

portesbery camberley surrey

Portesbury Homes Ltd

Portesbury Homes build new homes of quality combining distinctive styling with individual design, all finished to a very high standard with particular attention to detail.

Portesbury Homes strive to provide customer satisfaction to ensure that the Company retains its high reputation achieved through a strong commitment to quality.

Portesbury Homes continually prove to be versatile and innovative, important attributes with today's varied lifestyles.



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Modern living behind a traditional façade. At Portesbery, one can gain the best of both worlds. With the town and commuter links nearby, but still close to the beautiful Surrey Heath countryside, Portesbery offers modern accommodation in one of Camberley's premier roads.

This is living on a grander scale. Each house boasts two & a half storeys, four bedrooms and spacious rooms for informal and formal occasions. Exteriors have been considered with an eye to timeless design: interiors have been finished with consummate skill, creating homes that are stylish and opulent but never ostentatious.

Camberley offers similar style. A popular town for commuters, Camberley still retains the charm and character that made it popular with Army Officers during the 19th Century. Today, its ease of access for the M3, M4 and M25 motorways and rail links with London, ensure that Camberley remains popular with the modern day commuter and traveller. Portesbery is within 5 minutes walk of Camberley Station.

A fine choice of local schools makes Camberley ideal for the growing family. Facilities for recreation are superb, with a selection of private clubs catering for every sporting taste. Prestigious golf courses at Camberley & Wentworth are within range, while a few furlongs further leads to the races at Windsor & Royal Ascot.

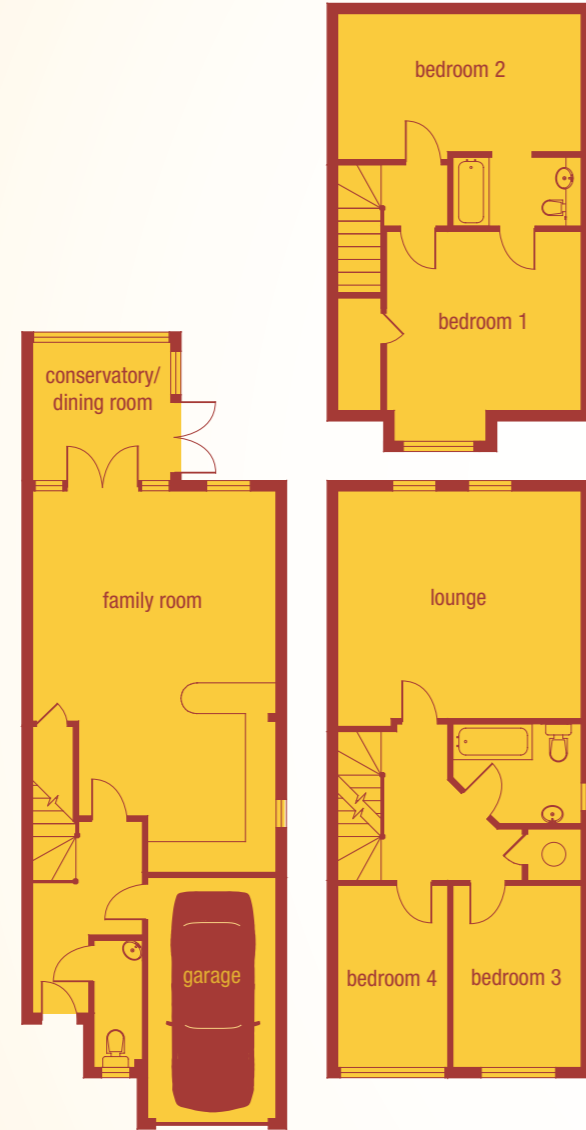
Dining out remains a treat. Camberley offers an eclectic range of international cuisine within walking distance. For those with a wider palette, the county towns of Reading and Guildford are both within a fifteen mile drive



1 beckingham house



2 beckingham house



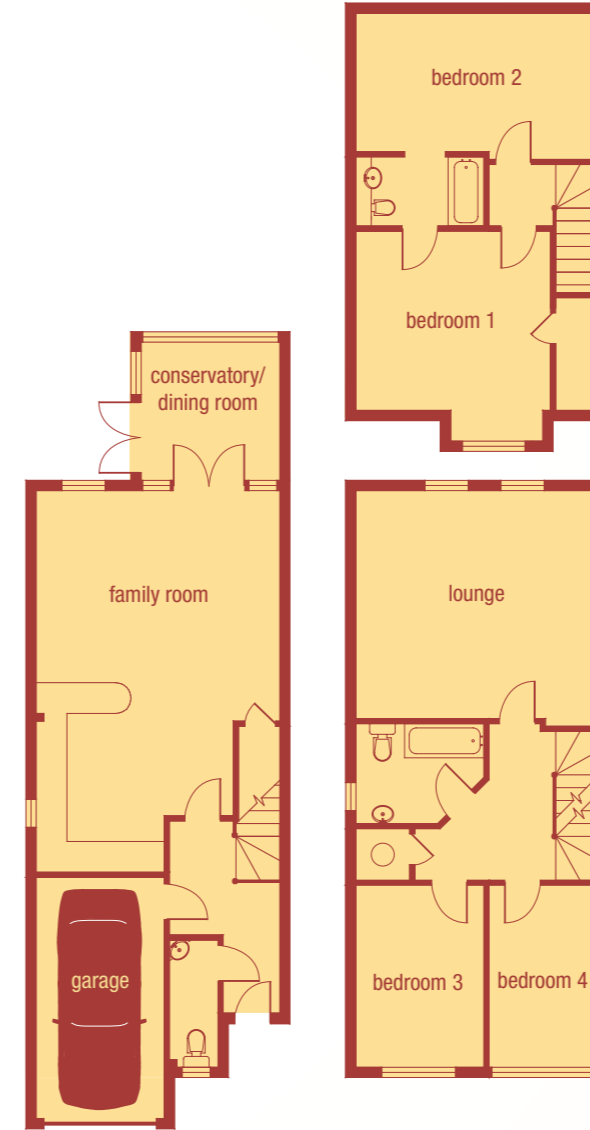
1 beckingham house

ground floor		
kitchen	3.8m x 3.8m	12' 6" x 12' 4"
family room	4.9m x 4.6m	16' x 15'
conseratory/ dining room	2.7m x 2.7m	9' x 9'
garage	4.7m x 2.6m	15' 7" x 8' 4"
first floor		
lounge	4.9m x 4.6m	16' x 15' 2"
bedroom 3	3.6m x 2.5m	11' 9" x 8' 4"
bedroom 4	3.6m x 2.2m	11' 9" x 7' 2"
second floor		
bedroom 1	4.2m x 3.8m	13' 8" x 12' 6"
bedroom 2	4.9 m x 2.9m	16' x 9' 6"

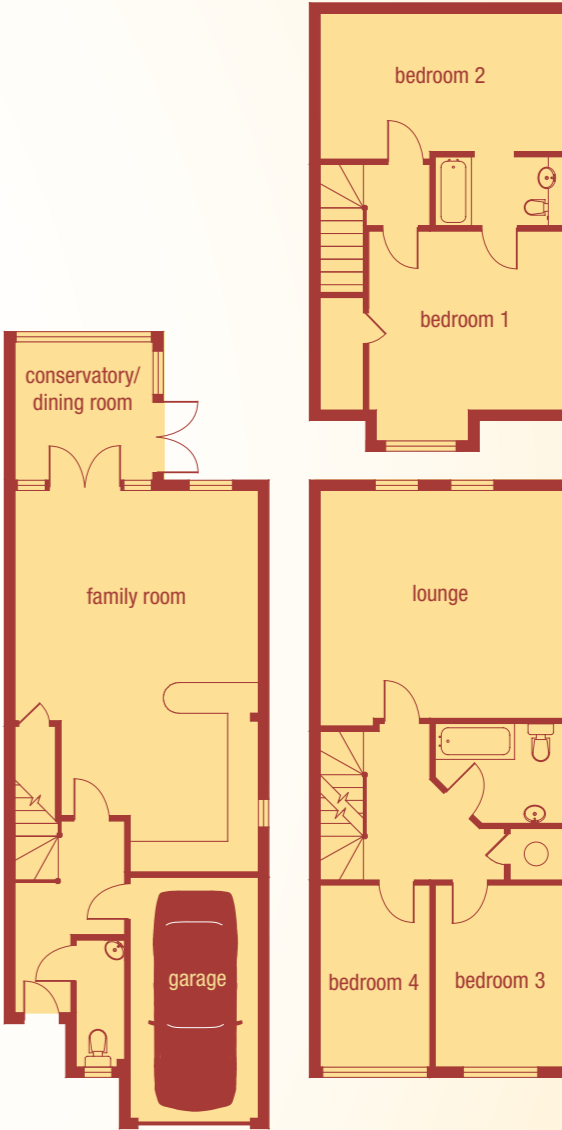
2 beckingham house

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1 luckington house



2 luckington house



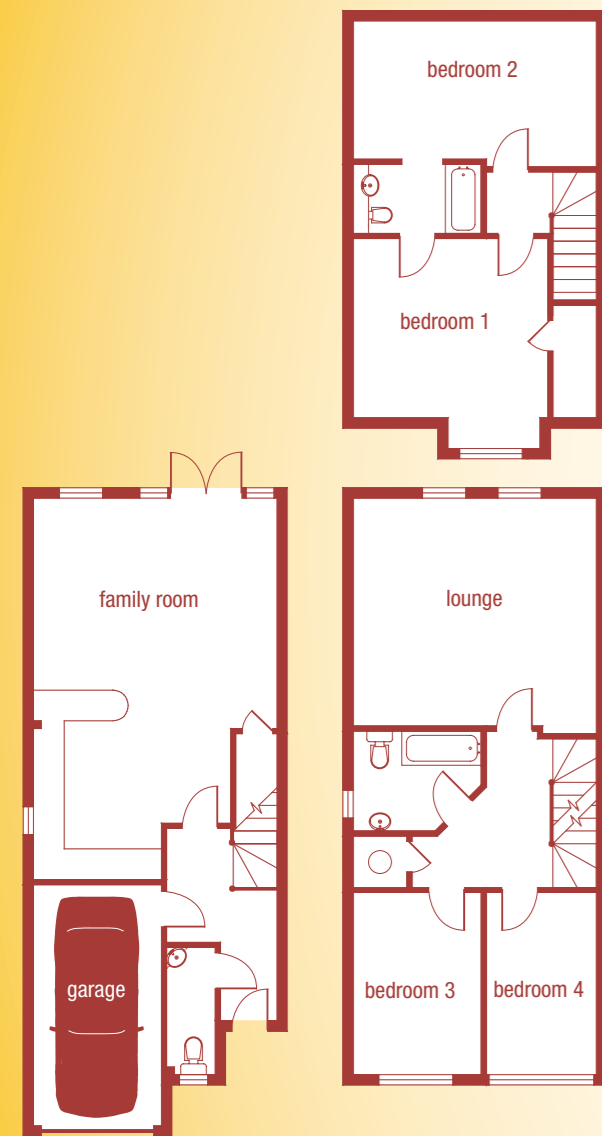
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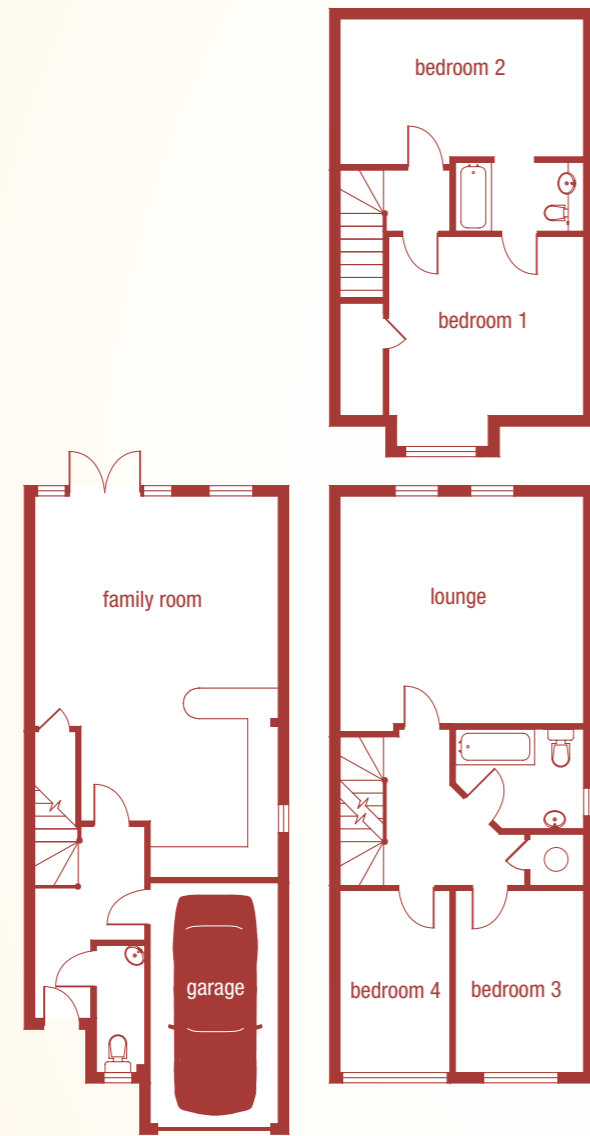
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fixtures and fittings

External

White UPVC double glazed windows
 External walls to have brickwork elevations under a slate tiled roof
 Private off road parking
 Block paviour parking bays
 Storm porches with entrance lighting
 External lighting to front and rear
 Private gardens with patio
 Integral garage

kitchens

'Shaker' style units with contrasting work surfaces
 Brushed steel splash back with stainless steel hob
 Solid wood rustic oak flooring
 Fitted appliances (including integrated dishwasher, washer dryer, fridge and freezer, electric over and gas hob)
 Stainless steel extractor hood

bathrooms

Fitted white bath suites (Inc shower) with high quality chromium taps
 Choices* of ceramic tiling (floor & wall coverings from pre selected range)
 Full height tiling throughout
 Cloakroom half height tiling

Ensuites

Fitted white shower suites with high quality chromium mixers
 Choices* of ceramic tiling (floor & wall coverings from pre selected range)

An exciting new feature at Portesbery is the provision of advanced cabling infrastructure, creating a flexible home network. This allows buyers to establish their own computer, telecom, and video distribution arrangements throughout the home.

Every home at Portesbery is sold with the benefit of a 10 year NHBC warranty.

Electrical

Mains controlled smoke alarm and detectors
 Fully fitted security alarm
 TV points to lounge, family room and bedrooms
 BT points to lounge, family room and bedrooms
 Brushed steel sockets on ground floor. White sockets and switches to all other floors
 Shaver sockets to all bathrooms
 Pre wired for multi room audio and visual
 Pre wired for computer network

Heating & Water

Central heating by gas fired mega flow boiler serving thermostatic valve radiators
 Towel rails to bathrooms

Decoration

Front doors in solid wood
 Smooth finish to ceilings
 Walls finished in Calico
 All architrave and skirting finished in white satin
 4 panel internal doors throughout
 Brushed steel tubular door furniture throughout
 Coving to all rooms
 Ogee skirting & architrave

Wardrobes

Built-in wardrobes throughout to have shelf and hanging rail

