



AQUINNA HOMES

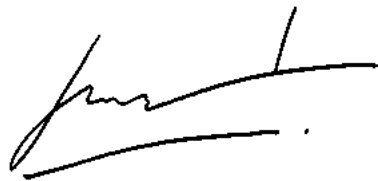
# KINGSWOOD GROVE

COPT HILL LANE | KINGSWOOD | SURREY | KT20 6HN

[WWW.AQUINNAHOMES.COM](http://WWW.AQUINNAHOMES.COM)

AQUINNA HOMES IS DELIGHTED  
TO INTRODUCE YOU TO THE  
ULTIMATE IN CONTEMPORARY  
COUNTRY LIVING IN A PRIVATE  
AND SECLUDED, LEAFY SETTING  
CLOSE TO SOUGHT AFTER  
KINGSWOOD VILLAGE.

"We are proud to introduce you to Kingswood Grove, our prestigious collection of four exclusive family homes which we have designed and built to meet the very highest standards in luxurious, modern-style living in semi-rural surroundings."



**Stephen Brazier**

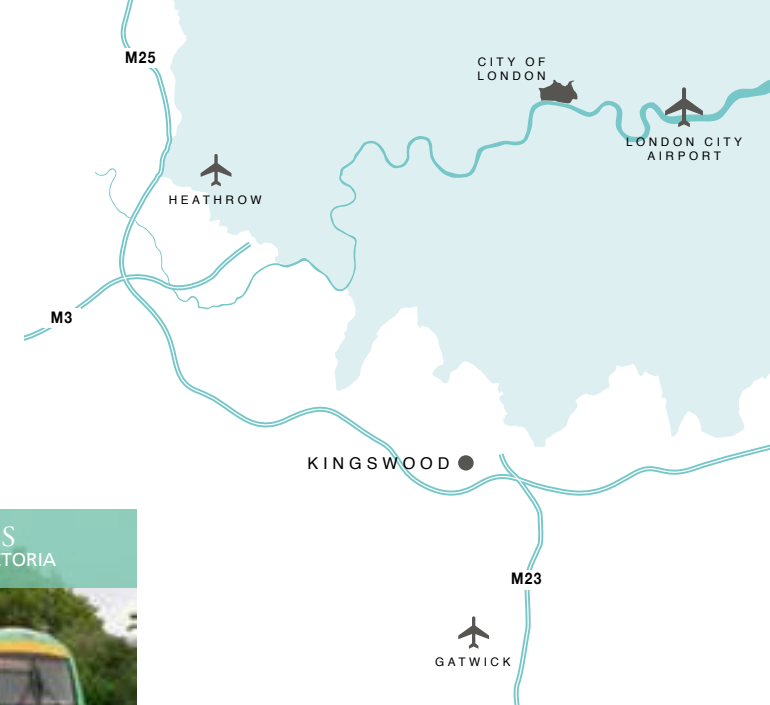
Managing Director of Aquinna Homes plc



## KINGSWOOD – COUNTRY LIVING WITH AN EASY COMMUTE TO CENTRAL LONDON

Kingswood is one of the most prestigious locations on the Surrey Hills, set in open countryside and farmland for walks and riding whilst providing a convenient and reliable commuter line to Central London. At its heart the village has local shops including a wine merchant, newsagent, beauty salon, local gym, café, restaurants, the rail station and the popular Kingswood Arms pub and restaurant which is a social focal point serving extremely good food. Consisting mainly of private, winding roads, Kingswood has a tennis club and two golf courses and the Walton Heath championship golf course nearby.

There is a selection of private and state schools within easy reach. The villages of Banstead and Tadworth also provide further facilities and shopping choice, whilst the main towns of Epsom and Reigate are easily accessible. The M25 motorway is just a few minutes drive away and reached at either junctions 8 or 9 allowing easy access to both Gatwick and Heathrow airports.



16.1 MILES TO GATWICK  
29.8 MILES TO HEATHROW





Please note the site plan is not to scale. Landscaping, trees and planting shown are indicative only and may change during the construction of the development.





KESTREL HOUSE



# KESTREL HOUSE

## GROUND FLOOR

	m	ft
Living Room	5.56 x 5.15	18'3 x 16'11
Dining Area	4.84 x 3.85	15'11 x 12'8
Family Room	5.11 x 4.88	16'9 x 16'0
Kitchen	8.17 x 5.21	26'10 x 17'1
Study	4.24 x 3.75	13'11 x 12'4
Garage	6.20 x 6.09	20'4 x 20'0



## FIRST FLOOR

	m	ft
Master Bedroom	4.96 x 7.72	16'3 x 25'4
Nursery	3.73 x 3.63	12'3 x 11'11
Bedroom 2	4.52 x 4.84	14'10 x 15'11
Bedroom 3	4.25 x 3.99	13'11 x 13'1
Bedroom 4	4.35 x 3.16	14'3 x 10'4
Bedroom 5	3.68 x 3.39	12'1 x 11'1





GOLDFINCH HOUSE





KINGFISHER HOUSE

NIGHTINGALE HOUSE

# GOLDFINCH HOUSE



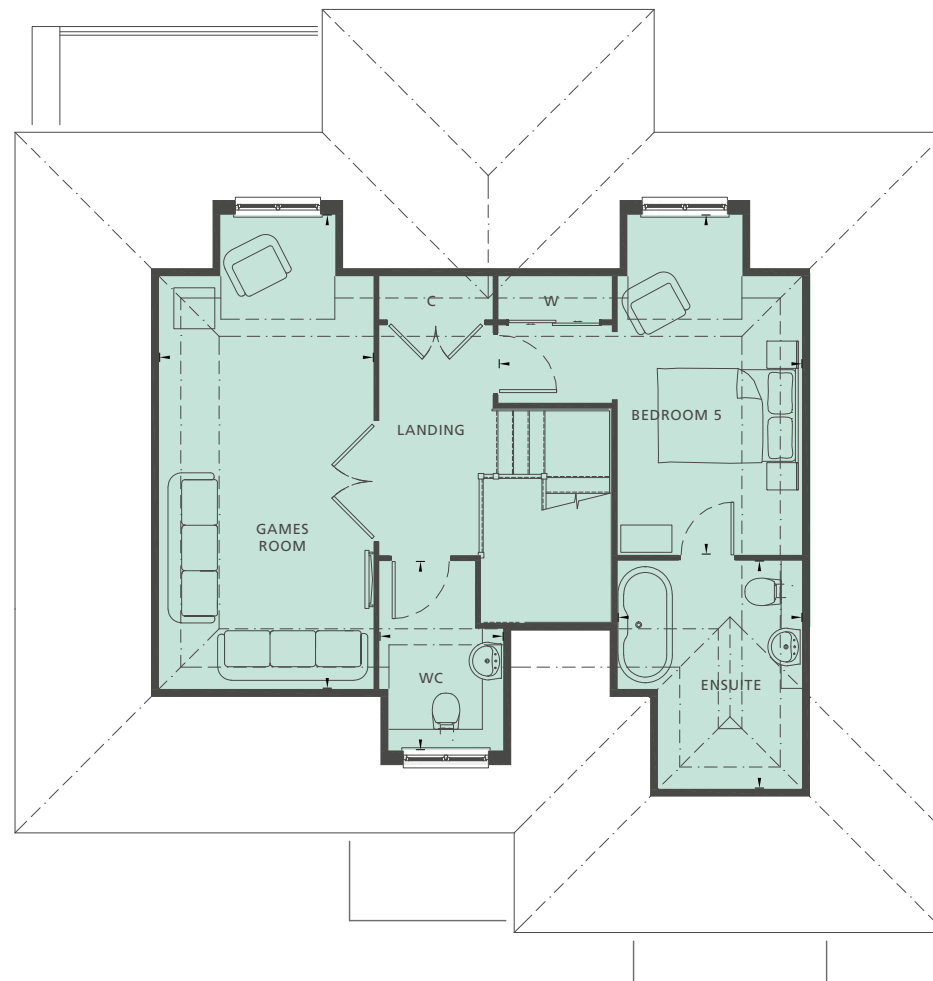
## GROUND FLOOR

	m	ft
Living Room	5.18 x 6.41	17'0 x 21'0
Family Room	4.73 x 4.14	15'6 x 13'7
Dining Area	3.65 x 4.96	11'11 x 16'3
Kitchen	4.01 x 5.05	13'2 x 16'7
Study	3.59 x 4.25	11'9 x 13'11



## FIRST FLOOR

	m	ft
Master Bedroom	4.46 x 3.56	14'8 x 11'8
Bedroom 2	5.07 x 3.47	16'7 x 11'5
Bedroom 3	4.01 x 3.30	13'2 x 10'10
Bedroom 4	4.46 x 2.96	14'8 x 9'9



## SECOND FLOOR

	m	ft
Games Room*	3.13 x 6.94	10'3 x 22'9
Bedroom 5*	4.44 x 4.97	14'7 x 16'4

\* Reducing ceiling heights



# KINGFISHER HOUSE & NIGHTINGALE HOUSE



KINGFISHER HOUSE

NIGHTINGALE HOUSE



GROUND FLOOR

	m	ft
Living Room	5.95 x 4.59	19'6 x 15'1
Kitchen / Dining Area	5.95 x 3.91	19'6 x 12'10

GROUND FLOOR

	m	ft
Living Room	3.50 x 6.16	11'6 x 20'2
Kitchen / Family Area	5.86 x 5.65	19'3 x 18'6

KINGFISHER HOUSE

NIGHTINGALE HOUSE



FIRST FLOOR

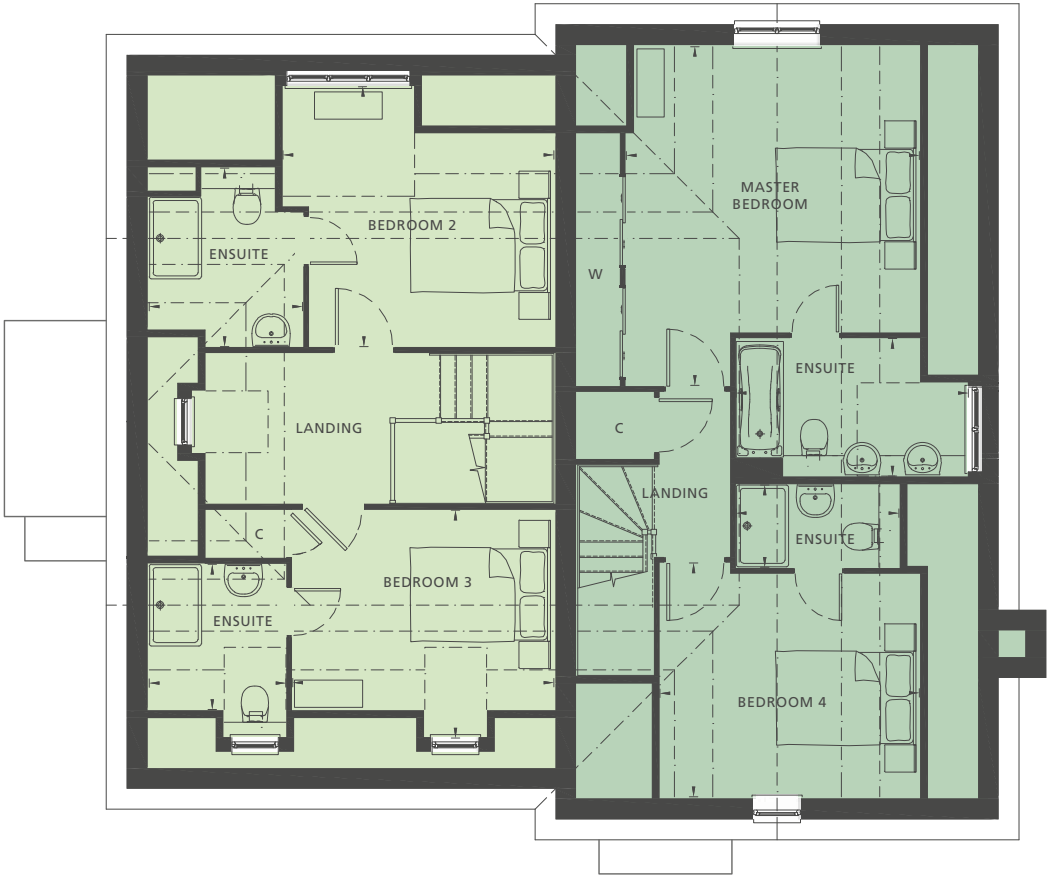
	m	ft
Master Bedroom	4.63 x 3.35	15'2 x 11'0
Bedroom 4	3.01 x 3.65	9'10 x 12'0
Bedroom 5	2.84 x 3.96	9'4 x 13'0

FIRST FLOOR

	m	ft
Bedroom 2	3.59 x 3.53	11'9 x 11'7
Bedroom 3	2.80 x 5.28	9'2 x 17'4
Bedroom 5	2.96 x 4.11	9'9 x 13'6

KINGFISHER HOUSE

NIGHTINGALE HOUSE



SECOND FLOOR

	m	ft
Bedroom 2*	3.98 x 3.82	13'1 x 12'7
Bedroom 3*	3.84 x 3.35	12'7 x 11'0

\* Reducing ceiling heights

SECOND FLOOR

	m	ft
Master Bedroom*	4.31 x 4.98	14'2 x 16'4
Bedroom 4*	3.81 x 3.44	12'6 x 11'3

\* Reducing ceiling heights

# DETAILED DESIGN SPECIFICATION

## GENERAL



Gas fired underfloor central heating to ground and first floors and radiators to second floor via high efficiency condensing boiler

Built-in wardrobes as indicated on floorplans

Energy efficient downlighters to all rooms

Brushed stainless steel effect socket and light switches to ground floor

Brushed stainless steel effect light switches to first and second floors

Oak veneered interior doors

Porcelanosa ceramic flooring to Hallway, Kitchen and Family Room

Bi-fold rear patio doors

Oak staircase with contemporary oak balustrade

Engineered oak front door

Contemporary architraves and skirtings

Contemporary style cornicing to Hall, Lounge, Dining and Kitchen/ Breakfast

Light and power socket to loft areas

uPVC window frames

## SECURITY & HOME ENTERTAINMENT

Pre-wiring for the fitting of an alarm by the Purchaser

BT points to living room and all bedrooms

TV points including wall-mounted Sky+ to Living Room and Bedroom One

TV wiring to all other bedrooms

Hard-wired CAT 6 connectivity to ethernet socket in Living, Family, Study and Master Bedroom to enable faster data transfer to Smart TV, Sky Box, PC, etc (Smart TV, Sky Box, PC and router not included)



Hard-wired CAT 6 connectivity for Wireless Access Point on ground, first and second floor to enhance Wi-Fi connectivity (router and Wireless Access Point not included)

## BESPOKE DESIGNER KITCHENS



Bespoke range of fully fitted handleless contemporary kitchen cabinets to include pelmet lighting

Co-ordinated cimstone work surfaces and splash-backs

Under slung stainless steel sink with fluted drainer in cimstone work surface

Four ring gas hob and telescopic extractor hood by Siemens/Miele

Electric oven and combination microwave by Siemens/Miele

Integrated fridge/freezer, dishwasher and washer dryer by Siemens/Miele

Chrome extendable spray mixer tap

## EXTERNAL SPACE

Access into gardens via bi-folding doors

External tap

External power socket

Garage with light and power



## LUXURY BATHROOMS & EN-SUITES



Contemporary style white bathroom suite by Villeroy and Boch

Bath with Hansgrohe thermostatic taps and hand-shower (Bathrooms)

Separate fully fitted shower enclosure with Hansgrohe thermostatic shower and chrome shower door (Bathrooms)

Wall mounted WC with concealed cistern

Fully tiled walls by Porcelanosa with integrated mirrors to suit

Chrome Hansgrohe mixer tap

Heated ladder style chrome towel rail

Co-ordinated Porcelanosa ceramic floor

Villeroy & Boch vanity units under basins

Fully fitted shower enclosure with chrome shower door (En-suites)

Hansgrohe thermostatic shower valve with handset and showerpipe (Master En-suite)

## NHBC

10 year NHBC Buildmark Warranty

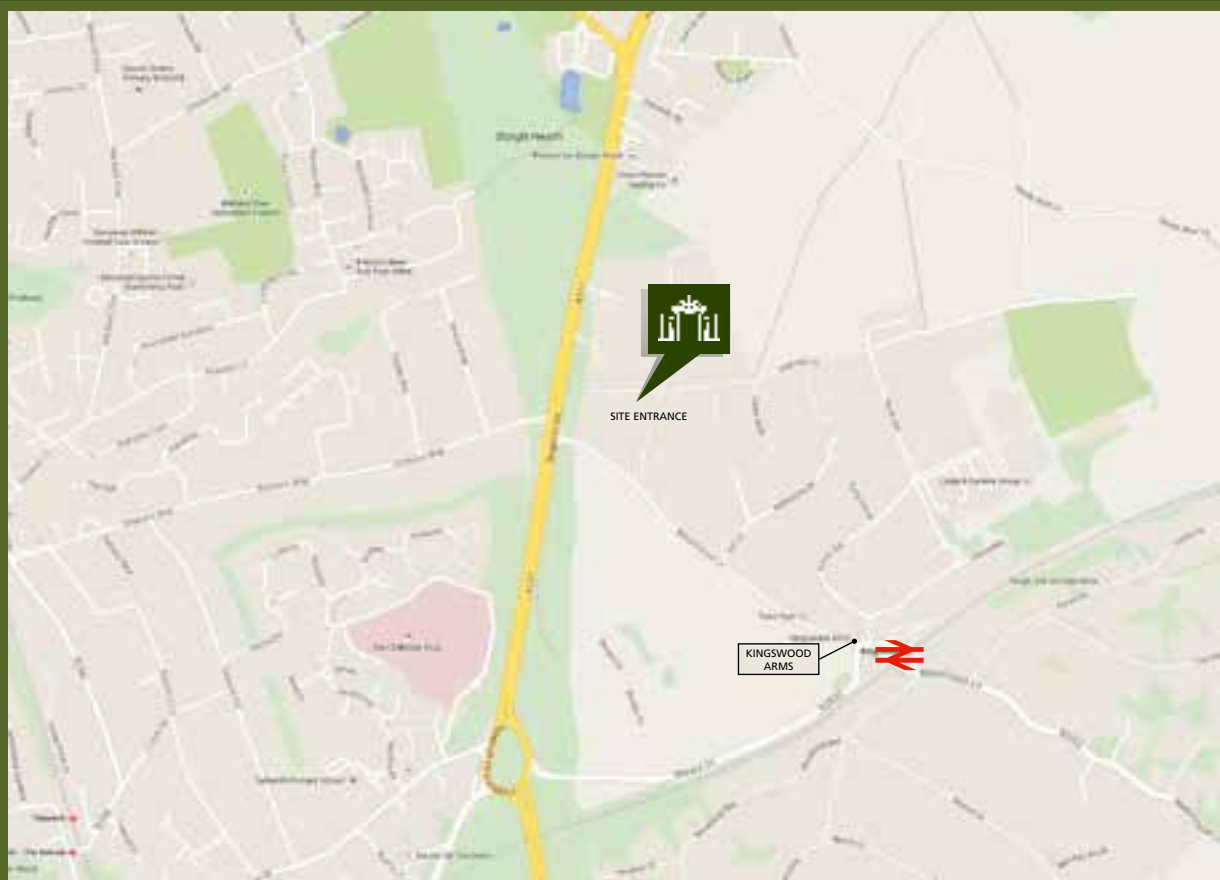






# DESIGNED FOR CONTEMPORARY LIVING





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COPT HILL LANE | KINGSWOOD | SURREY | KT20 6HN



AQUINNA HOMES  
*aspire...*

01494 739 400

[WWW.AQUINNAHOMES.COM](http://WWW.AQUINNAHOMES.COM)

Aquinna Homes plc is an experienced and well funded homebuilder founded in 2004. We are committed to creating high quality aspirational homes in the very best locations throughout London and the South East. Our portfolio includes luxurious city apartments, delightful village mews, signature buildings inspired by renowned architects and substantial family homes. You are in safe hands with our experienced team of professionals who take pride in creating beautiful homes of outstanding quality, each with the Aquinna hallmark of attention to detail.

### SELLING AGENTS



01737 363333

[sales@richardsaunders.co.uk](mailto:sales@richardsaunders.co.uk)

2 High Street, Banstead SM7 2LJ

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