



Westwood Copse
SURREY

An exclusive development of 5 luxury homes
in the village of Normandy, Surrey

Westwood Lane, Normandy, Guildford, Surrey. GU3 2JJ

BEWLEY
HOMES PLC



Westwood Copse
SURREY

*Bewley Homes proudly presents
Westwood Copse.*

*Set in the rural village of
Normandy, within easy reach
of Guildford and London, these
excellent homes offer a superb
standard of living in an area of
outstanding beauty.*



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Normandy, Guildford



Nestled in the lea of the Hogs Back in the Surrey Hills, the village of Normandy is surrounded by Woodland and Farmland yet only 4 miles from Guildford.

Wanborough Station, less than one mile from Normandy village, provides a 7 minute rail journey to Guildford town centre and a 50 minute link to London Waterloo.

Court records first mention Normandy in 1604, and the village has been home to a number of notable residents, including the early 19th century radical reformer and author William Cobbett. In the twenty-first century the village remains within London's green belt, protecting its rural setting and the many footpaths, bridleways and lanes making the area perfect for horse riding, cycling and walking criss-cross the parish.

Leisure facilities abound, with local clubs for tennis, cricket, football and archery to name but a few. The local football field backs onto Normandy Common,

with its picnic site, stream and path leading west to Normandy Hill.

A local primary school with good OFSTED reports is situated in the village, and the University of Guildford is close by.

Guildford is a vibrant and bustling City, a major destination for shoppers and businesses. The high street teems with top brand retailers, boutiques and coffee shops, and the City offers truly first class entertainment and leisure facilities.

Here in Normandy, you will be within easy reach of Heathrow and Gatwick Airports, with close access to the M25, M3 and A3, while enjoying some stunning scenery in the Surrey Hills Area of Outstanding Natural Beauty.



Normandy C.C.



Mountain Bike Terrain



Guildford Town Centre



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Trust in
Quality



Premier Guarantee



Each property will be sold with the benefit of the 10 year Premier structural warranty.

A comprehensive Premier handbook will be given to the purchasers on completion and full details of the scheme will be available through the Sales Office.

24 hr 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 or leaking radiators

- 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
- Blocked external drains
- Main lock failure

In addition, a number of guarantees will be available covering such items as the air source heat pump 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.

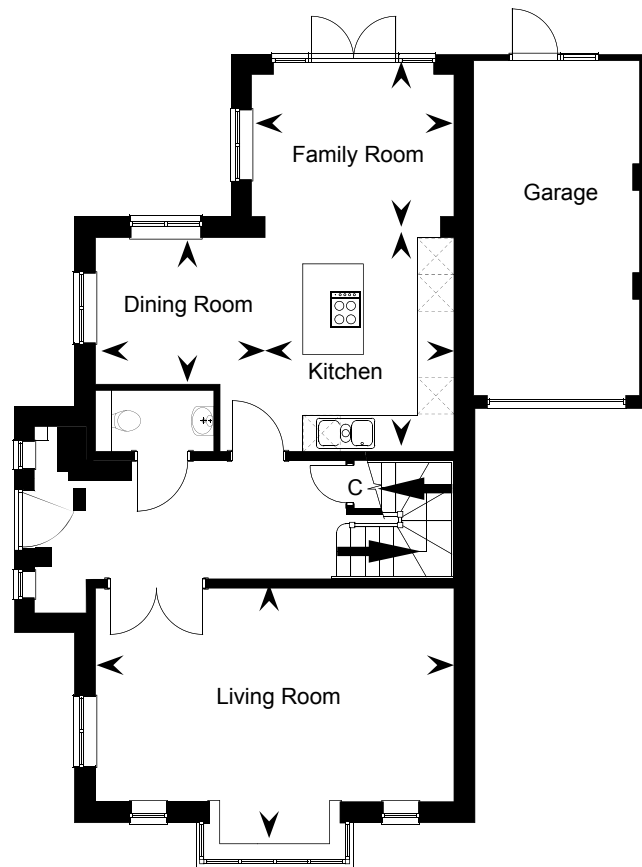




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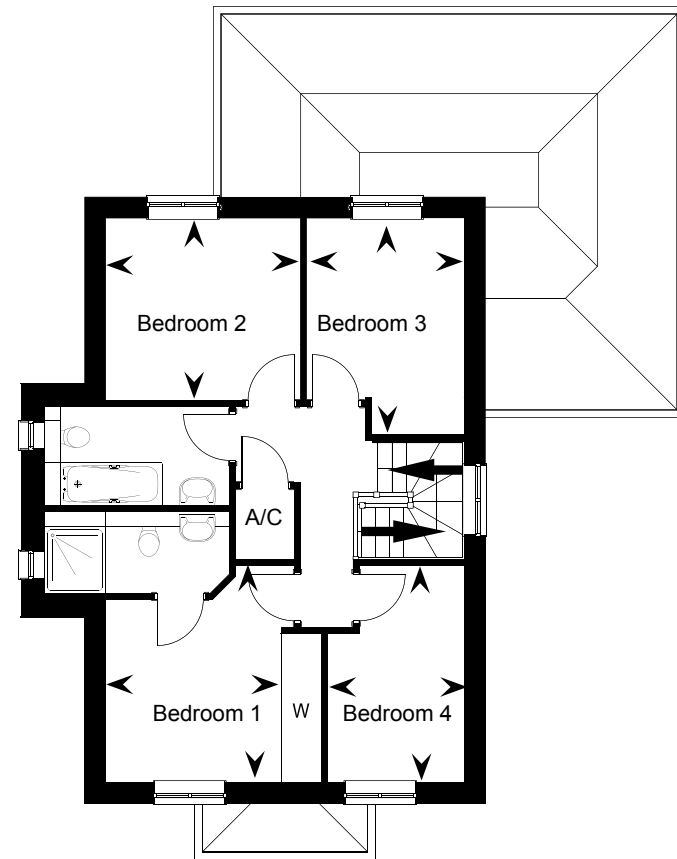


Plot One



Ground Floor

Living Room	5.93m x 3.54m	19' 6" x 11' 6"
Kitchen	3.54m x 2.95m	11' 6" x 9' 9"
Dining Room	2.98m x 2.45m	9' 9" x 8' 0"
Family Room	3.35m x 2.35m	11' 0" x 7' 9"



First Floor

Bedroom 1	3.59m x 2.90m	11' 9" x 9' 6"
Bedroom 2	3.22m x 3.02m	10' 6" x 10' 0"
Bedroom 3	3.58m x 2.61m	11' 9" x 8' 6"
Bedroom 4	3.59m x 2.26m	11' 9" x 7' 6"

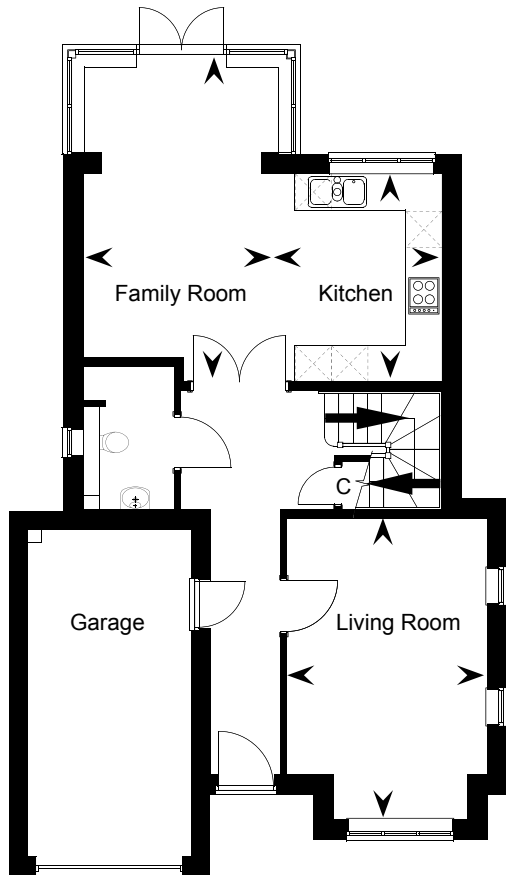
All measurements in these floor plans are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. Designs may vary according to plot. Bewley Homes reserves the right to vary as necessary to complete the works.



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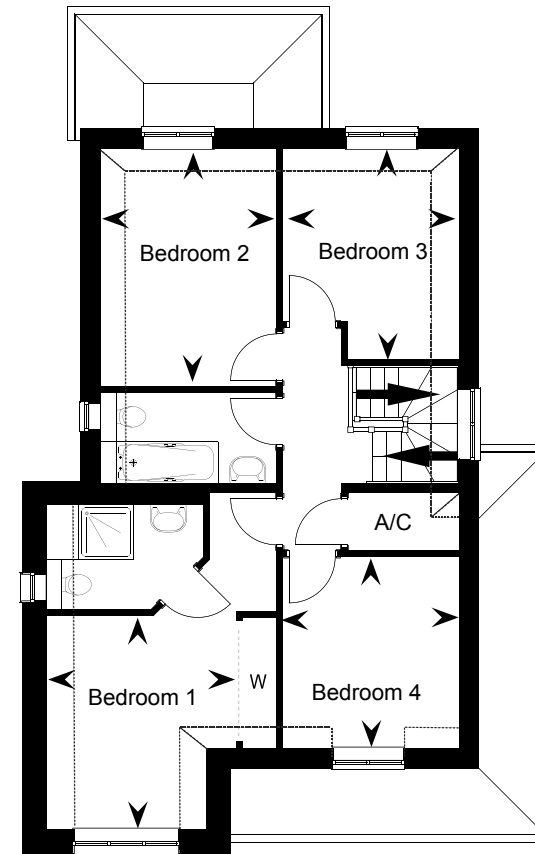


Plot Two



Ground Floor

Living Room	4.98m x 3.32m	16' 3" x 10' 9"
Kitchen	3.44m x 2.66m	11' 3" x 8' 9"
Family Room	5.26m x 3.27m	17' 3" x 10' 9"



First Floor

Bedroom 1	3.54m x 3.15m	11' 6" x 10' 3"
Bedroom 2	3.94m x 2.92m	13' 0" x 9' 6"
Bedroom 3	3.49m x 2.92m	11' 6" x 9' 6"
Bedroom 4	3.17m x 2.92m	10' 3" x 9' 6"

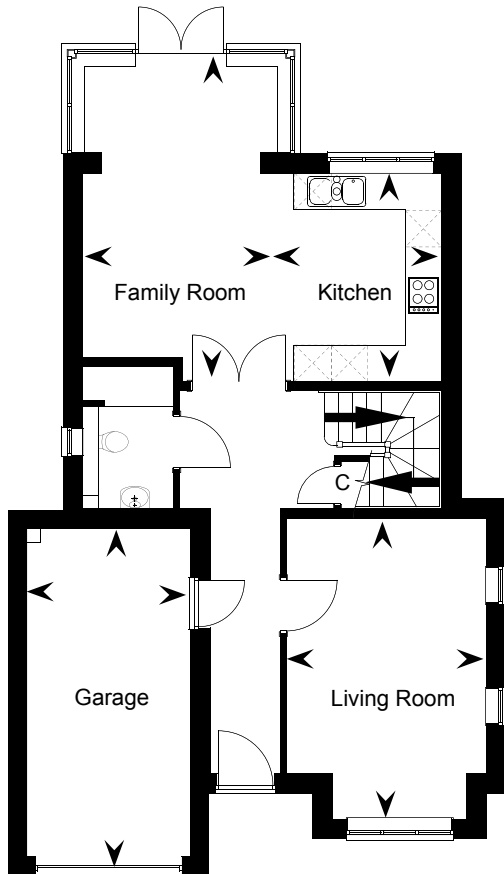
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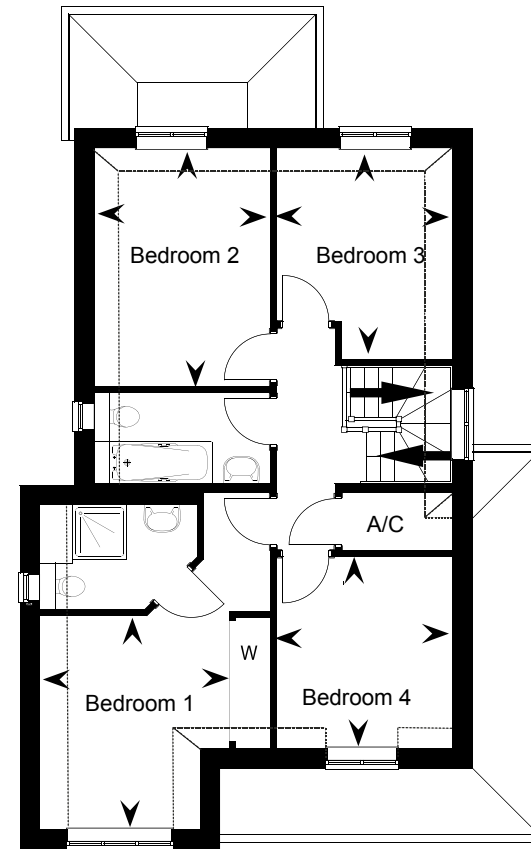


Plot Three



Ground Floor

Living Room	4.98m x 3.32m	16' 3" x 10' 9"
Kitchen	3.44m x 2.66m	11' 3" x 8' 9"
Family Room	5.26m x 3.27m	17' 3" x 10' 9"



First Floor

Bedroom 1	3.54m x 3.15m	11' 6" x 10' 3"
Bedroom 2	3.94m x 2.92m	13' 0" x 9' 6"
Bedroom 3	3.49m x 2.92m	11' 6" x 9' 6"
Bedroom 4	3.17m x 2.92m	10' 3" x 9' 6"

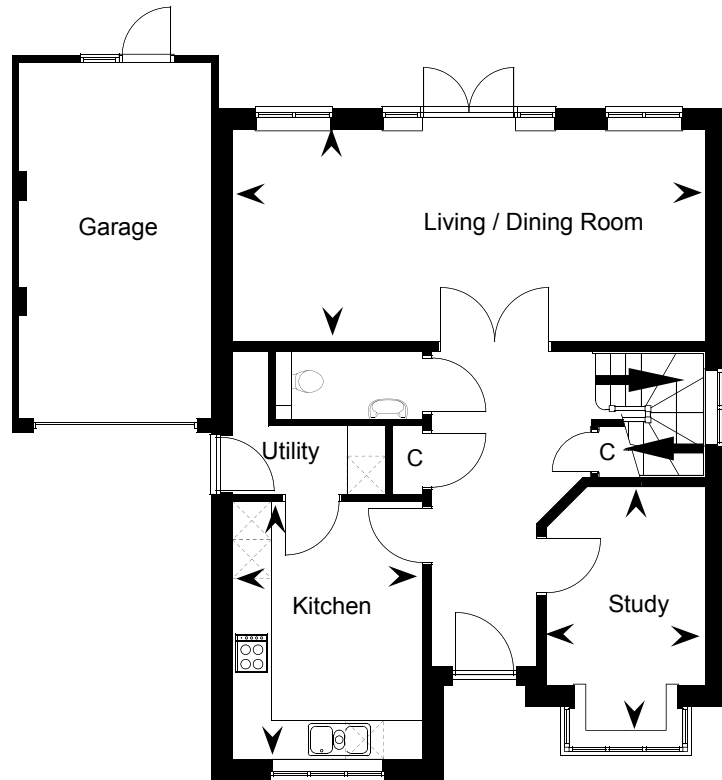
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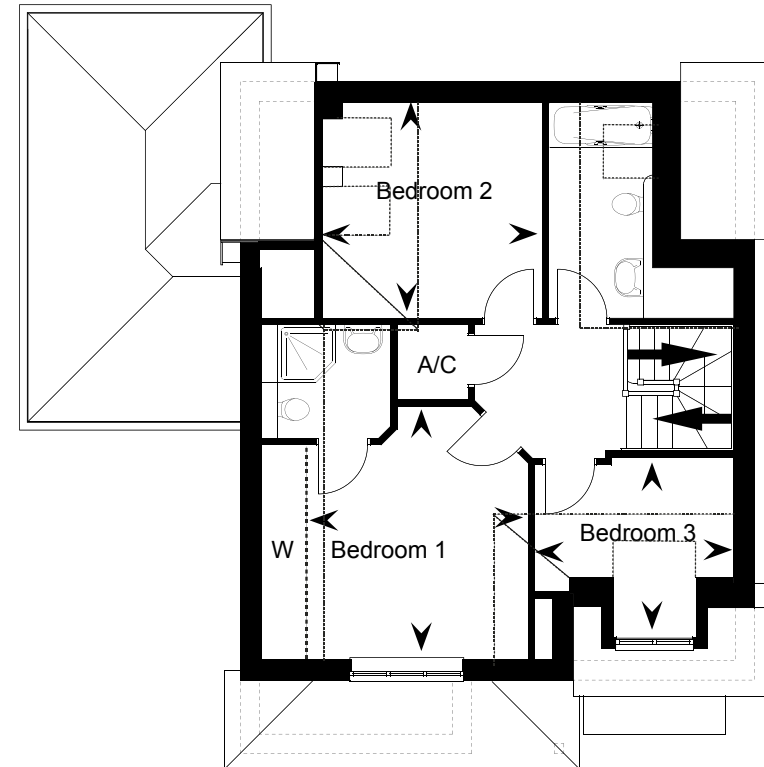


Plot Four



Ground Floor

Living / Dining Room	7.35m x 3.30m	24' 0" x 10' 9"
Kitchen	4.01m x 2.95m	13' 0" x 9' 9"
Study	3.81m x 2.47m	12' 6" x 8' 0"



First Floor

Bedroom 1	3.93m x 3.48m	12' 9" x 11' 6"
Bedroom 2	3.42m x 3.35m	11' 3" x 11' 0"
Bedroom 3	3.10m x 2.80m	10' 3" x 9' 3"

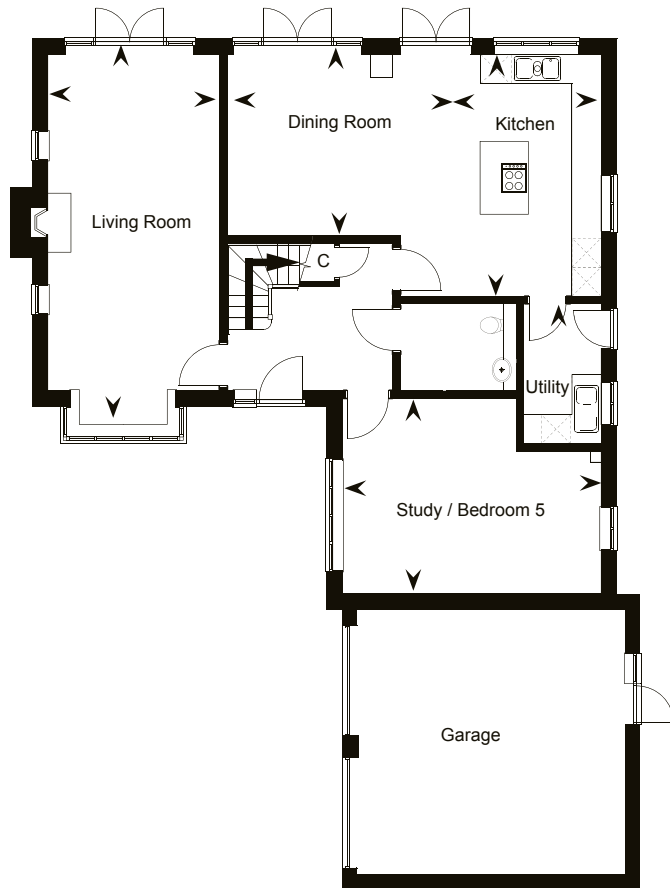
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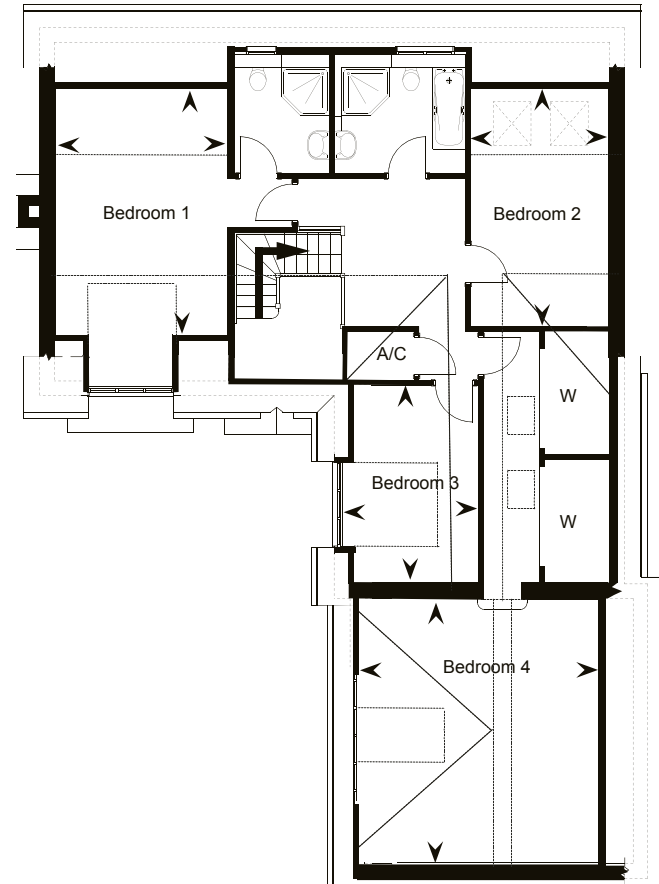


Plot Five



Ground Floor

Living Room	7.67m x 3.55m	25' 0" x 11' 6"
Kitchen	5.00m x 2.95m	16' 3" x 9' 9"
Dining Room	4.78m x 3.75m	15' 9" x 12' 3"
Study / Bedroom 5	5.35m x 4.05m	17' 6" x 13' 3"



First Floor

Bedroom 1	5.10m x 3.55m	16' 9" x 11' 6"
Bedroom 2	4.93m x 2.85m	16' 0" x 9' 3"
Bedroom 3	4.09m x 2.69m	13' 3" x 8' 9"
Bedroom 4	5.44m x 4.90m	17' 9" x 16' 0"

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Specification

Each new home is constructed with a concrete ground floor system with traditional brick and block external cavity walls. The elevations are varied with either brick, render and tile hanging with plain clay tiles to the roof.

High Quality Fixtures & Fittings

Double glazed PVCu windows with multi-point locks

White two panel internal doors

Prefinished woodgrain effect composite front entrance door set in white PVCu frame

Polished chrome door furniture

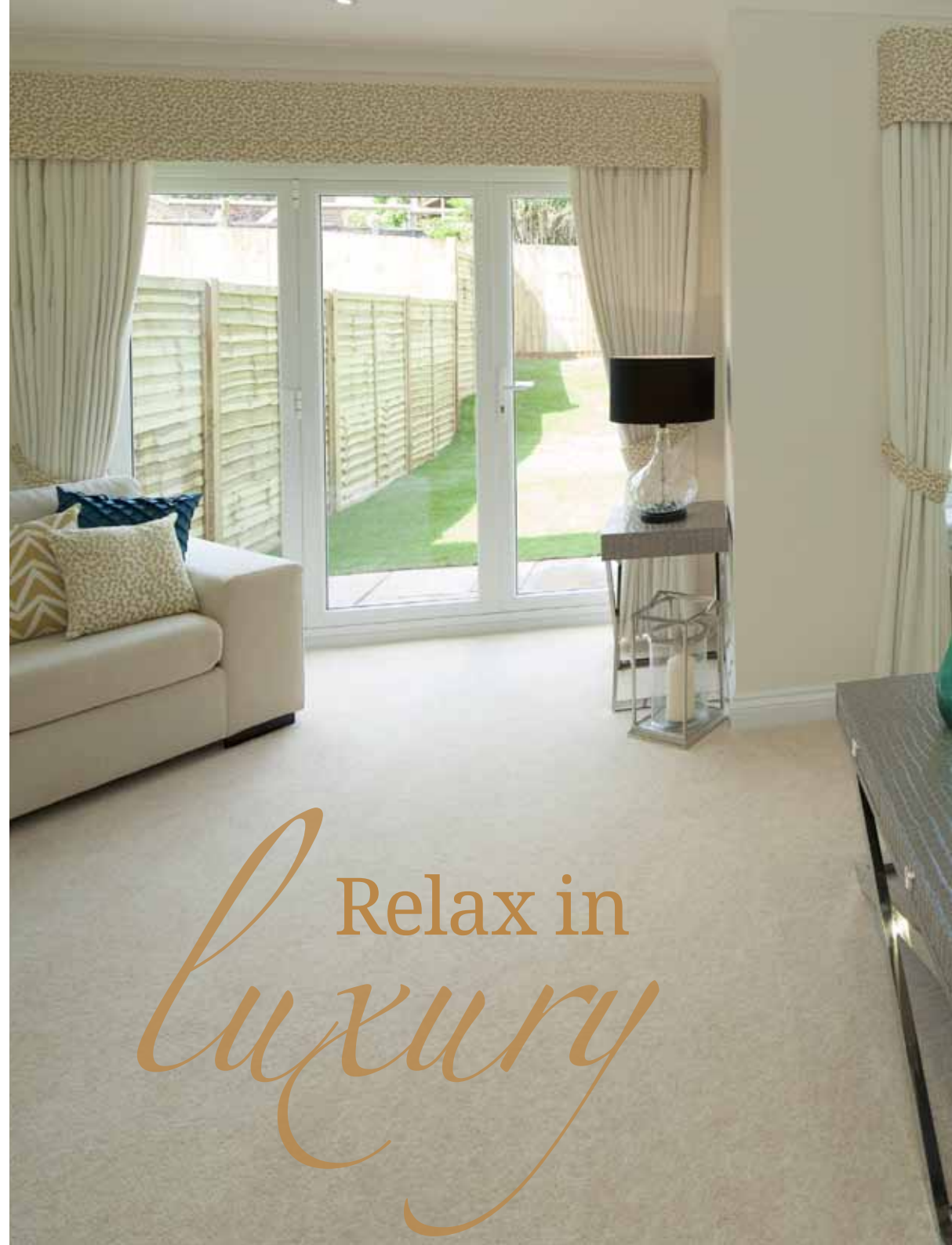
Feature painted staircase with white oak handrail

Decorative moulded skirting boards and architraves

Dulux White painted smooth finished ceilings throughout

Internal walls painted Dulux Almond White emulsion with woodwork painted Dulux Satinwood

Coving to living room, dining room, family room, study, hall, stairs, landing and bedroom 1. Plots 1, 2 and 3 have coving to all bedrooms



Relax in
Luxury



Heating, Security & Electrics

- Air source heat pump heating and hot water system
- Class I fireplace, stone surround with iron fire basket to plot 5
- Mains operated smoke detectors
- Wiring for zoned security alarm system
- Light to under stairs cupboard
- TV points to kitchen or kitchen/family room or kitchen/dining room and all bedrooms
- Media point to living room consisting of TV point, 2 x satellite points and BT point
- BT points to under stairs cupboard, living room, bedroom 1 and study (where applicable)
- Shaver socket in bathroom and en-suite

Kitchen & Utility

- Choice of designer kitchen units* with either composite stone or granite worktops, upstands and splash back (post-formed worktop with upstands in utility)
- Pelmet lighting
- Stainless steel finished appliances consisting of double oven, electric induction hob, extractor hood with integrated fridge/freezer and dishwasher. Integrated washing machine to plots 1, 2 and 3
- Plumbing for washing machine in utility to plots 4 and 5
- Stainless steel 1½ bowl sink with polished chrome monobloc mixer tap
- Recessed white downlights
- Stainless steel switches and sockets
- Choice of ceramic floor tiling *

* Subject to stage of construction and availability

Bathroom, En-Suite & Cloakroom

- Roca white bathroom suite with steel bath and chrome fittings
- Thermostatic mixer valve to shower cubicle
- Simpson shower screen
- Simpson over bath shower screen to plots 1, 2, 3 and 4
- Recessed white downlights
- Choice of half height wall tiling* behind sanitaryware.
- Full height tiling * to shower cubicle and three sides of bath
- Splashback to cloakroom wash basin
- Choice of ceramic floor tiles*
- Multi rail towel warmer

Externals

- Access road block paved
- Shared access drive and parking spaces to be block paved
- Private footpaths and patios will be paving slabs
- Front and rear gardens turfed and landscaped to approved design
- Rear garden boundaries to be, close board and panel fencing in accordance with a comprehensive landscape scheme
- External lights fitted to doors
- Light and power to garage
- Water tap to rear of property (front drive to plots 1 and 4)



BEWLEY HOMES PLC

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 per cent 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 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 home-building industry.

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. "Westwood Copse" has been chosen for marketing purposes only and should not be taken as forming any part of the final postal address, which is decided by postal and local authority.



Sponsored by The Sunday Times

- Gold Award Winner**
Best Exterior Design
- Silver Award Winner**
Best Luxury House
Best Renovation
- Best Landscaping Design
- Bronze Award Winner**
Best Medium Sized House Builder



Sponsored by The Sunday Times

- Silver Award Winner**
Best Renovation
- Bronze Award Winner**
Best Starter Home
Best Luxury House
Best Exterior Design



Sponsored by The Daily Telegraph

- Silver Award Winner**
Best Brownfield Site



Sponsored by Smart New Homes

- Silver Award Winner**
Best Renovation



Best Luxury Home
Winner

Best new Family Home
Highly Commended
5 Bedrooms or more / 4 Bedrooms

Best Renovation /
Best New Conversion
Winner

Best 5 Bedroom Home
Winner

Best 4 Bedroom Home
Winner



Overall Winner

Best Starter Home
Runner Up

Best Major Builder
Commendation

2 Further Commendations



Commendations
Best Standard House Type
Best One Off House



Citation:
Best New Housing Project



Elmbridge Borough Council Design
Awards

Hot Property
New Homes Awards
Winner
Innovation Award

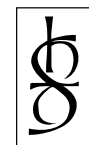
Hart District Council
Best New Conversion
Winner: Best in Quality Award



Green Leaf Awards
Winner

The Chartered Surveyors UK Property
and Marketing
Highly Commended

Housing Contractor Awards
Bronze Medal



Sussex Heritage Trust Award

International Property Awards
Highly Commended:
Best UK Redevelopment

Safe Home Award
Best Redevelopment



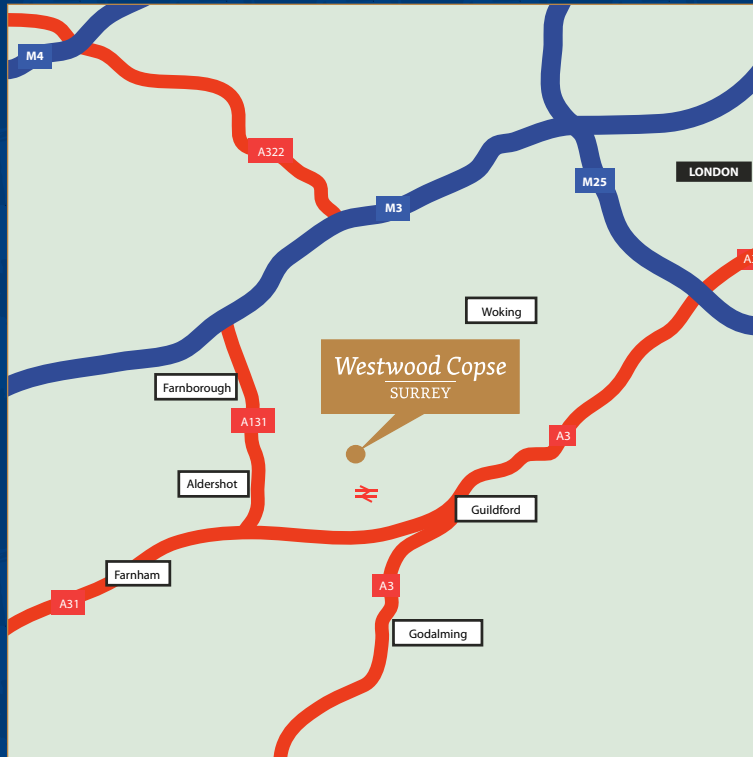
Customer First Award

Development Plan



For illustrative purposes only.
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