



AQUINNA HOMES

# BLANDFORD PLACE

BLANDFORD ROAD | TEDDINGTON | TW11 0LG

AN EXCLUSIVE DEVELOPMENT OF JUST THREE EXCEPTIONAL THREE STOREY, THREE BEDROOM FAMILY HOMES,  
EACH WITH PRIVATE GARDENS AND OFF ROAD PARKING, LOCATED IN HIGHLY DESIRABLE TEDDINGTON,  
ON THE NORTHERN FRINGES OF BUSHY PARK.

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ANOTHER EXCITING, EXCLUSIVE DEVELOPMENT FROM AQUINNA HOMES, OF JUST THREE, THREE BEDROOM FAMILY HOMES, EACH WITH THEIR OWN PRIVATE GARDEN AND OFF ROAD PARKING.

These three storey family homes feature light and airy, open plan living and kitchen spaces, with full bi-folding doors opening on to individual private gardens. One has the added luxury of a separate living room and study.

All homes are designed and built to the highest standards of craftsmanship expected of an Aquinna Home.

*aspire...*



# LOVE IT, LIVE IT

Teddington is conveniently located in the London Borough of Richmond, South-West London, near the majestic River Thames with the open landscape of Bushy Park to the South. The area is predominantly residential and popular with its fashionable high street and riverside pubs and clubs, where leisure is key.

Not surprisingly Teddington has again been voted as Britain's most desirable residential area by the Sunday Times in March 2021, priding itself between practical and aspirational.

All the essentials can be found close by, including: supermarkets, cafes, independent stores and bakeries, "and the best nature in London" in the beloved Bushy Park.



## RESTAURANTS & BARS

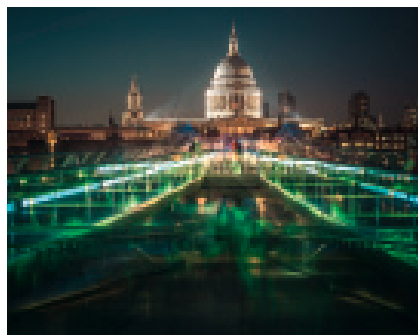
Shambles Bar	One One Four
The Kings Head	Cafe Benedict
Charm Thai	The Fallow Deer
Ruba Restaurant	The Railway Pub & Dining Rooms

## LIFESTYLE & LEISURE

Teddington Cricket Club	Hampton Wick Royal Cricket Club	The Skiff Club	Strawberry Hill House
Teddington Hockey Club	Bushy Park Sports Club	Royal Canoe Club	Hampton heated open air pool
Teddington Rugby Club	Kingston Royals Dragon Boat Racing Club	Walbrook Rowing Club	
Teddington Football Club		The Lensbury Sports and Social (private members club)	

## SCHOOLS

<b>Primary schools</b>	Collis St. Mary's & St. Peter's Sacred Heart RC School Stanley Juniors and Infants Hampton Wick Junior School Newlands House School
<b>Secondary schools</b>	Teddington School Waldegrave School for Girls



**RAIL CONNECTIONS** Teddington Rail Station (South Western Railway) is on the Waterloo – Shepperton (via Kingston) and Waterloo – Kingston (via Twickenham) loop and is serviced every 15 minutes

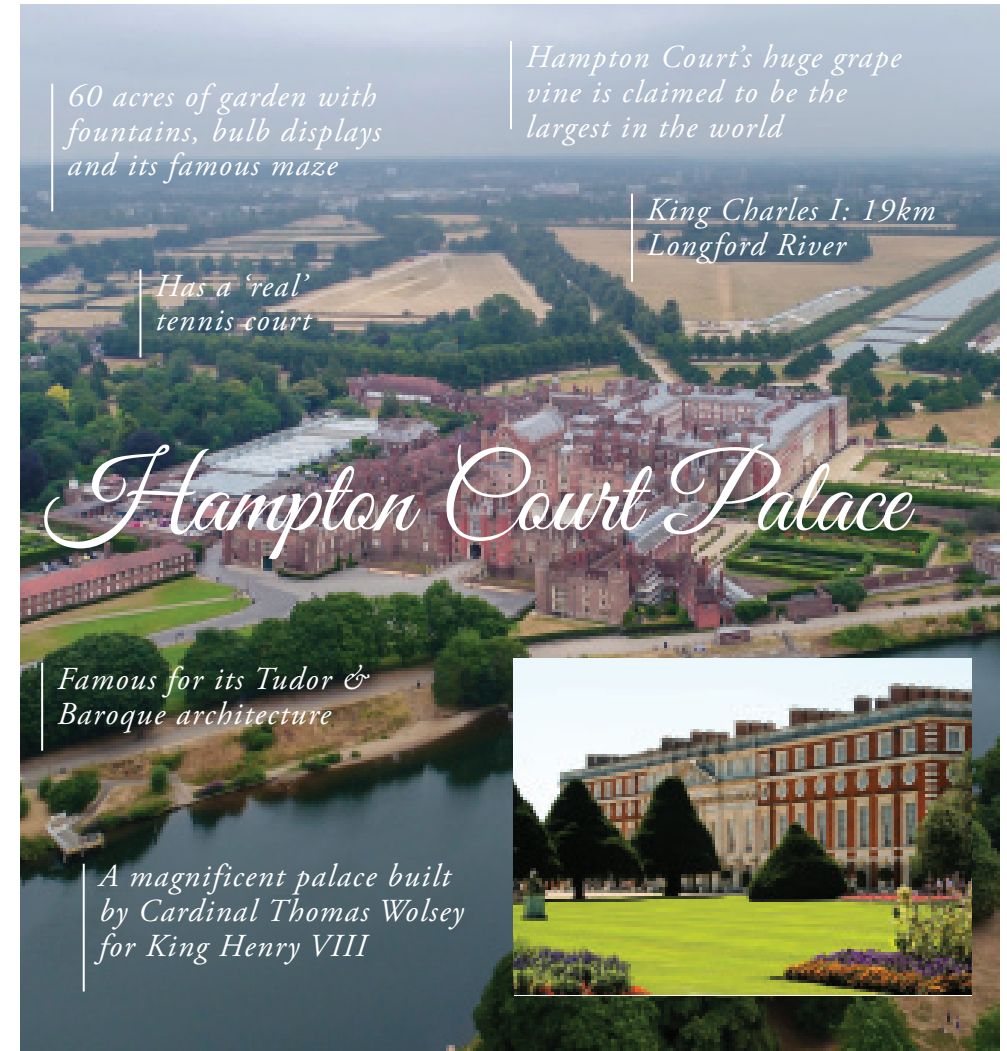
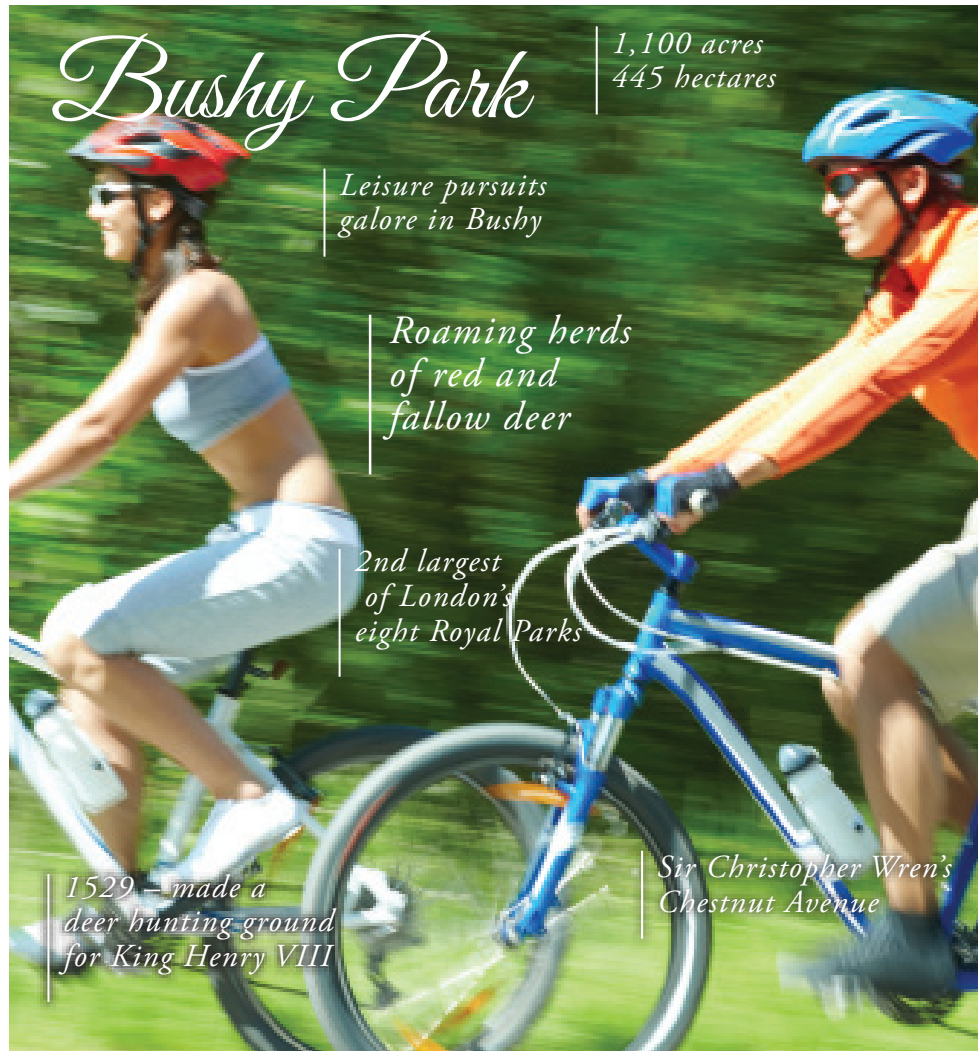
**RICHMOND / 18 MINS BY CAR**

**KEW GARDENS / 20 MINS BY CAR**

**WATERLOO / 35 MINS BY TRAIN**

**Disclaimer:** Distance and time figures taken from the trainline.com and google maps

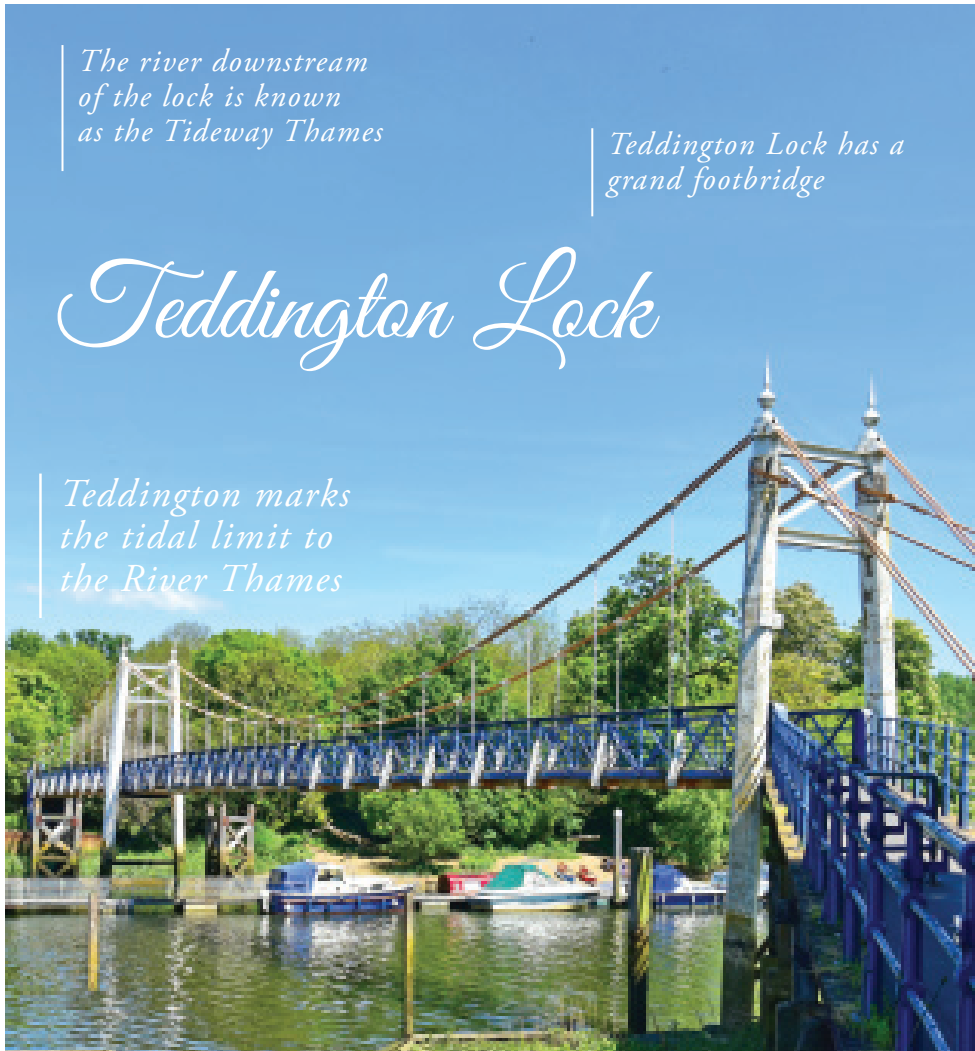
# FROM PARKS AND PALACES...



TESCO SUPERSTORE / 3 MINS BY CAR / 10 MINS WALK

TEDDINGTON STATION / 3 MINS BY CAR / 10 MINS WALK

# ...TO BOATING AND BARS



HAMPTON COURT PALACE / 5 MINS BY CAR / 16 MINS WALK

HEATHROW AIRPORT / 55 MINS BY CAR



*Second largest of eight Royal Parks:*

# BUSHY PARK

*40 acres The Green Park*

*57 acres St. James's Park*

*183 acres Greenwich Park*

*265 acres Kensington Gardens*

*350 acre Hyde Park*

*395 acres The Regent's Park*

*1100 acres Bushy Park*

*2500 acres Richmond Park*



# BLANDFORD PLACE

## CONTEMPORARY LIVING WITH ELEGANT STYLE



**THE SUNDAY TIMES**

Teddington was named the best place to live in London  
by The Sunday Times in March 2021.

The neighbourhood, located just outside Richmond, is referred to  
as the "sweet spot between practical and aspirational"  
in The Times of London article.



South-west facing elevation showing the Lychborough's corner position with entrance porches on Blandford Road and off road parking. This home includes a study and separate living room. The intricate brick fascia details, corner stones and scalloped sills accentuate this individual, family home.





South-east elevation from Blandford Road of Chalfont and Ferndown.

These two homes feature open plan family, kitchen, dining and living areas.

The principal bedroom in each property has an en-suite and dressing room on the top floor.



BLANDFORD  
ROAD

BLANDFORD  
ROAD

LYCHBOROUGH

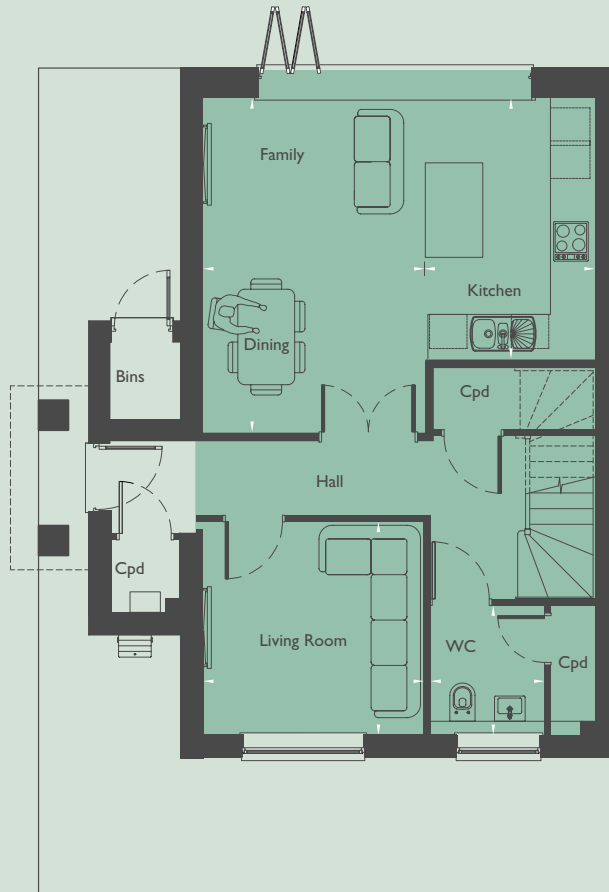
CHALFONT

FERNDOWN



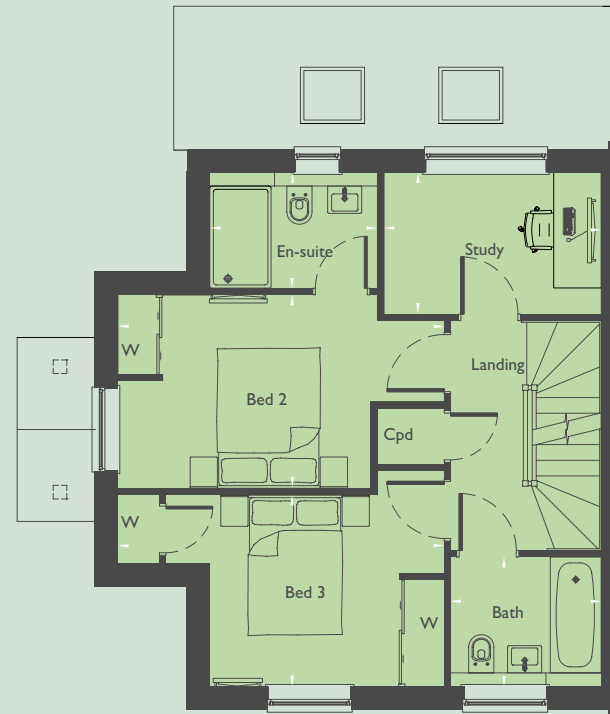
# PLOT 1 - LYCHBOROUGH ROOM LAYOUTS

Floor plans are for illustration purposes only and may be subject to change.  
Furnishings not included.



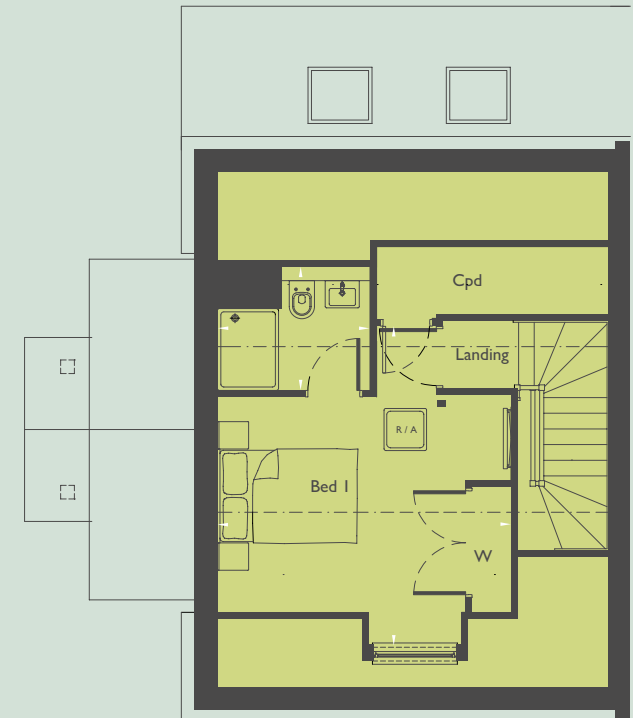
## Ground Floor Plan

	m	ft
Living Room	3.24 x 3.12	10'8" x 10'3"
Kitchen	2.50 x 3.82	8'2" x 12'6"
Dining/Family	3.24 x 4.89	10'8" x 16'1"
WC	1.67 x 1.90	5'6" x 6'3"



## First Floor Plan

	m	ft
Study	3.19 x 2.07	10'6" x 6'10"
Bedroom 2	4.79 x 2.84	15'9" x 9'4"
Bedroom 3	4.79 x 2.81	15'9" x 9'3"



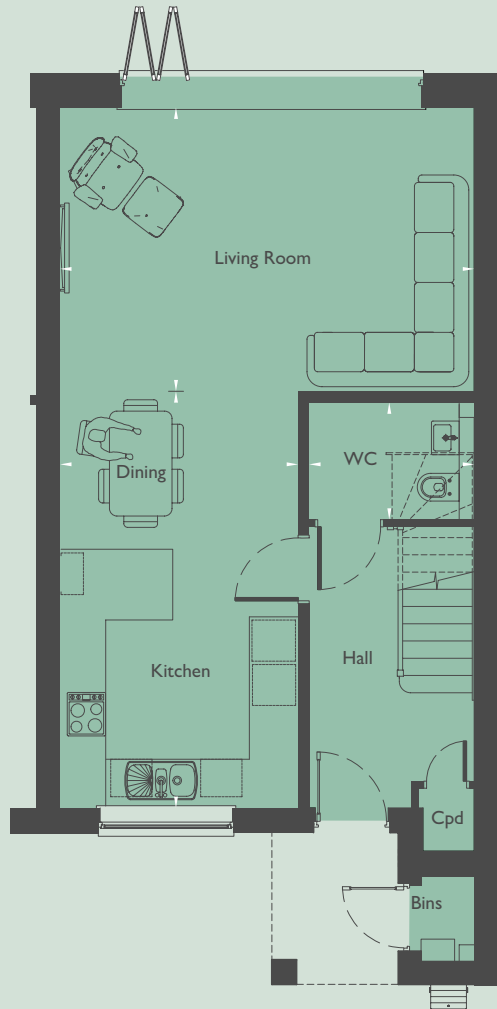
## Second Floor Plan

	m	ft
Bedroom 1	4.31 x 4.68	14'2" x 15'5"

— · — · — Dotted line denotes extent of full height ceiling

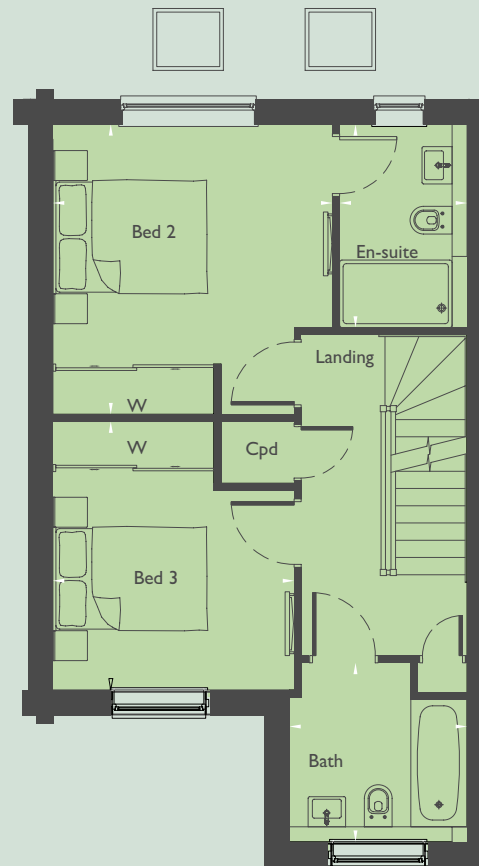
# PLOT 2 - CHALFONT ROOM LAYOUTS

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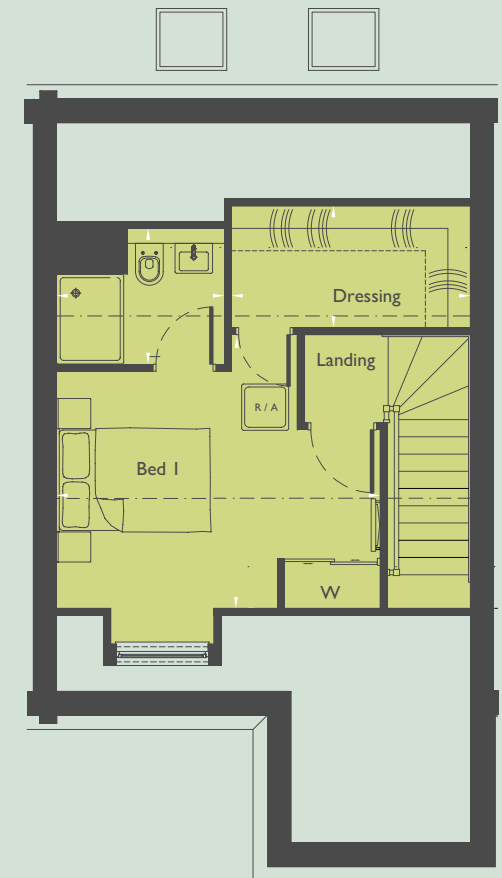
Ground Floor Plan

	m	ft
Living Room	5.52 x 3.78	18'1" x 12'5"
Kitchen/Dining	3.17 x 5.55	10'5" x 18'3"
WC	2.20 x 1.56	7'3" x 5'1"



First Floor Plan

	m	ft
Bedroom 2	3.72 x 3.86	12'3" x 12'8"
Bedroom 3	3.21 x 3.58	10'7" x 11'9"



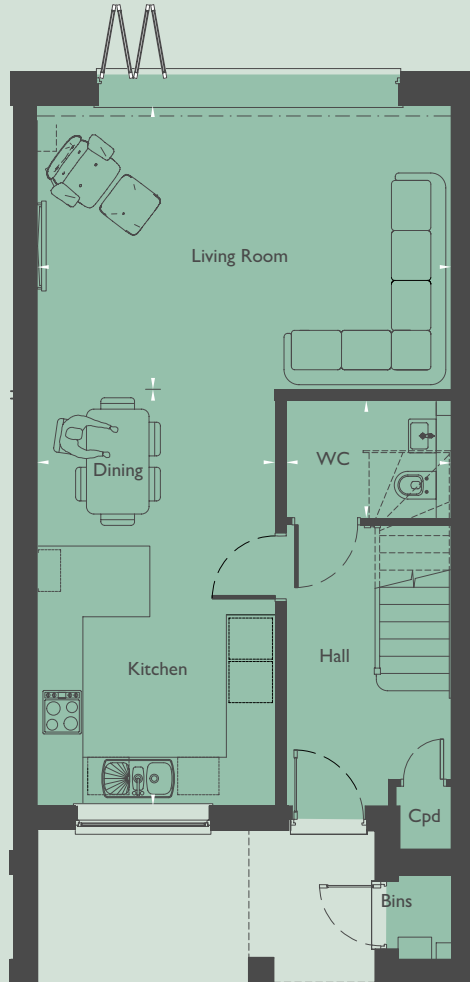
Second Floor Plan

	m	ft
Bedroom 1	4.32 x 3.65	14'2" x 12'0"
Dressing Room	3.18 x 1.62	10'5" x 5'4"

— · — · — Dotted line denotes extent of full height ceiling

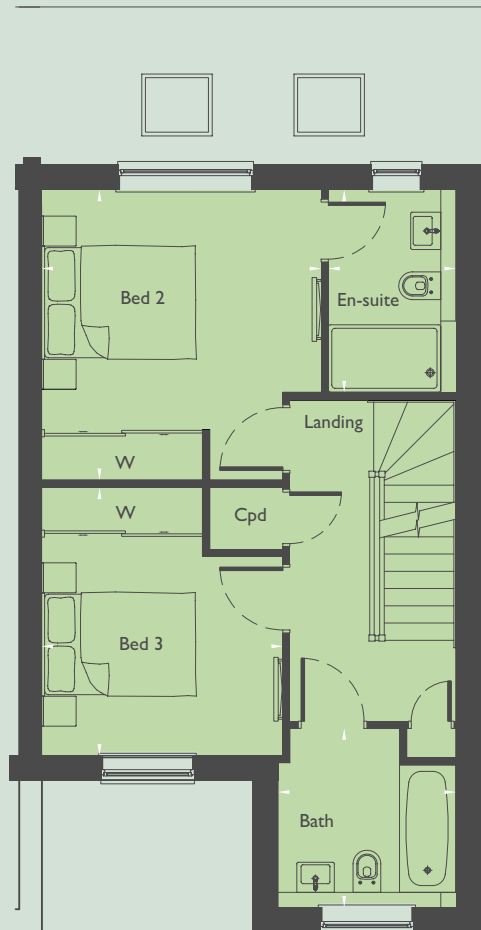
# PLOT 3 - FERNDOWN ROOM LAYOUTS

Floor plans are for illustration purposes only and may be subject to change.  
Furnishings not included.



## Ground Floor Plan

	m	ft
Living Room	5.52 x 3.78	18'1" x 12'5"
Kitchen/Dining	3.17 x 5.55	10'5" x 18'3"
WC	2.20 x 1.56	7'3" x 5'1"



## First Floor Plan

	m	ft
Bedroom 2	3.72 x 3.86	12'3" x 12'8"
Bedroom 3	3.21 x 3.58	10'7" x 11'9"



## Second Floor Plan

	m	ft
Bedroom 1	4.32 x 3.65	14'2" x 12'

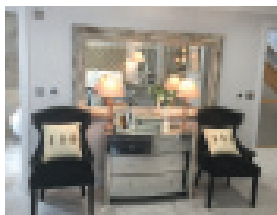
— · — · — Dotted line denotes extent of full height ceiling



# THE FINER DETAILS

Each house has been carefully designed to incorporate a stunning blend of classic and modern elegance combining traditional features and contemporary fittings.

## GENERAL



Traditionally built brick & block homes.

Gas-fired underfloor heating to ground floor and radiators to upper floors via high efficiency condensing boiler. Hot water is stored in an indirect mains pressure un-vented cylinder for later use.

Energy efficient down-lighters to all rooms.

Dimmer switches to living room (plot 1) and principal bedroom.

Built in wardrobes to all bedrooms. Cashmere glass with mirror panels to beds 1 & 2. Sliding mirror doors to bed 3.

Porcelanosa ceramic flooring to hall and cloakroom.

Krono Swiss timber effect flooring to living, family and dining areas, and kitchen.

Bi-fold rear patio doors to garden.

Contemporary glass balustrade and oak handrail to staircase.

Timber front door.

Contemporary architraves & skirtings.

Contemporary style cornicing to hall, lounge, and living areas.

Light and power socket to dressing room (plots 2 & 3).

Brushed chrome effect socket & light switches.

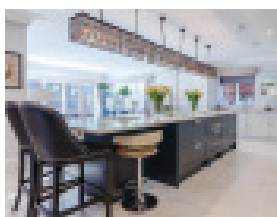
USB enabled sockets to living room (plot 1), kitchen and principal bedroom.

Energy efficient PV panels.

Double-glazed traditional UPVC side hung casement windows white finish.



## BESPOKE DESIGNER KITCHENS



Bespoke range of fully fitted Leicht Ceres handleless furniture to include pelmet lighting.

Co-ordinated 20mm thick Silestone quartz work surfaces and splash-backs to kitchen.

Under slung ceramic sink with fluted drainer in silestone work surface.

Induction hob by Siemens.

Extractor hood by Elica.

Single Multifunction A+ rated electric oven & microwave by Siemens.

Integrated fridge/freezer A+ rated, by Siemens to all plots.

Quooker sink tap with three water functions, including steaming hot water up to 98°C.

Insinkerator food waste disposal unit.

18 bottle wine cooler by Caple. (plots 2 & 3).

Plumbed and wired for water softener (*water softener not included*).

## SECURITY & HOME ENTERTAINMENT

Pre-wiring for the fitting of an alarm by the purchaser.

Multi-point locking to external doors.

BT points to living room, family room and principal bedroom.

High level TV point with Sky Q wiring to family room (plot 1), living room (plots 1, 2 & 3), and principal bedroom.

TV wiring to living room, family room and all bedrooms.

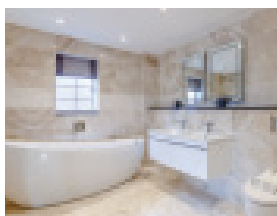
Virgin Media points to family room (plot 1), living room (plots 1, 2 & 3) and principal bedroom.

Multimedia output plate to living areas & principal bedroom.

Hard-wired CAT 6 connectivity to ethernet socket in living, dining & all bedrooms, to enable faster data transfer to Smart TV, Sky Box, PC etc. (*Smart TV, Sky Box, PC, router and switch not included*).

External lighting to front & rear.

## LUXURY BATHROOMS & EN-SUITES



Contemporary style white bathroom suite by Villeroy and Boch.

Fully tiled walls bathrooms/en-suites & half height tiles to WC by Porcelanosa with integral mirrors to suit.

Chrome Hansgrohe mixer tap.

Co-ordinated Porcelanosa ceramic floor.

Villeroy & Boch vanity units under basins (en-suite & bathroom).

Electric underfloor heating to principal bathrooms.

Bath with Hansgrohe Thermostatic tap (bathrooms).

Bath with Hansgrohe Thermostatic shower and screen (bathrooms)

Wall mounted WC with concealed cistern.

Heated ladder style chrome towel rail.

Fully fitted shower enclosure with chrome shower door and Hangroge thermostatic shower valve with handset (showerpipe to master en-suite.)

## EXTERNAL SPACE

Access to private garden via bi-folding doors.

External tap to rear.

External power socket to rear.

Paved Patio area to rear.

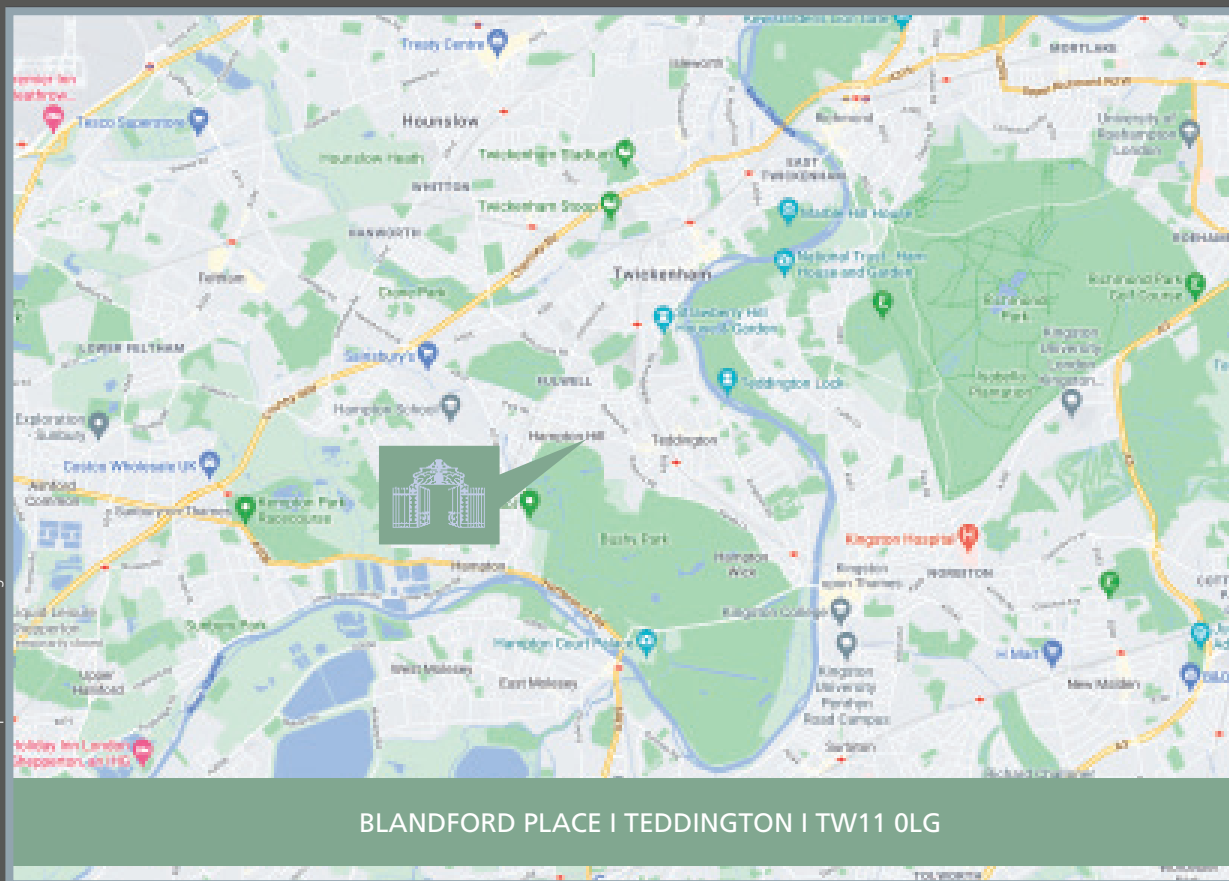
Infrastructure for Electric Vehicle Charging points for all plots.



10 Year NHBC Buildmark Warranty.

We operate under the Consumer Code for Home Builders.





AQUINNA HOMES

*aspire...*

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Aquinna Homes plc is an experienced and well funded homebuilder founded in 2004. We are committed to creating high quality aspirational homes in the very best locations throughout London and the South-East. Our portfolio includes luxurious city apartments, delightful village mews, signature buildings inspired by renowned architects and substantial family homes. You are in safe hands with our experienced team of professionals who take pride in creating beautiful homes of outstanding quality, each with the Aquinna hallmark of attention to detail.

Aquinna Homes plc, Award Winning Developers

SELLING AGENT

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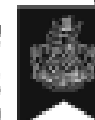
**Aquinna Homes plc**

Best House Building Company  
South East England

**BUILD**

2022 Home Builder  
Awards

UNITED KINGDOM  
PROPERTY  
AWARDS  
WINNER 2020-2021



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