

# WOOTTON PLACE



ESHER PARK AVENUE, Esher, SURREY KT10 9NP

**OCTAGON**

# 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 7-13



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



SOLD

*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

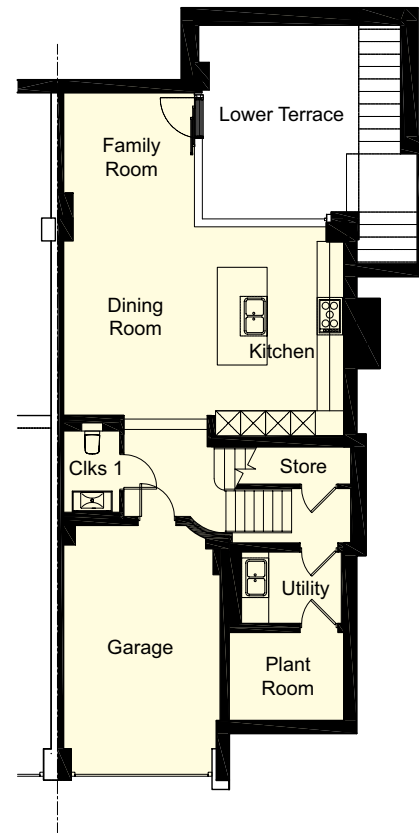
|              |               |               |
|--------------|---------------|---------------|
| Drawing Room | 6.73m x 5.38m | 22'1" x 17'8" |
| TV Den       | 4.70m x 3.73m | 15'5" x 12'3" |

## FIRST FLOOR

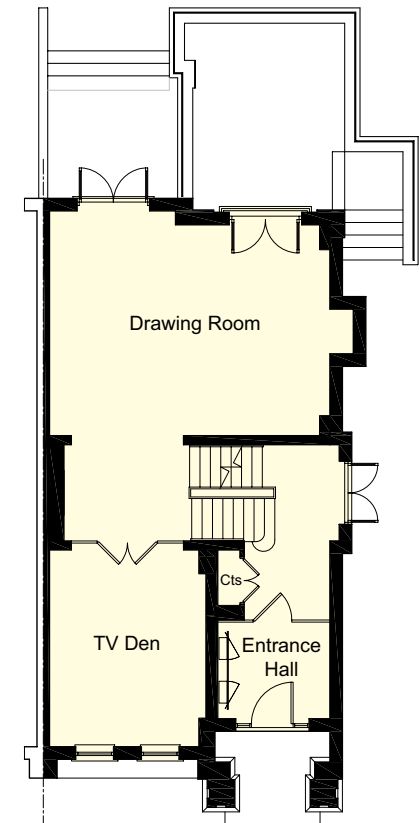
|                |               |                |
|----------------|---------------|----------------|
| Master Bedroom | 5.18m x 4.44m | 17'0" x 14'7"  |
| Bedroom 2      | 4.82m x 3.78m | 15'10" x 12'5" |
| Study          | 3.48m x 2.74m | 11'5" x 9'0"   |

## SECOND FLOOR

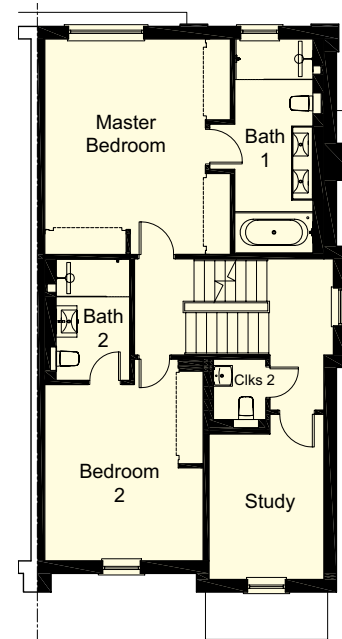
|           |               |                |
|-----------|---------------|----------------|
| Bedroom 3 | 5.18m x 4.22m | 17'0" x 13'10" |
| Bedroom 4 | 3.88m x 3.81m | 12'9" x 12'6"  |



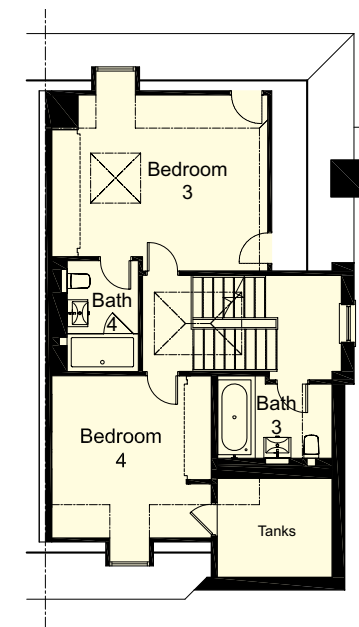
Lower Ground Floor



Ground Floor



First 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" |

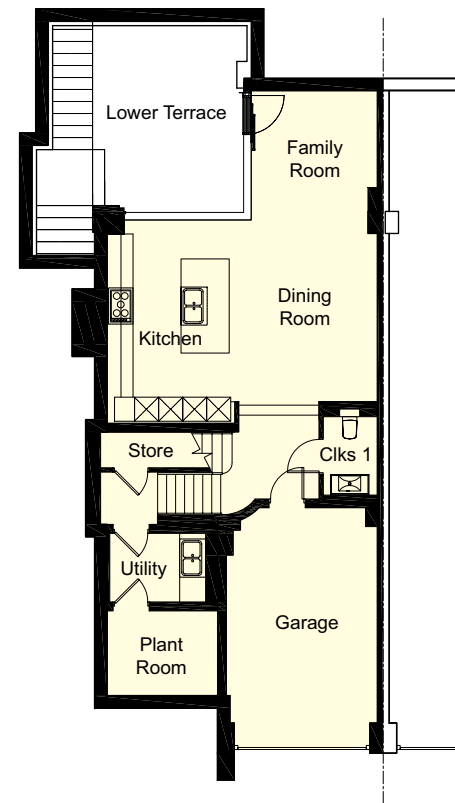
## FIRST FLOOR

|                |               |                |
|----------------|---------------|----------------|
| 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"   |

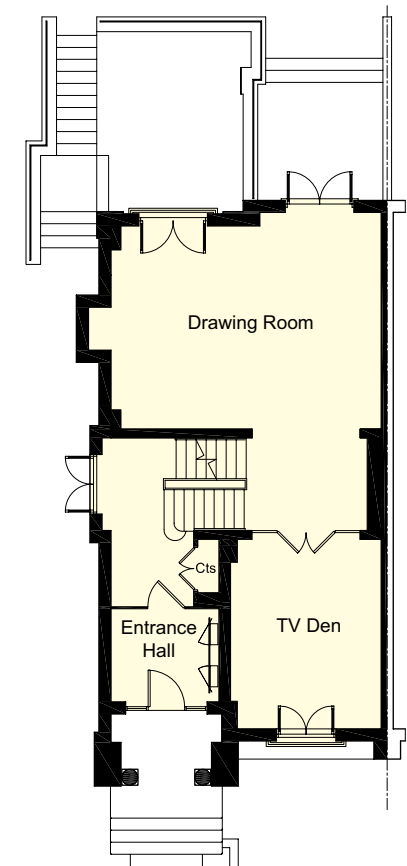
## SECOND FLOOR

|           |               |                |
|-----------|---------------|----------------|
| Bedroom 3 | 5.18m x 4.22m | 17'0" x 13'10" |
| Bedroom 4 | 3.88m x 3.81m | 12'9" x 12'6"  |

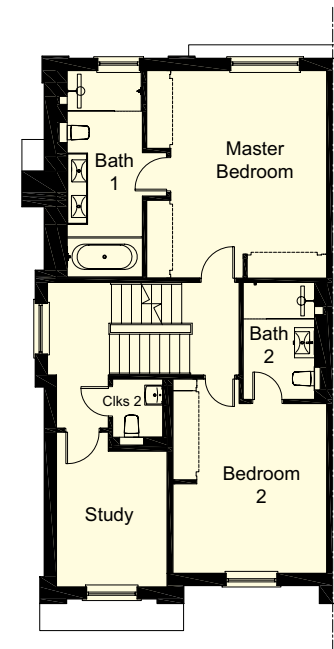
N.B. Please note that the floorplans for Plot 10 are handed.



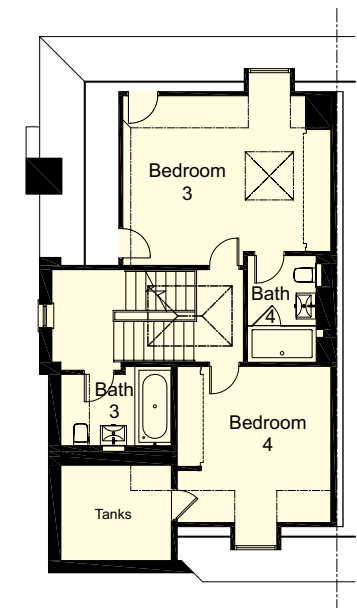
Lower Ground Floor



Ground Floor



First 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" |
|---------------|---------------|--------------|

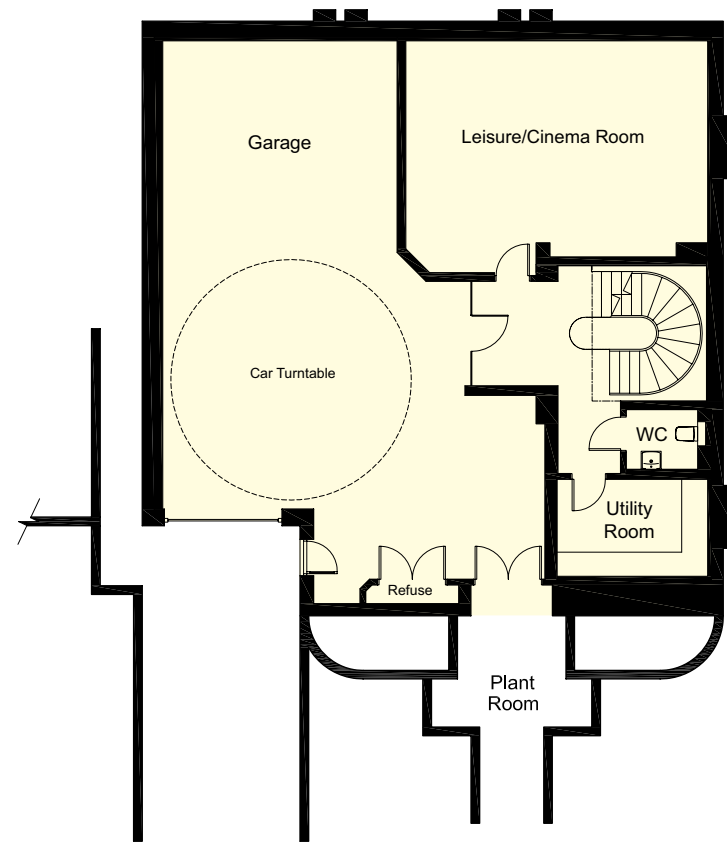
|           |               |               |
|-----------|---------------|---------------|
| Bedroom 3 | 4.93m x 3.66m | 16'2" x 12'0" |
|-----------|---------------|---------------|

|           |               |               |
|-----------|---------------|---------------|
| Bedroom 4 | 4.93m x 3.66m | 16'2" x 12'0" |
|-----------|---------------|---------------|

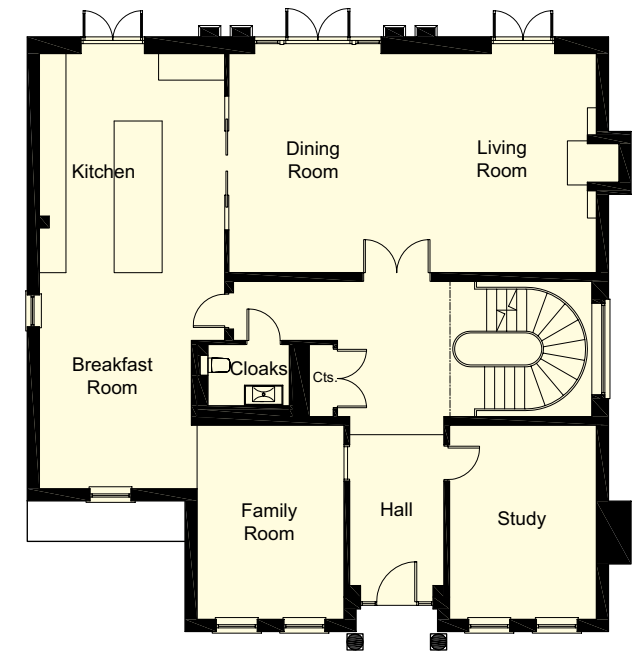
## SECOND FLOOR

|           |               |                |
|-----------|---------------|----------------|
| Bedroom 5 | 6.14m x 4.52m | 20'2" x 14'10" |
|-----------|---------------|----------------|

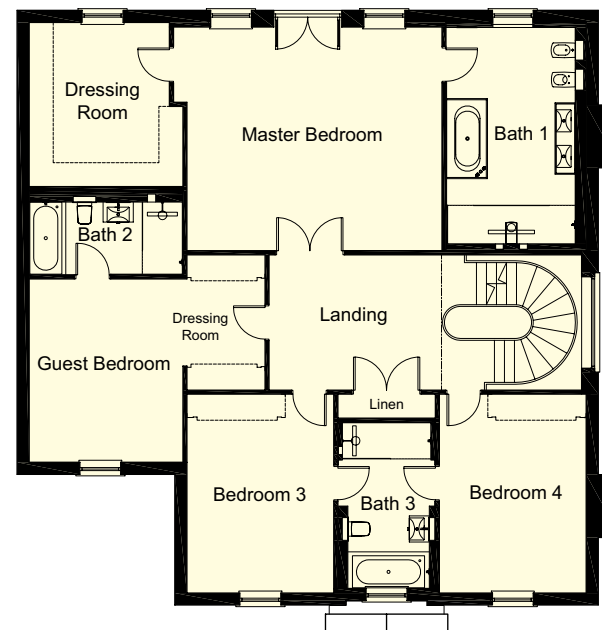
|           |                |               |
|-----------|----------------|---------------|
| Play Room | 10.11m x 5.26m | 33'2" x 17'3" |
|-----------|----------------|---------------|



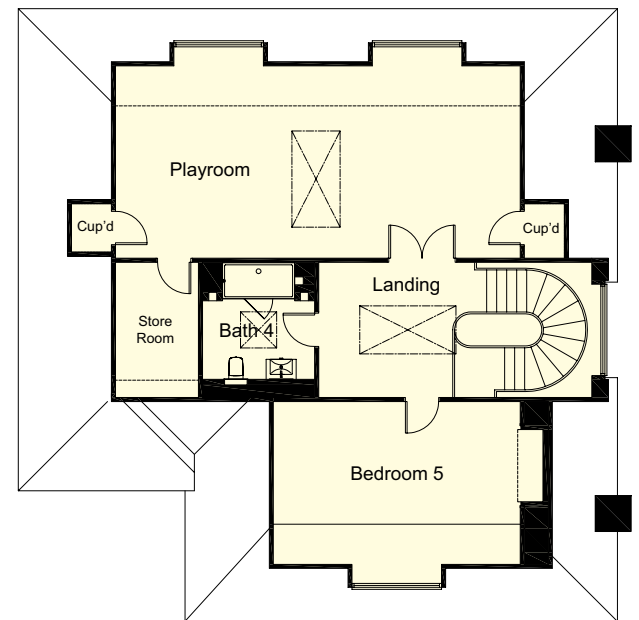
Lower Ground Floor



Ground Floor



First 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" |
|---------------|---------------|--------------|

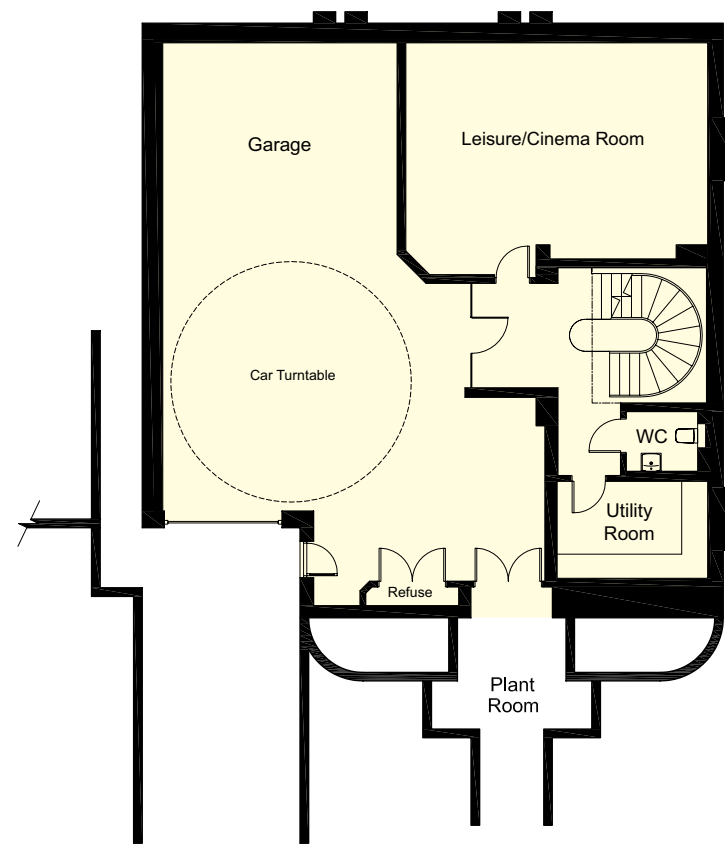
|           |               |               |
|-----------|---------------|---------------|
| Bedroom 3 | 4.93m x 3.66m | 16'2" x 12'0" |
|-----------|---------------|---------------|

|           |               |               |
|-----------|---------------|---------------|
| Bedroom 4 | 4.93m x 3.66m | 16'2" x 12'0" |
|-----------|---------------|---------------|

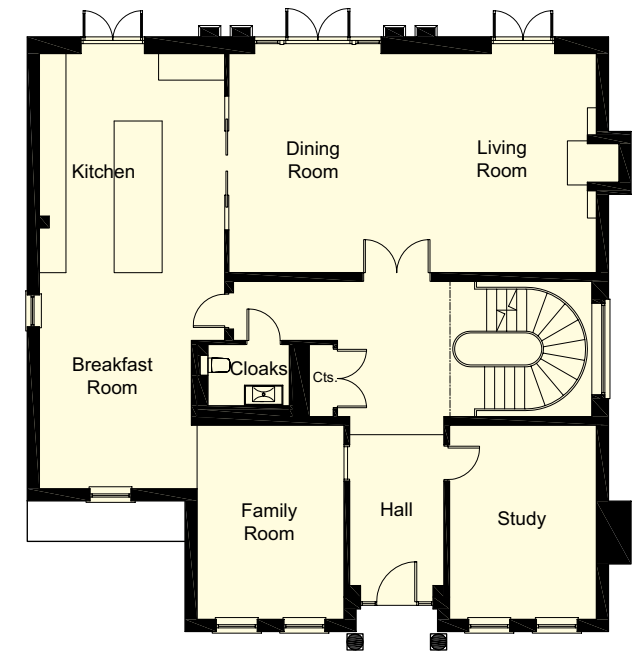
## SECOND FLOOR

|           |               |                |
|-----------|---------------|----------------|
| Bedroom 5 | 6.14m x 4.52m | 20'2" x 14'10" |
|-----------|---------------|----------------|

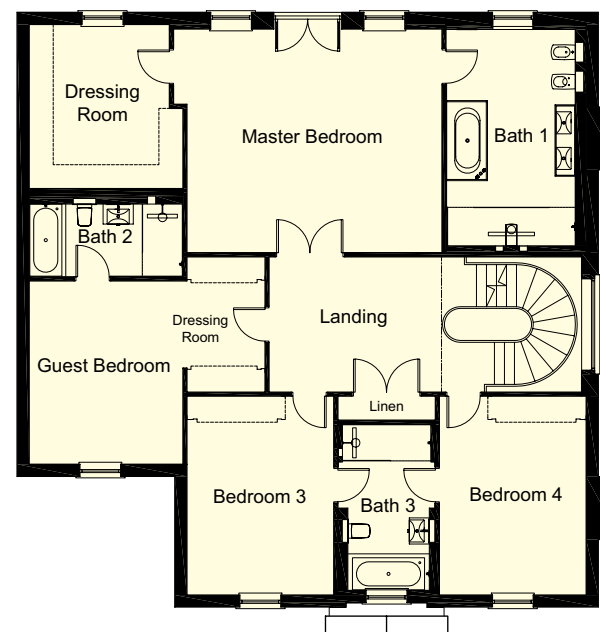
|           |                |               |
|-----------|----------------|---------------|
| Play Room | 10.11m x 5.26m | 33'2" x 17'3" |
|-----------|----------------|---------------|



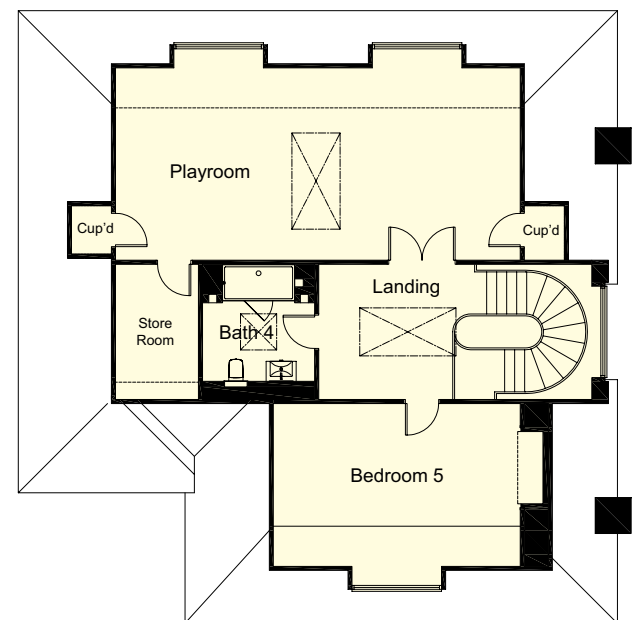
Lower Ground Floor



Ground Floor



First Floor



Second Floor



# PLOT 13



SOLD

# 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" |
|---------------|---------------|--------------|

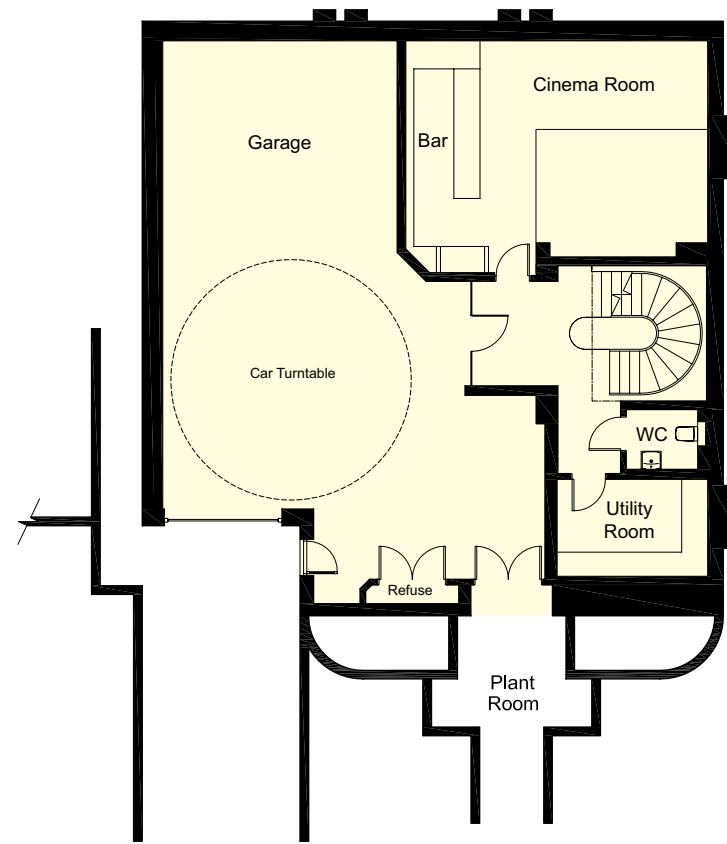
|           |               |               |
|-----------|---------------|---------------|
| Bedroom 3 | 4.93m x 3.66m | 16'2" x 12'0" |
|-----------|---------------|---------------|

|           |               |               |
|-----------|---------------|---------------|
| Bedroom 4 | 4.93m x 3.66m | 16'2" x 12'0" |
|-----------|---------------|---------------|

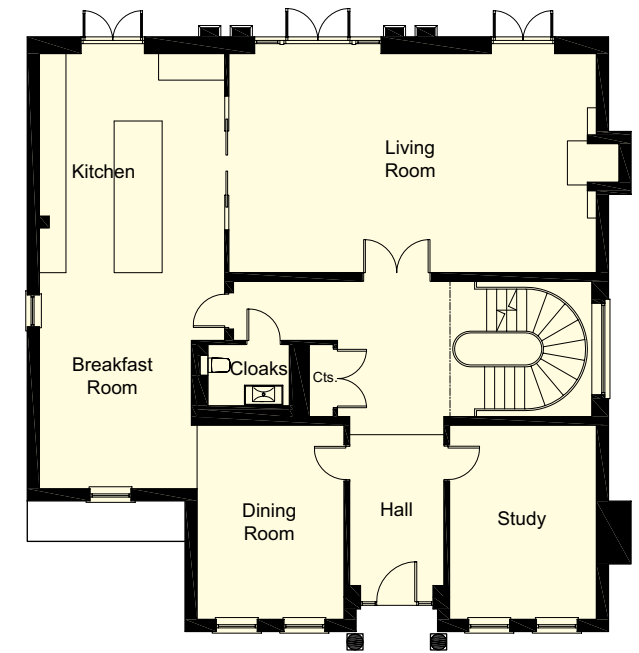
## SECOND FLOOR

|           |               |                |
|-----------|---------------|----------------|
| Bedroom 5 | 6.14m x 4.52m | 20'2" x 14'10" |
|-----------|---------------|----------------|

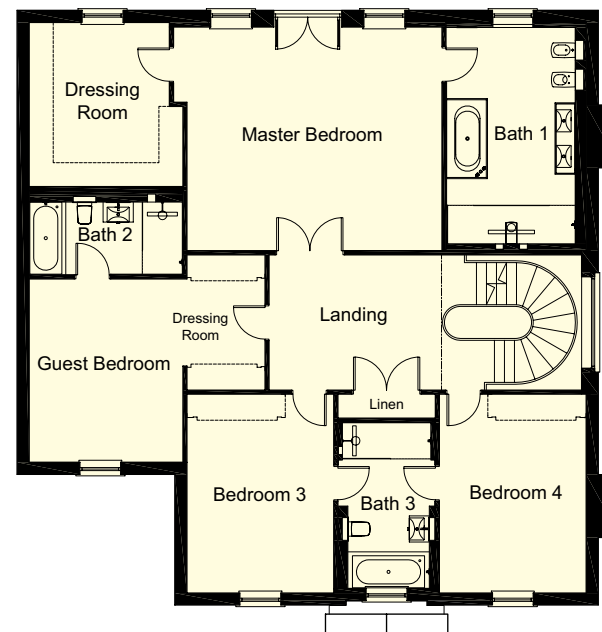
|           |                |               |
|-----------|----------------|---------------|
| Play Room | 10.11m x 5.26m | 33'2" x 17'3" |
|-----------|----------------|---------------|



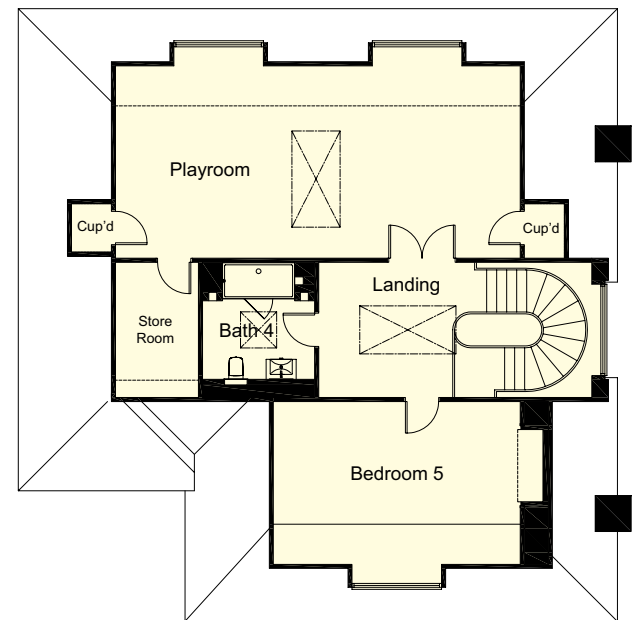
Lower Ground Floor



Ground Floor



First 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.



