

# COURTYARD GARDENS

OXTED · SURREY



Created by St William



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*Discover a collection of 1, 2 and 3 bedroom  
apartments and penthouses built around  
beautiful landscaped gardens in the  
heart of Oxted.*

WHERE  
NEW LIFE  
TAKES  
ROOT





## AN EXQUISITE PRIVATE RETREAT

Courtyard Gardens is a calm oasis offering elegant living and peace of mind. A secluded haven made up of 111 one, two and three bedroom apartments and penthouses, with private outdoor space and gated parking. Located in the heart of Oxted, one of Surrey's most desirable, historic and affluent towns.

Nestled at the foot of the North Downs, Courtyard Gardens is a short stroll from Oxted's characterful high street and mainline station providing easy routes into central London with direct access to London Bridge in 33 minutes and London Victoria in 39 minutes. Gatwick Airport can be reached by car in under 30 minutes.

Built around magnificent tiered landscaped gardens and courtyards, these high quality apartments reflect St William's unique design concept - to lead by the landscape.

Created by St William, a proud member of the Berkeley Group.



**St William**  
Designed for life

\*Travel time taken from [www.google.co.uk/maps](http://www.google.co.uk/maps).



Computer generated image of Courtyard Gardens, indicative only.





Computer generated image of the landscaped gardens, indicative only.

## A SECLUDED SETTING

Courtyard Gardens occupies a secluded position, set back from Station Road East and consists of three apartment buildings. The apartments are accessed from a private road, leading to residents' secure parking, from where there is lift access to apartments.



Site plan is indicative only.  
\*Block name subject to planning approval.



APARTMENTS FILLED  
WITH NATURAL LIGHT





Kitchens at Courtyard Gardens are designed and finished to the highest standards. Sleek, soft-close cabinetry, available in a choice of four colour palettes, is combined with seamless integrated appliances to enable relaxed, modern living and entertaining.

KITCHENS ARE DESIGNED  
AROUND YOUR LIFESTYLE





## ELEGANT BEDROOMS WITH SPACIOUS WARDROBES

Carefully selected materials and palettes create a sanctuary in which to relax and unwind. Elegant lighting and built-in wardrobes complement these contemporary spaces.







Computer generated image of apartment bathroom, indicative only.

SERENE BATHROOMS

Beautifully designed bathrooms and en suites are available in a choice of colour palettes and offer stylish chrome fittings and space-saving storage.



All images are indicative only.



A CONSIDERED  
SPECIFICATION



Examples of material finishes, indicative only.

KITCHENS

- Individually designed kitchens featuring handle-less cabinets with contemporary doors
- All cabinet doors and drawers include soft-closing feature
- Laminate worktops with full height splashback\*
- Stainless steel 1 or 1½ bowl sink with drainer and designer brushed nickel mixer tap
- Siemens built-in oven
- Siemens built-in microwave
- Siemens induction hob
- Elica concealed telescopic extractor hood
- Bosch fully integrated fridge / freezer
- Bosch fully integrated dishwasher
- LED feature lighting to underside of wall cabinets
- Integrated waste separation recycling bins

UTILITY CUPBOARDS

- Bosch washer / dryer

BATHROOMS

- Three-door recessed mirrored bathroom cabinet
- Integrated shaver point
- Thermostatic shower controls with shower head and riser rail
- Contemporary wall hung washbasin with designer chrome mixer tap
- Contemporary white WC with concealed cistern, soft-close seat and cover
- Chrome heated electric towel rail
- Glass shower enclosure with sliding door to shower rooms and selected bathrooms
- White steel bath with white bath panel and glass screen to selected bathrooms

ELECTRICAL & LIGHTING

- LED downlights in entrance hall, kitchen / living / dining area, bathrooms and en suites
- Pendant lights to bedrooms
- Automatic sensor lighting to hall cupboards
- Brushed steel switch plates and sockets at high level, white sockets at low level
- Wiring for Sky Q (subject to future purchaser subscription) to living / dining areas
- Television point provided to living / dining area and all bedrooms
- Telephone point provided to living / dining area
- BT Openreach provision and Hyperoptic provision for Wi-Fi

INTERIOR FINISHES

- Wood effect laminate flooring to entrance hall and kitchen / living / dining area\*
- Carpet to bedrooms\*
- Built-in wardrobe to master bedroom. Internals to include shelf and hanging rail
- White painted single panelled internal doors with polished chrome lever handles
- White painted walls and ceilings throughout
- White painted skirtings and architraves

HEATING

- White radiators with individual thermostatic control

EXTERNAL FINISHES

- White uPVC double glazed windows and doors
- Multipoint locking entrance and casement doors
- Decking to balconies
- Decking or paving slabs to terraces where appropriate
- Contemporary stainless steel wall-mounted light to balconies / terraces

\*In a choice of colour palettes, subject to build stage.

3 BED & PENTHOUSE:

KITCHENS

- Composite worktops\*
- Full height glass splashback\*
- Siemens double oven
- Siemens 5-zone ceramic induction hob

UTILITY CUPBOARDS

- Bosch washing machine and tumble dryer

INTERIOR FINISHES

- Built-in wardrobe to bedroom 2. Internals to include shelf and hanging rail
- Engineered timber flooring to kitchen/ living/dining area\*

OPTIONAL UPGRADES

TO 1 & 2 BED APARTMENTS

- Composite worktops\*
- Full height glass splashback
- Engineered timber flooring\*

OPTIONAL UPGRADES

TO 2 & 3 BED APARTMENTS

- Built-in wardrobe to bedroom 2 in 2-bedroom apartments and bedroom 3 in 3-bedroom apartments and penthouses. Internals to include shelf and hanging rail

SECURITY &  
PEACE OF MIND

- Secure by design door set to individual apartments, single panel painted white, with polished chrome door lever with multipoint locking system and security escutcheon
- Mains fed smoke / heat detectors
- Video entry system linked to main entrance doors

DESIGNED FOR LIFE

- 2-year St William warranty
- 10-year Premier Guarantee for peace of mind





Computer generated image of views across to Atkinson House, indicative only.

## ELEGANT ARCHITECTURE

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Echoing classic architecture, each building at Courtyard Gardens features stone entrance pillars and ornate iron work. All apartments have either a balcony or a terrace, some with views over the landscaped gardens and others with views towards the North Downs.

Communal entrances, hallways and staircases have all been beautifully designed and finished with meticulous attention to detail.



BEAUTIFUL  
SURROUNDINGS

The landscaped gardens are secluded, tranquil and private forming an integral part of this new community. St William puts as much care and planning into the external areas as it does to the design and quality of its buildings and interiors. Courtyard Gardens will offer social and sustainable gardens that provide colour all year round.



PLANTING WILL PROVIDE  
COLOUR AND INTEREST  
ALL YEAR ROUND



INSECT BOXES  
WILL ENCOURAGE  
WILDLIFE



“  
The beauty of the Surrey Hills Area of Outstanding Natural Beauty was drawn on to help create a unifying and attractive setting with a unique character. The verdant soft landscape has a strong year-round structure from which colours, textures and forms grow. Juxtaposed with a simple and robust hard material palette detailed to ensure a high quality, safe and inviting environment.”

James Stockdale, Charnwood Landscape Design



Garden imagery is indicative only.







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*Oxted is a quintessentially English town,  
known for its close-knit community.  
The perfect place to flourish.*

TIME TO  
GROW







Indicative lifestyle image.

FIND ALL THESE ESSENTIALS  
ON YOUR DOORSTEP



## MOMENTS FROM THE BUSTLING HIGH STREET

Oxted is a quintessentially English town, full of character and charm, where timber-framed façades lend the busy high street a unique appeal. The high street has a wide choice of restaurants and cafés, independent shops and supermarkets, including a Waitrose.

There is also an Everyman cinema and an independent arts group called 'The Barn Theatre', all just a short walk from Courtyard Gardens. With so many amenities close at hand, you won't have to think about using the car.



“  
I love the feel of the  
community, everything  
that I need, and more,  
is here in Oxted and I  
am so glad I made the  
move to the area.”

Diane Hanley, local resident








Map is not to scale and is indicative only.

# EXCEPTIONAL CONNECTIVITY

Oxted is very well connected by road, rail and air. Train services from the mainline station located in the town centre, run direct to London Bridge and London Victoria stations frequently throughout the day. The M25 (Junction 6) is conveniently just 10 minutes' drive from the town, linking to Gatwick Airport in approximately 22 minutes.

 BY TRAIN	 BY CAR	 WALKING
EAST CROYDON 16 MINS	M25 J6 10 MINS	COSTA COFFEE 2 MINS
LONDON BRIDGE 33 MINS	CATERHAM 12 MINS	HEALTH CENTRE 3 MINS
VICTORIA 39 MINS	GATWICK 22 MINS	OXTED STATION 4 MINS
GATWICK 42 MINS	EAST GRINSTEAD 22 MINS	WAITROSE 4 MINS
CHARING CROSS 50 MINS	SEVENOAKS 20 MINS	EVERYMAN CINEMA 5 MINS
KING'S CROSS 50 MINS	EAST CROYDON 26 MINS	MASTER PARK 8 MINS

All journey travel times are approximate only and taken from [www.tfl.gov.uk](http://www.tfl.gov.uk), [www.google.co.uk/maps](http://www.google.co.uk/maps).  
Train journey times are approximate from Oxted Station.





Oxted high street.



Robertsons Tea and Coffee Shop.



ToasT Oxted.



Cattle &amp; Cocktail.

## ENJOY GOOD FOOD AND GREAT COMPANY

Oxted town centre is bursting with excellent eateries. For a mouth-watering full English breakfast, a long and lazy weekend brunch, or coffee and cake after shopping, try Robertsons Tea and Coffee House, ToasT, Café Papillon or Colairo's. For an evening meal, tempt your taste buds at Cucina Italiana, Thai Pad or Cattle and Cocktail or sample the fish and chips at Deep Blue.

Further afield in Old Oxted, you'll find plenty of traditional country pubs such as The George, an inn dating back to the 15th century, serving good beer and wine in cosy surroundings.

“

*Oxted is a friendly area with a diverse high street and a fantastic choice of restaurants and pubs.”*

Sales assistant, La Maison Boutique, Oxted



LEISURE ACTIVITIES  
WITH A FRIENDLY WELCOME

Cricket, tennis, football, athletics, rambling and even sailing are available locally all year-round. Master Park is the focal point for leisure activities, a beautiful open green space framed by the North Downs. Here you will find excellent clubs and sports facilities, while the park itself is a lovely setting for walking and running.

Tandridge Golf Club, with its Harry Colt designed course, is a short drive away. Keen cyclists will love the Yew Tree Way, an 8-mile cycle route through charming country lanes. For indoor activities, the Tandridge Leisure Centre offers a gym, exercise classes and 25 metre pool.

“

*You hear the words ‘perfectly positioned’ and ‘has it all’ often but in the case of Oxted, it’s true.”*

Barbara McNaughton-Khatttri, local resident



MASTER PARK IS  
THE HEART OF  
OXTED’S RELAXED  
AND FRIENDLY  
COMMUNITY



Master Park.

Indicative lifestyle imagery.



DIRECTORY

Oxted has two main shopping streets, with an interesting array of shops, cafés and a cinema, whilst Old Oxted hosts a number of traditional country pubs.

Restaurants

- 1

**CUCINA ITALIANA**  
28-30 Station Rd E,  
Oxted RH8 0BT
- 2

**GURKHA KITCHEN**  
111-113 Station Rd E,  
Oxted RH8 0AX
- 3

**CATTLE & COCKTAIL**  
10 Station Rd W,  
Oxted RH8 9EP
- 4

**PIZZA EXPRESS**  
153 Station Rd E,  
Oxted RH8 0QE
- 5

**BRISK BURGER**  
74 Station Rd E,  
Oxted RH8 0PG
- 6

**GOLDEN BENGAL TANDOORI**  
51 Station Rd E,  
Oxted RH8 0AX
- 7

**GOLDEN PALACE**  
40 Station Rd W,  
Oxted RH8 9EU
- 8

**THAI PAD**  
5-6 Hoskins Walk,  
Oxted RH8 9HR
- 9

**DEEP BLUE**  
17-19 Station Rd E,  
Oxted RH8 0BD

Cafés

- 10

**CAFÉ PAPILLON**  
54 Station Rd W,  
Oxted RH8 9EU
- 11

**TOAST OXTED**  
38 Station Rd E,  
Oxted RH8 0PG
- 12

**ROBERTSONS TEA & COFFEE SHOP**  
42 Station Rd W,  
Oxted RH8 9EU
- 13

**THE DELI OXTED**  
85 Station Rd E,  
Oxted RH8 0AX
- 14

**CAFÉ NERO**  
139 Station Road,  
Oxted RH8 0QE
- 15

**COSTA COFFEE**  
62 Station Rd E,  
Oxted RH8 0PG
- 16

**COUGHLANS BAKERY**  
76 Station Rd E,  
Oxted RH8 0PG

Pubs

- 17

**THE WHEATSHEAF**  
9 High St,  
Oxted RH8 9LN
- 18

**THE CROWN INN**  
53 High St,  
Oxted RH8 9LN
- 19

**THE GEORGE INN**  
52 High St,  
Oxted RH8 9LP
- 20

**THE OLD BELL**  
68 High St,  
Oxted RH8 9LP
- 21

**WAITROSE**  
159 Station Rd E,  
Oxted RH8 0QE
- 22

**BOOTS**  
48 Station Rd E,  
Oxted RH8 0PG
- 23

**OXTED HEALTH CENTRE**  
10 Gresham Rd,  
Oxted RH8 0BQ

Amenities

- 24

**PRIORY HOUSE DENTAL CENTRE**  
77 Station Rd E,  
Oxted RH8 0AX
- 25

**SAINSBURY'S LOCAL**  
88 Station Rd E,  
Oxted RH8 0QA

Leisure

- 26

**TANDRIDGE LEISURE CENTRE**  
Hoskins Rd,  
Oxted RH8 9HT
- 27

**EVERYMAN CINEMA**  
7 Station Rd W,  
Oxted RH8 9EE
- 28

**THE BARN THEATRE**  
25 Bluehouse Lane,  
Oxted RH8 0AA
- 29

**TANDRIDGE GOLF CLUB**  
Godstone Rd,  
Oxted RH8 9NQ
- 30

**OXTED LAWN TENNIS CLUB**  
Master Park,  
Church Lane,  
Oxted RH8 9NB
- 31

**OXTED AND LIMPSFIELD CRICKET CLUB**  
Master Park,  
Church Lane,  
Oxted RH8 9NA
- 32

**TITSEY PLACE AND GARDENS**  
Pitchfont Lodge,  
Water Lane, Titsey,  
Oxted RH8 0SA





## NESTLED AT THE FOOT OF THE INSPIRING NORTH DOWNS

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Surrey is famous for the beauty of its landscape – nowhere more so than in this part of the county, where the rolling North Downs, open fields, woodland and commons are a constant inspiration. Criss-crossed with footpaths

and bridleways, there are endless opportunities for walks, riding, cycling and family days out in the countryside. The North Downs Way Pilgrims' Trail passes close to Oxted on its 153-mile route from Farnham to Canterbury.







Titsey Place.



The Edenbridge and Oxted Show.



The British Wildlife Centre.



Chartwell House.

HISTORIC HOUSES,  
EXQUISITE GARDENS,  
SPORTING EVENTS

Exploring Oxted’s surroundings, rich in history, is one of the joys of living at Courtyard Gardens. Titsey Place is an imposing manor house boasting fine art collections, while the gardens and landscaped lakes are a magnificent sight. Further afield lie Chartwell and Down House, respectively the family homes of Winston Churchill and Charles Darwin.

At Lingfield, just 15 minutes by car, you can get close to 40 different native species at the British Wildlife Centre, or enjoy a day at Lingfield Park, one of the UK’s busiest racecourses. Horse lovers will also delight in the annual Edenbridge and Oxted Show.



# A F I R S T - C L A S S E D U C A T I O N

Courtyard Gardens is conveniently positioned close to many excellent schools. St Mary's School and Limpsfield Church of England Infant School, both rated outstanding by Ofsted, are located within 1 mile of the development.

“

*Oxted is a great area for  
children to grow up in,  
the facilities are excellent.”*

Lindsay Downie, local resident

PRIMARY SCHOOLS	DISTANCE	AGE RANGE
St Mary's School	0.4 mile	7 - 11
Limpsfield Church of England Infant School	1 mile	4 - 7
Hazelwood School*	1.2 miles	4 - 13
Holland Junior School	2.4 miles	7 - 11
Woodlea Primary School	4.4 miles	5 - 11
Essendene Lodge School*	6.5 miles	3 - 11

SECONDARY SCHOOLS	DISTANCE	AGE RANGE
Oxted School	0.5 mile	11 - 18
Woldingham School*	5.2 miles	10 - 18
Caterham School*	6.5 miles	10 - 18
Radnor House Sevenoaks School*	6.5 miles	3 - 18
de Stafford School	7.4 miles	11 - 16
Charles Darwin School	7.6 miles	11 - 18

COLLEGES	DISTANCE	AGE RANGE
Moor House	1.6 miles	16 - 18
Reigate College	11.5 miles	16 - 18
East Surrey College	11.6 miles	16 - 18
Croydon College	11.9 miles	16 - 18

\* Independent, fee paying school.  
All distances are approximate only and taken from [www.google.co.uk/maps](http://www.google.co.uk/maps).



Indicative lifestyle image.



## DESIGNED FOR LIFE

### DESIGNED FOR LIFE

Our customers are at the heart of all our decisions. We aim to understand their needs and consistently meet or exceed their expectations. The service we provide is professional, efficient and helpful to make the home buying process as straightforward and enjoyable as possible. Our levels of customer service aim to be comparable to other top brands.

### CUSTOMER SERVICE IS OUR PRIORITY

All our customers are provided with a commitment that when they buy a new home from St William they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

### GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

### QUALITY IS AT THE HEART OF EVERYTHING WE DO

At St William, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10-year warranty all new homes receive, St William operates a 2-year policy with dedicated Customer Service Teams on hand 24 hours a day to deal with enquiries quickly and effectively.

### UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

### A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

St William's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



Proud to be a member of the Berkeley Group of Companies

**Berkeley**  
Designed for life

**St Edward**  
Designed for life

**St George**  
Designed for life

**St James**  
Designed for life

**St Joseph**  
Designed for life

**St William**  
Designed for life

## A COMMITMENT TO THE FUTURE

### OUR VISION

Over the years, the Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live. We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously. Our plan for the business has five areas of focus: **Customers, Homes, Places, Operations** and **Our People**.

### AN EXCEPTIONAL CUSTOMER EXPERIENCE

We aim to put customers at the heart of our decisions. Dedicated Sales Teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

### HIGH QUALITY HOMES

When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.

### GREAT PLACES

We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's wellbeing and quality of life.

### EFFICIENT AND CONSIDERATE OPERATIONS

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

### A COMMITMENT TO PEOPLE AND SAFETY

Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.

### THE BERKELEY FOUNDATION

We set up the Berkeley Foundation in 2011. It supports voluntary sector organisations to improve people's lives in the communities where we work, and last year worked with 49 different organisations and their beneficiaries. Our staff have been instrumental in making the Foundation grow, with over 60% getting involved last year and raising over £935k. They also give their time and skills, for example by mentoring young people to help them become more confident and job ready.

Since its launch, the Foundation has committed over £14.9 million to more than 100 charities and worthy causes. Berkeley Group covers all overhead costs, so all money raised goes directly to charitable causes.

[www.berkeleyfoundation.org.uk](http://www.berkeleyfoundation.org.uk)  
[www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)





CREATED BY ST WILLIAM :  
OUR DIFFERENCE

St William is a joint venture between Berkeley Group and National Grid. Our vision is to develop unused spaces across London and the South of England and reconnect them to the community, creating homes for everyone.

We want St William developments to be renowned for the open spaces they create and the quality of their landscape. The term ‘landscape’ comes from two words meaning ‘to shape a place where people belong’. It is this idea that inspires our approach. We truly believe that the spaces between buildings are as important as the buildings themselves.

This pioneering, landscape-led approach to urban developments is hugely important to us. Not only do these beautiful open spaces complement the carefully considered architecture of our homes, they are also where people meet, exercise or sit and watch the world go by. It is in these spaces that you can create a community, somewhere that is sociable, sustainable and safe.

“

*Our goal is to transform  
industrial sites from a bygone  
age into beautiful places,  
which people call home.”*

Tony Pidgley, CBE  
Chairman of Berkeley Group



Photography of showhome at Prince of Wales Drive.



Image of previous St William development, Elmswater.



FIND US



Courtyard Gardens, Oxted RH8 0BE

**Sales and Marketing Suite**

Robert Leech, 72 Station Road East, Oxted RH8 0PG

Telephone: **01883 770600** | Email: **courtyardgardenssales@stwilliam.co.uk**

Website: **www.courtyardgardensoxted.co.uk**



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St William policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. W450/05CA/0519

YOU ARE HERE: WAKE-UP AND LIVE.  
A HAVEN BETWEEN HILLS WHERE THE RIVER FLOWS.  
WHERE NEW LIFE TAKES ROOT AND ANCHORS YOU.  
TIME TO GROW.  
YOU ARE HERE: RISE AND BREATHE.  
THIS MERIDIAN LAND THAT MARKS THE DAYLIGHT.  
WHERE THE SUN UNFURLS YOUR LEAVES.  
TIME TO ENERGISE.  
YOU ARE HERE: STRETCH AND BREATHE.  
YOUR AIR, YOUR HOME, YOUR PEACE OF MIND.  
WHERE BRANCH LINES SPREAD, REACH OUTWARDS.  
TIME TO UNWIND.  
YOU ARE HERE... RELAX



