FERN PARK DRIVE

WINDLESHAM

QUINTESSENCE OF LIVING

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Fern Park Drive, Windlesham

An exclusive collection of just eight homes

Discover Fern Park Drive, eight beautifully crafted three, four and five-bedroom homes in Windlesham, Surrey.

Combining timeless architecture, premium specifications and spacious family living, these exceptional new homes offer the perfect balance of village charm, modern comfort and excellent connectivity to London and the surrounding area.

Each home has been thoughtfully designed to offer generous living spaces, exceptional craftsmanship and effortless modern family living. Set within a boutique development, Fern Park Drive offers the perfect balance of luxury, individuality and convenience in one of Surrey's most desirable locations.

Eight individually designed homes from 1,606 to 2,786 sq ft, each with a private garden, garage and generous driveway parking, arranged around a new private road.

EIGHT	1,606 – 2,786	PRIVATE	10 YEAR
individually designed homes	sq ft gross internal area	road, gardens and driveways	new build warranty

OAKWOOD & BRAMBLEWOOD

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SCOTSWOOD

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THE COLLECTION

TALL PINES

BRACKENWOOD

OAKWOOD & BRAMBLEWOOD

PINEVIEW

Computer generated images are indicative only and may differ from the homes as built.

SITE PLAN

FERN PARK DRIVE · WINDLESHAM · SURREY GU20 6ES

PLOT · HOME

1	OAKWOOD	4 bedroom detached · 2,141 sq ft
2	BRAMBLEWOOD	4 bedroom detached · 2,141 sq ft
3	PINEVIEW	3 bedroom semi-detached · 1,606 sq ft
4	BRACKENWOOD	4 bedroom semi-detached · 1,987 sq ft
5	ELMWOOD	3 bedroom semi-detached · 1,606 sq ft
6	TALL PINES	4 bedroom semi-detached · 1,987 sq ft
7	SCOTSWOOD	5 bedroom detached · 2,786 sq ft
8	OAKHAM	5 bedroom detached · 2,786 sq ft

10 YEAR NEW BUILD WARRANTY

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SALES@RIVIUM.CO.UK

Site plan is indicative only. Landscaping, boundary treatments and planting are shown for illustration and may differ as built.

EXCLUSIVE LOCATION IN PRESTIGIOUS WINDLESHAM

EIGHT INDIVIDUALLY DESIGNED HOMES

SUPERIOR SPECIFICATION THROUGHOUT

BEAUTIFULLY LANDSCAPED PRIVATE GARDENS

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ACCOMMODATION SCHEDULE

ACCOMMODATION SCHEDULE

EIGHT HOMES ON ONE PRIVATE ROAD

FERN PARK DRIVE · WINDLESHAM · SURREY GU20 6ES

PLOT	HOUSE	TYPE	BEDS	HOUSE SQ M	HOUSE SQ FT	GARAGE SQ M	GARAGE SQ FT	TOTAL INCL. GARAGE SQ M	TOTAL INCL. GARAGE SQ FT
01	**Oakwood**	Detached	4	198.9	2,141	23.5	253	**222.4**	**2,394**
02	**Bramblewood**	Detached	4	198.9	2,141	23.5	253	**222.4**	**2,394**
03	**Pineview**	Semi-detached	3	149.2	1,606	21.8	234	**171.0**	**1,840**
04	**Brackenwood**	Semi-detached	4	184.6	1,987	21.4	230	**206.0**	**2,217**
05	**Elmwood**	Semi-detached	3	149.2	1,606	21.8	234	**171.0**	**1,840**
06	**Tall Pines**	Semi-detached	4	184.6	1,987	21.4	230	**206.0**	**2,217**
07	**Scotswood**	Detached	5	258.8	2,786	17.1	184	**275.9**	**2,970**
08	**Oakham**	Detached	5	258.8	2,786	17.1	184	**275.9**	**2,970**
TOTAL — 8 HOMES			**32**	**1,583.0**	**17,040**	**167.6**	**1,802**	**1,750.6**	**18,842**

NOTES

Floor areas are gross internal area (GIA), taken from the finalised GIA schedule of 24 August 2026. House and garage areas are stated separately and the total shown for each plot is the full square footage including the garage.

Plots 1 and 2 are four-bedroom detached homes; Plots 3 and 5 are three-bedroom semi-detached homes; Plots 4 and 6 are four-bedroom semi-detached homes; Plots 7 and 8 are five-bedroom detached homes.

Plot 2 is handed to Plot 1, Plot 5 to Plot 3, Plot 6 to Plot 4 and Plot 7 to Plot 8. Each pair is otherwise identical in accommodation and specification.

Every home is finished to Rivium's full specification: Vandersanden Antro 152 facebrick with Semi-Dry Portland Stone detailing, air source heat pump heating with underfloor heating, fully fitted kitchen with stone worktops and fully tiled bathrooms and ensuites. See the Specifications page.

Areas are approximate and measured to GIA convention; they are not a specification of the finished building and must not be used for setting out or ordering.

THE COLLECTION	OAKWOOD & BRAMBLEWOOD	PINEVIEW & ELMWOOD	BRACKENWOOD & TALL PINES	SCOTSWOOD & OAKHAM
August 2026	4 bedroom detached	3 bedroom semi-detached	4 bedroom semi-detached	5 bedroom detached

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FLOOR PLANS

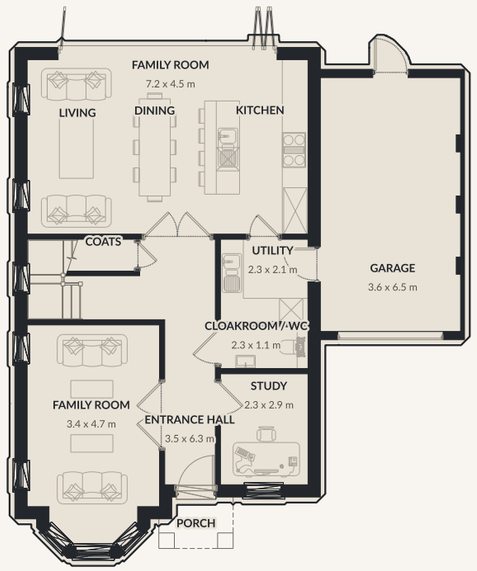
PLOT 01 · OAKWOOD

4 BEDROOM DETACHED

2,141 SQ FT HOUSE · 253 SQ FT GARAGE · 2,394 SQ FT TOTAL INCLUDING GARAGE

FERN PARK DRIVE · WINDLESHAM · SURREY GU20 6ES

GROUND FLOOR



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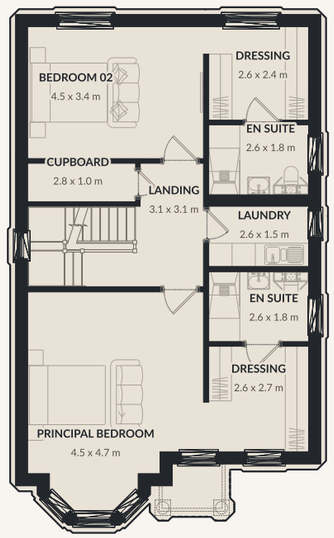

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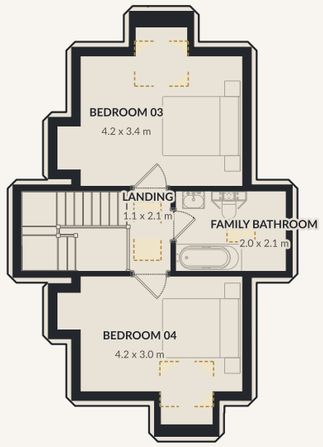

ROOM DIMENSIONS

Family Room	7.2 x 4.5 m	23'7" x 14'9"
Utility	2.3 x 2.1 m	7'7" x 6'11"
Garage	3.6 x 6.5 m	11'10" x 21'4"
Cloakroom / WC	2.3 x 1.1 m	7'7" x 3'7"
Study	2.3 x 2.9 m	7'7" x 9'6"
Family Room	3.4 x 4.7 m (5.7m into bay)	11'2" x 15'5"
Entrance Hall	3.5 x 6.3 m	11'6" x 20'8"

ROOM DIMENSIONS

Bedroom 02 Dressing	2.6 x 2.4 m	8'6" x 7'10"
Bedroom 02	4.5 x 3.4 m	14'9" x 11'2"
Bedroom 02 En Suite	2.6 x 1.8 m	8'6" x 5'11"
Cupboard	2.8 x 1.0 m	9'2" x 3'3"
Landing	3.1 x 3.1 m	10'2" x 10'2"
Laundry	2.6 x 1.5 m	8'6" x 4'11"
Principal Bedroom En Suite	2.6 x 1.8 m	8'6" x 5'11"
Bedroom 02 Dressing	2.6 x 2.7 m	8'6" x 8'10"
Principal Bedroom	4.5 x 4.7 m (5.7m into bay)	14'9" x 15'5"

ROOM DIMENSIONS

Bedroom 03	4.2 x 3.4 m (4.8 x 3.7 m into rooflight and alcove)	13'9" x 11'2"
Landing	1.1 x 2.1 m	3'7" x 6'11"
Family Bathroom	2.0 x 2.1 m	6'7" x 6'11"
Bedroom 04	4.2 x 3.0 m (4.8 x 3.4 m into rooflight and alcove)	13'9" x 9'10"

AT A GLANCE

Tenure	**Freehold**
Accommodation	**4 bedrooms · detached**
House	**198.9 sq m / 2,141 sq ft**
Garage	**23.5 sq m / 253 sq ft**
Total including garage	**222.4 sq m / 2,394 sq ft**

SPECIFICATION HIGHLIGHTS

- Air source heat pump heating with underfloor heating
- Fully fitted kitchen with stone worktops and Siemens appliances
- Fully tiled bathrooms and ensuites in porcelain
- Black aluminium bi-fold doors to the rear
- Fitted furniture to Bedrooms 1 and 2
- Solid four-panel fire doors with matt black knurled lever handles
- Vandersanden Antro 152 facebrick with Portland Stone detailing
- Terreal Staffordshire Blue plain roof tiles
- Sintered stone and engineered wood flooring
- Painted timber staircase with glass balustrade
- Charcoal permeable paving, private road and gardens

SCALE

0 3 m

KEY

Roof light over

Room dimensions are maximum internal dimensions taken from the approved layout for Fern Park Drive (drawing set AB). Gross internal area 198.9 sq m / 2,141 sq ft to the house and 23.5 sq m / 253 sq ft to the garage. External walls are shown solid, internal partitions are shown to the same convention and door openings are indicated with their swing. Roof lights over are outlined in gold. Furniture layouts are indicative only and must not be used for ordering, setting out or scaling. All plans on this sheet are drawn to a common scale. Rivium Homes Limited — Quintessence of Living — sales@rivium.co.uk

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FLOOR PLANS

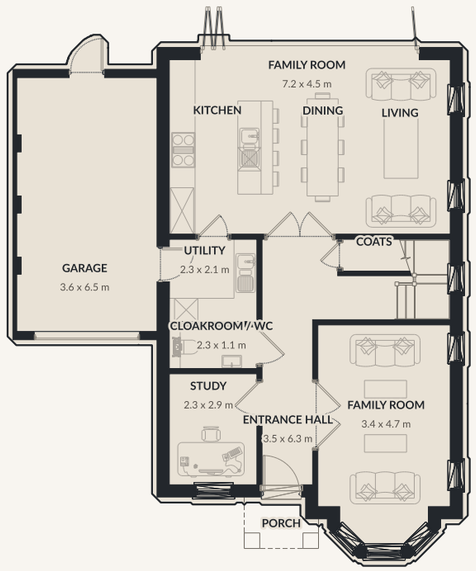
PLOT 02 · BRAMBLEWOOD

4 BEDROOM DETACHED

2,141 SQ FT HOUSE · 253 SQ FT GARAGE · 2,394 SQ FT TOTAL INCLUDING GARAGE

FERN PARK DRIVE · WINDLESHAM · SURREY GU20 6ES

GROUND FLOOR



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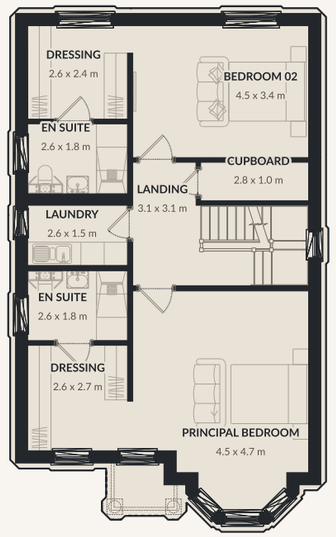

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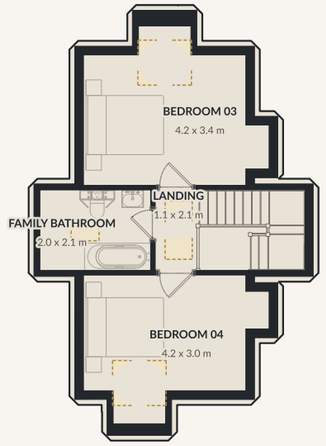

ROOM DIMENSIONS

Family Room	7.2 x 4.5 m	23'7" x 14'9"
Utility	2.3 x 2.1 m	7'7" x 6'11"
Garage	3.6 x 6.5 m	11'10" x 21'4"
Cloakroom / WC	2.3 x 1.1 m	7'7" x 3'7"
Study	2.3 x 2.9 m	7'7" x 9'6"
Family Room	3.4 x 4.7 m (5.7m into bay)	11'2" x 15'5"
Entrance Hall	3.5 x 6.3 m	11'6" x 20'8"

ROOM DIMENSIONS

Bedroom 02 Dressing	2.6 x 2.4 m	8'6" x 7'10"
Bedroom 02	4.5 x 3.4 m	14'9" x 11'2"
Bedroom 02 En Suite	2.6 x 1.8 m	8'6" x 5'11"
Cupboard	2.8 x 1.0 m	9'2" x 3'3"
Landing	3.1 x 3.1 m	10'2" x 10'2"
Laundry	2.6 x 1.5 m	8'6" x 4'11"
Principal Bedroom En Suite	2.6 x 1.8 m	8'6" x 5'11"
Bedroom 02 Dressing	2.6 x 2.7 m	8'6" x 8'10"
Principal Bedroom	4.5 x 4.7 m (5.7m into bay)	14'9" x 15'5"

ROOM DIMENSIONS

Bedroom 03	4.2 x 3.4 m (4.8 x 3.7 m into rooflight and alcove)	13'9" x 11'2"
Landing	1.1 x 2.1 m	3'7" x 6'11"
Family Bathroom	2.0 x 2.1 m	6'7" x 6'11"
Bedroom 04	4.2 x 3.0 m (4.8 x 3.4 m into rooflight and alcove)	13'9" x 9'10"

AT A GLANCE

Tenure	**Freehold**
Accommodation	**4 bedrooms · detached**
House	**198.9 sq m / 2,141 sq ft**
Garage	**23.5 sq m / 253 sq ft**
Total including garage	**222.4 sq m / 2,394 sq ft**

SPECIFICATION HIGHLIGHTS

- Air source heat pump heating with underfloor heating
- Fully fitted kitchen with stone worktops and Siemens appliances
- Fully tiled bathrooms and ensuites in porcelain
- Black aluminium bi-fold doors to the rear
- Fitted furniture to Bedrooms 1 and 2
- Solid four-panel fire doors with matt black knurled lever handles
- Vandersanden Antro 152 facebrick with Portland Stone detailing
- Terreal Staffordshire Blue plain roof tiles
- Sintered stone and engineered wood flooring
- Painted timber staircase with glass balustrade
- Charcoal permeable paving, private road and gardens

SCALE

0 3 m

KEY

Roof light over

Plot 02 is handed — a mirror image of Plot 01. Room dimensions are maximum internal dimensions taken from the approved layout for Fern Park Drive (drawing set AB). Gross internal area 198.9 sq m / 2,141 sq ft to the house and 23.5 sq m / 253 sq ft to the garage. External walls are shown solid, internal partitions are shown to the same convention and door openings are indicated with their swing. Roof lights over are outlined in gold. Furniture layouts are indicative only and must not be used for ordering, setting out or scaling. All plans on this sheet are drawn to a common scale. Rivium Homes Limited — Quintessence of Living — sales@rivium.co.uk

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FLOOR PLANS

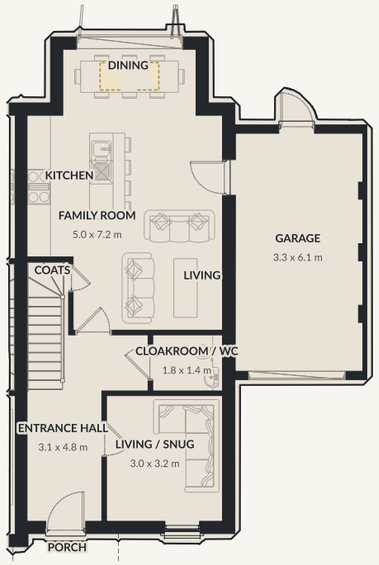
PLOT 03 · PINEVIEW

3 BEDROOM SEMI-DETACHED

1,606 SQ FT HOUSE · 234 SQ FT GARAGE · 1,840 SQ FT TOTAL INCLUDING GARAGE

FERN PARK DRIVE · WINDLESHAM · SURREY GU20 6ES

GROUND FLOOR



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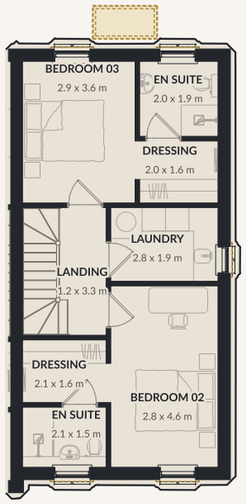

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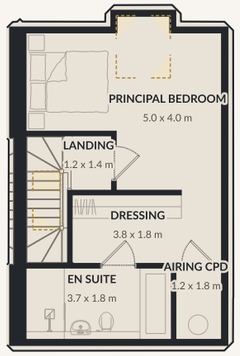

ROOM DIMENSIONS

Family Room	5.0 x 7.2 m	16'5" x 23'7"
Garage	3.3 x 6.1 m	10'10" x 20'0"
Cloakroom / WC	1.8 x 1.4 m	5'11" x 4'7"
Entrance Hall	3.1 x 4.8 m	10'2" x 15'9"
Living / Snug	3.0 x 3.2 m	9'10" x 10'6"

ROOM DIMENSIONS

Bedroom 03	2.9 x 3.6 m	9'6" x 11'10"
Bedroom 03 En Suite	2.0 x 1.9 m	6'7" x 6'3"
Bedroom 03 Dressing	2.0 x 1.6 m	6'7" x 5'3"
Laundry	2.8 x 1.9 m	9'2" x 6'3"
Landing	1.2 x 3.3 m	3'11" x 10'10"
Bedroom 02 Dressing	2.1 x 1.6 m	6'11" x 5'3"
Bedroom 02	2.8 x 4.6 m	9'2" x 15'1"
Bedroom 02 En Suite	2.1 x 1.5 m	6'11" x 4'11"

ROOM DIMENSIONS

Principal Bedroom	5.0 x 4.0 m (4.4 into velux)	16'5" x 13'1"
Landing	1.2 x 1.4 m	3'11" x 4'7"
Principal Bedroom Dressing	3.8 x 1.8 m	12'6" x 5'11"
Airing Cupboard	1.2 x 1.8 m	3'11" x 5'11"
Principal Bedroom En Suite	3.7 x 1.8 m	12'2" x 5'11"

AT A GLANCE

Tenure	**Freehold**
Accommodation	**3 bedrooms · semi-detached**
House	**149.2 sq m / 1,606 sq ft**
Garage	**21.8 sq m / 234 sq ft**
Total including garage	**171.0 sq m / 1,840 sq ft**

SPECIFICATION HIGHLIGHTS

- Air source heat pump heating with underfloor heating
- Fully fitted kitchen with stone worktops and Siemens appliances
- Fully tiled bathrooms and ensuites in porcelain
- Black aluminium bi-fold doors to the rear
- Fitted furniture to Bedrooms 1 and 2
- Solid four-panel fire doors with matt black knurled lever handles
- Vandersanden Antro 152 facebrick with Portland Stone detailing
- Terreal Staffordshire Blue plain roof tiles
- Sintered stone and engineered wood flooring
- Painted timber staircase with glass balustrade
- Charcoal permeable paving, private road and gardens

SCALE

0 — 3 m

KEY

Roof light over

Room dimensions are maximum internal dimensions taken from the approved layout for Fern Park Drive (drawing set AB). Gross internal area 149.2 sq m / 1,606 sq ft to the house and 21.8 sq m / 234 sq ft to the garage. External walls are shown solid, internal partitions are shown to the same convention and door openings are indicated with their swing. Roof lights over are outlined in gold. Furniture layouts are indicative only and must not be used for ordering, setting out or scaling. All plans on this sheet are drawn to a common scale. Rivium Homes Limited — Quintessence of Living — sales@rivium.co.uk

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FLOOR PLANS

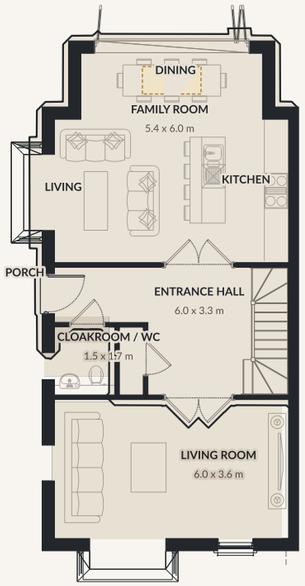
PLOT 04 · BRACKENWOOD

4 BEDROOM SEMI-DETACHED

1,987 SQ FT HOUSE · 230 SQ FT GARAGE · 2,217 SQ FT TOTAL INCLUDING GARAGE

FERN PARK DRIVE · WINDLESHAM · SURREY GU20 6ES

GROUND FLOOR



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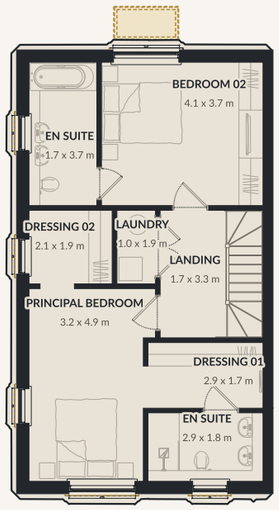

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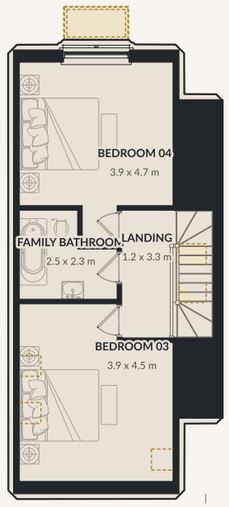

ROOM DIMENSIONS

Family Room	5.4 x 6.0 m (6.8m into bay)	17'9" x 19'8"
Entrance Hall	6.0 x 3.3 m	19'8" x 10'10"
Cloakroom / WC	1.5 x 1.7 m	4'11" x 5'7"
Living Room	6.0 x 3.6 m (4.3m into bay)	19'8" x 11'10"

ROOM DIMENSIONS

Bedroom 02	4.1 x 3.7 m	13'5" x 12'2"
Bedroom 02 En Suite	1.7 x 3.7 m	5'7" x 12'2"
Laundry Cupboard	1.0 x 1.9 m	3'3" x 6'3"
Principal Bedroom Dressing 02	2.1 x 1.9 m	6'11" x 6'3"
Landing	1.7 x 3.3 m	5'7" x 10'10"
Principal Bedroom	3.2 x 4.9 m	10'6" x 16'1"
Principal Bedroom Dressing 01	2.9 x 1.7 m	9'6" x 5'7"
Principal Bedroom En Suite	2.9 x 1.8 m	9'6" x 5'11"

ROOM DIMENSIONS

Bedroom 04	3.9 x 4.7 m	12'10" x 15'5"
Landing	1.2 x 3.3 m	3'11" x 10'10"
Family Bathroom	2.5 x 2.3 m	8'2" x 7'7"
Bedroom 03	3.9 x 4.5 m	12'10" x 14'9"

AT A GLANCE

Tenure	**Freehold**
Accommodation	**4 bedrooms · semi-detached**
House	**184.6 sq m / 1,987 sq ft**
Garage	**21.4 sq m / 230 sq ft**
Total including garage	**206.0 sq m / 2,217 sq ft**

SPECIFICATION HIGHLIGHTS

- Air source heat pump heating with underfloor heating
- Fully fitted kitchen with stone worktops and Siemens appliances
- Fully tiled bathrooms and ensuites in porcelain
- Black aluminium bi-fold doors to the rear
- Fitted furniture to Bedrooms 1 and 2
- Solid four-panel fire doors with matt black knurled lever handles
- Vandersanden Antro 152 facebrick with Portland Stone detailing
- Terreal Staffordshire Blue plain roof tiles
- Sintered stone and engineered wood flooring
- Painted timber staircase with glass balustrade
- Charcoal permeable paving, private road and gardens

SCALE

0 3 m

KEY

Roof light over

Room dimensions are maximum internal dimensions taken from the approved layout for Fern Park Drive (drawing set AB). Gross internal area 184.6 sq m / 1,987 sq ft to the house and 21.4 sq m / 230 sq ft to the garage. External walls are shown solid, internal partitions are shown to the same convention and door openings are indicated with their swing. Roof lights over are outlined in gold. Furniture layouts are indicative only and must not be used for ordering, setting out or scaling. All plans on this sheet are drawn to a common scale. Rivium Homes Limited — Quintessence of Living — sales@rivium.co.uk

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FLOOR PLANS

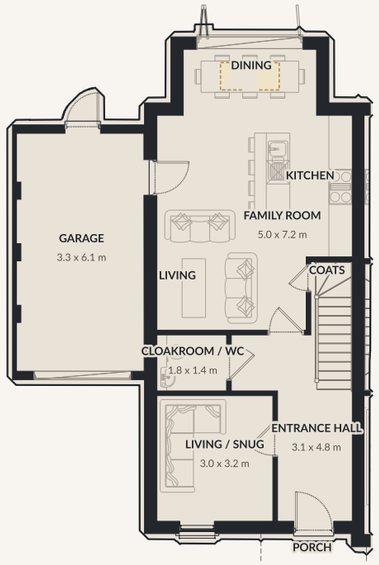
PLOT 05 · ELMWOOD

3 BEDROOM SEMI-DETACHED

1,606 SQ FT HOUSE · 234 SQ FT GARAGE · 1,840 SQ FT TOTAL INCLUDING GARAGE

FERN PARK DRIVE · WINDLESHAM · SURREY GU20 6ES

GROUND FLOOR



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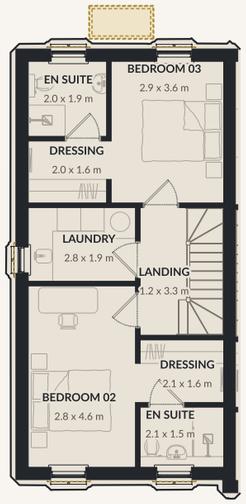
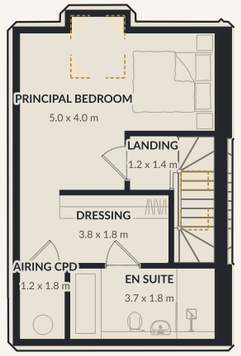


SECOND FLOOR



ROOM DIMENSIONS

Family Room	5.0 x 7.2 m	16'5" x 23'7"
Garage	3.3 x 6.1 m	10'10" x 20'0"
Cloakroom / WC	1.8 x 1.4 m	5'11" x 4'7"
Entrance Hall	3.1 x 4.8 m	10'2" x 15'9"
Living / Snug	3.0 x 3.2 m	9'10" x 10'6"

ROOM DIMENSIONS

Bedroom 03	2.9 x 3.6 m	9'6" x 11'10"
Bedroom 03 En Suite	2.0 x 1.9 m	6'7" x 6'3"
Bedroom 03 Dressing	2.0 x 1.6 m	6'7" x 5'3"
Laundry	2.8 x 1.9 m	9'2" x 6'3"
Landing	1.2 x 3.3 m	3'11" x 10'10"
Bedroom 02 Dressing	2.1 x 1.6 m	6'11" x 5'3"
Bedroom 02	2.8 x 4.6 m	9'2" x 15'1"
Bedroom 02 En Suite	2.1 x 1.5 m	6'11" x 4'11"

ROOM DIMENSIONS

Principal Bedroom	5.0 x 4.0 m (4.4 into velux)	16'5" x 13'1"
Landing	1.2 x 1.4 m	3'11" x 4'7"
Principal Bedroom Dressing	3.8 x 1.8 m	12'6" x 5'11"
Airing Cupboard	1.2 x 1.8 m	3'11" x 5'11"
Principal Bedroom En Suite	3.7 x 1.8 m	12'2" x 5'11"

AT A GLANCE

Tenure	**Freehold**
Accommodation	**3 bedrooms · semi-detached**
House	**149.2 sq m / 1,606 sq ft**
Garage	**21.8 sq m / 234 sq ft**
Total including garage	**171.0 sq m / 1,840 sq ft**

SPECIFICATION HIGHLIGHTS

- Air source heat pump heating with underfloor heating
- Fully fitted kitchen with stone worktops and Siemens appliances
- Fully tiled bathrooms and ensuites in porcelain
- Black aluminium bi-fold doors to the rear
- Fitted furniture to Bedrooms 1 and 2
- Solid four-panel fire doors with matt black knurled lever handles
- Vandersanden Antro 152 facebrick with Portland Stone detailing
- Terreal Staffordshire Blue plain roof tiles
- Sintered stone and engineered wood flooring
- Painted timber staircase with glass balustrade
- Charcoal permeable paving, private road and gardens

SCALE

0 — 3 m

KEY

Roof light over

Plot 05 is handed — a mirror image of Plot 03. Room dimensions are maximum internal dimensions taken from the approved layout for Fern Park Drive (drawing set AB). Gross internal area 149.2 sq m / 1,606 sq ft to the house and 21.8 sq m / 234 sq ft to the garage. External walls are shown solid, internal partitions are shown to the same convention and door openings are indicated with their swing. Roof lights over are outlined in gold. Furniture layouts are indicative only and must not be used for ordering, setting out or scaling. All plans on this sheet are drawn to a common scale. Rivium Homes Limited — Quintessence of Living — sales@rivium.co.uk

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FLOOR PLANS

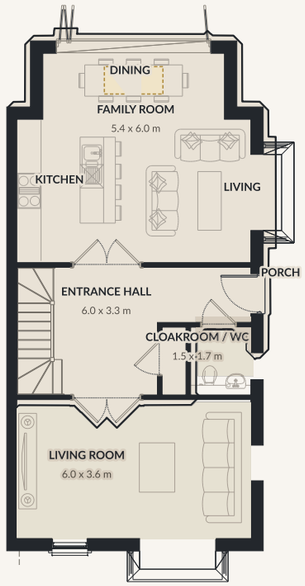
PLOT 06 · TALL PINES

4 BEDROOM SEMI-DETACHED

1,987 SQ FT HOUSE · 230 SQ FT GARAGE · 2,217 SQ FT TOTAL INCLUDING GARAGE

FERN PARK DRIVE · WINDLESHAM · SURREY GU20 6ES

GROUND FLOOR



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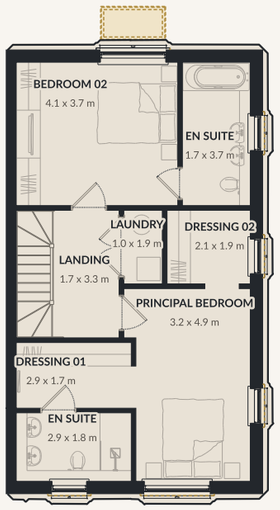

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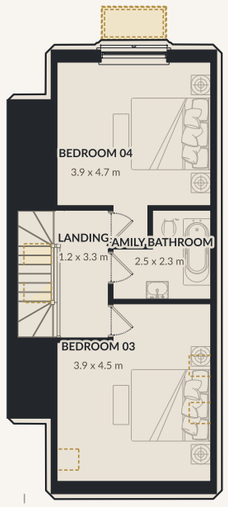

ROOM DIMENSIONS

Family Room	5.4 x 6.0 m (6.8m into bay)	17'9" x 19'8"
Entrance Hall	6.0 x 3.3 m	19'8" x 10'10"
Cloakroom / WC	1.5 x 1.7 m	4'11" x 5'7"
Living Room	6.0 x 3.6 m (4.3m into bay)	19'8" x 11'10"

ROOM DIMENSIONS

Bedroom 02	4.1 x 3.7 m	13'5" x 12'2"
Bedroom 02 En Suite	1.7 x 3.7 m	5'7" x 12'2"
Laundry Cupboard	1.0 x 1.9 m	3'3" x 6'3"
Principal Bedroom Dressing 02	2.1 x 1.9 m	6'11" x 6'3"
Landing	1.7 x 3.3 m	5'7" x 10'10"
Principal Bedroom	3.2 x 4.9 m	10'6" x 16'1"
Principal Bedroom Dressing 01	2.9 x 1.7 m	9'6" x 5'7"
Principal Bedroom En Suite	2.9 x 1.8 m	9'6" x 5'11"

ROOM DIMENSIONS

Bedroom 04	3.9 x 4.7 m	12'10" x 15'5"
Landing	1.2 x 3.3 m	3'11" x 10'10"
Family Bathroom	2.5 x 2.3 m	8'2" x 7'7"
Bedroom 03	3.9 x 4.5 m	12'10" x 14'9"

AT A GLANCE

Tenure	**Freehold**
Accommodation	**4 bedrooms · semi-detached**
House	**184.6 sq m / 1,987 sq ft**
Garage	**21.4 sq m / 230 sq ft**
Total including garage	**206.0 sq m / 2,217 sq ft**

SPECIFICATION HIGHLIGHTS

- Air source heat pump heating with underfloor heating
- Fully fitted kitchen with stone worktops and Siemens appliances
- Fully tiled bathrooms and ensuites in porcelain
- Black aluminium bi-fold doors to the rear
- Fitted furniture to Bedrooms 1 and 2
- Solid four-panel fire doors with matt black knurled lever handles
- Vandersanden Antro 152 facebrick with Portland Stone detailing
- Terreal Staffordshire Blue plain roof tiles
- Sintered stone and engineered wood flooring
- Painted timber staircase with glass balustrade
- Charcoal permeable paving, private road and gardens

SCALE

0 3 m

KEY

Roof light over

Plot 06 is handed — a mirror image of Plot 04. Room dimensions are maximum internal dimensions taken from the approved layout for Fern Park Drive (drawing set AB). Gross internal area 184.6 sq m / 1,987 sq ft to the house and 21.4 sq m / 230 sq ft to the garage. External walls are shown solid, internal partitions are shown to the same convention and door openings are indicated with their swing. Roof lights over are outlined in gold. Furniture layouts are indicative only and must not be used for ordering, setting out or scaling. All plans on this sheet are drawn to a common scale. Rivium Homes Limited — Quintessence of Living — sales@rivium.co.uk

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FLOOR PLANS

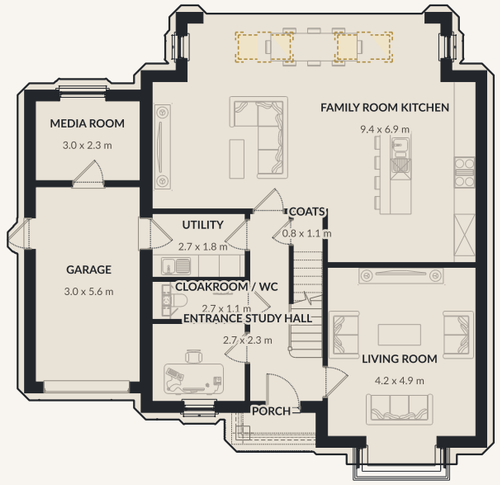
PLOT 07 · SCOTSWOOD

5 BEDROOM DETACHED

2,786 SQ FT HOUSE · 184 SQ FT GARAGE · 2,970 SQ FT TOTAL INCLUDING GARAGE

FERN PARK DRIVE · WINDLESHAM · SURREY GU20 6ES

GROUND FLOOR



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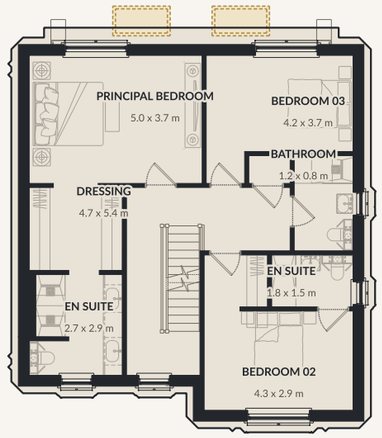
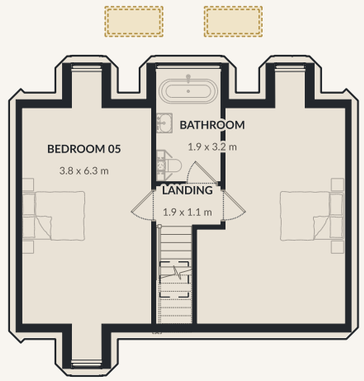


SECOND FLOOR



ROOM DIMENSIONS

Family Room Kitchen	9.4 x 6.9 m	30'10" x 22'8"
Media Room	3.0 x 2.3 m	9'10" x 7'7"
Coats	0.8 x 1.1 m	2'7" x 3'7"
Utility	2.7 x 1.8 m	8'10" x 5'11"
Garage	3.0 x 5.6 m	9'10" x 18'4"
Cloakroom / WC	2.7 x 1.1 m	8'10" x 3'7"
Entrance Study Hall	2.7 x 2.3 m	8'10" x 7'7"
Living Room	4.2 x 4.9 m (5.7m into bay)	13'9" x 16'1"

ROOM DIMENSIONS

Principal Bedroom	5.0 x 3.7 m	16'5" x 12'2"
Bedroom 03	4.2 x 3.7 m	13'9" x 12'2"
Family Bathroom 01	1.2 x 0.8 m	3'11" x 2'7"
Principal Bedroom Dressing	4.7 x 5.4 m	15'5" x 17'9"
Bedroom 02 En Suite	1.8 x 1.5 m	5'11" x 4'11"
Principal Bedroom En Suite	2.7 x 2.9 m	8'10" x 9'6"
Bedroom 02	4.3 x 2.9 m	14'1" x 9'6"

ROOM DIMENSIONS

Family Bathroom 02	1.9 x 3.2 m (4.3 x 6.3 m 7.3m into dormer)	6'3" x 10'6"
Bedroom 05	3.8 x 6.3 m (8.4m into dormers)	12'6" x 20'8"
Landing	1.9 x 1.1 m	6'3" x 3'7"

AT A GLANCE

Tenure	**Freehold**
Accommodation	**5 bedrooms · detached**
House	**258.8 sq m / 2,786 sq ft**
Garage	**17.1 sq m / 184 sq ft**
Total including garage	**275.9 sq m / 2,970 sq ft**

SPECIFICATION HIGHLIGHTS

- Air source heat pump heating with underfloor heating
- Fully fitted kitchen with stone worktops and Siemens appliances
- Fully tiled bathrooms and ensuites in porcelain
- Black aluminium bi-fold doors to the rear
- Fitted furniture to Bedrooms 1 and 2
- Solid four-panel fire doors with matt black knurled lever handles
- Vandersanden Antro 152 facebrick with Portland Stone detailing
- Terreal Staffordshire Blue plain roof tiles
- Sintered stone and engineered wood flooring
- Painted timber staircase with glass balustrade
- Charcoal permeable paving, private road and gardens

SCALE

0 3 m

KEY

Roof light over

Plot 07 is handed — a mirror image of Plot 08. Room dimensions are maximum internal dimensions taken from the approved layout for Fern Park Drive (drawing set AB). Gross internal area 258.8 sq m / 2,786 sq ft to the house and 17.1 sq m / 184 sq ft to the garage. External walls are shown solid, internal partitions are shown to the same convention and door openings are indicated with their swing. Roof lights over are outlined in gold.
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FLOOR PLANS

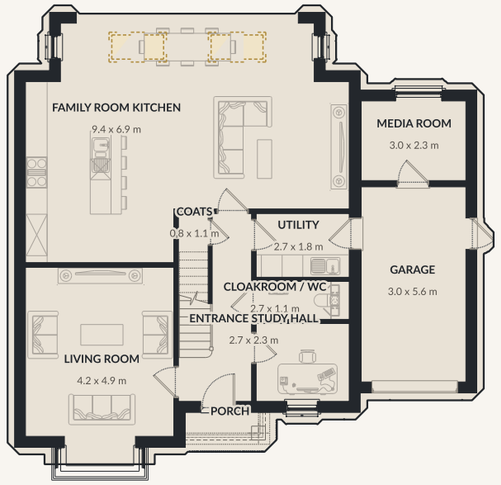
PLOT 08 · OAKHAM

5 BEDROOM DETACHED

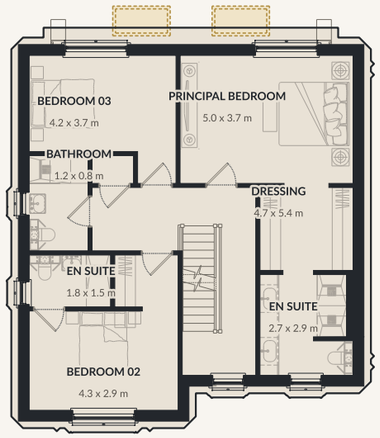
2,786 SQ FT HOUSE · 184 SQ FT GARAGE · 2,970 SQ FT TOTAL INCLUDING GARAGE

FERN PARK DRIVE · WINDLESHAM · SURREY GU20 6ES

GROUND FLOOR



FIRST FLOOR



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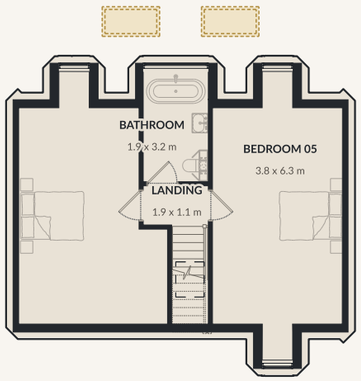

ROOM DIMENSIONS

Family Room Kitchen	9.4 x 6.9 m	30'10" x 22'8"
Media Room	3.0 x 2.3 m	9'10" x 7'7"
Coats	0.8 x 1.1 m	2'7" x 3'7"
Utility	2.7 x 1.8 m	8'10" x 5'11"
Garage	3.0 x 5.6 m	9'10" x 18'4"
Cloakroom / WC	2.7 x 1.1 m	8'10" x 3'7"
Entrance Study Hall	2.7 x 2.3 m	8'10" x 7'7"
Living Room	4.2 x 4.9 m (5.7m into bay)	13'9" x 16'1"

ROOM DIMENSIONS

Principal Bedroom	5.0 x 3.7 m	16'5" x 12'2"
Bedroom 03	4.2 x 3.7 m	13'9" x 12'2"
Family Bathroom 01	1.2 x 0.8 m	3'11" x 2'7"
Principal Bedroom Dressing	4.7 x 5.4 m	15'5" x 17'9"
Bedroom 02 En Suite	1.8 x 1.5 m	5'11" x 4'11"
Principal Bedroom En Suite	2.7 x 2.9 m	8'10" x 9'6"
Bedroom 02	4.3 x 2.9 m	14'1" x 9'6"

ROOM DIMENSIONS

Family Bathroom 02	1.9 x 3.2 m (4.3 x 6.3 m 7.3m into dormer)	6'3" x 10'6"
Bedroom 05	3.8 x 6.3 m (8.4m into dormers)	12'6" x 20'8"
Landing	1.9 x 1.1 m	6'3" x 3'7"

AT A GLANCE

Tenure	**Freehold**
Accommodation	**5 bedrooms · detached**
House	**258.8 sq m / 2,786 sq ft**
Garage	**17.1 sq m / 184 sq ft**
Total including garage	**275.9 sq m / 2,970 sq ft**

SPECIFICATION HIGHLIGHTS

- Air source heat pump heating with underfloor heating
- Fully fitted kitchen with stone worktops and Siemens appliances
- Fully tiled bathrooms and ensuites in porcelain
- Black aluminium bi-fold doors to the rear
- Fitted furniture to Bedrooms 1 and 2
- Solid four-panel fire doors with matt black knurled lever handles
- Vandersanden Antro 152 facebrick with Portland Stone detailing
- Terreal Staffordshire Blue plain roof tiles
- Sintered stone and engineered wood flooring
- Painted timber staircase with glass balustrade
- Charcoal permeable paving, private road and gardens

SCALE

0 3 m

KEY

Roof light over

Room dimensions are maximum internal dimensions taken from the approved layout for Fern Park Drive (drawing set AB). Gross internal area 258.8 sq m / 2,786 sq ft to the house and 17.1 sq m / 184 sq ft to the garage. External walls are shown solid, internal partitions are shown to the same convention and door openings are indicated with their swing. Roof lights over are outlined in gold.
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MATURE LANDSCAPING

Every garden is planted, not seeded. Specimen shrubs, clipped evergreens, trained wisteria and scented perennials are supplied at maturity and set out to a designed scheme, so each home is handed over with structure, colour and privacy already in place — a designed outdoor room that works from the first summer, with nothing left for a new owner to establish.

EVERGREEN STRUCTURE

Clipped Taxus baccata cones and balls, Ligustrum lollipops, Viburnum tinus, Pittosporum and Euonymus — the year-round frame.

SCENT AND COLOUR

Wisteria trained to the elevations, Choisya Aztec Pearl, Skimmia Kew Green, lavender, rosemary, nepeta and hebe in generous drifts.

HARD LANDSCAPING

Charcoal permeable paving to the road and driveways, stone patios and paths, with mature screening to every boundary.

A designed outdoor room, established on day one.

Planting is indicative. Species, sizes and quantities may be substituted for equivalents subject to availability and season.

RIVIUM

BRACKENWOOD

A CONSIDERED SPECIFICATION

It begins at the entrance to the road, long before a front door is opened.

01 THE APPROACH

The address does the first piece of work. A single private road turns off the lane and curves through the site in charcoal permeable block paving, with a footpath to one side and gravel driveways opening off it. The eight houses are set back and staggered along the curve rather than lined up, so no two front doors face one another and every arrival feels private. You are not driving into a development; you are driving up to a house.

02 THE ELEVATIONS

Handmade facebrick is laid in a colour-matched mortar and dressed in Portland Stone — headers and cills above and below every window, extensive string courses and plinth detailing. Brick quoins turn the corners and frame the stone portico to every front door, and the detailing carries the whole way around each house rather than stopping at the front elevation, beneath a Staffordshire Blue plain tile roof.

03 THE THRESHOLD

Under the portico, through the door, and the house opens up. Entrance halls are generous and full height, with high ceilings, French panelling to the walls and sintered stone underfoot. Principal rooms run off the hall rather than through one another, and wall-to-wall bifold doors at the rear draw the garden into the house from the moment you step inside.

INSIDE THE HOUSE

Then the parts of a specification an owner touches every day — and the ones they feel every month.

04 THE KITCHEN

The kitchen is bespoke, not assembled from a catalogue: handmade cabinetry in hardwood ply with stone worktops and upstands, integrated Siemens appliances integrated throughout, and feature cabinets finished in stitched leather with marble handles. A separate fully fitted utility keeps the laundry and the noise out of the room the family actually lives in.

05 FITTED BEDROOMS

Bedrooms one and two are handed over with wall-to-wall fitted wardrobes — hardwood ply carcassing with walnut interiors, Oxford-stitched leather doors, and feature glazed and metal doors with lace set between two sheets of glass. It is joinery a buyer would otherwise commission and pay for after moving in.

06 THE LIGHTING SYSTEM

Lighting is designed as a system rather than fitted as an afterthought. LED circuits run throughout, dimmable in the principal rooms, with integrated illumination inside kitchen cabinetry and every fitted wardrobe, threshold and stair lighting where it is needed, and discreet external lighting to the porticos and driveways. The houses read at their best at dusk.

07 WARMTH AND FINISH

Air source heat pumps serve underfloor heating to both the ground and first floors, with an economic hot water cylinder in the plant room and heated towel rails to the bathrooms. Internal doors are solid four-panel fire doors, painted with their linings in Khaki Mist 6 eggshell to match the walls, skirtings and 80mm pencil round architraves, so rooms read as one calm envelope, with matt black knurled lever handles on rose fittings.

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QUINTESSENCE OF LIVING

FERN PARK DRIVE

Materials, craftsmanship and comfort.

A closer look at the details selected for your home.

A signature exterior

Cream-toned handmade facing brick is paired with Portland Stone headers, cills, string courses and entrance detailing. Specialist mortar is colour-matched to the stone, with joints raked out by hand to bring texture, depth and shadow to the masonry.

Handmade kitchens

Designed in-house, the kitchens use handmade hardwood-ply carcasses lined in contrasting American black walnut veneer, with flush-mounted internal LED strips. The 22mm modern shaker doors are hand-lacquered in soft matt light grey, coordinated with Calacatta quartz worktops and splashbacks.

Leather, stone and glass

Feature cabinetry is upholstered in shagreen-green stingray leather with double Oxford stitching and handmade marble handles. Quartz-wrapped islands sit alongside black aluminium display cabinets, with fine linen set between two layers of glass and softly illuminated from within.

Tailored bedroom joinery

Fitted wardrobes to the principal and second bedrooms use hardwood-ply carcasses, American black walnut interiors and integrated lighting. Light-grey leather-clad doors with twin Oxford stitching carry the same considered craftsmanship into the private rooms.

A coordinated interior palette

Warm off-white and soft-grey finishes, bespoke skirting profiles and large-format porcelain create a coherent interior. Book-matched and pattern-matched tiling, Calacatta-toned vanity surfaces, demisting LED mirrors and sensor-activated nightlighting bring detail to the bathrooms.

Comfort and efficiency

Siemens appliances are specified throughout the kitchens and utilities. Air source heat pumps serve underfloor heating to the ground and first floors. Integrated solar panels contribute to the design target of EPC A, with final ratings confirmed by certification on completion.

Read alongside the detailed specification that follows. Layouts and finishes vary by home; final agreed specification and any substitutions should be confirmed with Rivium.

SPECIFICATIONS

FERN PARK DRIVE · WINDLESHAM · SURREY GU20 6ES

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QUINTESSENCE OF LIVING

Every home is finished to the same considered standard — timeless materials, elegant detailing and exceptional finishes throughout.

EXTERNAL FINISHES

- Vandersanden Antro 152 facebrick with Dove White DSM mortar
- Semi-Dry Portland Stone detailing
- Terreal Staffordshire Blue plain roof tiles
- Permeable stone / shingle paths
- Porcelain slab patios
- Tarmac footpaths
- Marshall Priora permeable paving in Charcoal — roadways 80mm, driveways 60mm

BATHROOMS & ENSUITES

- Fully tiled bathrooms and ensuites
- Porcelain wall and floor tiles
- Black electrically heated towel rails

WINDOWS & BI-FOLD DOORS

- Black-through-colour, inside and out, woodgrain UPVC flush casement dormer windows
- Black aluminium bi-fold doors

INTERNAL DOORS & JOINERY

- Solid four-panel fire doors throughout
- Traditional linings painted in Khaki Mist 6 eggshell, matching the walls and woodwork
- 80mm pencil round architraves
- Door ironmongery in matt black knurled lever handles on rose fittings
- Bespoke skirting mouldings
- French moulding / panelling detailing to entrance areas

FLOORING

- Sintered stone flooring to entrance hallways and WCs
- 19mm engineered wood flooring to kitchen / dining / living areas
- Carpet to stairs, bedrooms, landings, ACs and dressing rooms
- Bathrooms and ensuites fully tiled
- Black marble-effect porcelain threshold detailing where carpet meets tile

STAIRCASE

- Painted softwood timber staircase
- Glass balustrade
- Square newels and caps with drip-edge mouldings
- Softwood treads and risers (no MDF)
- Finished in Dulux colour-matched Farrow & Ball Liquorice — the one deliberate exception to the Khaki Mist 6 woodwork

DECORATION

- Dulux Supermatt White ceilings
- Dulux Khaki Mist 6 to walls, skirtings, architraves and French mouldings
- All doors and woodwork painted in Khaki Mist 6 eggshell, excepting the staircase
- Bare woodwork knotted and primed, all filling undertaken
- Garages fully painted white

HEATING & HOT WATER

- Air source heat pump heating
- Underfloor heating
- Economic hot water cylinder within the plant room
- Electrically heated towel rails to ensuite bathrooms and WCs

KITCHEN & UTILITY

- Bespoke fitted kitchen in hardwood ply
- Stone worktops and upstands
- Feature cabinetry with leather detailing
- Siemens integrated appliances throughout
- Fully appliance utility / laundry

BEDROOMS

- Wall-to-wall fitted wardrobes to Bedrooms 1 and 2
- Hardwood ply carcassing with walnut interiors
- Oxford-stitched leather wardrobe doors
- Feature glazed and metal doors with lace set between glass
- Carpeted bedrooms and dressing rooms

LIGHTING

- LED lighting system throughout
- Integrated LED illumination within cabinetry and wardrobes
- Dimmable circuits to principal rooms
- Discreet external lighting to porticos and driveways

WARRANTY

- All homes come with a 10-year New Build Warranty for complete peace of mind

The specification shown is correct at the time of production. It may not always be possible to provide the branded products referred to; in such cases a similar alternative will be provided. Rivium Homes continually reviews and updates the specification on all homes and reserves the right to change specification details. For full details of the current specification and finishes, please speak to our sales consultants.

Discover the Local Area

Situated in the heart of Windlesham, one of Surrey's most prestigious villages, Fern Park Drive enjoys a peaceful setting surrounded by beautiful countryside while remaining exceptionally well connected.

Residents can enjoy an excellent selection of independent cafés, restaurants, country pubs and everyday amenities, alongside highly regarded schools and renowned golf clubs.

Nearby Ascot, Virginia Water and Sunningdale offer further shopping, leisure and dining opportunities, while easy access to the M3, M25 and nearby rail services provide excellent connections to London, Heathrow Airport and the wider South East.

Combining village charm with outstanding connectivity, Windlesham is an ideal location for families, professionals and those seeking a premium Surrey lifestyle.

CONNECTIONS

Windlesham village shops	0.5 miles
Bagshot station	1.8 miles
Sunningdale station — Waterloo from about 50 minutes	2.5 miles
Ascot	3.7 miles
Heathrow Airport	about 11 miles
Farnborough Airport — private aviation	about 10 miles
Central London	about 25 miles

Distances are approximate and taken from published local property particulars for Windlesham, GU20 (onthemarket.com/details/17412786, hamptons.co.uk).

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SALES@RIVIUM.CO.UK

PINEVIEW

BRACKENWOOD

OAKWOOD & BRAMBLEWOOD

FERN PARK DRIVE

WINDLESHAM

QUINTESSENCE OF LIVING

WINDLESHAM · SURREY GU20 6ES

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Sales enquiries · sales@rivium.co.uk

RIVIUM

Consumer Code for NEW HOMES
CODE MEMBER 2026

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The particulars within this brochure are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. Plans are not drawn to scale; the descriptions, distances and all other information are believed to be correct, but their accuracy is in no way guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness. Room dimensions are maximum internal dimensions and furniture layouts are indicative only, and must not be used for ordering, setting out or scaling. Computer generated images are included for indicative purposes only.