



THE WINDMILLS

A STUNNING 5 BEDROOM  
DETACHED HOME



## THE WINDMILLS

Situated on quiet and leafy Windmill Drive in Leatherhead, The Windmills is an exclusive development of 5 beautiful designer homes. This sought after area of Leatherhead is close to the town centre and railway station and is convenient for the M25, providing easy access to both Gatwick & Heathrow airports.

Each home on the development has been named after renowned windmills:  
Ashby, Buckland, Capel, Charlwood & Dunsfold.

### DUNSFOLD

#### A STUNNING 5-BEDROOM 4-BATHROOM HOUSE

Dunsfold is a spacious, detached five-bedroom, four-bathroom home with integral garage. On the ground floor, a bright welcoming hallway leads onto a large family room to one side, and straight on through glazed double doors to the open plan kitchen, living, dining room with gas fireplace. Bi-fold doors completely open up two walls in this room, really helping to create the sense of bringing the outside in.

The master suite is located on the first floor and has both a walk-in dressing room and ensuite. There are three further bedrooms on this level. On the second floor, there is a spacious ensuite bedroom, next to which is a large storeroom and an additional room, which could be used as a study.

At Rushmon, we have a passion for creating homes that truly exude exclusivity, individuality, warmth and comfort. You'll discover this same desire for excellence in every aspect of Dunsfold, which we've designed and specified to create the very finest of living environments.

A BEAUTIFUL FAMILY HOME  
CAREFULLY FINISHED TO AN  
EXCEPTIONAL STANDARD



The images featured are indicative of the quality and style of the specification and do not wholly represent the actual fittings and furnishings at this development.



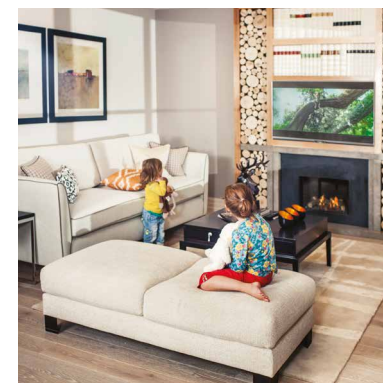
## THE SPECIFICATION

### GENERAL

- Gas heating, with under floor heating to ground floor rooms.
- Heated towel rails to bathrooms / ensuites.
- Painted oak doors and satin chrome ironmongery throughout.
- Fireplace and surround.
- Vinyl matt emulsion to all walls and ceilings and white satinwood to all woodwork.
- Double aspect bi-fold doors.
- Electrically operated entrance gates and video entry system.
- 10 Year NHBC warranty.

### ELECTRIC

- Satin chrome finished light switches to hall, kitchen, family room, living, dining, landing and master bedroom.
- Downlighters to kitchen, hall, cloakroom, bathrooms and ensuites.
- Feature lighting to living room.
- TV point in living room wired for future installation of Sky Plus.
- TV points provided in family room and all bedrooms, capable of receiving Sky signal from living room.
- BT points in family room and living room (master BT point in understairs cupboard).
- Family room, living room and master bedroom pre-wired to enable upgrade for home audio system.
- Mains operated smoke alarm, with battery back-up.
- Cat 6 cable point on ground and first floor for wireless router.



HIGH STANDARDS OF LIVING  
THAT MATCH THE QUALITY  
OF THE SURROUNDING



## KITCHEN & UTILITY

- Handcrafted painted kitchen.
- Stone work top.
- Central island breakfast bar.
- Undermounted 1.5 bowl stainless steel sink with mixer tap and waste disposal.
- Range cooker and extractor hood.
- Integrated dishwasher.
- American style fridge freezer with filtered water and ice dispenser.
- Pendant lighting over island.
- LED lighting to underside of wall units.
- Separate utility room with sink.
- Space for washing machine and tumble dryer.

## FLOORING

- Wooden floor throughout ground floor except for family room and utility room. Carpet to all other rooms.
- Ceramic tiles to utility room.

## WALL TILING

- Half height ceramic tiling to cloakroom.
- Ceramic tiling to all bathrooms and ensuites, with full height tiling around baths and showers.

## BATHROOMS

- Large mirrors to all bathrooms / ensuites.
- White sanitaryware with vanity unit and chrome fittings.
- Brassware in chrome.

## SECURITY

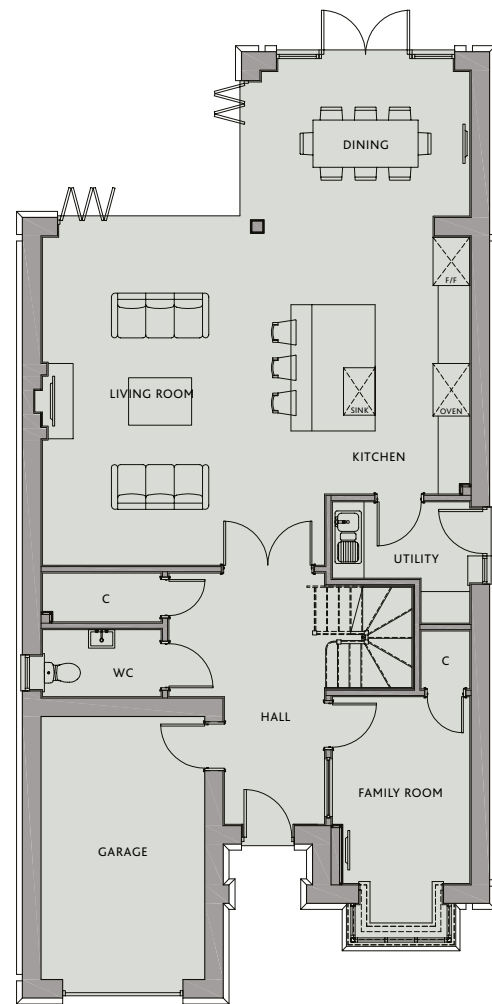
- Intruder alarm system with panic button in bedroom 1.

## EXTERNALS

- PV Panels – generating electricity.
- Landscaping to front gardens. Composite decking to the rear of the house with sandstone paving path to the side. Turf to rear garden.
- External lights to front and rear.
- External tap to rear.

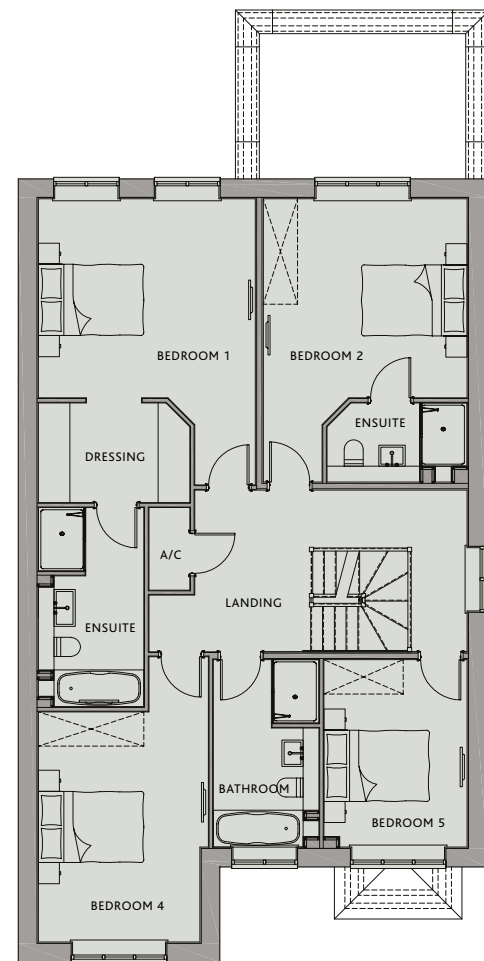
# THE FLOOR PLANS

## GROUND FLOOR



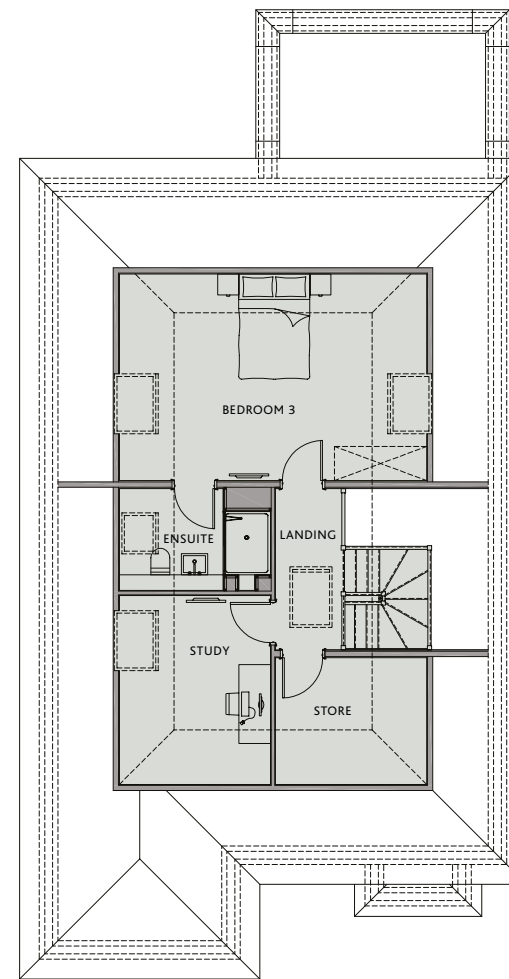
Living / Kitchen / Dining	9.39m* x 8.12m*	30'10"* x 26'8"*
Family Room	4.36m* x 2.61m*	14'4"* x 8'7"*
Utility	2.61m* x 2.30m*	8'7"* x 7'7"*
WC	2.26m x 1.28m	7'5" x 4'3"
Garage	5.00m x 3.11m	16'5" x 10'3"

## FIRST FLOOR



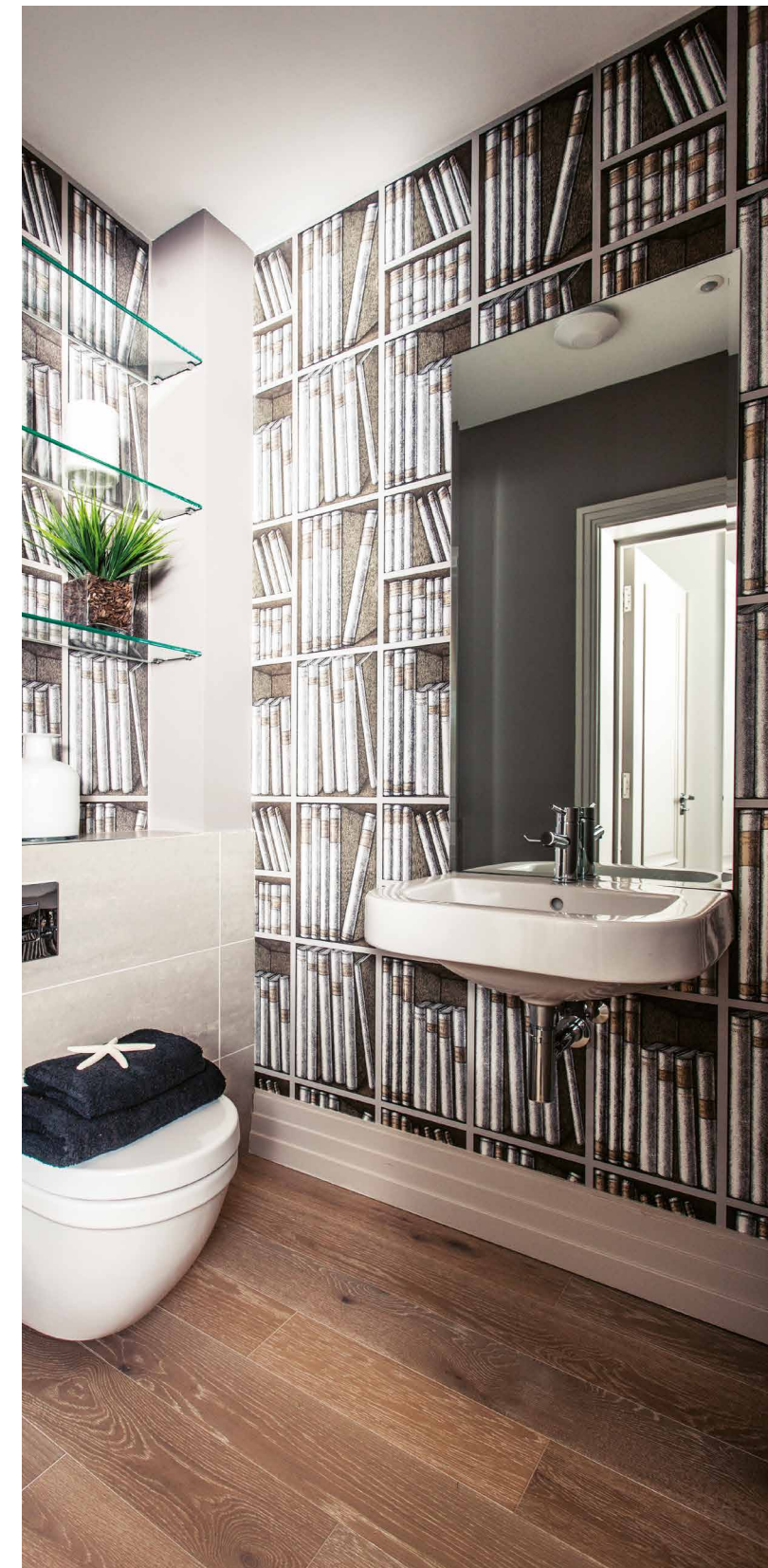
Bedroom 1	5.43m* x 4.11m*	17'10"* x 13'6"*
Bedroom 1 Dressing	2.87m* x 1.89m*	9'5"* x 6'3"*
Bedroom 1 Ensuite	3.76m x 2.00m	12'5" x 6'7"
Bedroom 2	5.37m* x 3.86m*	17'8"* x 12'9"*
Bedroom 2 Ensuite	2.65m* x 1.50m*	8'9"* x 5'0"*
Bedroom 4	5.41m* x 3.22m*	17'9"* x 10'7"*
Bedroom 5	3.55m x 2.71m	11'8" x 8'11"
Bathroom	3.55m x 2.00m	11'8" x 6'7"

## SECOND FLOOR



Bedroom 3	5.84m x 3.93m	19'2" x 12'11"
Bedroom 3 Ensuite	2.87m x 1.94m	9'5" x 6'5"
Study	3.59m x 2.87m	11'10" x 9'5"
Store	2.87m x 2.41m	9'6" x 7'11"

NB: \* Denotes maximum size. This home features sloping ceilings and room sizes shown are measured from wall to wall. The dimensions given are accurate within plus or minus 2 inches (50mm), they are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furnishing layouts are for guidance only. Kitchen layouts are subject to amendment. Please ask for details.



Please note landscaping may be subject to change.



# A BEAUTIFUL FIVE BEDROOM FAMILY HOME FRONTING WINDMILL DRIVE... A WONDERFUL PLACE TO CALL HOME

## THE SITE PLAN

Perfectly located, set back from the main road, behind electronically operated gates, The Dunsfold is a beautiful 5 bedroom family home, reached by a long driveway that stretches up from Windmill Drive.

The driveway is laid with traditional block paving and the front garden has been landscaped. The rear garden has been laid to lawn and many of the existing trees have been carefully protected and retained. There is an outside composite decking area and sandstone paving path to the side, a useful outside tap, plus external lighting to the front and rear of the house.





Leatherhead Mainline:  
1.6 miles - 7 min drive / 30 mins walk  
Leatherhead to London Waterloo - 50 min



Central London: 24 miles - 1hr 15 mins drive  
Woking: 18.6 miles - 32 mins drive  
Guildford: 17.1 miles - 27 mins drive



Leatherhead Town Centre:  
2.4 miles - 7 min drive / 1 mile - 18 mins walk



Swan Shopping Centre: Boots, WH Smith, Next, Costa, Sainsburys • Leatherhead Leisure Centre: Swimming, indoor & outdoor sports • Leatherhead Theatre • Leatherhead Golf Club



Polesdon Lacey • Bockets Farm • Chessington World of Adventures

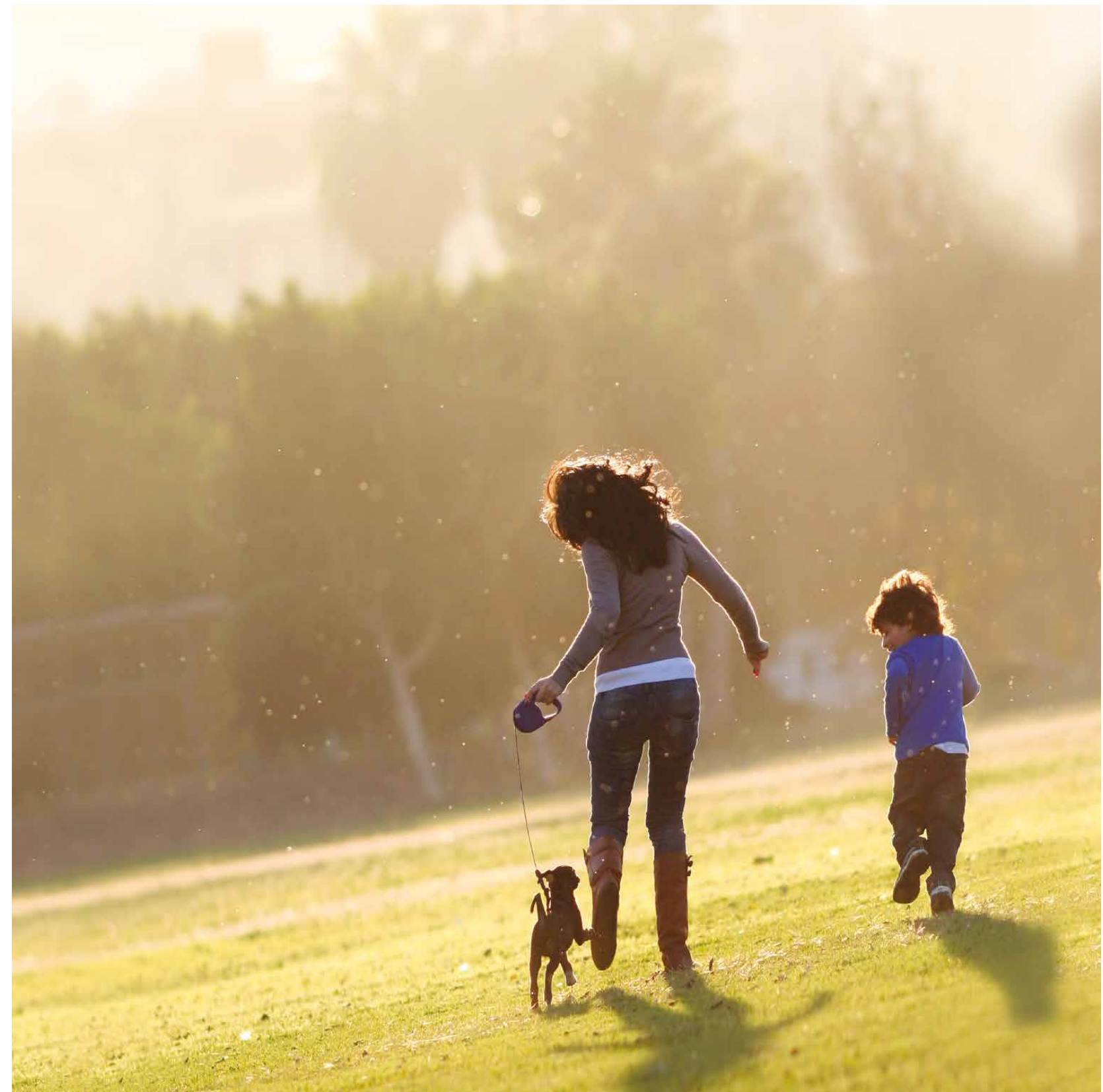
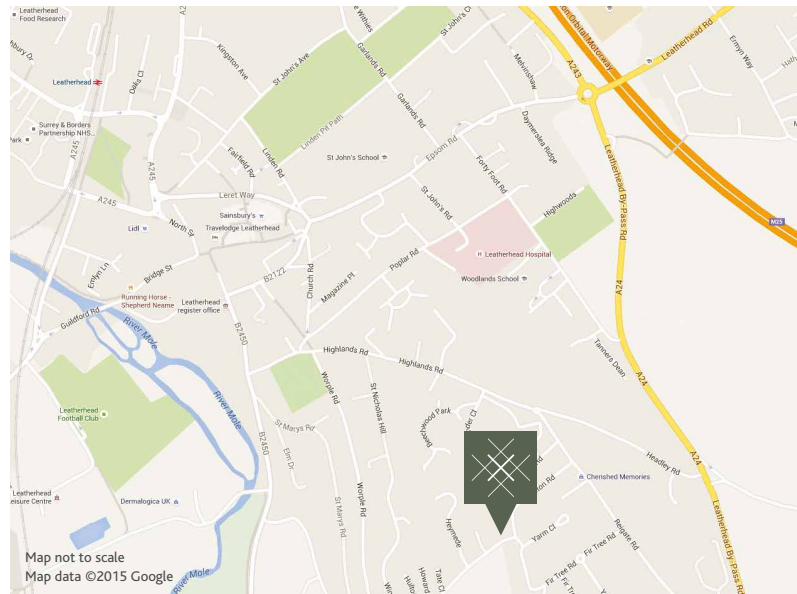


Leatherhead Trinity Primary School • Therfield Secondary School • St Andrews Catholic Secondary



London Gatwick:  
20.3 miles - 24 mins drive / 45 mins train journey  
London Heathrow:  
21.2 miles - 25 mins drive / 1 hr 29 mins train journey

Distance and travel times are approximate and have been referenced from Google Maps. Train times taken from National Rail Enquiries.



EVERYTHING YOU NEED LOCATED  
WITHIN EASY REACH – PERFECT  
FOR WORK AND FAMILY LIFE



## ABOUT RUSHMON HOMES

At Rushmon Homes we've been creating a warm welcome in our new homes for over 42 years now. As an established family business with our own children and grandchildren, we're able to understand the evolving needs of our purchasers as they and their families change and grow over the generations. Our homes are design-led to provide light, spacious, adaptable living spaces that are a joy to be in - whether you're relaxing peacefully, socialising with friends or celebrating with loved ones.

Over the years, our customers have consistently found the quality of our homes reassuring. Yes, our keen eye for design certainly makes our properties look elegant and inviting, but they're also refreshingly practical, functional and durable. Our craftsmen use time-honoured building traditions and only the best materials to produce a fine finish.

Based in Surrey, we have acquired a wealth of local knowledge which enables us to develop homes in some of the most sought-after areas in the South East, yet virtually all our developments are created on recycled land.

Perhaps it's a combination of all of these things that has won us a number of prestigious awards over time, with one judging panel noting of our Twin Trees scheme in Woking, "This development shows the value of well-thought-out regeneration, especially for those looking for that elusive object - the ideal family home". Of course it's always very rewarding to receive such recognition, but our greatest accolade remains the positive feedback we hear from the people who matter most - our purchasers.





# THE WINDMILLS

WINDMILL DRIVE, LEATHERHEAD  
SURREY KT22 8PB

CALL **01932 586777**  
FOR MORE INFORMATION



**RUSHMON**  
H O M E S

[www.rushmon.co.uk](http://www.rushmon.co.uk)

Whilst these particulars are prepared with all due care and attention, they do not form part of any contract, nor is their accuracy guaranteed and they may be subject to correction and modification without notice as availability and other considerations demand. This brochure (v10) was prepared in November 2015 and all the information was believed to be correct at that time. Distance and travel times have been referenced from Google Maps. All train times have been taken from National Rail Enquiries.

Designed and produced by seandadesign.com.