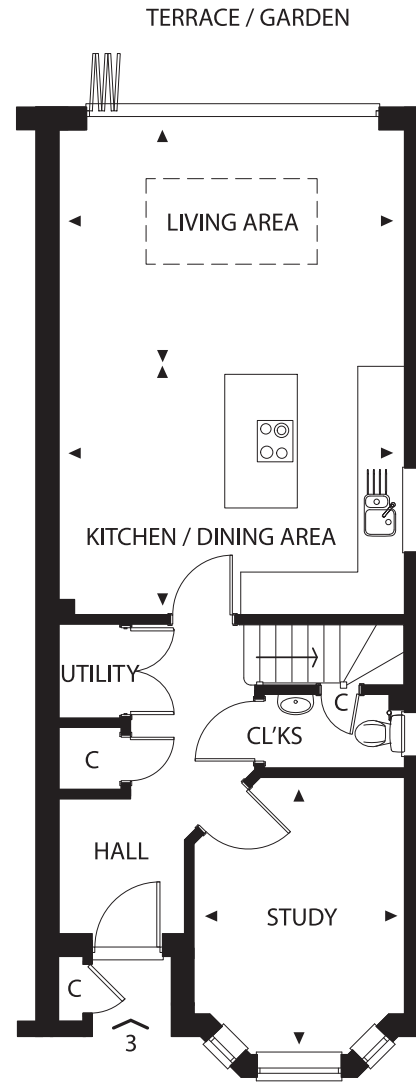
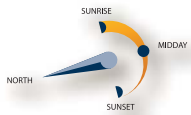
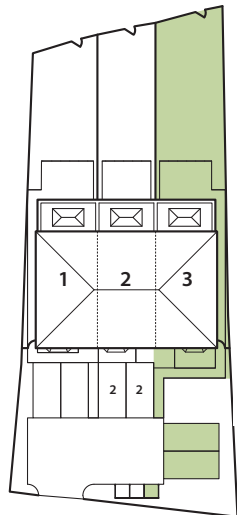
First Floor

# Number Three

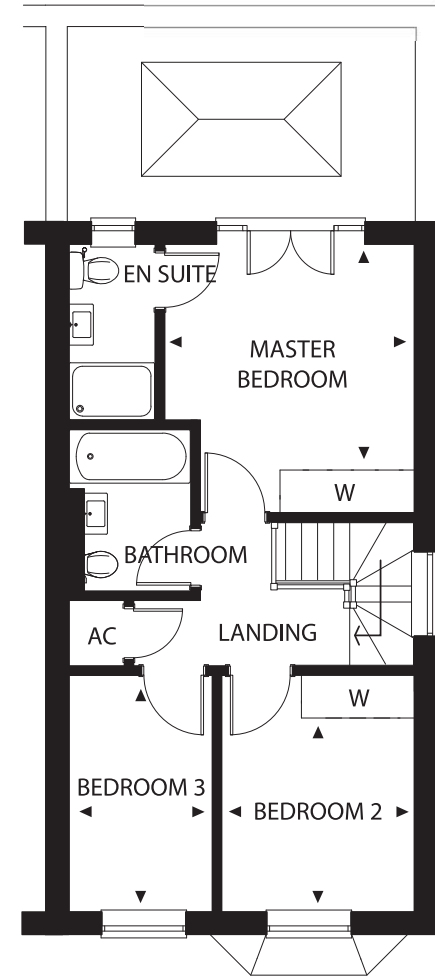
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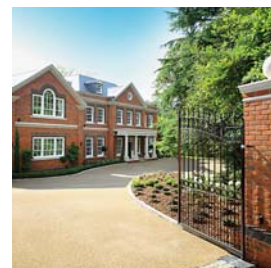


Ground Floor



First Floor





## FINE QUALITY HOMES

Established since 1975, Runnymede has been proudly creating new and individually distinctive homes for over 40 years. A simple yet effective philosophy has been implemented from the outset - a meticulous attention to detail and determination not to accept 'second best'.

This has resulted in an enviable reputation and today, the Runnymede brand is widely

recognised as a hallmark of the highest standard in housebuilding.

Overseen by a passionate and dedicated management team, applying creative excellence, specifying the finest of materials, brought together by highly skilled teams of master builders, interior and landscape specialists, Runnymede ensures their reputation is secured now and into the future.

The Runnymede brand of new homes encompasses elegantly designed apartments and houses in attractive gated courtyard settings, through to individually designed family houses and imposing mansions.

A Runnymede home can only be found in some of the finest locations of Surrey and neighbouring counties.

  
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# FOR SALE

KINGFISHER COTTAGES, WOODHAM LANE, NEW HAW, SURREY KT15 3LZ  
PRELIMINARY DETAILS - PLEASE CONTACT THE SELLING AGENT FOR FURTHER DETAILS.



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