



OSBORNE HOUSE & HOBART HOUSE

FIR TREE CLOSE · Esher · Surrey

ESHER

Esher is, without doubt, one of the most prosperous and sought after towns in the home counties, being located on the edge of open countryside and one of the most convenient locations for easy access to London, Heathrow and Gatwick International Airports and the motorway networks.

The area abounds with an extensive selection of top golf courses with St. George's Hill and Burhill being within an easy drive. Esher has a lawn tennis club which is only a few minutes walk away, two cricket clubs together with a golf driving range and even an indoor ski slope at Sandown Park, all within ½ mile. The superb facilities of the River Thames are close by at Hampton Court, while the National Trust's Claremont Gardens with its beautiful lake and tranquil walks is located on the outskirts of the town, along with the picturesque area of West End Village and Common for country walks and horse riding.

Esher, with Sandown Park Racecourse at its heart, offers a good selection of boutique shops together with a vast selection of pubs, bars and restaurants ranging from the 16th Century Bear Coaching Inn to some of the most highly acclaimed fine dining restaurants to suit even the most discerning eater's palate. The town has a large supermarket and cinema, all within 1/3 of a mile and walking distance of our properties.



Race Goers At Sandown Park



The Green At Esher

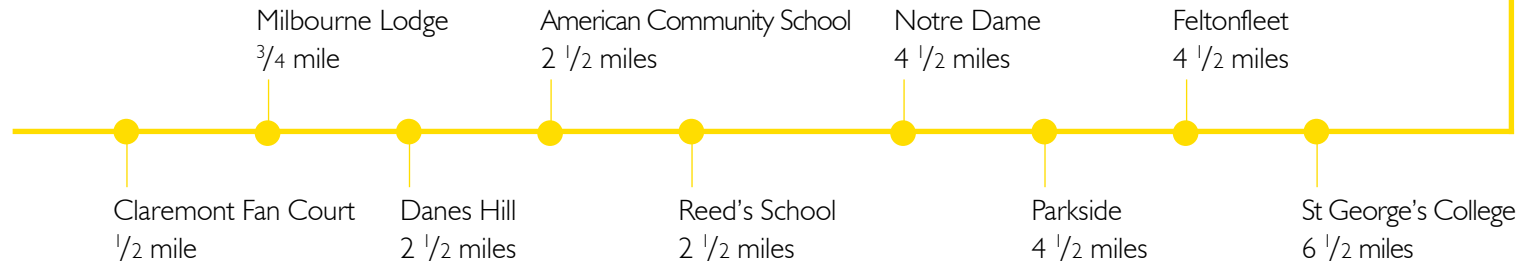


The River At Hampton Court

DISTANCES



SCHOOLS



The Summerhouse At Osborne House



The Entrance To Fir Tree Close

OSBORNE HOUSE



Two brand new family houses each with 4,250 sq.ft of internal accommodation (excluding double integral garage) each set in ¼ acre mature gardens within a private gated road.

Rigel Designs Limited has been building private residential properties in Esher and the surrounding area for over 40 years. Rigel pride themselves on developing houses of an exceptionally high quality and of an individual nature. Having been designed in the Arts and Crafts style, Osborne House and Hobart House will be no exception.

Brick elevations will be relieved with high performance double-glazed windows set into oak sub-frames, reminiscent of the period depicted in the arts and crafts style. The interiors will be different. On passing through the solid oak front door you will enter into a modern sumptuously fitted interior where luxury can be expected. The designer kitchen and utility room will contain a fully comprehensive range of integrated top quality appliances and granite working surfaces.

All bathrooms will be of the highest quality with Villeroy and Boch suites, Hansgrohe taps and shower fittings and incorporate the extensive use of porcelain and ceramic tiling.





HOBART ◀ HOUSE

The houses will be extremely energy efficient and will incorporate gas fired under floor heating to ground and first floors and radiators to the top floor with a mains pressure hot water system. Each property will be comprehensively wired for home entertainment and communications including i-light mood lighting, pre-wiring for audio and TV distribution to all principle rooms and the provision of surround audio to the media room.

Our interior designer has specified fibrous plaster coricing throughout and internal finishes will be to the highest quality. Oak internal doors and oak staircases with modern glass balustrades will complement and draw together the architectural style of the houses with a contemporary interior.

Each house will benefit from an integral garage with a remote controlled door, landscaped gardens, attractive paths and terraces. For peace of mind, Fir Tree Close is approached through electrically operated security gates and each property will have time controlled security lighting and a comprehensive alarm system.

SPECIFICATION >

KITCHEN

- “Sylvarna” high gloss designer units
- Granite worktops and upstands
- 2 Gaggenau conventional ovens
- Gaggenau steam oven
- Gaggenau microwave
- 2 Gaggenau warming drawers
- Induction hob
- Integrated refrigerator
- Integrated freezer
- Integrated dishwasher
- ISE disposal unit
- Quooker boiling water tap

UTILITY ROOM

- Stainless steel sink unit
- Granite worktops and upstands
- Washing machine
- Tumble drier

BATHROOMS/SHOWER ROOM & CLOAKROOM

- Villeroy and Boch suites throughout

- Hansgrohe chrome tap fittings
- Bauhaus magnum chrome towel rails in all bathrooms and shower room
- Fitted mirrors - all bathrooms
- Electric shaver points
- Wet room style showers throughout
- High quality porcelain and ceramic tiles to floors and walls

GENERAL

- Traditional brick and block cavity wall construction with concrete ground and first floors
- Under floor heating to ground and first floors with all rooms being thermostatically controlled
- Thermostatically controlled radiators to top floor
- Oak staircase with contemporary glass balustrades
- Contemporary oak doors throughout
- Polished chrome door furniture
- Bespoke ‘his and hers’ walk-in wardrobe cupboards in the main bedroom suite
- Designer wardrobes to guest suite/bedroom 2 and fitted wardrobe cupboards in all other bedrooms
- Fibrous plaster cornices throughout
- Catesby and Grove media surround furniture with infrared repeater kit in the family room

ELECTRICAL

- Chrome electrical fittings throughout with extensive use of low voltage downlighters and energy efficient lighting in selected rooms
- i-light mood lighting throughout the ground floor, staircase and master bedroom
- Category 6 cables throughout
- Wired for surround sound in the media and family rooms
- Mains smoke alarms
- TV points to all rooms
- Security alarm
- Electrically controlled garage door
- TV aerial and satellite dish

SECURITY

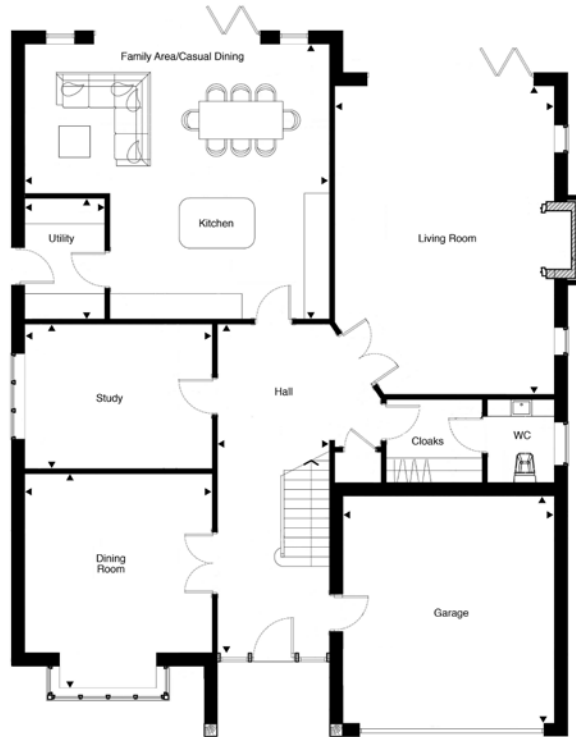
- Private road with security gates
- External security lights
- Security alarm system - adaptable to a central monitoring system if required
- Security locks to all windows and doors

10 YEAR NHBC GUARANTEE

Rigel Designs Ltd are A1 Rated with NHBC

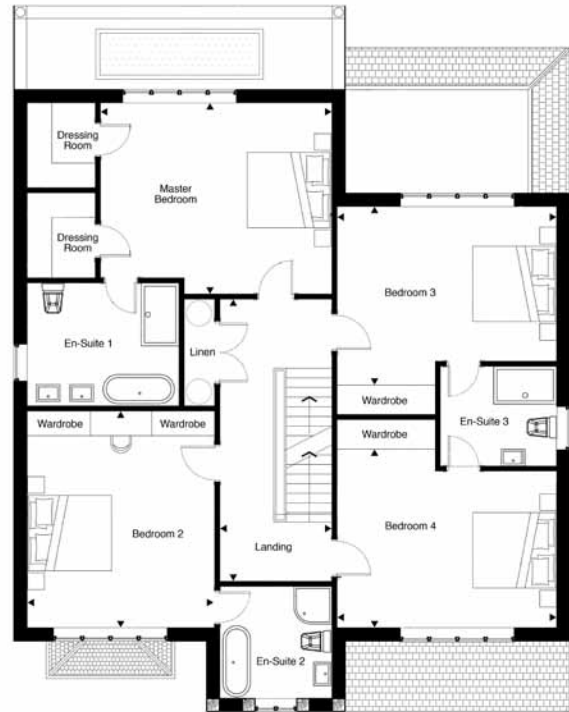


FLOORPLANS



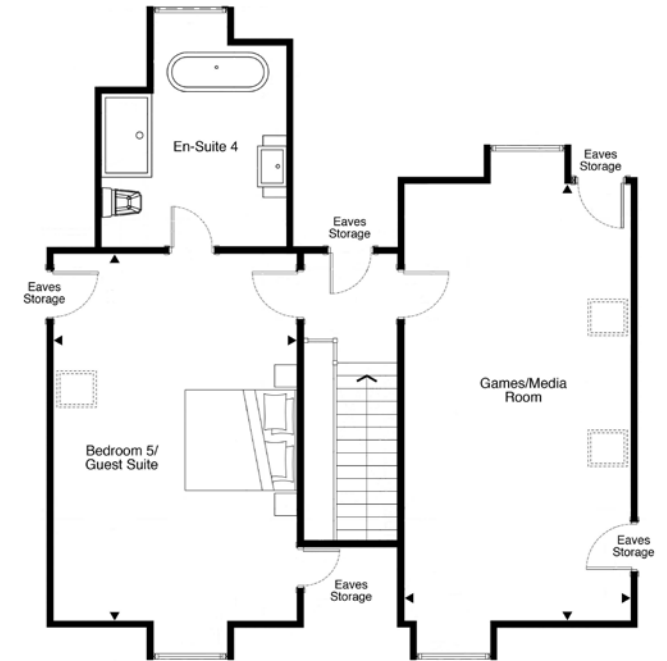
GROUND FLOOR

Kitchen/Family Room	24'0" x 21'6" (7.4m x 6.6m)
Drawing Room	24'0" x 17'0" (7.4m x 5.2m)
Dining Room	16'9" x 14'9" (5.1m x 4.5m)
Study	14'9" x 11'3" (4.5m x 3.4m)
Cloakroom	



FIRST FLOOR

Master Bedroom Suite (Bedroom 1)	18'0" x 15'0" (5.5m x 4.6m)
Second Bedroom Suite (Bedroom 2)	17'0" x 14'9" (5.2m x 4.5m)
Bedroom 3	17'0" x 14'3" (5.3m x 4.4m)
Bedroom 4	17'0" x 14'3" (5.3m x 4.4m)



TOP FLOOR

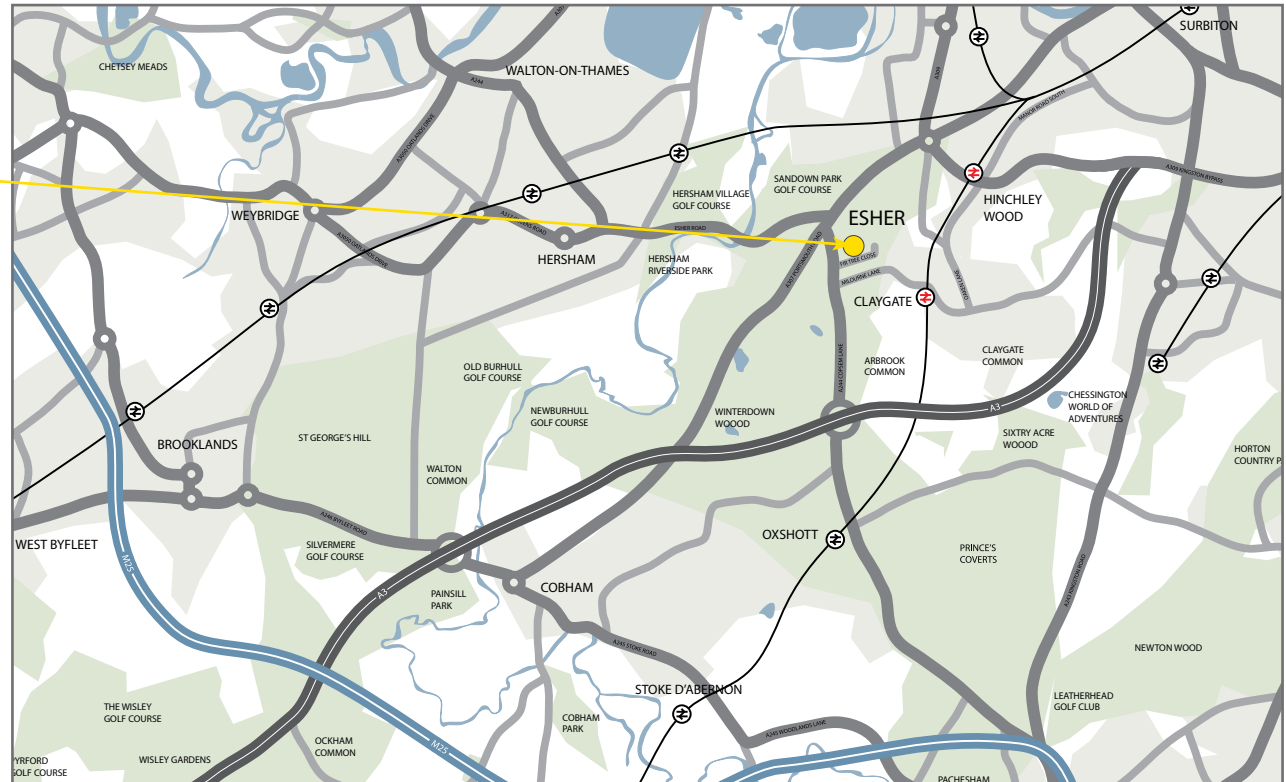
Guest Bedroom Suite (Bedroom 5)	21'6" x 14'3" (6.6m x 4.4m)
Media Room	25'6" x 13'3" (7.8m x 4.0m)

INTEGRAL GARAGE

(with door to hall)	17'9" x 16'3" (5.4m x 5.0m)
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OSBORNE HOUSE & HOBART HOUSE

FIR TREE CLOSE • ESHER • SURREY • KT10 9DS



For further information please contact:

SOLE SELLING AGENTS

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Rigel Designs
BUILDERS & DEVELOPERS OF QUALITY NEW HOMES