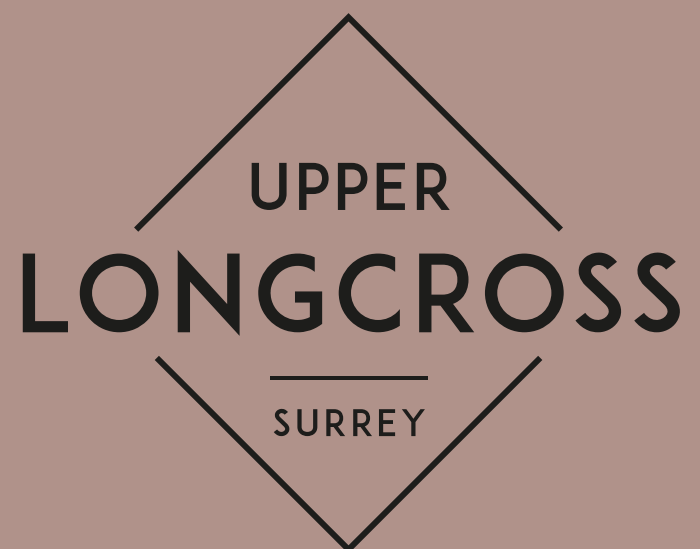




Crest  
NICHOLSON





# UPPER LONGCROSS

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A stunning collection of brand new homes, set within  
Surrey's beautiful countryside landscape. Upper Longcross is  
both architecturally striking, yet traditional in its execution. The perfect  
mix of sustainable and contemporary living for the discerning purchaser.

**Discover the Upper Longcross lifestyle -  
setting new standards for modern luxury.**





Computer generated image is indicative only



# A MODERN VILLAGE WITH A TRADITIONAL OUTLOOK

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**Upper Longcross is a stunning new collection of homes spanning one to five bedroom properties, including both apartments and houses. There is a wide variety of layouts and designs to choose from, each demonstrating strikingly modern design and an impressive, contemporary specification, whilst maintaining a link with the traditional vernacular of the local area.**

This marks the beginning of a brand new Garden Village for Surrey. From the moment you enter Upper Longcross, its impressive entrance conveys an outstanding sense of arrival. Manicured hedges and lawns are set off by the mature trees framing the landscape and the green open spaces imbue a sense of calm. Perfectly situated in close proximity to some of Surrey's finest towns and villages, Upper Longcross will form an elegant self-contained community.











Computer generated image is indicative only

## QUINTESSENTIALLY SURREY

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**Inspired by the traditional and historic villages that contribute to Surrey's identity, Upper Longcross is a neighbourhood with its own unique character, and which harmonises perfectly with its surroundings.**

Upper Longcross is ideally suited to contemporary living, and will become part of a vibrant and sustainable community.

Situated adjacent to Chobham Common, this Garden Village will benefit from its very own 80 acres of landscaped country park, featuring wild planting, gravel paths and ponds - a veritable Eden in the heart of Surrey and the perfect place to enjoy the great outdoors.

A dedicated children's play area nestled within the village's main streets, with climbing logs, swings, slides and informal seating, creates an ideal spot for families to enjoy.

Along the eastern edge of the village, a triangle of mature woodland, accessible to all residents, is perfect for dog walking, jogging or just taking in the environment.







## BETTER BY NATURE

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**At Upper Longcross steps have been taken to ensure it remains a thriving and biologically diverse community for generations to come.**

Award winning landscape architects have ensured that through their design the extensive planting within the scheme and retention of existing mature woodland has been carefully planned to maintain Upper Longcross as a sanctuary, fully integrated with the natural environment.

*"The existing landscape assets, including the woodlands and watercourse have dictated the shape and character of the proposed landscape, with large areas of semi-natural open space surrounding the proposed development."*

***Murdoch Wickham, landscape architects***











## A DISCERNING NEIGHBOURHOOD

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**Situated amongst some of Surrey's most prosperous villages, visitor attractions and prestigious golf courses, Upper Longcross has some of the country's best neighbours. Whether you seek the tranquillity of village life, ultimate relaxation or world-class sporting facilities, it is perfectly placed for all that Surrey has to offer.**

The area boasts some of the county's finest restaurants and country pubs, offering a wide variety of options for eating out or enjoying a drink with friends. The nearby villages such as Chobham and Weybridge also offer an eclectic mix of independent shops, meaning finding something that 'bit different' is a delight.

Some of the country's best golf courses and country clubs are right on your doorstep with fantastic spa and leisure facilities, whilst a little further afield Ascot racecourse holds an exciting calendar of events.

For a relaxing walk in the fresh air, nearby Virginia Water is adjacent to the 4,800 acres of Windsor Great Park, with its cascading waterfalls and waterside pavilion, also home to the distinguished Guards Polo Club.







# EDUCATIONAL EXCELLENCE

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**With an abundance of excellent state and independent schools in the local area, Upper Longcross is the ideal place to raise a family.**

With primary schools such as Virginia Water's Trumps Green Infant School and Chobham's Valley End Church of England Infant School (both rated 'Outstanding' by Ofsted), younger children in the area will receive the best educational start in life.

The area also boasts several well-regarded secondary schools, including Chertsey's Salesian School, also rated 'Outstanding' by Ofsted.

There are several international schools nearby too including the International School of London, Surrey, the American Community School (with campuses in Cobham and Egham), and The American School in England in nearby Thorpe.\*

\*Proximity to schools does not guarantee a place at your preferred school. Please check with the local authority or school for specific details.



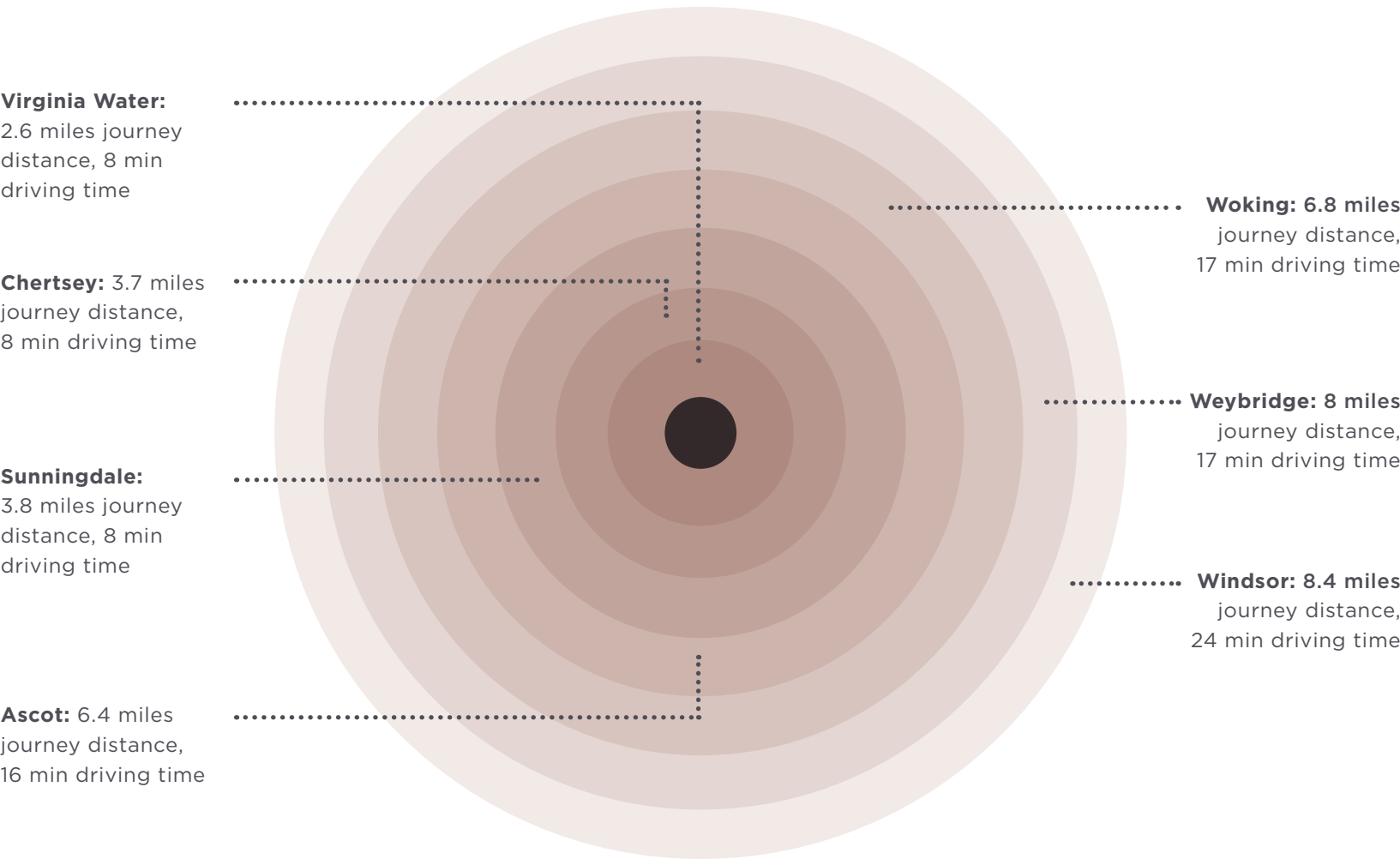






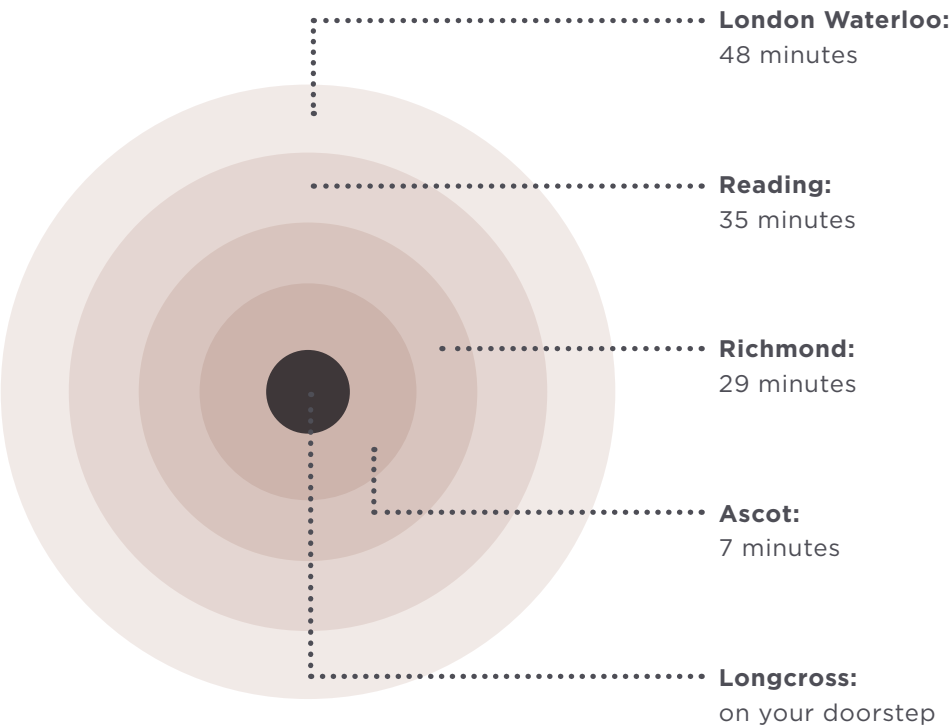
Nearby towns and villages:

A selection of Surrey’s most desirable towns and villages, right on your doorstep for all your retail and leisure needs.



Train stations:

Providing direct access from Longcross station to a range of destinations, for business or leisure requirements.



Airports:

**Heathrow:** 12.1 miles journey distance, 15 min driving time

**Gatwick:** 33.5 miles journey distance, 36 min driving time

Roads:

**M3:** 5.2 miles journey distance, 12 min driving time

**M25:** 5.3 miles journey distance, 10 min driving time

# THE PERFECT WORK-LIFE BALANCE

Situated in the heart of Surrey, Upper Longcross has fantastic road, rail and air links to London, the south coast and beyond.

The M3 and M25 are both within easy striking distance, offering excellent links across the country.

A direct train from the village’s dedicated Longcross station transports you directly to London Waterloo in under 50 minutes\*, and plans are underway to increase the frequency of the service offered by South West Trains. Direct links are also available to Reading, Ascot and Richmond, among other destinations.

Upper Longcross is also perfectly placed for both Heathrow and Gatwick airports, so whether your objective is business or pleasure, either airport is just a short distance away.



# A RESIDENCE FOR ALL

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**The properties feature large open plan kitchen, living and dining areas, perfect for the modern lifestyle, and with a wide variety of different layouts to choose from, Upper Longcross really does have it all.**

Fully fitted kitchens feature sleek induction hobs amongst their integrated appliances, whilst soft close drawers and concealed LED downlighters are thoughtful design features.

Contemporary wood burning stoves are found in many of the properties, providing a sustainable option for heating the home, and upstairs, Roca bathroom suites with Hansgrohe taps add a touch of luxury to proceedings.

Making the most of outside space is of high priority, and this is maximised wherever possible. Properties are set within sizeable plots, and some of the larger homes even benefit from integrated garages and balconies.

With an elegant modern design, each dwelling demonstrates superb energy efficiency, being stylish and eco-friendly to run.

Making the most of life at home starts at Upper Longcross.















## A VERSATILE VILLAGE FOR MODERN LIVING

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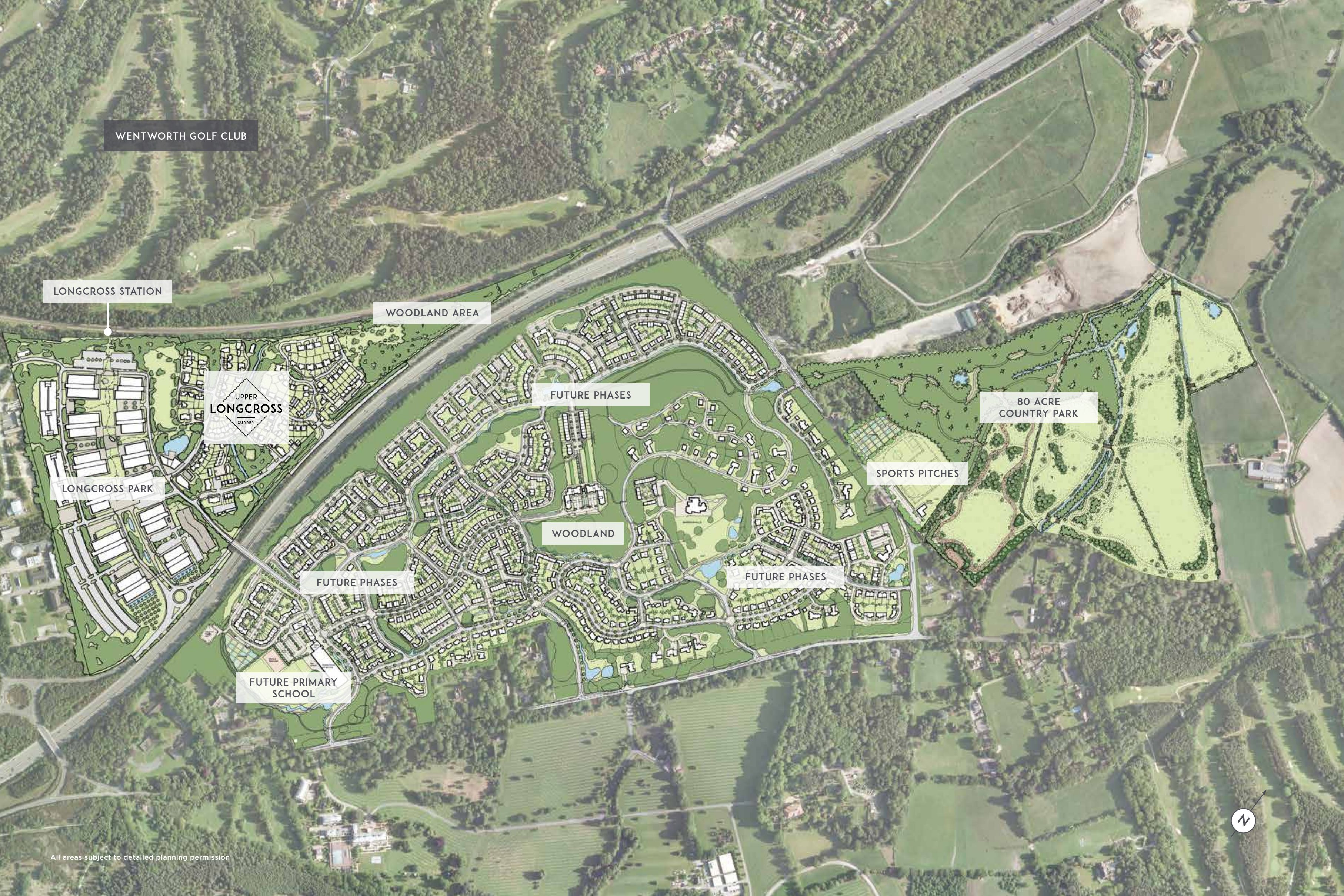
**This is not just another housing development. Upper Longcross is the first residential phase of a visionary plan which will see Crest Nicholson use its expertise to establish a thriving new Garden Village, with opportunities to live, work and socialise within one uniquely integrated community.**

Historically the site was first established in 1941 as a military research base to develop and test military vehicles. Later, the prestigious Longcross film studios took over the existing buildings and the 200 acre south site for their backlot.

The longer-term project will include the creation of a new village centre, complete with tennis courts and sports pitches and there are also plans for the studios to be extended into a commercial business park, with offices clustered around communal green spaces.

The central focal building will feature a café for relaxed coffees and light bites, a shop for the essentials, along with a meeting room and events space above, creating the perfect interface between commercial and residential.





WENTWORTH GOLF CLUB

LONGCROSS STATION

WOODLAND AREA

UPPER  
LONGCROSS  
SURREY

FUTURE PHASES

80 ACRE  
COUNTRY PARK

LONGCROSS PARK

SPORTS PITCHES

WOODLAND

FUTURE PHASES

FUTURE PHASES

FUTURE PRIMARY  
SCHOOL





# THE SEAL OF EXCELLENCE

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**Based on over 50 years’ experience of creating award-winning homes and vibrant mixed-use developments, Crest Nicholson has long realised that bricks and mortar are just part of creating an area’s most sought after address. New homes are about the people who live in them and that is why we aim to ensure that every individual home, its surroundings and location not only meet but also exceed our customers’ expectations.**

We combine classic and contemporary design and construction techniques with sustainable materials and state-of-the-art technology. Every Crest Nicholson home has been architecturally designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes. You can also be assured that your new home will provide exemplary levels of comfort and energy efficiency.

\*NHBC/HBF Customer Satisfaction Survey

We’re proud that 9 out of 10 of Crest Nicholson home owners\* are happy to recommend its build quality and lifestyle benefits to their friends and we remain committed to ensuring that we deliver the very highest levels of service and satisfaction.

Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of industry design awards, including more CABA Gold Building for Life Awards than any other developer. This continues to reinforce both our success in the design and delivery of attractive, sustainable new homes and our position as one of the UK’s leading developers.

Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.

### Additional Crest Nicholson Developments



**[www.upperlongcross.co.uk](http://www.upperlongcross.co.uk)**

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