



TRIUMPH CORNER

GUILDFORD





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Introducing Triumph Corner, an exclusive boutique collection of just five brand-new luxury eco homes, thoughtfully designed with meticulous attention to detail and a high specification throughout. This unique development features two semi-detached and three terraced townhouses, each offering three spacious bedrooms spread over three floors.

Triumph Corner offers the perfect combination of comfort and sustainability, featuring impressive eco-friendly elements. Each home is equipped with an Air Source Heat Pump for renewable and efficient heating, an Electric Vehicle Charging Point to support greener transport options, and a Mechanical Ventilation with Heat Recovery system, ensuring optimal energy efficiency and superior indoor air quality. These features not only reduce the homes' environmental impact but also contribute to lower energy costs, providing long-term benefits for both the planet and homeowners.

Inside, you'll find a modern and inviting open-plan kitchen and dining area that seamlessly extends into the rear garden—perfect for entertaining and family living. The generously sized master bedroom comes with an ensuite and a walk-in dressing room, while two additional bedrooms are served by a beautifully appointed family bathroom.

A downstairs cloakroom adds convenience to the ground floor, and each home is complete with parking spaces and landscaped gardens, ensuring both practicality and luxury.

With its luxurious finishes, eco-conscious design, and a focus on quality, Triumph Corner delivers stylish, sustainable living making it the ideal retreat in a vibrant setting.



MOON TREE







LOCATION

Situated in the quaint village of Bramley, Triumph Corner is an exclusive boutique development that offers a unique blend of countryside charm and modern living.

Bramley is a picturesque village with a strong community spirit, featuring local amenities such as independent shops, welcoming pubs, and cosy cafés. The village is surrounded by the stunning Surrey Hills countryside, offering residents endless opportunities for outdoor pursuits, including scenic walks, cycling routes, and nearby golf courses.

Despite its rural feel, Bramley is well-connected, making it a desirable place for families and professionals alike. The village offers access to well-regarded local schools and is close to the larger town of Guildford, which provides a broad selection of excellent primary and secondary schools.

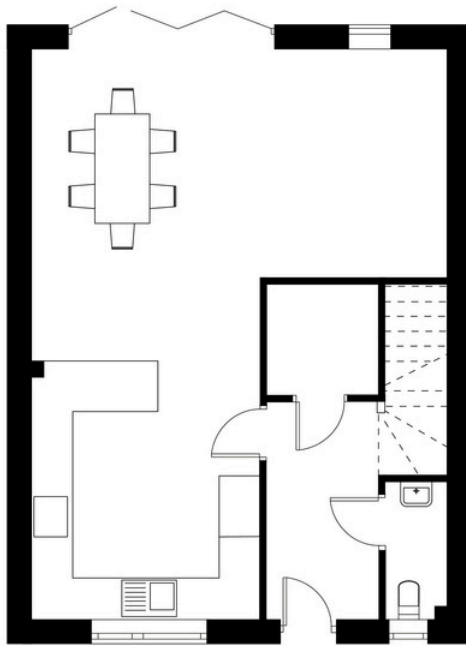
Guildford itself is just a short drive away, offering the best of both worlds with its vibrant shopping scene, and restaurants. It's a bustling town with excellent transport links, including direct trains to London, making it convenient for commuters.

Godalming, another nearby town, adds to the appeal with its charming high street, riverside walks, and a friendly community atmosphere.



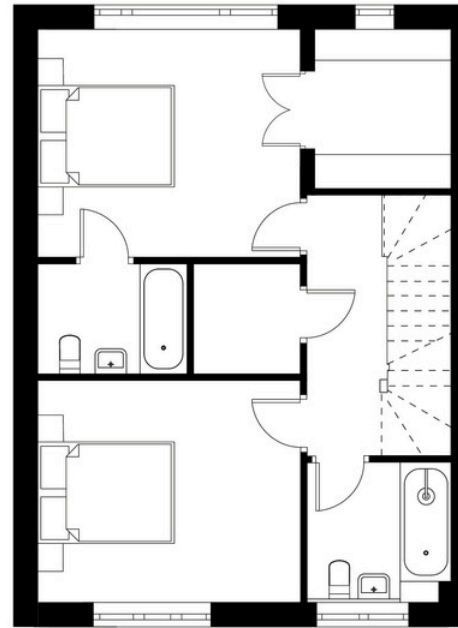
PLOT 1

Total GIA 132.1sqm / 1422sqft



Ground floor

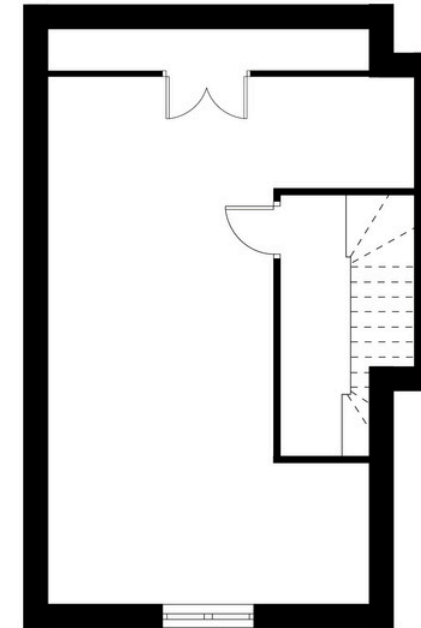
Kitchen/Dining/Living 38.1sqm / 410sqft



First floor

Bedroom 1 12.9sqm / 138.8sqft

Bedroom 2 12.4sqm / 133.4sqft

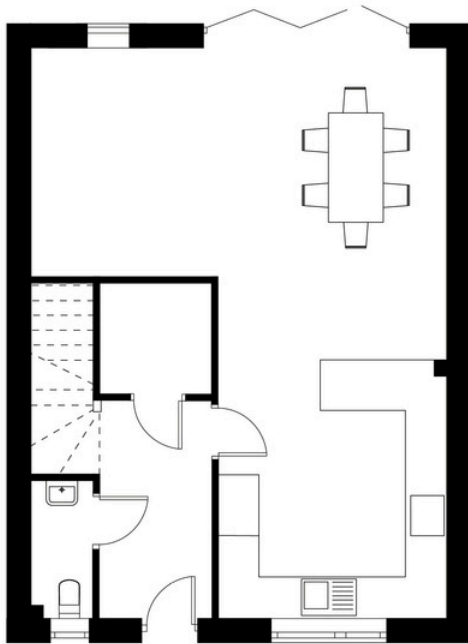


Second floor

Study

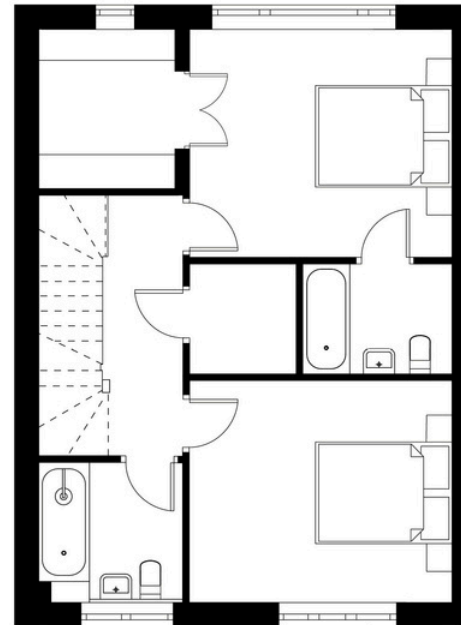
PLOT 2

Total GIA 132.1sqm / 1422sqft



Ground floor

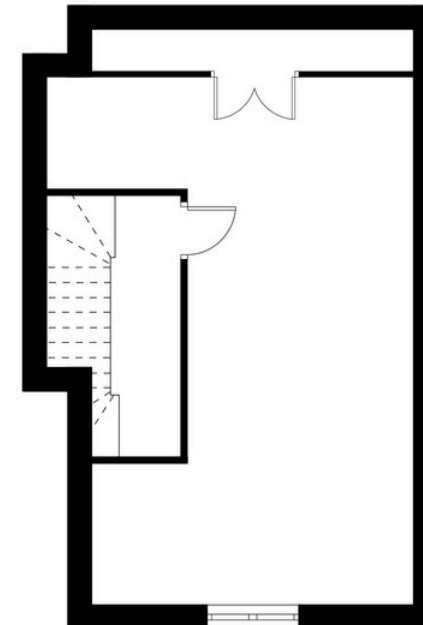
Kitchen/Dining/Living 38.1sqm / 410sqft



First floor

Bedroom 1 12.9sqm / 138.8sqft

Bedroom 2 12.4sqm / 133.4sqft

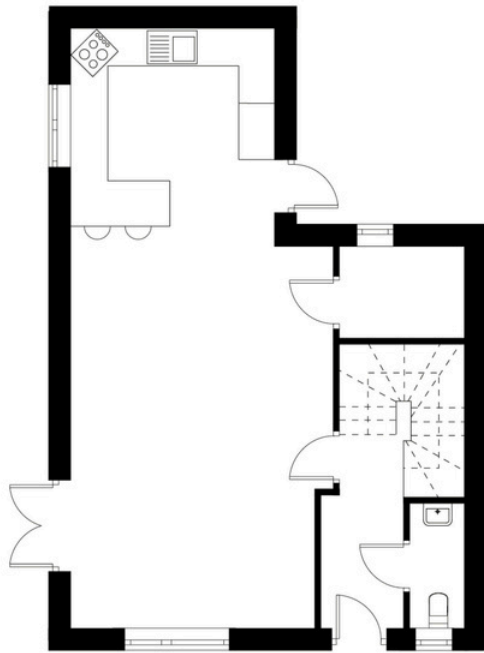


Second floor

Study

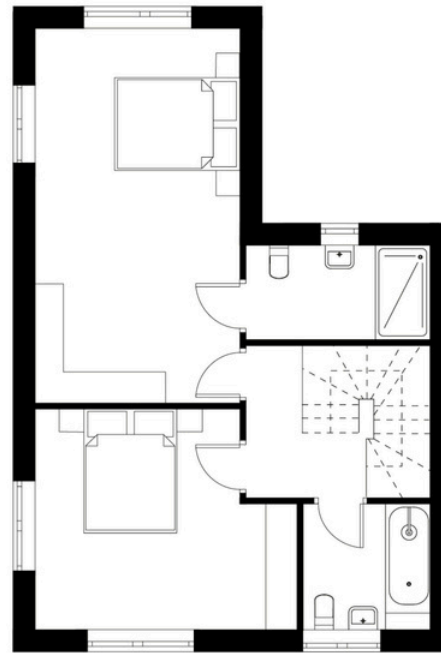
PLOT 3

Total GIA 124.5sqm / 1340sqft



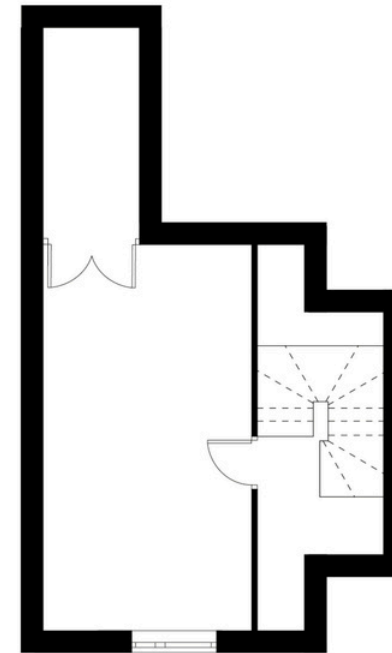
Ground floor

Kitchen/Dining/Living 37.6sqm / 404.7sqft



First floor

Bedroom 1 16.3sqm / 175.5sqft
Bedroom 2 13.7sqm / 147.5sqft

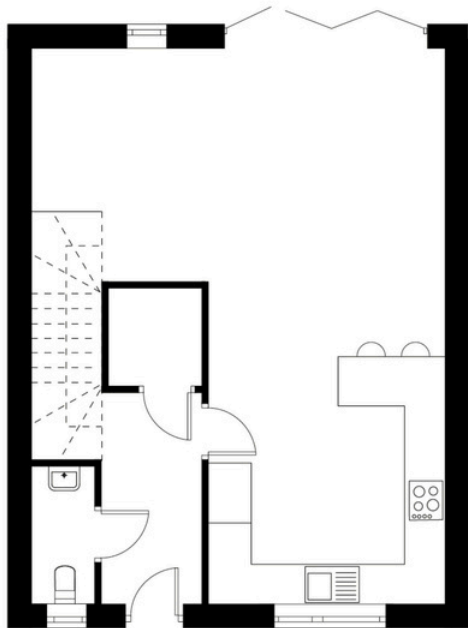


Second floor

Study

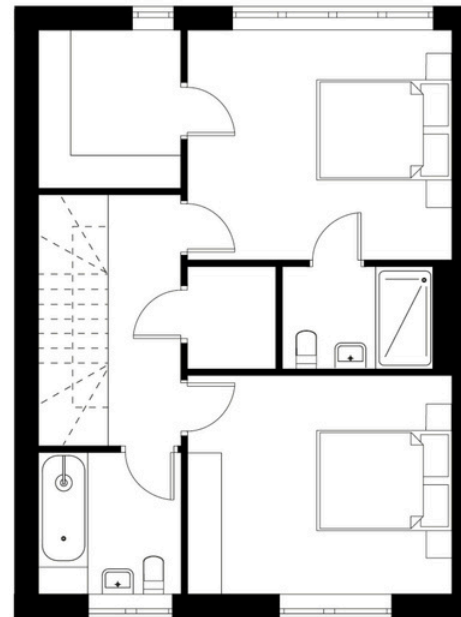
PLOT 4

Total GIA 132.4sqm / 1425sqft



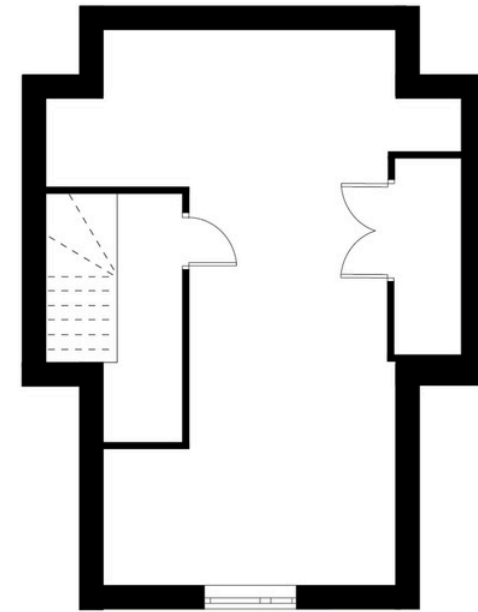
Ground floor

Kitchen/Dining/Living 39sqm / 419.8sqft



First floor

Bedroom 1 13.4sqm / 144.2sqft
Bedroom 2 12.3sqm / 132.4sqft

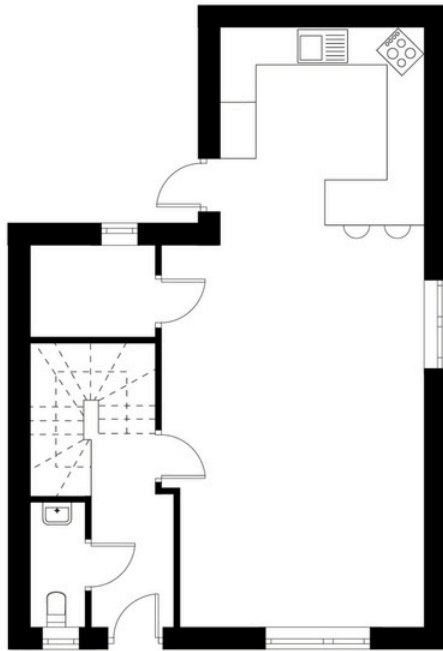


Second floor

Study

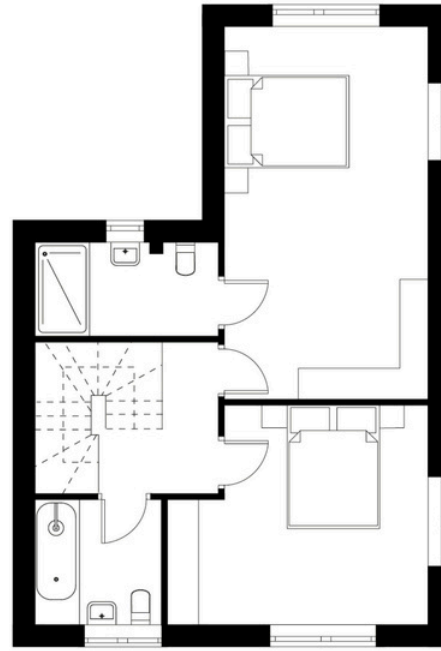
PLOT 5

Total GIA 124.5sqm / 1340sqft



Ground floor

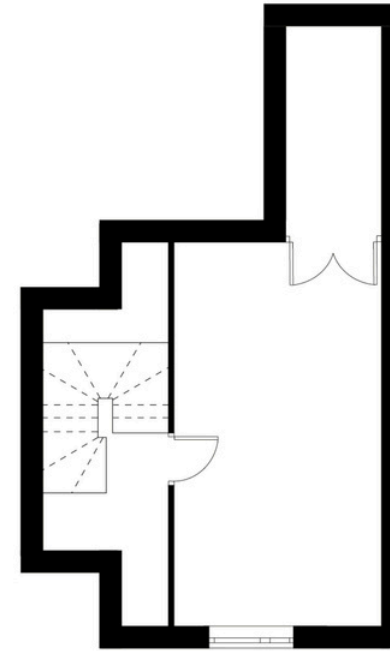
Kitchen/Dining/Living 37.6sqm / 404.7sqft



First floor

Bedroom 1 16.3sqm / 175.5sqft

Bedroom 2 13.7sqm / 147.5sqft



Second floor

Study



SPECIFICATION

INTERNAL

- Underfloor heating at ground floor, Sterlrad radiators at first floor.
- TV point in living area and bedroom.
- Telephone point in the kitchen.
- Hard-wired security alarm.
- USB charger point in kitchen and bedroom.
- Wireless Bluetooth speakers in ceiling.

KITCHENS

- High-quality fitted kitchen.
- Under-cupboard lighting.
- Quartz stone worktop with matching up-stand.
- Integrated branded appliances; dishwasher, fridge/freezer, 4-ring induction hob, oven, extractor hood, wine fridge.

BATHROOMS

- Bath with shower and matt black/brass fittings.
- Heated towel rail.
- Shaver point.

EXTERNAL

- Dedicated Electric Vehicle Charging Point.
- External hot and cold taps.
- Front and rear outside lighting.
- UPVC double-glazed windows throughout.
- Solid wood door.
- Turfed/patio garden.
- 10-year Buildzone warranty.

IECO

- Mitsubishi Air Source Heat Pump and thermal hot water store including smart controls.
- Super Insulated External Walls, roof and floors.
- Mechanical Ventilation Heat Recovery system.
- Electric car charge points.







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