



HURLEY HOUSE

KT11 2HT





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Hurley House is an exquisite development of just five brand new, wonderful homes combining elegance, style and security with the finest specification. Each stunning apartment is a blank canvas for you to make your own mark or simply allow us to create a unique home for you.

“A house is made with walls and beams: a home is built with love and dreams”

Ralph Waldo Emerson



T H R E E



FOUR

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THE GROUNDS

Hidden away in a tree-lined private road, Hurley House is set in landscaped grounds of some half an acre, secluded from neighbouring homes. Nos. 1 & 2 have designated private gardens and at the bottom of the grounds, in addition to their private balconies or terraces, the residents can gather together to relax in a communal seated area.

A remotely controlled electric entrance to the underground parking adds to Hurley House's overall security and each individual home further benefits from a large individual lock-up storage bay.



BASEMENT



No.1 Store	5249 (17'3)	x	1842 (6'1)
No.2 Store	3699 (12'2)	x	1892 (6'3)
No.3 Store	3699 (12'2) _(max)	x	1892 (6'3) _(max)
No.4 Store	3699 (12'2)	x	1892 (6'3)
No.5 Store	5249 (17'3)	x	1842 (6'1)



SIX

GROUND FLOOR



No.1 (164.54sqm/1770.77sqft)

Kitchen/Living/Dining	11653 (38'3) (max) x 5560 (18'3) (max)
Utility	2903 (9'7) (max) x 2662 (8'9) (max)
Bedroom 1	7708 (25'4) (max) x 5825 (19'2) (max)
Bedroom 2	8529 (28'0) (max) x 3605 (11'10) (max)

No.2 (186.74sqm/2009.69sqft)

Kitchen/Living/Dining	9103 (29'11) (max) x 7593 (24'11) (max)
Study	6408 (21'1) x 2935 (9'8)
Utility	2962 (9'9) (max) x 2400 (7'11) (max)
Bedroom 1	7708 (25'4) (max) x 5825 (19'2) (max)
Bedroom 2	5412 (17'10) (max) x 4828 (15'11) (max)
Bedroom 2 Dressing	2662 (8'9) x 1564 (5'2)



SEVEN

FIRST FLOOR



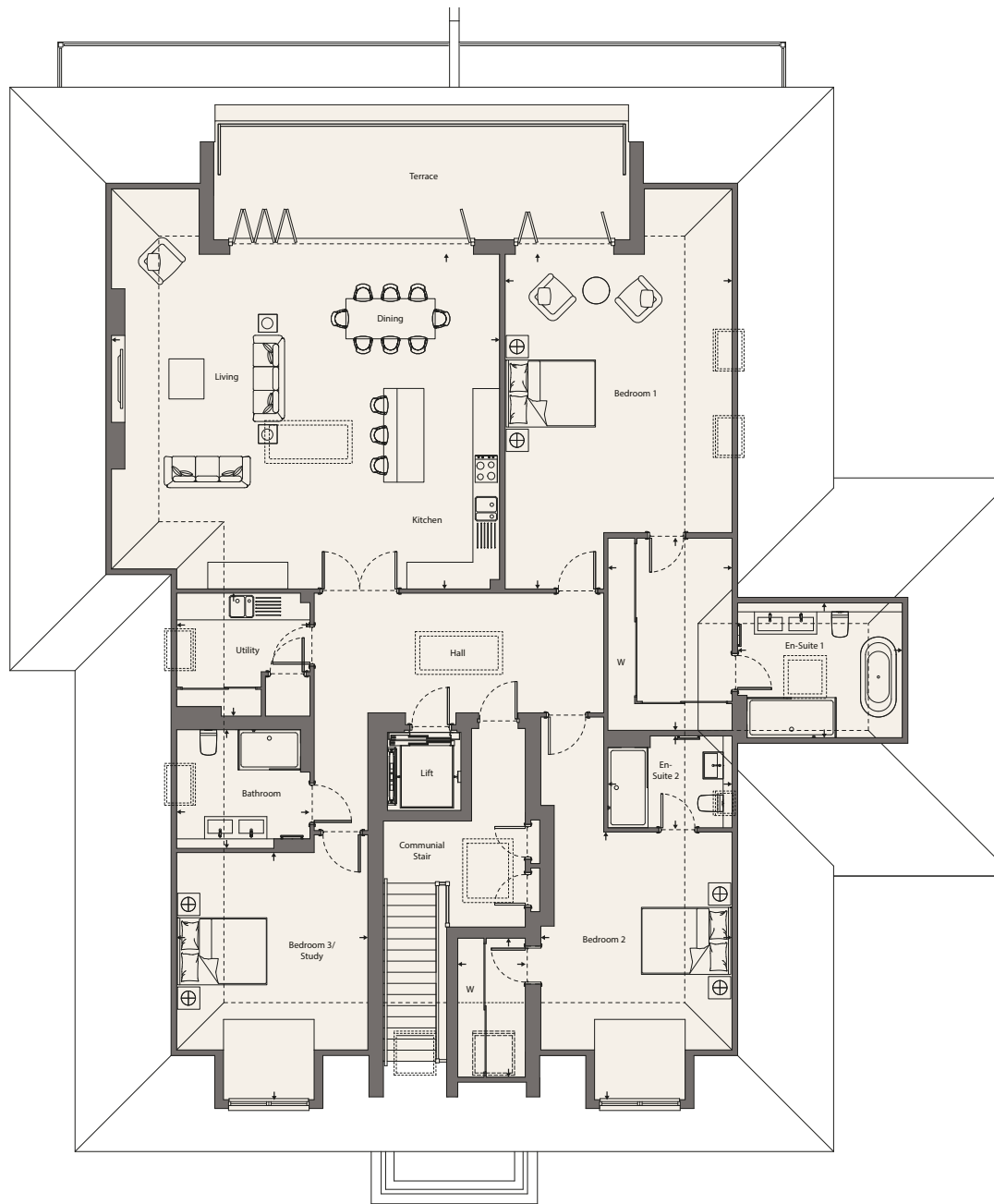
No.3 (164.54sqm/1770.77sqft)

Kitchen/Living/Dining	11653 (38'3) (max) x 5560 (18'3) (max)
Utility	2903 (9'7) (max) x 2662 (8'9) (max)
Bedroom 1	7708 (25'4) (max) x 5825 (19'2) (max)
Bedroom 2	8529 (28'0) (max) x 3605 (11'10) (max)

No.4 (186.74sqm/2009.69sqft)

Kitchen/Living/Dining	9103 (29'11) (max) x 7593 (24'11) (max)
Study	6408 (21'1) x 2935 (9'8)
Utility	2962 (9'9) (max) x 2400 (7'11) (max)
Bedroom 1	7708 (25'4) (max) x 5825 (19'2) (max)
Bedroom 2	5412 (17'10) (max) x 4828 (15'11) (max)
Bedroom 2 Dressing	2662 (8'9) x 1564 (5'2)

SECOND FLOOR



No.5 (230.46sqm/2480.67sqft)

Kitchen/Living/Dining	8717 (28'8) (max) x 7516 (24'8) (max)
Utility	2995 (9'10) (max) x 2760 (9'1) (max)
Bedroom 1	7517 (24'8) (max) x 5096 (16'9) (max)
Bedroom 2	8593 (28'3) (max) x 4295 (14'2) (max)
Bedroom 3/Study	5950 (19'7) (max) x 4295 (14'2) (max)
Bedroom 1 Dressing	4315 (14'2) x 2788 (9'2)
Bedroom 2 Dressing	3122 (10'3) x 1516 (5'0)



WELCOME TO HURLEY HOUSE



Classical elegance and timeless interior design, Hurley House is a sanctuary created from just five individual apartments whose aesthetics accentuate every available space and just a pleasant eleven-minute stroll (0.61m*) from bustling Cobham High Street.



ELEGANT LUXURY



Hurley House features a spacious, welcoming entrance hall and an elegant staircase, however, each floor, from underground car park to the second floor, is serviced by a bright and well sized lift, providing owners with further comfort.



SPECIFICATION

Let us help you design a home unique to you. You may wish to make decisions on what your kitchen looks like or the tiles in your bathroom, or the floor. If that's the case, we're here to help.

All modifications are subject to build stage.



Kitchens/Utility

- Allowance plus – allowing choice and upgrades, subject to build stage.
- Fully fitted kitchen with stone work surfaces.
- Full range of appliances.
- Fully fitted utility with separate washing machine and tumble dryer.

Bathrooms and En-suites

- Allowance plus – allowing choice and upgrades subject to build stage.
- Double vanity units, porcelain tiles and brassware in a colour of your choice.



SPECIFICATION



Interior Features

- Feature wall detailing to entrance with wall lights & mirrors.
- Porcelain tiles to communal entrance hall.
- Decorative cornice to ceilings in selected rooms.
- Timber flooring to hall kitchen and living areas.
- Carpet to all bedrooms.
- Porcelain tiles to bathrooms.
- Fitted wardrobes to master bedrooms.

Doors

- Solid core front doors.
- Solid core internal doors, pre-stained.

Windows

- Double-glazed wood effect sliding sash windows with chrome ironmongery.



SEVENTEEN



EIGHTEEN

SPECIFICATION



Heating & Ventilation

- Air source heat pump.
- Under floor heating throughout.

Lighting & Electrical

- Feature direction lighting.
- Colour of your choice switches throughout.



Construction

- Solid concrete floors with insulated screeds.
- Traditional cavity wall construction.

Network/Communication

- CAT 6e wired.
- Communal satellite dish.



SPECIFICATION



Exterior

- Security gates to underground car park with parking for two cars for each new home with electric vehicle charging points.
- Large basement storage lock-up.
- Stone portico and stone window surrounds.
- Landscaped garden with Indian Sandstone paving.
- Communal seating area.
- External security lighting.



Security

- NSI approved intruder alarm systems.
- Video entry system.

Warranty

- 10 year warranty.



TWENTY ONE



TWENTY TWO

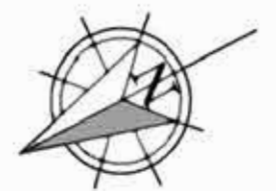
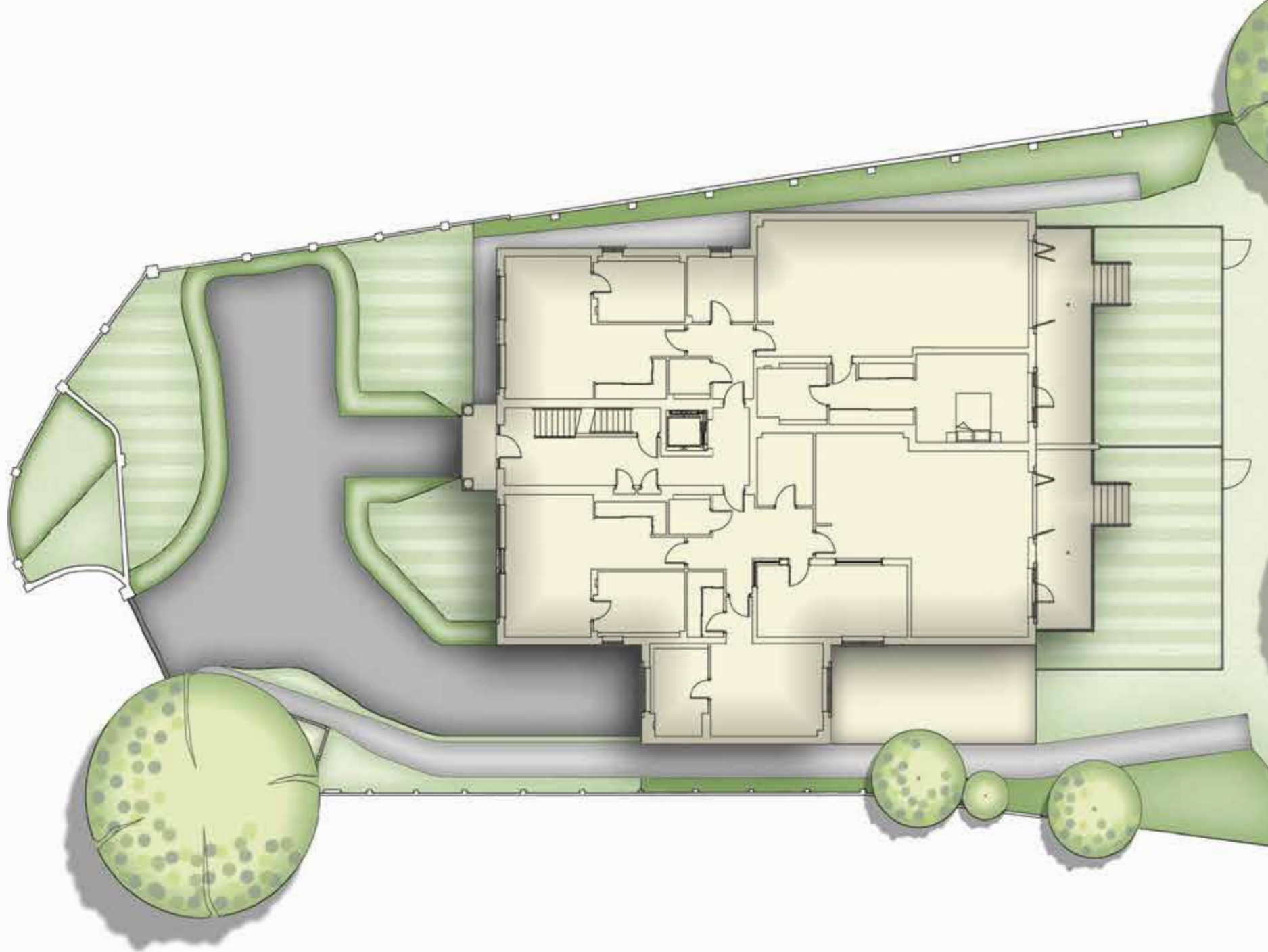
A SUPERB LOCATION



Cobham's bustling High Street home to a varied selection of independent boutiques and fine dining venues including The Ivy. Amongst other notable local spots, stunning Painshill Park boasts an 18th-century landscaped garden featuring follies, grottoes, waterwheels and a vineyard to explore.



LOCATION



TWENTY FOUR



T W E N T Y F I V E

Artist impression for illustrative purposes only



RUSHMON

H O M E S



T W E N T Y S I X

ABOUT RUSHMON HOMES



At Rushmon Homes we've been creating a warm welcome in our new homes for over 50 years.

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. 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.





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RUSHMON

H O M E S

Call 01932 586777 for more information

www.rushmon.co.uk

All interior photography taken from previous Rushmon developments.

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 was prepared in November 2023 and all the information was believed to be correct at that time.

Distance and travel times have been referenced from The RAC*. All train times have been taken from National Rail Enquiries.



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