



HURST DRIVE

WALTON ON THE HILL • SURREY



ASHGROVE

REDEFINING EXCELLENCE



THREE MAGNIFICENT HOMES IN A QUINTESSENTIAL SURREY VILLAGE

Hurst Drive is a tree lined private road in the leafy environs of Walton on the Hill, a thriving village set high on the Surrey Hills, surrounded by beautiful rolling open countryside and tranquil woodland. The village is an attractive destination for those seeking quiet living surroundings yet requiring easy access to central London and nearby towns, both by road and rail. Local facilities are close at hand, including village pubs, traditional butchers, village store, restaurants, Primary School, the independent Bramley School and Mere Pond with its ducks and swans.

With its rural setting the area offers a host of outdoor pursuits from walking and cycling to horse-riding and golf. The renowned Walton Heath Golf Club, host of the first European Open

in 1978 and the venue for the Ryder Cup in 1981, is a short walk away whilst Epsom's famous racecourse, home of the Derby, is a little over a mile away. For entertainment, a wide choice of restaurants and shopping head to Epsom, Reigate, Kingston upon Thames or Guildford, each of which has extensive facilities to fulfil your every need. For those who need to commute, nearby Tadworth station provides regular rail services to London Bridge and Victoria, with minimum journey times of around 47 minutes and 52 minutes respectively. Perfectly complementing the desirability of Walton on the Hill, the homes at Hurst Drive offer extensive living accommodation, coupled with high specifications throughout for an unmatched quality of life.

THE DEVELOPMENT

Fair Wind, Touchstone and Cannon House have been sensitively designed to blend harmoniously with the setting they occupy, each home benefiting from generous mature gardens.



Computer generated site plan indicative only



FAIR WIND | FIVE BEDROOM HOME



GROUND FLOOR

Kitchen/Breakfast 9.00m x 7.73m 29'6" x 25'4"	Study 4.70m x 3.53m 15'5" x 11'7"
Family Room 6.40m x 5.33m 21'0" x 17'6"	Garage 9.97m x 6.85m 32'8" x 22'5"
Dining Room 5.09m x 4.90m 16'8" x 16'1"	
Drawing Room 7.65m x 6.05m 25'1" x 19'10"	



FIRST FLOOR

Master Bedroom 5.20m x 4.88m 17'1" x 16'0"	Bedroom 5 4.10m x 3.85m 13'5" x 12'8"
Bedroom 2 5.18m x 4.00m 17'0" x 13'1"	Games Room 7.10m x 5.03m 23'4" x 16'6"
Bedroom 3 4.95m x 3.90m 16'3" x 12'10"	
Bedroom 4 4.70m x 3.60m 15'5" x 11'10"	



SECOND FLOOR

SECOND FLOOR

Loft 13.43m x 7.60m 44'0" x 24'11"

Computer generated illustration indicative only. All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen layouts are indicative only. Please consult the Sales Adviser for specific elevations, room dimensions and kitchen layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.



CANNON HOUSE | FIVE BEDROOM HOME



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Kitchen/Breakfast 7.34m x 4.40m 24'1" x 14'5"	Study 4.33m x 3.99m 14'2" x 13'1"
Family Room 4.89m x 4.28m 16'0" x 14'0"	Garage 6.32m x 6.20m 20'8" x 20'4"
Dining Room 5.42m x 5.20m 17'9" x 17'0"	
Drawing Room 6.44m x 6.23m 21'1" x 20'5"	

FIRST FLOOR

Master Bedroom 4.72m x 4.11m 15'5" x 13'5"	Bedroom 2 4.83m x 4.37m 15'10" x 14'4"
Bedroom 3 5.20m x 3.36m 17'0" x 11'0"	Bedroom 4 3.47m x 3.39m 11'4" x 11'1"

SECOND FLOOR

Bedroom 5 5.58m x 4.37m 18'3" x 14'4"	Games Room 7.87m x 5.70m 25'9" x 18'8"
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TOUCHSTONE | FIVE BEDROOM HOME



GROUND FLOOR

Kitchen/Breakfast 7.35m x 6.64m 24'1" x 21'9"	Morning Room 3.88m x 3.71m 12'8" x 12'2"
Family Room 5.54m x 4.75m 18'2" x 15'7"	Study 4.22m x 4.04m 13'10" x 13'3"
Dining Room 5.62m x 4.87m 18'5" x 15'11"	Garage 8.38m x 5.29m 27'5" x 17'4"
Drawing Room 7.35m x 5.06m 24'1" x 16'7"	

GROUND FLOOR



FIRST FLOOR

Master Bedroom 5.02m x 4.23m 16'5" x 13'10"	Bedroom 4 4.06m x 3.36m 13'3" x 11'0"
Bedroom 2 5.06m x 4.29m 16'7" x 14'0"	Bedroom 5 3.76m x 3.44m 12'4" x 11'3"
Bedroom 3 4.08m x 4.06m 13'4" x 13'3"	Games Room 8.34m x 4.02m 27'4" x 13'2"

FIRST FLOOR

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Photographs depict previous developments and are indicative only

LUXURIOUSLY APPOINTED THROUGHOUT

KITCHEN

- Luxury fitted kitchen with granite work surfaces
- Stainless steel appliances including integrated fridge and seperate freezer, two single fan ovens, warming drawer, microwave oven, five ring hob, island chimney extractor, coffee machine and wine cooler
- Integrated dishwashers, one and a half bowl, under mounted sink with chrome mixer tap
- Waste disposal

UTILITY

- Laminated units with post formed work surfaces
- Stainless steel sink with chrome tap
- Freestanding washing machine and tumble dryer

SECURITY AND PEACE OF MIND

- NACOSS approved security alarm system with movement sensors, panic buttons in entrance hall and master bedroom and door contact to front door and utility door
- Video entry link between front gates and house with video phones to kitchen, entrance hall and landings
- Mains fed smoke detectors to hall and landings
- Chrome window locks fitted to all opening windows
- 5-Lever deadlock and night latch to front door
- External lighting to garage and external doors to house
- Two security sensor floodlights to the front of the property

BATHROOMS

- 'His and Hers' en suites to the master bedroom and en suite to bedroom 2 will have fitted furniture to complement the sanitary ware
- All bathrooms will be furnished with modern, white sanitary ware with complementary chrome taps
- Chrome heated towel rail to each bathroom
- 'His and Hers' en suites to the master bedroom and en suite to bedroom 2 will be fully tiled to floor and walls
- Remaining en suites fully tiled to floor and fully tiled around bath and shower areas with remaining walls half tiled
- Mirrors fitted above wash hand basins with heated demister pads

ELECTRICAL INSTALLATIONS

- Low voltage downlighters throughout
- Under unit lighting to kitchen units
- Light and power to garage
- Chrome switchplates and sockets (excluding kitchen, utility, bathrooms, games room and garage)
- Digitally compatible TV/FM aerial points wired to kitchens, family room, drawing room, study, all bedrooms and games room
- Wiring with speakers to drawing room, dining room, family room, kitchen, master bedroom (including en suites), bedroom 2 and study for the future installation of an integral music system
- Specialist 'star wiring' enabling access to up to 5 lines at each telephone point for telephone, fax and computer connections and networking

HEATING AND INSULATION

- Under floor heating system throughout
- Independent immersion heater
- Electronic programming for separate heating and hot water systems
- Solid concrete floors which allow construction of all internal walls to be solid block work throughout, providing increased sound insulation
- All windows double glazed

INTERNAL FEATURES

- Floor tiling to entrance hall, kitchens, utility, cloakrooms and all bathrooms
- The drawing room fireplace opening will be left at a size to receive most types of fire surround and gas point provided
- Solid oak front door
- All internal doors will be oak veneer
- Fully fitted dressing rooms to master bedroom, bedroom 2 and where shown
- Decorative cornice to entrance hall, reception rooms, landing and master bedroom with moulded coving to all remaining rooms
- Elegantly designed central, American white oak staircase

EXTERNAL FEATURES

- The drive surface will be finished in block paviour
- The rear patio, path and porch will be finished with riven buff slabs or similar
- An external tap will be provided

- The gardens will be landscaped
- Electronically operated garage doors with remote handsets
- Automated entrance gates

ASHGROVE HOMES PERSONAL DESIGN SERVICE

Ashgrove Homes encourage customers to take advantage of our Personal Design Service in selecting matching wall tiles and wall emulsion colours, which in turn allows you to personalise your home (where the building has progressed to a stage where this option is not longer available, our in-house team will make the necessary selections). Alterations will be subject to extra cost and stage of build programme.

SUBJECT TO CONTRACT

All particulars in this specification are for guidance only as some variations may have been introduced as necessary. This specification, therefore, cannot form part of the contract.



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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 herein shall not form part of a contract or be a representation inducing any such contract. The properties are offered subject to availability. Applicants are advised to contact the developer's agent to ascertain the availability of any particular type of property so as to avoid a fruitless journey.