

# POST HOUSE MEWS

WINDLESHAM

RUNNYMEDE - THE ART IS DEVELOPING



# POST HOUSE MEWS

WINDLESHAM

Post House Mews presents an attractive collection of 1, 2 & 3 bedroom houses and apartments. Traditionally designed to complement this popular Surrey village location, these carefully planned new homes lie just beyond Updown Hill and the village green, in a peaceful 'mews' style setting. Each home within this private cul-de-sac, built to Runnymede's customary high standard, includes a high level of specification with garaging or allocated parking.

  
RUNNYMEDE





## CONVENIENT LIVING WITH THE VILLAGE CENTRE ON YOUR DOORSTEP

This development will appeal to those looking for an easy to manage lifestyle. The central location in Windlesham village provides the convenience of local shops, schools and the park on the doorstep. There is a surprising array of pubs and eateries in and around this attractive Surrey village.

Less than 5 miles away is the iconic and world famous Ascot Racecourse. Aside from this wonderful attraction, the town itself provides an array of shops and restaurants, including lively bars and music venues.

Windlesham is well connected with Sunningdale train station just 2 ½ miles away, which provides journey times to London of less than an hour. For the car, junction 3 of the M3 is under 2 miles away for easy connection to the motorway network and beyond.

*The pond on the 9th hole at Windlesham Golf Club, just 2 miles away.*







## AN ABUNDANCE OF KERB APPEAL...

This small collection of well-designed new homes are built to Runnymede's customary high standard, featuring an outstanding specification. Built for modern living, each home is networked for an array of media connectivity, and include high quality appliances for ease and pleasure in use with contemporary designer sanitaryware.



# ...MATCHED WITH BEAUTIFULLY PLANNED INTERIOR SPACE

Each apartment is unique in its layout and the private gardens of the 'mews' style houses are brought closer to the open-plan living space through a wall of folding glass.

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Runnymede interiors featured are from other developments and are indicative of design and specification.

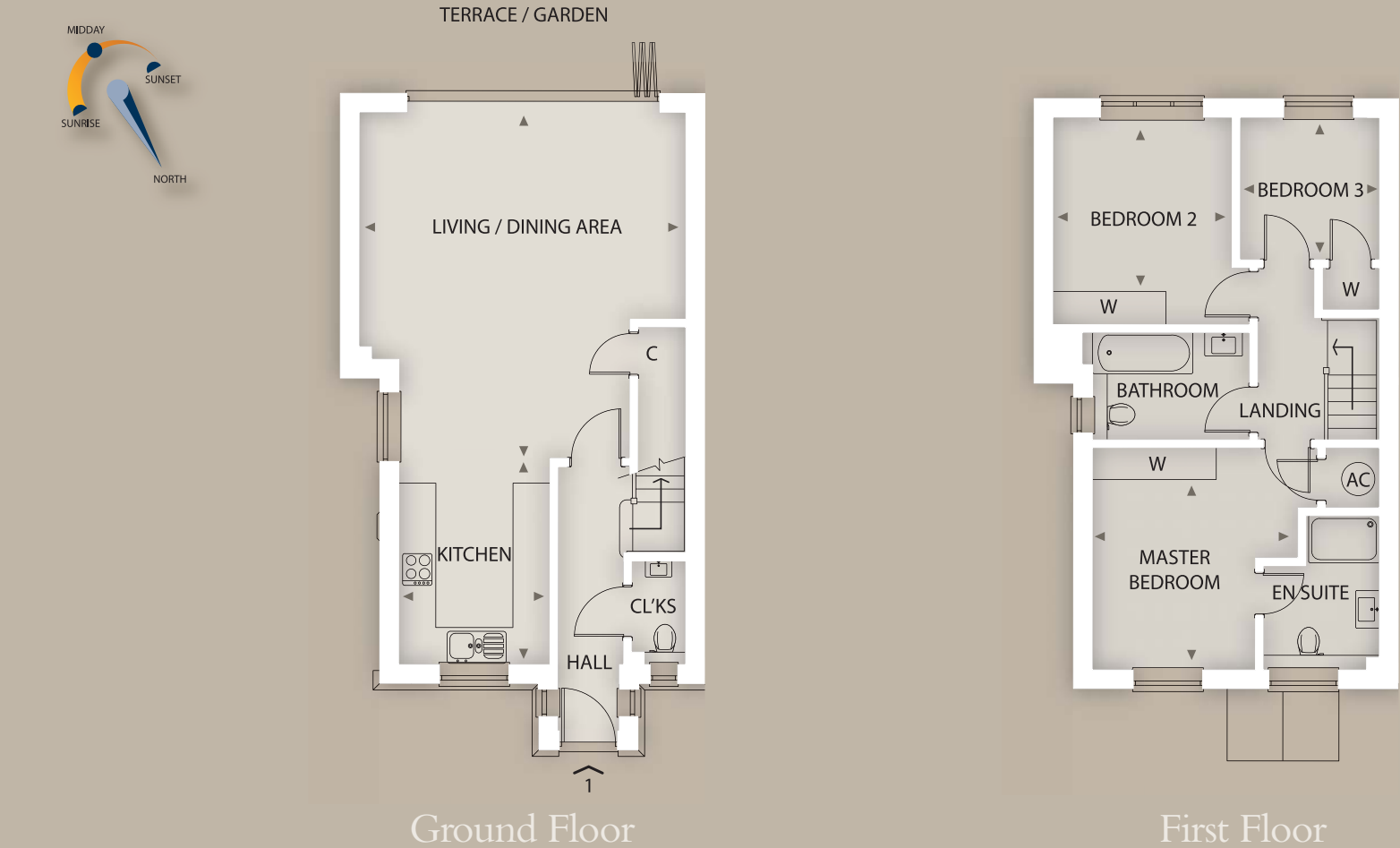


7 - POST HOUSE MEWS





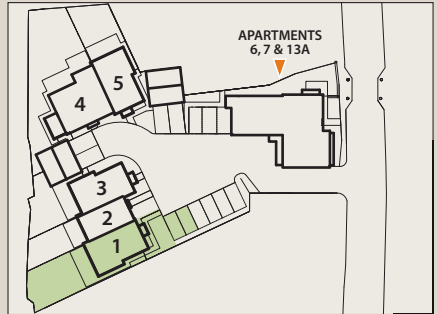
Drawing not to scale. Landscaping and hard surfaces are indicative only.



## NUMBER ONE POST HOUSE MEWS

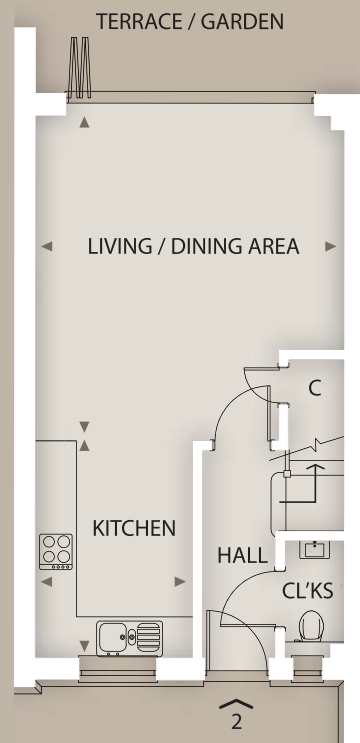
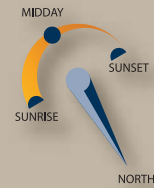
Three-bedroom house with garden and allocated parking.  
Approx. net area 99 Sqm

Kitchen	3.4m x 2.6m
Living/Dining Area	5.9m x 5.6m
Master Bedroom	3.2m x 3.5m
Bedroom 2	3.0m x 2.9m
Bedroom 3	2.4m x 2.4m

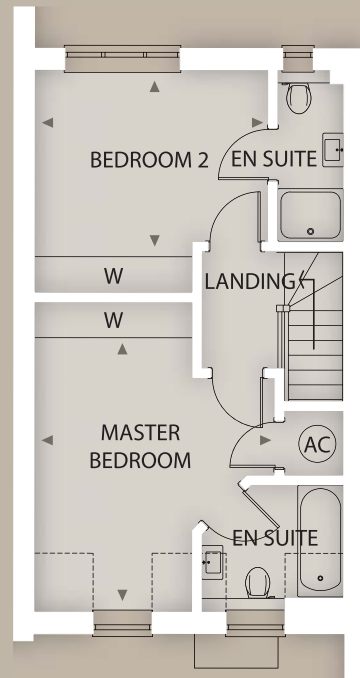


Drawings are not to scale. Dimensions are approximate and follow the arrows within the plans.





Ground Floor



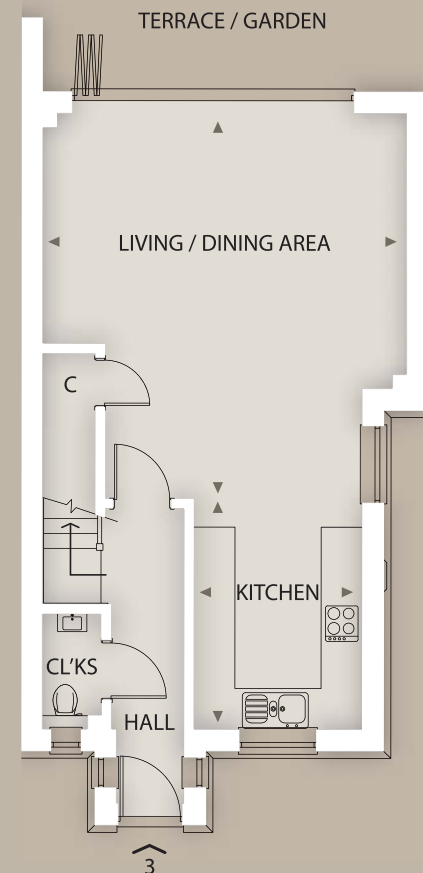
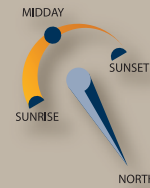
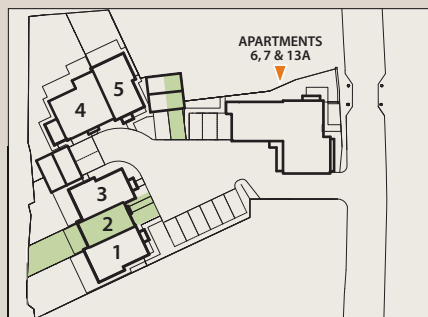
First Floor

## NUMBER TWO POST HOUSE MEWS

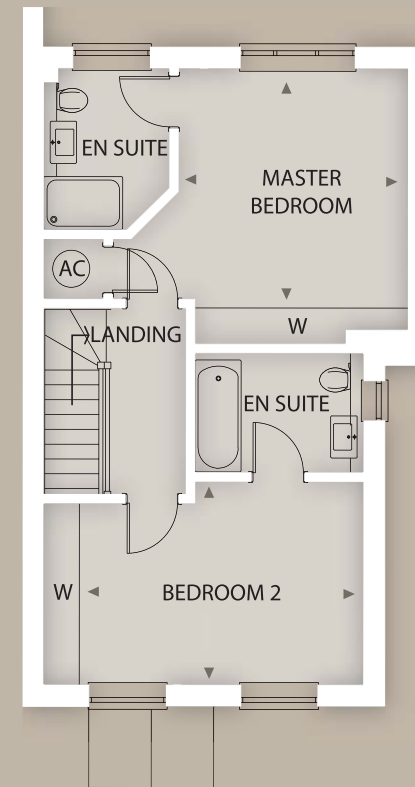
Two-bedroom house with garden, allocated and covered parking.

Approx. net area 78.5 Sqm

Kitchen	3.3m x 2.4m
Living/Dining Area	5.0m x 4.7m
Master Bedroom	4.2m x 3.6m
Bedroom 2	3.6m x 2.8m



Ground Floor



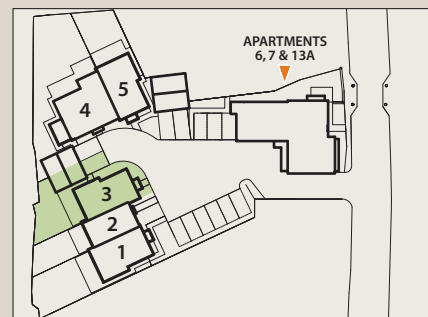
First Floor

## NUMBER THREE POST HOUSE MEWS

Two-bedroom house with garden, driveway and covered parking.

Approx. net area 99 Sqm

Kitchen	3.4m x 2.6m
Living/Dining Area	5.9m x 5.6m
Master Bedroom	3.6m x 3.5m
Bedroom 2	4.3m x 3.1m







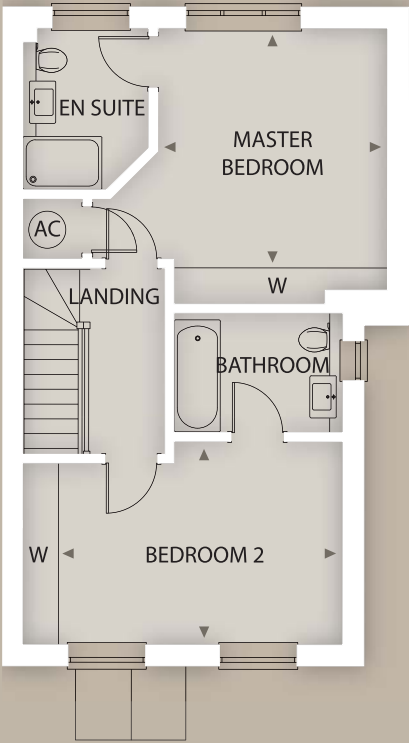
Ground Floor



First Floor



Ground Floor

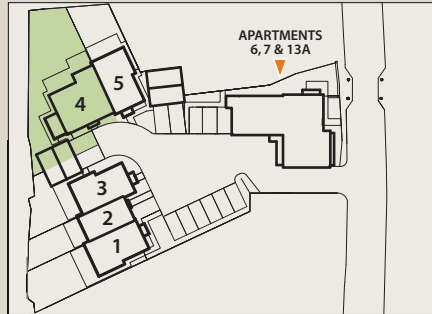


First Floor

# NUMBER FOUR POST HOUSE MEWS

Three-bedroom house with garden, driveway and covered parking.  
Approx. net area 137.7 Sqm

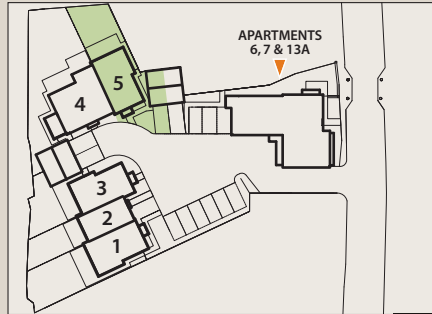
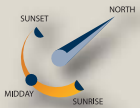
Kitchen	4.1m x 3.2m
Dining Area	3.5m x 3.4m
Living Room	5.3m x 3.6m
Study	3.0m x 2.5m
Master Bedroom	4.0m x 3.4m
Bedroom 2	3.3m x 3.0m
Bedroom 3	3.0m x 2.8m



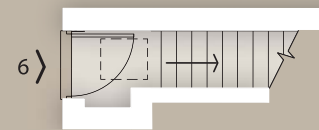
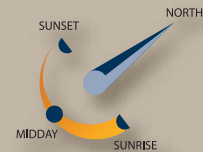
# NUMBER FIVE POST HOUSE MEWS

Two-bedroom house with garden, driveway and covered parking.  
Approx. net area 98.9 Sqm

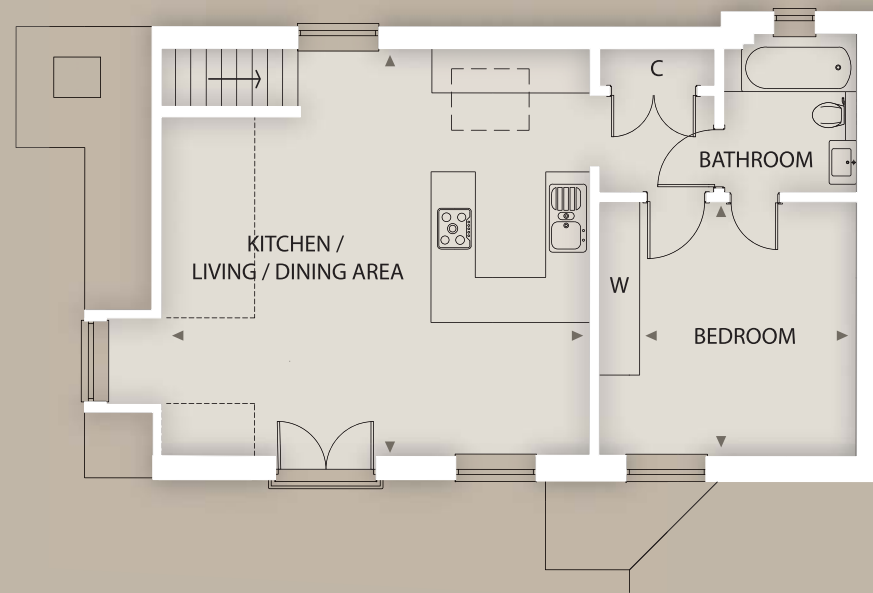
Kitchen	3.5m x 2.6m
Living/Dining Area	5.9m x 5.6m
Master Bedroom	3.7m x 3.5m
Bedroom 2	4.3m x 3.1m







Ground Floor



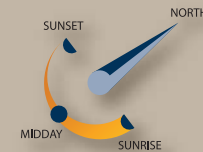
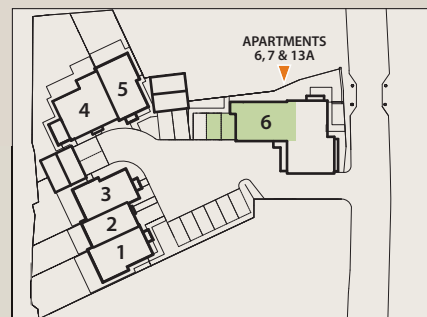
First Floor

## NUMBER SIX POST HOUSE MEWS

One-bedroom first floor apartment with garage and allocated parking.

Approx. net area 62 Sqm

Kitchen/Living/Dining Area	6.0m x 5.8m
Master Bedroom	3.8m x 3.8m



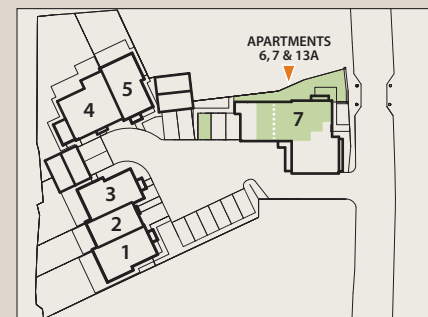
Ground Floor

## NUMBER SEVEN POST HOUSE MEWS

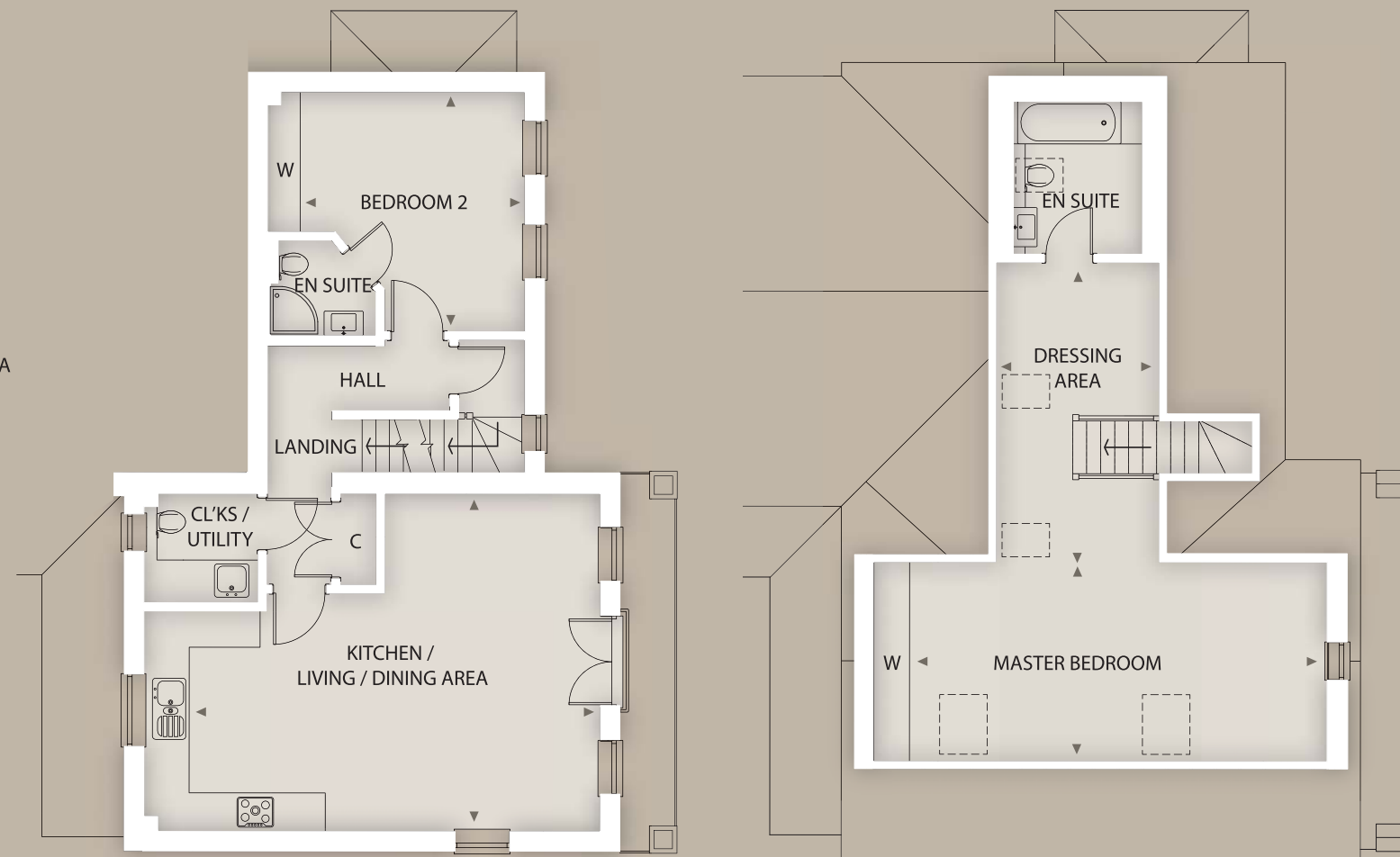
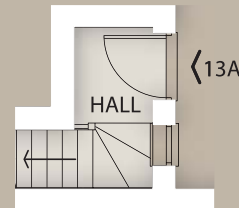
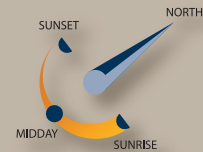
One-bedroom ground floor apartment with garden and garage parking.

Approx. net area 52.5 Sqm

Kitchen/Living/Dining Area	5.1m x 4.7m
Bedroom	3.3m x 2.7m







Ground Floor

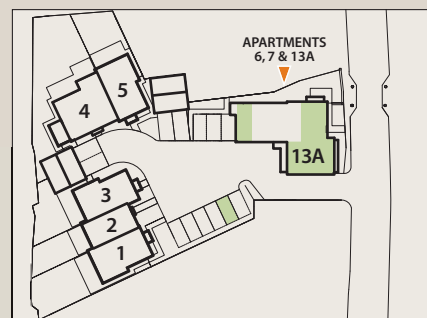
First Floor

Second Floor

## NUMBER THIRTEEN A UPDOWN HILL

Two-bedroom duplex apartment with garage and allocated parking.  
Approx. net area 110 Sqm

Kitchen/Living/Dining Area	7.5m x 5.5m
Master Bedroom	7.5m x 3.3m
Dressing Area	5.0m x 2.7m
Bedroom 2	3.6m x 3.9m





# THE DIFFERENCE IS IN THE DETAIL



## EXTERNAL

- Traditional brick & block construction under a slate roof
- Good size paved garden terrace
- Block pavior driveway/parking area
- Outside tap and power point

## KITCHEN

- By Wooden Heart of Weybridge with a contemporary design providing generous and practical working space and granite/composite stone worksurfaces
- Range of Siemens advanced technology appliances including ceramic hob, oven, fridge/freezer and dishwasher

## BATHROOMS & EN-SUITES

- Individually designed bathrooms finished in stylish Minoli Italian tiles
- White sanitaryware complemented with polished chrome taps and fittings from designer brands including
- Hansgrohe and Sottini
- Vanity units by Bauhaus and Utopia

## HEATING & COMFORT

- Wet system under-floor heating to the apartments and the ground floor in the houses with radiators to first floors
- Individual thermostatic controls to each room
- Pressurised hot water system coupled with 'A' rated condensing boiler
- Heated polished chrome ladder towel rails
- High standard insulation for optimum energy efficiency

## MEDIA & COMMUNICATIONS

- Cat 6 network-enabled for control and distribution of audio, video and data
- Telephone and television points with full digital compatibility

## INTERNAL FINISH

- Polished chrome ironmongery, switches and sockets
- Porcelain wood effect floor tiles to hall, cloakroom and kitchen, living/dining area in the houses
- High quality carpets elsewhere
- Stylish fitted wardrobes by Lawrence Walsh

## SECURITY & PEACE OF MIND

- NACOSS approved hard wired security alarm system with key pad entry
- Sensor operated external flood lights
- Mains-operated smoke and heat detectors with battery back-up
- Multipoint locking to principle external doors

## WARRANTY

- 10-year New Homes Warranty by NHBC for the apartments and LABC for the houses.







# FINE QUALITY HOMES

Established since 1975, Runnymede has been proudly creating new and individually distinctive homes for 45 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.

  
**RUNNYMEDE**  
[www.runnymedehomes.co.uk](http://www.runnymedehomes.co.uk)

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**SUNNINGDALE**  
2.5 miles  
7 mins



**WATERLOO**  
56 mins  
No changes



**M3, JUNCTION 3**  
1.9 miles  
5 mins



**GATWICK**  
37 miles  
76 mins



**HEATHROW**  
(Term 3) 20 miles  
29 mins

## OTHER DESTINATIONS

Windlesham Village Infant School	1 mile
Gordon's School (Secondary Academy)	2 miles
Windlesham Golf Club	2 miles
Sunningdale Golf Club	2.8 miles
Ascot High Street and Racecourse	4.6 miles

Travel times based on departing in the middle of the day. Source: [www.google.com/maps](http://www.google.com/maps)  
Train time source: [www.thetrainline.com](http://www.thetrainline.com)



# PERFECTLY POSITIONED

POST HOUSE MEWS, UPDOWN HILL, WINDLESHAM, SURREY GU20 6AX. SAT NAV: GU20 6DL

Please contact the appointed agent for further details.



**01344 206540**  
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PLEASE CONTACT THE SELLING AGENT FOR FURTHER DETAILS.



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