

# Henrietta Place

Woodlands Road Epsom Surrey KT18 7HP







# *perfectly* located

Nestled along a private road is this unique development of six attractive detached family homes. Henrietta Place is within touching distance of picturesque Epsom and Ashted Commons, just a short walk into Epsom's busy town centre.

**H**  
Henrietta Place







## *a perfect balance of town...*

Steeped in history, Epsom has all that is needed for the modern family. A leisurely stroll into the town offers a wide range of popular high street shops, a lovely mix of independent boutiques and a fabulous choice of gastro-pubs, cafes and restaurants to suit all culinary palates.

Enjoy the delights of the monthly farmers' market and twice weekly traditional markets selling local cheeses, meat, fish, artisan bread and organic wines and much more.

Attractions for all the family include an eight screen Odeon cinema, a theatre for live entertainment, including a Christmas Panto, and a large swimming and sports complex.





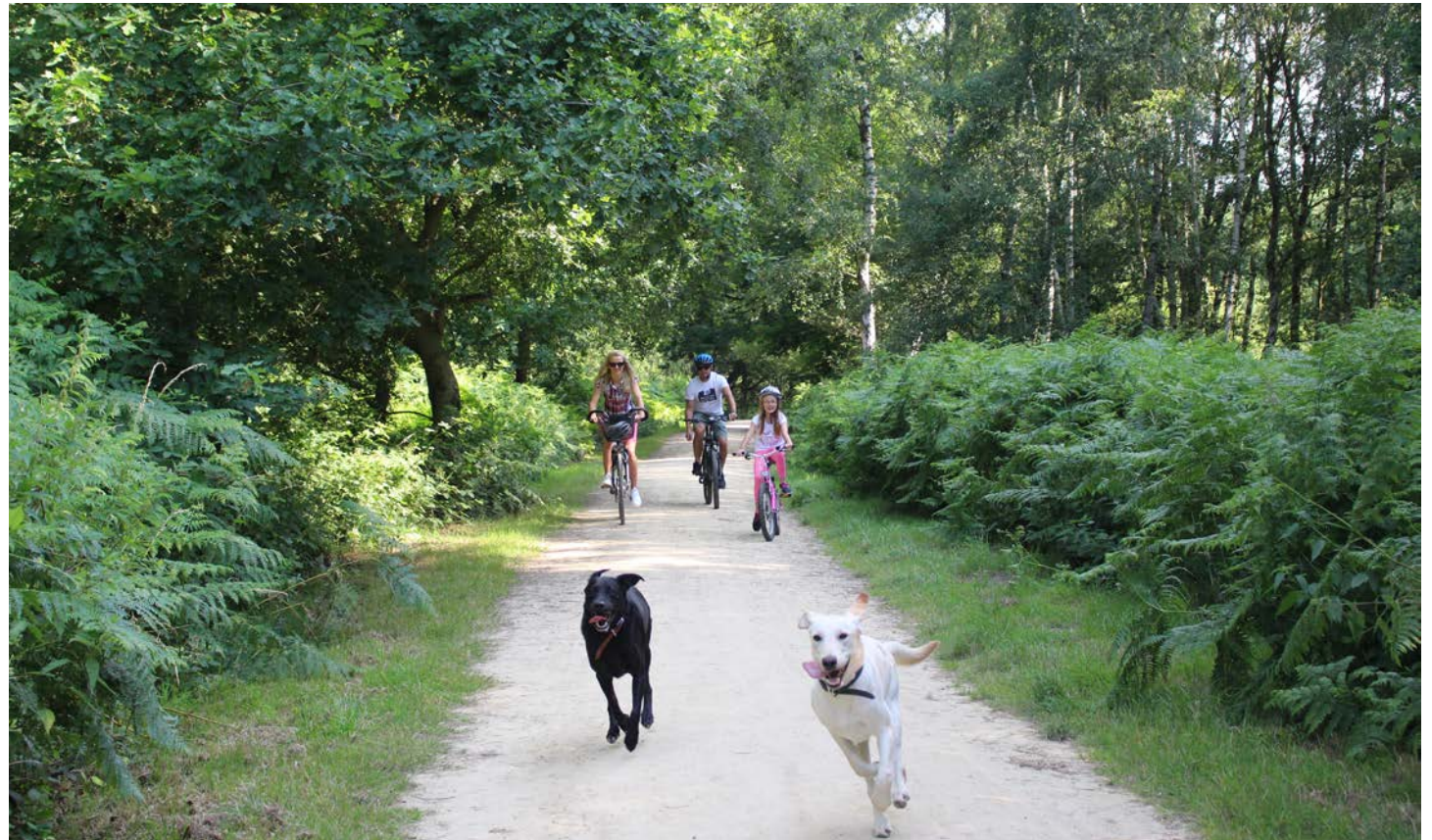


## ... & country

Just outside your front door are miles of tracks and trails to explore on foot or by bicycle, taking you through the enchanting woodlands of Epsom and Ashted Commons, a National Nature Reserve teeming with wildlife.

Find the Well where the healing powers of Epsom Salts were discovered around 1618, or just lose yourself in this strikingly beautiful landscape on relaxing walks with friends and family.

Enjoy cycling in the Surrey Hills, perhaps stopping for a coffee while you admire the incredible views across Surrey from Box Hill. Relish a day at the races at Epsom's world-famous racecourse – offering evening racing with live music throughout the summer. Alternatively, enjoy a round of golf at the many courses in the area, including the renowned RAC, or hack across the downs with one of the many equestrian centres.







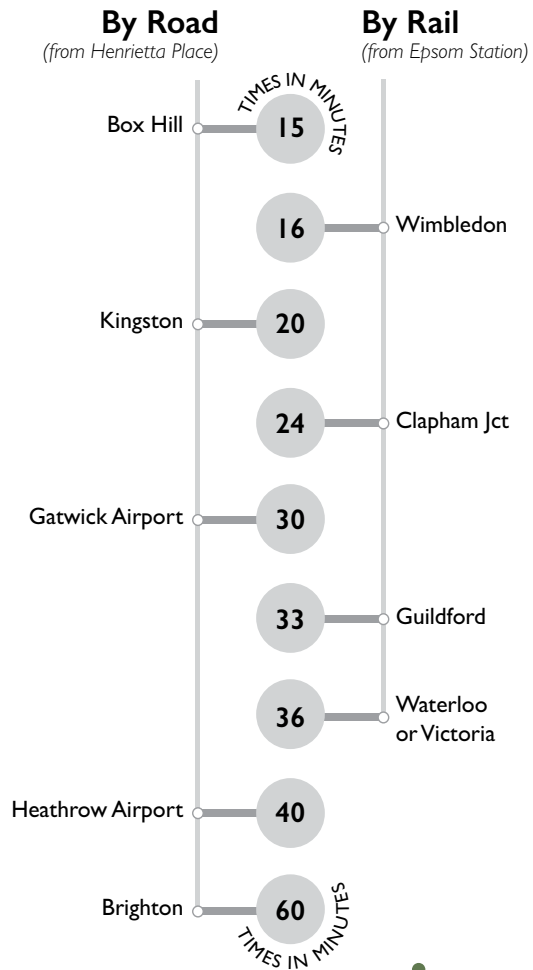
# *outstanding* schools

Henrietta Place is in an enviable position for families with school age children. Six schools in the surrounding area offering education from reception through to sixth form, are currently rated as “Outstanding” in their latest Ofsted Reports.

- Stamford Green School – *Outstanding*
- St Martins Infant School – *Outstanding*
- St Joseph’s Catholic School – *Outstanding*
- Rosebery School for Girls – *Outstanding*
- Glyn School for boys - *Outstanding*
- St Andrew’s School – *Outstanding*

Epsom also enjoys many excellent independent and private schools including Epsom College, City of London Freemen’s, St John’s and Downsends, to name just a few.





# time is precious

Henrietta Place is ideally located for Epsom mainline station which runs up to 8 trains an hour into London at peak times. Brighton can be reached in an hour, Gatwick 30 minutes and Guildford, for fabulous shopping, in just 33 minutes.





# *who are* Oakton?

Oakton Developments Limited, established in 2002, is a family owned company based in Epsom and specialising in building beautiful homes in Surrey. The Oakton team are passionate about the homes they build with great attention to detail given to layout, finish, and how the property will work for the new homeowner.

When purchasing a new home from Oakton the committed sales team will work closely with every buyer, from an initial enquiry through to completion, the day you move in and the months to follow. The aim is that every detail is taken care of and the whole process is as smooth and simple as possible.



# H

Henrietta Place

Henrietta Place is a delightful development of six detached houses situated on the edge of Epsom and Ashted Commons.

The traditionally built homes on two floors offer spacious living areas including a large kitchen dining space with French Doors opening on to a beautiful private garden, lounge and study and utility. On the first floor there are three well-proportioned bedrooms, as well as a bonus room which could provide a dressing room or a fourth bedroom, a family bathroom and en-suite.

Henrietta Place brings together exceptional quality materials and top of the range brands to provide stylish design for modern family living.



Site Plan







**Kitchen / Dining / Family**  
6.87m x 3.65m 22'6" x 11'11"

**Study**  
3.32m x 1.98m 10'10" x 6'6"

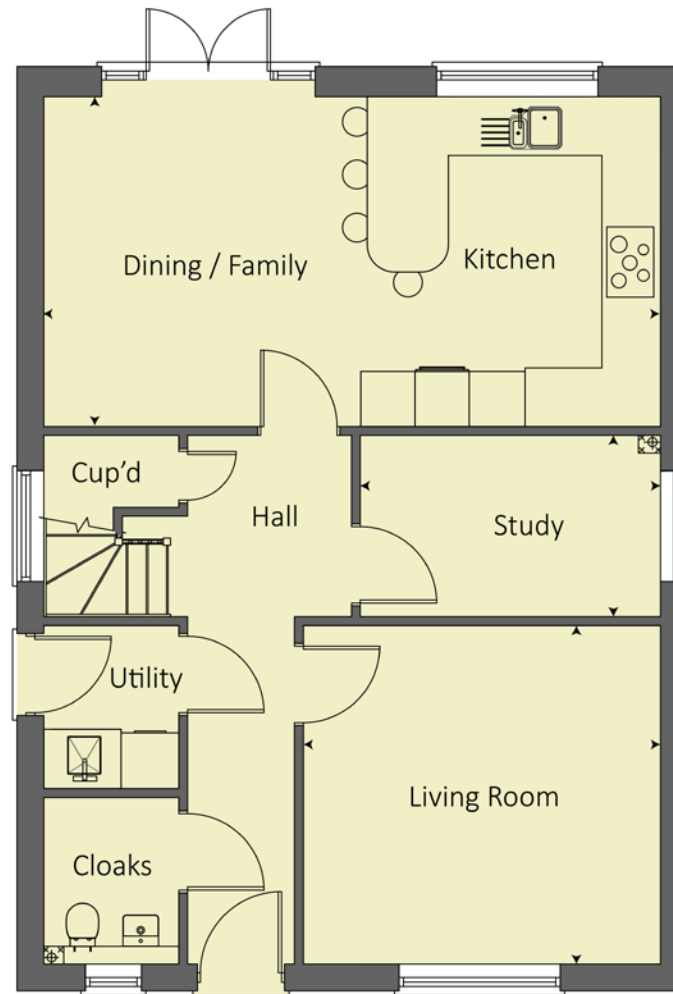
**Living Room**  
4.00m x 3.77m 13'1" x 12'4"

**Bedroom 1**  
3.66m x 3.26m 12'0" x 10'8"  
(to face of wardrobes)

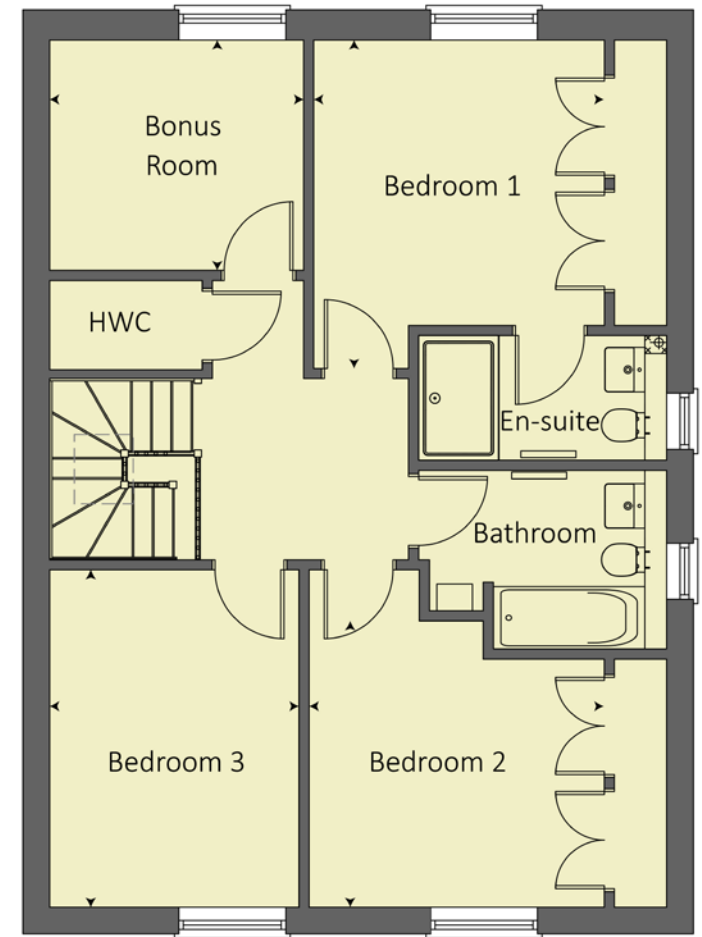
**Bedroom 2**  
3.66 x 3.31m 12'0 x 10'9"  
(to face of wardrobes)

**Bedroom 3**  
3.73m x 2.77m 12'3" x 9'1"

**Bonus Room**  
2.82m x 2.56m 9'3" x 8'5"



Ground Floor



First Floor



# Holly & Birch

Plot 1

Plot 2







**Kitchen / Dining / Family**  
6.87m x 3.65m 22'6" x 11'11"

**Study**  
2.76m x 2.48m 9'0" x 8'2"

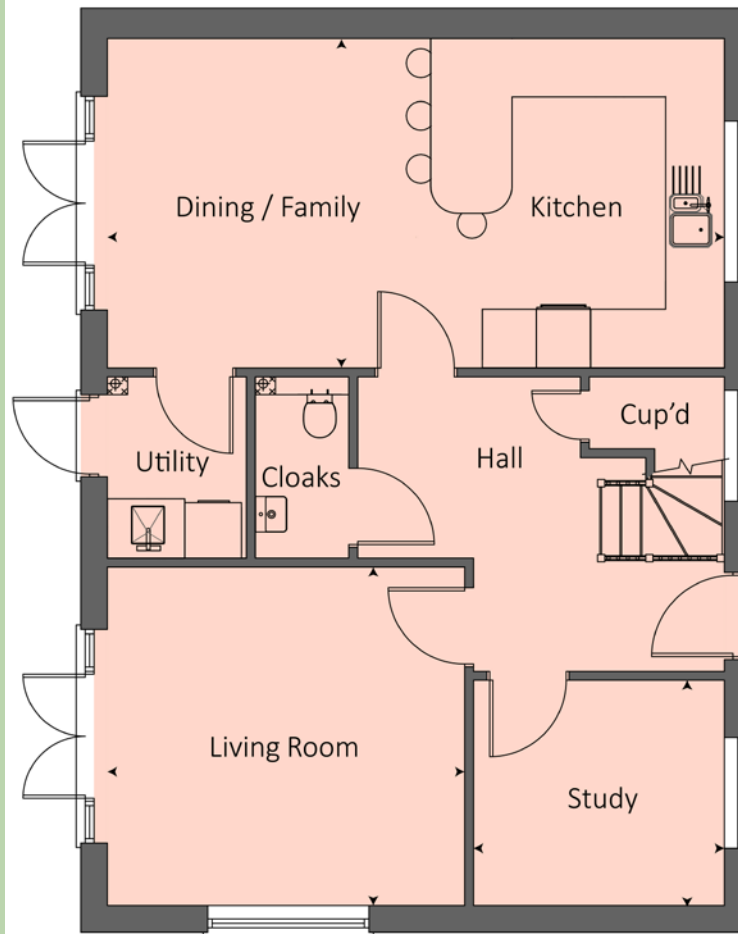
**Living Room**  
4.00m x 3.75m 13'1" x 12'4"

**Bedroom 1**  
3.66m x 3.26m 12'0" x 10'8"  
(to face of wardrobes)

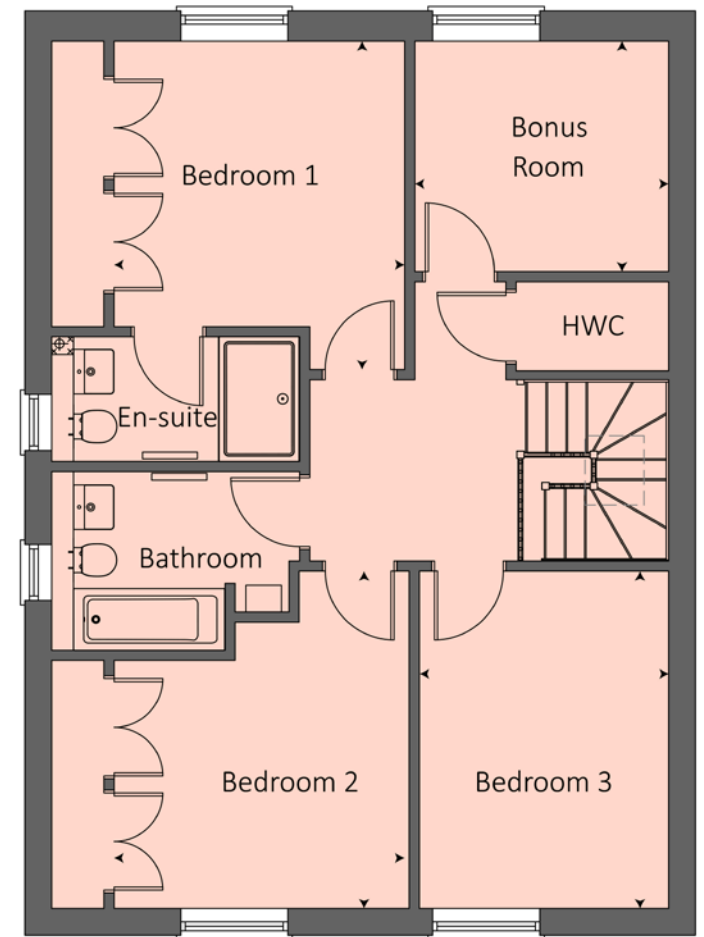
**Bedroom 2**  
3.66 x 3.31m 12'0 x 10'9"  
(to face of wardrobes)

**Bedroom 3**  
3.73m x 2.77m 12'3" x 9'1"

**Bonus Room**  
2.82m x 2.56m 9'3" x 8'5"



Ground Floor



First Floor



Ash

Plot 3







**Kitchen / Dining / Family**  
6.87m x 3.65m 22'6" x 11'11"

**Study**  
2.76m x 2.48m 9'0" x 8'2"

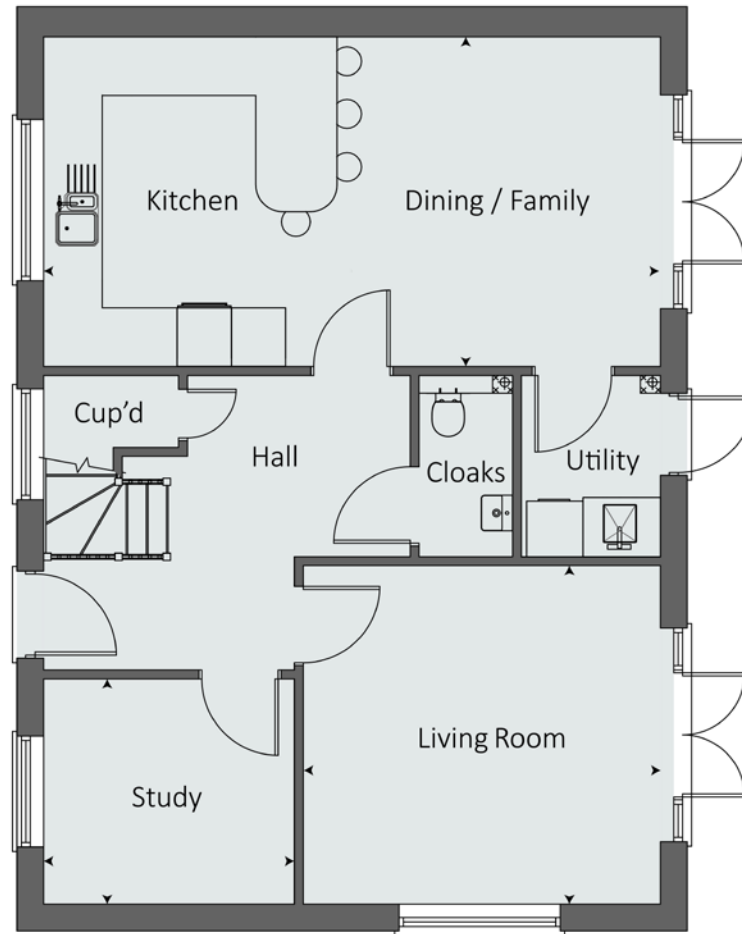
**Living Room**  
4.00m x 3.75m 13'1" x 12'4"

**Bedroom 1**  
3.66m x 3.26m 12'0" x 10'8"  
(to face of wardrobes)

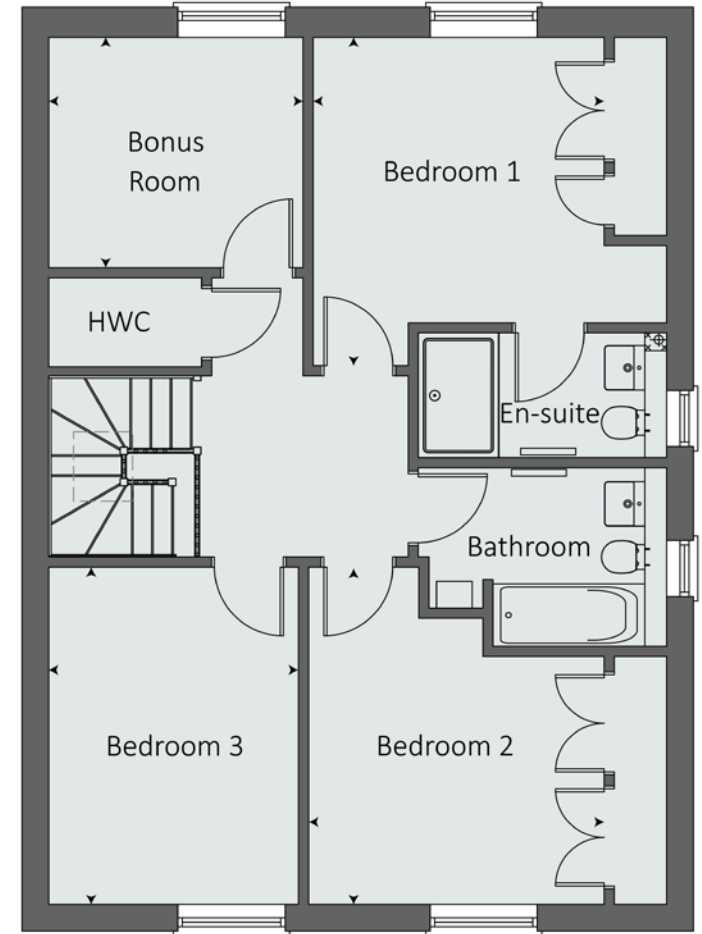
**Bedroom 2**  
3.66 x 3.31m 12'0 x 10'9"  
(to face of wardrobes)

**Bedroom 3**  
3.73m x 2.77m 12'3" x 9'1"

**Bonus Room**  
2.82m x 2.56m 9'3" x 8'5"



Ground Floor



First Floor



# Beech

Plot 4







**Kitchen / Dining / Family**  
6.87m x 3.65m 22'6" x 11'11"

**Study**  
3.32m x 1.98m 10'10" x 6'6"

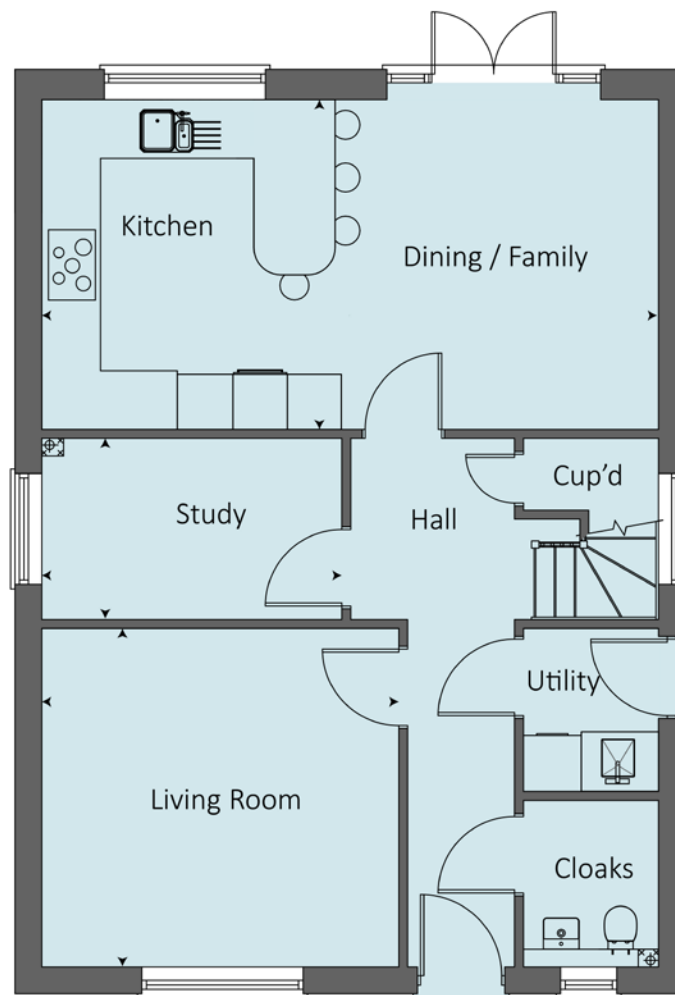
**Living Room**  
4.00m x 3.77m 13'1" x 12'4"

**Bedroom 1**  
3.66m x 3.26m 12'0" x 10'8"  
(to face of wardrobes)

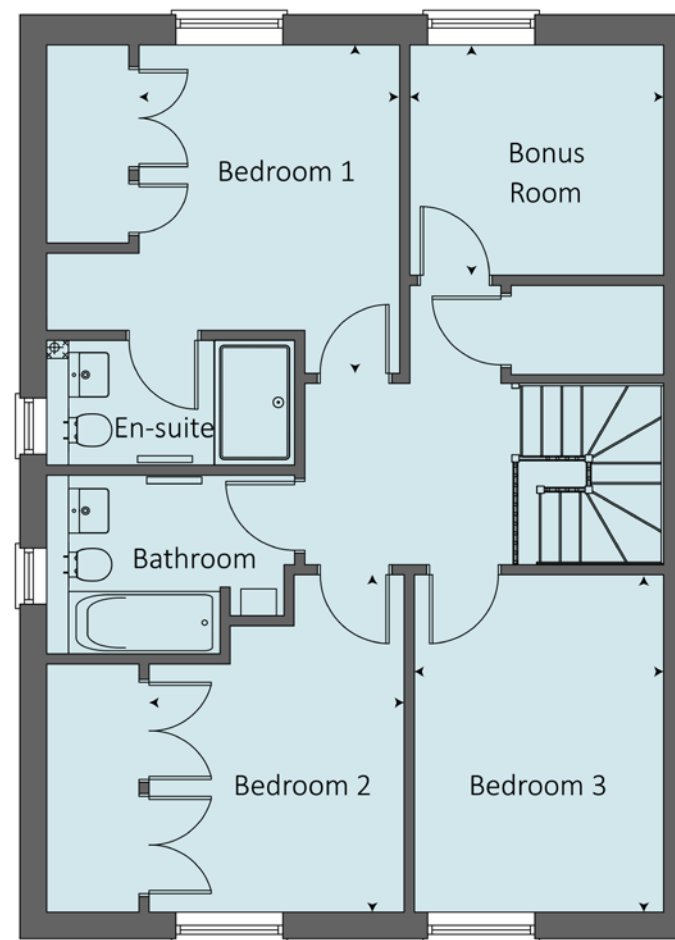
**Bedroom 2**  
3.66 x 3.31m 12'0 x 10'9"  
(to face of wardrobes)

**Bedroom 3**  
3.73m x 2.77m 12'3" x 9'1"

**Bonus Room**  
2.82m x 2.56m 9'3" x 8'5"



Ground Floor



First Floor

# Oak & Willow

Plot 5

Plot 6



## *it's all in the detail*

When buying an Oakton home off-plan you are given the option to choose your finishes from beautiful Porcelanosa tiles to kitchen doors and worktops, flooring and paint colours, making your new home unique to you.\*

### **KITCHEN/DINER**

- The kitchen is fitted with a comprehensive range of base, larder and wall units with stone work surfaces and matching up-stands and cooker splashback\*
- Integrated Bosch appliances to include 5 zone induction hob (gas available if required), 2 single ovens, extractor hood, 70/30 fridge freezer, dishwasher\*
- Stainless steel undermounted 1.5 sink with chrome fittings
- Underfloor heated tiled floor\*

### **UTILITY ROOM**

- Freestanding washing machine and tumble dryer\*

### **DECORATION AND FINISHES**

- Smooth plaster finish to walls and ceilings with matt emulsion paint\*
- Ornate cornice fitted to the lounge and hallway
- Coving fitted to other areas where appropriate
- A painted staircase featuring a hardwood handrail
- High quality FD30 internal doors throughout in oak veneer with chrome ironmongery

- Fitted wardrobes with internal lighting to Master and Bedroom 2

### **ELECTRICAL AND TECHNOLOGY**

- A comprehensive electrical system combining a mix of LED down-lighters with pendant lighting where appropriate
- Chrome finish light switches and sockets in the kitchen (white sockets and switches elsewhere)
- USB sockets throughout
- Smoke detectors throughout
- Video entry system (plots 3 & 4 only)
- Fully wired intruder alarm
- CAT 5 Cabling
- Telephone and television points are located in the living room and bedrooms
- External lighting to the rear garden and porch
- External socket to rear garden
- Wired for digital aerial, cable and Sky (subscriptions required)

### **BATHROOMS**

- Ideal Standard white sanitary ware
- Over bath shower mixer
- Glass shower screen to bath
- Wall hung storage unit to Bathroom
- Walk in shower to en-suite with thermostatically controlled rain shower and separate handheld shower





# HOME

- Porcelanosa Ceramic tiling with chrome trim\*
- Shaver socket
- Chrome heated ladder towel rail
- Underfloor heating to bathroom and en-suite

## HEATING

- A highly efficient gas-fired central heating system
- Underfloor heating to all tiled floors
- Radiators are fitted with individual thermostatic controls where appropriate

## WINDOWS AND DOORS

- White PVCu triple glazed sealed unit windows with security-locking mechanisms where appropriate
- White PVCu triple glazed sealed unit French doors

## EXTERNAL FEATURES

- Rear gardens are laid to lawn with quality seed grown turf
- Patio to the rear of the house
- External water tap
- External electric socket and lighting

## GENERAL

- Plots 3 and 4 accessed through remotely controlled electric gates
- Low level lighting to the road and parking areas
- Road in Tarmac with parking bays with granite sets

## WARRANTY

- BLP Secure Plus 10 Year Warranty



\*Options subject to stage of construction







Henrietta Place

Oakton

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[sales@oaktondevelopments.co.uk](mailto:sales@oaktondevelopments.co.uk)

These details are intended to give a general indication of the proposed development and floor layouts. The company reserves the right to alter any part of the development, specification or floor layouts at any time. The contents here in shall not form part of a contract.

