Wootton Place



ESHER PARK AVENUE, ESHER, SURREY KT10 9NP



ESHER AREA

Esher is the perfect location for those seeking to live close to London but wishing to enjoy the tranquillity of a more rural setting.

Aside from the collection of stylish shopping facilities on Esher High Street, there are hotels, restaurants, cinemas, and theatres, as well as three golf courses within easy reach. There are many renowned local attractions such as Sandown Racecourse and Sandown Park, which has a wealth of recreational facilities,

including a dry-ski slope, a health club and a go-karting track.

One mile south-west of Esher is Claremont Landscape Garden, an eighteenth century delight now owned by the National Trust. The garden extends to 50 acres and is most famous for its 3 acre turf amphitheatre, one of the only surviving examples of its kind in Europe.

The area is recognised for its selection of celebrated private roads and premier estates as well as the

excellent local schooling such as the renowned ACS International School, Claremont Fan Court and Reeds School.

Esher mainline station provides a 28 minute service to London (Waterloo).

For road travel, the A3 is just a few minutes' drive away, providing speedy access to London, the South, Heathrow and Gatwick airports.















This prosperous Surrey town offers easy links into London whilst enjoying an abundance of green space and excellent local schooling.

Esher Park Avenue is one of Esher's most prestigious private roads whilst being walking distance from the High Street and town amenities.



WOOTTON PLACE, PLOTS 8-13



Wootton Place is one of two private gated cul-de-sacs which overlooks a lake and features 4 elegant townhouses and 3 large detached villas. All the homes are traditionally built with elegant brick exteriors with stone detail and their own private fully landscaped south west facing rear gardens.

The 3 detached properties have full basements, each incorporating a double garage and leisure/potential cinema room. Each house features Octagon's latest high

specification and contemporary fittings, eco-friendly heating and water systems, and lavishly-applianced kitchens and bathrooms.

PLOT 7 PLOT 8



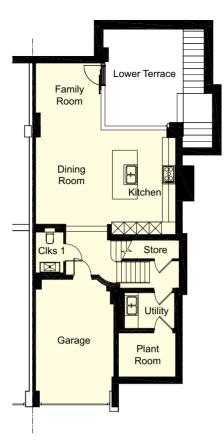
Classically designed new homes offering contemporary and spacious living space.





PLOT 8 FLOOR PLANS

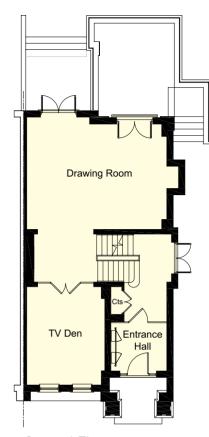
LOWER GROUND FLOOR			
Family Room	3.55m x 3.12m	11'8" x 10'3"	
Dining Room	4.20m x 3.12m	13'9" x 10'3"	
Kitchen	4.70m x 3.58m	15'5" x 11'9"	
GROUND FLOOR			
Drawing Room	6.73m x 5.38m	22'1" x 17'8"	
TV Den	4.70m x 3.73m	15'5" x 12'3"	
FIRST FLOOR			
Master Bedroom	5.18m x 4.44m	17'0" x 14'7"	
Bedroom 2	4.82m x 3.78m	15'10" x 12'5'	
Study	3.48m x 2.74m	11′5″ x 9′0″	
SECOND FLOOR			
Bedroom 3	5.18m x 4.22m	17′0″ x 13′10′	
Bedroom 4	3.88m x 3.81m	12'9" x 12'6"	



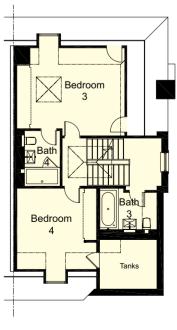
Lower Ground Floor



First Floor



Ground Floor

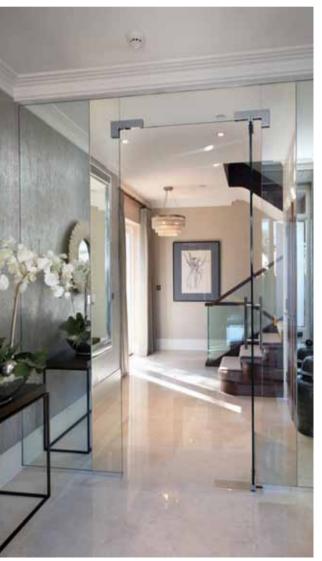


Second Floor

PLOT 9 PLOT 10



Stylish townhouses with elegant brick exteriors and stone detail.



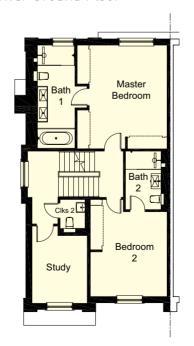
PLOT 9 FLOOR PLANS

LOWER GROUND FLOOR			
Family Room	3.55m x 3.12m	11'8" x 10'3"	
Dining Room	4.20m x 3.12m	13'9" x 10'3"	
Kitchen	4.70m x 3.58m	15′5″ x 11′9″	
GROUND FLOOR			
Drawing Room	6.73m x 5.38m	22'1" x 17'8"	
TV Den	4.70m x 3.73m	15'5" x 12'3"	
FIRST FLOOR			
Master Bedroom	5.18m x 4.44m	17'0" x 14'7"	
Bedroom 2	4.82m x 3.78m	15'10" x 12'5"	
Study	3.58m x 2.74m	11'9" x 9'0"	
SECOND FLOOR			
Bedroom 3	5.18m x 4.22m	17'0" x 13'10"	
Bedroom 4	3.88m x 3.81m	12'9" x 12'6"	

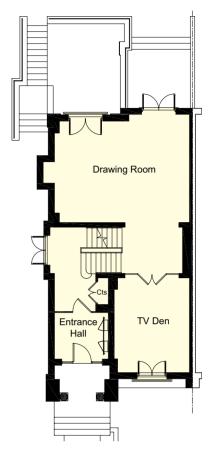
N.B. Please note that the floorplans for Plot 10 are handed.



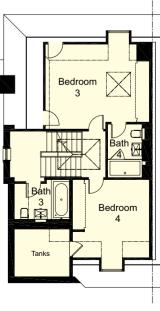
Lower Ground Floor



First Floor



Ground Floor



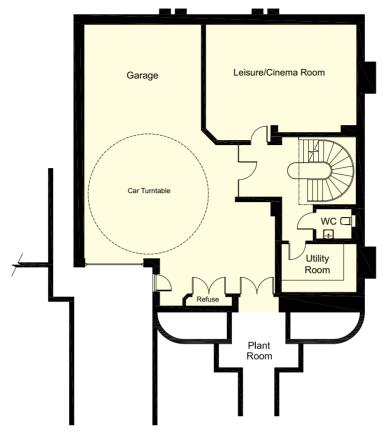
Second Floor

PLOT 11



PLOT 11 FLOOR PLANS

LOWER GROUND FLOOR			
Leisure/Cinema Room	7.52m x 5.63m	24'8" x 18'3"	
GROUND FLOOR			
Living/Dining Room	9.14m x 5.43m	30'0" x 17'10'	
Study	4.82m x 3.66m	15′10″ x 12′0″	
Family Room	4.82m x 3.78m	15'10" x 12'5"	
Kitchen	5.43m x 4.60m	17′10″ x 15′1″	
Breakfast Room	5.36m x 3.78m	17'7" x 12'5"	
FIRST FLOOR			
Master Bedroom	6.71m x 5.61m	22'0" x 18'3"	
Dressing Room	4.06m x 3.91m	13'4" x 12'6"	
Guest Bedroom	4.57m x 3.83m	15'0" x 12'6"	
Dressing Room	3.35m x 1.93m	11′0″ x 6′4″	
Bedroom 3	4.93m x 3.66m	16'2" x 12'0"	
Bedroom 4	4.93m x 3.66m	16'2" x 12'0"	
SECOND FLOOR			
Bedroom 5	6.14m x 4.52m	20'2" x 14'10'	
Play Room	10.11m x 5.26m	33'2" x 17'3"	



Breakfast Room

Family Room

Fa

Lower Ground Floor

Dressing Room

Master Bedroom

Bath 1

Dressing Room

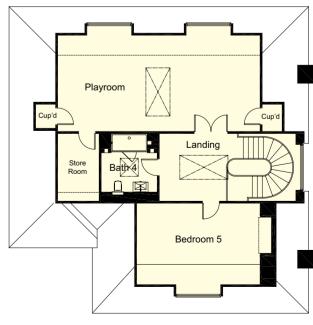
Landing Room

Bedroom 3

Bedroom 4

First Floor

Ground Floor



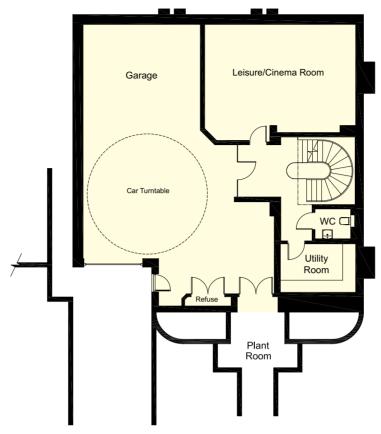
Second Floor

PLOT 12



PLOT 12 FLOOR PLANS

LOWER GROUND FLOOR			
Leisure/Cinema Room	7.52m x 5.63m	24'8" x 18'3"	
GROUND FLOOR			
Living/Dining Room	9.14m x 5.43m	30'0" x 17'10	
Study	4.82m x 3.66m	15'10" x 12'0	
Family Room	4.82m x 3.78m	15'10" x 12'5	
Kitchen	5.43m x 4.60m	17′10″ x 15′1	
Breakfast Room	5.36m x 3.78m	17'7" x 12'5"	
FIRST FLOOR			
Master Bedroom	6.71m x 5.61m	22'0" x 18'3"	
Dressing Room	4.06m x 3.91m	13'4" x 12'6"	
Guest Bedroom	4.57m x 3.83m	15'0" x 12'6"	
Dressing Room	3.35m x 1.93m	11′0″ x 6′4″	
Bedroom 3	4.93m x 3.66m	16'2" x 12'0"	
Bedroom 4	4.93m x 3.66m	16'2" x 12'0"	
SECOND FLOOR			
Bedroom 5	6.14m x 4.52m	20'2" x 14'10	
Play Room	10.11m x 5.26m	33'2" x 17'3"	



Breakfast Room

Family Room

Fa

Lower Ground Floor

Dressing Room

Master Bedroom

Bath 1

Dressing Room

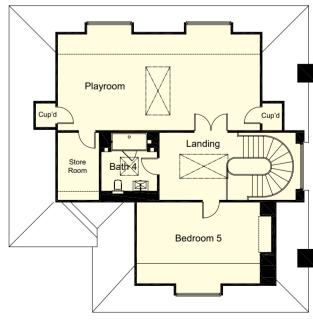
Landing Room

Bedroom 3

Bedroom 4

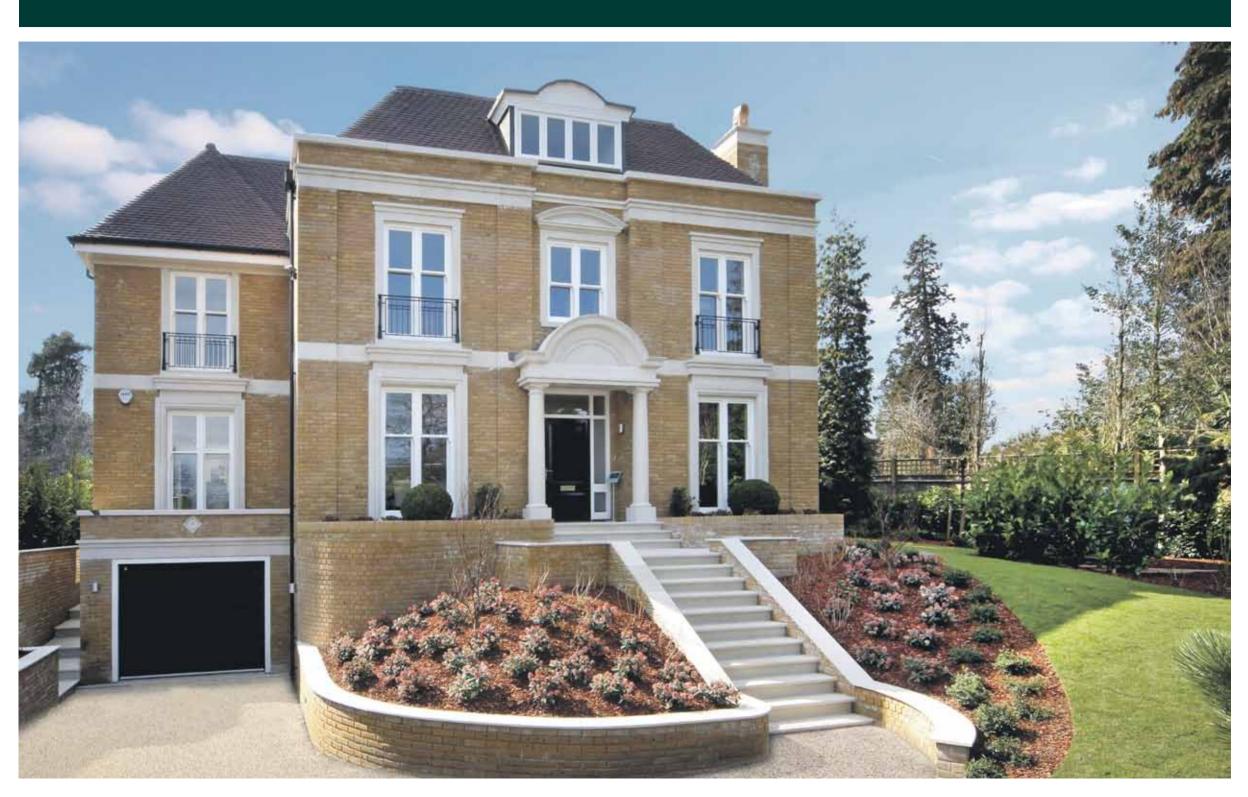
First Floor

Ground Floor



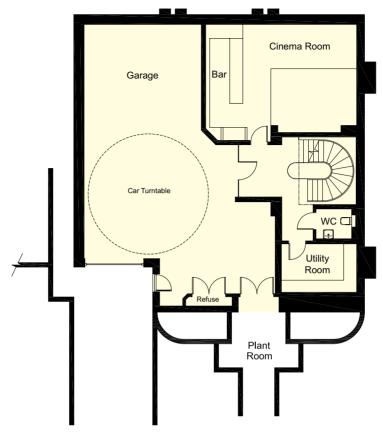
Second Floor

PLOT 13



PLOT 13 FLOOR PLANS

LOWER GROUND FLOOR			
Cinema Room	7.52m x 5.63m	24'8" x 18'3"	
GROUND FLOOR			
Living Room	9.14m x 5.43m	30'0" x 17'10'	
Study	4.82m x 3.66m	15′10″ x 12′0′	
Dining Room	4.82m x 3.78m	15'10" x 12'5'	
Kitchen	5.43m x 4.60m	17′10″ x 15′1′	
Breakfast Room	5.36m x 3.78m	17'7" x 12'5"	
FIRST FLOOR			
Master Bedroom	6.71m x 5.61m	22'0" x 18'3"	
Dressing Room	4.06m x 3.91m	13'4" x 12'6"	
Guest Bedroom	4.57m x 3.83m	15'0" x 12'6"	
Dressing Room	3.35m x 1.93m	11'0" x 6'4"	
Bedroom 3	4.93m x 3.66m	16'2" x 12'0"	
Bedroom 4	4.93m x 3.66m	16'2" x 12'0"	
SECOND FLOOR			
Bedroom 5	6.14m x 4.52m	20'2" x 14'10	
Play Room	10.11m x 5.26m	33'2" x 17'3"	



Breakfast Room

Dining Room

Hall Study

Lower Ground Floor

Dressing Room

Master Bedroom

Bath 1

Dressing Room

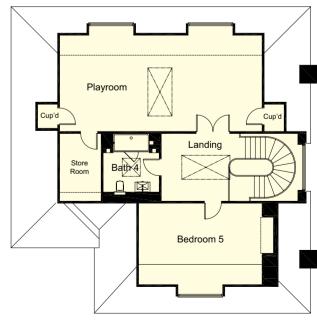
Landing Room

Bedroom 3

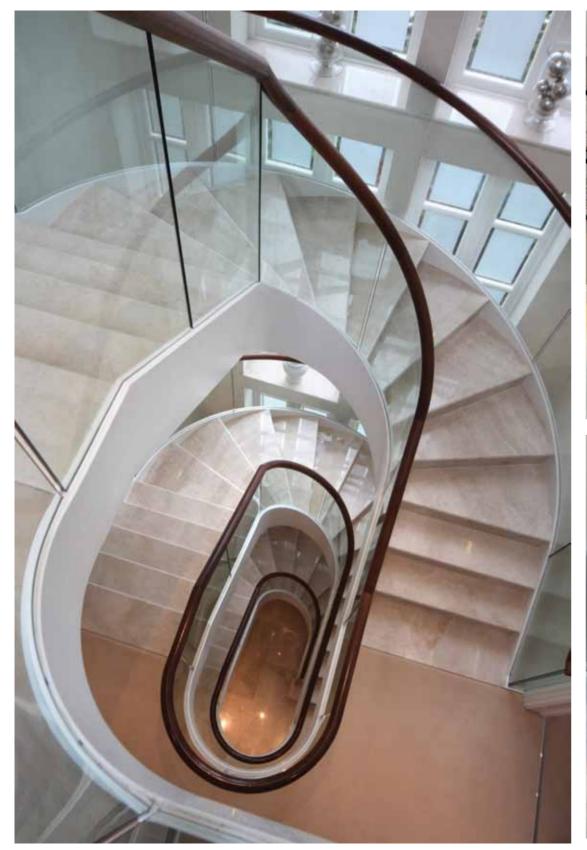
Bedroom 4

First Floor

Ground Floor



Second Floor









Built to Octagon's high level of specification and finish.





SPECIFICATION - FIXTURES AND FITTINGS

8-13 Wootton Place

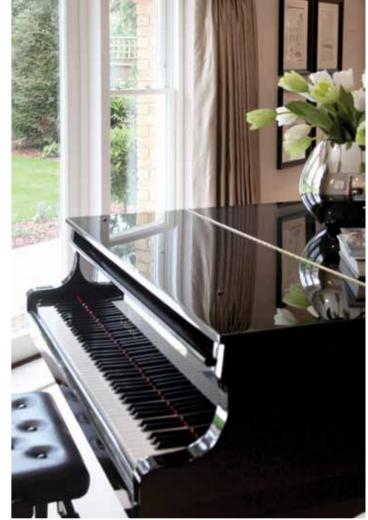
Esher Park Avenue, Esher, Surrey, KT10 9NP

The extensive range of modern fixtures and fittings have been carefully sourced from Europe's leading suppliers.

- Marble floored entrance halls.
- Elegant staircases with glass balustrades and walnut handrails.
- Kitchens with linear style glass fronted units and Miele built-in appliances.
- Separate utility room with Miele washer and dryer.
- Contemporary fireplace in drawing room.
- Sliding/Stacking door system to kitchen/family room and terrace, with electrically operated integral blinds. (Plots 8-10).
- Bespoke fitted wardrobes in bedrooms.
- Master en-suite bathrooms with marble floor and wall tiles, bespoke twin vanity basin units, bath and large walk-in shower.

- Contemporary internal walnut doors.
- Porcelain ceramic, marble flooring or fitted high quality carpets throughout.
- Under floor heating.
- Environmentally friendly air source heat pumps.
- High level of insulation ensuring low heat loss.
- Cat 5e wiring for advanced media systems.
- Integral garage with handset controlled up and over door.
- Fully landscaped private gardens to each property.
- Main security gate into development controlled by video monitor from each property and individual remote controllers.
- NACOSS approved security system.
- Air cooling for summer months.

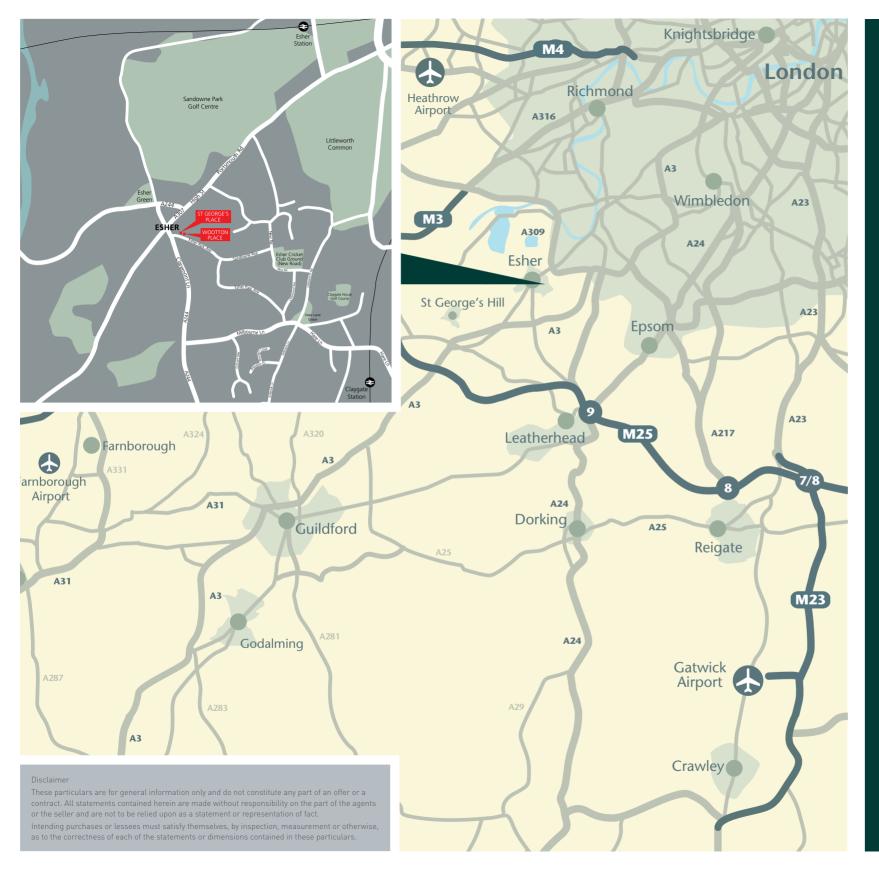












RESERVATION

To reserve the property we require a reservation fee of £10,000 made payable to Octagon Developments Limited, together with the name and address of your solicitor. Upon exchange of contracts, 10% of the purchase price is payable, less the reservation fee. Balance of the purchase money is payable on legal completion.

LABC

The properties are independently surveyed during construction by the Local Authority Building Control who will issue their ten year warranty certificate upon satisfactory completion of the dwelling.

MAINTENANCE

Octagon have their own maintenance department and inspect the property approximately six months after the purchase and attend to any remedial work that is deemed necessary.

SUBJECT TO CONTRACT

All particulars in this brochure, including the illustrations of the houses and their gardens, are for guidance only as it may have been necessary to introduce some alterations to these or their specification since publication. This brochure therefore cannot form any part of the contract or be taken as an indication of warranty or guarantee on the properties.

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