



# ROSEBERRY

KEENS LANE, GUILDFORD



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Specialising in bespoke residential developments across the South East, Patrick Ruddy Homes are proud to present Roseberry: a development of eight luxuriously specified, three bedroom homes situated in an enviable location adjoining the tranquil 'Chitty's Common'

The pride taken in the entire process of the development perfectly portrays 'The Ruddy Way': Exceptional buildings that provide aspirational spaces in which to live.



# LOCATION

This niche development is situated in the Surrey village of Worplesdon, the perfect location for those who want the very best of both town and country living. In under a 10 minute drive from both Guildford and Worplesdon Railway Stations and 15 miles to the M25 opens up countless opportunities. With London Waterloo only 32 minutes by train it is easy to understand why the village is so popular with commuters and families alike.

Close to Guildford town, Roseberry provides fantastic access to all local amenities on the historic Guildford High Street, such as the Tunsgate Shopping Centre and numerous superb restaurants, coffee shops and bars. Whilst for arts and culture there is a superb array of venues such as The Electric Theatre, Yvonne Arnaud Theatre and GLive, as well as numerous museums and highly regarded art galleries.

The area is well noted for its excellent schools in both the private and state sectors. The opportunities are plentiful for exploring this special area where you can discover some amazing views, open countryside and some of the prettiest market towns and villages in the south of England.





# SPECIFICATION

## Interior finishes

- Luxury flooring to hallways, living rooms and kitchens
- Fully carpeted to stairs, landing and all bedrooms
- Contemporary moulded skirting boards and architraves in satin white
- Smooth finish brilliant white walls and ceilings
- High quality timber framed sash windows
- Moulded timber doors with chrome ironmongery

## Bathrooms & en-suites

- Luxury bathrooms & en-suites with Roca sanitaryware
- Vado brassware
- Under basin vanity cabinets
- Walk in showers with multifunction shower kits
- Polished chrome towel rails
- Striking porcelain wall and floor tiles
- Low profile walk in shower trays with shower screens

## Kitchens

- Individually designed 'Chelford' kitchens with marbled work surfaces
- Integrated Bosch appliances including fan oven, integrated microwave, dishwasher, fridge freezer and four ring gas hob
- Stainless steel 1 1/2 sink with mixer tap
- Feature LED lighting to underside of wall cabinets

## External

- Fully landscaped and turfed gardens
- Block paved driveways and parking areas
- Decorative stone terrace and paving
- Outside cold water tap
- External lighting to entrance, patio and parking area
- Electrical socket to patio
- Timber garden shed

## Heating, Electrical & Lighting

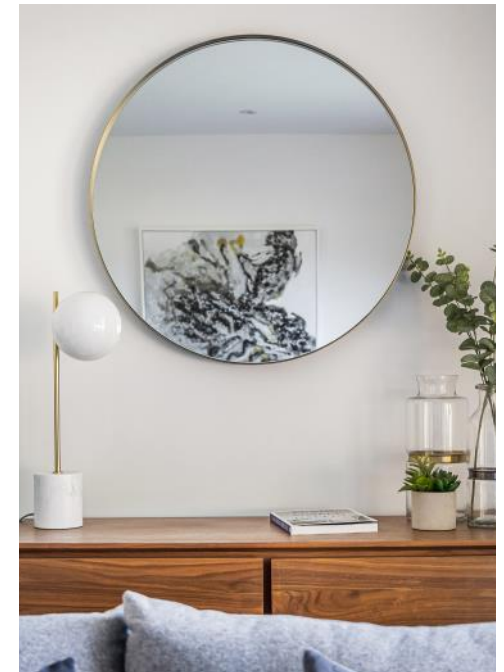
- Recessed downlights throughout ground floor
- Brushed chrome light switches and sockets throughout primary areas
- Underfloor heating to ground floor
- Radiators to first and second floors
- Mains supply smoke and heat detectors
- Pre-wired media plates
- Pre-wired for Cat 5E network
- Pre-wired for Electric Vehicle charging point

## Additional information

- Freehold
- 10 Year NHBC Guarantee upon completion
- Traditional brick and block construction
- Visitor parking

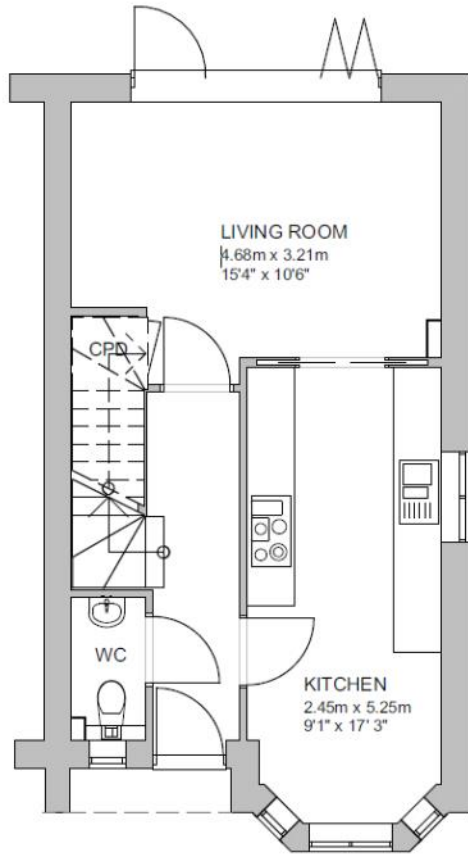
NB: Photography is for illustration purposes only is of Plot 1 (Show home)



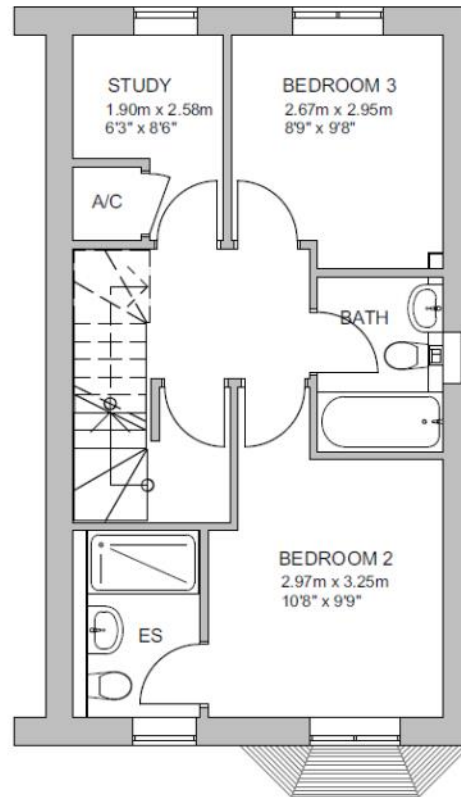




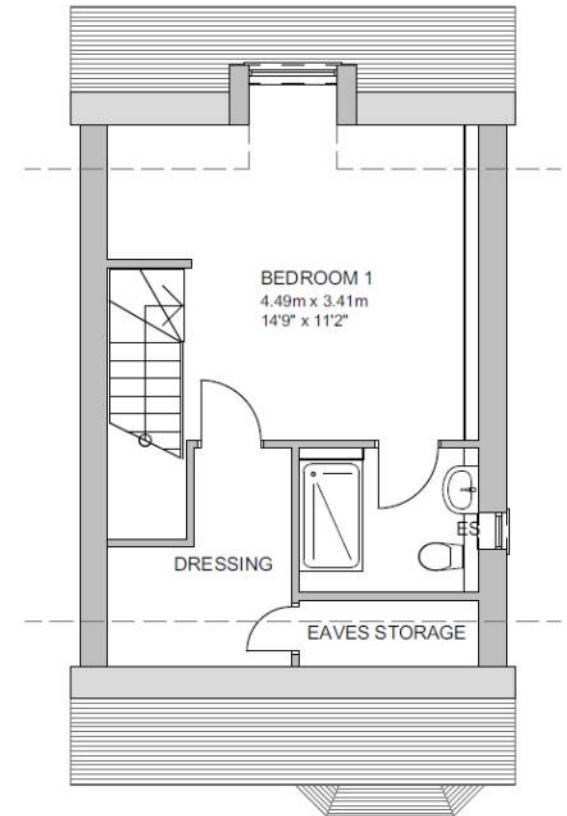
# PLOT 1



GROUND FLOOR PLAN

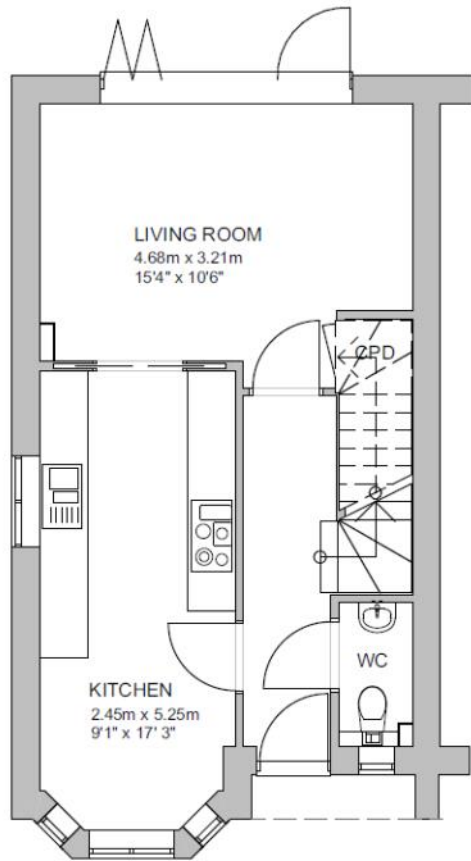


FIRST FLOOR PLAN

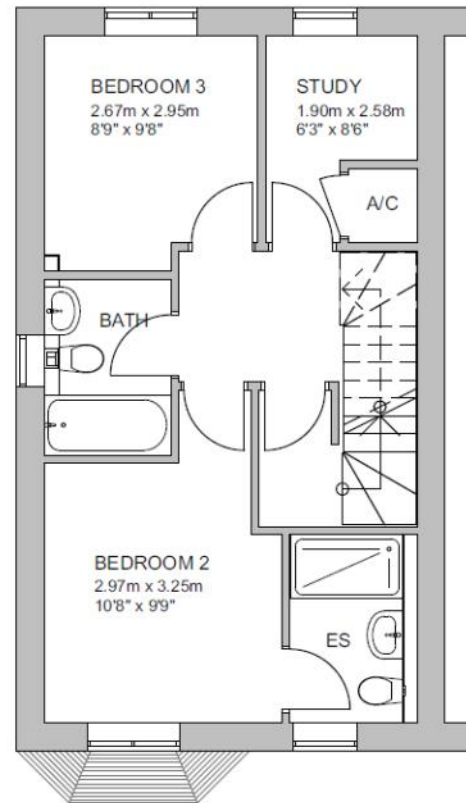


SECOND FLOOR PLAN

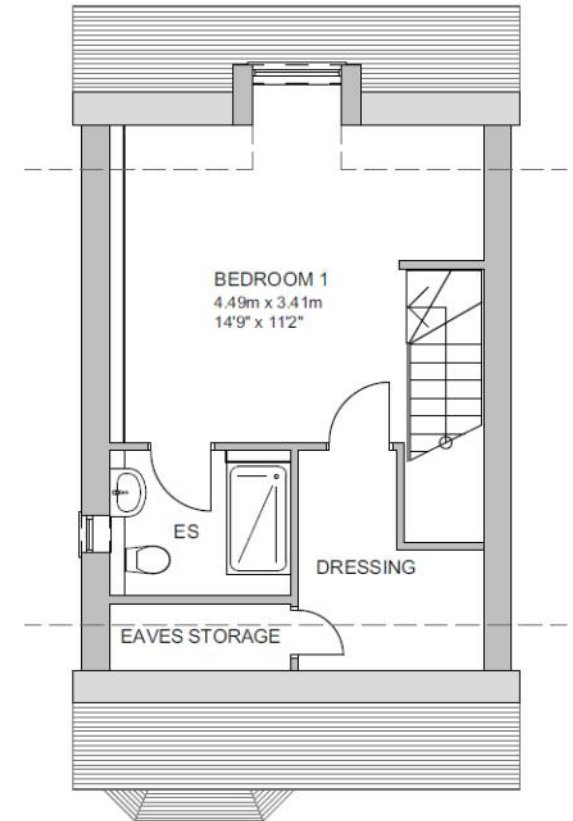
# PLOT 2



GROUND FLOOR PLAN



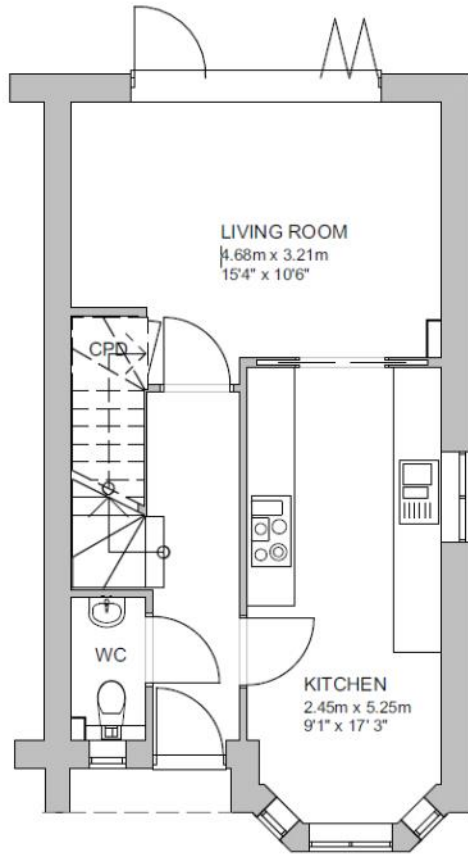
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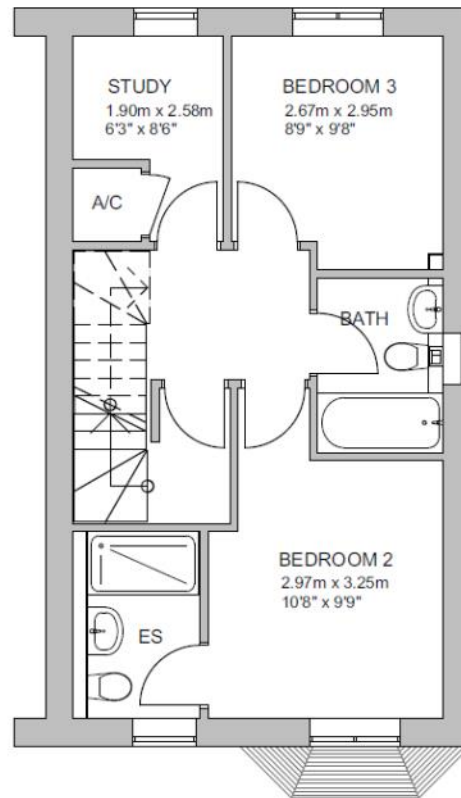
SECOND FLOOR PLAN



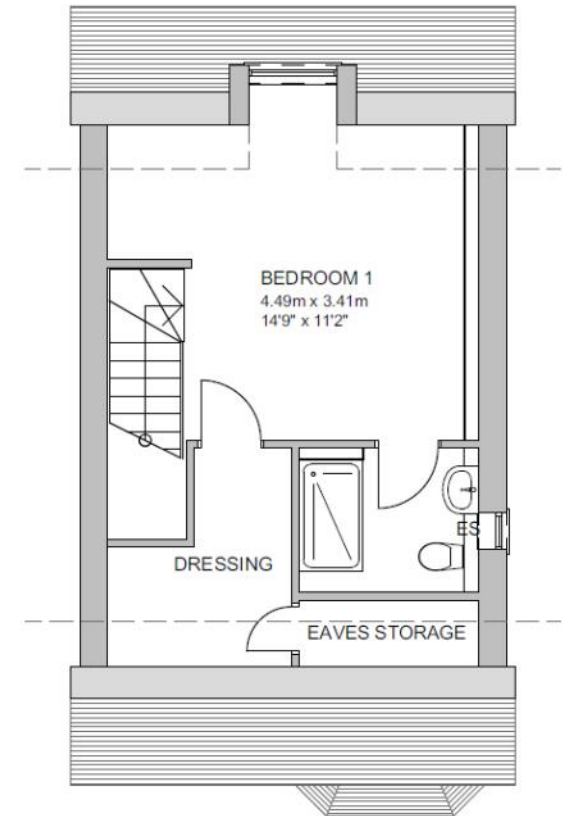
# PLOT 3



GROUND FLOOR PLAN



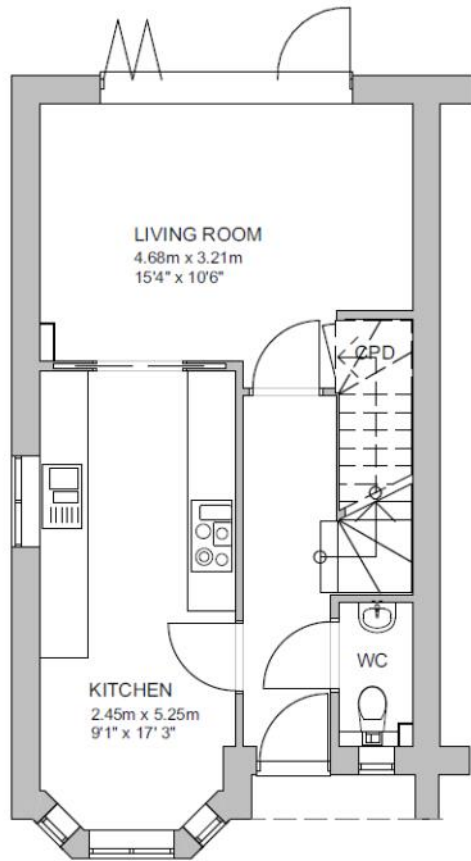
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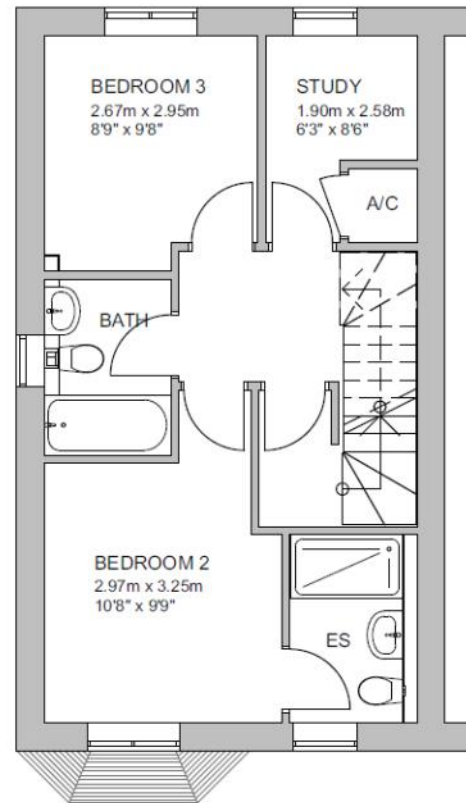
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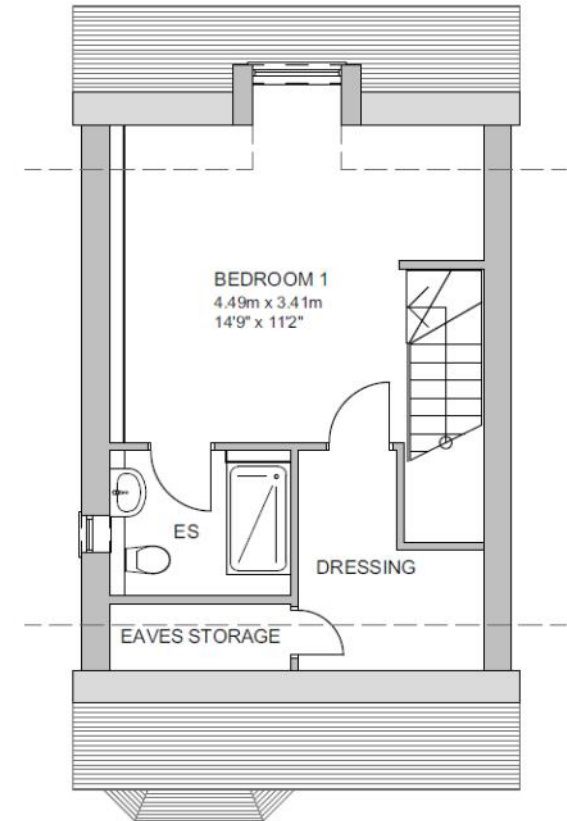
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GROUND FLOOR PLAN



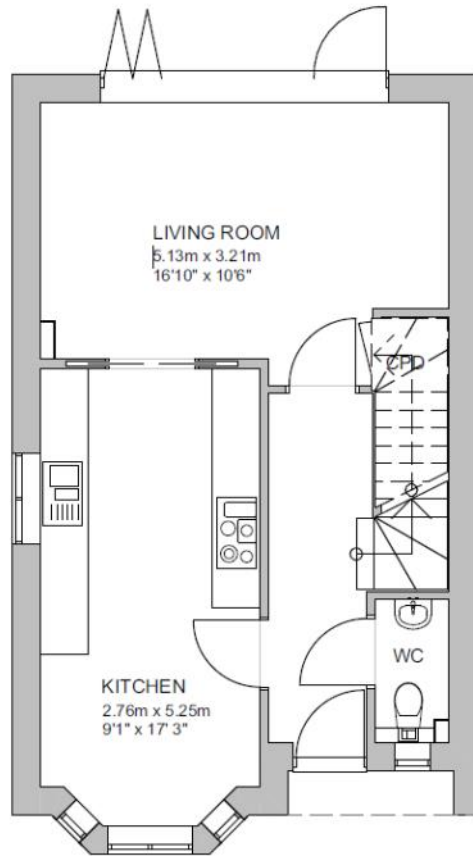
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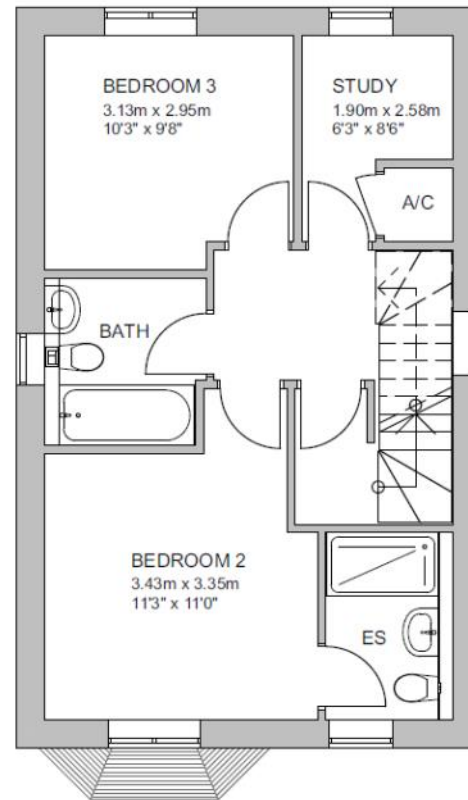
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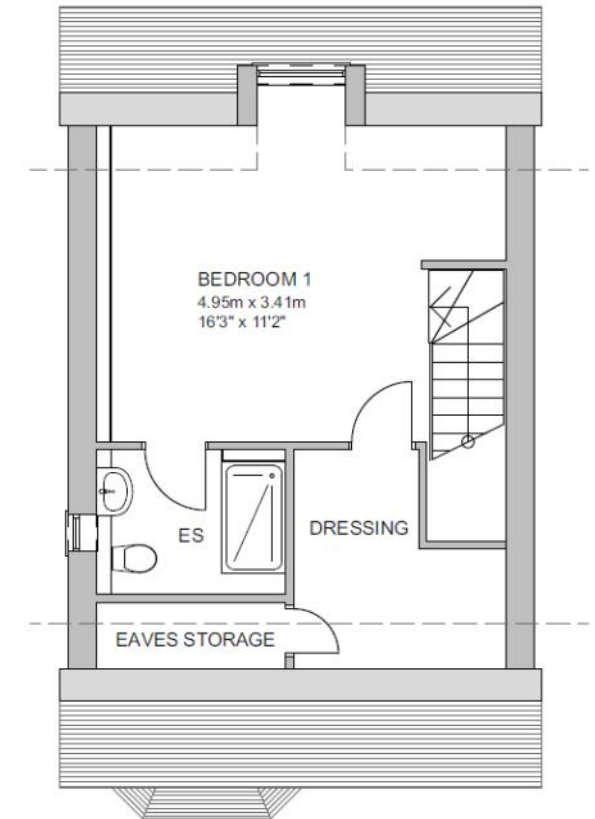
# PLOT 5



GROUND FLOOR PLAN



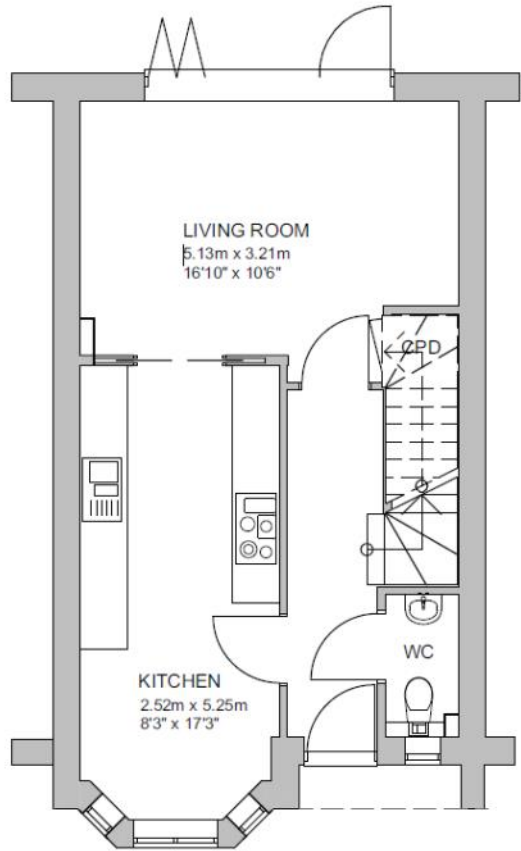
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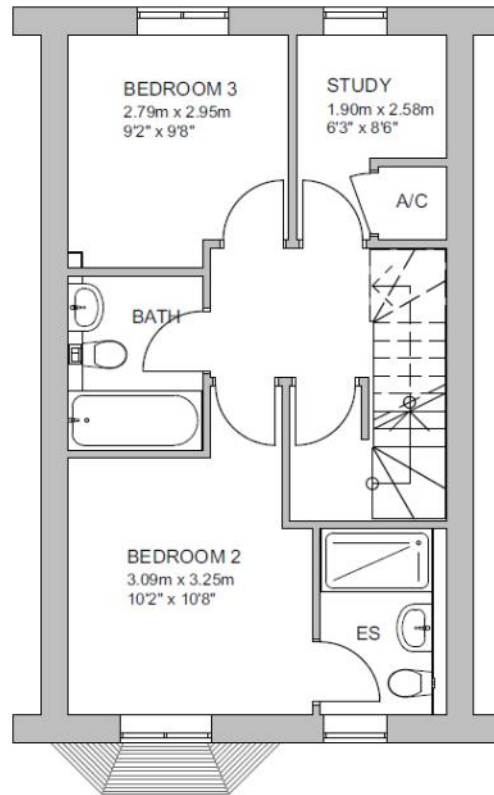
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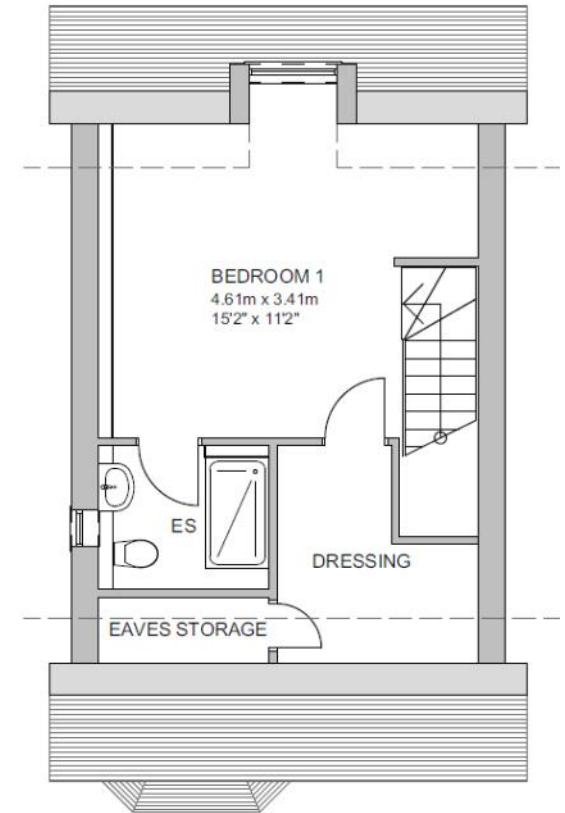
# PLOT 6



GROUND FLOOR PLAN



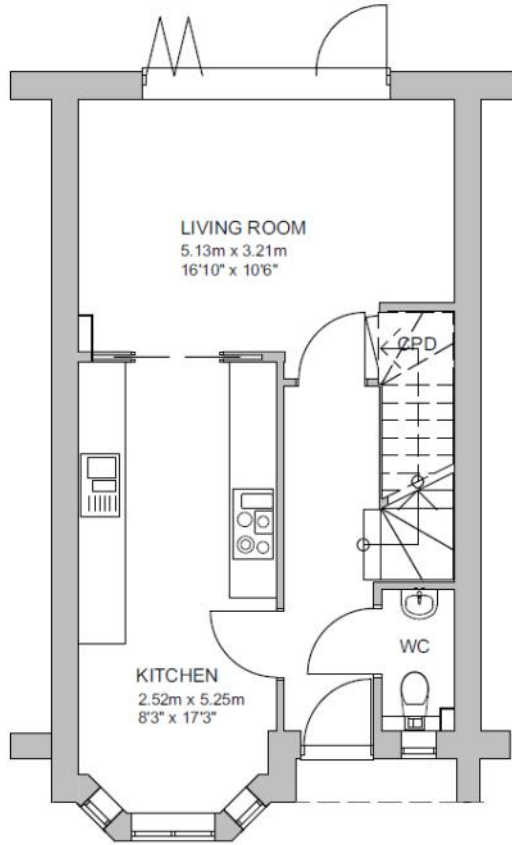
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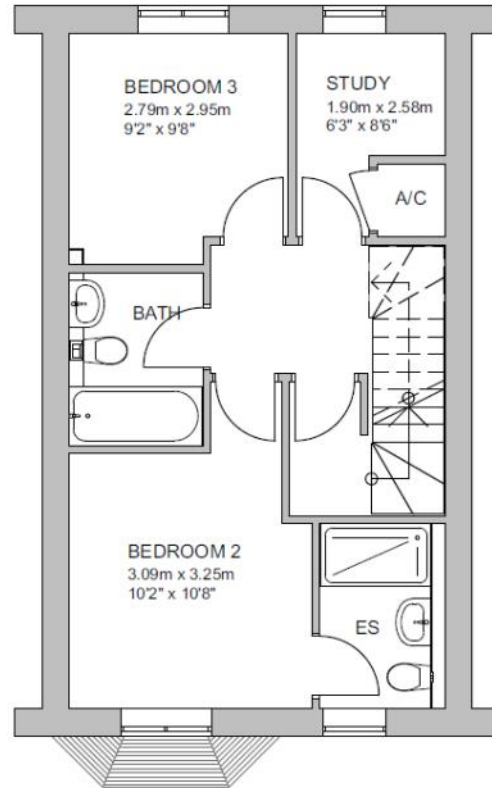
SECOND FLOOR PLAN



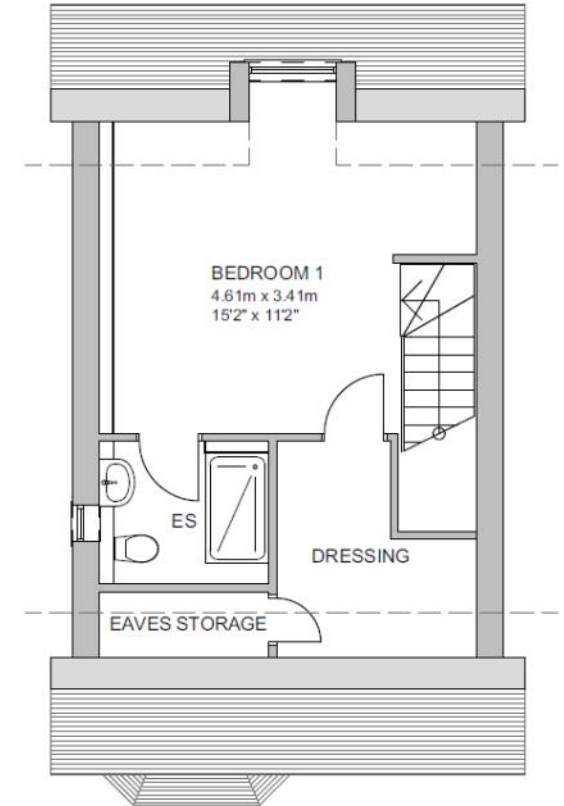
# PLOT 7



GROUND FLOOR PLAN



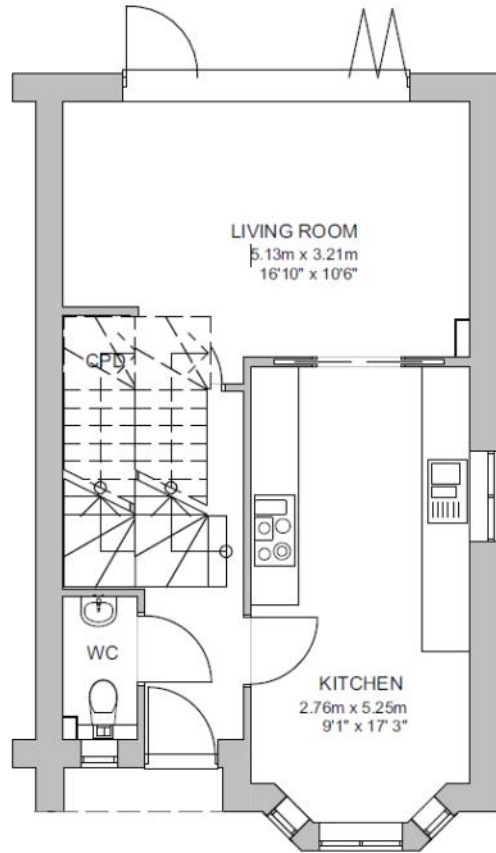
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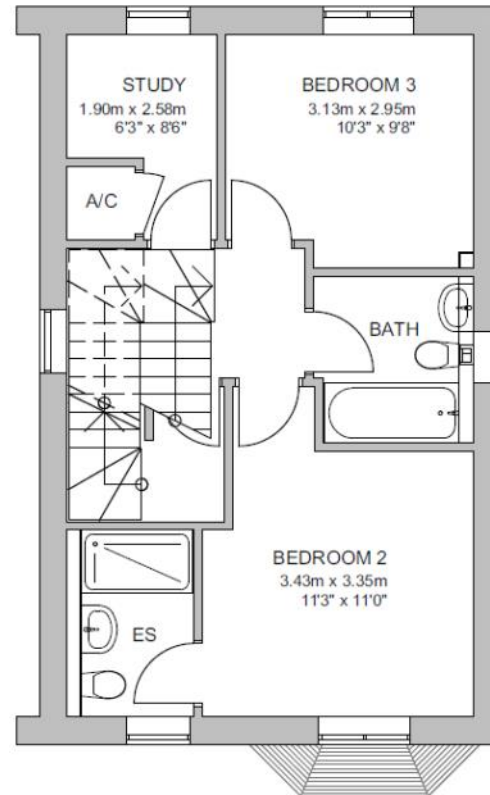
SECOND FLOOR PLAN



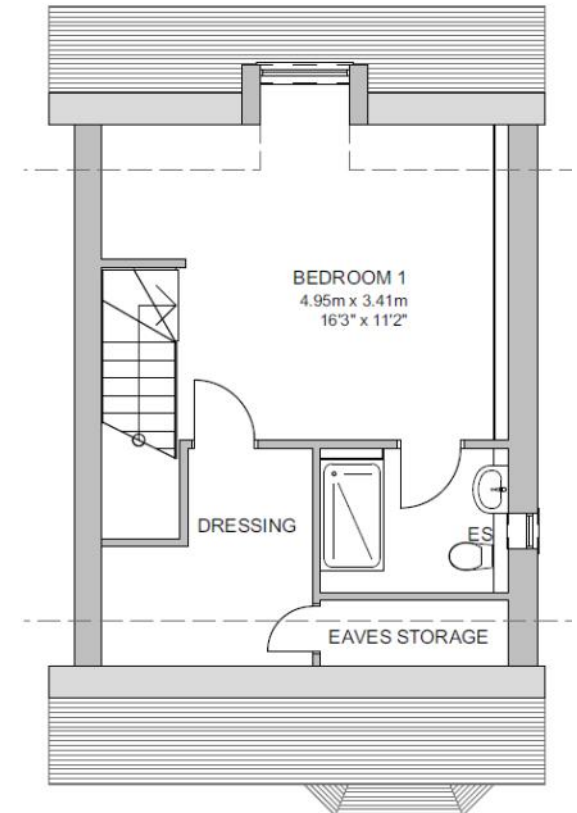
# PLOT 8



GROUND FLOOR PLAN

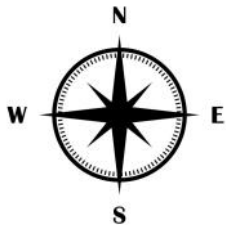


FIRST FLOOR PLAN



SECOND FLOOR PLAN





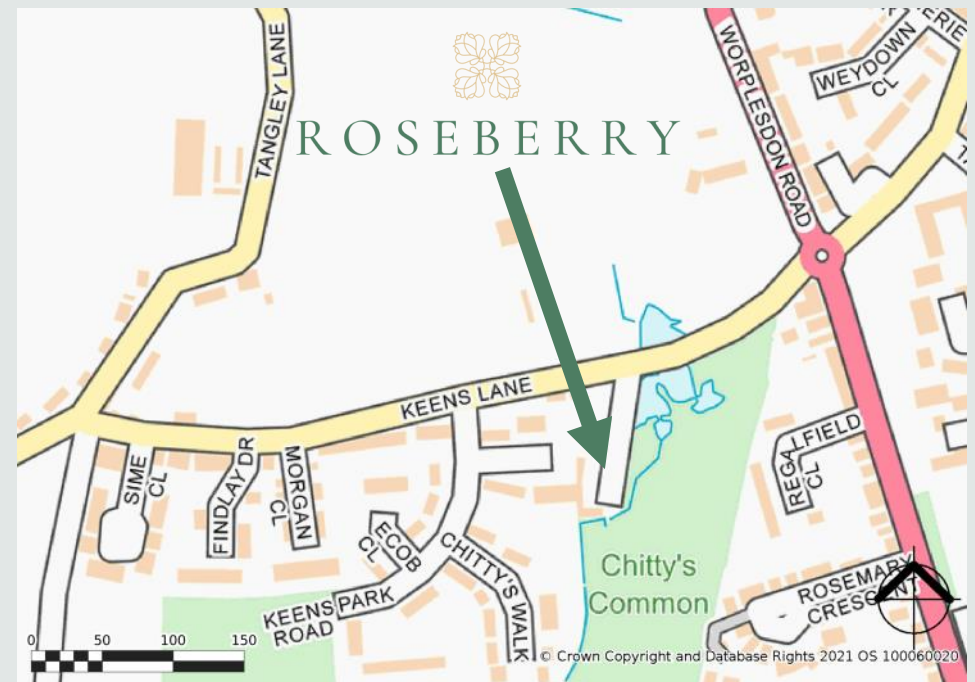
**AGENTS NOTE:** Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

## PATRICK RUDDY HOMES

Patrick Ruddy Homes are a leading, well-established, independent NHBC-registered housebuilder. A family-owned and operated development company, Patrick Ruddy Homes specialises in bespoke residential developments across the South East of England.

Attention to detail is of paramount importance. Experienced and talented teams of architects, construction professionals and selling agents are hand-picked to deliver every development; carefully managing every scheme to a bespoke design, embracing 'The Ruddy Way' in their approach. In taking pride throughout the entire process, exceptional homes are created, providing aspirational spaces in which to live.

## DIRECTIONS: SAT NAV GU3 3JS



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