

QUAD

# T U R N   H O U S E

90 ORMOND AVENUE • HAMPTON

An individually styled contemporary five bedroom home





## T U R N   H O U S E

Elegantly balanced in its design, Turn House epitomises Quad's uncompromised approach to delivering individually designed homes that perfectly blend the best of form and function.

Cleanliness of line is enhanced by crisp detailing and the use of contrasting materials, culminating in a home that is both distinctive and inviting. Quad's signature design language is carried through to the interior for an unparalleled living style in one of Hampton's most desirable residential roads.

TURN HOUSE  
90 ORMOND AVENUE

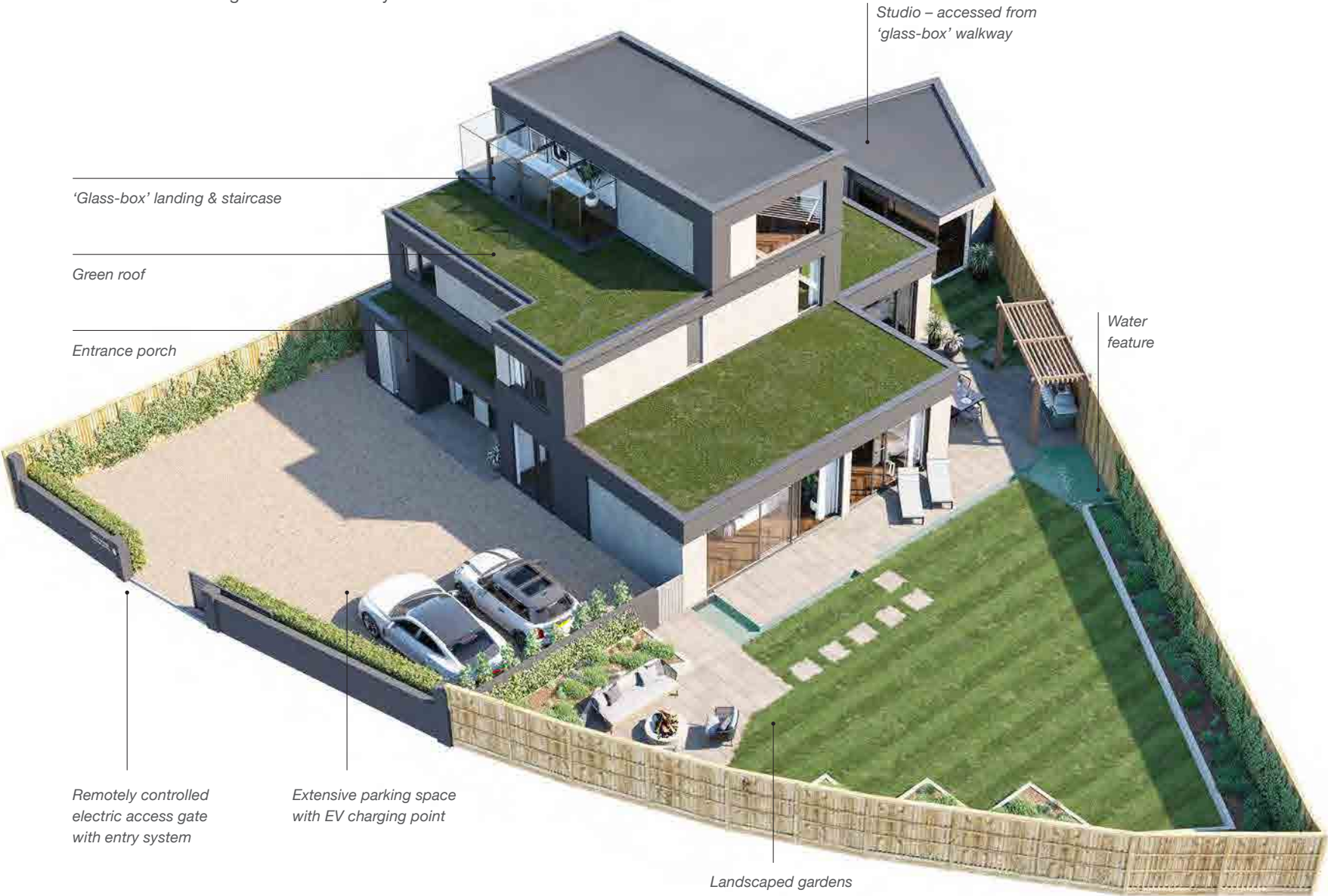


EXPRESS YOUR  
INDIVIDUALITY

Turn House maximises the advantages of its setting, with a generous private garden and substantial frontage for car parking.

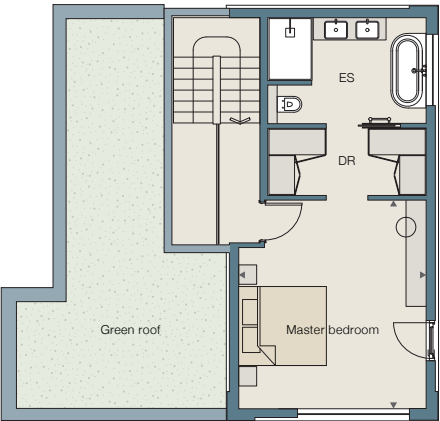
Accessed via a large reception hall, extensive living space over three floors defines this exceptional, individually designed home. At the heart of Turn House the kitchen/family/dining room flows freely to the adjoining light-filled living room and study, while a studio/gym is accessed via a ‘glass box’ walkway.

Four bedrooms on the first floor, two with en suite shower rooms, are complemented by the magnificent second floor master suite, with dressing room and en suite with separate bath and shower.



FLOOR 02

Master bedroom 4.74m x 4.27m 15'7" x 14'0"



FLOOR 01

Bedroom 2 4.31m x 3.59m 14'2" x 11'9"  
Bedroom 3 4.31m x 3.50m 14'2" x 11'6"  
Bedroom 4 3.27m x 2.34m 10'9" x 7'8"  
Bedroom 5 3.59m x 3.33m 11'9" x 10'11"



FLOOR 00

Kitchen 5.73m x 3.39m 18'9" x 11'1"  
Family / Dining 7.57m x 5.52m 24'10" x 18'1"  
Living Room 7.67m x 5.57m 25'2" x 18'3"  
Study 4.27m x 3.60m 14'0" x 11'10"  
Utility 3.13m x 1.70m 10'3" x 5'7"  
Studio 6.93m x 5.77m 22'9" x 18'11"

C - Cupboard ES - Ensuite U - Utility

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.







## LET THE LIGHT IN

Expansive glazing to the ground floor floods Turn House with natural light, adding to the feeling of space evident throughout and maximising the views across the landscaped rear garden.

A subtle water feature provides an extra dimension to the garden, complemented with generous terracing for al fresco dining and entertaining.







## FINISHING TOUCHES

- Gated entry with secure parking for several cars
- Highly energy efficient
- Intruder alarm
- Fully landscaped gardens
- Video entry system
- Underfloor heating to all floors
- Green sedum roofs
- Electric vehicle charging point and external electric socket
- Low energy lighting throughout
- External cold water tap
- Fire to living room
- Unvented hot water system
- Brushed and lacquered rustic oak herringbone flooring to ground floor
- Designer sisal carpet to bedrooms
- Porcelain tiles to bathrooms and glass shower screens
- White high quality white sanitaryware with bespoke cabinetry
- Master bedroom suite with separate dressing room and en suite bathroom
- Fitted wardrobe to guest bedroom
- Oak doors, skirtings and architraves. Bronze ironmongery
- Bespoke stained hardwood windows and doors with high security locking mechanisms
- Large double glazed window panels with Low e surface for energy efficiency
- Solar PV panels on roof
- Facility for broadband and satellite TV (BT and Virgin) with TV points in the living room, study and master bedroom
- High quality kitchen units in matt charcoal finish with soft close hinges and runners
- Boiling water tap
- American plumbed in fridge freezer with ice maker
- Twin Siemens easy clean ovens, separate Siemens integrated combination microwave, wide induction hob and chimney type extractor
- Silestone and Zenith worktops
- Separate utility room with sink, washing machine and tumble dryer



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