

# BENTLEY PLACE

YORK CLOSE • BYFLEET • KT14 7HW



A stunning development of 2, 3 & 4 bedroom houses



bournehomeslimited

# BENTLEY PLACE

YORK CLOSE • BYFLEET • KT14 7HW

## A brand new select development of twelve 2, 3 & 4 bedroom houses being built to a high specification.

Byfleet is an inland island village forming a suburb of Woking in Surrey. Situated at the foot of St Georges Hill Estate, next to the former Brooklands Motor Circuit and Aerodrome it is conveniently close to the neighbouring towns of Weybridge, Cobham and West Byfleet. There are excellent rail and road links to central London, Heathrow, Gatwick and the South Coast; Byfleet and New Haw railway station is under a mile away with a fast regular service into Central London or to Portsmouth, the A3 is 2.5 miles and the M25 4 miles.

Byfleet expanded considerably after the opening of the Brooklands motor circuit in 1907 and when major aircraft factories opened

there during World War 1 and today has a thriving village community with a village green, the historic St Mary's Church which dates back to at least the 14th century, Village Hall, Library, Heritage Centre, a good selection of local shops and a variety of pubs and restaurants. Close at hand you have Brooklands where you will find Tesco's, Marks and Spencers and various other retail outlets, but also the stylish and contemporary Brooklands Hotel, Mercedes Benz World and Brooklands Museum which can be enjoyed by all the family. Other local leisure facilities include The David Lloyd Centre and Silvermere Golf Club, with Woking Leisure Centre about 5.5 miles away. Largely surrounded by greenbelt, the surrounding countryside is particularly attractive and is ideal for cycling, riding and walking. The river Wey, Manor House, Byfleet Mill and Common Meadow Pond are regionally important sites of Nature Conservation.

Byfleet village has two primary schools; St Mary's C of E, and Byfleet Primary School both within a mile of Bentley Place and Feltonfleet prep school 2.3 miles. There are several state and private secondary schools in the area these include Fullbrook secondary being 2.1 miles and Bishop David Brown 2.6 miles, Notre Dame 3.4 miles and St Georges College 3.1 miles.

The houses feature stunning fully fitted gloss kitchens and elegant bathrooms from the Twyford range, with Grohe thermostatic showers. Each house benefits from under floor heating to the ground floor, superb quality oak internal doors with chrome ironmongery. The houses have been carefully designed and finished to the highest standard and feature high quality fixtures and fittings.



## SUPERIOR HOMES... QUALITY CRAFTSMANSHIP

Bourne Homes are house builders in the Home Counties specialising in providing our clients with quality housing, with designs and superior construction to suit each individual location.

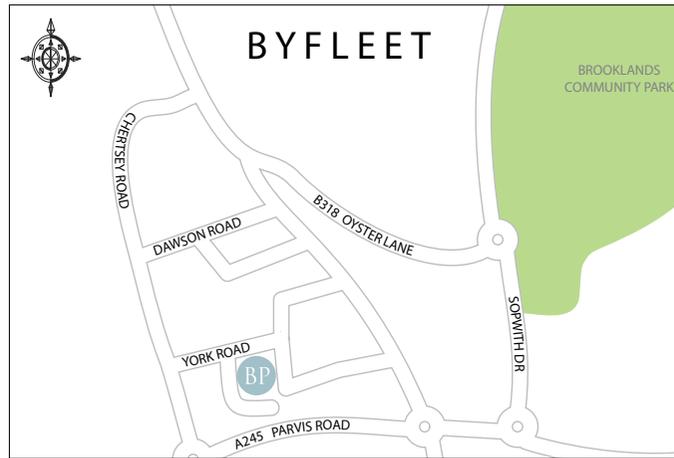
We pride ourselves on our attention to detail and finish, in our uncompromising pursuit of excellence. Our breadth of experience includes contemporary apartments, through to stunning executives houses for the most discerning of buyers.

We have skilled tradesmen who take great pride in the quality of their workmanship, individually crafting each home to our exacting standards. We place particular importance on the selection and quality of materials used.

We are committed to ensuring the process of buying one of our homes is a smooth and trouble-free experience with our high levels of customer service. When you reserve your new Bourne Homes property we will provide expert guidance and practical assistance throughout the buying process.

Each of our homes is backed with a comprehensive 10 year warranty from the NHBC. We are proud of our NHBC B1 premium rating classification.





## DIRECTIONS TO BENTLEY PLACE

### York Close, Byfleet KT14 7HN

From A3 Junction take exit signposted Byfleet, take the A245 Byfleet Road towards Byfleet. Continue on the A245 for approximately 2 miles passing over 4 roundabouts, then take a right hand turn into Chertsey Road. Take the first right hand road, York Road and York Close can be found on the right hand side.

## RESERVATION DETAILS

Non refundable reservation fee of £2,000 is required and 28 day unconditional exchange of contracts therefore.

## FURTHER INFORMATION

For appointments to view please contact:

Bourne Homes Ltd.  
Langborough House  
Beales Lane, Wrecclesham  
Farnham, Surrey  
GU10 4PY

01252 722400  
tanya@bournehomes.co.uk  
www.bournehomes.co.uk

Bourne Homes Ltd acts as agent for Bourne Homes (Byfleet) Ltd. The information contained in this brochure is for guidance only. Due to our policy of continuous improvement, sizes, plans and specifications shown may be subject to alteration at any time. Dimensions are approximate only and not intended to be used for carpet, appliance or furniture sizes. It should be noted that whilst similar, the representations of the development within the brochure are not necessarily accurate in every respect. The information provided does not, therefore, form part of any legal contract. All prices quoted may be subject to VAT.



bournehomeslimited

