



# Hamilton PLACE

Exclusive Private Gated Development of 3 & 4  
Bedroom Homes and 1 & 2 Bedroom Coach Houses  
and Apartments in Walton-on-Thames

# Exclusive private gated development of 3 & 4 bedroom houses, 1 & 2 bedroom coach houses and 1 & 2 bedroom apartments.

## Everything is on your doorstep

Set within an established residential area of Walton-on-Thames, Hamilton Place is perfectly located for access into London and the surrounding areas.

Comprising of a traditionally designed collection of 3 & 4 bedroom houses, 1 & 2 bedroom coach houses and 1 & 2 bedroom apartments.







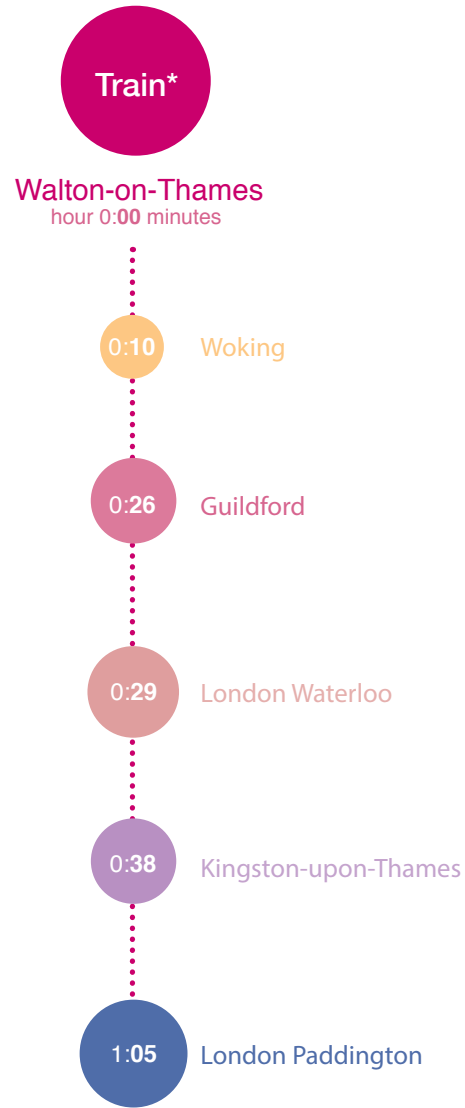
Perfect for professional couples and young families, Hamilton Place offers a convenient location with excellent commuter links to London and the South East via road and rail.



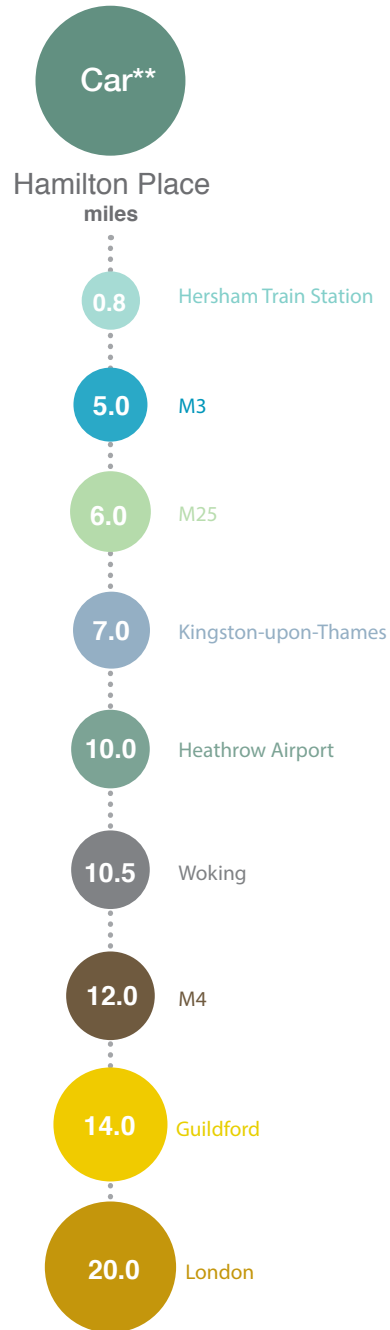
*Far left page: The river Thames  
Top left: Walton Lane  
Bottom left and top right: Ashley Park  
Below: Walton-on-Thames Town Centre  
Right hand corner: London Eye, London*



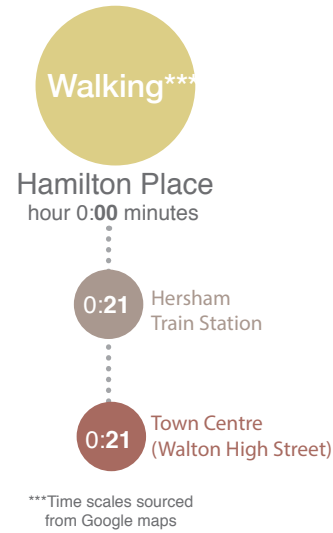




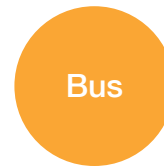
\*Time scales sourced from National Rail's website route planner



\*\*Distances sourced from Google maps



\*\*\*Time scales sourced from Google maps



Bus routes are serviced by a number of bus companies, connecting the town to Weybridge, Sunbury, Kingston, Esher, Hampton Court and Heathrow Airport Central Bus Station amongst others. The majority of buses run Monday to Friday with an average frequency that ranges from 20 minutes to an hour.

## Perfectly Positioned

To keep active, there are plenty of sports and leisure facilities in the area. For a regular workout there is the new Pure Gym in the Heart, Xcel Leisure Complex in Walton and David Lloyd Leisure in Weybridge. Furthermore Walton Athletic Club is perfect for those who take their sport to the next level.

You may wish to moor your boat in a local marina or join one of the many local sailing clubs. If you prefer dry land and a round of golf, both Burhill Golf Club and Hersham Golf Club provide excellent facilities.

If this sounds like too much exertion, take a stroll along the Thames, or visit one of the many local parks such as George Froude Park or Ashley Park. You can even enjoy a day at the races at nearby Sandown Park, a prestigious track in Esher that plays host to many top runners and riders.



For families, days out are not a problem with Chessington World of Adventures, Thorpe Park and Legoland Windsor all within close proximity. Schooling is also well catered for with Rydens School, Cardinal Newman Catholic Primary School, Westward School and Walton Oak School all close by.

## Unique Philosophy

### ‘High Standard is our Standard’

**A2Dominion** New Homes brings a unique philosophy to housebuilding by reinvesting profits generated from property developments back into the local community on housing related projects via **A2Dominion** Group’s charitable companies.

The focus of our residential property development is centred equally upon quality design that complements the local surroundings and customer service.

We, like you, know that standards vary enormously within the new homes market. Our intention is to bring standards to a level that we think will impress you. Our proud housebuilding philosophy will be reflected across our house designs, developments and our customer service. A2Dominion New Homes is the private residential development division of A2Dominion Group, one of the South East’s most progressive providers of housing with homes and new developments throughout Greater London, the Home Counties and the Thames Valley.

Exclusive private gated development of 3 & 4 bedroom houses, 1 & 2 bedroom coach houses and 1 & 2 bedroom apartments.



Disclaimer: These do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping. We aim to build according to the layout, but occasionally we do have to change house designs, boundaries, landscaping and position of roads, footpaths, street lighting and other features as the development proceeds. For full information please speak to our Sales Consultant.





Site plan is drawn with indicative roof lines and is for illustrative purposes only  
 BCP = Bin Collection Point BS = Bin Store CS = Cycle Store





65

66

67

68

## The Wickham

Computer generated image for illustrative purposes only.



# The Wickham: plots 66, 67 & 68 - Plots 66 & 68 are handed

## Ground Floor

### Kitchen/Dining Area

4.95m x 2.65m

16'2" x 8'8"

### Living Room

4.98m x 3.46m

16'4" x 11'4"

## First Floor

### Bedroom 1

3.11m x 2.65m

10'2" x 8'8"

### Bedroom 3

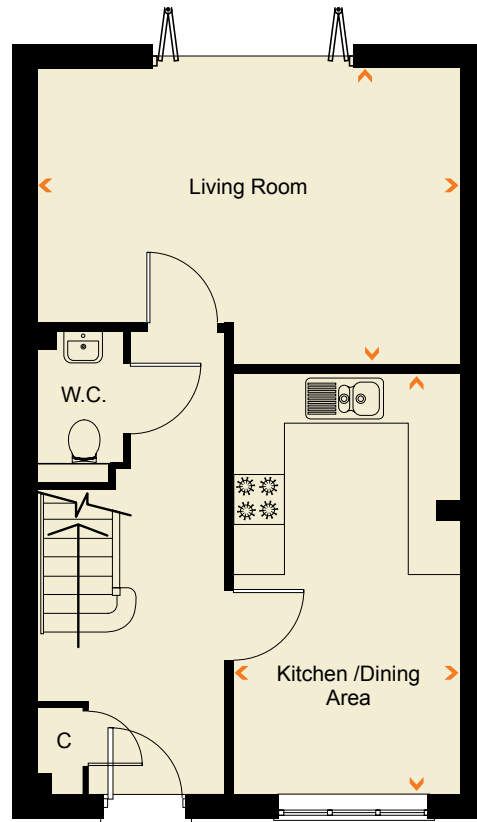
2.77m x 2.21m

9'1" x 7'3"

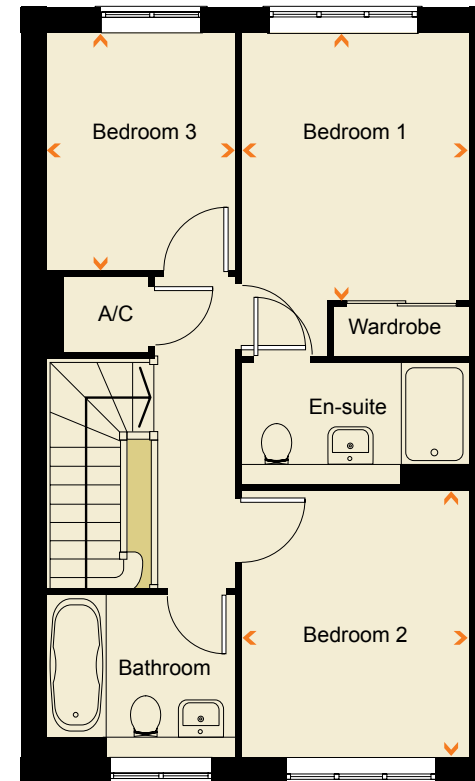
### Bedroom 2

3.14m x 2.65m

10'3" x 8'8"



Ground Floor



First Floor

Floor plan of plot 67 depicted

\* Please note plot 66 has a bay window to dining area. Please speak to sales advisor for details.

C = cupboard A/C = Airing cupboard

The dimensions shown on the floor plans are approximate: each home is built individually and so the precise measurements may vary from that shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows and any other features.





74

75

76

77

78

## The Campbell

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# The Campbell: plot 74

## First Floor

Kitchen / Dining /  
Living Area

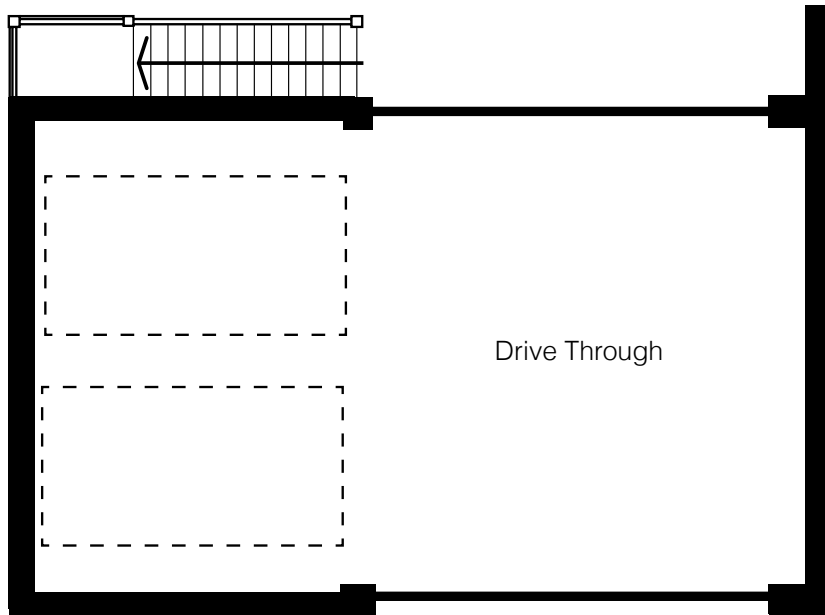
7.15m x 3.79m  
23'5" x 12'5"

Bedroom 1

5.13m x 5.00m  
16'9" x 16'4"

Bedroom 2

4.05m x 3.05m  
13'3" x 10'0"



Ground Floor



First Floor

Plot 74 is a leasehold with a 125 year lease

C = cupboard

The dimensions shown on the floor plans are approximate: each home is built individually and so the precise measurements may vary from that shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows and any other features.



74

75

76

77

78

# The Shackleton

Computer generated image for illustrative purposes only.



The Shackleton: plots 75, 76, 77 & 78 - Plots 76 & 78 are handed

**Ground Floor**

**Kitchen/Dining Area**

5.12m x 3.13m

16'9" x 10'3"

**Living Room**

5.12m x 3.36m

16'9" x 11'0"

**First Floor**

**Bedroom 3**

3.22m x 2.77m

10'6" x 9'1"

**Bedroom 4**

2.23m x 2.20m

7'3" x 7'2"

**Second Floor**

**Bedroom 1**

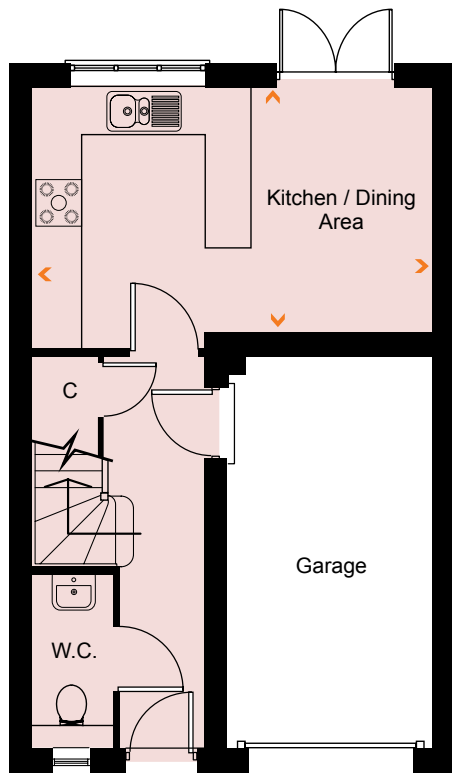
4.45m x 3.46m

14'7" x 11'4"

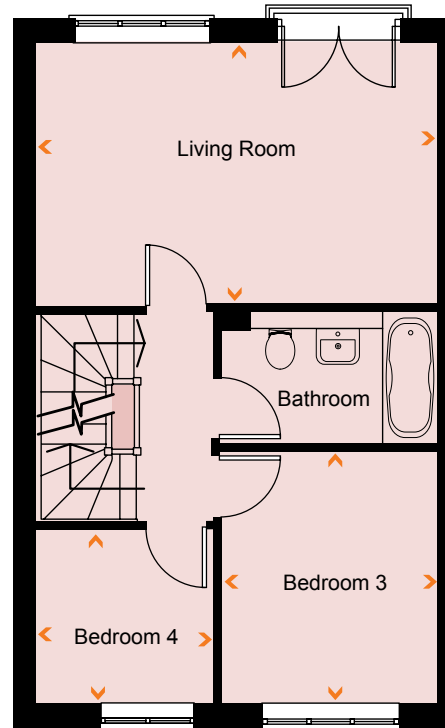
**Bedroom 2**

5.12m x 3.36m

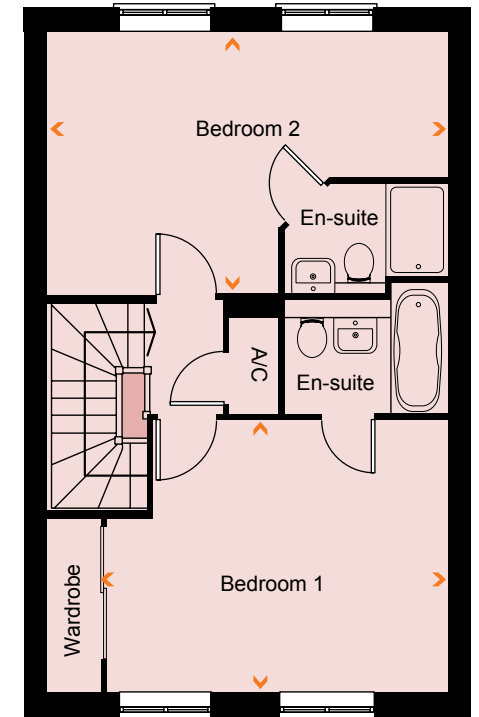
16'9" x 11'0"



Ground Floor



First Floor



Second Floor

Floor plan of plot 75 & 77 depicted

C = cupboard A/C = Airing cupboard

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110

111

112

The George & The Baird, respectively

Computer generated image for illustrative purposes only.



# The George & The Baird: plots 110 & 111, respectively

## The George

### First Floor

Kitchen / Dining / Living Area

7.15m x 3.67m

23'5" x 12'0"

### Bedroom 1

4.39m x 3.10m

14'4" x 10'2"

### Bedroom 2

3.96m x 2.65m

12'11" x 8'8"



First Floor - The George

## The Baird

### First Floor

Kitchen / Dining / Living Area

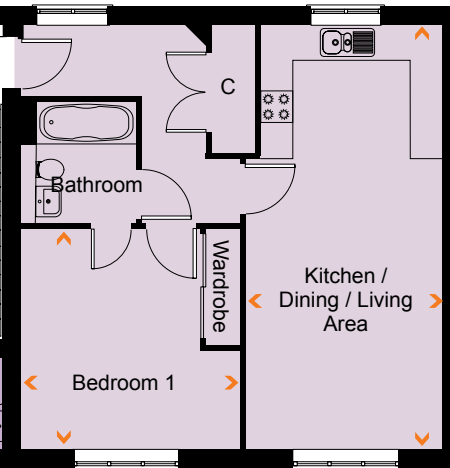
7.15m x 3.31m

23'5" x 10'10"

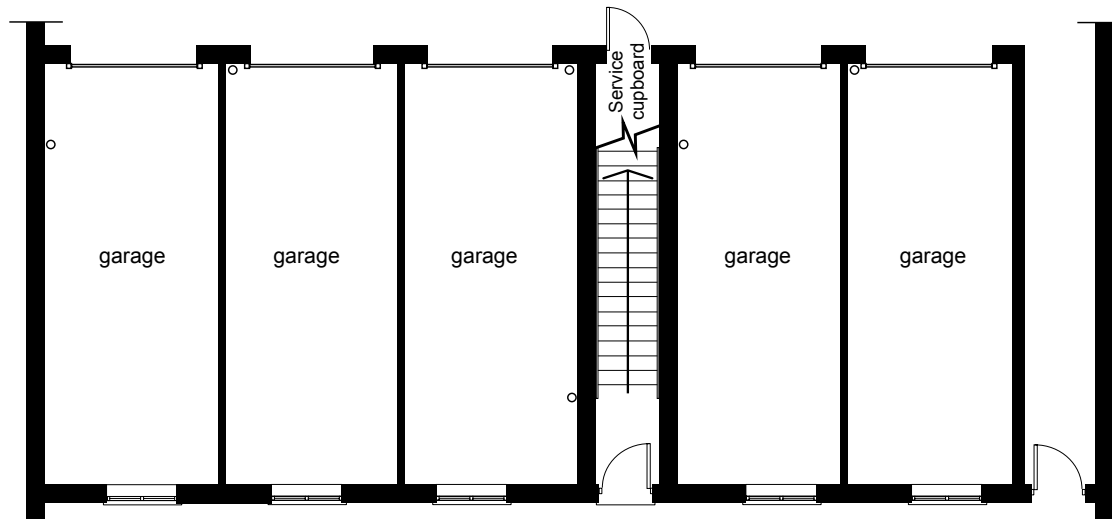
### Bedroom 1

3.71m x 3.66m

12'2" x 12'0"



First Floor - The Baird



Ground Floor

Ground Floor

Plots 110 & 111 are leasehold with a 125 year lease

C = cupboard

The dimensions shown on the floor plans are approximate: each home is built individually and so the precise measurements may vary from that shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows and any other features.



111

112

113

### The Burton

Computer generated image for illustrative purposes only.



# The Burton: plots 65, 69 - 73, 79 - 82, 108, 109, 112 & 113

## Ground Floor

Kitchen / Dining Area

4.95m x 2.65m

16'2" x 8'8"

Living Room

4.98m x 3.46m

16'4" x 11'4"

## First Floor

Bedroom 2

3.11m x 2.65m

10'2" x 8'8"

Bedroom 3

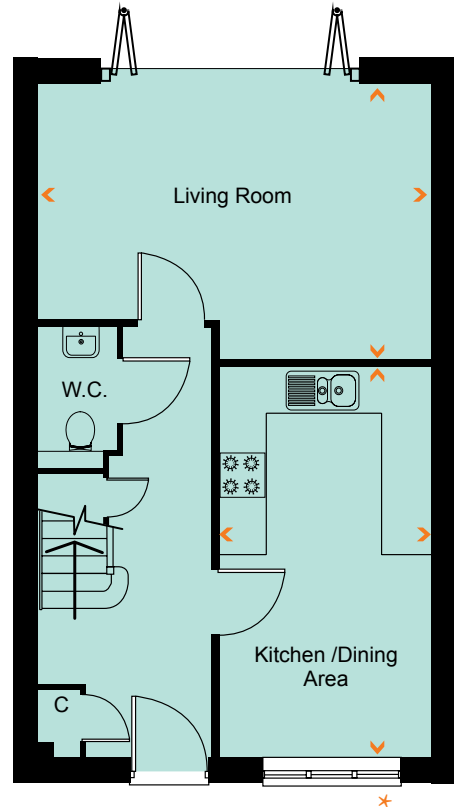
3.14m x 2.65m

10'3" x 8'8"

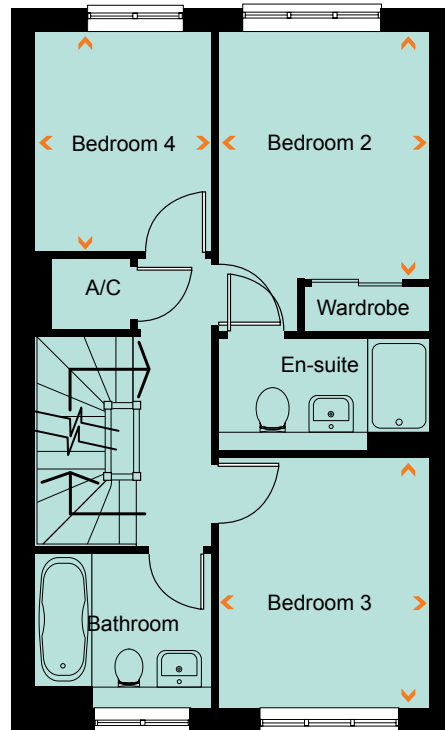
Bedroom 4

2.77m x 2.21m

9'1" x 7'3"



Ground Floor \*



First Floor

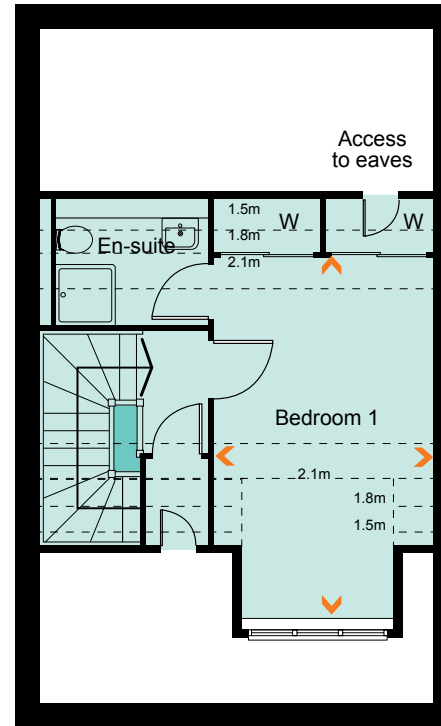
## Plots 81 & 82

### Second Floor

Bedroom 1

4.42m x 2.74m

14'6" x 8'11"



Second Floor

## Plots 65, 69 -73, 79, 80,

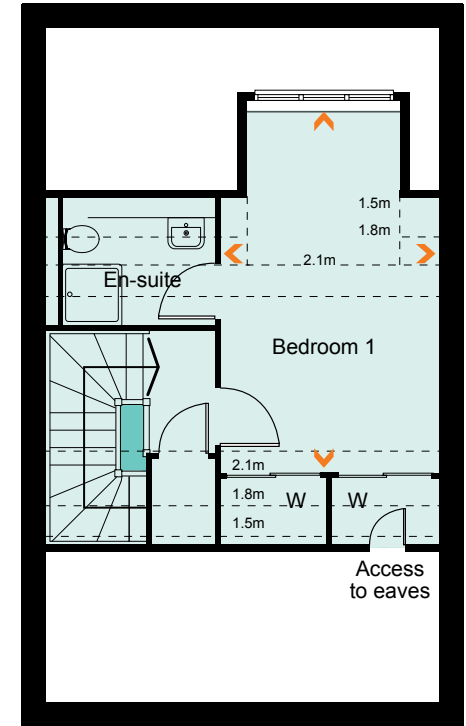
108, 109, 112 & 113

### Second Floor

Bedroom 1

4.37m x 2.74m

14'4" x 8'11"



Second Floor

Ground and first floor plans of plot 112 depicted. Plot 113 is handed

\* Please note plot 65, 71-73 have bay windows to dining area. Please speak to sales advisor for details.

C = cupboard A/C = Airing cupboard

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Dashed lines denote ceiling height variation  
W = Wardrobe



## The Faraday Apartments

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# Faraday Apartments: plots 83, 84, 85 & 86 - Plots 85 & 86 are handed

## Ground Floor: plots 83 & 86

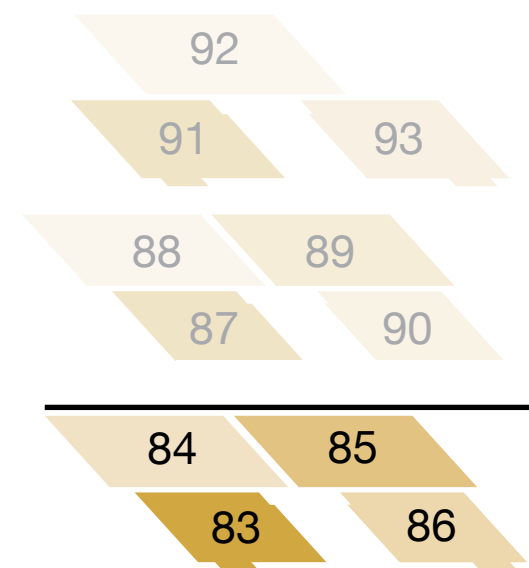
Kitchen / Dining / Living Area	Bedroom 1
6.95m x 3.75m	3.09m x 2.95m
22'9" x 12'3"	10'1" x 9'8"

## Ground Floor: plots 84 & 85

Kitchen / Dining / Living Area	Bedroom 1
6.97m x 3.31m	3.56m x 3.10m
22'10" x 10'10"	11'8" x 10'2"
	Bedroom 2
	3.56m x 2.82m
	11'8" x 9'3"



Ground Floor



Apartments are sold with a leasehold of 125 years.

C = cupboard

The dimensions shown on the floor plans are approximate: each home is built individually and so the precise measurements may vary from that shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows and any other features.

# Faraday Apartments: plots 87, 88, 89 & 90 - Plots 89 & 90 are handed



## First Floor: plots 87 & 90

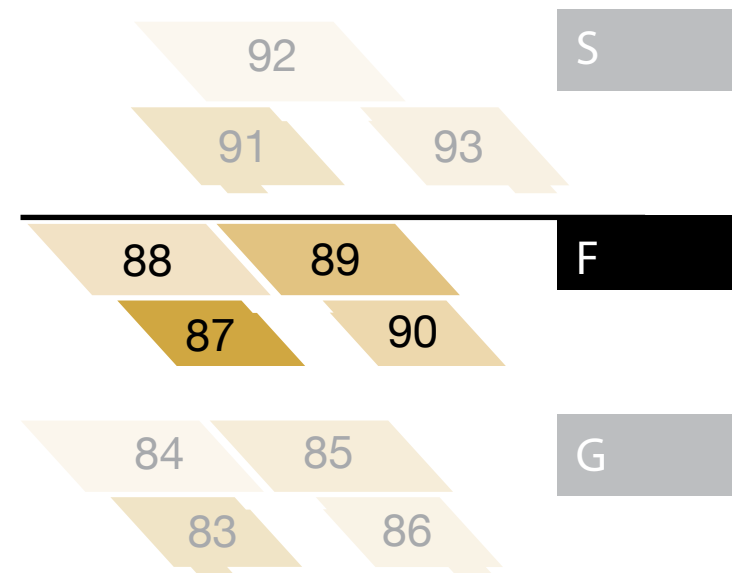
Kitchen / Dining / Living Area	Bedroom 1
6.95m x 3.75m	3.09m x 2.95m
22'9" x 12'3"	10'1" x 9'8"

## First Floor: plots 88 & 89

Kitchen / Dining / Living Area	Bedroom 1
6.97m x 3.31m	3.56m x 3.10m
22'10" x 10'10"	11'8" x 10'2"
	Bedroom 2
	3.56m x 2.82m
	11'8" x 9'3"



First Floor



Apartments are sold with a leasehold of 125 years.  
C = cupboard

The dimensions shown on the floor plans are approximate: each home is built individually and so the precise measurements may vary from that shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows and any other features.



# Faraday Apartments: plots 91, 92 & 93 - Plot 93 is handed

## Second Floor: plots 91 & 93

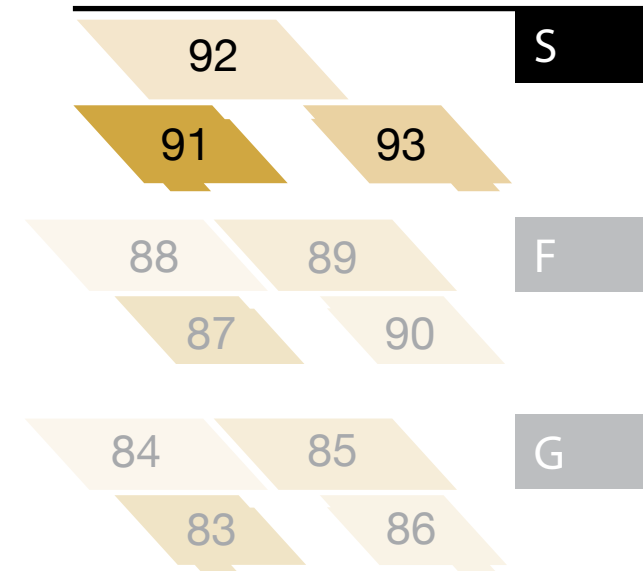
Kitchen / Dining / Living Area  
6.95m x 3.75m  
22'9" x 12'3"

Bedroom 1  
3.09m x 2.95m  
10'1" x 9'8"

## Second Floor: plot 92

Kitchen / Dining / Living Area  
6.97m x 3.47m  
22'10" x 11'4"

Bedroom 1  
4.95m x 2.94m  
16'2" x 9'7"  
Bedroom 2  
3.86m x 2.85m  
12'7" x 9'4"



Apartments are sold with a leasehold of 125 years.  
C = cupboard

Second Floor

The dimensions shown on the floor plans are approximate: each home is built individually and so the precise measurements may vary from that shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows and any other features.



**Cavendish Apartments**

Computer generated image for illustrative purposes only.



# Cavendish Apartments: plots 94, 95, 96, 97 & 98

G

## Ground floor: plot 94

Kitchen / Dining /  
Living Area

5.95m x 3.90m  
19'6" x 12'9"

Bedroom 1

3.07m x 2.94m  
10'0" x 9'7"

## G: plots 95 and 97

Kitchen / Dining /  
Living Area

6.50m x 3.31m  
21'3" x 10'10"

Bedroom 1

3.16m x 2.70m  
10'4" x 8'10"

Bedroom 2

3.16m x 3.02m  
10'4" x 9'10"

## G: plot 96

Kitchen / Dining /  
Living Area

6.82m x 3.06m  
22'4" x 10'0"

Bedroom 1

3.93m x 3.32m  
12'10" x 10'10"

Bedroom 2

3.93m x 3.02m  
12'10" x 9'10"

## G: plot 98

Kitchen / Dining /  
Living Area

6.50m x 3.31m  
21'3" x 10'10"

Bedroom 1

3.16m x 2.70m  
10'4" x 8'10"

Bedroom 2

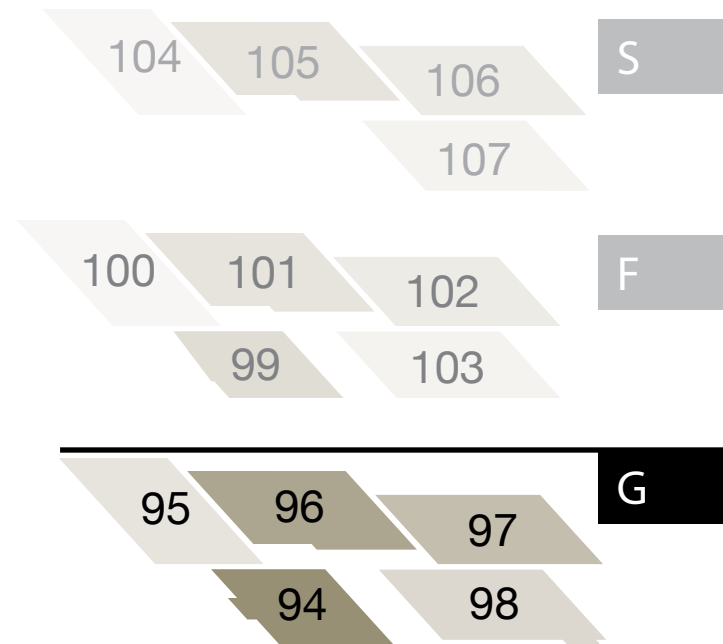
3.16m x 2.95m  
10'4" x 9'8"



Ground Floor

Apartments are sold with a leasehold of 125 years.

C = cupboard



The dimensions shown on the floor plans are approximate: each home is built individually and so the precise measurements may vary from that shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows and any other features.

# Cavendish Apartments: plots 99, 100, 101, 102 & 103

## First Floor: plot 99

Kitchen / Dining / Living Area

5.95m x 3.90m

19'6" x 12'9"

Bedroom 1

3.07m x 2.94m

10'0" x 9'7"

## F: plot 100 and 102

Kitchen / Dining / Living Area

6.50m x 3.31m

21'3" x 10'10"

Bedroom 1

3.16m x 2.70m

10'4" x 8'10"

Bedroom 2

3.16m x 3.02m

10'4" x 9'10"

## F: plot 101

Kitchen / Dining / Living Area

6.82m x 3.06m

22'4" x 10'0"

Bedroom 1

3.93m x 3.32m

12'10" x 10'10"

Bedroom 2

3.93m x 3.02m

12'10" x 9'10"

## F: plot 103

Kitchen / Dining / Living Area

6.50m x 3.31m

21'3" x 10'10"

Bedroom 1

3.16m x 2.70m

10'4" x 8'10"

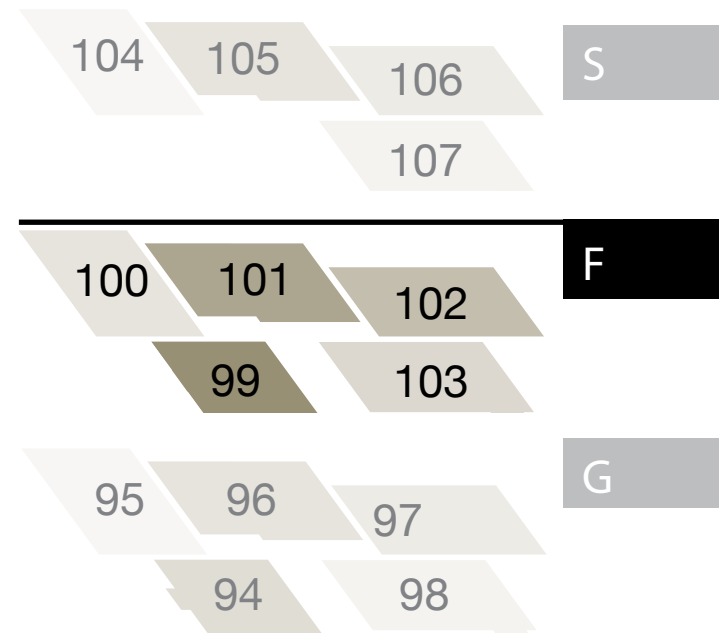
Bedroom 2

3.16m x 2.95m

10'4" x 9'8"



First Floor



Apartments are sold with a leasehold of 125 years.

C = cupboard

The dimensions shown on the floor plans are approximate: each home is built individually and so the precise measurements may vary from that shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows and any other features.



# Cavendish Apartments: plots 104, 105, 106 & 107

## Second floor: plot 104 and 106

Kitchen / Dining / Living Area	Bedroom 1
6.50m x 3.31m	3.16m x 2.70m
21'3" x 10'10"	10'4" x 8'10"
	Bedroom 2
	3.16m x 3.02m
	10'4" x 9'10"

## S: plot 105

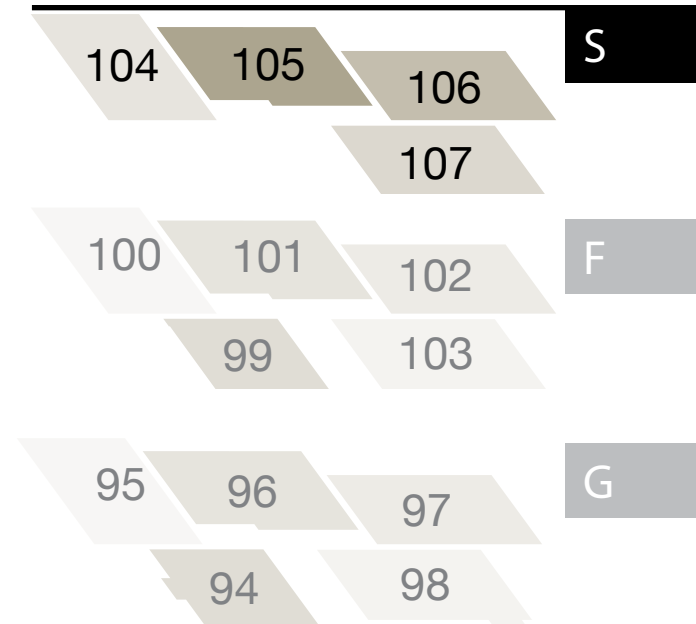
Kitchen / Dining / Living Area	Bedroom 1
6.82m x 3.06m	3.93m x 3.32m
22'4" x 10'0"	12'10" x 10'10"
	Bedroom 2
	3.93m x 3.02m
	12'10" x 9'10"

## S: plot 107

Kitchen / Dining / Living Area	Bedroom 1
6.50m x 3.31m	3.16m x 2.70m
21'3" x 10'10"	10'4" x 8'10"
	Bedroom 2
	3.16m x 2.95m
	10'4" x 9'8"



Second Floor



The dimensions shown on the floor plans are approximate: each home is built individually and so the precise measurements may vary from that shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions to the points marked that may include fitted wardrobes, sloping ceilings, bay windows and any other features.

Apartments are sold with a leasehold of 125 years.

C = cupboard

# Elegant Interiors



**SIEMENS**

**minOLI**

## Kitchen

- Stylish fitted kitchens with square-edged work surfaces and upstands
- Siemens double electric oven to all 4 bedroom houses
- Siemens single electric oven to all 3 bedroom houses, coach houses and apartments
- Siemens 5 burner gas on glass hob to all houses
- Siemens induction hob to all apartments/coach houses
- Stainless steel chimney hood and splashback to houses
- Integrated hood and splashback to apartments and coach houses
- Stainless steel one and a half bowl sink to houses, one bowl sink to apartments/coach houses, complete with mixer tap
- Sleek floor tiling by Minoli
- Integrated Siemens dishwasher and fridge/freezer
- Plumbing for washing machine in houses

## Bathroom & En-suite

- Villeroy & Boch white sanitaryware with Hansgrohe chrome mixer taps
- Hansgrohe thermostatic bath/shower mixer in chrome
- Shower cubicles with thermostatic shower by Hansgrohe and sliding or pivot door to en-suites to houses
- Shower cubicles to the en-suites of the two bedroom apartments (Plots 84, 85, 88, 89, 92, 95 - 98, 100 - 107) will have Aqualisa Quartz electric showers
- Quality wall and floor tiling from Minoli, full height to wet areas and half height to walls with sanitaryware
- Shaver socket to main bathroom and en-suite in bedroom 1 (where applicable)
- Chrome towel radiator to bathroom and en suites

## Internal Finishes & Electrics

- Downlighters fitted to bathrooms and kitchens
- Timber staircase with beeswax finish to hardwood handrail and spindles to houses
- Internal doors by Vicaima, flush wood effect with chrome ironmongery
- Fitted wardrobes to bedroom 1 in all properties and also to bedroom 2 in The Burton







- Plumbing for washing machine in hall cupboard to apartments and coach houses
- White satin wood contemporary skirtings and architraves
- Walls to be painted in Dulux Gardenia. Choice of internal paint colour from our selection (subject to stage of construction)
- TV sockets to living room, dining room and all bedrooms
- Wiring for Sky+\* to all TV sockets with main point located in living room and bedroom 1
- Star wired BT points to living room and all bedrooms
- Switches and sockets to be white throughout, except kitchen, which have satin chrome finish
- Spur and telephone point for burglar alarm

### External Features & Security

- Composite 'Secure by Design' front door and frame with insulated core and 3 point locking system to houses and coach houses and communal door to apartments
- Apartment entrance door is Vicaima flush wood effect with night latch, eyeviewer and chain
- Satellite dish and aerial provided to apartments\*\*
- External tap (to houses only)
- Porch light
- Turf to front and rear gardens, buff riven paving to pathways and patio areas (to houses only)
- Audio entry systems to all plots
- Gated development
- Bifold sliding doors to plots 65-73, 79-82, 108, 109, 112 and 113

### Heating & Energy Efficiency

- White double glazed UPVC windows and rear/casement doors with chrome ironmongery
- High levels of wall and loft insulation
- Gas fired central heating with energy efficient Sedbuk A rated Potterton condensing boiler and thermostatic valves to radiators for independent control
- Solar Water cylinders to plots 71-73
- PV tiles to plots 65-68,108,109,112 and 113
- Energy efficient bulbs to some rooms

\* Subject to subscription and installation of dish

\*\*Subject to subscription



*All photographs are from the previous phase of Hamilton Place, and are indicative only.*



## Directions

From the M25, exit at junction 11 and take the A317 towards Weybridge and follow this road through the town centre and branch left onto Oatlands Drive (A3050) towards Walton-on-Thames. When you reach the junction with the A244, turn right onto New Zealand Avenue towards the town centre, passing Sainsbury's supermarket on your left. Continue down this road, through the High Street and onto Hersham Road. Again, continue on this road and then turn left into Rydens Road. Follow the road and turn left into Ambleside Avenue.

**IMPORTANT NOTICE:** Please note an estate charge will be payable on all properties, and an estate, block charge and ground rent will be payable on all apartments. The information and images contained in this brochure are for general guidance only and are not to be treated as statements of fact. Fittings and fixtures and standards of finish shown in photographs are not necessarily those to be included in the sale of any particular home. The homes will be sold only on the terms of any contract for sale negotiated through our solicitors. This brochure will not form any part of that contract. We reserve the right to make alterations, omissions or additions to the development or any part of it without notice. Hamilton Place is the marketing name of the development and may not form the final postal address. Correct at Jan 2013.

[www.a2dominion.co.uk/newhomes](http://www.a2dominion.co.uk/newhomes)

Chilsey House, Chilsey Green Road, Chertsey, Surrey, KT16 9HB

Office: 0845 408 6699 Fax: 020 8825 1478

A2Dominion New Homes is a trading name for A2Dominion Enterprises Ltd.  
(Co. Reg. 02476402), a member of the A2Dominion Housing Group.

**CURCHODS**

Tel: 01932 247777

**azdominion**  
new homes