ELIVIA

HOMES

Willowbank Place

SEND VILLAGE

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A warm welcome to Willowbank Place, an outstanding collection of luxurious houses in the heart of Surrey

COMPUTER GENERATED ARTIST'S IMPRESSION, INDICATIVE ONLY.

Willowbank Place

SEND VILLAGE

Nestled in the beautiful Surrey countryside, Willowbank Place in the charming village of Send offers an exclusive collection of just 15 detached and terraced homes.

Perfectly placed, this prestigious semi-rural development offers so much more than a breath of fresh air! Here you can enjoy the leisurely pace of village life and all that the beautiful countryside has to offer, whilst being within easy reach of Woking and Guildford for all your urban lifestyle needs. For those heading into London for work or leisure, the capital is a quick and easy commute from nearby Woking station.

Discover the joys of country living in the charming village of Send

Enjoy a real sense of community in Send. Meet locals at family-friendly events at the Send Village Club, or visit the popular local pubs including the renowned Onslow Arms in nearby West Clandon. Sample fine dining at The Clock House in Ripley, or watch the world go by on the banks of the National Trust's Wey Navigations - just moments away near the The New Inn, or four locks down at The Anchor in Pyrford.

Everyday amenities include village shops, a Little Waitrose, a medical centre and pharmacy. Send Primary School is Ofsted rated 'Good' and there is an excellent choice of highly regarded state and independent schools in the vicinity.

The great outdoors is yours to explore! Enjoy a towpath walk along the canal, or take to the water at Papercourt Sailing Club, join the local football or cricket club, or improve your game at one of many reputable golf clubs in the area. Explore the endless cycle trails, visit one of many National Trust houses, or simply relax in the nearby spectacular surroundings of RHS Garden Wisley. You can also enjoy breathtaking views of the Surrey Hills from Newlands Corner... Places of interest are endless.

The vibrant town of Woking offers something for everyone, whilst the historic county town of Guildford is also within easy reach

Woking is a modern, thriving market town, which is home to an array of leisure and entertainment facilities. The extensive Victoria Place shopping centre, Market Walk food hall, New Victoria Theatre and Nova Cinema will certainly meet all your needs and more. Woking is also host to The Lightbox gallery and museum, whilst an eclectic choice of pubs, restaurants and eateries are located throughout the town centre. Nearby Woking Park is in fact a large leisure complex containing stunning landscaped walks, ponds, gardens, indoor swimming pools, water slides and wave pool, leisure centre, play areas and a selection of sports pitches and clubs.

From its mainline station, London Waterloo is as little as 26 minutes away with numerous journeys to the capital every hour during the day. Closer to Send, Clandon station also provides a regular stopping service to the capital.

Just a short drive away, Surrey's county town of Guildford is a truly desirable market town. Attractions include the castle, cathedral and the iconic cobbled High Street, with it's famous projecting Guildhall clock. Here you can meet friends at one of the many cafés, pubs and highly rated restaurants. The town offers a host of boutiques, artisan shops, and popular weekly markets, plus world-class leisure, cultural and educational facilities.

CONNECTING YOU TO A NEW LIFESTYLE

Willowbank Place enjoys excellent access to road and rail connections across the county and beyond. The A3 Ripley Interchange is moments away, leading south-west to Guildford and Portsmouth, and north-east to the M25 for major airports, motorway network beyond and central London. Woking station is just 3 miles by car, from where you can reach London Waterloo in 26 minutes - visiting the capital for work or leisure is a breeze.

BY TRAIN

Guildford	10 mins
London Clapham Junction	19 mins
Basingstoke	20 mins
London Waterloo	26 mins
Southampton	50 mins
Portsmouth	63 mins

BY CAR

Woking	8 mins
Guildford	12 mins
Heathrow Airport	29 mins
Gatwick Airport	37 mins
Portsmouth	50 mins
London Waterloo	54 mins
Southampton	67 mins

'BY TRAIN' SOURCE: WWW.THETRAINLINE.CO.UK. TRAIN TIMES ARE FASTEST ROUTE FROM WOKING STATION. 'BY CAR' SOURCE: WWW.GOOGLE.COM/MAPS.

GREEN CREDENTIALS

Solar panels are fitted to supplement your energy usage and will help reduce your energy costs. They capture the sun's energy and convert it into electricity to use in your home. This truly renewable and infinite energy source also means that carbon emissions are very low.

Impressive interiors include a superb range of contemporary design features, which enhance every part of your new home - from spacious layouts and sleek kitchens to stylish bathrooms and premium appliances, a high-specification finish is the Elivia standard. A host of practical considerations includes energy efficient gas boilers, downstairs underfloor heating and thoughtful storage areas. EV charging points, roof-installed solar PV arrays and cycle storage further enhance the development's green credentials.

Beautifully designed and finished down to every last detail

Throughout your home at Willowbank Place, you will find an exemplary, luxurious specification and finish. This reflects the Elivia ethos of selecting only trusted and high-performing brands, using trusted specialists and highly skilled craftsmen to complete your home. This means the home will not only be beautifully built, but will perform perfectly for generations to come.

IMAGES ARE FROM OTHER ELIVIA HOMES DEVELOPMENTS. THEY REPRESENT THE QUALITY OF THE HOMES AT WILLOWBANK PLACE. HOWEVER, FIXTURES, MATERIALS AND LAYOUT WILL VARY.

The highest quality design and craftsmanship, from foundation to finishing touches

Positioned on the north west fringes of Send, Willowbank Place is easily accessed off the main Send Road, which runs the length of the village. The development showcases the best of Elivia's craftsmanship and meticulous attention to detail - attractively planned home layouts boast a variety of contemporary exterior finishes. Warm red brick, which harmonises with the anthracite grey weatherboarding, matching slate roofs and grey casement windows, combine to elevate the appeal of this modern, stylish development. Detached homes enjoy garaging and block-paved private driveways, whilst terraced homes each benefit from two allocated parking spaces. Generous settings, turfed gardens, landscaped exteriors and visitor parking further enhance both the practical and aesthetic appeal of Willowbank Place.

NO.1

THE NEWARK
4 BEDROOM HOME

Total Internal Living Area:
167.7 sq m / 1,805 sq ft

NO.2 / 3 / 4

THE PAPERCOURT
4 BEDROOM HOME

Total Internal Living Area:
165.8 sq m / 1,785 sq ft

NO.11 / 12 / 15

THE BOWERS
4 BEDROOM HOME

Total Internal Living Area:
145.9 sq m / 1,570 sq ft

NO.9 / 10 / 13 / 14

THE STOKE
3 BEDROOM HOME

Total Internal Living Area:
103.8 sq m / 1,117 sq ft

NO.20 / 23

THE MILLMEAD
2 BEDROOM HOME

Total Internal Living Area:
81 sq m / 872 sq ft

NO.21 / 22

THE CATTESHALL
2 BEDROOM HOME

Total Internal Living Area:
No.21 - 81 sq m / 874 sq ft
No.22 - 81.7 sq m / 879 sq ft

WILLOWBANK PLACE - SEND VILLAGE

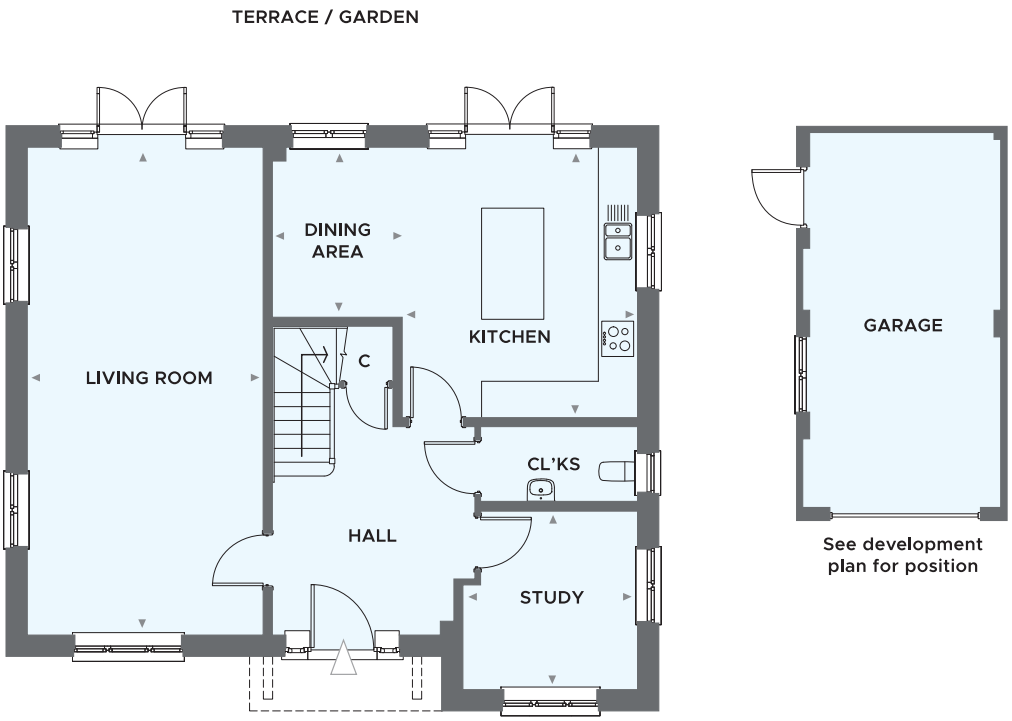
THE SITE PLAN IS NOT TO SCALE. ELIVIA HOMES RESERVES THE RIGHT TO CHANGE SPECIFICATION DURING THE COURSE OF CONSTRUCTION. CGI IMAGES ARE INDICATIVE ONLY.

The Newark

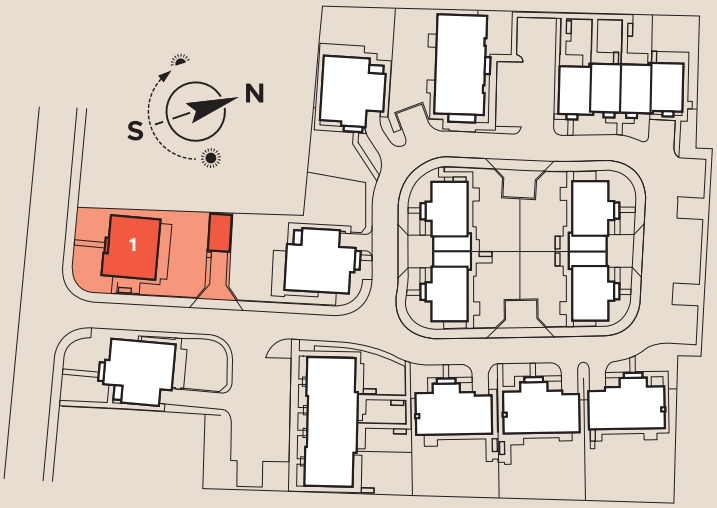
NO.1

COMPUTER GENERATED ARTIST'S IMPRESSION AND INDICATIVE ONLY.

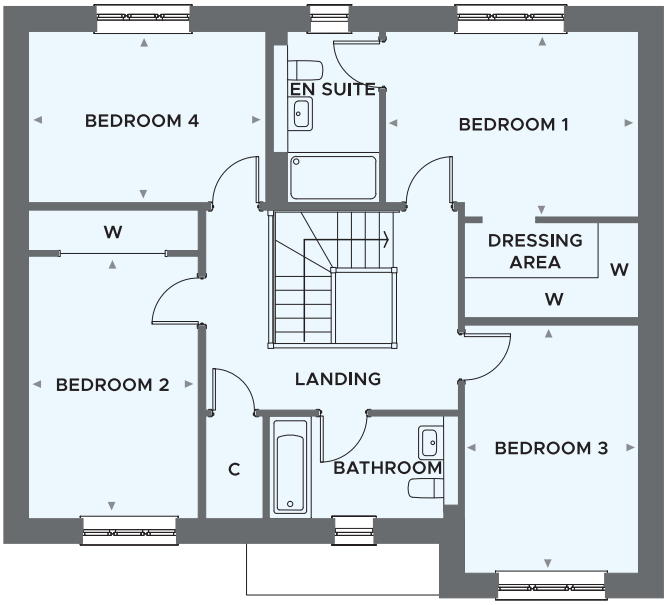
A four bedroom detached house with separate garage



GROUND FLOOR



- Detached home over two levels
- Driveway parking with separate garage
- Spacious open-plan kitchen / dining area
- Separate study
- Four double bedrooms
- En suite and dressing area to bedroom 1
- Fitted wardrobes to bedroom 2
- Two sets of glazed double doors to terrace and garden
- Cycle store / shed



FIRST FLOOR

Total Internal Living Area: 167.7 sq m / 1,805 sq ft

Not including garage

Kitchen	4.46m x 3.89m	14’8” x 12’9”	Bedroom 1	4.18m x 3.07m	13’9” x 10’1”
Dining Area	2.81m x 2.14m	9’3” x 7’1”	Bedroom 2	4.34m x 2.80m	14’3” x 9’2”
Living Room	8.06m x 3.89m	26’6” x 12’9”	Bedroom 3	4.10m x 2.88m	13’6” x 9’6”
Study	2.88m x 2.94m	9’6” x 9’8”	Bedroom 4	3.92m x 2.94m	12’10” x 9’8”

FRONT COVER: COMPUTER GENERATED ARTIST’S IMPRESSIONS AND INDICATIVE ONLY. PLANS ARE NOT TO SCALE.
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ELIVIA HOMES RESERVE THE RIGHT TO CHANGE SPECIFICATION DURING THE COURSE OF CONSTRUCTION.

The Papercourt

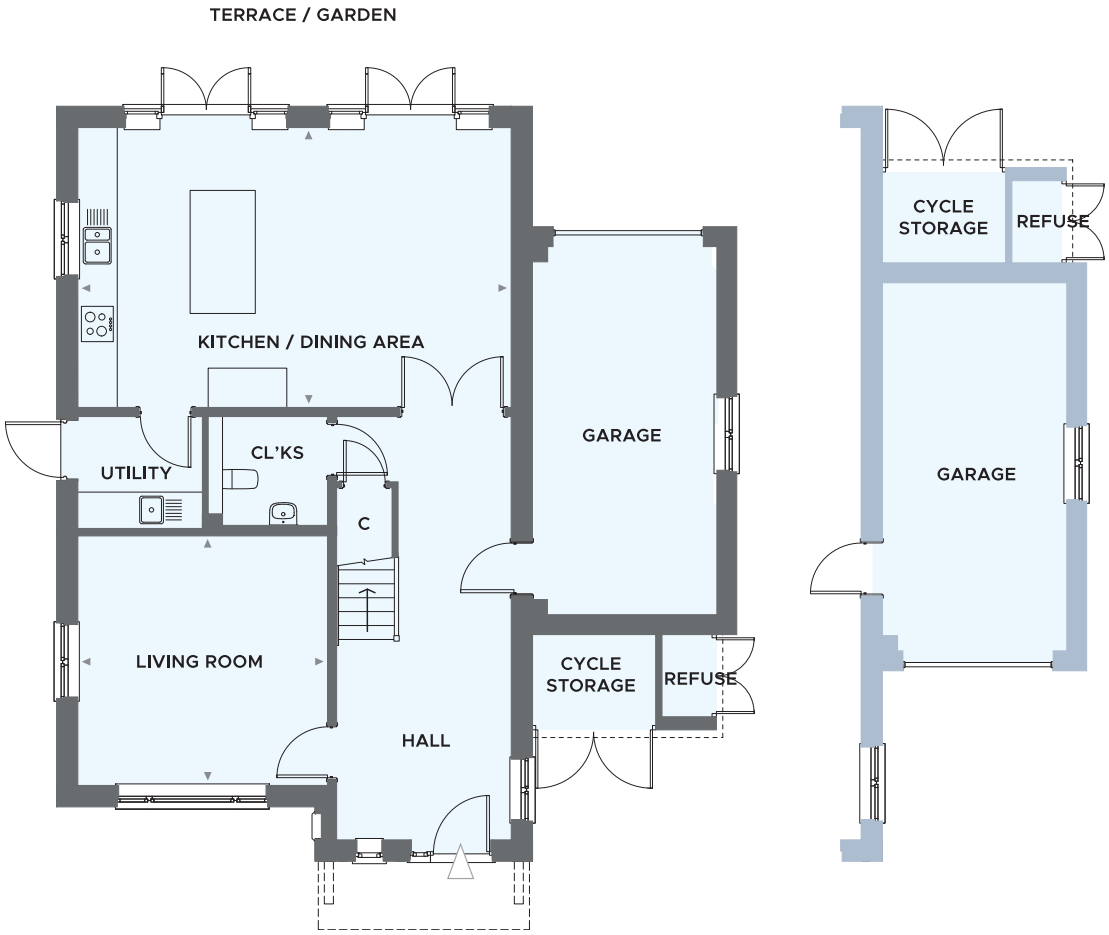
NO.2 / 3 / 4

I

COMPUTER GENERATED ARTIST'S IMPRESSION AND INDICATIVE ONLY.

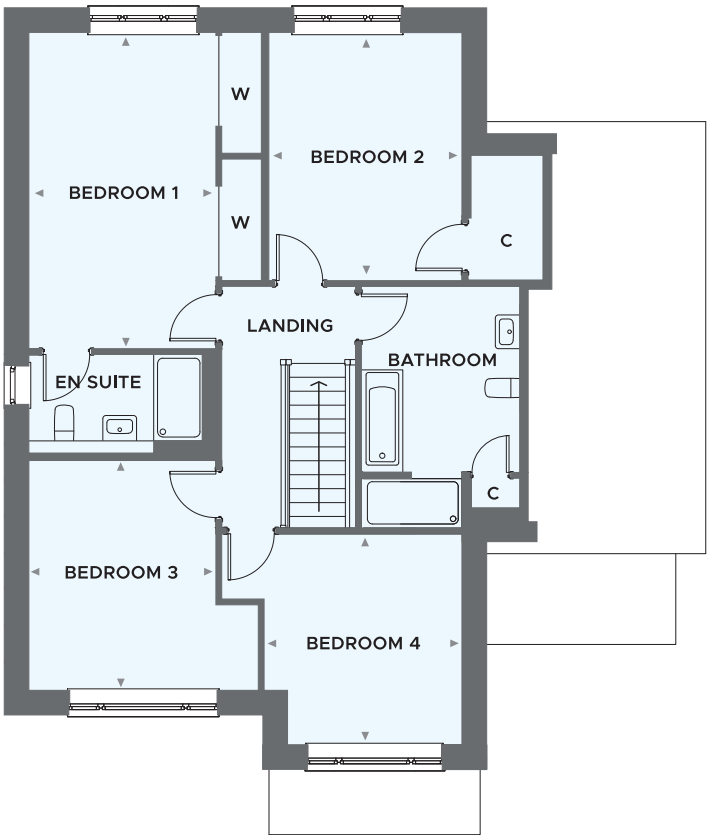
A four bedroom detached house with integral garage

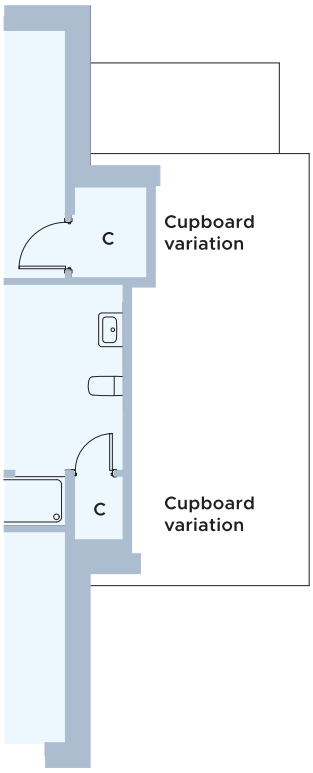
II



GROUND FLOOR

- Detached home over two levels
- Driveway parking with integral garage
- Spacious open-plan kitchen / dining area with separate utility room
- Four double bedrooms
- En suite and fitted wardrobes to bedroom 1
- Cupboard storage to bedroom 2
- Two sets of glazed double doors to terrace and garden
- Attached cycle / refuse store





FIRST FLOOR

Total Internal Living Area: 165.8 sq m / 1,785 sq ft

Not including garage

I NO.2

II NO.3 / 4 - with layout variation

Kitchen / Dining	7.16m x 4.62m	23'6" x 15'2"	Bedroom 1	5.22m x 3.09m	17'2" x 10'2"
Living Room	4.12m x 4.12m	13'7" x 13'7"	Bedroom 2	4.10m x 3.19m	13'6" x 10'6"
			Bedroom 3	3.79m x 3.09m	12'6" x 10'2"
			Bedroom 4	3.47m x 3.27m	11'5" x 10'9"

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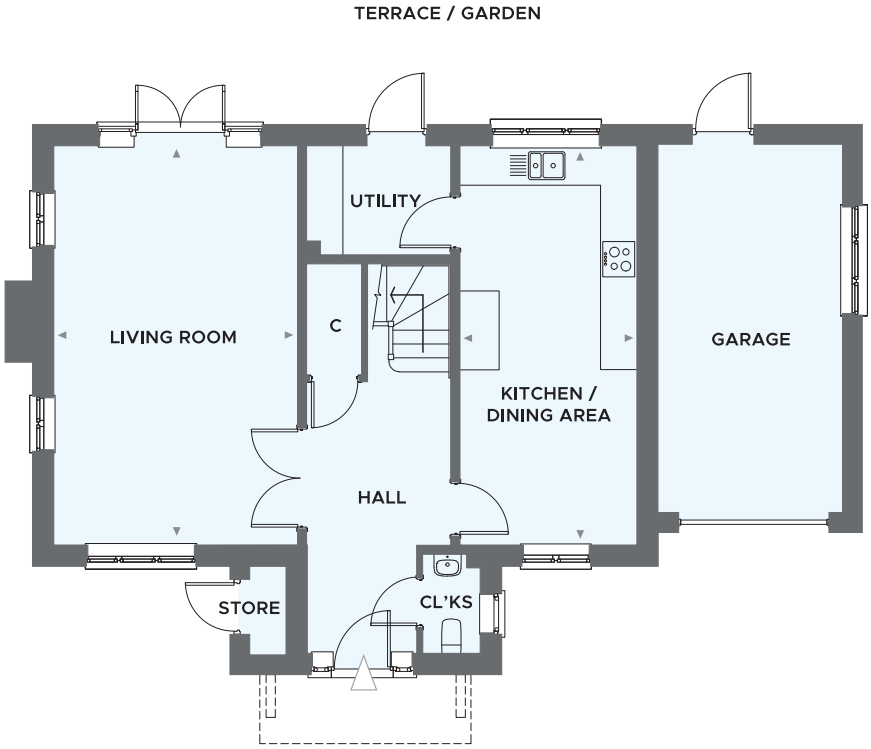
The Bowers

NO.11 / 12 / 15

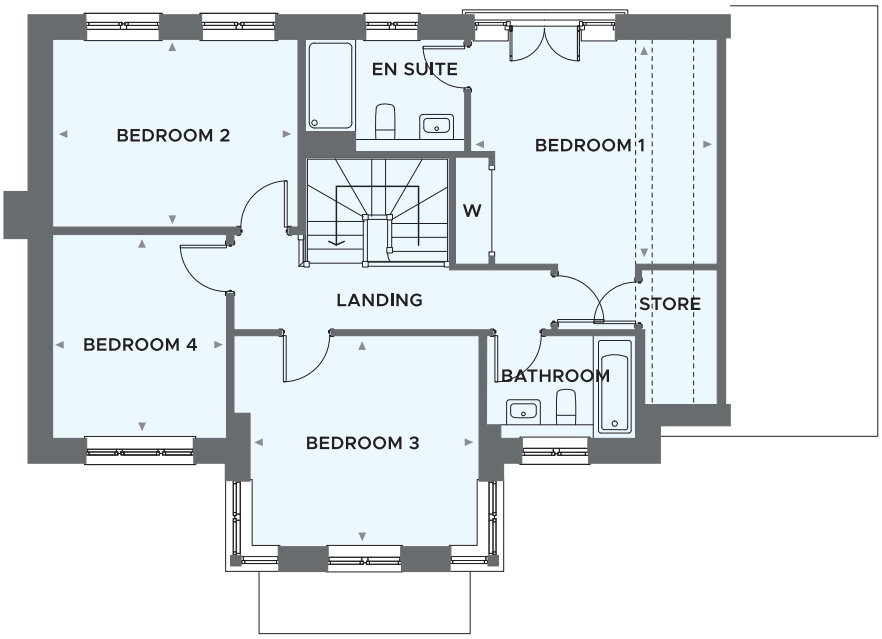
COMPUTER GENERATED ARTIST'S IMPRESSION AND INDICATIVE ONLY.

A four bedroom detached house with integral garage



GROUND FLOOR

- Detached home over two levels
- Driveway parking with integral garage
- Spacious open-plan kitchen / dining area with separate utility room
- Four double bedrooms
- En suite, fitted wardrobes and Juliette balcony to bedroom 1
- Two sets of glazed double doors to terrace and garden
- Cycle store / shed



FIRST FLOOR

Total Internal Living Area: 145.9 sq m / 1,570 sq ft

Not including garage

NO.11 / 12 - mirrored layout
NO.15 - as presented

Kitchen / Dining	6.59m x 2.92m	21’8” x 9’7”	Bedroom 1	4.21m x 4.07m	13’10" x 13’4"
Living Room	6.59m x 4.02m	21’8” x 13’3”	Bedroom 2	4.05m x 3.10m	13’4" x 10’2”
			Bedroom 3	3.78m x 3.49m	12’5” x 11’6”
			Bedroom 4	2.87m x 3.37m	9’5” x 11’1”

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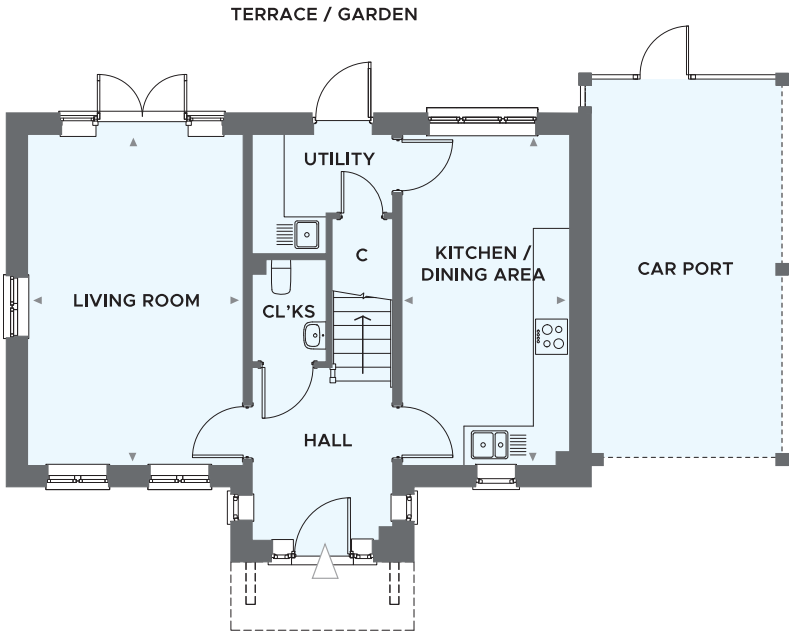
The Stoke

NO.9 / 10 / 13 / 14

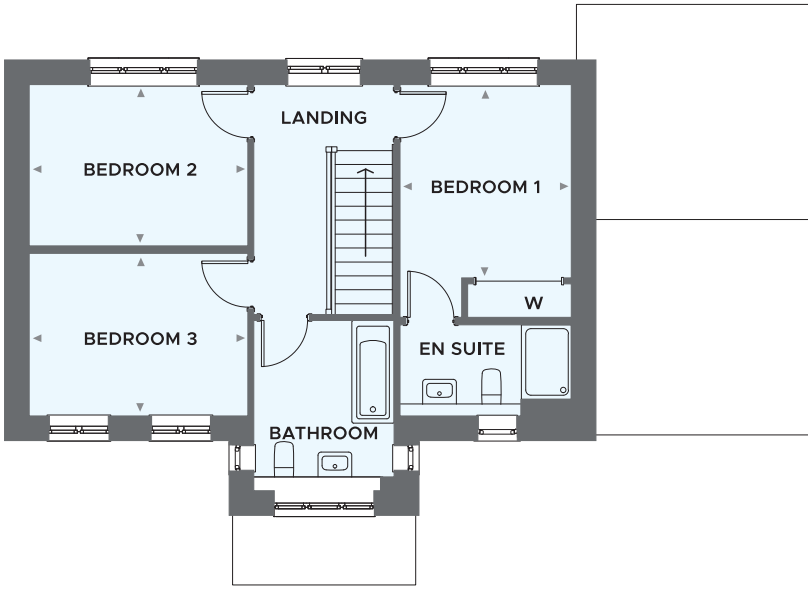
COMPUTER GENERATED ARTIST'S IMPRESSION AND INDICATIVE ONLY.

A three bedroom detached house with attached car port



GROUND FLOOR

- Detached home over two levels
- Driveway parking with attached car port
- Additional separate parking
- Spacious open-plan kitchen / dining area with separate utility room
- En suite and fitted wardrobes to bedroom 1
- Glazed double doors to terrace and garden from living room
- Cycle store / shed



FIRST FLOOR

Total Internal Living Area: 103.8 sq m / 1,117 sq ft

Not including car port

NO.9 / 14 - as presented
NO.10 / 13 - mirrored layout

Kitchen / Dining	5.47m x 2.77m	18'0" x 9"1"	Bedroom 1	3.19m x 2.83m	10'6" x 9'4"
Living Room	5.47m X 3.56m	18'0" X 11'8"	Bedroom 2	3.61m x 2.66m	11'11" x 8'9"
			Bedroom 3	3.61m x 2.68m	11'11" x 8'10"

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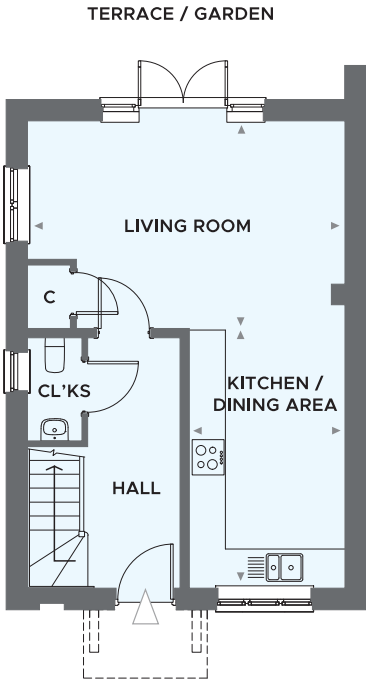
The Millmead

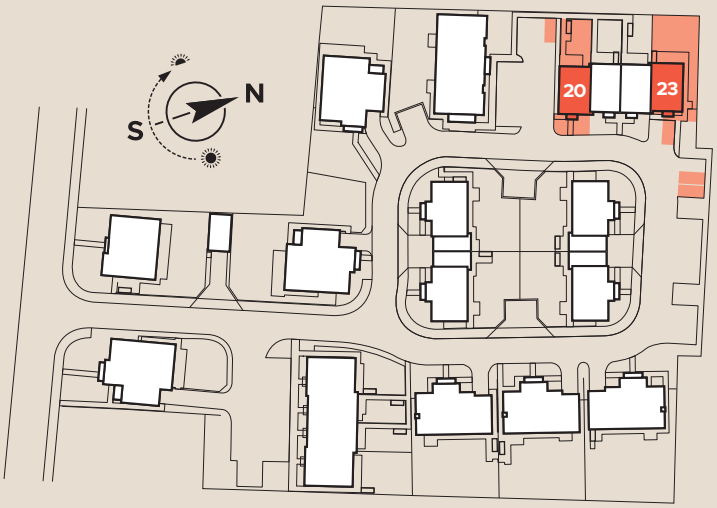
NO.20 / 23

COMPUTER GENERATED ARTIST'S IMPRESSION AND INDICATIVE ONLY.

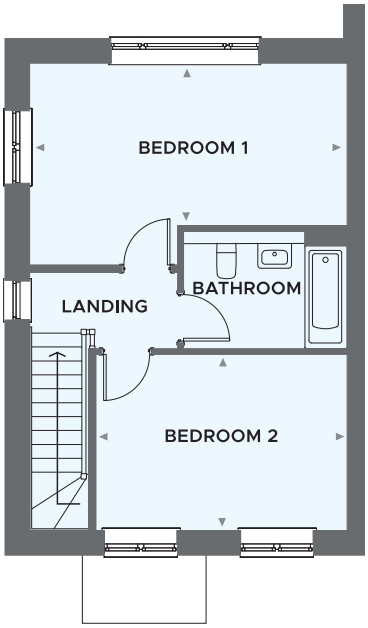
A two bedroom end of terrace house with allocated parking



GROUND FLOOR



- End of terrace home over two levels
- Allocated parking for two cars
- Spacious open-plan kitchen / dining area that leads to the living room
- Two double bedrooms
- Glazed double doors to terrace and garden from living room
- Cycle store / shed



FIRST FLOOR

Total Internal Living Area: 81 sq m / 872 sq ft

NO.20 - as presented
NO.23 - mirrored layout

Kitchen / Dining	4.29m x 2.57m	14’1” x 8’5”	Bedroom 1	5.24m x 2.70m	17’3” x 8’11”
Living Room	5.24m x 3.45m	17’3” x 11’4”	Bedroom 2	4.15m x 2.91m	13’8” x 9’7”

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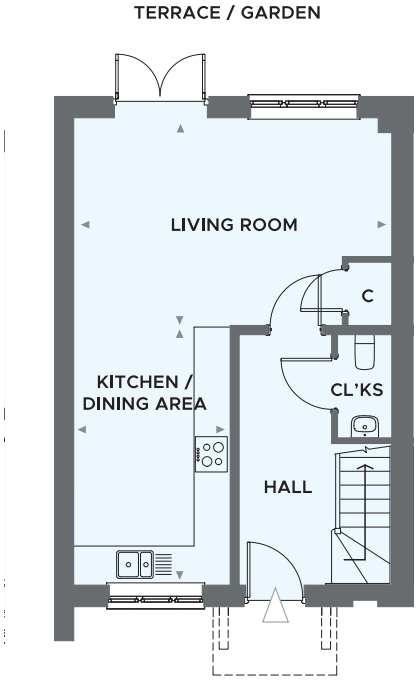
The Catteshall

NO.21 / 22

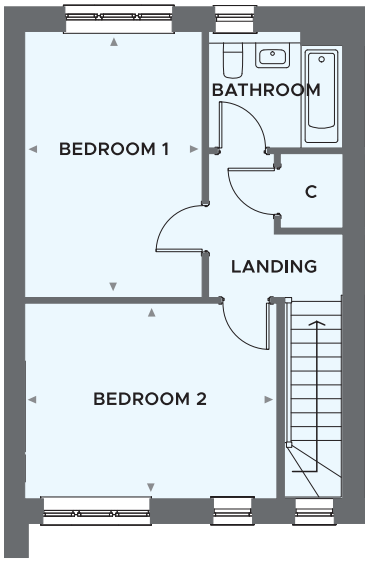
COMPUTER GENERATED ARTIST'S IMPRESSION AND INDICATIVE ONLY.

A two bedroom mid terrace house with allocated parking



GROUND FLOOR

- Mid terrace home over two levels
- Allocated parking for two cars
- Spacious open-plan kitchen / dining area that leads to the living room
- Two double bedrooms
- Glazed double doors to terrace and garden from living room
- Cycle store / shed



FIRST FLOOR

No.21 - Total Internal Living Area: 81 sq m / 874 sq ft
No.22 - Total Internal Living Area: 81.7 sq m / 879 sq ft

NO.21 - as presented
NO.22 - mirrored layout

Kitchen / Dining	4.29m x 2.61m	14’1” x 8’7”	Bedroom 1	4.39m x 2.98m	14’5” x 9’9”
Living Room	5.26m x 3.43m	17’3” x 11’3”	Bedroom 2	4.15m x 3.23m	13’8” x 10’7”

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The Specification

KITCHEN

- Classically styled kitchen
- Quartz worktops and splash backs*
- Electric, stainless steel double oven
- 4 burner induction hob and extractor cooker hood
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washing and drying machine (homes without utility)
- Stainless steel 1 ½ bowl sink
- Amtico flooring

UTILITY†

- Plumbing, wiring and space for washing and drying machines
- Stainless steel bowl sink with mixer tap†
- Laminate worktops and splash back
- Amtico flooring

BATHROOM & EN SUITE

- Modern styled bathrooms and en suites with chrome fixings and Roca sanitary ware
- Toilets with soft-close seats
- Mixer taps and controls in chrome
- Heated chrome towel rails (size dependent on layout)
- Chrome shower head with slide rail
- Clear glass sliding door shower screen and glass bath shower screen
- Ceramic wall tiles on selected areas, edges trimmed with brushed chrome strip
- Shaver socket
- Amtico flooring

MEDIA & CONNECTIVITY

- Prewired for Sky Q service in the living room
- TV points to all bedrooms
- Telephone points in living room, hallway and bedroom 1
- USB charger point incorporated in socket within kitchen

FINISHING DETAILS

- Modern style painted internal doors with chrome finish door furniture
- Carpeted, closed-tread, painted staircase with softwood hand rail
- Painted, three stepped architrave and skirting boards
- Fitted wardrobes shown in floor plans†
- Carpets to all principal rooms unless otherwise specified

HEATING, ELECTRICAL & LIGHTING

- Energy efficient gas-fired heating with mains pressure hot water system and central programmer
- Underfloor heating to ground floor
- Radiators to first floor
- LED down lights in kitchen, utility, bathroom, en suite and cloakroom
- Pendant lighting in all other rooms
- External lights for all external doors
- External, weatherproof power socket
- Roof installed solar PV array to supplement energy supply

EXTERNAL

- Electrical vehicle charging point
- Attached cycle store or separate cycle store / shed
- Landscaped front
- Turf in the rear garden
- Close board fencing around gardens
- External water tap

GARAGE / CAR PORT†

- Separate garage to No.1
- Integral garage to No.2 - 3 - 4 - 11 - 12 - 15
- Attached car port to No.9 - 10 - 13 - 14
- Double power sockets and strip lighting (garages only)

WARRANTY

- Q Assure Build 10 year warranty

† *Selected homes only.*

**Colour choices available - subject to stage of construction.*

Award-winning customer service that continues well beyond the sale

In-house Research GOLD AWARD 2023 CUSTOMER SATISFACTION

In-house Research GOLD AWARD 2024 CUSTOMER SATISFACTION

In-house Research has awarded Elivia Homes 'Gold' two years running. 92% of customers would recommend Elivia Homes to a friend or colleague.

Elivia Homes: building better as standard since 2004

From the calibre of design and build standards to the care of our dedicated customer service team, our aim is to ensure finding, choosing, and buying your perfect home is the best experience it can be. What is more, you have the reassurance that Elivia Homes is a leading, independent house builder with a respected and established reputation for quality across the Home Counties.

What House? Awards 2023 Bronze Winner

WHAT HOUSE? AWARDS
BRONZE WINNER 2023
BEST MEDIUM HOUSEBUILDER

Evening Standard New Homes Awards 2023 Winner Best Family Home

EVENING STANDARD
NEW HOMES AWARDS WINNER 2023
BEST FAMILY HOME

insider Property Awards South East 2023

SOUTH EAST
PROPERTY AWARDS WINNER 2023
DEVELOPER OF THE YEAR

the business magazine Thames Valley Property Awards 2023

THAMES VALLEY
PROPERTY AWARDS WINNER 2023
DEVELOPER OF THE YEAR

the business magazine South Coast Property Awards 2023

SOUTH COAST
PROPERTY AWARDS WINNER 2023
HOUSEBUILDER OF THE YEAR
RESIDENTIAL DEVELOPMENT OF THE YEAR
SUSTAINABLE DEVELOPMENT OF THE YEAR

Surrey Property Awards 2023

SURREY PROPERTY
AWARDS WINNER 2023
BEST BOUTIQUE DEVELOPMENT

Consumer Code for Home Builders www.consumercode.co.uk

tsi Approved Code TradingStandards.uk

HBF Home Builders Federation Member

Protection for new-build home buyers

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Willowbank Place

SEND VILLAGE

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ELIVIA
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