





The bridge over the Thames, Hampton Court



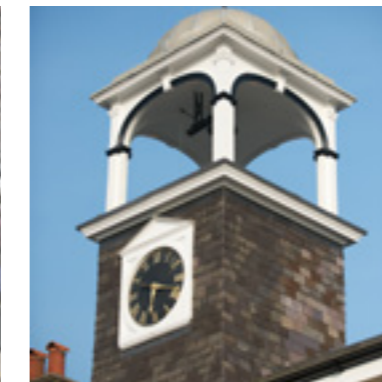
# IRIS GARDENS

THAMES DITTON • SURREY

AN IDEAL  
LOCATION FOR  
IDYLIC LIVING

INTRODUCING IRIS GARDENS.  
AN EXCLUSIVE TRIO OF 5-BEDROOM  
HOMES IN THE HEART OF THAMES  
DITTON - A HISTORIC VILLAGE JUST  
15 MILES FROM CENTRAL LONDON.

ONE OF THE MOST SOUGHT AFTER  
AREAS IN SURREY - FOR MORE  
REASONS THAN ONE



THE RIVERSIDE COMMUNITY OF THAMES DITTON  
PROPOSES AN ENVIABLE COMBINATION OF  
TRADITIONAL VILLAGE COMMUNITY AND  
MODERN URBAN CONVENIENCES

Despite being a stone's throw from Kingston and Esher, Thames Ditton retains its traditional village character. A selection of shops, a post office, and a variety of pubs and restaurants will meet your day-to-day needs. Riverside walks along the Thames and the nearby Esher Common and Weston Green make for a relaxing and re-invigorating atmosphere. And for the more actively inclined there's a long established health club, a golf club, and one of the oldest lawn tennis clubs in the country.





## GET TO KNOW THE AREA

- ① Hampton Court Palace, the historical home of King Henry VIII. **1.1 miles.**
- ② Bushy Park, the second largest of the capital's eight Royal Parks. **1.4 miles.**
- ③ Kingston. **3.2 miles.**
- ④ Giro Cafe, Esher, has been voted the UK's best coffee shop for cyclists. **2.1 miles.**
- ⑤ Weston Green. **0.2 miles.**
- ⑥ The Good Earth Restaurant, Esher, setting the standard for Chinese food in London for over 30 years. **1.8 miles.**
- ⑦ Burhill Golf Club, A 36 hole club, where new members and visitors are warmly welcomed. **5.6 miles.**
- ⑧ Hampton Court House, an independent school for girls and boys aged 3-18. **1.4 miles.**
- ⑨ Church Walk. **0.5 miles.**
- ⑩ The Thames Path, stretch your legs with a stroll along the river. **2.1 miles.**
- ⑪ Thames Ditton Lawn Tennis Club, one of the oldest lawn tennis clubs in England. **0.3 miles.**
- ⑫ Sandown Park Racecourse. **1.6 miles.**
- ⑬ Twickenham Stadium, the largest dedicated rugby union venue in the world. **6.3 miles.**
- ⑭ Thames Ditton Railway Station, in Travelcard Zone 6. **0.2 miles.**
- ⑮ Heathrow Airport. **8.3 miles.**



## MOMENTS FROM EVERYWHERE

20  
MILES

### CENTRAL LONDON\*

With five mainline stations within 2.5 miles of Iris Gardens, London's shopping, dining, theatre and nightlife are a short train ride away.

\*From Surbiton station.

1  
MILE

### SPORTS & HEALTH CLUBS

Keep fit, improve your game or just relax at the weekend, you're spoilt for choice with local golf, tennis, squash, football, rowing, rugby, hockey and health clubs.

10  
MILES

### HEATHROW AIRPORT

Convenient access to a global transport hub. Essential for regular business travel, or the occasional weekend getaway.

4  
SCHOOLS

### WALKING DISTANCE

Iris Gardens is within close proximity of an extensive number of very good schools and 6th Form College including St. Paul's Catholic Primary School, Thames Ditton Infant School, Thames Ditton Junior School and Esher College (6th Form).

3  
MILES

### KINGSTON UPON THAMES

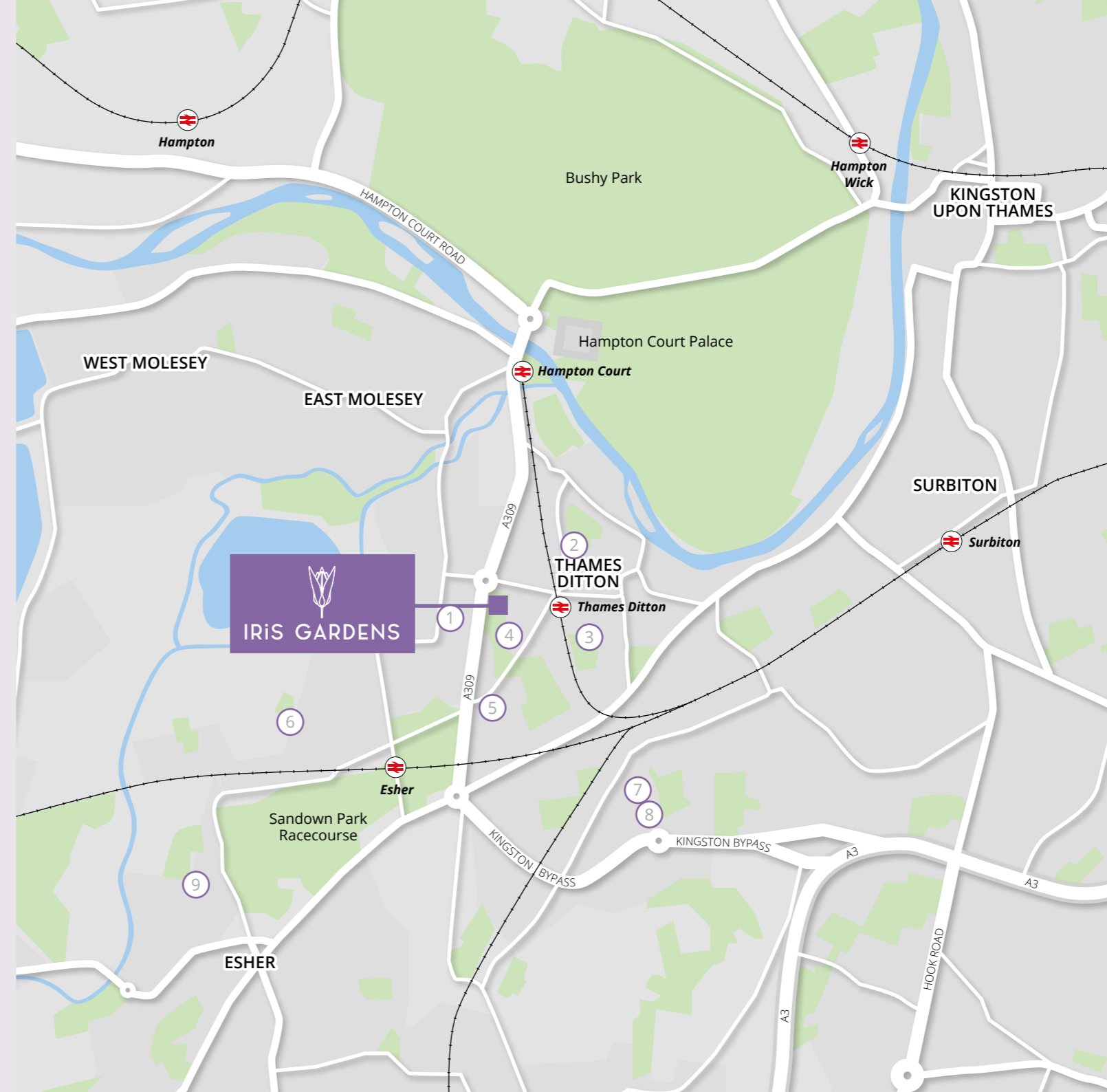
The Royal Borough's bustling centre with shops, restaurants, bars and clubs is just a 12 minute drive away.

0.2  
MILES

### THAMES DITTON STATION

With its regular service to London Waterloo (35 minutes\*).

\*Source National Rail.



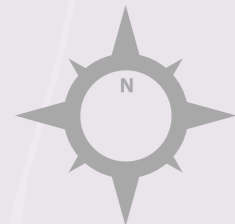
## LOCAL SCHOOLS

- 1 St. Paul's Catholic Primary School.
- 2 Thames Ditton Infant School.
- 3 Thames Ditton Junior School.
- 4 Esher College.
- 5 Weston Green School.
- 6 Cranmere Primary School.
- 7 Hinchley Wood School.
- 8 Hinchley Wood Primary School.
- 9 Esher Church of England High School.

## INTRODUCING IRIS GARDENS

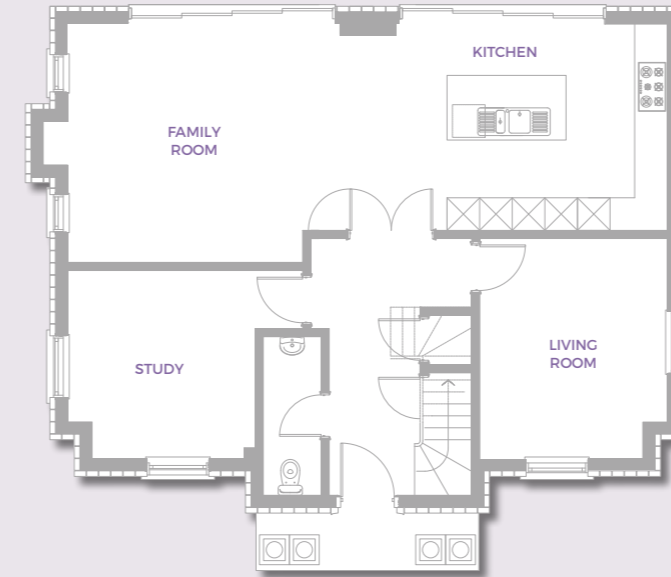
COMBINING GEORGIAN AND NEOCLASSICAL INSPIRATION AND CLEAN, MODERN INTERIORS DESIGNED TO MAXIMISE LIGHT, SPACE AND INTERIOR/EXTERIOR UNIFICATION, IRIS GARDENS REPRESENTS A TRIUMPH OF MODERN LUXURY HOMEBUILDING.

ALL REAR GARDENS ARE SOUTH FACING.

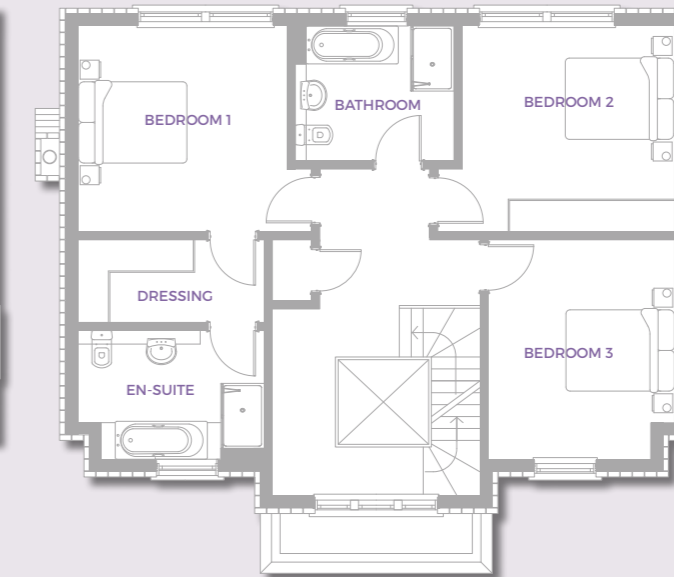




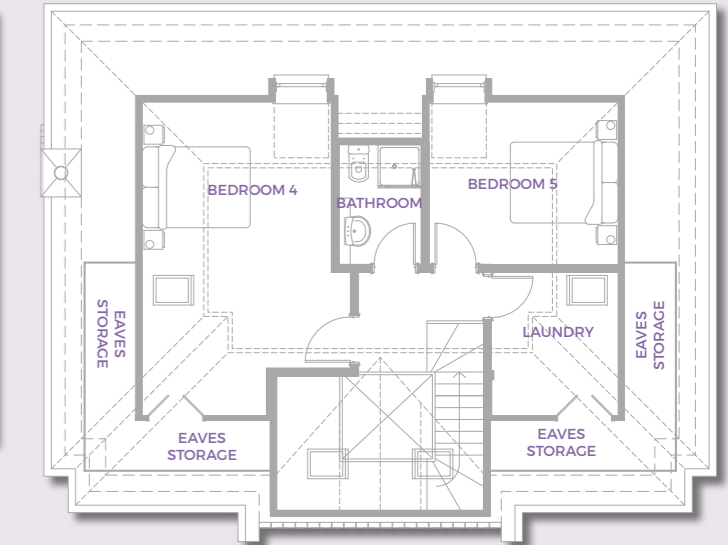
## WILLOW HOUSE, 1 IRIS GARDENS, THAMES DITTON, SURREY KT7 0LH



GROUND FLOOR	METRIC	IMPERIAL
Kitchen/ Family Room	11000 x 4400mm*	36'1" x 14'4"*
Living Room	4100 x 3500mm	13'5" x 11'5"
Study	3500 x 3500mm	11'5" x 11'5"
WC	2900 x 1100mm	9'5" x 3'6"



FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	3900 x 3800mm	12'8" x 12'5"
En-suite	3400 x 2400mm	11'2" x 7'9"
Dressing	3400 x 1500mm	11'2" x 4'9"
Bedroom 2	3900 x 3800mm	12'8" x 12'5"
Bedroom 3	4100 x 3400mm	13'5" x 11'2"
Bathroom	2900 x 2500mm	9'5" x 8'2"

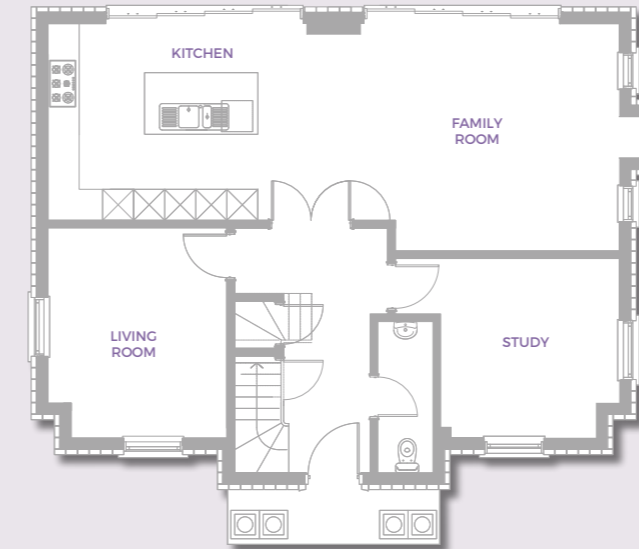


SECOND FLOOR	METRIC	IMPERIAL
Bedroom 4	5800 x 3500mm	19'0" x 11'5"
Bedroom 5	3500 x 3000mm	11'5" x 9'8"
Laundry	2600 x 2300mm	8'5" x 7'5"
Bathroom	2200 x 1500mm	7'2" x 4'9"
Gross Internal Floor Area (GIA) 2,314 sq.ft.		

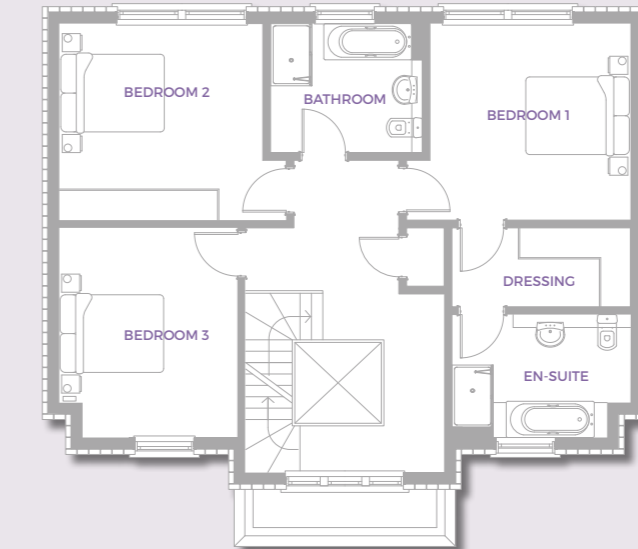
\* Maximum dimensions. Computer generated images are indicative only and are intended to be a general guide to the appearance of the development. All room dimensions and floor plans are approximate and are subject to minor variations. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Layouts shown here are for approximate measurements only, they are not necessarily shown to scale. Exact layout and sizes of the property may vary.



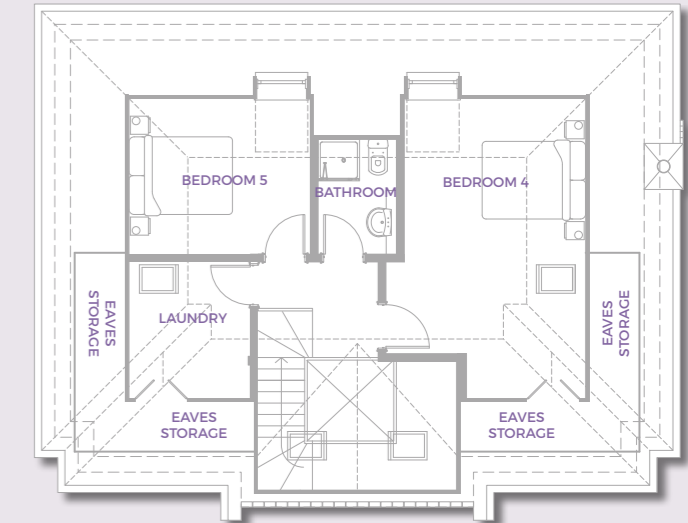
## BROOKE HOUSE, 2 IRIS GARDENS, THAMES DITTON, SURREY KT7 0LH



GROUND FLOOR	METRIC	IMPERIAL
Kitchen/ Family Room	11000 x 4400mm*	36'1" x 14'4"*
Living Room	4100 x 3500mm	13'5" x 11'5"
Study	3500 x 3500mm	11'5" x 11'5"
WC	2900 x 1100mm	9'5" x 3'6"



FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	3900 x 3800mm	12'8" x 12'5"
En-suite	3400 x 2400mm	11'2" x 7'9"
Dressing	3400 x 1500mm	11'2" x 4'9"
Bedroom 2	3900 x 3800mm	12'8" x 12'5"
Bedroom 3	4100 x 3400mm	13'5" x 11'2"
Bathroom	2900 x 2500mm	9'5" x 8'2"



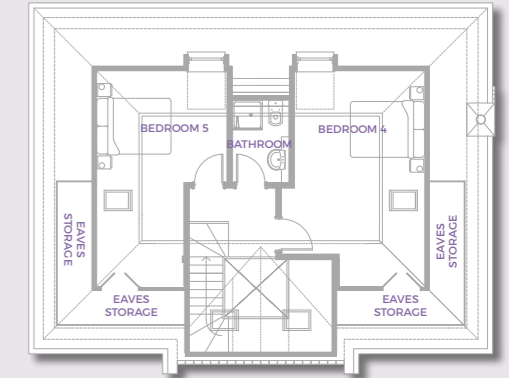
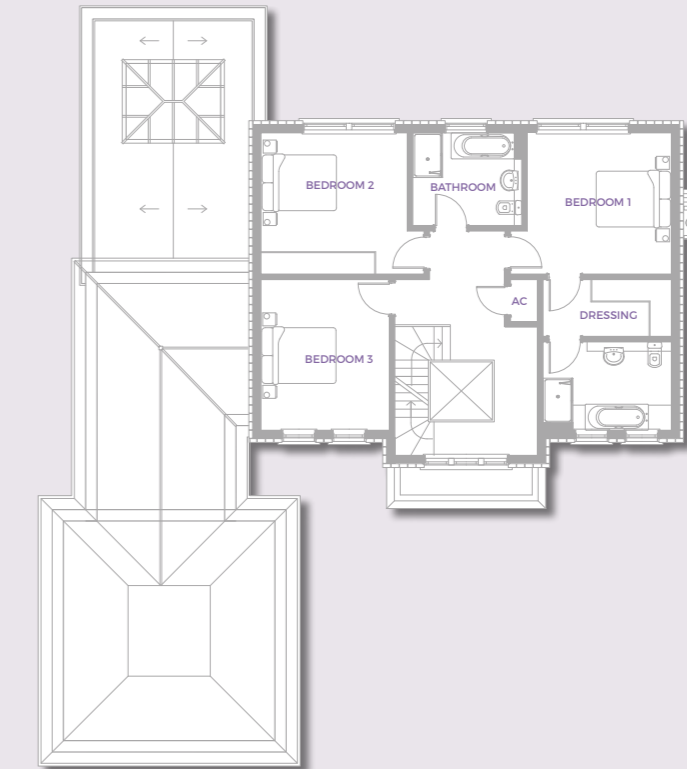
SECOND FLOOR	METRIC	IMPERIAL
Bedroom 4	5800 x 3500mm	19'0" x 11'5"
Bedroom 5	3500 x 3000mm	11'5" x 9'8"
Laundry	2600 x 2300mm	8'5" x 7'5"
Bathroom	2200 x 1500mm	7'2" x 4'9"
Gross Internal Floor Area (GIA) 2,314 sq.ft.		

\* Maximum dimensions. Computer generated images are indicative only and are intended to be a general guide to the appearance of the development. All room dimensions and floor plans are approximate and are subject to minor variations. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Layouts shown here are for approximate measurements only, they are not necessarily shown to scale. Exact layout and sizes of the property may vary.





## SYCAMORE HOUSE, 3 IRIS GARDENS, THAMES DITTON, SURREY KT7 0LH



GROUND FLOOR	METRIC	IMPERIAL
Kitchen/Dining/ Family Room	15500* x 6800mm*	50'9"* x 22'3"*
Living Room	5900 x 4100mm	19'4" x 13'5"
Study	3500 x 3500mm	11'5" x 11'5"
Utility	6200* x 3400mm*	20'3"* x 11'2"*
WC	2900 x 1100mm	9'5" x 3'6"
Garage	5900 x 5600mm	19'4" x 18'4"

FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	3900 x 3800mm	12'8" x 12'5"
En-suite	3400 x 2400mm	11'5" x 7'9"
Dressing	3400 x 1500mm	11'5" x 4'9"
Bedroom 2	3900 x 3800mm	12'8" x 12'5"
Bedroom 3	4100 x 3400mm	13'5" x 11'2"
Bathroom	2900 x 2500mm	9'5" x 8'2"

SECOND FLOOR	METRIC	IMPERIAL
Bedroom 4	5800 x 3500mm	19'0" x 11'5"
Bedroom 5	5800 x 3500mm*	19'0" x 11'5"*
Bathroom	2200 x 1500mm	7'2" x 4'9"

Gross Internal Floor Area (GIA) 3,358 sq.ft.

\* Maximum dimensions. Computer generated images are indicative only and are intended to be a general guide to the appearance of the development. All room dimensions and floor plans are approximate and are subject to minor variations. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Layouts shown here are for approximate measurements only, they are not necessarily shown to scale. Exact layout and sizes of the property may vary.

## THE SPECIFICATION

### BATHROOMS

- CP Hart sanitaryware
- Wall mounted mixer tap in master en-suite and cloakroom
- Deck mounted mixer tap in family bathrooms
- Walk-in showers with glass shower screen
- Ultra-thin stone resin shower tray
- Circular showerhead and separate wall mounted shower handset
- Wall mounted thermostatic controls
- Shower niche
- Steel bath in master en-suite and family bathroom
- Wall mounted WC with soft-closing seat and chrome dual flush plate
- Pull-out drawer vanity unit
- Large mirror above vanity unit
- Chrome towel radiator
- Chrome shaver socket
- Large format tiles to floor and selected walls

### UTILITY ROOM

- Separate laundry room on second floor with plumbing for washing machine and tumble dryer
- Designer utility room by the German brand Hacker\*
- Laminate worktops and upstands\*
- Plumbing for washing machine and tumble dryer\*

### KITCHENS

- Designer kitchens by Extreme Designs
- Quartz worktops and upstands
- One and a half Blanco under mounted stainless steel sink with mixer tap
- Large Blanco under mounted stainless steel sink with mixer tap\*
- Siemens oven, micro-combi oven and warming drawer
- Siemens oven x 2, micro-combi oven and steam oven\*
- Siemens telescopic extractor and induction hob
- Siemens integrated fridge, freezer and dishwasher
- Under cabinet LED downlights
- Smoked mirror backsplash

### JOINERY

- Timber painted front door with chrome ironmongery (not composite)
- Timber internal doors with chrome ironmongery
- UPVC windows with chrome ironmongery
- Aluminium bi-fold doors leading onto rear garden
- Fully fitted bespoke wardrobes to master dressing room, bedroom 2 and bedroom 3

### DECORATION & INTERIOR FINISHES

- Farrow & Ball paint colours internally
- Emulsion walls and ceilings
- Eggshell woodwork
- Painted internal doors
- Decorative skirting and architraves throughout
- Decorative coving
- Porcelain tiled entrance hall, WC, kitchen and family room
- Carpet to reception rooms, bedrooms and landing
- Timber staircase with carpet stair runner
- Carpet to bedrooms and landings
- Feature fireplace to family room
- Feature coffer ceiling

### HEATING & ELECTRICAL

- Underfloor heating throughout with comfort cooling to principal rooms
- Gas energy efficient central heating
- LED downlights throughout with pendants over kitchen island
- Brushed chrome sockets and plugs throughout
- Telephone points
- Sky pointst

### TECHNOLOGY

- CAT 6 Cabling
- Detail list to be confirmed
- Full Home Automation option\*\*

### PARKING

- Two allocated parking spaces in front of house
- Double garage for two cars and large driveway for multiple cars\*

### GARDEN

- Indian Sandstone patio at rear
- Turfed lawn at front and rear
- Mature shrubs to front of house
- External tap to front and rear
- Tarmac driveway with granite borders

### SECURITY

- Automated entry system
- Automated gates into development
- Alarm
- Mains operated interconnected smoke and carbon monoxide detectors to each floor with battery back up
- Front and rear security lights

### WARRANTY & CARE

- CRL 10 year new homes warranty
- Thorough demonstration of your new home upon completion

\* Sycamore only.

† Subject to customer subscription to Sky.

\*\* Price on request



## KITCHENS BY EXTREME

ZEST HOMES CHOSE EXTREME DUE TO ITS REPUTATION FOR CREATING INNOVATIVE, EXQUISITE DESIGNS AND IMAGINATIVE USE OF MATERIALS AND TEXTURES.

This was a natural partnership as Zest Homes required a design studio with experience designing bespoke interior solutions for the most demanding of projects. Extreme kitchens and furniture can be found in the most exclusive residences in London and the home counties, so Zest Homes were confident that the design and product would meet the exacting standards and requirements of its discerning clientele.

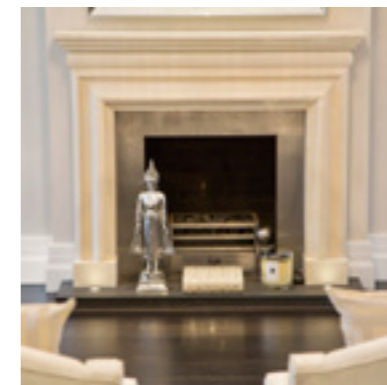
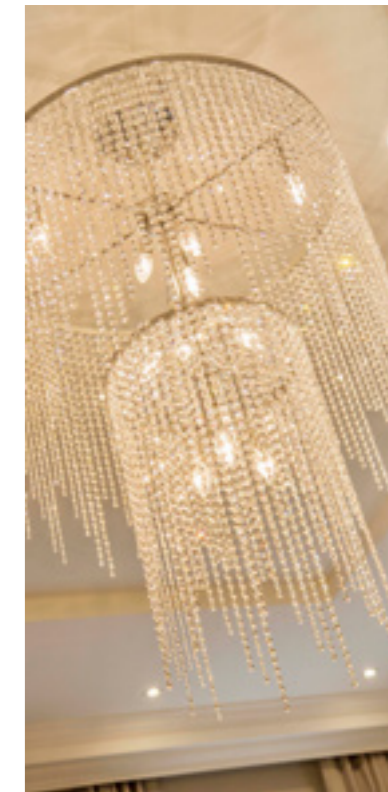
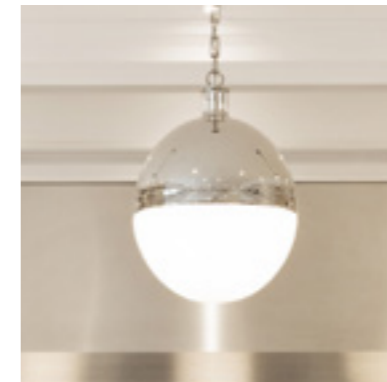
Each property encompasses an open-plan lifestyle which is complemented by the layout of the kitchen that blends harmoniously with the adjacent living area. The uplifting design makes clever use of textures, materials and depth

of colour by combining contrasting matte timber and shiny cabinetry. The feature mirror back panel elevates the luxurious aesthetic and reflects light around this bright, spacious interior. The handleless kitchen design is as striking as it is functional, featuring Siemens cooking appliances, Quartz worktops and increased cabinet height for maximised storage.

Knowing Extreme's holistic approach to project management and its reputation for exceptional levels of service, Zest Homes are confident that each client would receive exceptional care throughout the life of the kitchen.



Images indicative from previous developments by Extreme and Maison Projects.



## MAISON PROJECTS

AN EXPERIENCED AND HIGHLY ACCOMPLISHED TEAM WITHIN THE WORLD OF DESIGN AND CONSTRUCTION.

Zest Homes approached us to build three new beautiful homes in the style of the many houses we build in St Georges Hill and other local private estates. We are glad to have been involved in this project and are confident that, utilising our knowledge and expertise of grand luxury homes, the final product will set new standards for homes of this ilk in this area. Design, material choices, fit and finish will

undoubtedly make these houses extremely desirable, a great investment and most importantly a fabulous home to live in.

Maison Projects build some of the finest and most exclusive homes in Surrey. Iris Gardens will benefit from the same high quality craftsmanship presented in these beautiful homes.



Zest Homes is a privately owned company passionate about building some of the finest homes in Surrey. Our design flair and attention to detail delivers timeless and elegant homes. Our homes are designed and built for individuals who appreciate understated excellence.

FOR FURTHER INFORMATION REGARDING IRIS GARDENS CONTACT THE SOLE SELLING AGENTS ON

0208 389 3707



Heron Pond, Bushy Park

