



ASHTEAD'S APARTMENT LIVING AT ITS FINEST...



LUXURIOUS LIGHT-FILLED LIVING



NO1

PARKERS
— HILL —

This carefully-crafted collection of just 9 individually designed two & three bedroom apartments is perfectly placed within a mature tree-lined setting on the corner of Leatherhead Road. Conveniently located in a desirable residential area of Ashted, No.1 Parkers Hill is less than a 5 minute walk to the attractive village centre. Featuring a contemporary specification, high energy efficiency, lift access, secure garage parking & EV charging, No.1 Parkers Hill, with its striking kerb appeal, will surely be a delight to live in.





This elegant new development occupies a prime position on the corner of Parkers Hill, within walking distance of Ashted's attractive village centre.

Turn onto the leafy residential road to find the apartments perfectly placed behind decorative metal railings and neat hedges, flanked by mature trees on both sides, all adding to the character and security of the homes. This beautifully designed apartment building combines traditional and modern materials in a stunning array of harmonising texture and colour.

NO1

THE PERFECT BALANCE OF CONTEMPORARY & TRADITIONAL DESIGN

From warm and inviting red brick elevations, striking floor to ceiling glazing set within dark aluminium framework, to stylish Juliette balconies, stunning glazed terraces and rich timber-style texture of modern weatherboarding - kerb appeal has never been so impressive.

Finished to an exceptional specification with flexible and spacious open-plan interiors, every detail of the apartments themselves to the integrated, secure underground parking and communal spaces has been carefully considered to suit the very best in modern living.

Ashted is a picture-perfect village, nestled between the towns of Epsom and Leatherhead, and surrounded by the natural beauty of Ashted and Epsom Commons to the north and Surrey Hills Area of Outstanding Natural Beauty to the south. The village's vibrant centre is filled with excellent restaurants and cafés, providing a range of places to stop for coffee and cake when out shopping with friends. In addition to stylish boutiques and independent shops there is a large Marks and Spencer Food Hall, COOK Ashted and a Tesco Express.



A THRIVING TRADITIONAL VILLAGE CENTRE - JUST MOMENTS AWAY





Ashtead's green surroundings are home to a stimulating choice of outdoor activities and natural beauty spots. In addition to country walks, sports and family amenities, a tennis & squash club, bowling club, football club and a super cricket club can all be found on your doorstep. Additional local facilities include a wide choice of championship golf clubs, not to mention the renowned Epsom Downs Racecourse for a host of exciting events, both sporting and leisure. Ashtead offers a superb range of amenities one would expect from a Surrey commuter belt location, combined with the casual, welcoming atmosphere of modern village life.

6

Above: The famous Epsom Downs Racecourse is just 3.5 miles away.



For an even more indulging shopping experience, or simply a change of scenery, the towns of Epsom and Leatherhead are just minutes away by car, train or bus.

For Epsom, the modern Ashley Centre hosts a number of large number High Street shopping chains including Next, Jones the Bootmaker and Hotel Chocolat. Epsom Playhouse and the Playhouse Bar is conveniently located next to the shopping centre and hosts plays, comedy evenings and the annual Pantomime each year. The Odeon Luxe Cinema is also conveniently located and has regular showings of the latest blockbuster movies. Acres of National Trust land around the local area including Polesden Lacey in the village of Bookham, which provides a stunning backdrop for concerts, picnics and long walks with the family.

National Trust Polesden Lacey is just 6 miles away.



Leatherhead and Epsom towns are both less than 3 miles from No1. Parkers Hill.

TWO TOWNS & COUNTRY CONVENIENTLY CLOSE BY



Gatwick & Heathrow Airports are easily accessible via the M25, which is close by at junction 9.

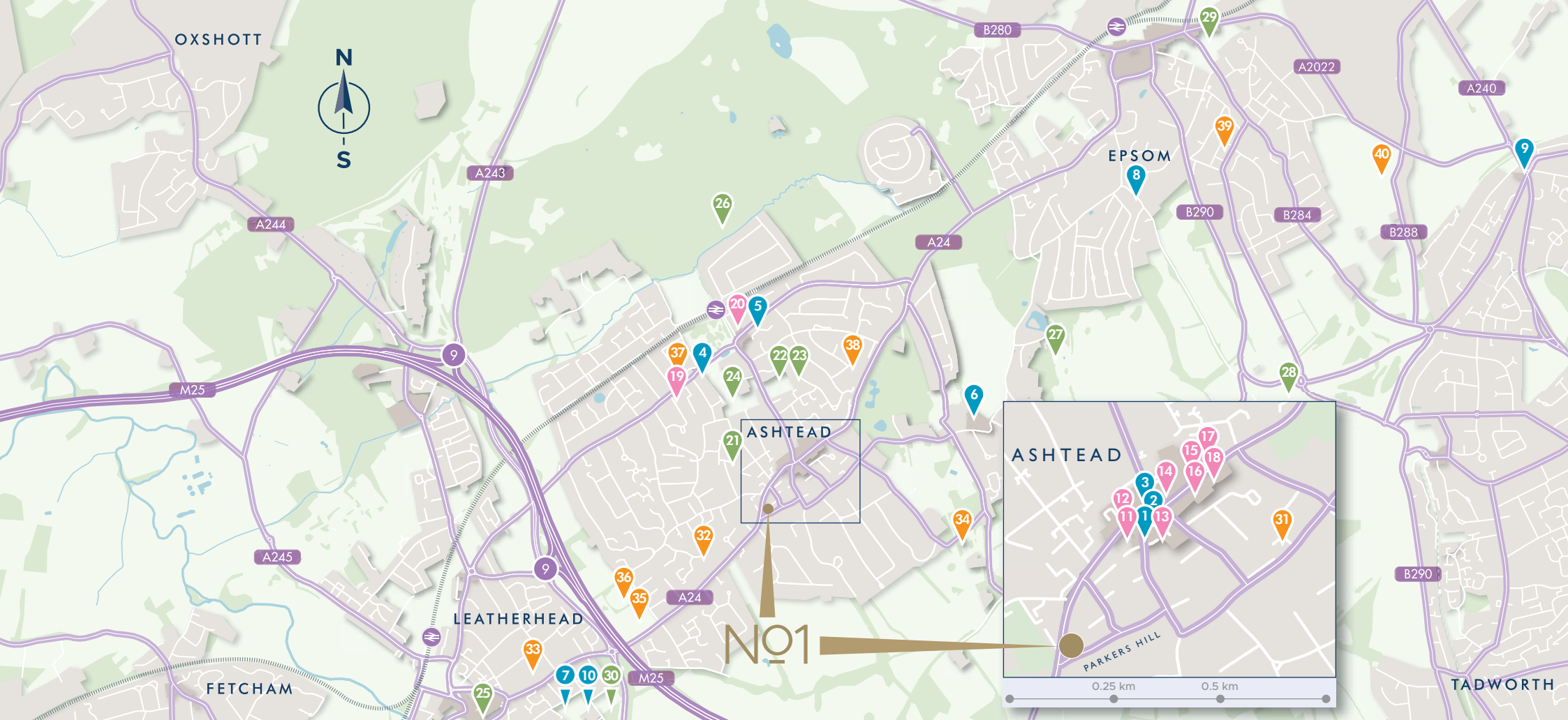


Commuter convenience with Ashted train station just 1 mile from your apartment.



London is 20 miles away by car and less that 50 minutes by train into London Waterloo or Victoria.

Source: www.google.com/maps. www.southwesternrailway.com



SOCIALISING & DINING



- | | |
|-------------------------------|---------|
| 1 Ashted Balti | 5 mins |
| 2 Leg of Mutton & Cauliflower | 6 mins |
| 3 The Brewery Inn | 7 mins |
| 4 The Woodman | 3 mins |
| 5 Mogul Dynasty | 4 mins |
| 6 The Olive Tree | 5 mins |
| 7 Beaverbrook | 9 mins |
| 8 Grumpy Mole Epsom | 9 mins |
| 9 Le Raj | 12 mins |
| 10 Sorrell Restaurant | 15 mins |

SHOPPING & RETAIL



- | | |
|------------------------------|--------|
| 11 Ashted Fisheries | 5 mins |
| 12 Milners Carpets & Rugs | 5 mins |
| 13 Co-op Ashted | 6 mins |
| 14 Handley's Café | 7 mins |
| 15 Marks & Spencer Food Hall | 8 mins |
| 16 JG Appleford Butchers | 8 mins |
| 17 COOK Ashted | 8 mins |
| 18 Bumbles | 8 mins |
| 19 Hammonds Butchery | 3 mins |
| 20 Tesco Express | 4 mins |

LEISURE & INTEREST

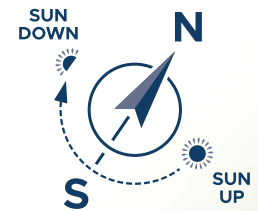


- | | |
|------------------------------------|---------|
| 21 Ashted Squash & Tennis Club | 3 mins |
| 22 Ashted Cricket Club | 3 mins |
| 23 Ashted Bowling Club | 3 mins |
| 24 Ashted Football Club | 4 mins |
| 25 Nuffield Health Cl. Leatherhead | 5 mins |
| 26 Ashted Common | 6 mins |
| 27 RAC Woodcote Park | 8 mins |
| 28 Epsom Downs Racecourse | 9 mins |
| 29 Odeon Luxe Cinema Epsom | 11 mins |
| 30 Walton Heath Golf Club | 14 mins |

EDUCATION



- | | |
|-------------------------------------|---------|
| 31 St. Giles C of E Infant Sch. | 8 mins |
| 32 West Ashted Primary Sch. | 3 mins |
| 33 St. John's Sch. Leatherhead | 3 mins |
| 34 City of London Freeman's Sch. | 3 mins |
| 35 Downsend Sch. | 3 mins |
| 36 St. Andrew's Catholic Sch. | 3 mins |
| 37 Barnett Wood Lane Infant Sch. | 3 mins |
| 38 The Greville Primary Sch. | 6 mins |
| 39 St. Christopher's Sch. & Nursery | 10 mins |
| 40 Epsom College | 14 mins |



ABOVE & BELOW AT NO.1 PARKERS HILL

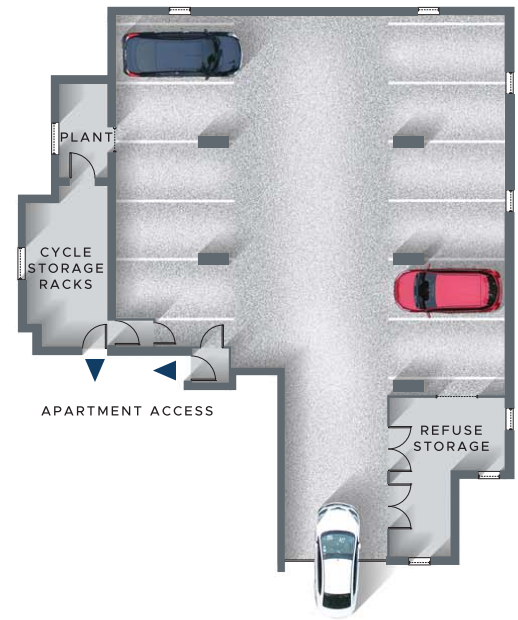
[CLICK THE APARTMENT NUMBER TO VIEW THE PLAN PAGE](#)

Situated in a prime, secure location, extensive mature trees surround the apartments, which add to the established feel of the development. Great efforts have been made to blend the building in with large neighbouring family homes - its foot print, architectural style and gable roofline combine to resemble that of a single large detached home. The block paved driveway provides access to the garage which is a spacious, secure facility for 11 cars. Additionally, there are three further parking bays outside to accommodate visitor parking, or to fast charge your electric vehicle.

9

Site plan is not to scale. T. Power Homes reserve the right to change specification during the course of construction. Landscaping, materials and hard standing areas are indicative only. Right: CGI artist's impression - indicative only.



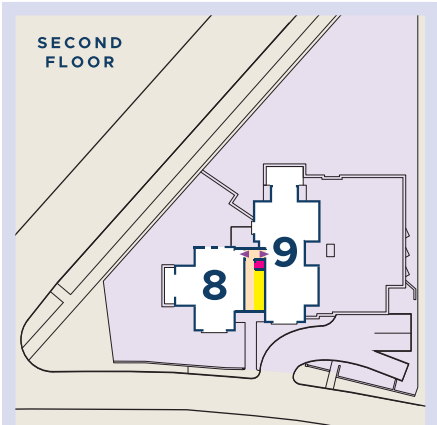


SECURE UNDERGROUND PARKING

The dashed white line over the drawing on the left indicates the subterranean location of the above parking layout.

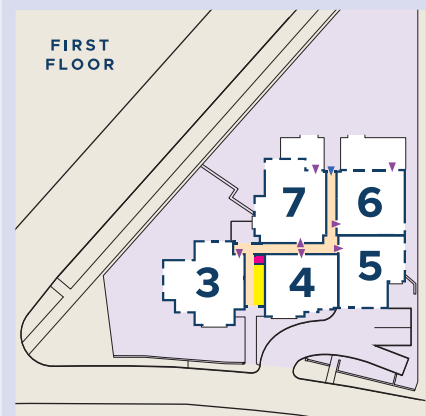


PLANS & TECHNICAL DETAILS



APARTMENT ONE

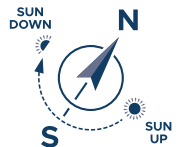
This ground floor apartment with open-plan living space includes three bedrooms, a private terrace, garden and secure garage parking.
Gross Internal Area: 86.7 sqm. 933 sq. ft.



Kitchen/Living/Dining Area	6.27m x 5.61m	20'7 x 18'5
Master bedroom	4.01m x 2.72m	13'2 x 8'11
Bedroom 2	4.70m x 2.87m	15'5 x 9'5
Bedroom 3	3.63m x 2.44m	11'11 x 8'0

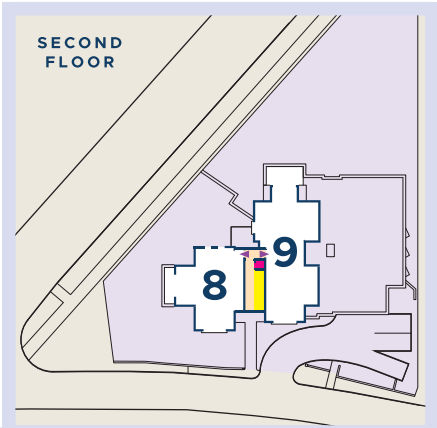


- Stairs
- Lift
- Communal
- Apartments
- Apartment Featured



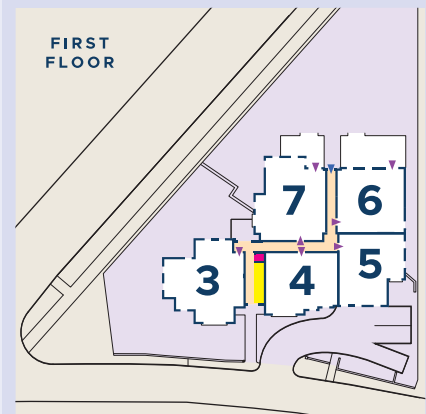
P: Secure Underground Parking R: Refuse Store B: Bike Store PL: Plant Room V: Visitor Parking
Drawings are not to scale. Dimensions are approximate and follow the arrows within the plan.

[CLICK TO VIEW THE DEVELOPMENT PLAN](#)



APARTMENT TWO

This ground floor apartment with open-plan living space includes two bedrooms, a private terrace and secure garage parking.
Gross Internal Area: 67 sqm. 721 sq. ft.



Kitchen/Living/Dining Area	7.87m x 3.56m	25'10 x 11'8
Master bedroom	4.15m x 2.97m	13'7 x 9'9
Bedroom 2	5.16m x 2.77m	16'11 x 9'1

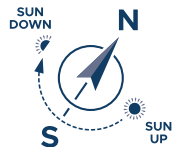


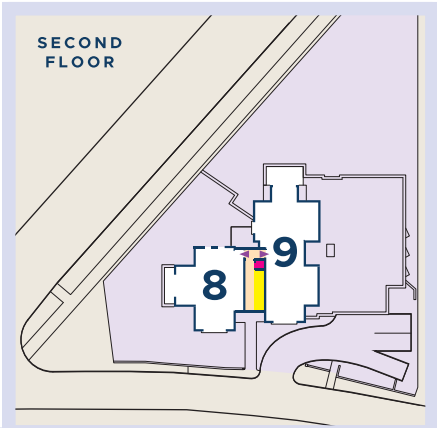
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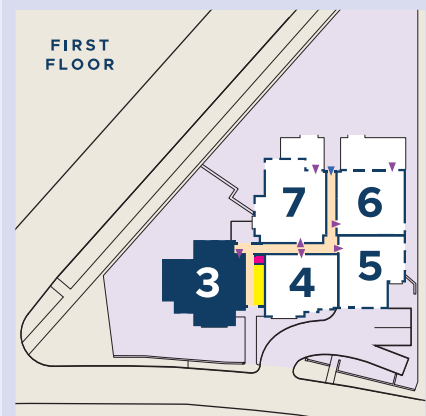




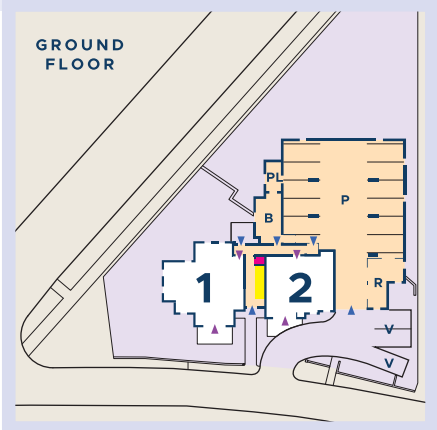
APARTMENT THREE

This first floor apartment with open-plan living space includes three bedrooms, a Juliette balcony, lift access and secure garage parking.

Gross Internal Area: 87.6 sqm. 943 sq. ft.



Kitchen/Living/Dining Area	6.25m x 5.61m	20'6 x 18'5
Master bedroom	4.01m x 2.72m	13'2 x 8'11
Bedroom 2	4.75m x 2.87m	15'7 x 9'5
Bedroom 3	3.66m x 2.39m	12'0 x 7'10

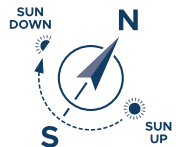


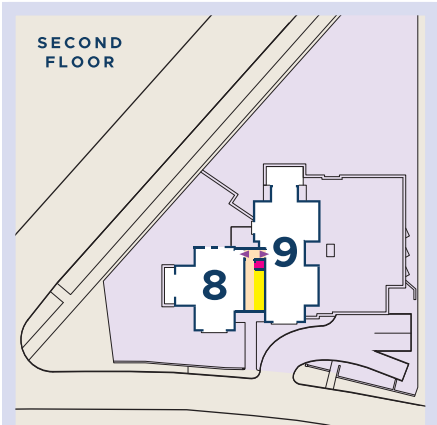
- Stairs
- Lift
- Communal
- Apartments
- Apartment Featured



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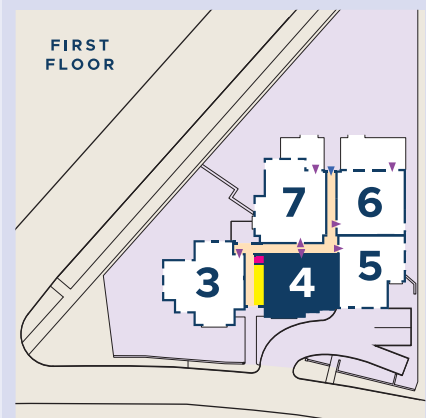




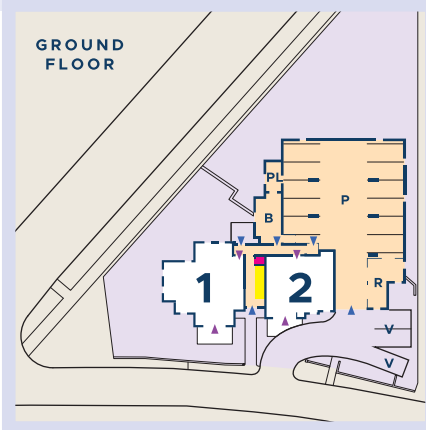
APARTMENT FOUR

This first floor apartment with open-plan living space includes two bedrooms, a Juliette balcony, lift access and secure garage parking.

Gross Internal Area: 70 sqm. 753 sq. ft.



Kitchen/Living/Dining Area	7.87m x 3.94m	25'10 x 12'11
Master bedroom	5.18m x 2.45m	17'0 x 8'0
Bedroom 2	4.27m x 2.67m	14'0 x 8'9



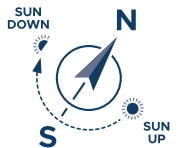
- Stairs
- Lift
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- Apartment Featured

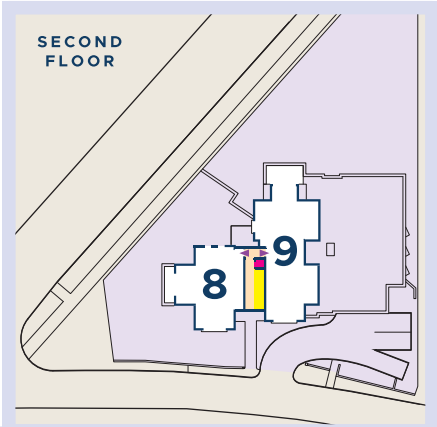


FIRST FLOOR

P: Secure Underground Parking R: Refuse Store B: Bike Store PL: Plant Room V: Visitor Parking
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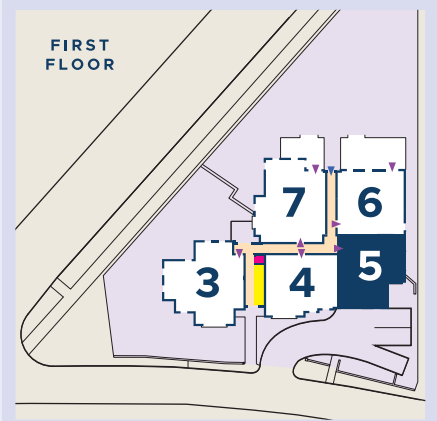




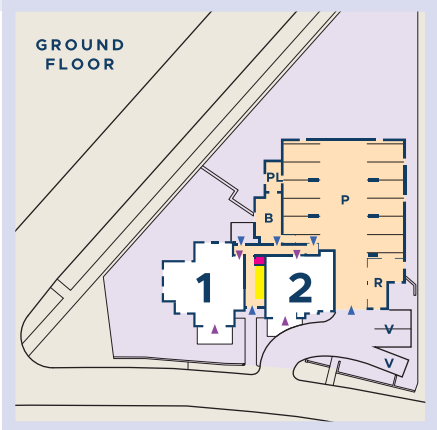
APARTMENT FIVE

This first floor apartment with open-plan living space includes two bedrooms, a Juliette balcony, lift access and secure garage parking.

Gross Internal Area: 69.6 sqm. 749 sq. ft.



Kitchen/Living/Dining Area	5.69m x 5.59m	18'8 x 18'4
Master bedroom	4.80m x 3.00m	15'9 x 9'10
Bedroom 2	4.80m x 3.02m	15'9 x 9'11



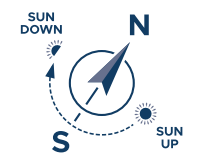
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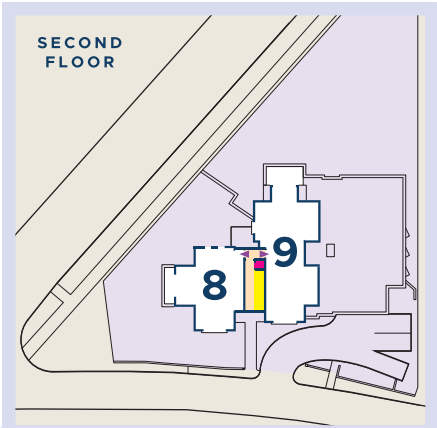


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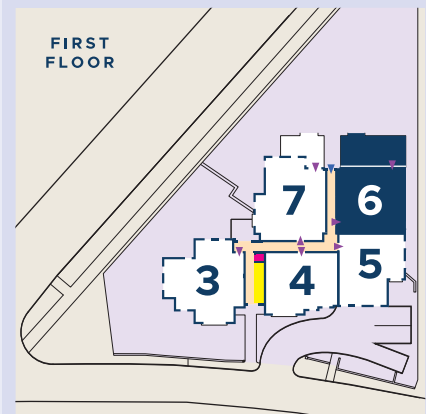




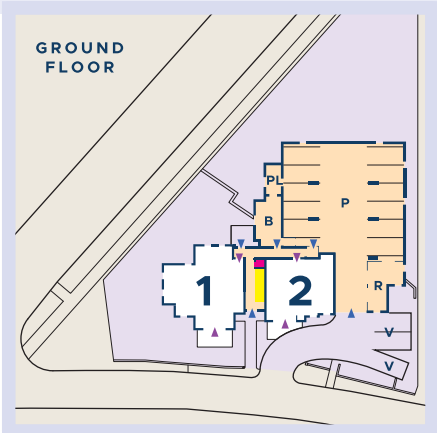
APARTMENT SIX

This first floor apartment with open-plan living space includes two bedrooms, a large private terrace, lift access and secure garage parking.

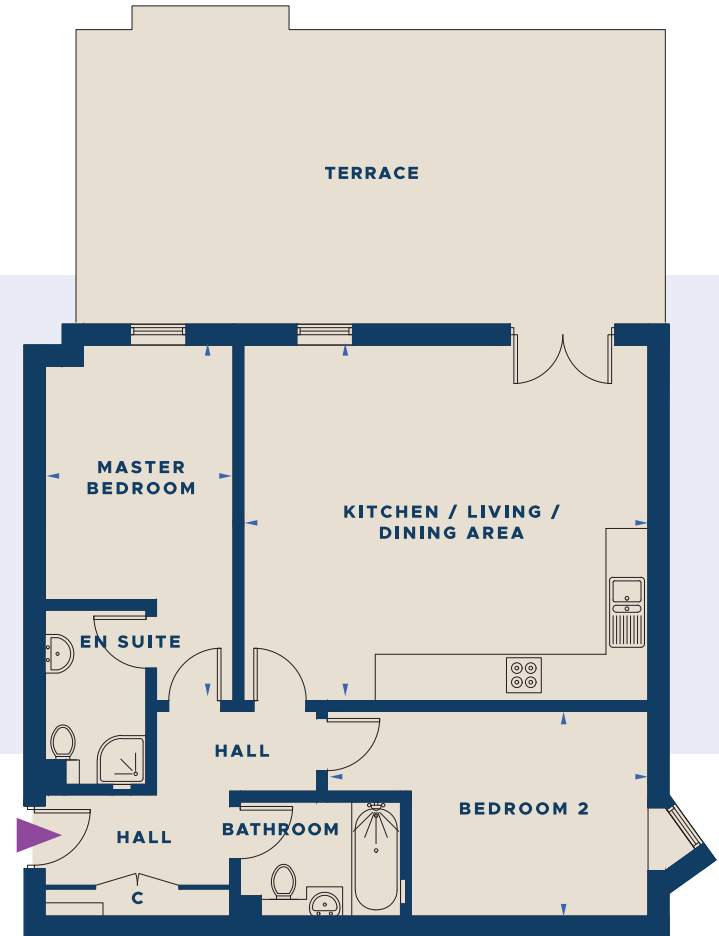
Gross Internal Area: 71.1 sqm. 765 sq. ft.



Kitchen/Living/Dining Area	5.79m x 5.11m	19'0" x 16'9"
Master bedroom	5.11m x 2.69m	16'9" x 8'10"
Bedroom 2	4.60m x 2.97m	15'1" x 9'9"



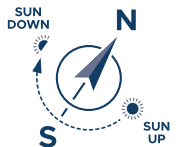
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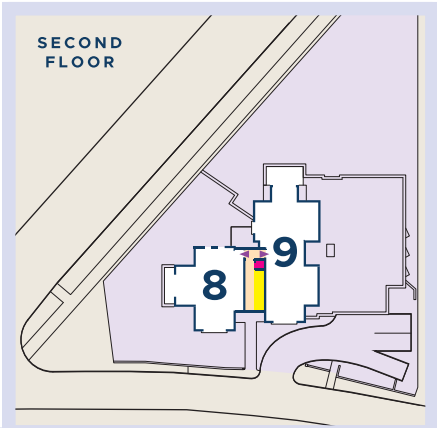


FIRST FLOOR

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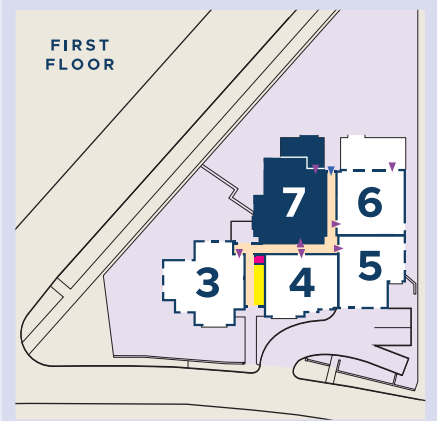
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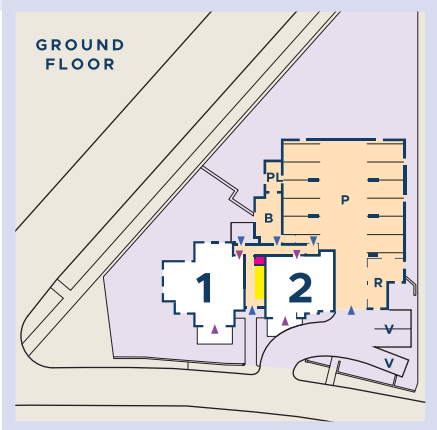


APARTMENT SEVEN

This first floor apartment with open-plan living space includes three bedrooms, a private terrace, separate Juliette balcony, lift access and secure garage parking.
 Gross Internal Area: 86.1 sqm. 927 sq. ft.



Kitchen/Living Area	6.83m x 4.04m	22'5" x 13'3"
Dining Area	2.87m x 2.03m	9'5" x 6'8"
Master bedroom	3.56m x 3.43m	11'8" x 11'3"
Bedroom 2	4.70m x 3.53m	15'5" x 11'7"
Bedroom 3	3.56m x 2.29m	11'8" x 7'6"



- Stairs
- Lift
- Communal
- Apartments
- Apartment Featured

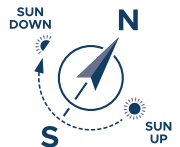
JULIETTE BALCONY

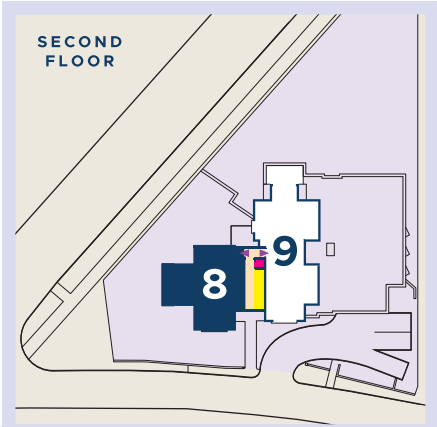


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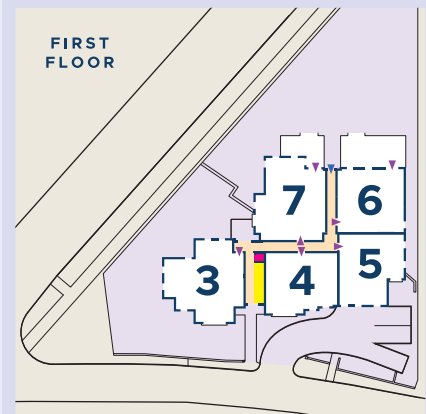
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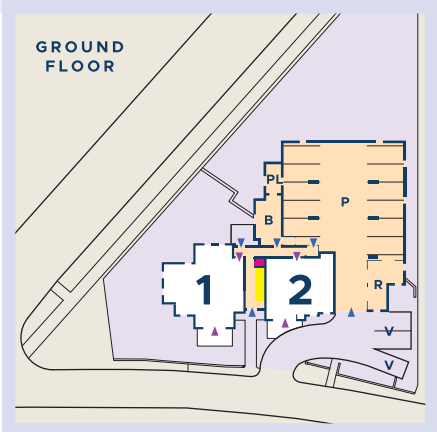


PENTHOUSE APARTMENT EIGHT

This top floor apartment with open-plan living space includes two bedrooms, the master bedroom with private balcony, separate Juliette balcony, lift access and secure garage parking.
 Gross Internal Area: 76.9 sqm. 828 sq. ft.



Kitchen/Living/Dining Area	5.51m x 5.00m	18'1 x 16'5
Master bedroom	5.05m x 5.00m	16'7 x 16'5
Bedroom 2	4.95m x 2.49m	16'3 x 8'2

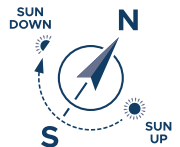


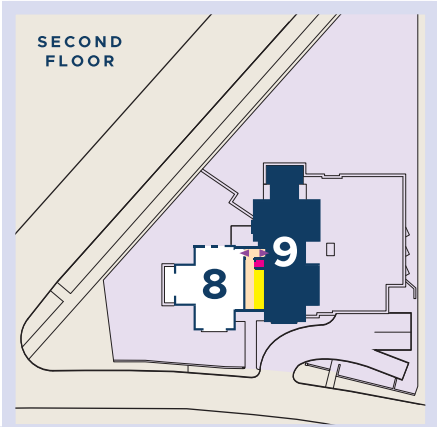
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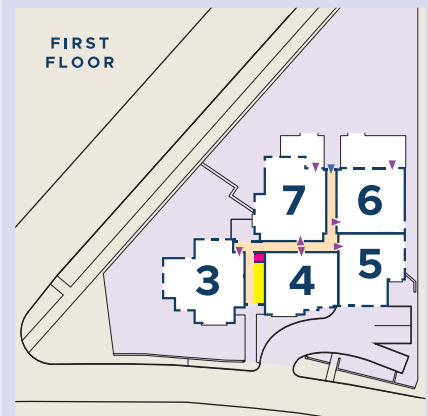
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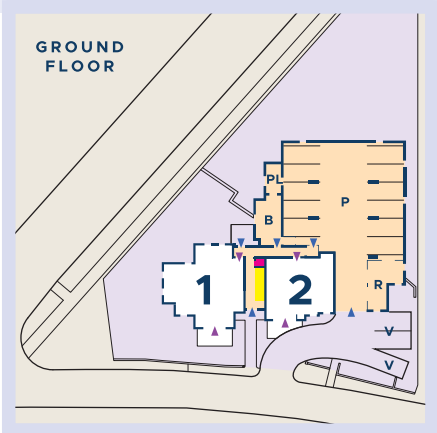


PENTHOUSE APARTMENT NINE

This top floor apartment with open-plan living space includes three bedrooms, the master bedroom with private balcony, separate Juliette balcony, lift access and secure garage parking.
 Gross Internal Area: 111.9 sqm. 1204 sq. ft.

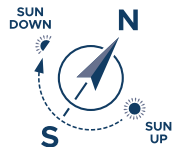


Kitchen/Living/Dining Area	8.00m x 6.71m	26'3 x 22'0
Master bedroom	4.42m x 3.58m	14'6 x 11'9
Bedroom 2	5.28m x 3.99m	17'4 x 13'1
Bedroom 3	4.98m x 2.49m	16'4 x 8'2



- Stairs
- Lift
- Communal
- Apartments
- Apartment Featured

SECOND FLOOR



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[CLICK TO VIEW THE DEVELOPMENT PLAN](#)



NO1

THE PERFECT BLEND OF FORM AND FUNCTION

Each individual apartment is hand crafted to the highest standard and offers light and spacious living with luxurious finishes throughout. The development features two and three bedroom properties allowing for flexible living accommodation. Modern, sleek kitchen design is complemented by contemporary stone worktops and a comprehensive range of integrated kitchen appliances. Secure parking with access to electric charging ensure future proof solutions to our changing environment.

NO 1



KITCHEN

- Contemporary style kitchen units with Quartz natural stone worksurfaces and upstands
- Range of Bosch appliances including induction hob, oven and microwave oven
- Integrated appliances including dishwasher, fridge/freezer and washer/dryer
- Undermount stainless steel sink and chrome mixer tap

BATHROOM & EN SUITE

- Chrome mixer taps and fittings from Crosswater
- Roca white sanitaryware
- Chrome ladder towel rail
- Marble effect half-height tiles
- Ceramic floor tiles
- Mirror with shaver point
- Vanity storage unit

HEATING & COMFORT

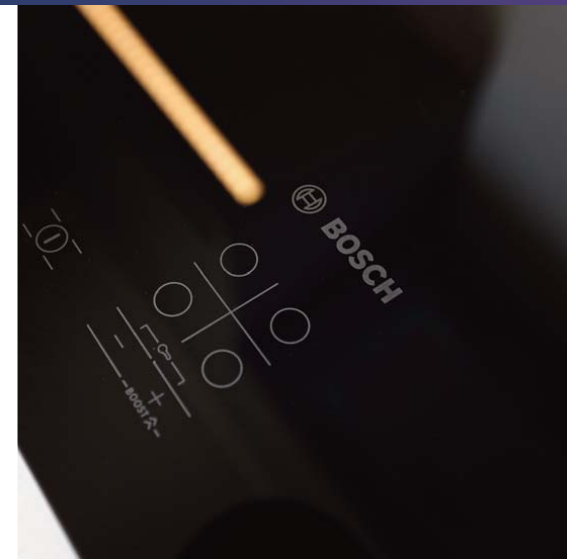
- Energy-efficient, thermostatically controlled gas central heating
- Pressurised hot water system
- Worcester Bosch Combination boiler
- Wet system under-floor heating throughout
- Heated chrome ladder towel rail in bathroom and en suite

MEDIA & COMMUNICATIONS

- Telephone and TV points to living room and bedrooms
- Communal Satellite Dish with Sky Q subscription available

INTERIOR

- Two panel white doors
- Brushed metal door furniture throughout
- Glass balustrade to terraces with brushed metal hand rail where applicable





INTERIOR (cont)

- Decorative metal railings to Juliette balconies
- Wood effect flooring to living/dining area and kitchen
- Carpets to all bedrooms
- LED downlights to all principal rooms, except bedrooms
- Lift serving all floors

VEHICLE SECURITY & PARKING

- Secure car park features eleven parking bays with internal access to apartments
- PIR sensed lighting
- Key fob & number coded key pad entry
- Automated secure roller shutter
- Individual charging points for electric vehicles at three external visitor bays

PEACE OF MIND

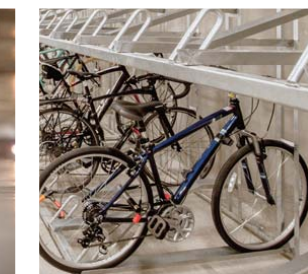
- Entry phone system
- Aluminium double-glazed doors with 4-point locking system to terraces and balconies
- Double glazed windows with 4-point security system
- Mains smoke detector with back up battery
- Heat, and CO detection
- Multipoint locking to principal external doors
- External wall and bollard lighting

EXTERIOR

- Bike storage room (car park)
- Refuse storage room (car park)
- Communal garden area
- Refuse collection area

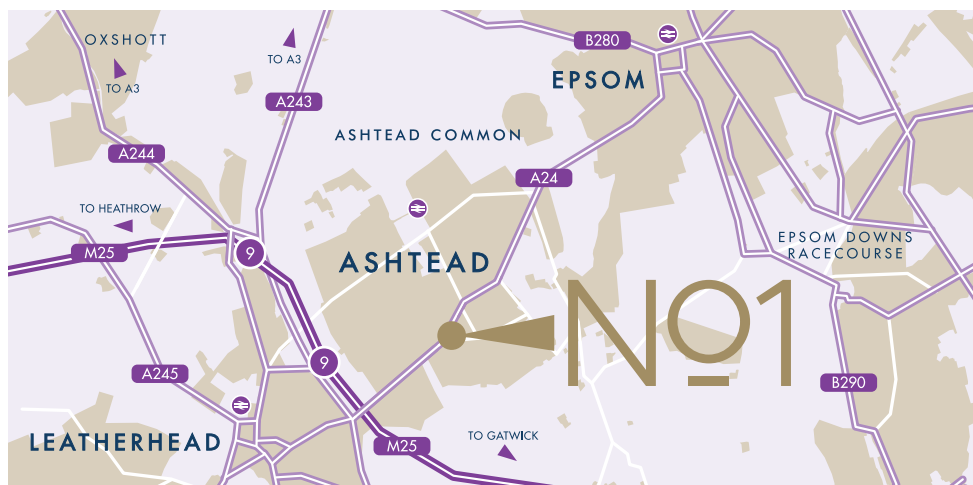
BUILDING WARRANTY PROVIDER

- ICW 10 Year building warranty





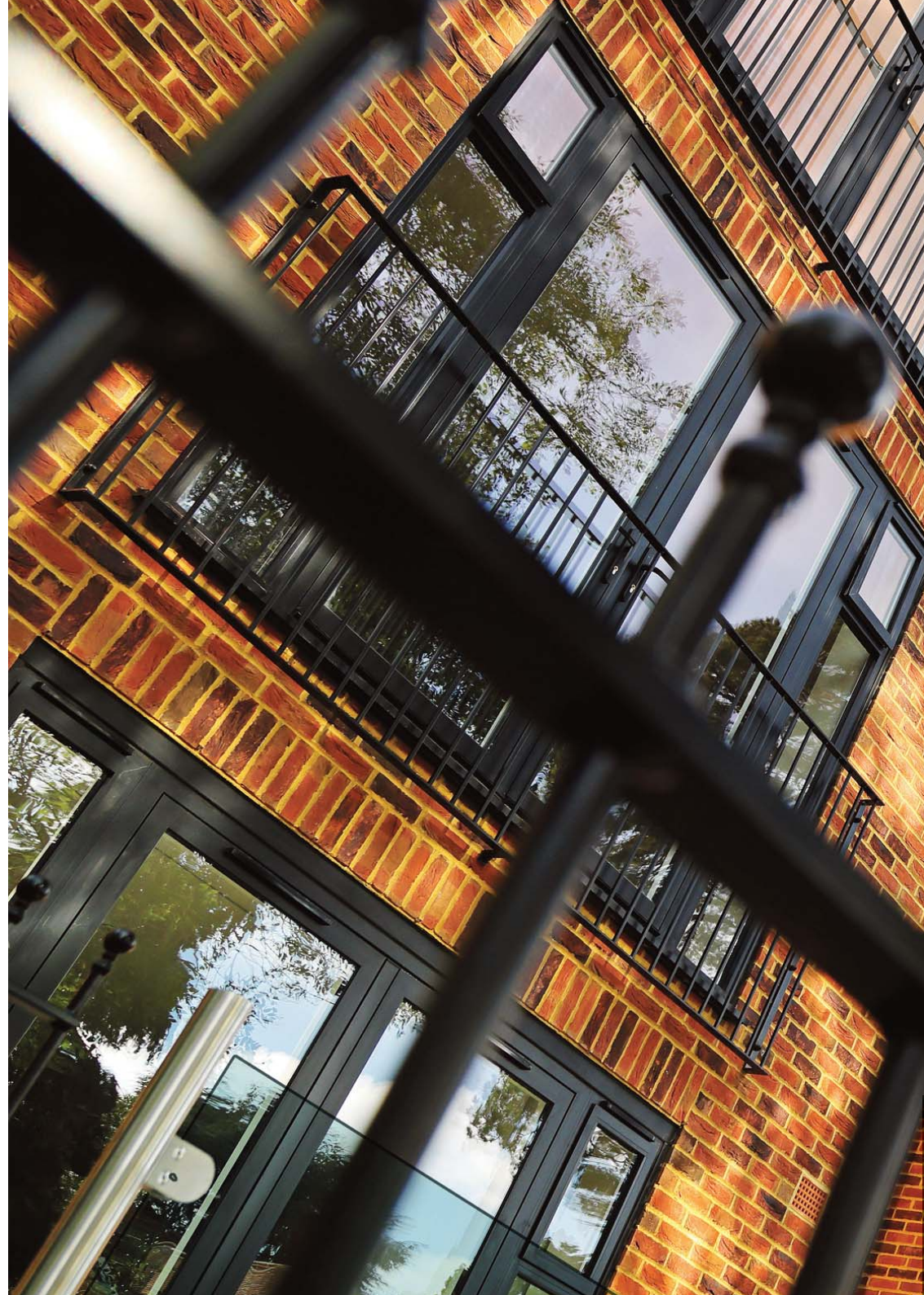
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Travel times and distances are approximate only. Sources: www.google.com/maps and www.southwesternrailway.com. September 2023

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