



LAUREL GROVE
LONDON

Discover the Exceptional



LAUREL GROVE

COOMBE ESTATE, LONDON

A stunning new-build family home developed to an exacting specification, Laurel Grove provides a statement address and lifestyle in the seclusion of the Coombe Estate only 30 minutes from Central London.

DISCOVER

the exceptional



Developments

DEVELOPING EXCELLENCE

Designed and constructed by
Q Developments, Laurel Grove
was the **Winner of What House
Awards 2015 gold medal for
Best Luxury House in the UK**





LIGHT & SPACE

to live in luxury











CRAFTED STORY

hidden ingredients



A LINLEY Kitchen is the result of exceptional craftsmanship, meticulous attention to design and detail and a commitment to use only the finest materials available. We are delighted to work with Q Developments on this project, a company that shares the values that LINLEY is proud to uphold.

Linley.

David Linley,
Founder and Chairman of LINLEY







EXCELLENCE

from every point of view









PERFECTLY REFINED

relax and unwind



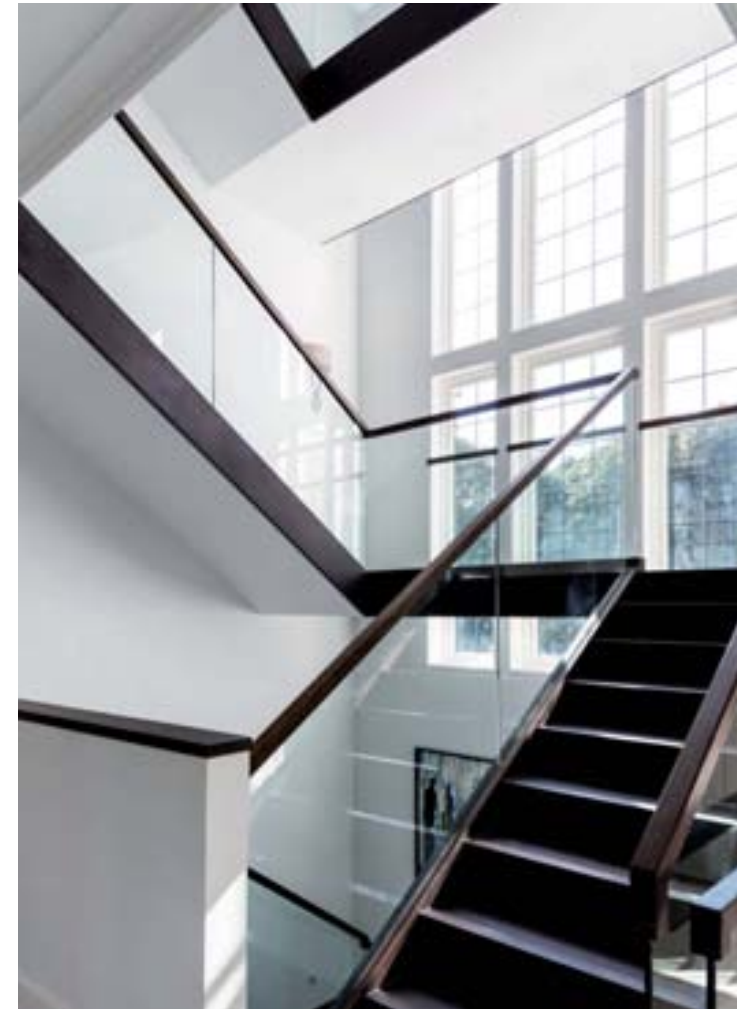




ATTENTION TO DETAIL

excellence and experience





GROUND FLOOR

DRAWING ROOM
7.45m x 7.00m (24'5" x 23')

DINING ROOM
6.15m x 4.15m (20'2" x 14'9")

KITCHEN/FAMILY DINING
14.30 > 5.15m x 7.75m
(46'10" > 16'10" x 25'5")

STUDY
4.50m x 4.10m (14'9" x 13'5")

FAMILY ROOM
5.20m x 5.10m (17' x 16'9")

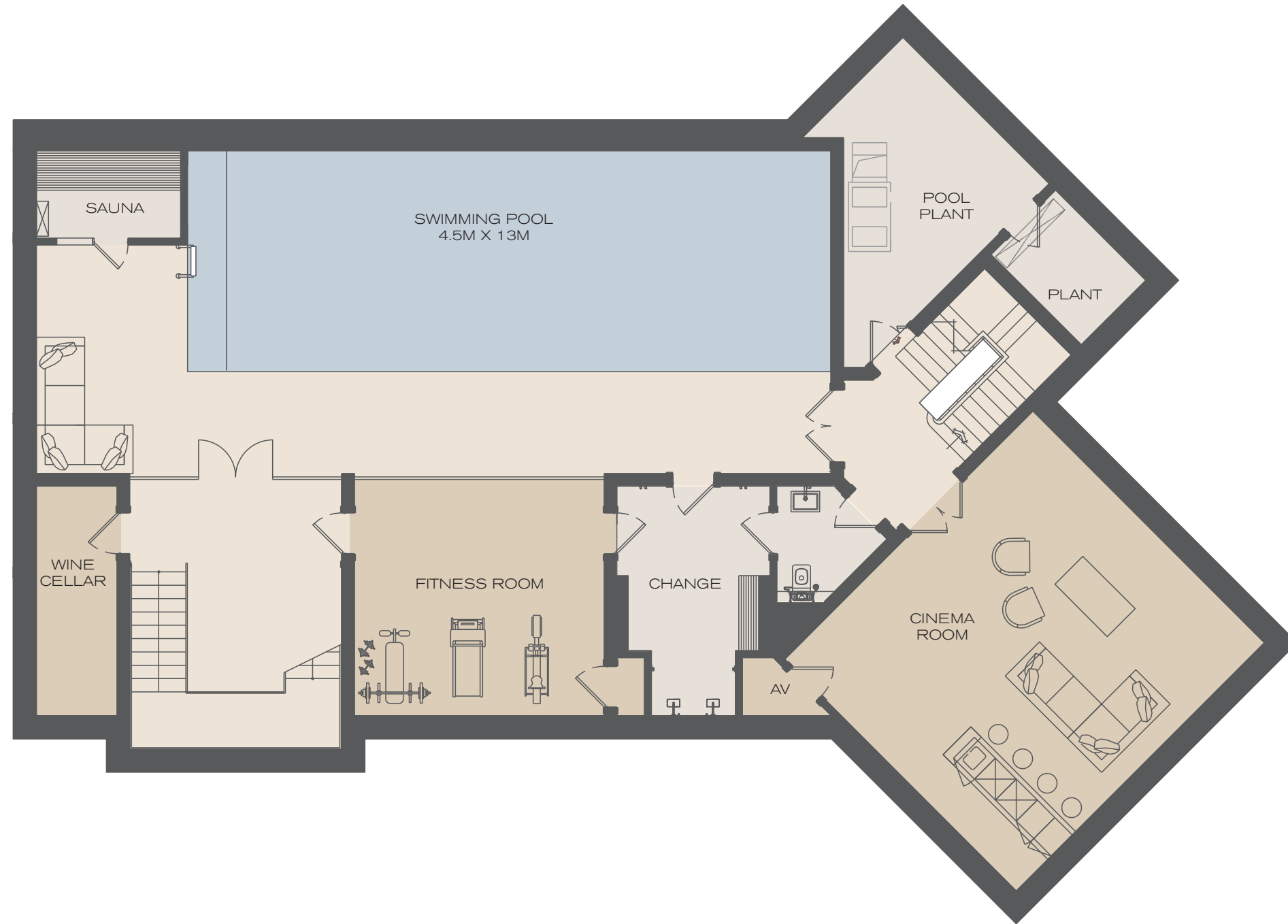
GARAGE
6.55m x 5.50m (21'6" x 18')



LOWER
GROUND
FLOOR

CINEMA ROOM
7.10m x 6.65m (23'4" x 21'10")

FITNESS ROOM
5.10m x 4.80m (16'9" x 15'9")



LEVEL ONE

MASTER BEDROOM
6.00m x 5.85m (19'8" x 19'2")

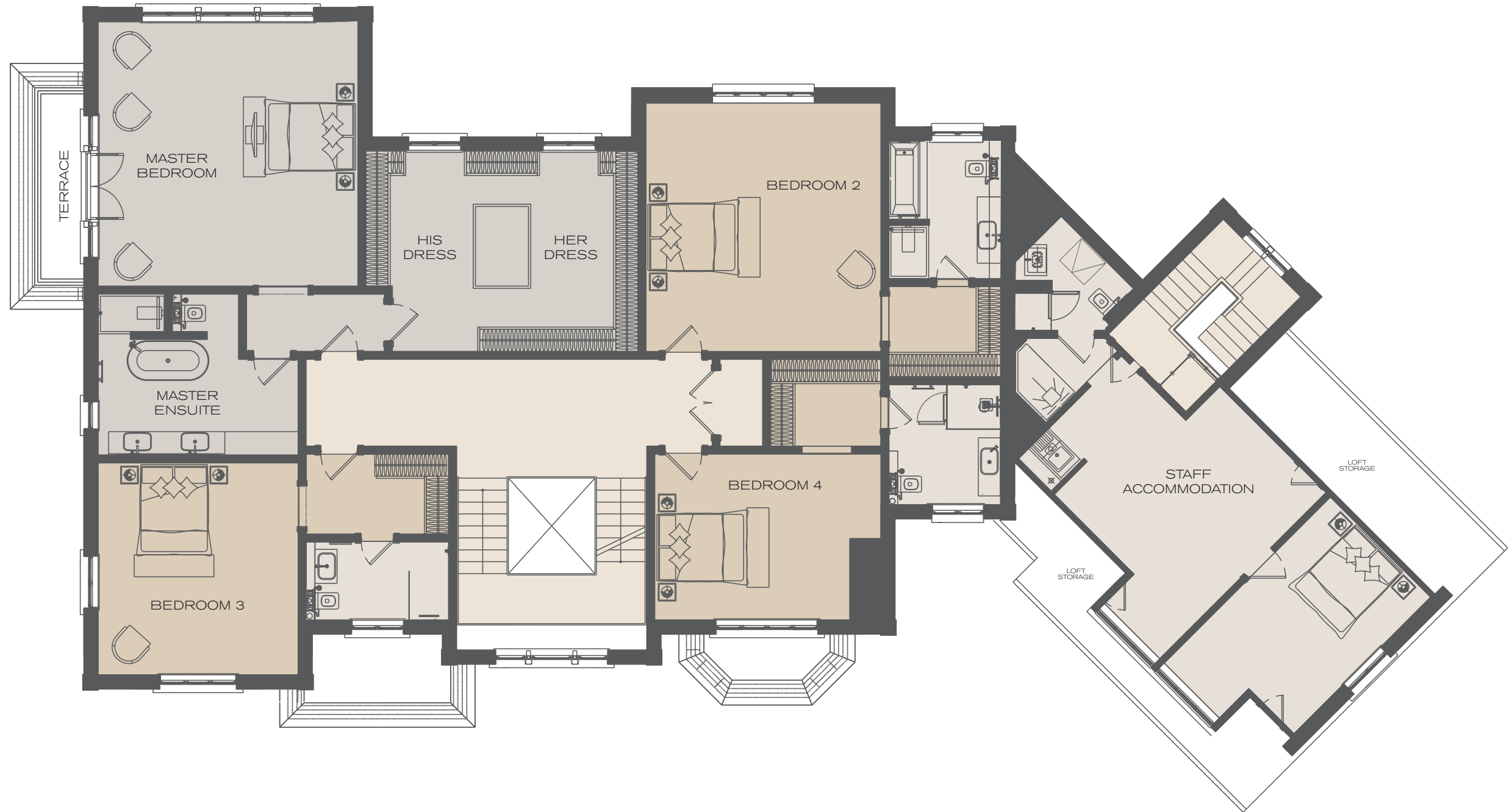
BEDROOM 2
5.60m x 5.30m (18'4" x 17'5")

BEDROOM 3
4.80m x 4.50m (15'9" x 14'9")

BEDROOM 4
5.15m x 3.80m (16'10" x 12'6")

STAFF LIVING
5.25 > 4.30m x 4.35m
(17'3" > 14'2" x 14'3")

STAFF LIVING
5.25m x 3.15m (17'3" x 10'4")



LEVEL TWO

BEDROOM 5
4.90m x 4.35m (16' x 14'3")

BEDROOM 6
4.90m x 4.80m (16' x 15'9")

GAMES
10.35m x 4.35 > 2.70m
(34' x 14'3" > 8'10")



SPECIFICATION

CONSTRUCTION

- Solid concrete floors and solid concrete block walls
- Reinforced Calcite waterproof concrete basement with secondary drained cavity membrane waterproofing system
- High Performance full-fill cavity wall and roof insulation to keep heating costs low
- Handmade bespoke clay bricks, reconstituted limestone features and heritage clay tiled roof

FIXTURES & FITTINGS

- Energy efficient timber double glazed windows and external doors, by Lomax and Wood
- Hand crafted hardwood internal doors and screens by Longden Doors
- Double plasterboarded ceilings throughout with coffer detail to Drawing Room, Dining Room and Master Bedroom
- High specification stainless steel hinges, locks and latches
- Biochrome plated brass lever handles by Rondolfo Dordoni for Olivari
- High performance, low energy dimmable LED downlights throughout by Orluna
- Bespoke hand crafted joinery by Richard Baker
- Fireplaces by Chesneys. Fireplace to Drawing Room custom design by Q Developments with Peter Young Design

COMFORT & PERFORMANCE

- Underfloor heating throughout integrated with Crestron home control system, controllable via keypads or supplied ipads
- Whole house mechanical ventilation with energy saving heat recovery
- Comfort cooling to Master Bedroom, Bedroom 2, Pool area, Gym and Cinema Room
- Temperature controlled Wine Store
- Building Maintenance System controlling underfloor heating and cooling via wall mounted thermostats or via ipad controls
- Energy saving measures include Photovoltaic panels on the roof to generate electrical energy which is fed back into the house's electrical distribution
- Sprinkler system for lawn and flower beds using water from underground rainwater harvesting tanks
- Softened water to all taps using exclusive HydroMAG system
- Utility Room with fully integrated washing machine and dryer

AUDIO-VISUAL / ENTERTAINMENT

- Lutron Homeworks QS Lighting Control system with Crestron interface
- Crestron custom whole house Audio System operable via 7" in wall touch panels or supplied ipads with Bowers & Wilkins Kevlar in-ceiling speakers
- Samsung & LG LED Flat Screen TVs to Swimming Pool, Gym, Media Room, Kitchen, Family Room, Drawing Room, Master Bedroom & ensuite, with SKY/ Crestron interface controllable via touchscreen or ipads

FLOOR FINISHES

- Crema Marfil limestone with Nero Marquina marble inlay to Entrance Hall
- Hand crafted wide plank Oak 'Café Noir' flooring by Silvan Select to living areas and staircase
- Crema Marfil Limestone large format tiles to kitchen
- Silkresse 'Opal' luxury velour carpet to all bedrooms
- Specialist Amtico soft touch flooring to Gym

KITCHEN

- Bespoke handmade kitchen designed and installed by David Linley and Co
- Hand painted Eucalyptus timber fronted cabinets with European oak linings
- Ceasarstone composite worktops
- Integrated Miele appliances throughout consisting of:
 - Induction hob
 - Microwave Combination oven
 - Combination Steam oven
 - Two electric PureLine ovens
 - Two Larder Fridges & Two Larder Freezers
 - Two Dishwashers
 - Temperature controlled Wine fridge
- Quooker boiling water tap

BATHROOMS

- Wall Tiles
 - Mother of Pearl Natural Dapple mosaic to lower ground floor
 - Handmade Crackle Subway ceramic to ensuite 2
 - Freshwater Mother of Pearl Mosaic to walls and feature areas of ensuite 3 & 4, family bathroom & staff apartment
- Floor Tiles
 - Italian Porcelain Tile - Leonardo Ceramica Brera to lower ground floor, ensuite 3 & 4 and family bathroom
 - Athens Grey Italian marble floor tiles to ensuite 2
- Sanitaryware
 - Thermostatic showers by Hans Grohe
 - Bespoke Eyeline towel warmers
 - Graff Sento wall mounted basin mixers
 - Villeroy and Boch hand basins
 - Flaminia wall hung WCs with soft close seats and concealed cisterns

MASTER ENSUITE

- Italian Calacatta Oro marble to walls and floor with feature herringbone floor detail
- Feature Bath is a Castello 'Oceanus' of composite stone
- Graff Sento chrome thermostatic shower
- Graff Aquasense chrome wall mounted shower head
- Graff Aquasense chrome wall mounted hand shower
- Flaminia wall hung WC with soft close seat and concealed cistern
- Bespoke Eyeline towel warmer
- Falper Sento floor standing bath filler with hand shower
- Fully fitted dressing room with bespoke Richard Baker furniture

SWIMMING POOL (Lower Ground)

- Wall finishes of Island Stone split face quartz silver feature tile and Italian Leonard Ceramica 'Brera' Rustica Porcelain
- Floor Finishes of Italian Porcelain Tile - Leonardo Ceramica 'Brera'
- Fully dimmable and colour changeable feature wall lighting
- Heating & Cooling by Heatstar environmental control unit located in pool plant room for air temperature, ventilation and pool water temperature control
- Italian iridescent fused glass mosaics to Swimming Pool by Mosaico + Perle
- High specification pool operation with Blue Lagoon ultraviolet automatic purification unit and an integrated recessed automated pool cover

FEATURE STAIRCASE

- Bespoke steel frame stair with Oak timber flooring
- 15mm toughened glass balustrade with European oak handrail

ORANGERY

- Innovative 'Floating Ceiling' sliding window system by IQ Glass

EXTERNAL SPECIFICATION & LANDSCAPING

- Landscape design by award winning Fisher Tomlin & Bowyer
- Fully irrigated lawn & mature evergreen planting
- Double Garaging
- Bonded gravel driveway with parking for up to 8 cars
- Electronically controlled Penchard entrance gates
- Video entry access
- CCTV
- Children's play area
- Secure access along private gated lane off Coombe Hill Road

CEILING HEIGHTS

- Lower Ground Floor – 2.87m
- Ground – 3.06m
- First – 2.61m
- Second – 2.44m



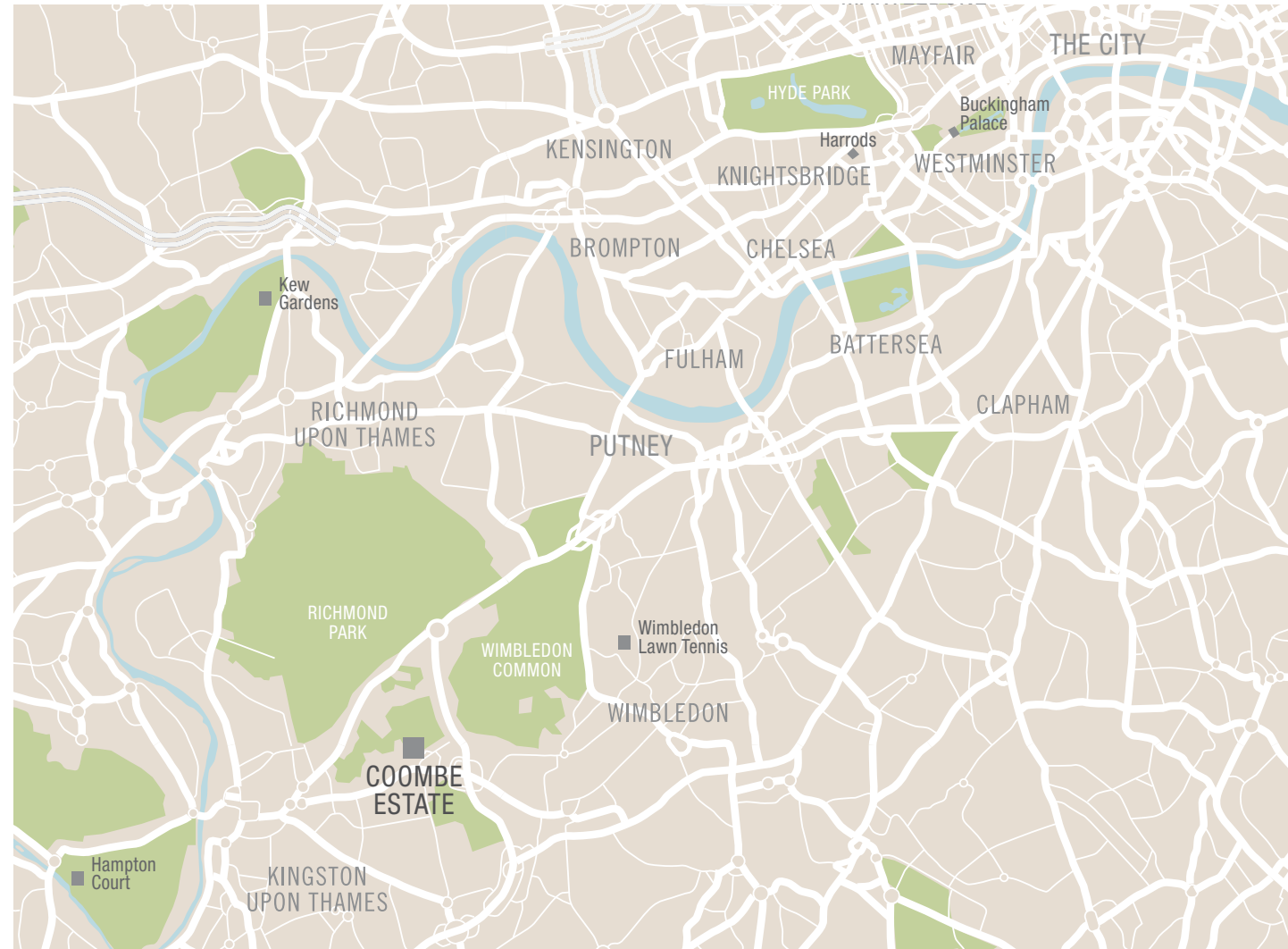


PARK LAND

5 minutes from Richmond Park
and Wimbledon Common

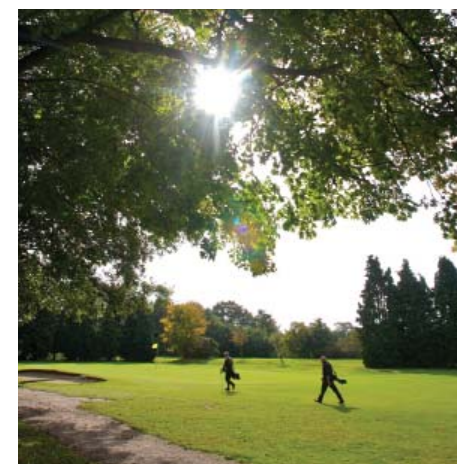
PARK LANE

30 MINUTES TO CENTRAL LONDON



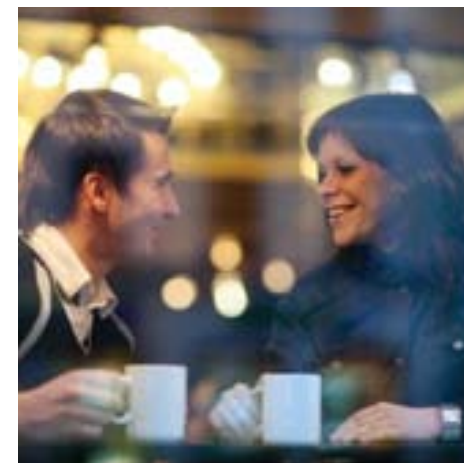
PARK LAND

5 MINUTES TO RICHMOND PARK



PEACE

TRANQUIL LEISURE AND RELAXATION
ON YOUR DOORSTEP



PACE

SHOPS, RESTAURANTS AND BARS
AROUND THE CORNER



Q Developments is a highly respected London developer with an established track record.

- We specialise in high-calibre buildings in the best locations from single homes to multiple apartment developments.
- We believe that good design with a fresh direction can produce original and complementary buildings.
- We have won numerous awards, our previous schemes are recognised for setting new standards in the UK's housing sector.
- We deliver well built, well designed homes for modern living.

Awards

Laurel Grove – What House Awards 2015 gold medal for Best Luxury House in the UK



Previous Awards

New Homes Award: Best New Development

What House Awards: Best Small House Builder, UK

What House Awards 2012:

Best Interior Design,

Best External Architecture,

Best Luxury House



Q Developments 18 Molasses Row Plantation Wharf London SW11 3UX
T 020 7223 1200 E info@qdevelopments.com www.qdevelopments.com

Laurel Grove
Coombe Hill Road
London KT2 7DU

