



Beechcroft

THE OLD MILL

EAST MOLESEY SURREY

This exclusive collection of just 10 new and converted two and three-bedroom apartments is set within a private courtyard in the prestigious, gated Queens Reach development in East Molesey.



Six of the apartments in this desirable location are the result of Beechcroft's restoration and conversion of the Old Mill, a local historic landmark, whilst the four remaining apartments have been created within the newly-built Elizabeth House.

Beechcroft

EAST MOLESEY A PRESTIGIOUS DEVELOPMENT IN A LANDMARK LOCATION

SURROUNDED
BY HISTORIC AND
ROYAL PARKS WITH
HAMPTON COURT
JUST ACROSS
THE BRIDGE



At East Molesey, you'll discover a rich sense of history, great selection of shops, excellent transport links, choice of places to eat and drink and easy access to some of London's most impressive parks and gardens.

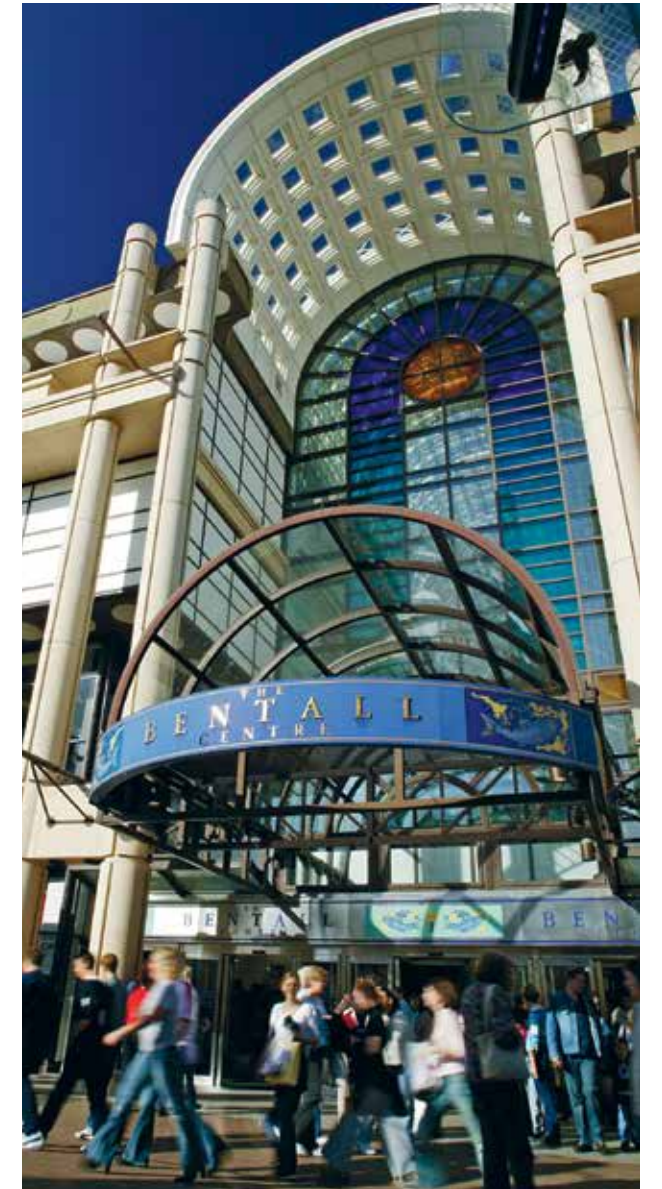
On Bridge Road, just a few minutes' walk from this new Beechcroft development, there's a whole range of shops and services and just over the bridge which spans the Thames, is the stunning Hampton Court Palace.

Here the 60-acre gardens border Home Park, a 750-acre walled deer park with great avenues of lime trees, the Long Water Canal and Jubilee Fountain. About five minutes' drive away is Royal Bushy Park with its gardens, woodland, ponds and grassland populated by herds of roaming red and fallow deer.

This is a village that blends the best of town and country, within easy commuting distance of the Capital.



THE OLD MILL



Above and right: Bridge Road and just over Hampton Court Bridge, a short walk from The Old Mill. Far right: The Bentall Centre, Kingston upon Thames.

SPOILT FOR CHOICE

RIGHT ON THE DOORSTEP...

...CAFES & BOUTIQUES, FINE DINING, CULTURAL PURSUITS AND MUCH MORE BESIDES.

Shopping? East Molesey's boutiques and specialist shops sell everything from clothing to gifts and homewares. Eating in? There's a great local deli, supermarket, family butcher and Marks & Spencer Simply Food. You'll find a branch of Tesco in Molesey, less than a mile and a half away and a Waitrose in Esher, about 3 miles away. If you prefer eating out, there's a selection of restaurants serving international cuisine.

For the sporting, there's the Riverside Gym and the Pavilion Club with pool, spa, tennis courts and therapy rooms. Locally, there's a good selection of hair and beauty salons along with dental and medical practices, physiotherapists and chiropractors..

For a day's retail therapy, Kingston-upon-Thames, just a mile away is home to the Bentalls Shopping Centre, John Lewis, a host of High Street names, café-bars and restaurants and a cinema, theatre and night life.

HISTORY & HERITAGE

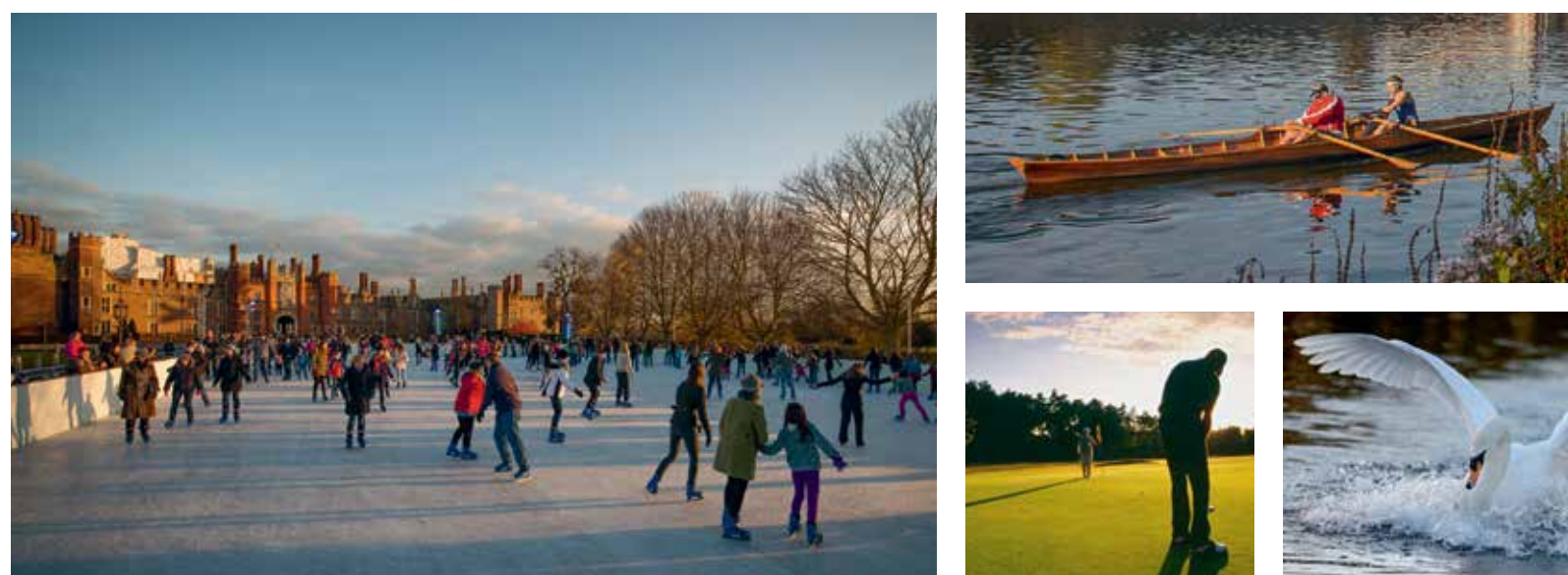


Living close to Henry VIII's majestic palace at Hampton Court on the River Thames is something special. You'll be able to make the most of the peaceful riverside walks, take a river cruise or hire a boat. And there will be plenty of events for you to attend throughout the year.

Hampton Court Palace, with its stunning gardens, parkland and famous maze, hosts art exhibitions, talks and debates, live music, fireworks, the BBC Good Food Festival, open air cinema, annual flower show and, during the winter months, an outdoor ice rink and courtyard carols.

At Hampton Court Palace, you'll be able to play the sport of Kings – Real Tennis on the Royal Tennis Court, refurbished in 1628, and one of the oldest surviving courts in the country.

Hampton Court Palace, photographed from the banks of the Thames in East Molesey.



Above: Kew Gardens, Hampton Court Palace Flower Show. Ice skating at Hampton Court Palace. Rowing on the River Thames. Right: Royal Bushy Park.

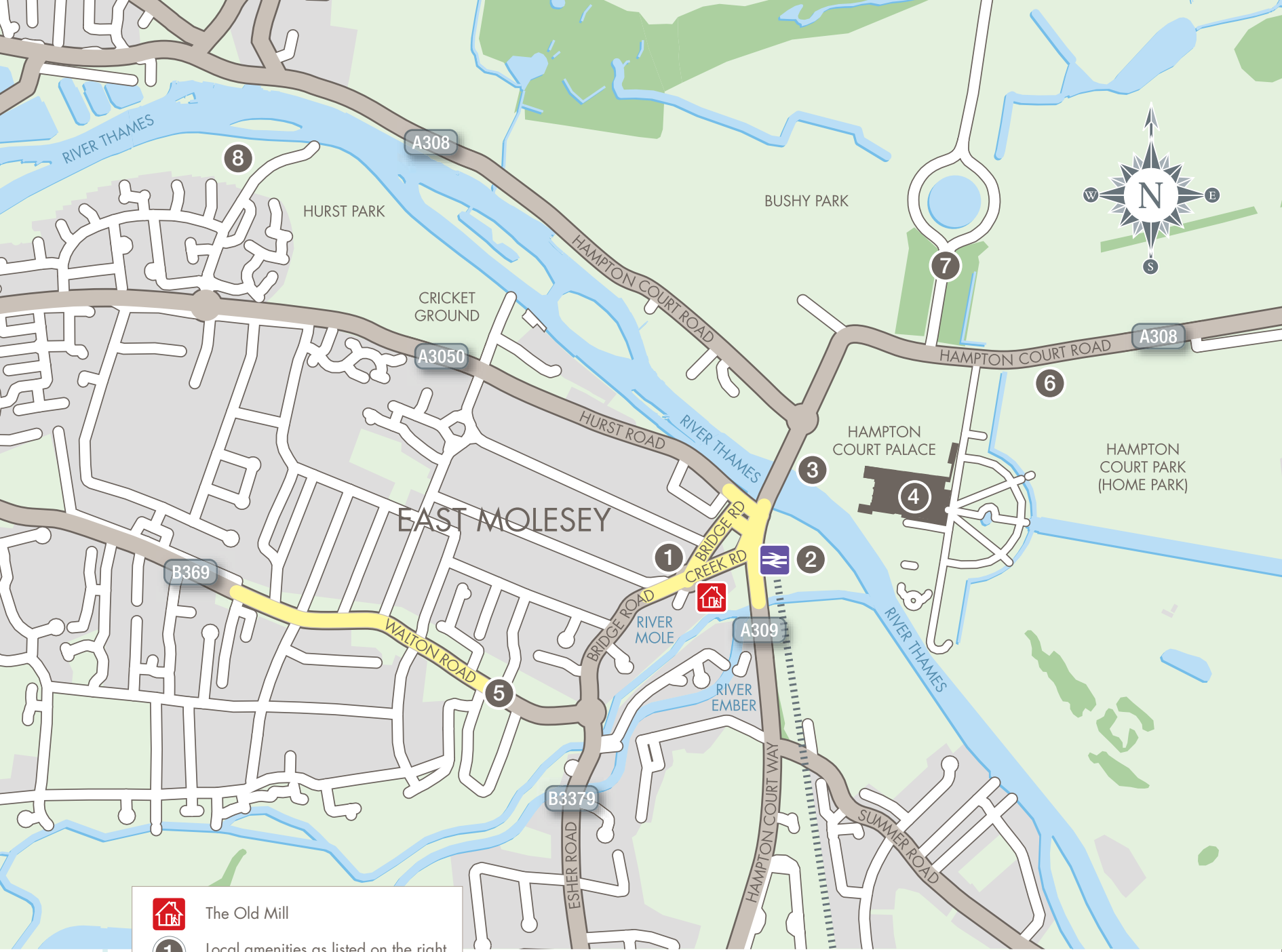
EXPANSES OF GREEN OPEN SPACE AND
WOODLAND, PARKS AND GARDENS AND
A FULL PROGRAMME OF YEAR-ROUND EVENTS...
ALL ON HAND FOR YOUR ENJOYMENT.



Living at East Molesey, you're within a mile of Home Park and Royal Bushy Park and just a short drive from Richmond Park, the largest of the Capital's eight Royal Parks. Kew's Botanic Gardens, a World Heritage site, has many attractions including a tree-top walkway and outdoor winter ice-rink.

If you enjoy 'messaging about on the river', you'll have the Island Barn Sailing Club and a Motor Yacht Club on hand – or improve your rowing skills at Molesey Boat Club, one of the oldest boat clubs along the Thames.

For those who prefer sporting activities on dry land, there's Hampton Court Palace Golf Club and Thames Ditton and Esher Golf Club, or you can head to Esher and Sandown Park, home to three golf courses, sports centre, dry ski slope and Daytona outdoor go-karting track along with a full programme of horseracing.



- The Old Mill
- Local amenities as listed on the right
- Local shops

CLOSE TO HOME
OR FURTHER AFIELD,
MAKE THE RIGHT
CONNECTIONS.

From Hampton Court Railway station, in London Transport's Zone 6, there is a regular rail service to London Waterloo with a journey time of approximately 35 minutes.

Four main bus routes in the area provide services to Kingston-upon-Thames, Teddington, Twickenham, Richmond-upon-Thames and Kew Retail Park as well as to Thames Ditton, Long Ditton and Surbiton. From East Molesey, the M25 may be accessed at junction 10 via the A307 or junction 12 via the A308. The A309 provides a link to the A3, which runs north to London and south towards Portsmouth.

London's Heathrow airport is approximately 7.5 miles from East Molesey whilst London Gatwick and London City Airport are both just under 19 miles away.

In the summer months, riverboats from Hampton Court Pier travel to Richmond on Thames, Kingston upon Thames and Westminster – but be prepared for a leisurely journey as travel times to Westminster may be up to four hours.

CONNECT

Bridge Road shops 0.1 mile	Thames Ditton 1.2 miles	Thames Ditton 2 minutes
Hampton Court Railway Station 0.2 mile	Kingston upon Thames 2.5 miles	Surbiton 7 minutes
Hampton Court Pier 0.3 mile	Esher 2.9 miles	New Malden 13 minutes
Hampton Court Palace 0.4 mile	Surbiton 3.3 miles	Wimbledon 19 minutes
Walton Road shops 0.6 mile	Teddington 3.6 miles	Clapham Junction 26 minutes
Hampton Court Palace Park (Home Park) 0.8 mile	Richmond upon Thames 6.4 miles	London Waterloo 35 minutes
Royal Bushy Park 0.8 mile	London Heathrow Airport 7.2 miles	
Hurst Park 1.2 miles	London City Airport 22.7 miles	
	London Gatwick 27.7 miles	

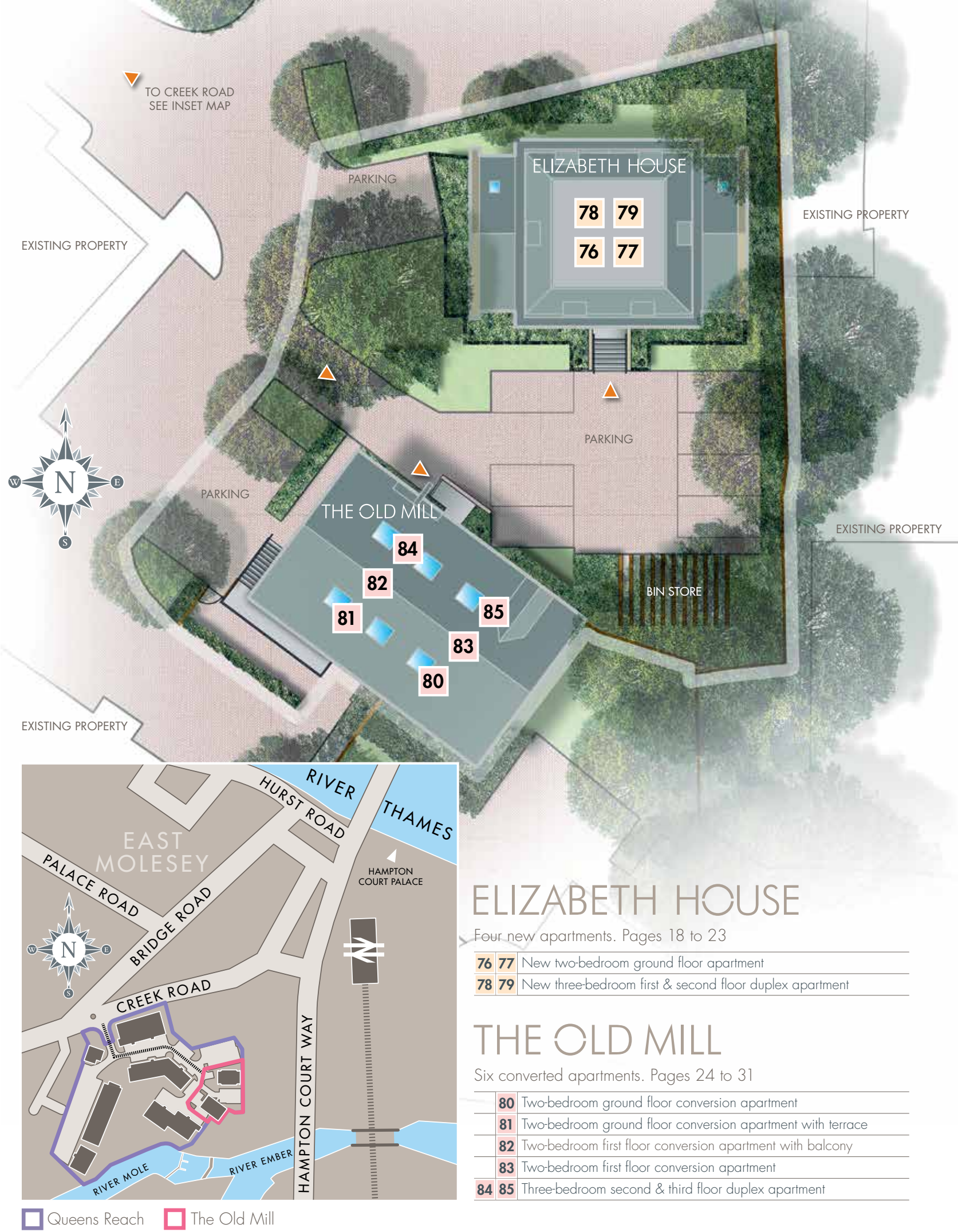
All times and distances are approximate only. Local distances are from the entrance of The Old Mill within Queens Reach and taken from Google Maps. Driving distances are taken from the AA route map website using the sat nav code. Train times are approximate and taken from the National Rail network website.

THE OLD MILL

EAST MOLESEY SURREY



DEVELOPMENT LAYOUT



ELIZABETH HOUSE

Elizabeth House comprises four new apartments. Each of the two ground-floor apartments provide generously-proportioned living space, a stylish kitchen with a full range of integrated appliances, two bedrooms, one with an en-suite shower, and a main bathroom. Two three-bedroom duplex apartments have been created on the first and second floor.

Each has a drawing room, kitchen, bedroom and bathroom on the first floor with two further bedrooms, one with an en-suite on the upper floor.

THE OLD MILL

There has been a mill in this area since the Middle Ages but this new development is the result of Beechcroft's careful conversion of the current mill building which dates from the turn of the century.

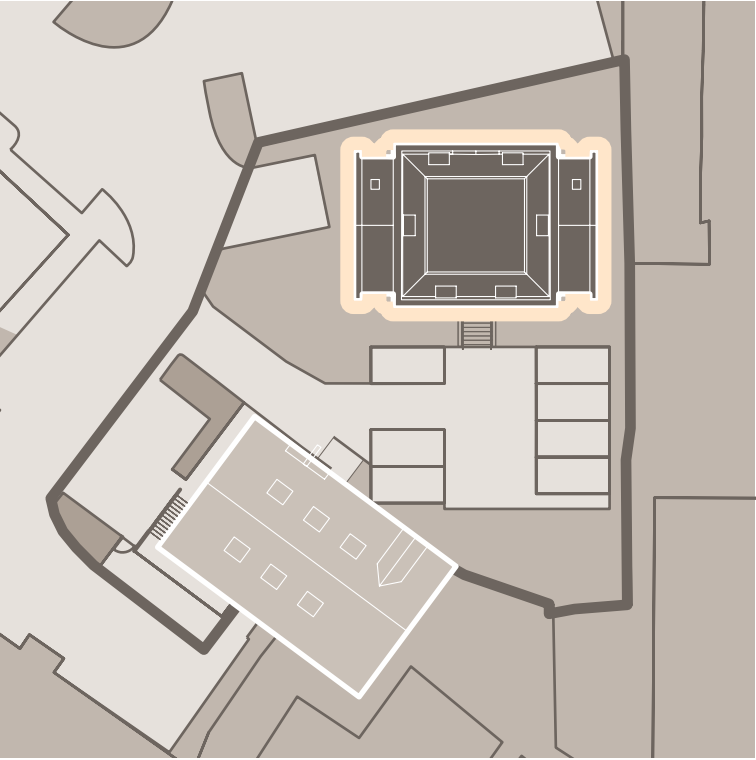
Originally built as a flour mill, it has been used as a gunpowder mill, tent manufacturer, motor cycle workshop and offices. The Old Mill will comprise six converted two and three-bedroom apartments.

THE OLD MILL

ELIZABETH HOUSE



ELIZABETH HOUSE



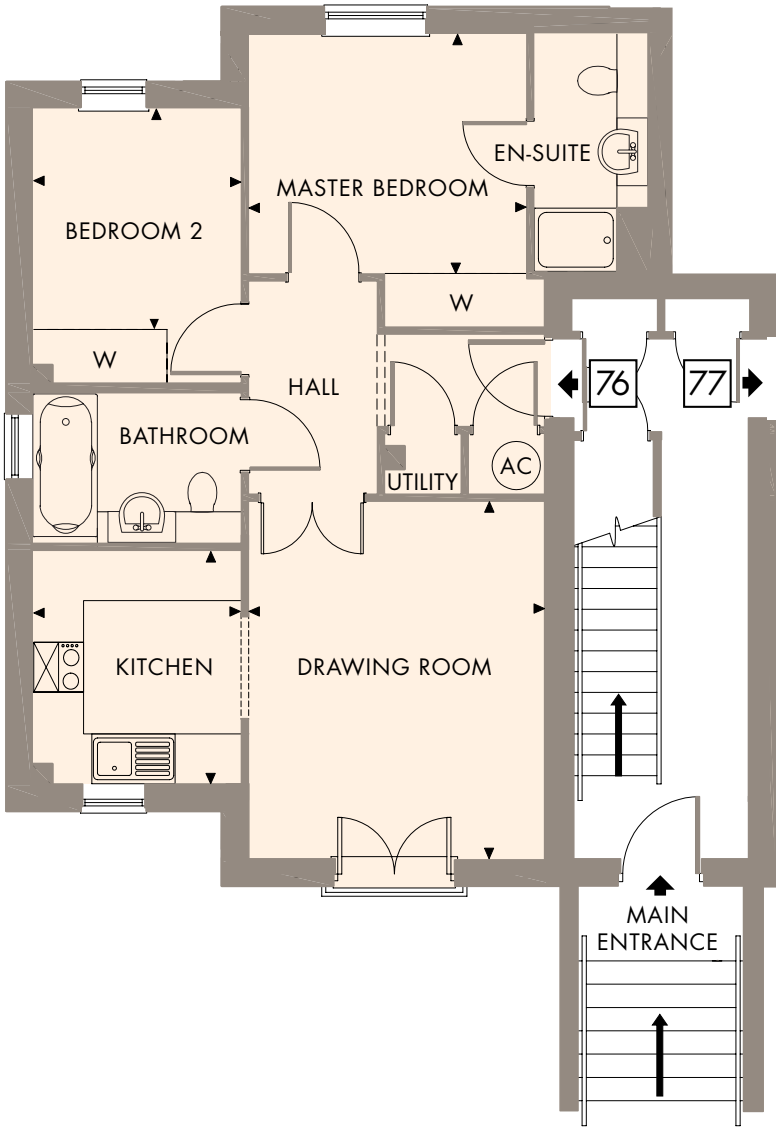
LAYOUTS
FOUR NEW
APARTMENTS...



76 ELIZABETH HOUSE

KITCHEN	9'2" x 8'2"	2.80m x 2.49m
DRAWING ROOM	14'1" x 11'8"	4.29m x 3.55m
MASTER BEDROOM	10'11" x 9'5"	3.33m x 2.87m
BEDROOM 2	8'10" x 8'2"	2.69m x 2.49m

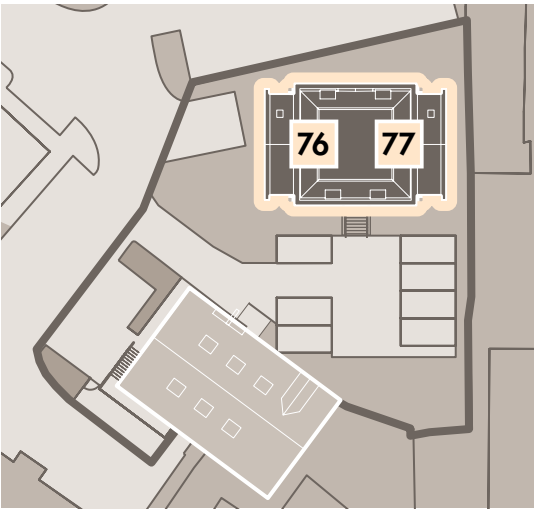
GROUND FLOOR



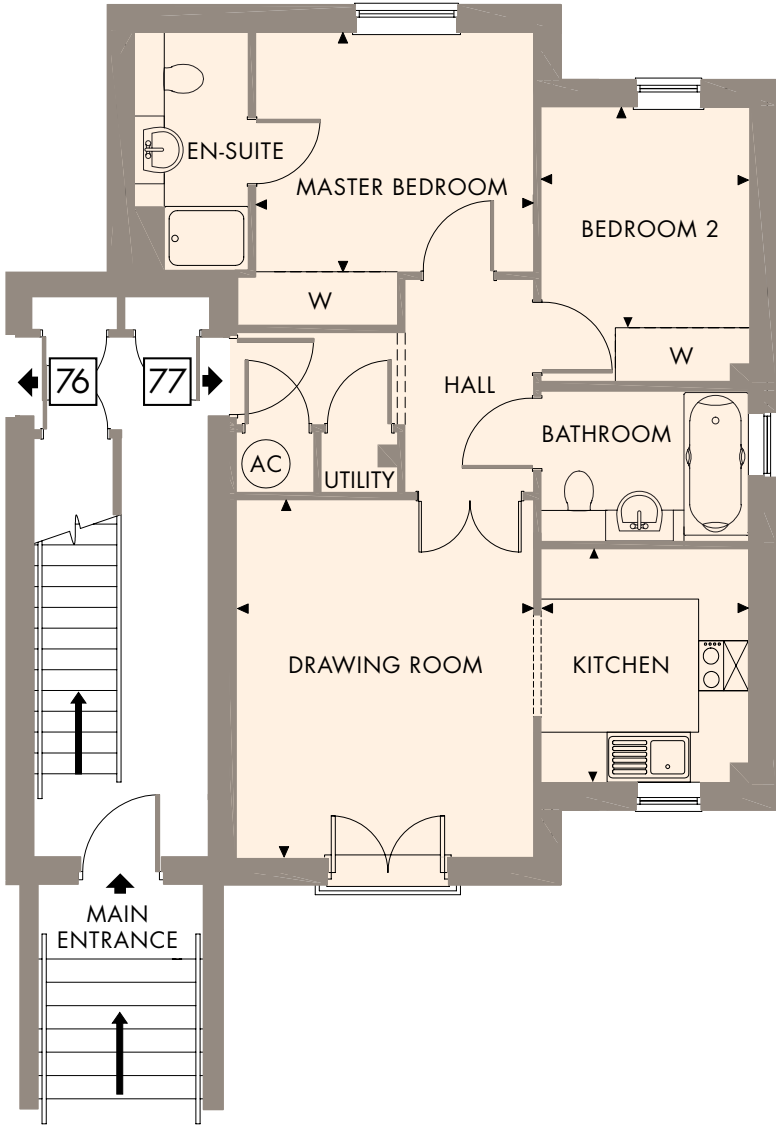
New two-bedroom ground floor apartment

77 ELIZABETH HOUSE

KITCHEN	9'2" x 8'2"	2.80m x 2.49m
DRAWING ROOM	14'1" x 11'8"	4.29m x 3.55m
MASTER BEDROOM	10'11" x 9'5"	3.33m x 2.87m
BEDROOM 2	8'10" x 8'2"	2.69m x 2.49m



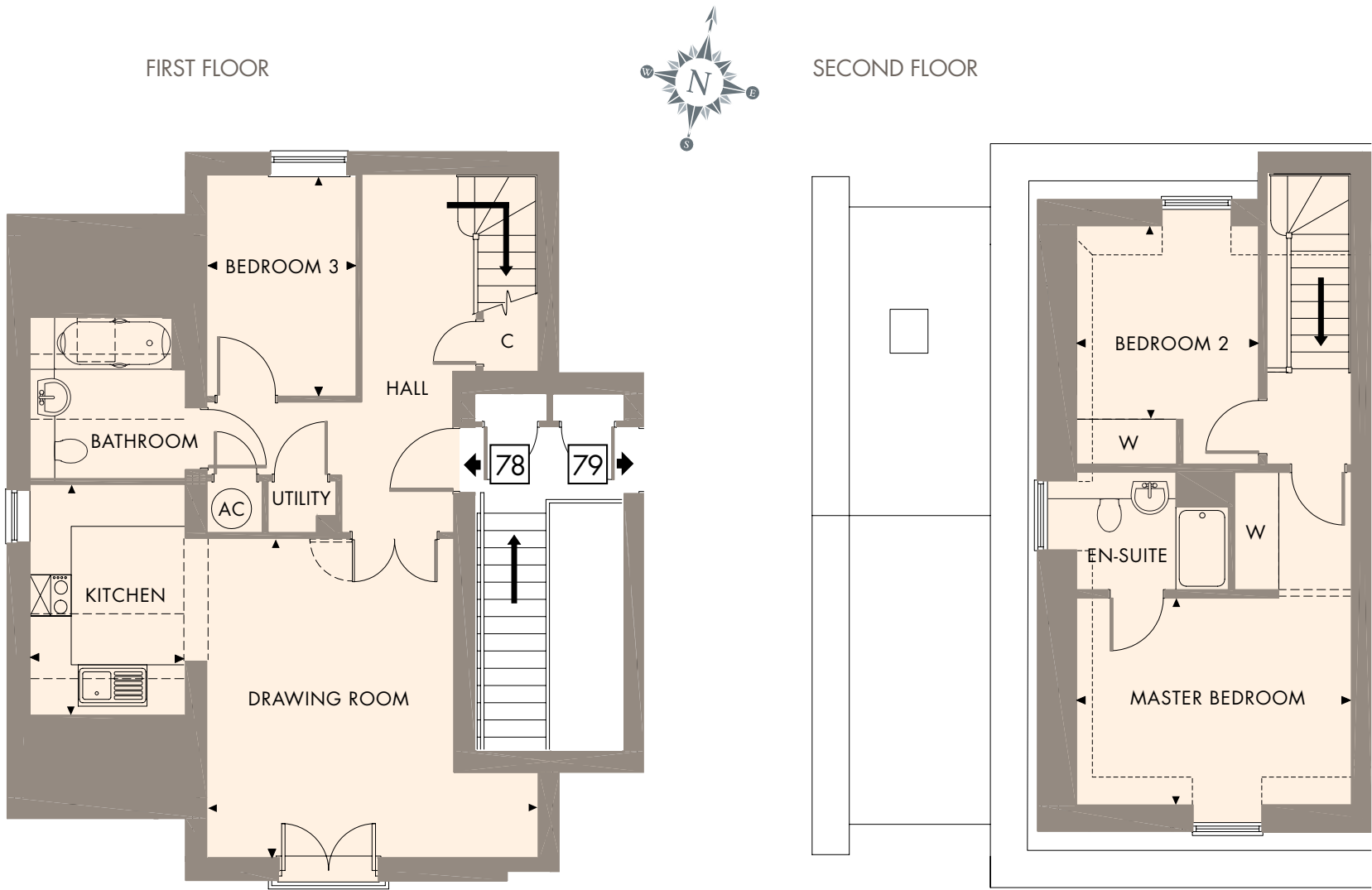
GROUND FLOOR



New two-bedroom ground floor apartment

78 ELIZABETH HOUSE

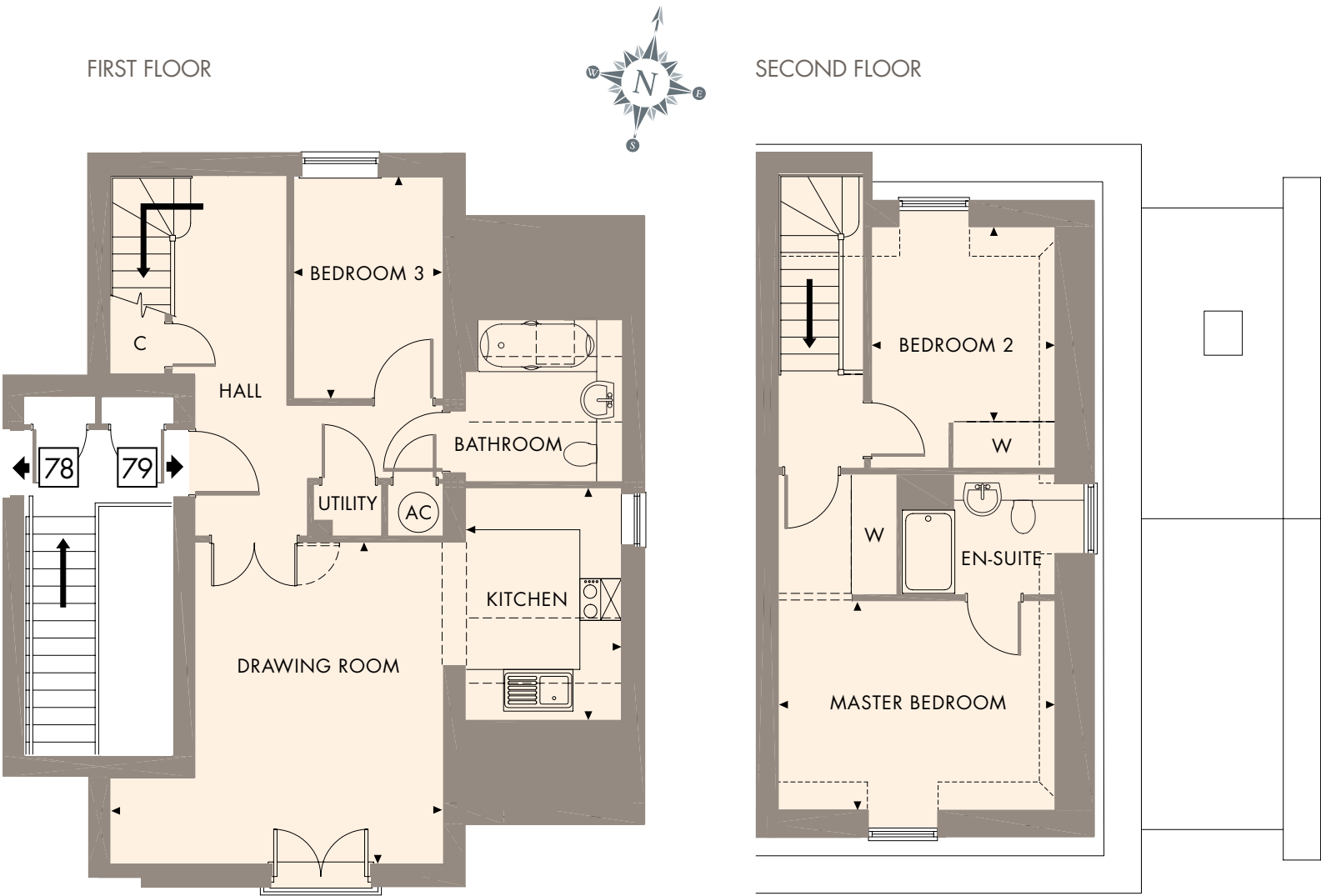
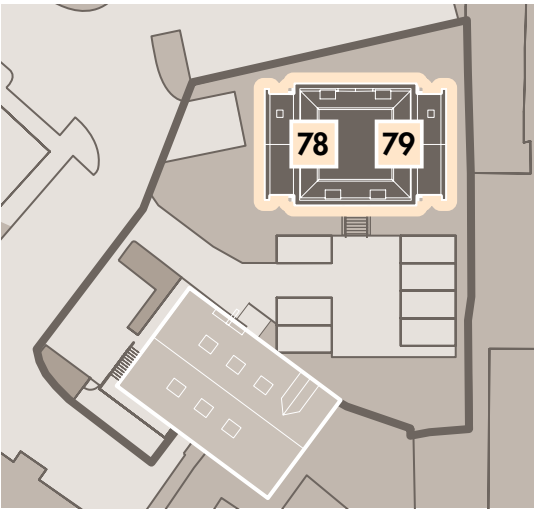
KITCHEN	10'11" x 7'4"	3.33m x 2.23m
DRAWING ROOM	15'7" x 15'2"	4.78m x 4.63m
MASTER BEDROOM	13'0" x 9'10"	3.97m x 3.00m
BEDROOM 2	9'9" x 8'7"	2.98m x 2.63m
BEDROOM 3	10'6" x 7'0"	3.20m x 2.14m



New three-bedroom first & second floor duplex apartment

79 ELIZABETH HOUSE

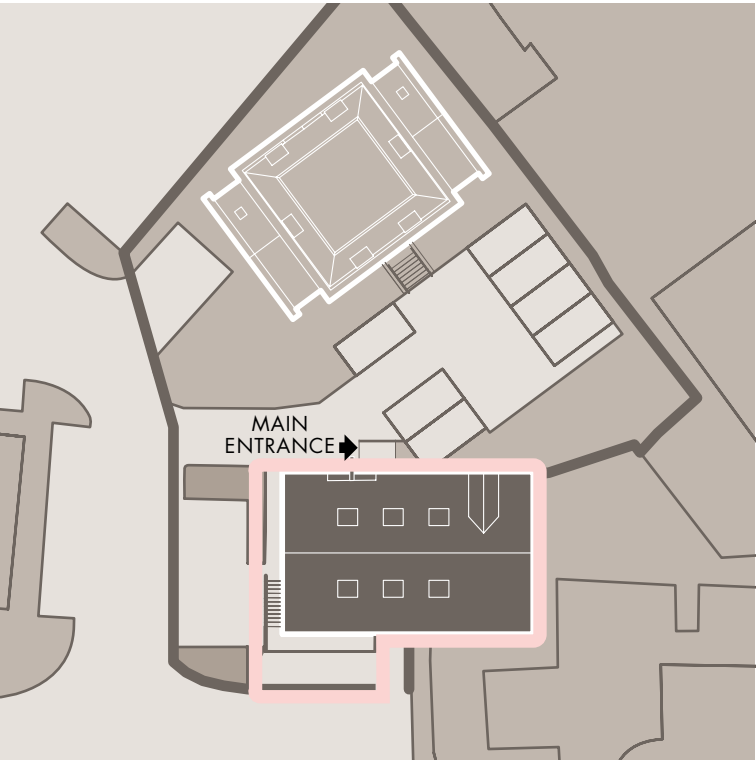
KITCHEN	10'11" x 7'4"	3.33m x 2.23m
DRAWING ROOM	15'7" x 15'2"	4.78m x 4.63m
MASTER BEDROOM	13'0" x 9'10"	3.97m x 3.00m
BEDROOM 2	9'9" x 8'7"	2.98m x 2.63m
BEDROOM 3	10'6" x 7'0"	3.20m x 2.14m



New three-bedroom first & second floor duplex apartment



THE OLD MILL



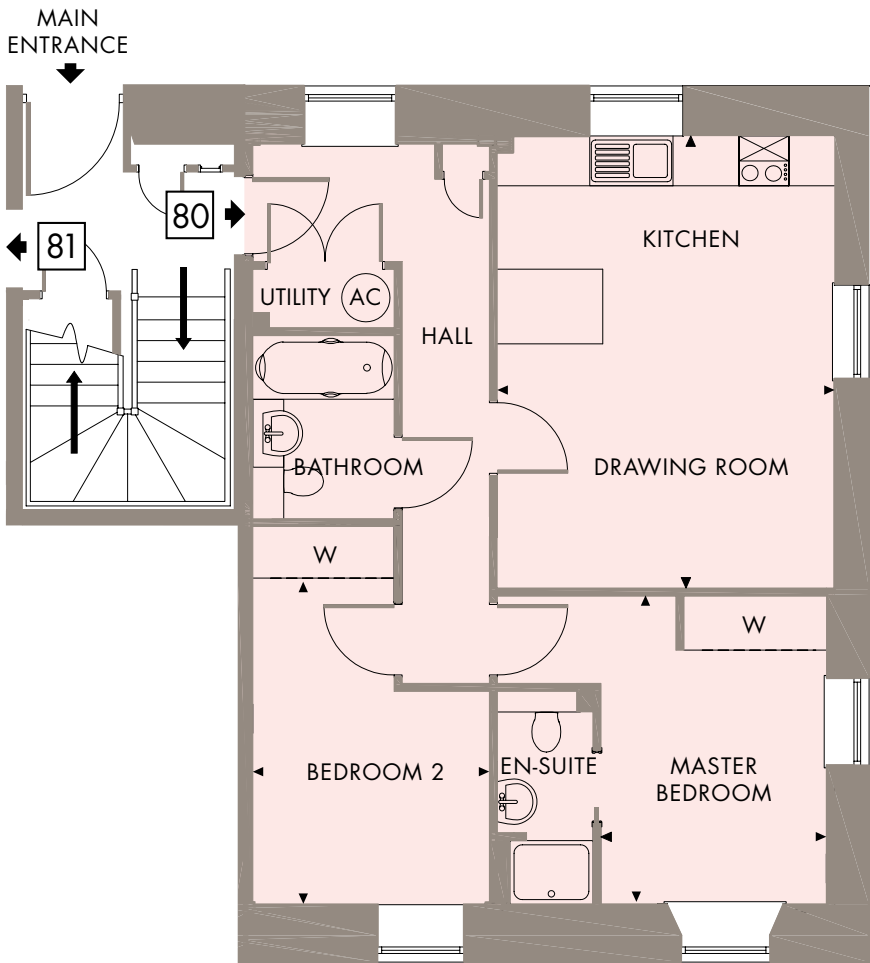
LAYOUTS
SIX CONVERTED
APARTMENTS...



80 THE OLD MILL

DRAWING ROOM/KITCHEN	17'6" x 13'3"	5.34m x 4.03m
MASTER BEDROOM	10'0" x 9'2"	3.06m x 2.79m
BEDROOM 2	12'9" x 9'4"	3.88m x 2.86m

GROUND FLOOR

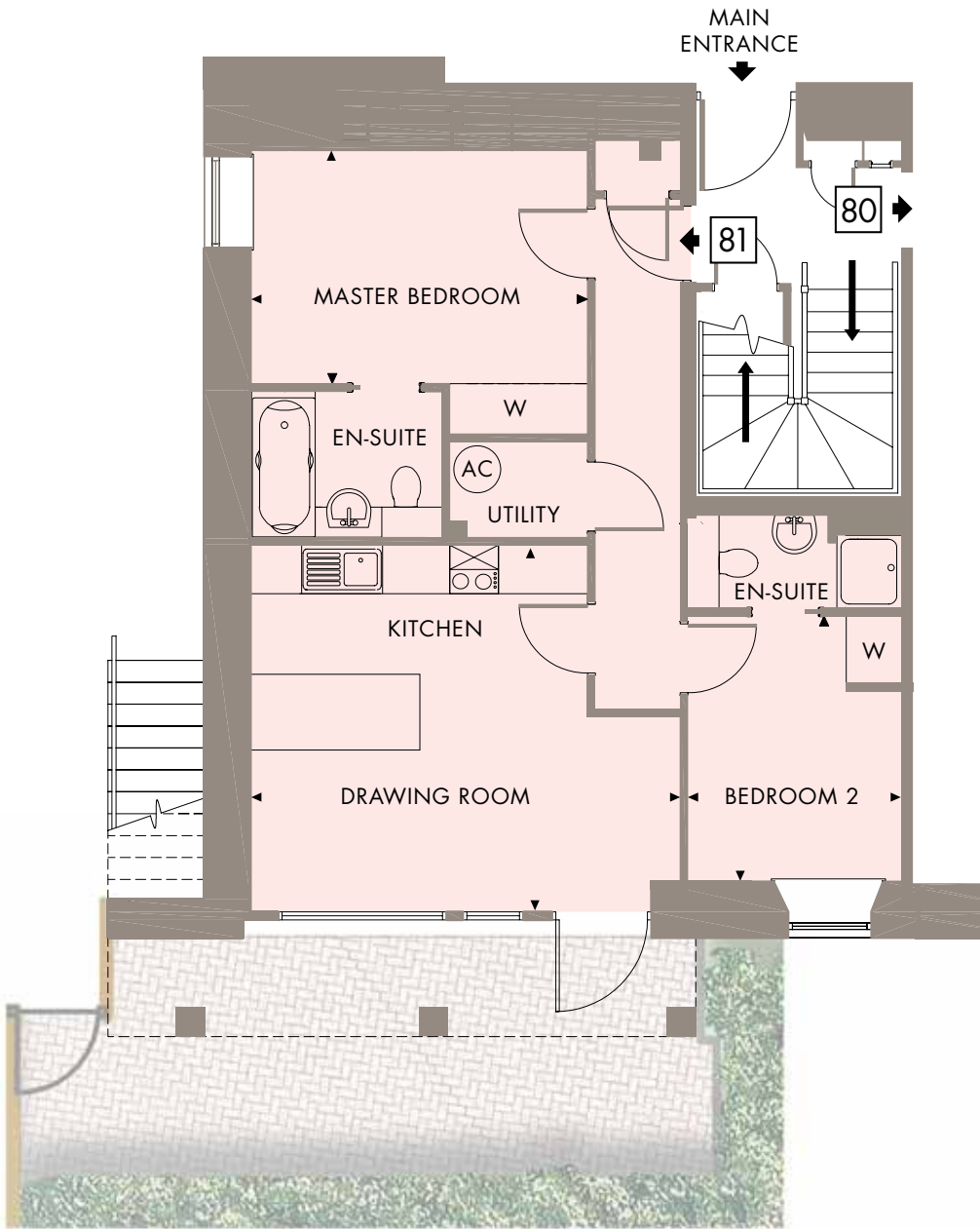


Two-bedroom ground floor conversion apartment

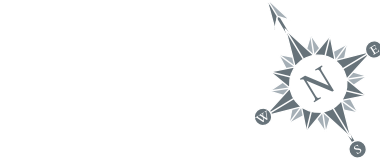
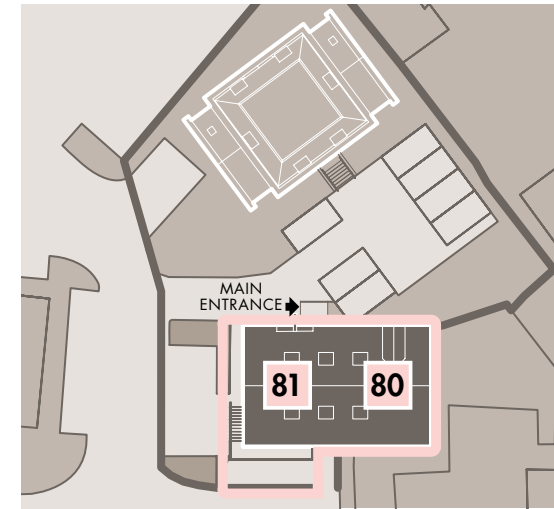
81 THE OLD MILL

DRAWING ROOM/KITCHEN	17'5" x 14'10"	5.32m x 4.52m
MASTER BEDROOM	13'6" x 9'5"	4.18m x 2.87m
BEDROOM 2	10'9" x 8'5"	3.29m x 2.58m

GROUND FLOOR



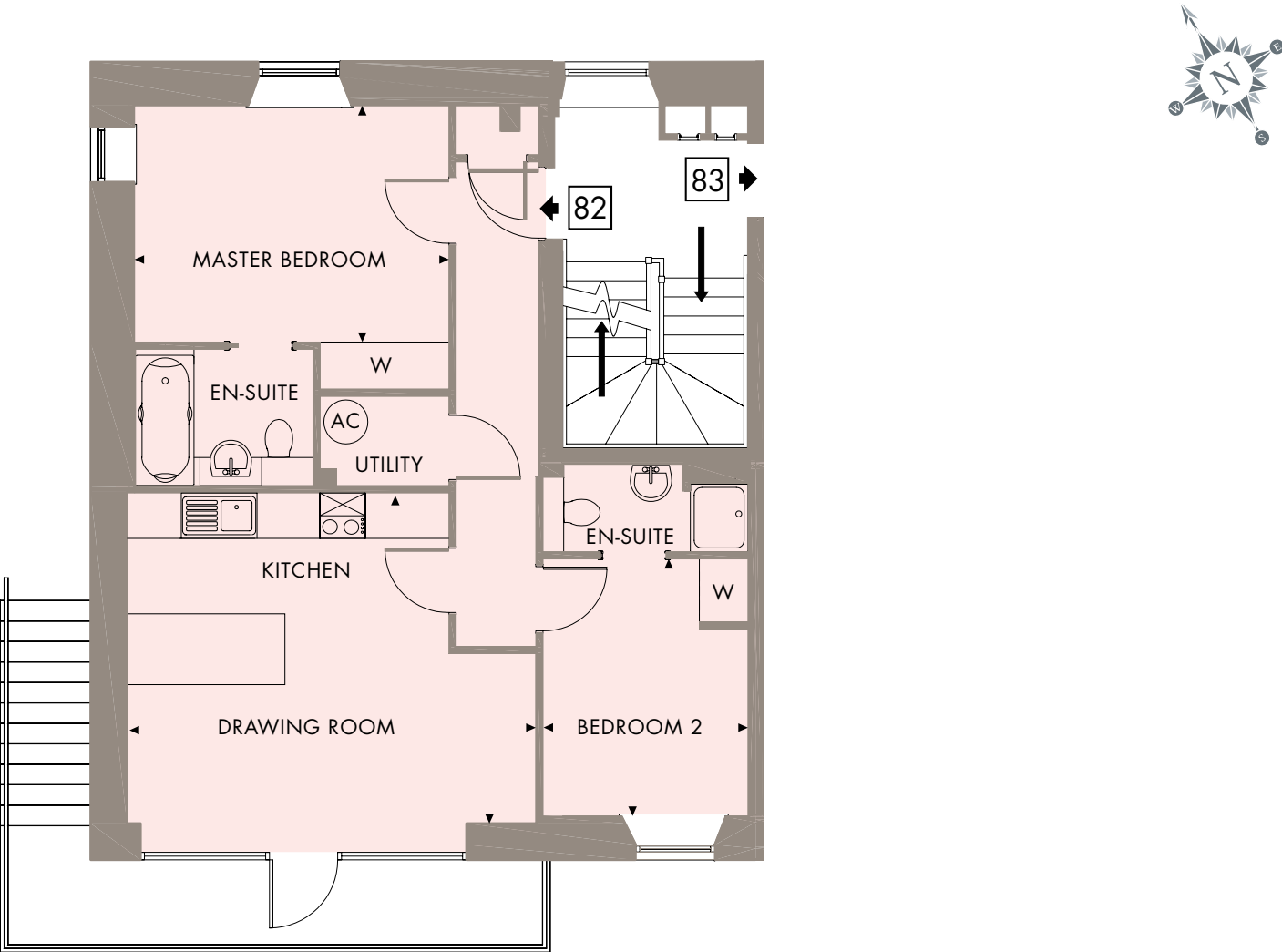
Two-bedroom ground floor conversion apartment



82 THE OLD MILL

DRAWING ROOM/KITCHEN	17'4" x 14'0"	5.32m x 4.26m
MASTER BEDROOM	13'8" x 10'2"	4.18m x 3.12m
BEDROOM 2	11'2" x 8'5"	3.41m x 2.58m

FIRST FLOOR

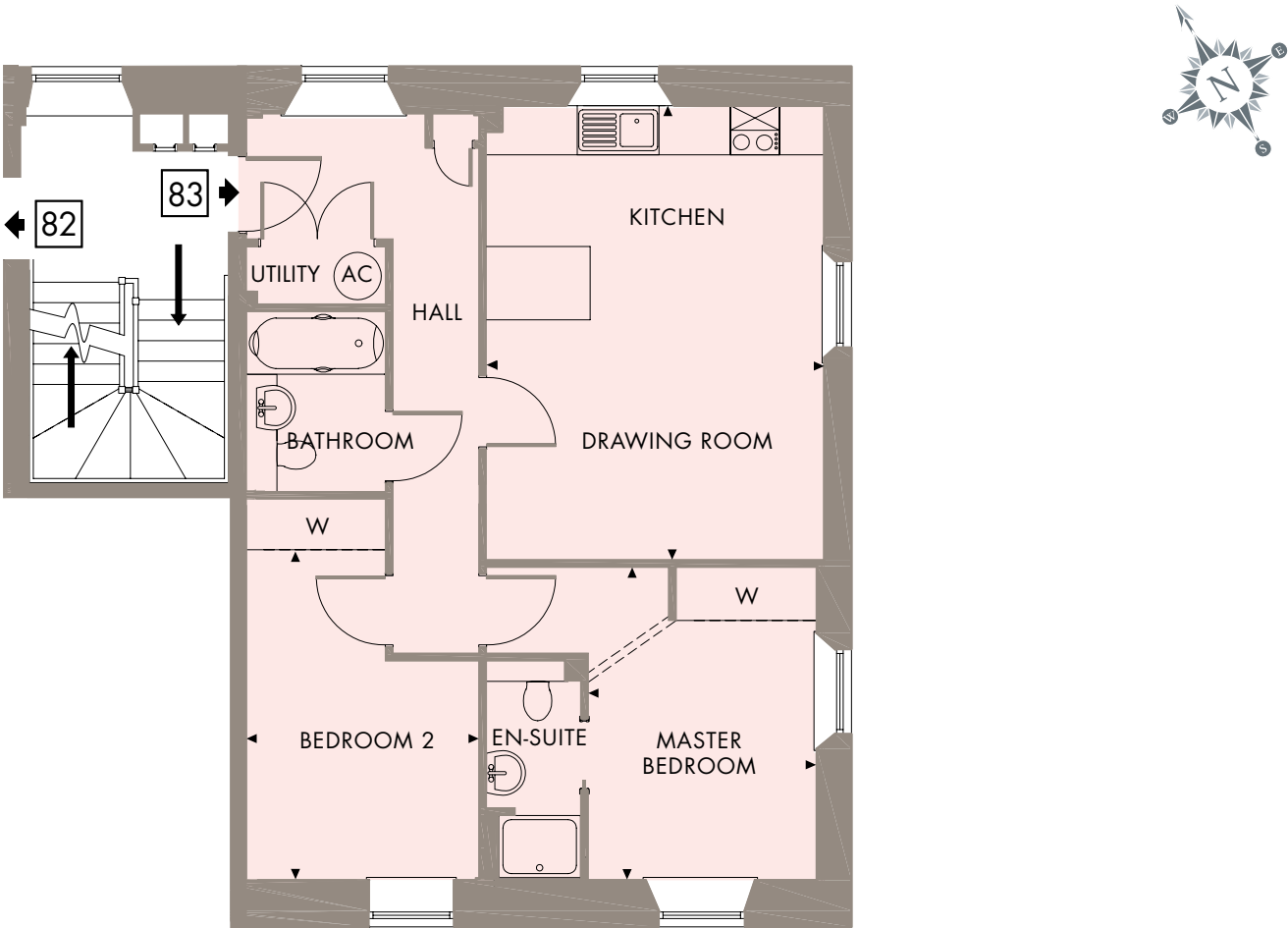


Two-bedroom first floor conversion apartment with balcony

83 THE OLD MILL

DRAWING ROOM/KITCHEN	17'10" x 13'6"	5.46m x 4.11m
MASTER BEDROOM	10'5" x 9'5"	3.17m x 2.87m
BEDROOM 2	13'11" x 9'4"	4.01m x 2.85m

FIRST FLOOR



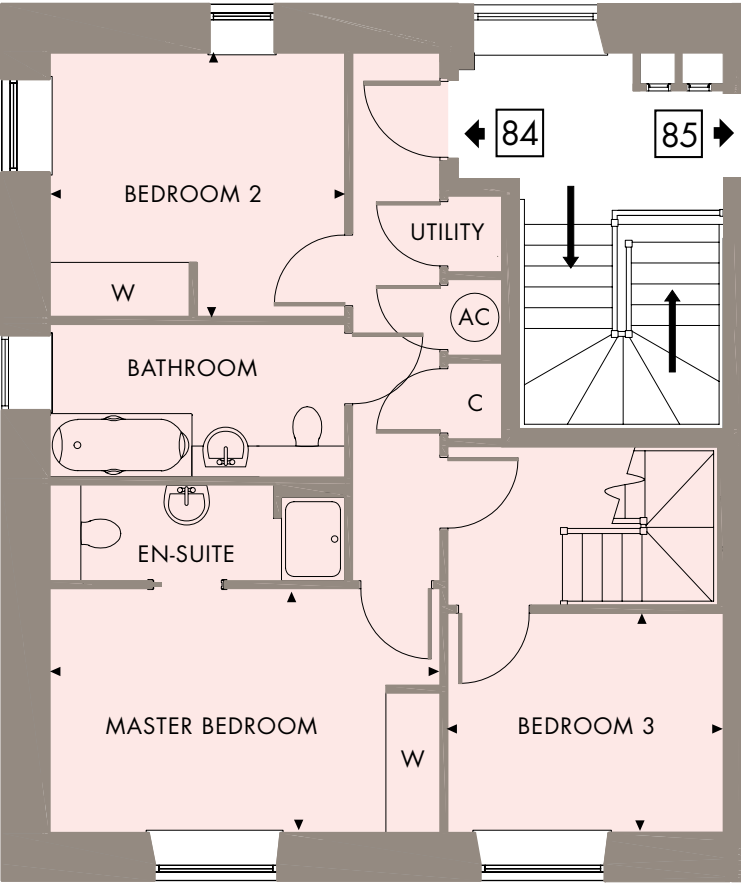
Two-bedroom first floor conversion apartment

84 THE OLD MILL

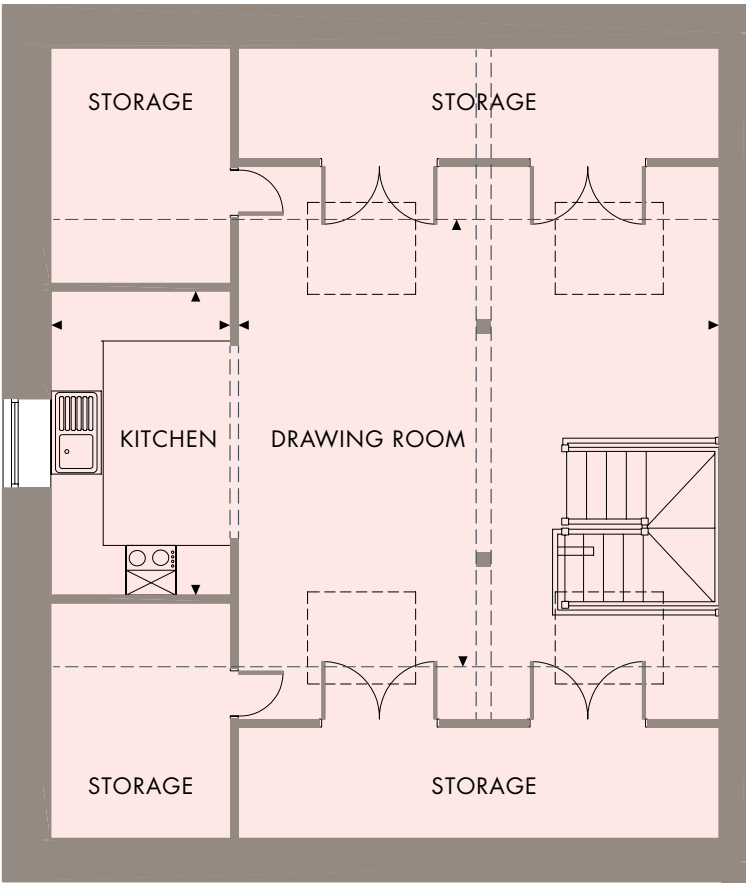
DRAWING/DINING ROOM	18'11" x 17'8"	5.76m x 5.38m
KITCHEN	12'0" x 6'10"	3.66m x 2.08m
MASTER BEDROOM	12'10" x 9'7"	3.93m x 2.93m
BEDROOM 2	11'3" x 8'3"	3.43m x 2.52m
BEDROOM 3	10'11" x 8'9"	3.32m x 2.66m



SECOND FLOOR



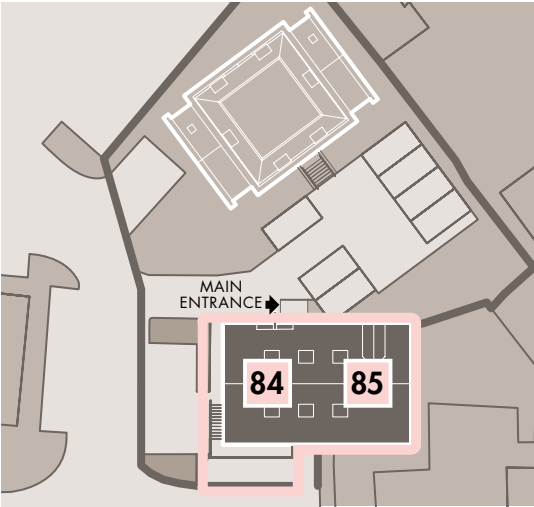
THIRD FLOOR



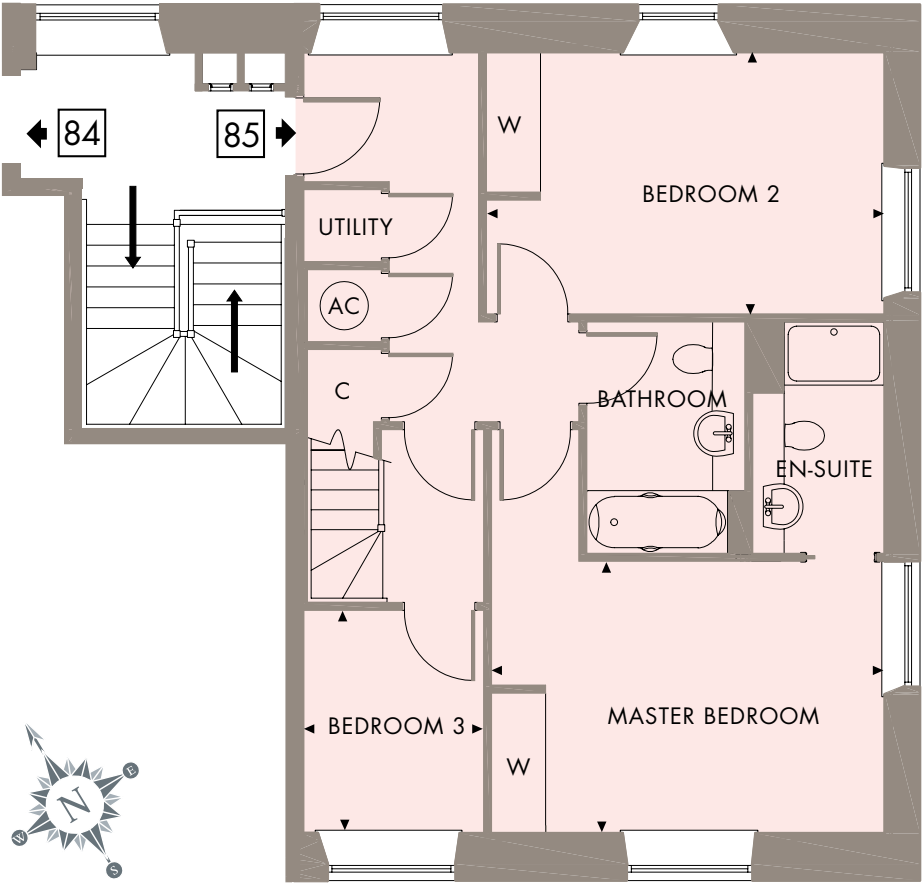
Three-bedroom second & third floor duplex apartment

85 THE OLD MILL

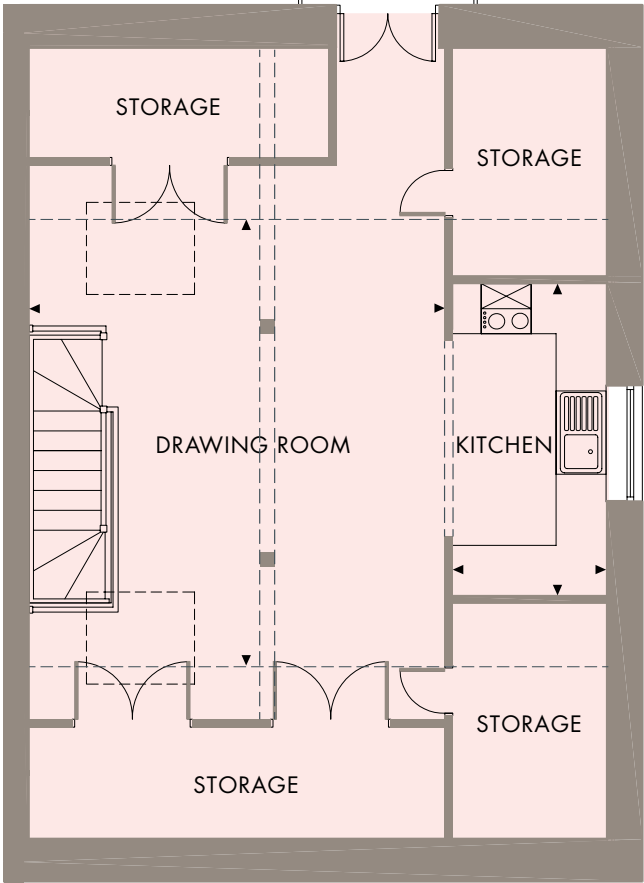
DRAWING/DINING ROOM	17'8" x 12'1"	5.38m x 3.69m
KITCHEN	12'3" x 6'4"	3.75m x 1.93m
MASTER BEDROOM	13'4" x 10'8"	4.07m x 3.26m
BEDROOM 2	13'6" x 10'3"	4.13m x 3.14m
BEDROOM 3/STUDY	8'6" x 7'4"	2.60m x 2.24m



SECOND FLOOR



THIRD FLOOR



Three-bedroom second & third floor duplex apartment



BLENDING
PERIOD STYLE WITH
CONTEMPORARY
ELEGANCE.



THE OLD MILL

Kitchens

- Handmade fitted kitchens by Manor Cabinets with stone worksurfaces and matching upstands
- A range of integrated appliances including a Bosch single oven, a combination microwave oven and induction hob in brushed steel, a chimney hood in stainless steel and glass, dishwasher, a Smeg fully integrated fridge/freezer, and washing machine and tumble dryer in utility areas
- Stainless steel sink and mixer tap
- Amtico 'Spacia' flooring
- Feature LED lighting

Bathrooms, en-suites and shower rooms

- White sanitaryware from the Villeroy & Boch 'Novo' range
- Fitted vanity units to bathrooms and en-suites
- Taps and fittings in chrome
- Curved chrome heated towel rail to bathrooms and en-suites
- Shaver sockets to bathrooms and en-suites
- Bathroom mirror lights fitted in bathrooms and en-suites
- Amtico 'Spacia' flooring

Heating & Ventilation

- Gas underfloor heating systems to all apartments
- Pressurised hot water system

Lighting, TV & Telephone

- LED downlights to bathrooms and en-suites
- Telephone points to the drawing rooms, master bedrooms and bedroom 3
- Quadplate to the drawing rooms providing TV/FM/BT/SAT/VID connections
- TV point to the drawing rooms (within the quadplate), master bedrooms and second bedrooms

Security & Safety

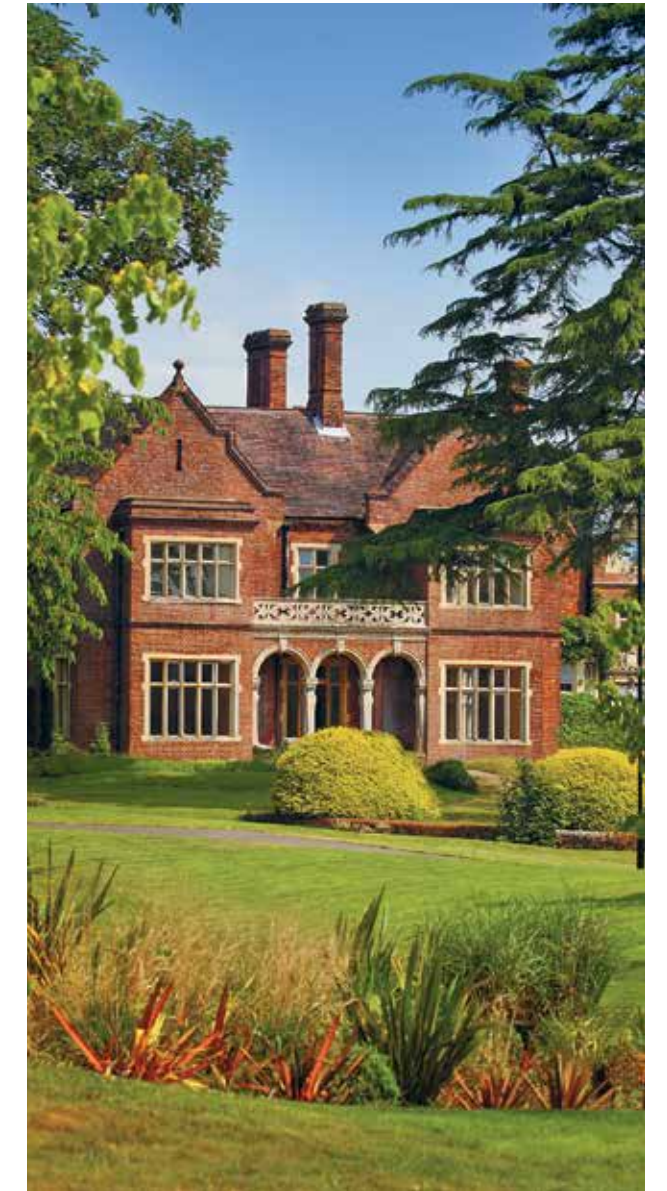
- Security alarm fitted to all houses and apartments
- Mains operated smoke detectors with battery backup
- 10 year CRL warranty issued on build completion

Internal Fittings

- A combination of panelled, painted internal doors and glazed doors, all with chrome fittings
- Fitted wardrobes to master bedrooms and second bedrooms
- Moulded skirtings and architraves
- Carpets to all bedrooms



BEAUTIFULLY BEEHCROFT



DISCOVER A NEW BEGINNING

Beechcroft was founded in 1984 with the intention of creating developments of character and quality.

Over the years, the company has gained an enviable reputation for its high quality housing and remains committed to acquiring land in some of the South's most attractive villages and towns and building homes to award-winning standards.

Originally Beechcroft designed homes for the over 55s but, today, creates a wide range of homes to suit the needs of an equally wide range of purchasers. Whether new build or conversion, each new home provides spacious, flexible living space and enjoys a beautifully landscaped setting.

THE OLD MILL

EAST MOLESEY SURREY



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Beechcroft

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These particulars are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. The descriptions, distances and all other information are believed to be correct, but their accuracy is in no way guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness. Because the scheme is in the course of construction, we must reserve the right to alter the specifications without notice and substitute materials, equipment or fittings of a similar quality. April 2015.