

THE WOODYARD

COBHAM

PHASE ONE

PRELIMINARY DETAILS



THE ART IS DEVELOPING



PRELIMINARY
THE WOODYARD
COBHAM
DETAILS

PHASE ONE

A collection of just sixteen, highly attractive red brick cottages and barn-style weatherboarded homes share a desirable, secure and leafy setting between Cobham village and Downside village.

The rural location, opposite the parkland of Cobham Park is surrounded by lush tree-lined fields and farmland - yet still finds itself within walking distance of Cobham's bustling High Street, less than a mile away.

The first stage of development provides a choice of seven carefully-designed 2 and 3 bedroom detached and semi-detached homes, each include ample driveway parking for two cars, EV fast charging, cycle storage and a stone terrace onto a private rear garden.

Built to Runnymede's award-winning customary high standard, high levels of energy efficiency and a premium specification, these superbly built new homes are the latest in a line of exciting new living experiences.



23

24

25

26



AN ABUNDANCE OF KERB APPEAL

CGI image - indicative only.

THE WOODYARD

COBHAM

COBHAM & DOWNSIDE THE PERFECT BACKDROP TO YOUR BRAND NEW LIFESTYLE

This small collection of well-designed new homes is perfectly suited to modern living. Each home is networked for an array of media connectivity and includes the high quality appliances, contemporary designer sanitary-ware, fixtures, fittings and general attention to detail that you come to expect from any Runnymede home.

Externally, each home includes roof installed solar array panels and a fast EV charging point, which is conveniently located for driveway parking of one or two cars. In addition, a secure timber cycle store is installed for your convenience.

The layout of the development has been carefully considered to optimise privacy and amenity, whilst a blend of architectural and material styles perfectly suit the rural, leafy location. This, along with the scheme-wide landscaping plan will make the homes feel instantly established.

The home's hub on the ground floor features a stylish open-plan kitchen and dining area, which accesses a stone paved terrace and private garden via glazed French doors. The two or three bedroom homes available from the first stage of development each include an en suite bathroom and wardrobe / dressing area to the principal bedroom.

The Woodyard will appeal to those looking for an easy to manage lifestyle.

The close proximity to Cobham's centre provides the convenience of local shops, a supermarket, schools, recreational amenities and all that you can expect from this highly desirable large Surrey village. An array of restaurants and pubs are close by, including the award winning Cricketers at the picturesque Downside Common.

The Woodyard is very commuter convenient with Cobham & Stoke d'Abernon train station just 2 miles away - journeys to London Waterloo are less than 50 minutes. Indeed, you can reach Surrey's county town of Guildford just as easily with a 25 minute train journey. Cobham is just off the A3 London to Portsmouth road, which also accesses the M25 at junction 10, this allows car journey's near and far to be taken with ease.



Surrounding countryside and farmland



The Cricketers, Downside



Painhill Park, Cobham



Cobham High Street





OVER & ABOVE

CLICK A PHASE ONE PLAN NUMBER
TO GO TO THE FLOOR PLANS

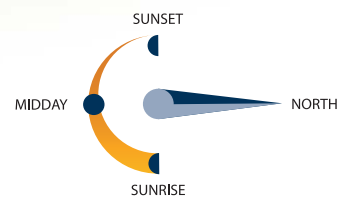


◀ HORSLEY & EFFINGHAM

COBHAM CENTRE ▶

DOWNSIDE ROAD

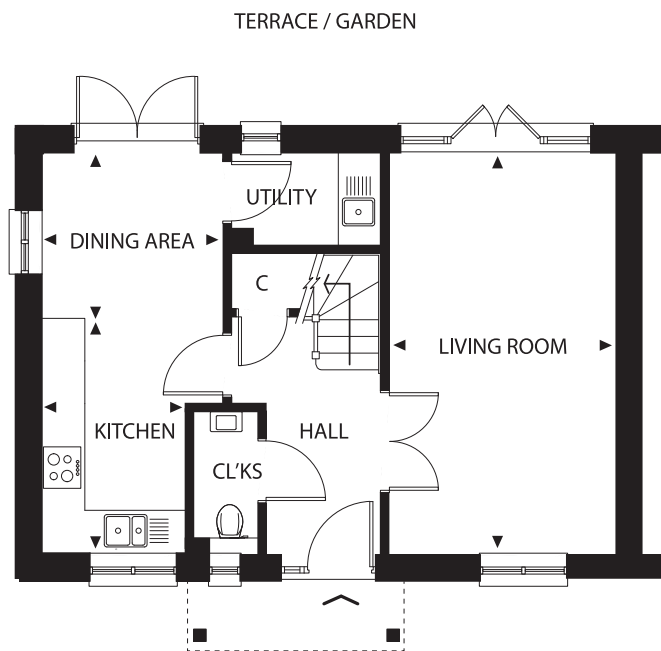
COBHAM PARK - PARKLAND



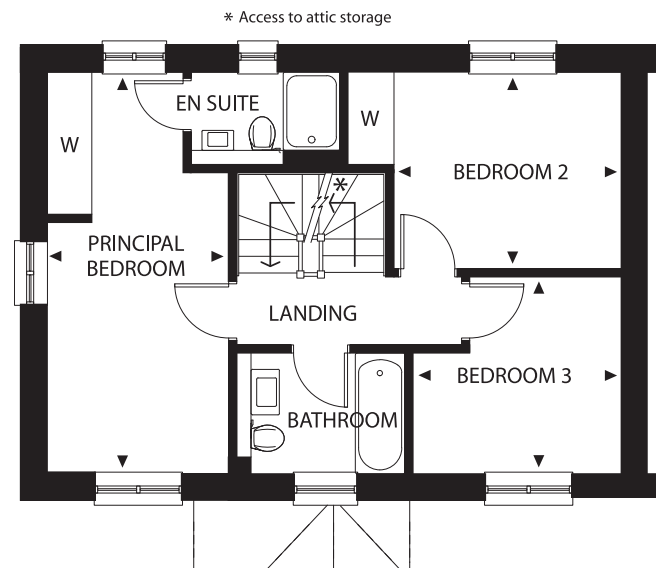
Drawing not to scale. Landscaping and hard surfaces are indicative only.



PROPERTY LAYOUTS



Ground Floor



First Floor

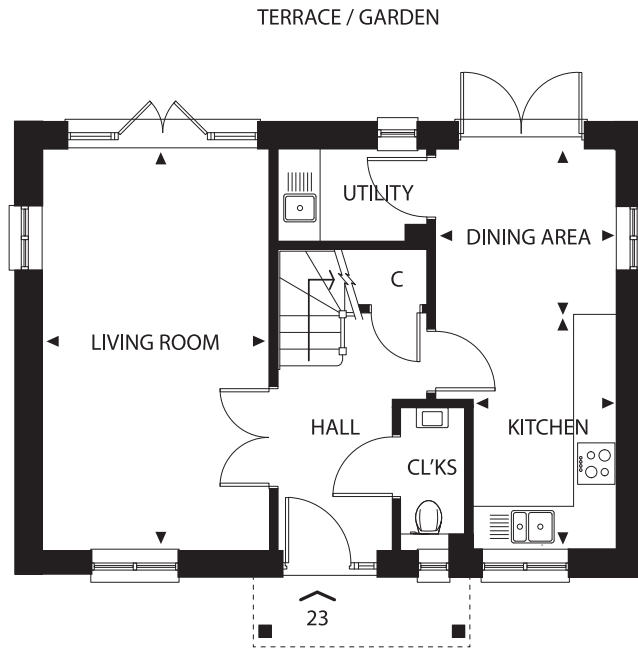
No.9 and 27 have a mirrored layout.

No.9, 10, 26 & 27

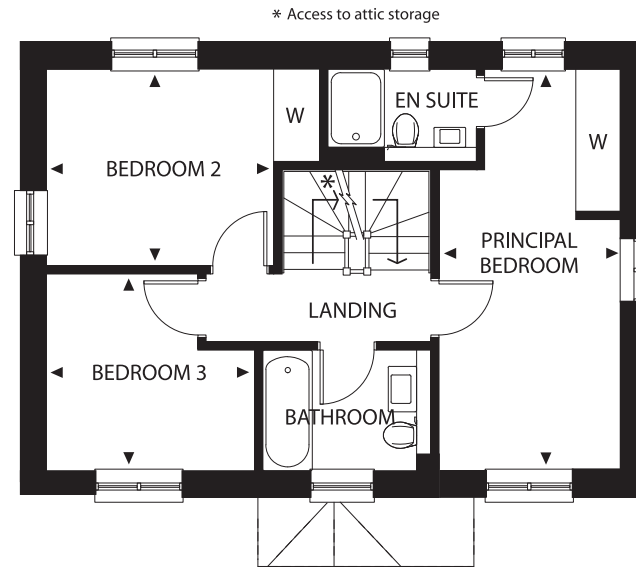
Three-bedroom semi-detached house with private garden, cycle store and driveway parking for two cars.

Kitchen	3.4m x 2.0m
Dining Area	2.6m x 2.3m
Living Room	5.6m x 3.2m
Principal Bedroom	5.6m x 2.6m
Bedroom 2	3.2m x 2.7m
Bedroom 3	3.0m x 2.7m





Ground Floor

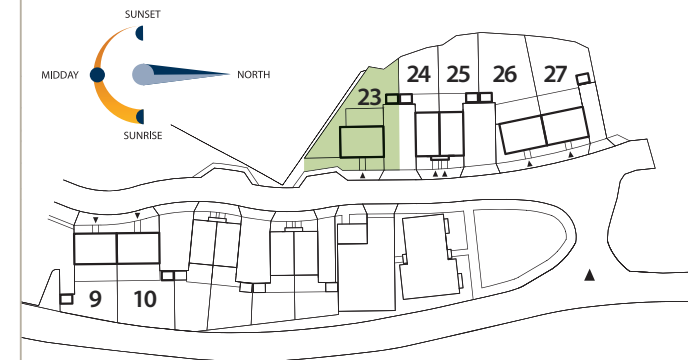


First Floor

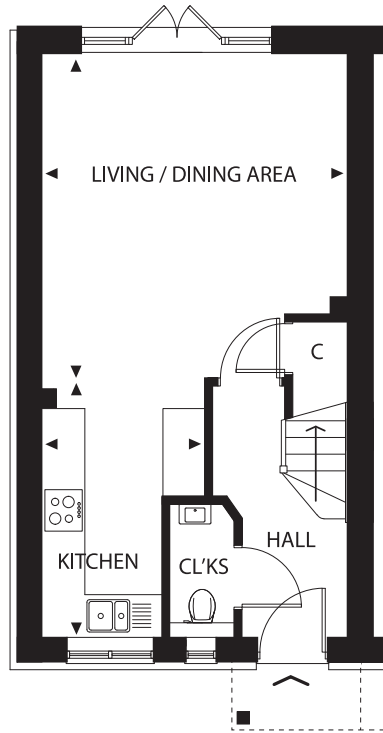
No.23

Three-bedroom detached house with private garden, cycle store and driveway parking for two cars.

Kitchen	3.4m x 2.0m
Dining Area	2.6m x 2.3m
Living Room	5.6m x 3.2m
Principal Bedroom	5.6m x 2.6m
Bedroom 2	3.2m x 2.7m
Bedroom 3	3.0m x 2.7m

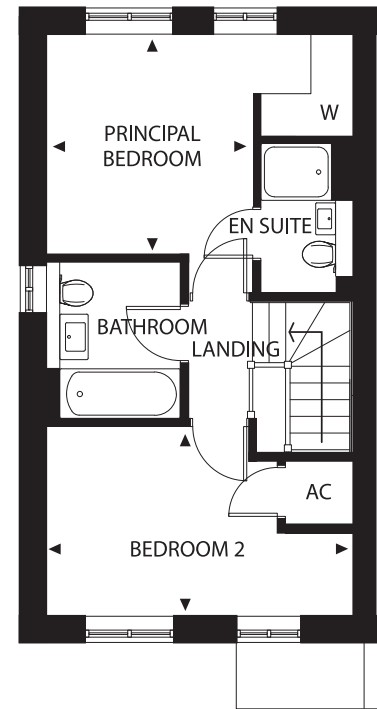


TERRACE / GARDEN



Ground Floor

No.25 has a mirrored layout.

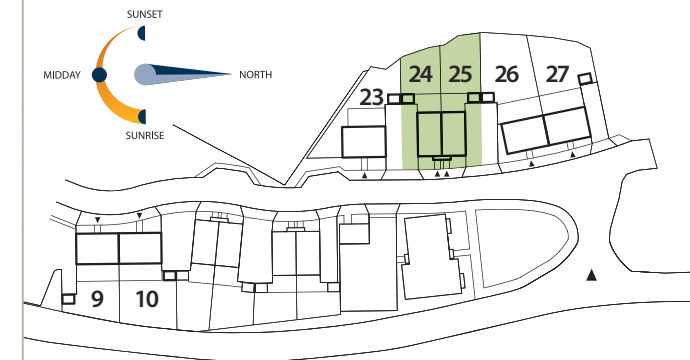


First Floor

No.24 & 25

Two-bedroom semi-detached house with private garden, cycle store and driveway parking for two cars.

Kitchen	3.6m x 2.3m
Living / Dining Area	4.6m x 4.4m
Principal Bedroom	3.1m x 3.0m
Bedroom 2	4.4m x 2.7m





PRELIMINARY SPECIFICATION

THE WOODYARD. A SPECIFICATION WITH HIGHER STANDARDS

At The Woodyard, Runnymede Homes aims to incorporate practical, yet stylish design elements.

These homes enjoy the closest attention to detail with meticulous finishing throughout.

In addition, the homes feature superb standards of insulation to provide high levels of energy efficiency.

Bespoke designed kitchens by Wooden Heart of Weybridge combine with German advanced technology appliances, luxury bathroom brands such as Hansgrohe, Crosswater and Villeroy & Boch also complement the desirable living space.

As the specification suggests, the homes are designed to stand the test of time and provide a lifetime of enjoyment.

CONSTRUCTION

- External walls: Brickwork and timber weatherboarding
- Internal walls: Blockwork and timber
- UPVC Windows
- Composite Front Doors

KITCHEN & UTILITY

- Bespoke, modern design kitchens built by Wooden Heart of Weybridge
- Composite stone worksurfaces
- Advanced technology German appliances
- Shaker Style units in contemporary colours

BATHROOM, EN SUITES & CLOAKROOMS

- Luxury bathroom brands including Hansgrohe, Crosswater and Villeroy and Boch
- White sanitary ware throughout
- Electrically heated polished chrome towel rail to all bathrooms
- Taps and fittings in polished chrome

HEATING & COMFORT

- Gas Central Heating
- Underfloor heating (wet system) to ground and first floors for comfort and economy
- Pressurised hot water system coupled with 'A' rated condensing boiler
- High efficiency roof integrated solar panels
- Highest standards of insulation throughout

INTERNAL FINISH & FLOORING

- Smooth-finish plaster walls and ceilings
- Ceramic tiled ground floors and bathrooms
- Carpeted stairs and upper floors
- Polished chrome ironmongery, switches and sockets
- Fully fitted wardrobes by Lawrence Walsh Furniture
- French doors to the garden in all houses

LIGHTING & MEDIA

- Low Energy efficient LED downlights throughout
- Pendants over kitchen island
- High speed fibre optic media connectivity

SECURITY & PEACE OF MIND

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

EXTERNAL AREAS

- Fenced and turfed garden with paved terrace
- Outside tap and power point
- External security lights
- Fast EV charging point to each property
- Block paved driveways with parking for 2 cars
- Secure cycle storage to each property

NEW HOMES WARRANTY

- 10-year Buildmark National House Building Council Warranty



Registered house builder

THE ART IS DEVELOPING

Established in 1975, Runnymede has been proudly creating new and individually distinctive homes for nearly 50 years. A simple yet effective philosophy has been implemented from the outset - a meticulous attention to detail and determination not to accept 'second best'.

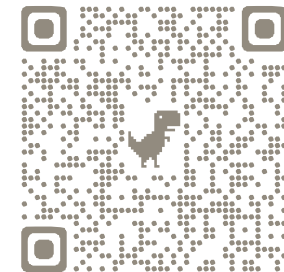
Overseen by a passionate and dedicated management team, applying creative excellence, specifying the finest of materials and brought together by highly skilled teams of master builders, interior and landscape specialists, Runnymede ensures its reputation is secured now and into the future.

The award-winning 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.

The scale and design of a Runnymede home is naturally a variable - designed to suit a specific location and home buyer, what never changes is the care and attention in the design, selection of materials and dedication to build quality.



Protection for new-build home buyers



www.consumercode.co.uk



THE ART IS DEVELOPING NEW HOMES PEOPLE WILL BE PROUD TO LIVE IN

The same care and attention in creating the new homes is applied to looking after our home owners. From the moment you reserve your new Runnymede home, we aim to make the experience enjoyable and informative each step of the way.

Our goal is to take care of you, not just when you are buying, but also after you have moved into your new home. In many cases we are able to assist our purchasers in making individual specification choices for their property* and we will make every effort to accommodate our client's requests.

Ensuring that the living experience meets every buyer's expectation is always our priority.

A Runnymede home can only be found in some of the finest settings of Surrey and its neighbouring counties - we believe our brand of new homes is widely recognised as a hallmark of the highest standard, not only in these locations, but well beyond. The awards and accolades we receive continue to substantiate this claim.



MULTIPLE HOUSING
**FOXFIELD
WEST CLENDON**
GUILDFORD DESIGN AWARD
WINNERS 2020



BEST APARTMENT SCHEME
**ALVASTON
GUILDFORD**
SURREY PROPERTY AWARDS
WINNERS 2022



MULTIPLE HOUSING
**ALVASTON
GUILDFORD**
GUILDFORD DESIGN AWARD
WINNERS 2023

*Subject to the development and stage of construction.

Surrey
PROPERTY AWARDS 2022
BEST APARTMENT SCHEME



WOODYARD

WOODYARD MEAD, DOWNSIDE ROAD, COBHAM, SURREY KT11 3DS
PRELIMINARY DETAILS - PLEASE CONTACT RUNNYMEDE HOMES FOR FURTHER INFORMATION.

The particulars within this brochure are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. Plans are not drawn to scale, the descriptions, distances and all other information are believed to be correct, but their accuracy is in no way guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness. June 2024
Brochure by MDM Limited.



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