
QUEENBEE
GARDENS
KT13 0AU
ASTER
CHAMERION
MONARDA



# THE PERFECT PLACE TO CALL HOME

Welcome to Queenbee Gardens, an exclusive development of just four brand new homes nestled on the edge of the idyllic town of Weybridge in Surrey, just a short walk from the bustling high street, alive with shops, boutiques and high-end eateries, yet a short distance from the towpath walks of the rivers Thames and Wey.



# QUEENBEE GARDENS

KT13 0AU

This boutique collection of just three 4 bedroom homes that benefit from the highest specification and unprecedented attention to detail.

These classically designed, substantial new homes have been planned and constructed with our customers' long term enjoyment in mind. Sitting proudly amongst thoughtful landscaping, the development forms a sensitive addition to this sought after environment.

Each of these brand new homes' interior spaces has been expertly created by Rushmon Homes' design team with an emphasis on bespoke furnishings and high quality fixtures and fittings.



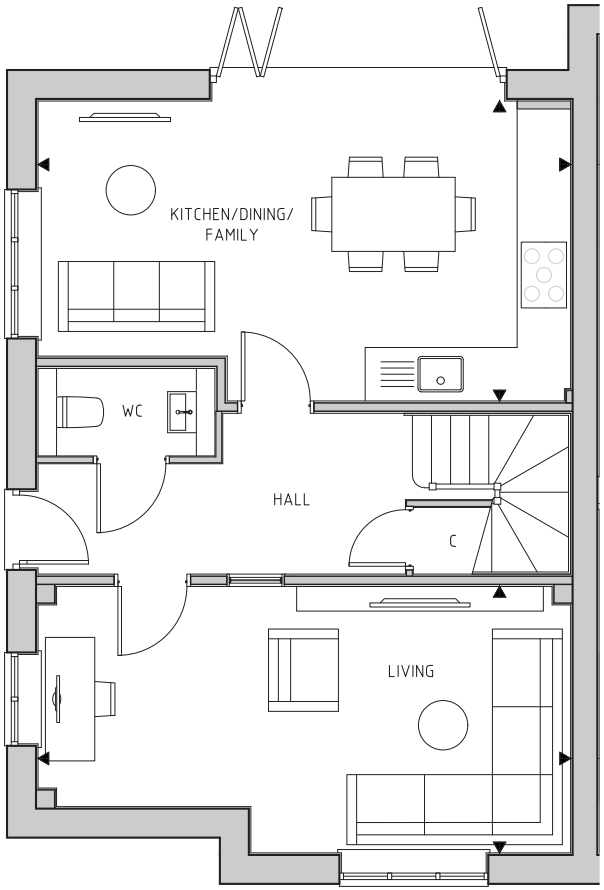
# SITE PLAN

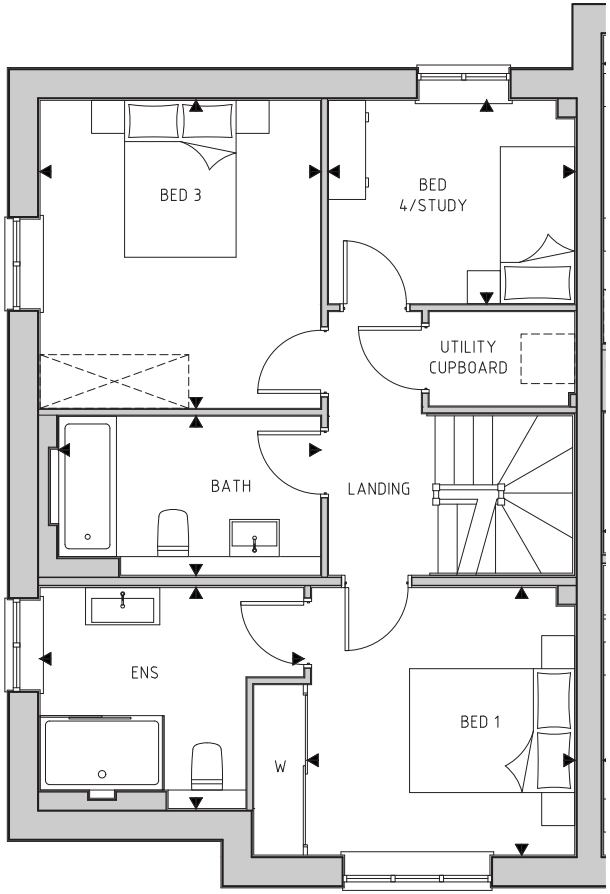


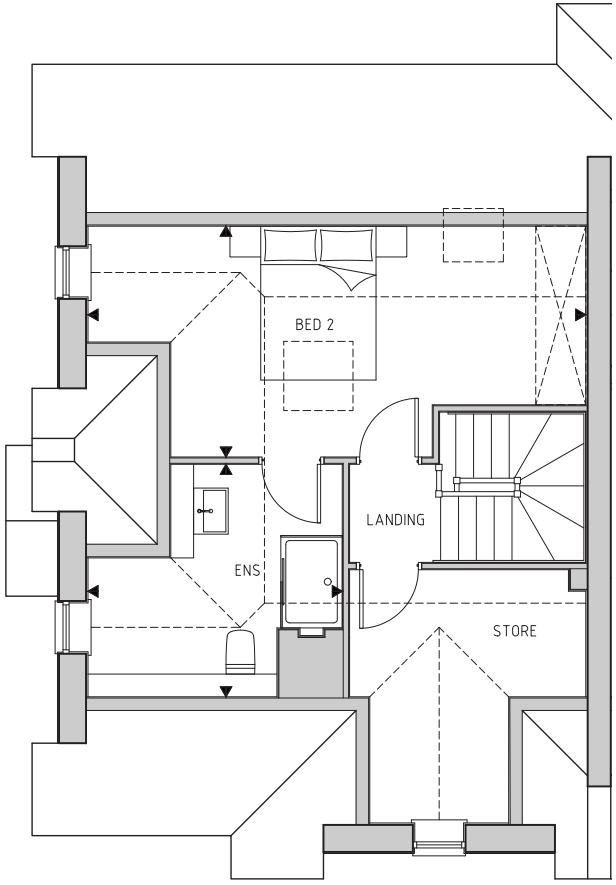

CGI for illustrative purposes only


No.1
ASTER

# NO.1 ASTER
## 1642 SQFT




## GROUND FLOOR

| | |
|---|---|
| Living Room | 6.474(max) x 3.237(max 21'3(max) x 10'8(max) |
| Kitchen/Dining/Family | 6.474(max) x 3.644(max) 21'3(max) x 12'(max) |

## FIRST FLOOR

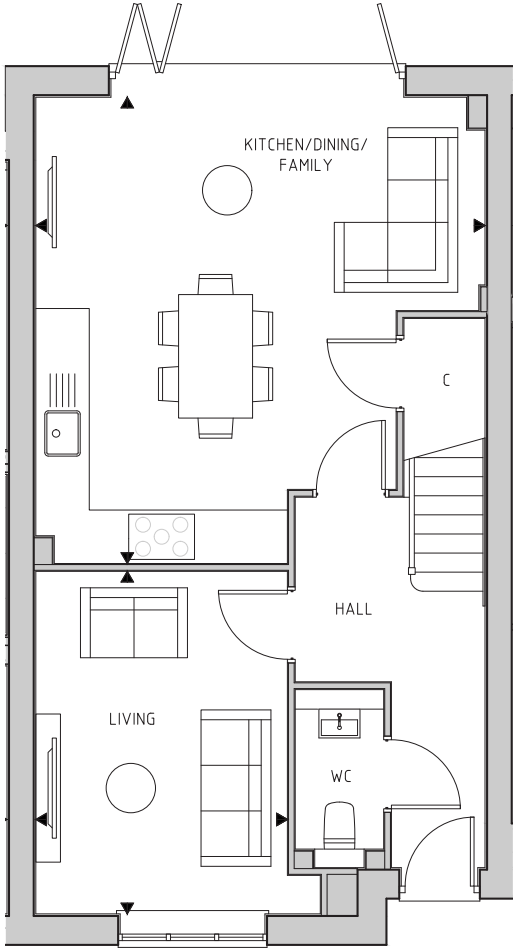
| | | | | |
|---|---|---|---|---|
| Bedroom 1 | 3.237(max) | x 3.237(max) | 10'8(max) | x 10'8(max) |
| Bedroom 3 | 3.729 | x 3.397 | 12' | x 11'2 |
| Study/Bed 4 | 2.983 | x 2.463 | 9'10 | x 8'1 |

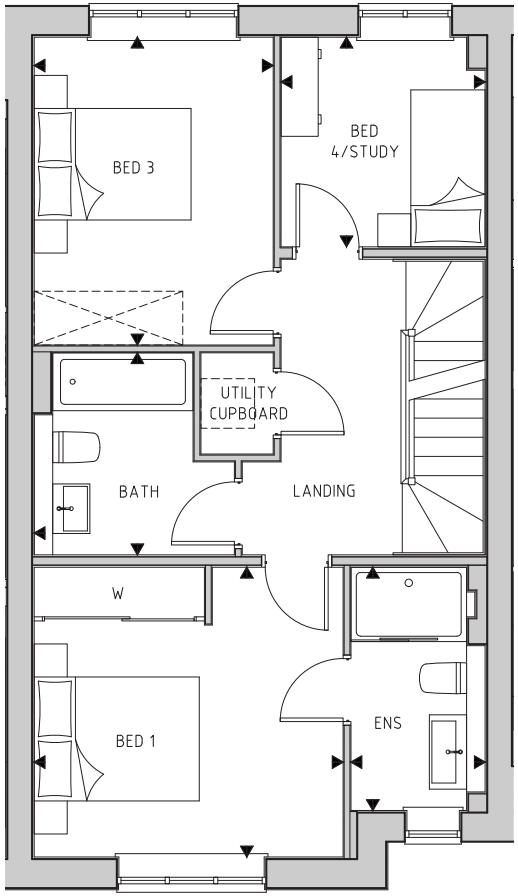
## SECOND FLOOR

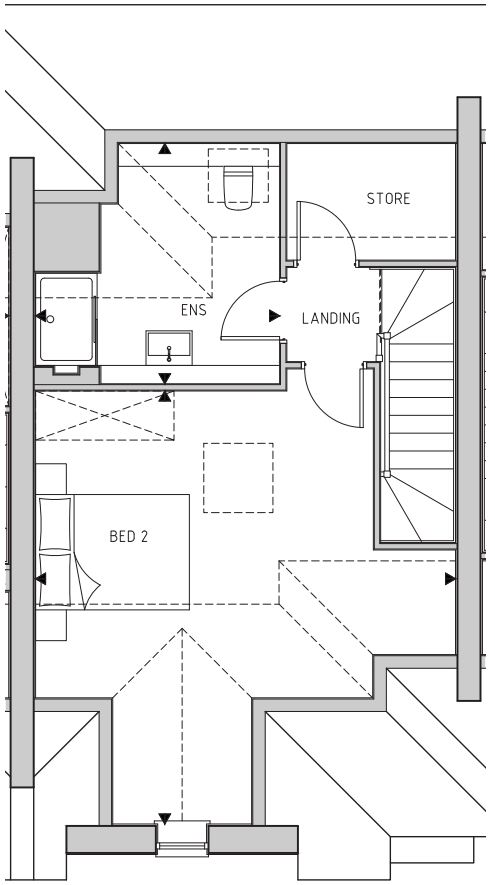
| | | | |
|---|---|---|---|
| Bedroom 2 | 6.474(max) x 3.001(max) | 21'2(max) | x 9'11(max) |


No 2
CHAMERION

# No. 2 CHAMERION
## 1562 SQFT




### GROUND FLOOR

| | | | | |
|---|---|---|---|---|
| Living Room | 4.163 | x 3.059 | 13'8 | x 10'1 |
| Kitchen/Dining/Family | 5.666(max) | x 5.462(max) | 18'8(max) | x 18'(max) |

### FIRST FLOOR

| | | | | |
|---|---|---|---|---|
| Bedroom 1 | 3.742(max) | x 3.507(max) | 12'4(max) | x 11'7(max) |
| Bedroom 3 | 3.726 | x 2.895 | 12'3 | x 9'6 |
| Study/Bed 4 | 2.538 | x 2.472 | 8'40 | x 8'2 |

### SECOND FLOOR

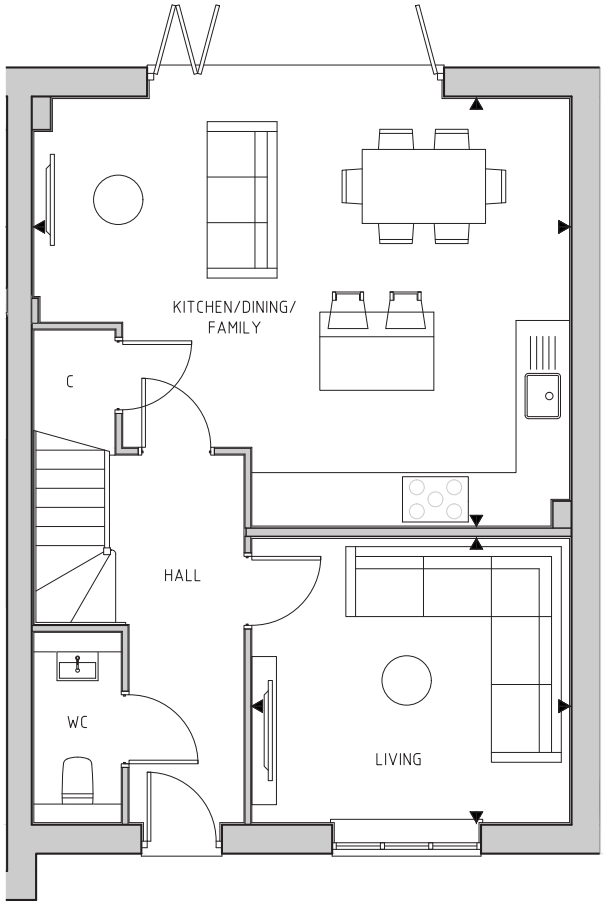
| | | | | |
|---|---|---|---|---|
| Bedroom 2 | 5.628(max) | x 5.462(max) | 18'6(max) | x 18'(max) |

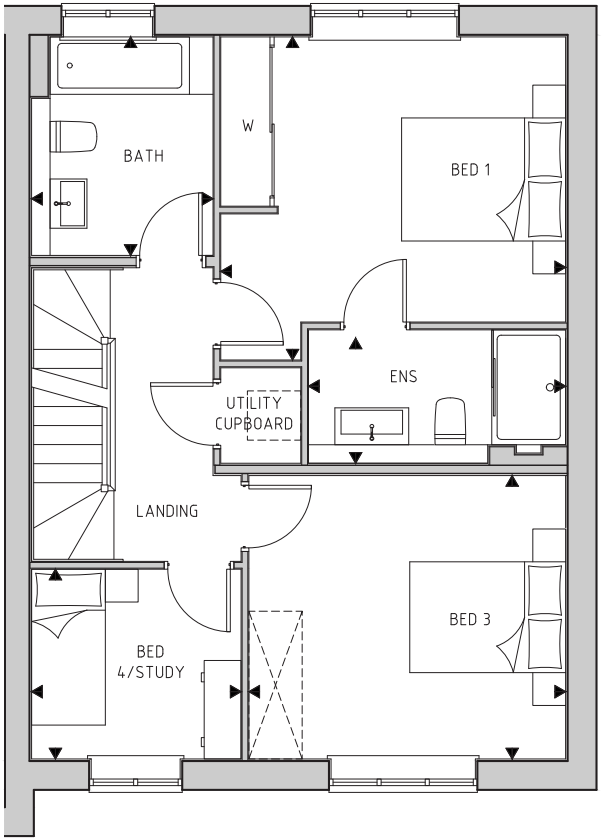


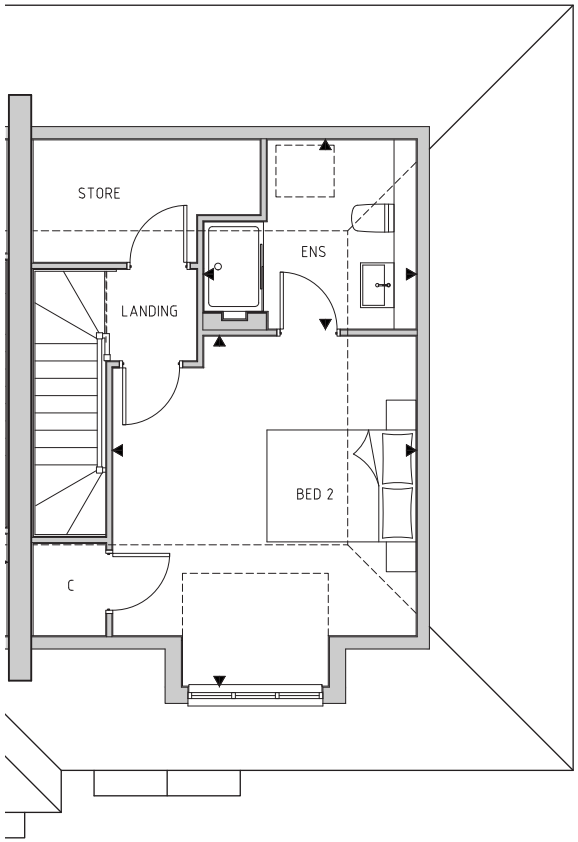
No.3

MONARDA

# No. 3 MONARDA
## 1607 SQFT




### GROUND FLOOR

| | | |
|---|---|---|
| Living Room | 3.862(max) x 3.454(max | 12'9(max) x 11'4(max) |
| Kitchen/Dining/Family | 6.512(max) x 5.195(max) | 21'5(max) x 17'1(max) |

### FIRST FLOOR

| | | | | |
|---|---|---|---|---|
| Bedroom 1 | 4.205(max) | x 3.938(max) | 13'10(max) | x 13'(max) |
| Bedroom 3 | 3.863 | x 3.454 | 12'9 | x 11'4 |
| Study/Bed 4 | 2.555 | x 2.312 | 8'50 | x 7'8 |

### SECOND FLOOR

Bedroom 2 4.689(max) x 4.066(max) 15'5(max) x 13'5(max)

# SPECIFICATION





## KITCHENS

- Shaker style kitchens
- Kitchen handles in brushed brass
- Stone worktop, upstand, and splashback to hob
- Under unit LED lighting
- Wood effect porcelain tiling to ground floor (carpet to lounge) in No. 1- 3, No.4 features Karndean flooring to ground floor
- Bosch appliances to include single oven & microwave oven & 800mm induction hob (600mm in No.4), recirculating canopy hood, dishwasher & fridge freezer
- Undermounted sink in white
- Integrated 3 x 10 litre ecobins for easy recycling

## STYLISH BATHROOMS & EN-SUITES

- Primary en-suite with large vanity unit
- Brassware in brushed brass
- Family bathroom with bath & shower attachment and glass screen
- Wall hung w/c with concealed cistern
- Porcelain tiles to bath/shower areas and behind w/c
- Thermostatically controlled shower
- Low profile shower unit and shower screen
- Heated towel rail to bathroom and en-suite
- Shaver point to bathroom and en-suite
- Floor finish in porcelain tiles

## CLOAKROOM

- Wall mounted basin with splash back
- Wall hung w/c with concealed cistern and push plate cistern
- Tap in brushed brass
- Floor finish in wood effect tiled flooring
- Porcelain tiles to basin splashback and boxing



# SPECIFICATION





## INTERIOR FEATURES

- Tiled floor in entrance hall
- White walls and white ceilings
- Doors-5 vertical panel
- Ironmongery in matt black
- Wardrobe to be designed with an allowance of £1,500
- Feature lighting to key areas
- Mirrors included to bathrooms & cloakroom
- Carpet to stairs, bedrooms and living room
- Wooden handrail to the stairs
- Space for washing machine & tumble dryer in first floor utility cupboard

## ENERGY SAVING FEATURES

- Electric car charger to each property
- Electric air source heat pump with underfloor heating to ground floor and radiators to first floor.
- Double-glazed windows providing a high level of thermal insulation
- Kitchen appliances have excellent eco ratings for energy and water usage
- Dual flush mechanisms to toilets to reduce water use
- High levels of insulation within roof space and external wall cavities limiting heat loss
- LED energy efficient down-lighting to hallways kitchen and bathrooms
- Dusk-to-dawn sensors to external lighting to reduce electricity usage
- Mains operated smoke/carbon monoxide detector (with battery back-up)

## HOME ENTERTAINMENT & COMMUNICATIONS

- TV point in living room. Mid-height TV point with HDMI connection capability is also provided.
- TV point in bedroom 1
- Network CAT 6 wiring to living room and study where applicable
- A dedicated space for a wireless router with a power point and CAT 6 connection is provided in the ground floor cupboard
- BT fibre-optic fitted

## EXTERNAL AREAS

- Each home comes with 2 designated car parking spaces
- Private gardens have paved patio in natural grey paving and turf to garden
- Astroturf to No.2
- Lights to individual homes

# WARRANTY & AFTER CARE

- 10-year ICW Building warranty and insurance policy
- Full demonstration of your new home before we hand you your keys
- Dedicated customer care team



# A LOCATION OFFERING THE BEST OF BOTHWORLDS

Weybridge is a sought-after area offering the best of both worlds excellent connectivity combined with picturesque surroundings which include extensive leisure and recreational facilities.

Weybridge station offers direct access to London Waterloo in around 30 minutes, whilst the A3 is only 3 miles away with the London Orbital, the M25, being within 4 miles. Weybridge offers beautiful riverside walks along its well-kept towpaths, a superb high street with independent boutique shops, a Waitrose and an array of quality restaurants. In addition to the Thames, Weybridge's rivers include the Wey and Chertsey Meads and the village's history dates back to Doomsday Book and was home to Henry VIII's infamous "Oatlands Palace", now the stunning Oatlands Park Hotel.

Located less than 30 miles away from central London, Weybridge also provides immediate and easy access to nearby towns of Cobham, Esher and the shopping mecca of Guildford, with it's cobbled High Street and various enclosed shopping arcades and an abundance of excellent restaurants including an Ivy and Ivy Asia.



# EXCELLENT LOCAL GOLF COURSES INCLUDE:

- St. George's Hill
- Burhill
- Silvermere
- Hersham Village
- Sunbury Golf

# SUPERB SCHOOLING

The area is well catered for with junior and pre- schools; Oatlands Pre-School for 2-5 year olds, Walton Oak School for 3-11 year olds and Cleves Junior School for 5-11 year olds. All of which have excellent Ofsted reports and offer remarkable clubs and facilities.

Also renowned for its excellent state and private senior schools, the area offers a large selection such as Heathside School, St George's College and Reeds to name a few

# CULTURAL ACTIVITES/PLACE OF INTEREST

- Brooklands Museum
- Brooklands Hotel
- Mercedes Benz World
- Oatlands Park Hotel
- The Riverhouse Barn
- Everyman Cinema–nearby Walton on Thames
- Weybridge Cricket Club & Green

# CLUBS

- Stagecoach Performing Arts
- Weybridge Rowing club



Weybridge Cricket Club



Stagecoach Performing Arts



The Thames & Wey Towpath walks



Mercedes World at Brooklands






Rushmon Homes' development





# ABOUT RUSHMON HOMES

**At Rushmon Homes we've been creating a warm welcome in our new homes for over 50 years.**

As an established family business with our own children and grandchildren, we're able to understand the evolving needs of our purchasers as they and their families change and grow over the generations.

*"Our homes are design-led to provide light, spacious, adaptable living spaces that are a joy to be in – whether you're relaxing peacefully, socialising with friends or celebrating with loved ones."*

Over the years, our customers have consistently found the quality of our homes reassuring. Our keen eye for design certainly makes our properties look elegant and inviting, but they're also refreshingly practical, functional and durable.

Our craftsmen use time-honoured building traditions and only the best materials to produce a fine finish.

Based in Surrey, we have acquired a wealth of local knowledge which enables us to develop homes in some of the most sought-after areas in the South East, yet virtually all our developments are created on recycled land.

Perhaps it's a combination of all of these things that has won us a number of prestigious awards over time, with one judging panel noting of our Twin Trees scheme in Woking,

*"This development shows the value of well-thought-out regeneration, especially for those looking for that elusive object – the ideal family home".*

Of course it's always very rewarding to receive such recognition, but our greatest accolade remains the positive feedback we hear from the people who matter most – our purchasers.

RUSHMON HOMES
OVER 50 YEARS OF BUILDING BEAUTIFUL HOMES
SINCE 1973

# QUEENBEE GARDENS

KT13 0AU

RUSHMON HOMES

## Call 01932 586777 for more information

www.rushmon.co.uk

Whilst these particulars are prepared with all due care and attention, they do not form part of any contract, nor is their accuracy guaranteed and they may be subject to correction and modification without notice as availability and other considerations demand.
This brochure was produced in May 2026 and all the information was believed to be correct at that time.
Distance and travel times have been referenced from The RAC.* All train times have been taken from National Rail Enquiries.

All interior photography taken from Rushmon developments or computer generated images.

ICW Group

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk