

NAPIER HOUSE *&* ASHURST

CLAYGATE SURREY

WELCOME TO LUXURY FAMILY LIVING

Nestling into the hillside, at the heart of the exclusive Ruxley Heights Estate in Claygate, Surrey, Napier House and Ashurst are two individually designed detached four-bedroom homes. Blending harmoniously into the quiet, highly desirable neighbourhood, with open countryside beyond, these exceptional new homes are within easy reach of the bustling village centre and just 30 minutes from central London.

Created by award-winning Beaufield Homes, both Ashurst and Napier House have been carefully considered to offer the ultimate in luxury family living. With a remarkable specification, each house benefits from spacious accommodation arranged over

three floors, including four spacious bedrooms (one of which can be used as a study), a magnificent separate living room and dining room and a superb kitchen/breakfast room that opens up onto fully landscaped gardens. Taking full advantage of their sloping site, each home also boasts an expansive cinema/games room on the ground floor, alongside an integrated garage featuring an electric car charging point.

Located on the first floor, yet with access directly into the garden, the generous proportions, high ceilings and elegant stone fireplaces within each exquisite living room provide the perfect backdrop for both entertaining and relaxing.





NAPIER HOUSE



ASHURST



THE HEART OF THE HOME

Fully fitted with bespoke furniture and featuring Miele appliances and stone work-surfaces, each kitchen provides a welcoming hub for family and friends alike, with a large island unit where four can comfortably sit.

Wide double doors open off the kitchen into the living room and bi-fold doors extend the usable space out onto the terrace, encouraging a relaxed al fresco lifestyle. For more formal entertaining, the dining room can easily accommodate seating for ten in style, with views out over open countryside. Downstairs, the fully fitted utility room keeps laundry out of site.



A DREAM SETTING

Spread across all three floors, each home boasts four superb bedrooms, with the fourth bedroom on the ground floor being equally useful as a study or home office. Each of the other three bedrooms comes with en-suite bath and/or shower facilities, and either built-in wardrobes or dedicated dressing areas. The master suite, which extends over 22.4 sq ft, also has a private balcony overlooking the rear garden.



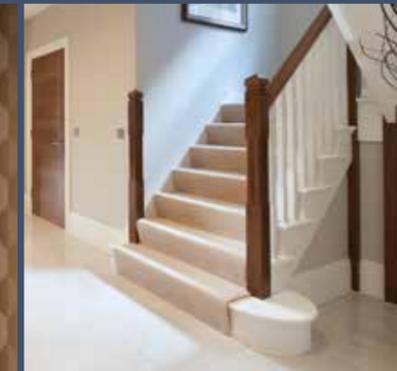
IMMERSE YOURSELF IN LUXURY

With Villeroy and Boch sanitary ware, baths and vanity units accessorised by Crosswater taps and shower controls, each of the five bathrooms and en-suites in these homes are purpose designed spaces in which to relax, refresh and revive. Stylish ceramic or porcelain tiles create a distinctive personality for each bathroom, while mirrored storage, heated towel rails and top-lit niches reinforce the luxurious atmosphere.



WHERE EVERY DETAIL COUNTS

Perfectly planned, beautifully finished and designed to exceed all expectations, Napier House and Ashurst demonstrate the exceptional attention to detail that Beaufield Homes has become renowned for. With fully landscaped gardens and features such as an electric car charging point in each garage, photovoltaic panels and Cat 6 wiring, both of these properties embrace both traditional craftsmanship and modern technology to ensure your home is a joy to live in.



STRUCTURAL

- Concrete floors ground and first floor, timber to second floor
- Solid walls to ground and first floors, stud partition to second floor

SECURITY

- Intruder alarm system with integrated fire detection

LIGHTING & ELECTRICAL

- Recessed downlighters throughout the house
- External lighting to entrance and patio
- Satin chrome switches throughout
- Photo-voltaic panels to roof
- Electric car charging point to garage

INTERNAL FEATURES

- Double glazed windows
- Tiled floors to hall, kitchen, utility room and all bathrooms
- Engineered Wood flooring to the dining room
- Carpet to the rest of the house
- Fitted wardrobes to bedrooms 1-3
- Walnut veneer internal doors with chrome ironmongery
- Sliding/folding doors to rear garden from kitchen and living room

INTERNAL DECORATIVE FINISH

- Decorative architraves and skirtings
- All internal woodwork and ceilings painted white

HEATING AND VENTILATION

- Gas fired boiler
- Pressurised water system for constant hot water
- Underfloor heating throughout
- Mechanical ventilation and heat recovery system

KITCHEN

- Luxury fitted kitchen with stone worktops by KCA
- Miele appliances:- multi function oven, combi microwave oven, induction hob, warming drawer,
- Other appliances:- extractor hood, wine/drinks conditioner, fridge, freezer, dishwasher

UTILITY ROOM

- Range of wall and base units with laminate worktops
- Space for washing machine and tumble dryer

EN-SUITES, BATHROOMS AND CLOAKROOMS

- Villeroy & Boch sanitaryware, baths and vanity units
- Crosswater taps & thermostatic shower controls
- Simpsons shower screens
- Chrome heated towel rails
- Fitted mirror cabinets with integrated shaver points
- Ceramic and/or Porcelain tiling to floors and walls

ENTERTAINMENT AND COMMUNICATION SYSTEM

- Fully integrated CAT 6 wiring for future Smart Home technology
- Wiring for an integrated sound system to living room, kitchen, dining room, master bedroom and master en-suite
- TV/FM outlets to all principle rooms
- BT point to principle rooms for computer and internet use*
- Integrated connectivity for satellite TV*
- Cinema room pre-wired for Dolby Atmos sound system and video projector

EXTERNAL FEATURES

- Landscaping with existing mature trees
- External water supplies
- External power supply

PLOT 1 - EXTERNAL FINISHES

- Bricks – Michelmersh – Hampshire Stock, Cobham Blend
- Roof tiles – Marley Eternit – Hawkins Dark Heather Clay Tiles
- Stonework – Portland stone
- Indian Sandstone patios and paths
- Tarmac to driveway

PLOT 2 - EXTERNAL FINISHES

- Bricks – Danehill Yellow
- Roof tiles – Black Slate
- Stonework – Bathstone
- Indian Sandstone patios and paths
- Tarmac to driveway

NHBC

- A 10 year Buildmark Cover will be issued to each property on completion from the National House Building Council

SERVICES

- Beaufield Homes will arrange for the supply of water, gas and electricity connections prior to the completion of the property

* The purchaser is responsible for arranging the connection and supply of telephones, Sky/Sky+/SkyQ/Virgin television boxes

Beaufield Homes reserve the right to amend the above specification and floor plans without prior notification

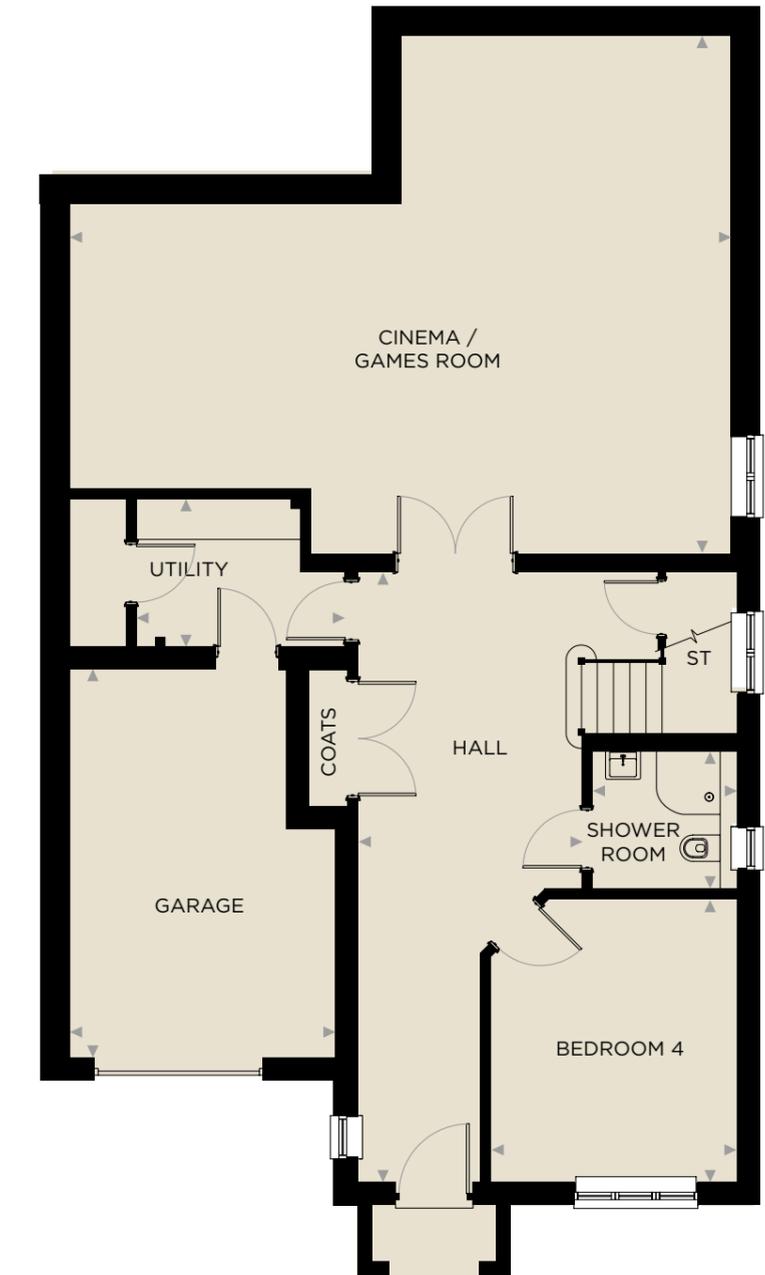


NAPIER HOUSE GROUND FLOOR

Approached via a secluded driveway, and with an integrated garage, an expansive games room/Cinema is built into the sloped site, while a fourth bedroom/study and utility room are sited away from the hustle and bustle of the main living areas. Also located on this floor is a useful shower room.

PLOT 1 GROUND FLOOR

Entrance Hall	8.82m x 4.25m	28'9" x 13'9"
Bedroom 4	4.10m x 3.54m	13'4" x 11'6"
Shower Room	2.07m x 2.03m	6'7" x 6'6"
Cinema/Games Room	9.44m x 7.48m	30'9" x 24'5"
Utility	2.4m x 2.1m	7'8" x 6'8"
Garage	5.6m x 3.8m	18'3" x 12'4"



NAPIER HOUSE FIRST FLOOR

A beautifully crafted staircase leads up to the main living spaces on the upper ground floor, while the generous third bedroom is perfect for guests.

PLOT 1 FIRST FLOOR

Living Room	7.65m x 4.9m	25' x 16'
Dining Room	4.51m x 4.06m	14'7" x 13'3"
Kitchen	5.23m x 4.6m	17'1" x 15'
Cloakroom	2.37m x 2.24m	7'7" x 7'3"
Bedroom 3	5.44m x 3.77m	17'8" x 12'3"
En-suite	3.05m x 2.4m	10' x 7'8"



NAPIER HOUSE SECOND FLOOR

Extending up into the eaves and with built in wardrobes throughout, the magnificent master suite and second bedroom are tranquil escapes from busy life.

PLOT 1 SECOND FLOOR

Master Bedroom	6.84m x 5.08m	22'4" x 16'6"
En-suite	3.36m x 2.92m	11' x 9'5"
Bedroom 2	6.84m x 3.95m	22'4" x 12'9"
En-suite	3.12m x 2.64m	10'2" x 8'6"

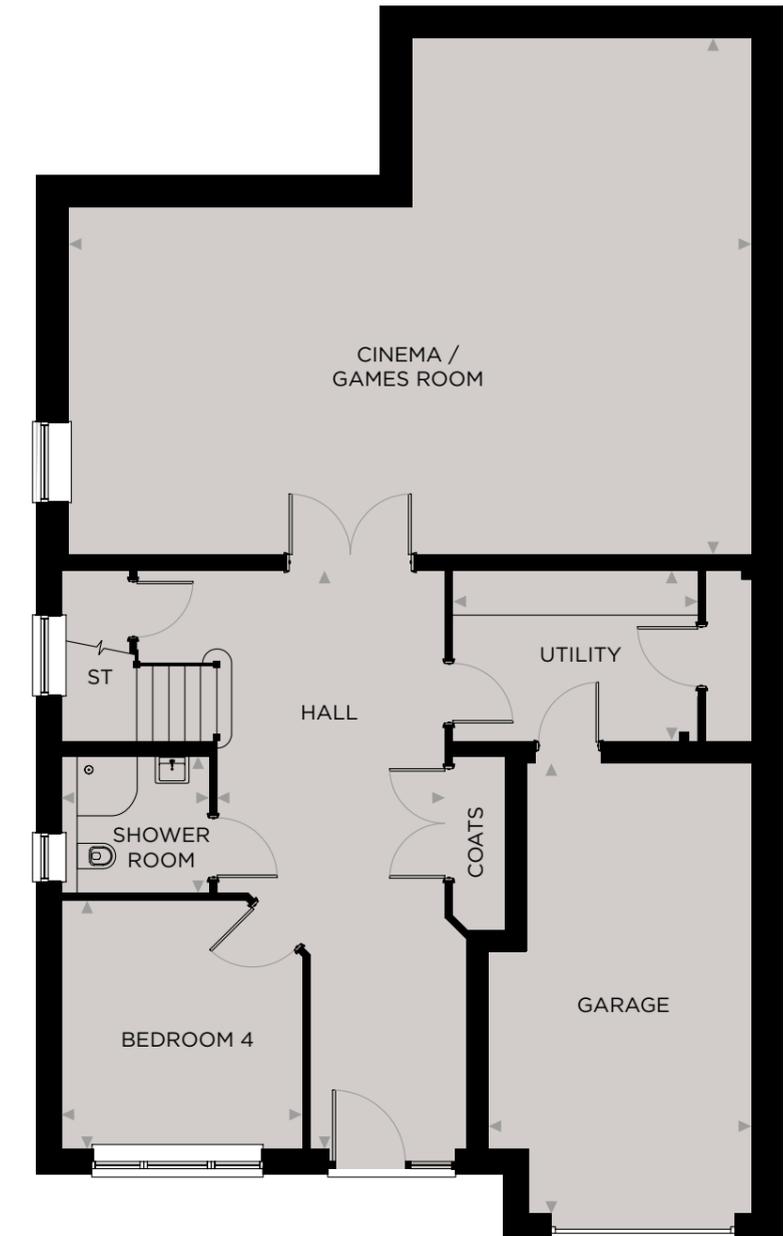


ASHURST GROUND FLOOR

The welcoming entrance hall opens into a spectacular games room/cinema built into the sloped site, with the utility room offering secondary access from the integrated garage. The fourth bedroom/study ensures work and relaxation are kept separate. Also located on this floor is a well-appointed shower room.

PLOT 2 GROUND FLOOR

Entrance Hall	8.05m x 3.15m	26'4" x 10'3"
Bedroom 4	3.48m x 3.35m	11'4" x 10'9"
Shower Room	2.07m x 1.9m	6'7" x 6'2"
Cinema/Games Room	9.44m x 7.2m	30'9" x 23'6"
Utility	3.2m x 2.3m	10'4" x 7'5"
Garage	6.29m x 3.62m	20'6" x 11'8"

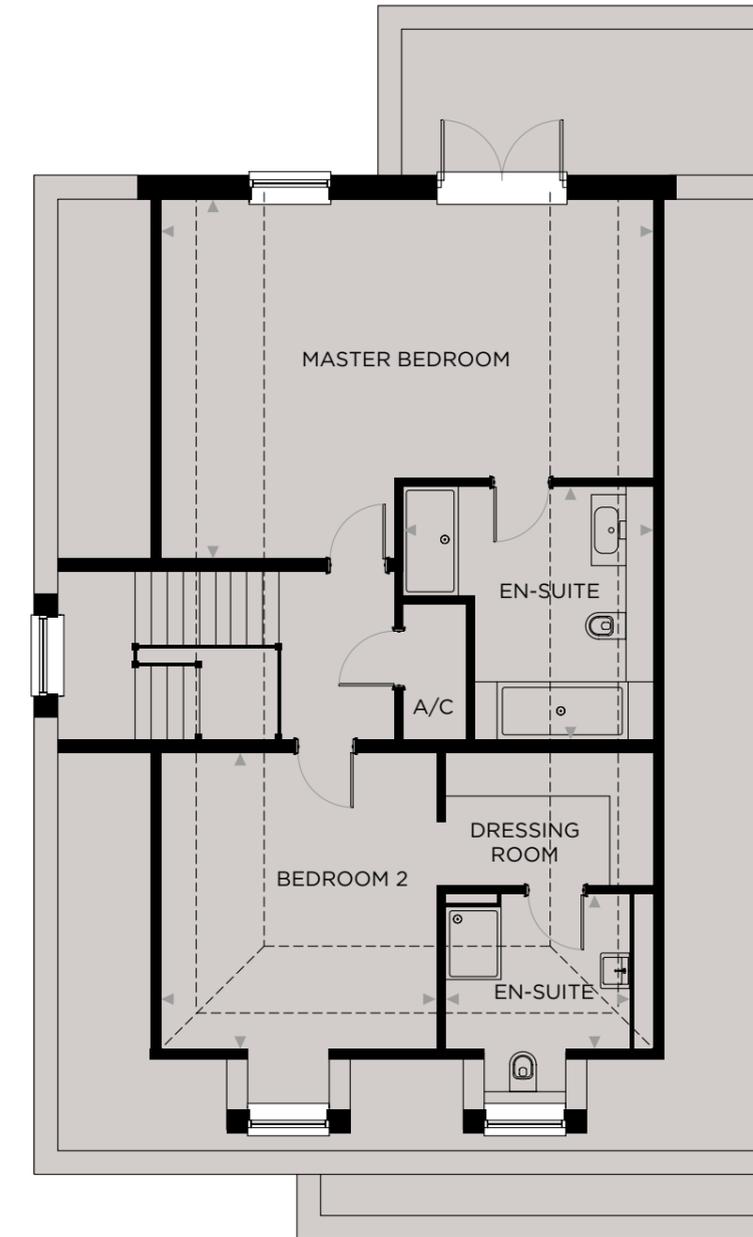


ASHURST FIRST FLOOR

The upper ground floor is at the same level as the landscaped garden, with bi-fold doors in both the kitchen and living room opening up almost the entire back wall of the house.

PLOT 2 FIRST FLOOR

Living Room	7.38m x 4.9m	24'2" x 16'
Dining Room	5.55m x 3.88m	18'2" x 12'7"
Kitchen	5.03m x 4.6m	16'5" x 15'
Cloakroom	2.3m x 1.7m	7'5" x 5'5"
Bedroom 3	5.62m x 3.18m	18'4" x 10'4"
En-suite	3.4m x 2.23m	11'1" x 7'3"



ASHURST SECOND FLOOR

At the top of the house, both the master suite and bedroom 2 offer impressive accommodation, with dormer windows and French windows onto a private balcony ensuring bright and airy interiors.

PLOT 2 SECOND FLOOR

Master Bedroom	6.84m x 6.12m	22'4" x 20'
En-suite	3.56m x 3.5m	11'6" x 11'4"
Bedroom 2	6.65m x 3.85m	21'8" x 12'6"
En-suite	2.5m x 2.18m	8'2" x 7'1"



A FRESH APPROACH TO MODERN VILLAGE LIVING

Less than 30 minutes from London, yet surrounded by picturesque Surrey countryside, Claygate's excellent amenities ensures it offers so much more than the archetypal commuter village.

Claygate has long been renowned as a perfect place to live, with its vibrant village atmosphere and strong community spirit. Fresh fish, free-range meat and game and

just-baked bread are just a few of the items available from The Parade's range of independent stores, while the eclectic mix of pubs, cafés, and restaurants offers something for every taste. Nearby Esher offers a wider selection of shops and services, and the sophisticated hubs of Kingston-upon-Thames and Guildford host designer shopping and high street names, all within a short drive.



Schooling in the area is superb with the Claremont Fan Court School, Milbourne Lodge, Shrewsbury Lodge and Rowan Preparatory School all nearby, along with the prestigious Danes Hill in Oxshott and the ACS International School and Notre Dame in Cobham. Sports and leisure facilities abound – from tennis, cricket and football clubs to a karting circuit and a ski centre – with superb golf courses at every turn: Surbiton and Chessington golf clubs are the closest to hand. Nearby Sandown Park and Epsom host racing, Brooklands offers motoring and Chessington World of Adventures is great for all the family.

Surrounded by green belt woodland and farmland, the area around Claygate is one of

great natural beauty. In every direction there is parkland: Claygate Common, Telegraph Hill and the forests of Prince's Coverts are perfect for walking, horse riding and cycling. Hampton Court provides history and heritage, while Claremont Gardens at Esher is also worth regular visits.

Just 30 minutes from Waterloo, with trains every half an hour (more frequently at peak times), it's no wonder that Claygate is so popular with commuters. By car, the A244 gives you direct access to both the A3 Portsmouth Road (2 miles away) and the M25 (10 minutes' drive). Heathrow, Gatwick, the M23 and the south coast are within easy reach, while Kingston-upon-Thames is just 5 miles away and central London is 17 miles.

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DISTINCTIVE DESIGN,
CRAFTSMANSHIP AND
SUPERIOR QUALITY



Operating primarily at the upper end of the property market, the company's ethos is to create homes that are as individual as their occupants, characterised by high levels of interior design, specification and superb attention to detail throughout.

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Highly Commended Best Family Home up to 5 Bedrooms

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Best New Apartment



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2007

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Beaufield Homes, Highpoint, 9 Sydenham Road, Guildford, Surrey GU1 3RX
Tel: 01483 205488 | Fax: 01483 205477
Email: enquiries@beaufieldhomes.co.uk

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