

Henbury Place

SPRINGFIELD LANE | WEYBRIDGE | SURREY

The logo for Birchwood Homes features a stylized blue roofline above the word "BIRCHWOOD" in a bold, blue, serif font. Below "BIRCHWOOD", the word "HOMES" is written in a smaller, blue, sans-serif font.

BIRCHWOOD
HOMES



WELCOME TO

Henbury Place

A contemporary development of 20 Luxury, one & two bedroom apartments

The apartments are finished to a high specification including Italian designer kitchens with built-in fridge-freezer, washer-dryer, dishwasher, fan assisted oven and an electric hob.

Apartments also include Italian tiled bathrooms. All apartments have balconies or outside space.





Modern Living

Situated on delightful stretches of both the River Thames and River Wey, the town of Weybridge has a long established reputation for being one of Surrey's most desirable locations. With its shopping facilities, museums, restaurants and boutiques, it offers an abundance of entertainment for all ages.

WEYBRIDGE

Weybridge and the surrounding towns offer an extensive range of leisure pursuits including river walks and bike rides along the towpaths of the Thames and the Wey. The area also has a number of excellent golf courses to choose from including St George's Hill, Burhill, Foxhills and The Wisley.

For those who prefer more relaxing activities, there are many spas to choose from with an impressive range of facilities, such as Bannatyne Spa and Foxhills Health Spa.

The neighbouring town of Walton-On-Thames is the home to one of the few Everyman Cinemas which offer luxurious and comfortable sofas instead of the standard cinema seats, American diner style food and beverages, and a range of newly released movies.

The county of Surrey is within easy reach of London yet a world apart from the capital's hustle and bustle, giving those who live there the perfect combination of countryside and city life.

TRANSPORT

JOURNEY TIMES BY TRAIN (from Weybridge Station)

Henbury Place is perfectly located for a variety of transport options; Weybridge Station is around a mile away with a direct service to London Waterloo in just 30 minutes.

The A3, which connects London to the South West, is approximately 3.5 miles away and the M25 is under 5 miles away providing convenient access to both Heathrow and Gatwick Airports.



SURREY

Alongside Surrey's rich history and heritage, you'll also find vibrant markets, boundless woodlands, Royal palaces and ruined castles, picturesque English villages, glorious gardens and stunning stretches of waterway.

Weybridge offers an excellent mix of restaurants and gastro pubs including Mimi's, Giggling Squid, Prezzo, Pizza Express, The Ship Hotel, The Minnow and The Queen's Head. The town centre has a range of both high street chains and individual boutiques to choose from, and supermarkets including Waitrose and Morrison's for essentials.

Brooklands also offers a wider range of shopping including Marks and Spencer and a 24 hour Tesco Extra superstore. Brooklands Museum, the birthplace of British motorsport and aviation, with events all year round, is situated on the outskirts of Weybridge. It displays a unique collection of exhibits ranging from racing cars, motorcycles and bicycles to an unparalleled collection of Hawker and Vickers/BAC-built aircraft. The motoring heritage continues to this day with the nearby Mercedes-Benz World complex.



Specification

The apartments are finished to a high specification including Italian designer kitchens with built-in fridge-freezer, washer-dryer, dishwasher, fan assisted oven and an electric hob.

Apartments also include Italian tiled bathrooms. All apartments have balconies or outside space.

KITCHEN

- Handleless Italian style kitchen
- Under mounted stainless steel sink
- Fahrenheit polished chrome boiling water tap
- AEG Single fan assisted oven, AEG induction hob, extractor hood
- AEG Compact Microwave/Multifunction Oven
- AEG Built-in Fridge/freezer, AEG integrated dishwasher and AEG washer/dryer
- Quartz worktop, upstand and splashback

BATHROOM

- Vado Celsius thermostatic bath/shower valve including shower hose, head and rail
- Villeroy-Boch Novo back-to-wall WC
- Villeroy-Boch soft close WC seat and cover
- Geberit concealed cistern
- Merlyn bath screen
- Heated towel rail
- Floating vanity unit below the basin
- Tiled walls
- Floating mirror
- LED mood lighting – under bath plinth, floating vanity unit around floating wall mirror & wall niche

EN SUITE - Two bedroom apartments (only)

- Geberit Concealed Cistern
- Villeroy-Boch Novo back to Wall WC
- Villeroy-Boch soft close WC Seat and cover
- Hansgrohe Vernis Showerpipe
- Merlyn Shower Screen
- Heated Towel Rail
- Floating vanity Unit below basin
- Tiling to walls
- Floating mirror
- LED mood lighting under floating vanity unit around floating wall mirror & wall niche
- Villeroy-Boch Novo back to wall WC
- Villeroy-Boch soft close WC seat and cover

INTERNAL FINISHES

- Painted internal doors with satin door furniture
- Smooth ceilings throughout
- Built-in wardrobes with sliding mirrored doors to all bedrooms
- Floor coverings to all apartments throughout

BALCONIES/PATIOS

- Patios to all Ground floor apartments
- Private Balconies to all apartments first floor and above

ELECTRICAL & LIGHTING

- Satin sockets and switches
- Recessed down lights to all apartments (lounge, kitchen, bedrooms, bathrooms & hallways)
- BT internally wired to lounge and bedroom ready for the purchaser to make the final connection
- All TV points are wired for Sky Q for the purchaser to connect
- Electric panel heaters
- Video entry phone to all apartments

ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled electric heating and fully insulated energy efficient pressurised hot water cylinder
- Double glazed high performance windows providing high level of thermal insulation and reduced heat loss
- Dual flush mechanism to toilets to reduce water use
- 10 Year Structural Warranty

COMMUNAL & OUTSIDE AREAS

- Passenger lift serving all floors
- Communal landscaped gardens
- Block paved private parking court

FLOORPLANS - GROUND FLOOR



APARTMENT 1

Living Room / Kitchen	6.41m x 5.35m (21'0 x 17'7)
Bedroom 1	4.99m x 4.71m (16'4 x 15'5)
Bedroom 2	3.87m x 3.43m (12'8 x 11'3)

APARTMENT 2

Living Room / Kitchen	7.31m x 3.85m (24'0 x 12'8)
Bedroom 1	3.81m x 3.14m (12'6 x 10'4)

APARTMENT 3

Living Room / Kitchen	7.34m x 3.60m (24'1 x 11'10)
Bedroom 1	3.88m x 3.00m (12'9 x 9'10)

APARTMENT 4

Living Room / Kitchen	7.31m x 3.74m (24'0 x 12'3)
Bedroom 1	3.74m x 3.12m (12'3 x 10'3)

APARTMENT 5

Living Room / Kitchen	6.41m x 4.89m (21'0 x 16'1)
Bedroom 1	4.98m x 4.52m (16'4 x 14'10)
Bedroom 2	3.88m x 3.39m (12'9 x 11'1)

FLOORPLANS - FIRST FLOOR



APARTMENT 6

Living Room / Kitchen 9.21m x 5.36m (30'3 x 17'7)
Bedroom 1 3.89m x 3.43m (12'9 x 11'3)
Bedroom 2 5.00m x 4.53m (16'5 x 14'10)

APARTMENT 7

Living Room / Kitchen 7.31m x 3.76m (24'0 x 12'4)
Bedroom 1 3.81m x 3.15m (12'6 x 10'4)

APARTMENT 8

Living Room / Kitchen 7.38m x 3.60m (24'3 x 11'10)
Bedroom 1 3.91m x 2.99m (12'10 x 9'10)

APARTMENT 9

Living Room / Kitchen 7.30m x 3.76m (23'11 x 12'4)
Bedroom 1 3.75m x 3.15m (12'4 x 10'4)

APARTMENT 10

Living Room / Kitchen 6.41m x 4.89m (21'0 x 16'1)
Bedroom 1 3.89m x 3.45m (12'9 x 11'4)
Bedroom 2 5.03m x 4.52m (16'6 x 14'10)

FLOORPLANS - SECOND FLOOR



APARTMENT 11

Living Room / Kitchen 9.22m x 5.35m (30'3 x 17'7)
Bedroom 1 3.89m x 3.43m (12'9 x 11'3)
Bedroom 2 5.00m x 4.68m (16'5 x 15'4)

APARTMENT 12

Living Room / Kitchen 7.51m x 3.91m (24'8 x 12'10)
Bedroom 1 3.81m x 3.15m (12'6 x 10'4)

APARTMENT 13

Living Room / Kitchen 7.41m x 3.57m (24'4 x 11'9)
Bedroom 1 3.91m x 3.00m (12'10 x 9'10)

APARTMENT 14

Living Room / Kitchen 7.29m x 3.76m (23'11 x 12'4)
Bedroom 1 3.75m x 3.15m (12'4 x 10'4)

APARTMENT 15

Living Room / Kitchen 6.41m x 5.51m (21'0 x 18'1)
Bedroom 1 4.53m x 3.05m (14'10 x 10'0)
Bedroom 2 3.89m x 3.41m (12'9 x 11'2)

FLOORPLANS - THIRD FLOOR



APARTMENT 16

Living Room / Kitchen 7.59m x 5.30m (24'11 x 17'5)
Bedroom 1 3.49m x 3.39m (11'5 x 11'1)
Bedroom 2 4.87m x 4.27m (16'0 x 14'0)

APARTMENT 17

Living Room / Kitchen 7.25m x 3.71m (23'9 x 12'2)
Bedroom 1 3.80m x 3.12m (12'6 x 10'3)

APARTMENT 18

Living Room / Kitchen 7.38m x 3.80m (24'3 x 12'6)
Bedroom 1 3.91m x 2.99m (12'10 x 9'10)

APARTMENT 19

Living Room / Kitchen 7.23m x 3.72m (23'9 x 12'2)
Bedroom 1 3.74m x 3.07m (12'3 x 10'1)

APARTMENT 20

Living Room / Kitchen 5.30m x 4.79m (17'5 x 15'9)
Bedroom 1 4.87m x 4.34m (16'0 x 14'3)
Bedroom 2 3.49m x 3.39m (11'5 x 11'1)





01932 832277

info@birchwoodgrp.co.uk

[www. birchwoodgrp.co.uk](http://www.birchwoodgrp.co.uk)

Birchwood Homes Limited, Suite 11, The Monument,
45-47 Monument Hill, Weybridge, Surrey, KT13 8RN