



ROTHSAY COURT  
GOWER ROAD, WEYBRIDGE, SURREY, KT13 0EX

**BEWLEY**  
HOMES PLC



*Introducing Rothsay Court from Bewley Homes,  
a character mansion-style dwelling of 14  
two-bedroom apartments including two penthouses.  
Ideally located in the charming Surrey town of  
Weybridge, these stylish, modern homes offer a  
relaxed, suburban lifestyle close to the city.*



*Character mansion in a charming Surrey town*

**BEWLEY**  
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# Rothsay Court

## DISCOVER WEYBRIDGE, A LEAFY SUBURB WITH EXCELLENT CONNECTIONS

The lively and affluent Surrey town of Weybridge offers fantastic facilities for families and, sitting just over 20 miles from central London with excellent connections, is popular with commuters too.

The town centre has a good selection of trendy pubs and excellent restaurants as well as shops including high street names and quirky independent stores. Brooklands Shopping Centre has Tesco and Marks & Spencer as its anchor stores. Historic Windsor, Esher and Guildford are all close by with equally diverse shopping areas.

Rothsay Court is just a short distance from the Surrey Hills with famous beauty spots including Box Hill, Leith Hill and the Devil's Punch Bowl. There's an extensive footpath network with breathtaking views. Set in 30 acres of Surrey countryside, Weybridge Health Club and Spa offers luxury therapy, a swimming pool, fully-equipped gym and fitness classes while Old Burhill Golf Club boasts two superb 18-hole golf courses, each different in style, character and golfing challenge.

Just two miles away is Walton on Thames, enjoying an enviable riverside location with plenty of great places to eat and

drink on the banks of the Thames. In addition to walking, rowing or picnicking there's a thriving marina for boat sales, river trips or to hire a punt for the day.

Weybridge Station is less than a mile, just a 15 minute walk from Rothsay Court, and from here you can be at London Waterloo in 34 minutes, Wimbledon in 21 minutes, Woking in 7 minutes or Basingstoke in 35 minutes. The M25 junction 11 is just four miles from home and the M3 is seven miles providing fast motorway links to all parts of the country. For travel further afield Heathrow Airport is just over 11 miles from Rothsay Court.









WELCOME TO

# *Rothsay Court*

The 14 stunning apartments at Rothsay Court are set within landscaped communal gardens with the beautifully designed four storey building echoing the mansion-style historic properties found throughout Weybridge.

Inside, the homes embrace the contemporary fashion of flexible open-plan living spaces. Chic designer kitchens merge seamlessly into spacious living rooms for the best in 21st century suburban living.

Bedrooms are well proportioned with the master suites boasting a crisp white ensuite. Many apartments offer the opportunity to invite the outside in with private balcony or terrace space. There are outside parking spaces along with secure parking in the basement.



### High quality fixtures & fittings

- Double glazed PVCu windows with multi-point locks
- Oak veneered entrance door and internal doors
- Polished/satin chrome door furniture
- Decorative moulded skirting boards and architraves
- Decorative cornice to kitchen/living room, hall, cloakroom and both bedrooms, except on walls with skellings at second and third floor levels
- White painted smooth finished ceilings throughout
- Internal walls painted Dulux Trade Almond White emulsion with woodwork painted Dulux Satinwood
- Wardrobes with white doors and automatic lighting as per floor plans
- Fitted carpets to bedrooms
- Engineered oak flooring to kitchen/living room and hall

### Heating, security & electric

- Gas fired central heating system with under floor heating to all rooms
- Mains operated smoke detectors
- Fully fitted security alarm system to ground floor. Wire only system to all other floors
- Media plate to living room consisting of TV point, 2 x satellite points and BT point
- TV, 2 x satellite and BT points to bedrooms
- BT point to kitchen and living room
- Shaver socket to bathroom and en-suite
- Lighting with LED downlighters to living room and hall
- Sonos system wire only to kitchen, living room, bathroom and en-suite

### Kitchen & Utility

- Choice of designer kitchen units\* with granite worktops, splashback to hob and upstand (post-formed laminate worktops in the utility)
- Pelmet lighting
- Stainless steel finished Siemens appliances consisting of single multi-function oven, 5 zone induction hob, combination oven and island hood (telescopic extractor hood to plots 9 and 12). Bosch appliances consisting of integrated fridge, integrated freezer, integrated dishwasher and integrated washer dryer
- Brushed stainless steel large single bowl under mounted sink with hot, cold and boiling single tap and waste disposal unit. Under mounted single bowl sink with monobloc tap to the utility
- Recessed LED downlighters

### Bathroom, En-suite & Cloakroom

- Laufen Pro bathroom suite with chrome fittings
- Vanity unit
- Freestanding bath to en-suite 1 to plots 1-8
- Concealed thermostatic mixer valve to shower cubicle
- Simpson shower screen
- Recessed LED downlighters
- Choice of full height wall tiling\* to shower cubicle. Half height tiling to master en-suite. Bedroom 2 en-suite with half height wall tiling\* behind sanitaryware with skirting tile to remaining walls. Stone top to half height bathroom boxing and window cills
- Choice of half height wall tiling\* behind W/C in cloakroom with stone top (where applicable)
- Choice of ceramic floor tiles\*
- Multi rail chrome towel warmer to bathroom and en-suite
- Illuminated mirrors above basins in en-suites 1 and 2

LIVE YOUR LIFE IN  
*luxury*



Each new home is constructed with concrete floors to the ground, first and second floors with a timber floor to the third floor and traditional brick and block external cavity walls. The elevations have stock facing brickwork, monocouche render, stone cills and brick arches. The roof is pitched and covered with natural slates with a central flat roof area.





*Communals*

- Communal landscaped gardens
- Private storage areas and communal cycle racks in basement
- Colour video entry system to communal aluminium entrance door with automatic opening via key fob
- Digital TV/satellite system
- Internal woodwork Dulux Satinwood
- Plastered internal walls in Dulux Trade Emulsion with ceilings in Dulux Trade White emulsion
- Main entrance lobby porcelain floor tiles
- Under floor heating to basement lobby and ground floor communal areas only
- Carpet to stairwells and landings
- Passenger lift to all floors

*24hr Pinnacle Emergency Cover*

All Bewley Homes purchasers benefit from 24-hour emergency cover provided by Pinnacle Property.

This service is valid for a period of two years from the date of legal completion and, should assistance be required, include cover for the following:-

- 24-hour cover: 7 days per week. All calls to a 24-hour emergency number. Maximum 2 hour response time. Calls to be answered immediately
- Blockages in toilet waste pipes in the property
- Plumbing problems such as burst pipes
- Electricity supply failure
- Central heating or boiler failure. If the heating cannot be restored Pinnacle Property to supply electric heaters to each room

- Up to £100 towards the cost of overnight accommodation should hot water not be restored
- One boiler service at the end of the first year
- Blocked external drains
- Main lock failure

*Externals*

- Secure underground parking via remote controlled gated entrance with colour video entry system and a pedestrian gate
- Entrance ramp to car park to be tarmac with underground heating
- Shared access drive and surface parking spaces to be block paved
- External lighting fitted to entrance door, ground floor French doors, gate piers, bollard lighting to front, visitor parking area and built in lighting to ramp walls
- External water tap to bin store and rear communal garden

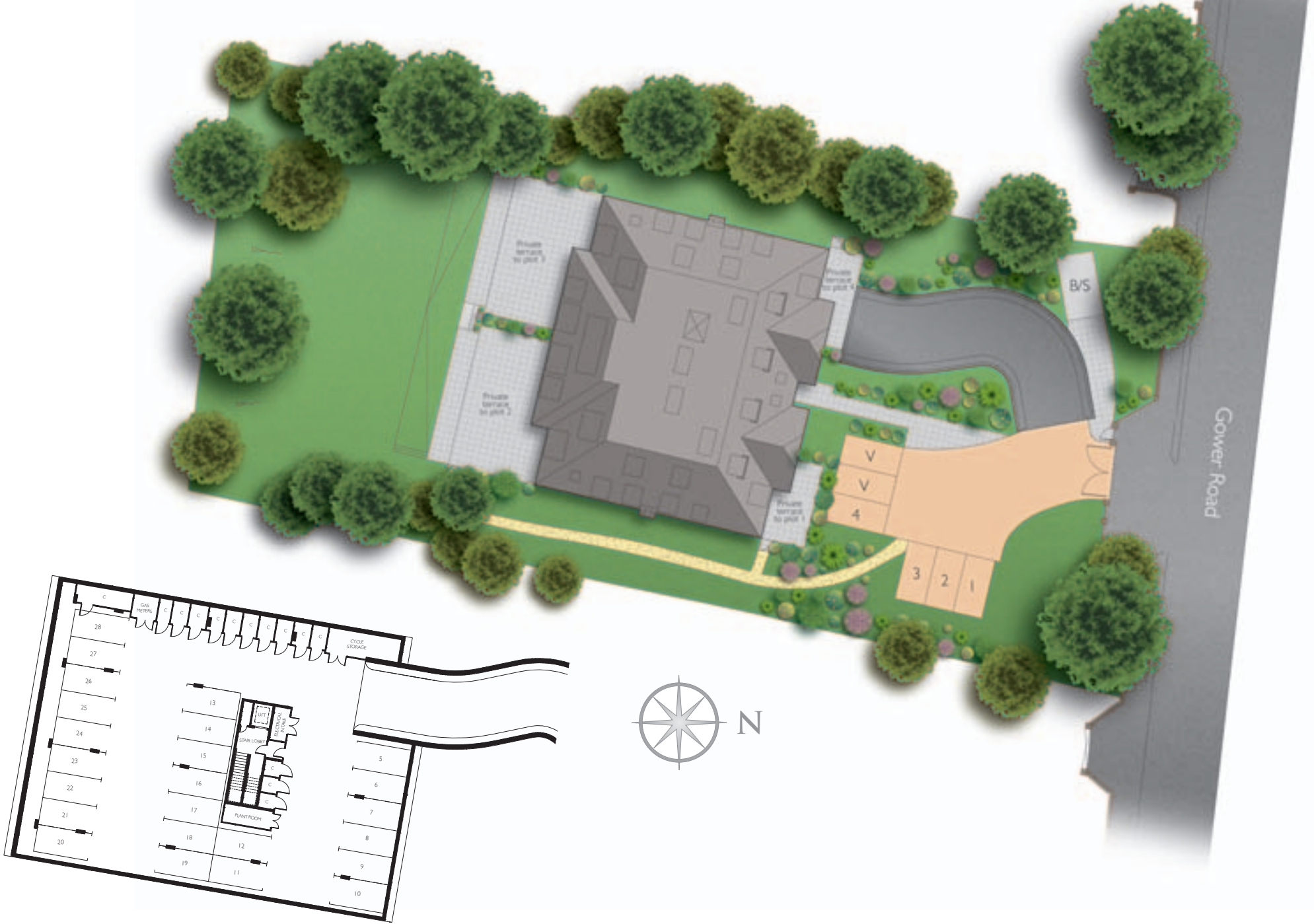
*Premier Guarantee*

Each property will be sold with the benefit of the 10 year Premier structural warranty. A comprehensive Premier handbook and full details of the scheme will be given to the purchasers on completion.

In addition, a number of guarantees will be available covering such items as the gas boiler and the kitchen appliances. These guarantees provide further peace of mind and, in the case of the kitchen appliances, the purchaser is able to contact the local service engineer directly in the event of a fault developing.

\*Subject to stage of construction and availability. Whilst these particulars are prepared with due care for the convenience of intending purchasers, the information and images contained herein are intended as a preliminary guide only. They do not form part of any contract and the developer reserves the right to vary as necessary to complete the works. All designs may vary a little according to plot and all details should be checked at the sales office.

# Development Layout



Development plan illustration indicative only. Computer generated images for illustrative purposes only.  
B/S denotes bin store, V denotes visitors parking space.





Computer generated image of Rothsay Court.

# ROTHSAY COURT

## Ground Floor

### Plot 1

Living Room	4.89m x 4.01m	16'0" x 13'0"
Kitchen	4.34m x 4.01m	14'0" x 13'0"
Master Bedroom	3.78m x 2.78m	12'3" x 9'0"
Bedroom 2	3.56m x 3.07m	11'6" x 10'0"

### Plots 2 & 3 handed

Living Room	4.89m x 4.57m	16'0" x 14'9"
Kitchen	4.34m x 4.01m	14'0" x 13'0"
Master Bedroom	3.41m x 3.16m	11'0" x 10'3"
Bedroom 2	3.08m x 3.03m	10'0" x 9'9"

### Plot 4

Living Room	4.89m x 4.01m	16'0" x 13'0"
Kitchen	4.34m x 4.01m	14'0" x 13'0"
Master Bedroom	3.78m x 2.82m	12'3" x 9'3"
Bedroom 2	3.56m x 3.03m	11'6" x 9'9"



## Ground Floor



# ROTHSAY COURT



## First Floor

### Plot 5

Living Room	4.89m x 4.01m	16'0" x 13'0"
Kitchen	4.34m x 4.01m	14'0" x 13'0"
Master Bedroom	3.68m x 3.38m	12'0" x 11'0"
Bedroom 2	3.56m x 3.07m	11'6" x 10'0"

### Plots 6 & 7 handed

Living Room	4.89m x 4.57m	16'0" x 14'9"
Kitchen	4.34m x 4.01m	14'0" x 13'0"
Master Bedroom	3.41m x 3.16m	11'0" x 10'3"
Bedroom 2	3.08m x 3.03m	10'0" x 9'9"

### Plot 8

Living Room	4.89m x 4.01m	16'0" x 13'0"
Kitchen	4.34m x 4.01m	14'0" x 13'0"
Master Bedroom	3.72m x 3.38m	12'0" x 11'0"
Bedroom 2	3.56m x 3.03m	11'6" x 9'9"

## First Floor

# ROTHSAY COURT

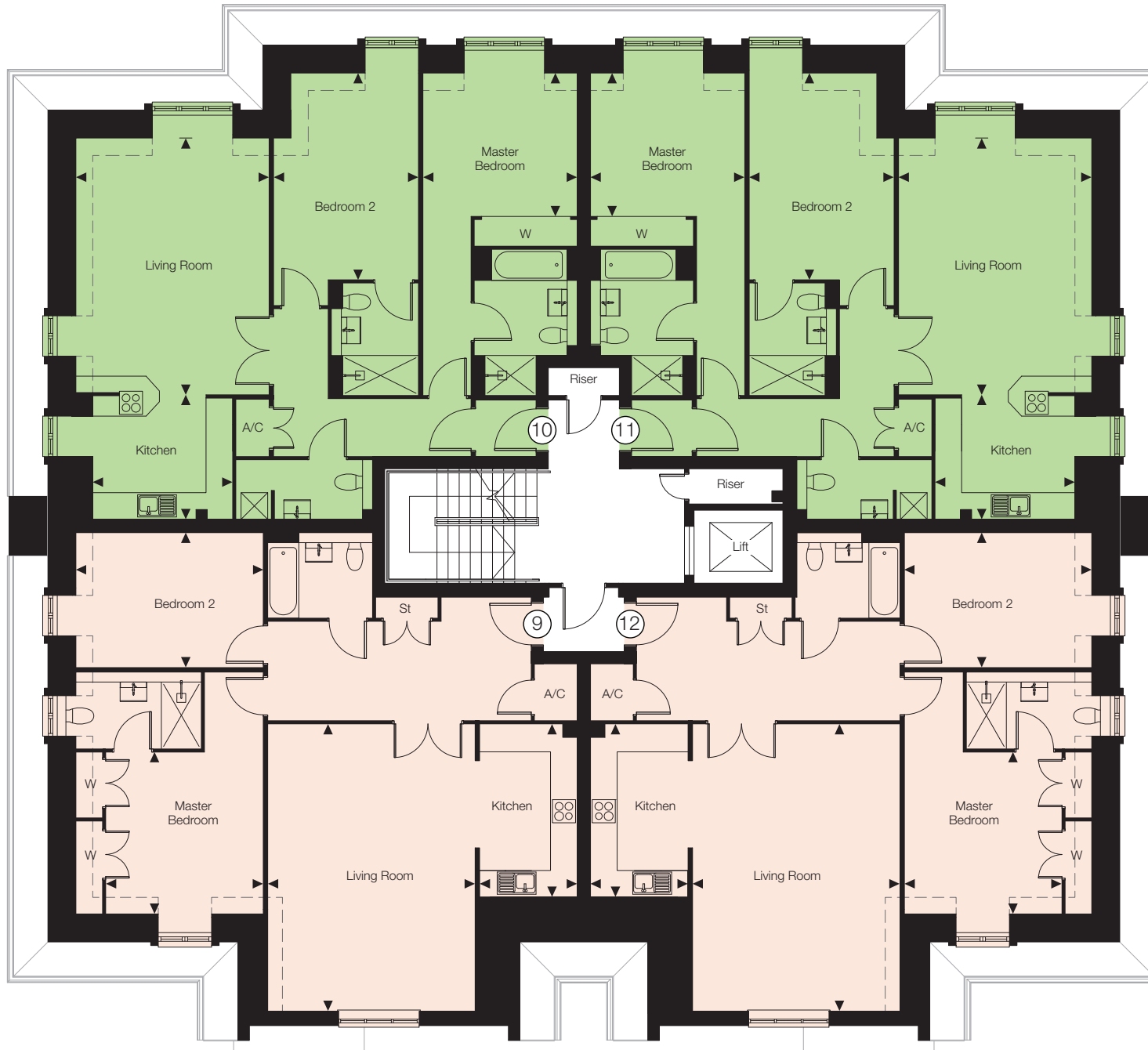
## Second Floor

### Plots 9 & 12 handed

Living Room	6.42m x 4.64m	21'0" x 15'0"
Kitchen	3.87m x 2.16m	12'6" x 7'0"
Master Bedroom	3.62m x 3.52m	11'9" x 11'6"
Bedroom 2	4.19m x 3.00m	13'6" x 9'9"

### Plots 10 & 11 handed

Living Room	5.70m x 4.32m	18'6" x 14'0"
Kitchen	3.12m x 2.74m	10'3" x 9'0"
Master Bedroom	3.43m x 3.20m	11'3" x 10'3"
Bedroom 2	4.63m x 3.23m	15'0" x 10'6"



Second Floor

--- 1500mm skiling height.

All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. ◀ Point from which dimensions are taken. Designs may vary according to plot, Bewley Homes reserves the right to vary as necessary to complete the works.



# ROTHSAY COURT

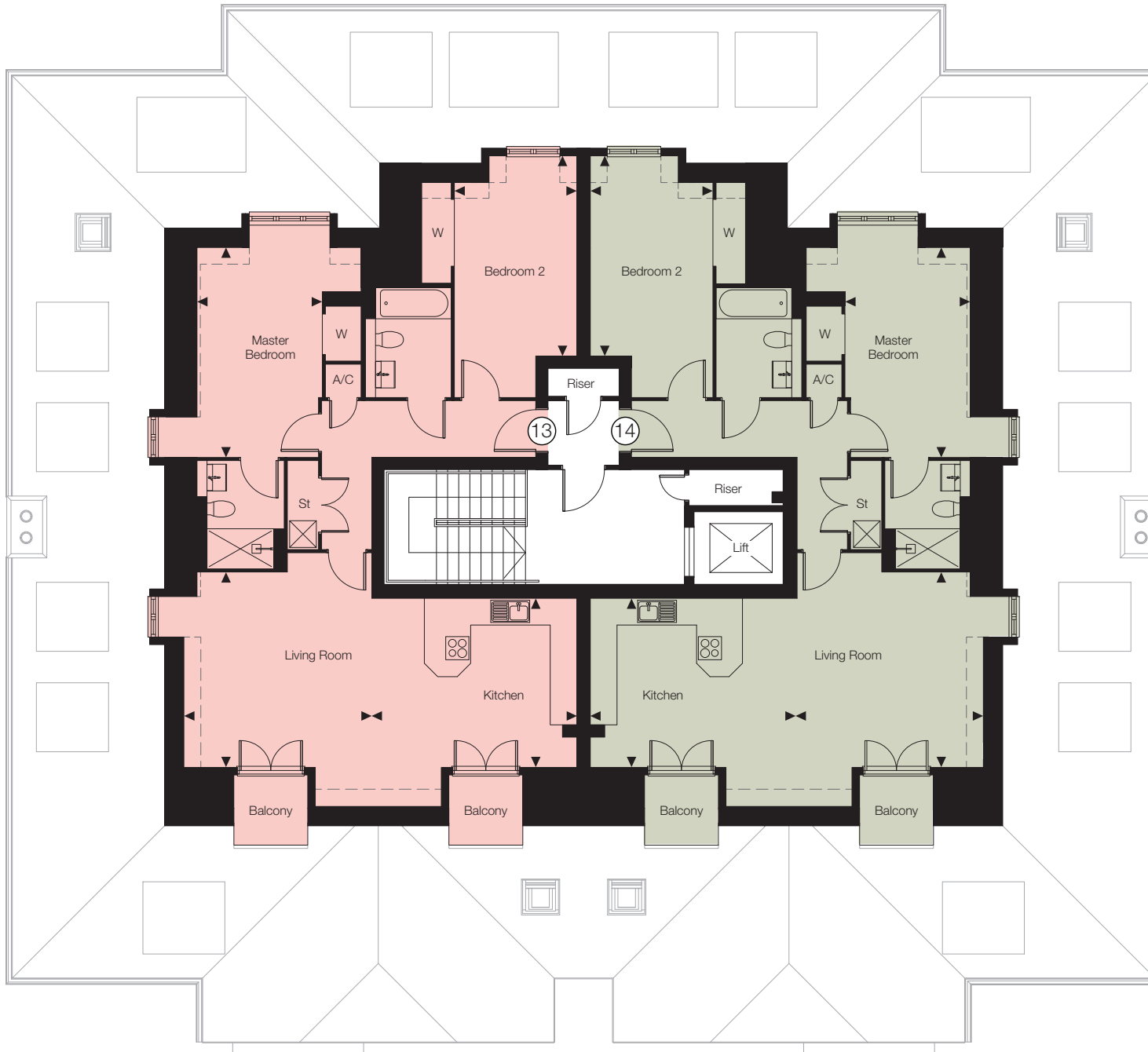
## Third Floor

### Plot 13

Living Room	4.36m x 4.18m	14'3" x 13'9"
Kitchen	4.60m x 3.76m	15'0" x 12'3"
Master Bedroom	4.68m x 2.79m	15'3" x 9'0"
Bedroom 2	4.46m x 2.71m	14'6" x 8'9"

### Plot 14

Living Room	4.36m x 4.14m	14'3" x 13'6"
Kitchen	4.64m x 3.76m	15'0" x 12'3"
Master Bedroom	4.68m x 2.79m	15'3" x 9'0"
Bedroom 2	4.46m x 2.71m	14'6" x 8'9"



Third Floor

--- 1500mm skiling height.

All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. ◀ Point from which dimensions are taken. Designs may vary according to plot, Bewley Homes reserves the right to vary as necessary to complete the works.



Computer generated image of Rothsay Court.



# BEWLEY HOMES

## About us

Whatever the price range or house style, each Bewley home is built in a carefully selected location and designed to complement its environment, while meeting the practical requirements of everyday living. Quality and imagination combined with meticulous attention to exterior and interior detail are the key factors that have enabled Bewley Homes to secure its strong reputation for excellence. Bewley Homes promotes environmentally responsible designs and specifies building techniques that typically score in the top ten percent for energy efficiency. The company also has a clearly defined policy regarding landscaping and protecting the environment. The company firmly believes in working with the local communities to achieve the best planning and design solutions and its portfolio of award-winning developments has played a crucial role in building relationships and confidence. As a result Bewley Homes is recognised and respected by its purchasers and planning authorities for outstanding quality, innovation and development excellence.

The many awards and commendations the company has received demonstrate its diverse skill across a range of disciplines including luxury and starter homes, restoration and exterior design. These accolades, however, are not just for the design and quality of Bewley Homes but also for the high level of customer care, which draws praise from purchasers and the house-building industry.

## Charities

The company also supports a variety of charities through corporate events and fundraising activities including Guide Dogs for the Blind, Kent, Surrey and Sussex Air Ambulance and the Arrhythmia Alliance.



Guide Dogs for the Blind

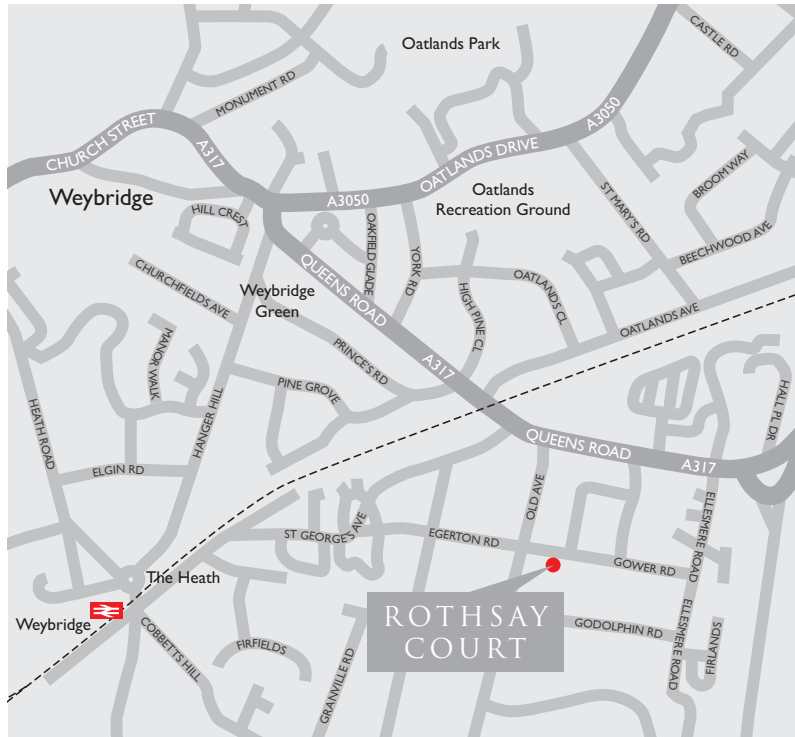


Kent, Surrey and Sussex Air Ambulance



Arrhythmia Alliance

GOWER ROAD | WEYBRIDGE | SURREY | KT13 0EX



Local map



Area map

Maps not to scale

SAT NAV: KT13 0EX

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