



HIGHFIELDS

WEST BYFLEET



Sensational living



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Poppy

Promotes healthy digestion and boosts skin and hair health.
Poppy seeds are also used to treating headaches, coughs, and asthma

Feel the beauty of nature that surrounds you

Set in a haven of leafy tranquility less than a ten-minute stroll from the centre of West Byfleet village, the bright, stylish homes at Highfields come with two shared gardens as well as your own private outdoor space on selected apartments.



Breathe in the crisp
air of the great outdoors



A day lived at Highfields is a day filled with variety, energy and colour. Take yourself to the yoga room for some quiet time and to revitalise your mind. Enjoy a companionable cup of tea in one of our communal lounges. Invite one of your neighbours for a riverside stroll.





See life from a new perspective

Wander beneath the trees into the village of West Byfleet and you will find a flourishing community of restaurants, cafes, delis and shops arrayed around its central Waitrose supermarket.

Walk less than a mile from the village centre and you can soon be signing in for a game of bowls, a spot of lawn tennis or a round of golf.

Drive less than ten minutes and you can enjoy the peaceful pathways of Horsell Common, the magnificent ruins of Newark Priory, or the colourful riverside delights of the famous Wey Navigations.



Taste the flavours of the world—
from convivial wine evenings to
delectable private dining experiences



A mid-morning browse of the shared library in the charmingly restored Victorian-era Model Dairy near the entrance to the grounds. A laughter-filled lunch with neighbours in our large dining space. A convivial wine-tasting evening in the lounge.

Whatever your day holds, you can count on it to be made easier and more enjoyable by our dedicated Lifehost, who is always on hand with a warm smile, a friendly greeting and a bit of practical support.





Listen to the dawn's chorus

The peel of bells, the melody of birdsong, the lapping of water on bank: these are the sounds of life at Highfields - whether experienced from the comfort of your balcony or terrace, or during walks around local woodland, heath and riverside.

To these add the clink of glasses in a pub garden, the unfurling of a cover drive on the ancient village cricket pitch, and the laughter of friends in the communal lounge. Sounds good, doesn't it?







WEST BYFLEET

Borage

Often used for fever, cough, and depression, borage may also help increase water flow and prevent inflammation

West Byfleet at a glance

GOLF GALORE

Take your pick from half a dozen beautiful golf courses including West Byfleet Golf Club in the heart of the village.

TASTY TREATS

Indulge yourself with fine cheese at The Pantry, Italian coffee at Bell'Amico, or a little something from artisan patisserie Sweet Passion.

MOTORISTS' PARADISE

Head to Brooklands Museum - the birthplace of British motorsport and aviation, and the home of Concorde.

RIVER WALKS

Explore the paths, pubs, colour and character of the famously picturesque Wey Navigations.

RAIL CONNECTION

Take a ten-minute walk to West Byfleet Station, which lies as little as a half-hour train ride away from London Waterloo.

FEAST OF FLOWERS

Relish the year-round colour and unbeatable plant collection of RHS Wisley, one of the world's greatest gardens.





The streets of West Byfleet play host to a plethora of independent retailers and restaurants, including the much-loved boutique gift shop No.57 and the bustling Italian bonhomie of the ever popular Lello's.



Reap the benefits of the great outdoors



When you live at Highfields, your home extends well beyond your front door. First there are the many shared spaces available to you under the same roof. Then there's what lies so enticingly beyond the windows: the gardens and the village; the footpaths and the waterways; the flowers and the fields; the hedgerows and the trees. This is a place where the air feels fresher, and so will you.





Wey Navigation Canal

WEST BYFLEET

West Byfleet Station

Recreation Ground

WAITROSE & PARTNERS

Boots

POST OFFICE

West Byfleet Bowls Club

Hobbs Close

M25 →

Phase 2
East Wing

Phase 1
West Wing

N

A3



RESIDENCES

Orchid

Rich in vitamin C edible orchids can help boost the immune system and help stave off infections. They are also rich in fiber and essential minerals like iron, calcium, and potassium





A place to lay down roots

For centuries the land around Highfields was prized by perfumiers for the fresh scent of its pinewood forests, the sweet fragrance of its lavender crops, and the heady aroma of its expertly cultivated roses.

Inspired by this heritage, Highfields offers you the delightful sights, sounds and smells of not one but two south-facing gardens. Together they feature a wealth of courtyard spaces, patio areas, winding pathways, shaded spots and expanses of green where neighbours, family and friends can relax, mingle and enjoy time together. And, better still, you have the opportunity to make a particular corner of the garden your own.



Every detail in every apartment at Highfields is carefully curated for comfort and convenience - from large easy-to-grip handles to innovative 'slide-and-hide' oven doors. Excellent in their quality, timeless in their appeal, these are homes designed for a life lived more easily.





FLOORPLANS

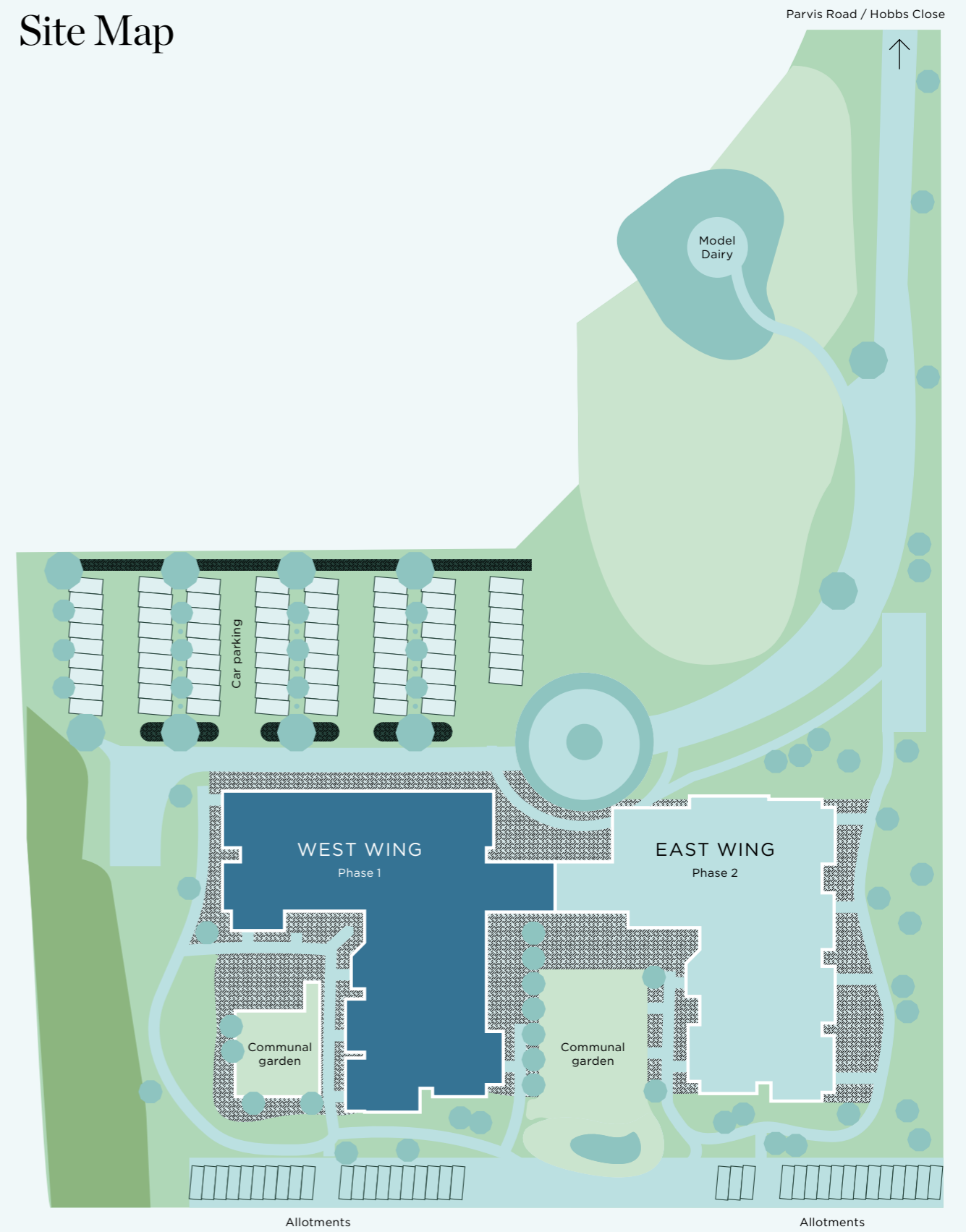


Hibiscus Kokio

Can help boost the immune system and
may help to prevent cell damage



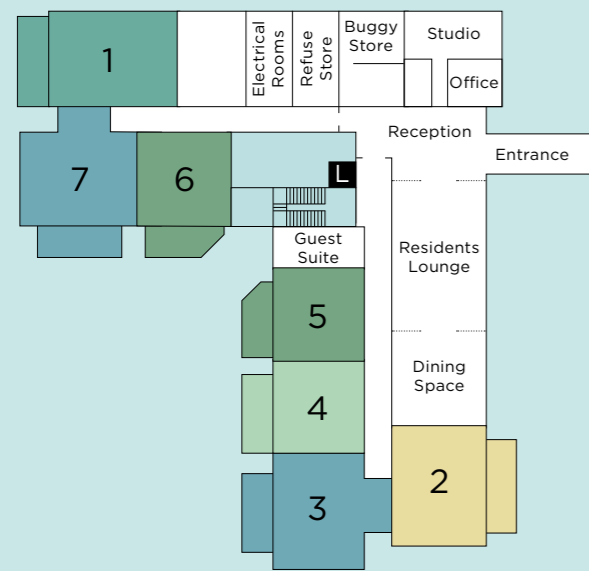
Site Map



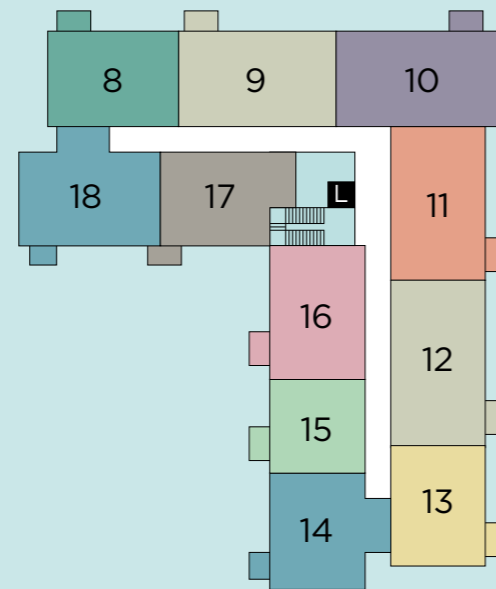
Floorplates

West Wing

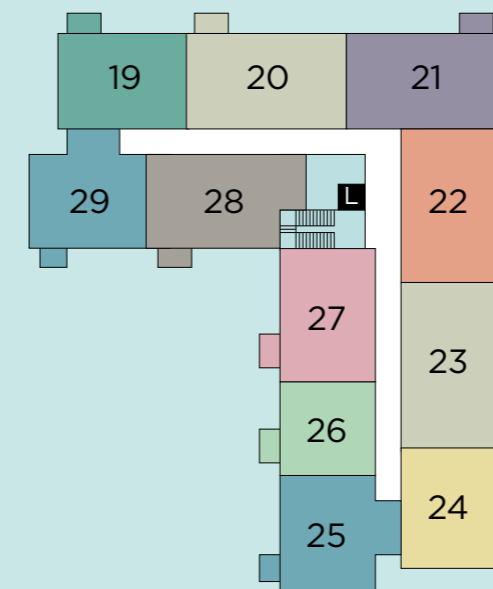
Ground Floor



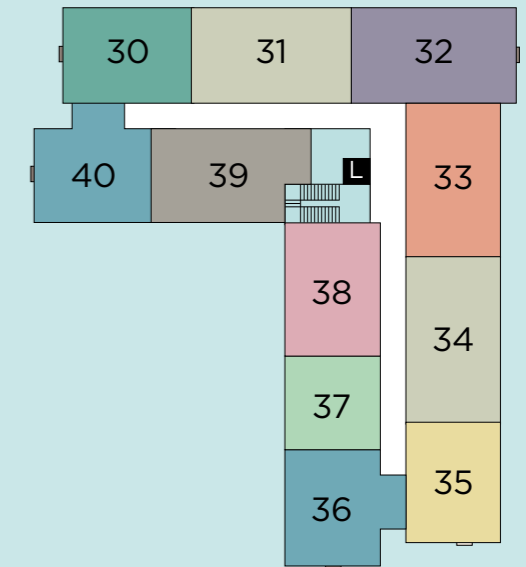
First Floor



Second Floor













Third Floor



Apartment Types

West Wing

- | | | |
|--|---|---|
|  Clematis
One bedroom |  Delphinium
Two bedrooms |  Foxglove
Two bedroom |
|  Dahlia
One bedroom |  Echinacea
Two bedrooms |  Honeysuckle
Two bedroom |

- | | |
|---|--|
|  Iris
Two bedrooms |  Lupin
Two bedrooms |
|  Lavender
Two bedrooms |  Rose
Two bedrooms |

Clematis

One Bedroom

West Wing

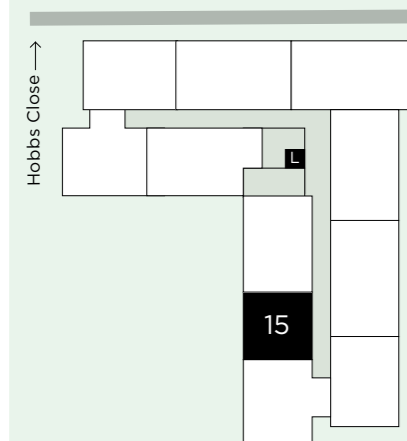
Level	Apartments	Outdoor Space
Ground Floor	4	Terrace
First Floor	15	Balcony
Second Floor	26	Balcony
Third Floor	37	Juliet Balcony

Dimensions

Bedroom	10ft 7in x 17ft
Shower Room	7ft 10in x 7ft 2in
Kitchen	7ft 2in x 9ft 6in
Living / Dining Room	14ft 6in x 17ft
Balcony*	5ft 1in x 9ft 4in
Total Area	623 sq ft (57 sq m)

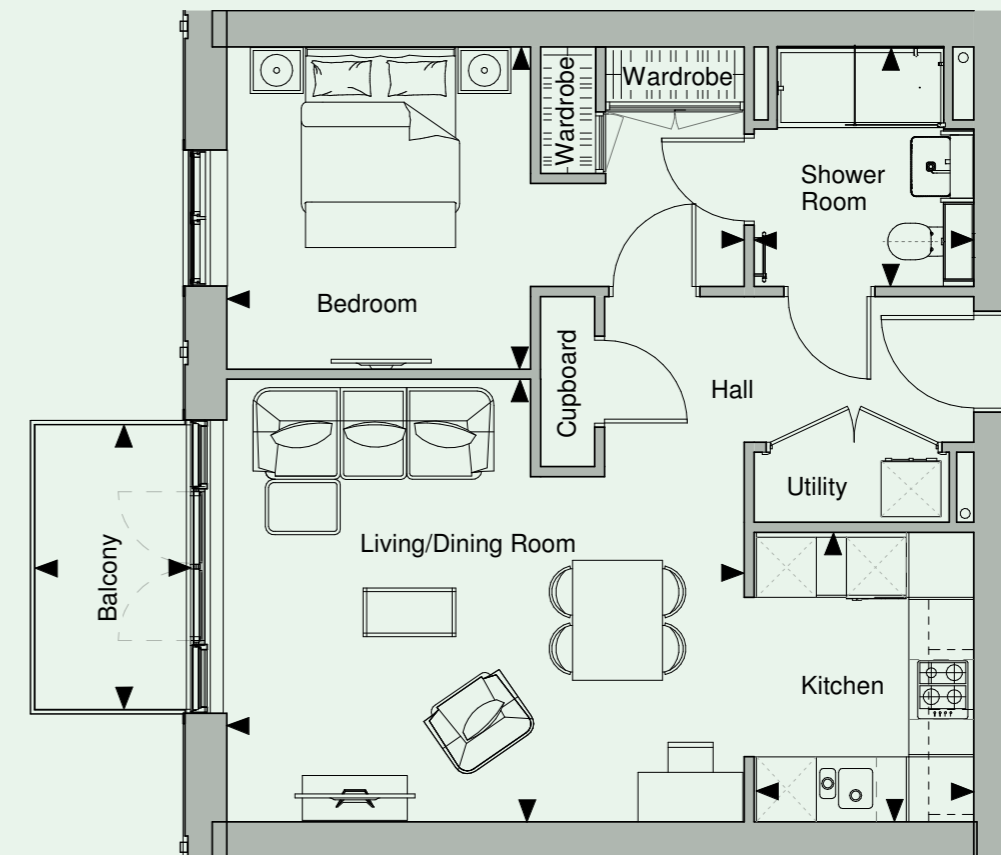
*Not included in Total Area

Location



Apartment 15

Floorplan



Floorplans are for illustrative purposes only. Room measurements are taken from the floor plans and are to be used as a guide only.
 **Apartment 4 has a larger terrace.



Dahlia

One Bedroom

West Wing

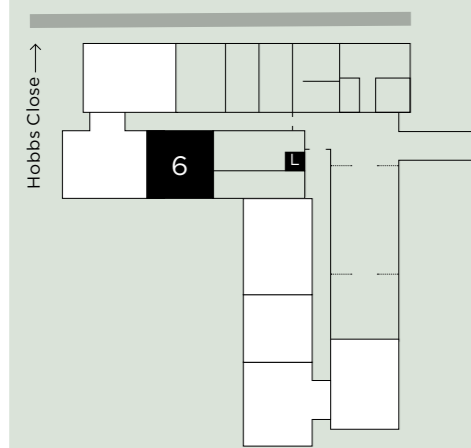
Level	Apartments	Outdoor Space
Ground Floor	5, 6	Terrace
First Floor		
Second Floor		
Third Floor		

Dimensions

Bedroom	10ft 7in x 16ft 4in
Shower Room	7ft 10in x 7ft 2in
Kitchen	9ft 4in x 9ft 6in
Living / Dining Room	13ft 10in x 14ft 10in
Terrace*	8ft x 22ft 1in
Total Area	622 sq ft (57 sq m)

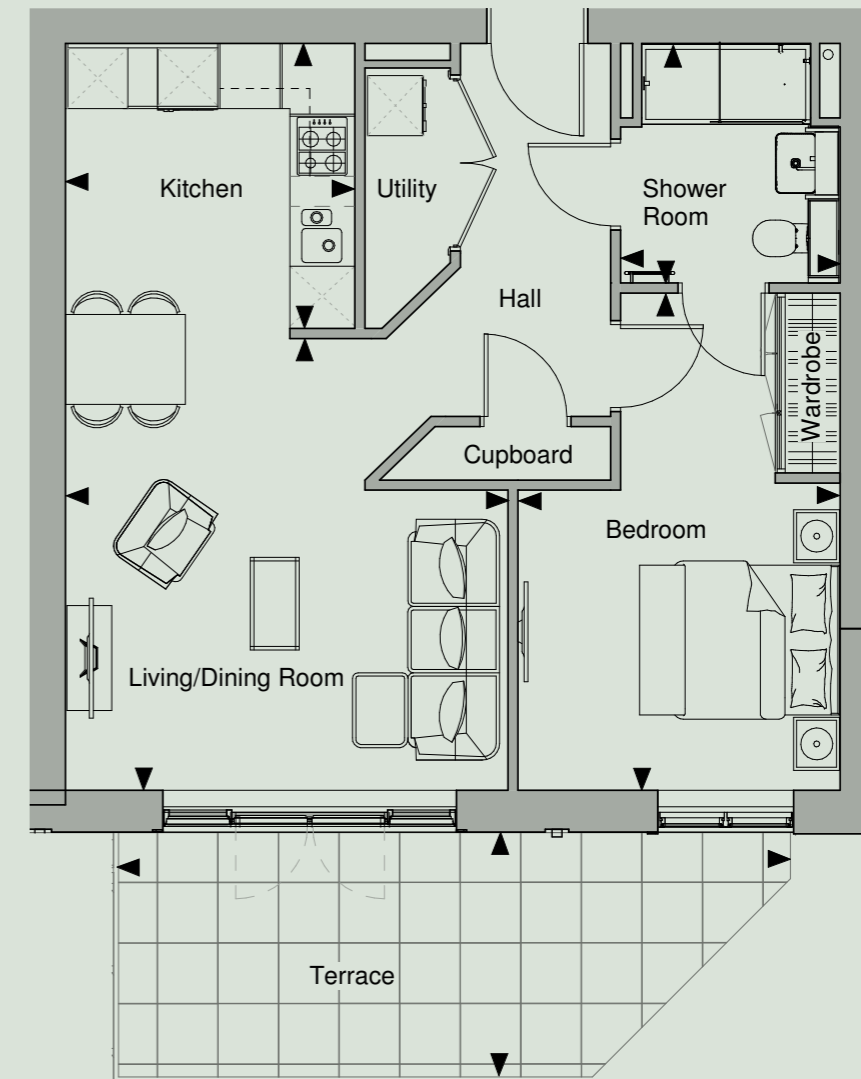
*Not included in Total Area

Location



Apartment 6

Floorplan



Floorplans are for illustrative purposes only. Room measurements are taken from the floor plans and are to be used as a guide only.
 **Apartment 5 is handed.



Delphinium Two Bedroom

West Wing

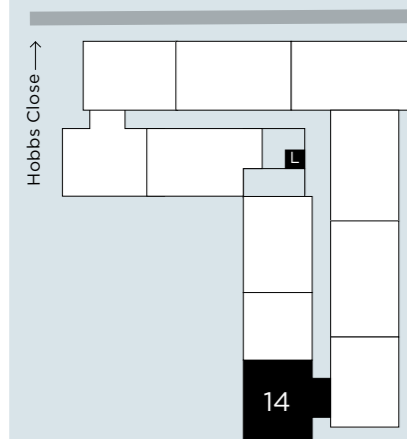
Level	Apartments	Outdoor Space
Ground Floor	3, 7	Terrace
First Floor	14, 18	Balcony
Second Floor	25, 29	Balcony
Third Floor	36, 40	Juliet Balcony

Dimensions

Bedroom 1	9ft 3in x 16ft 4in
Bedroom 2	9ft 1in x 12ft 4in
Shower Room 1	7ft 3in x 7ft 10in
Shower Room 2	7ft 1in x 7ft 2in
Kitchen	7ft 5in x 10ft 1in
Living / Dining Room	11ft 9in x 16ft 9in
Study Room	7ft 3in x 5ft 5in
Balcony*	5ft 1in x 7ft 6in
Total Area	865 sq ft (80 sq m)

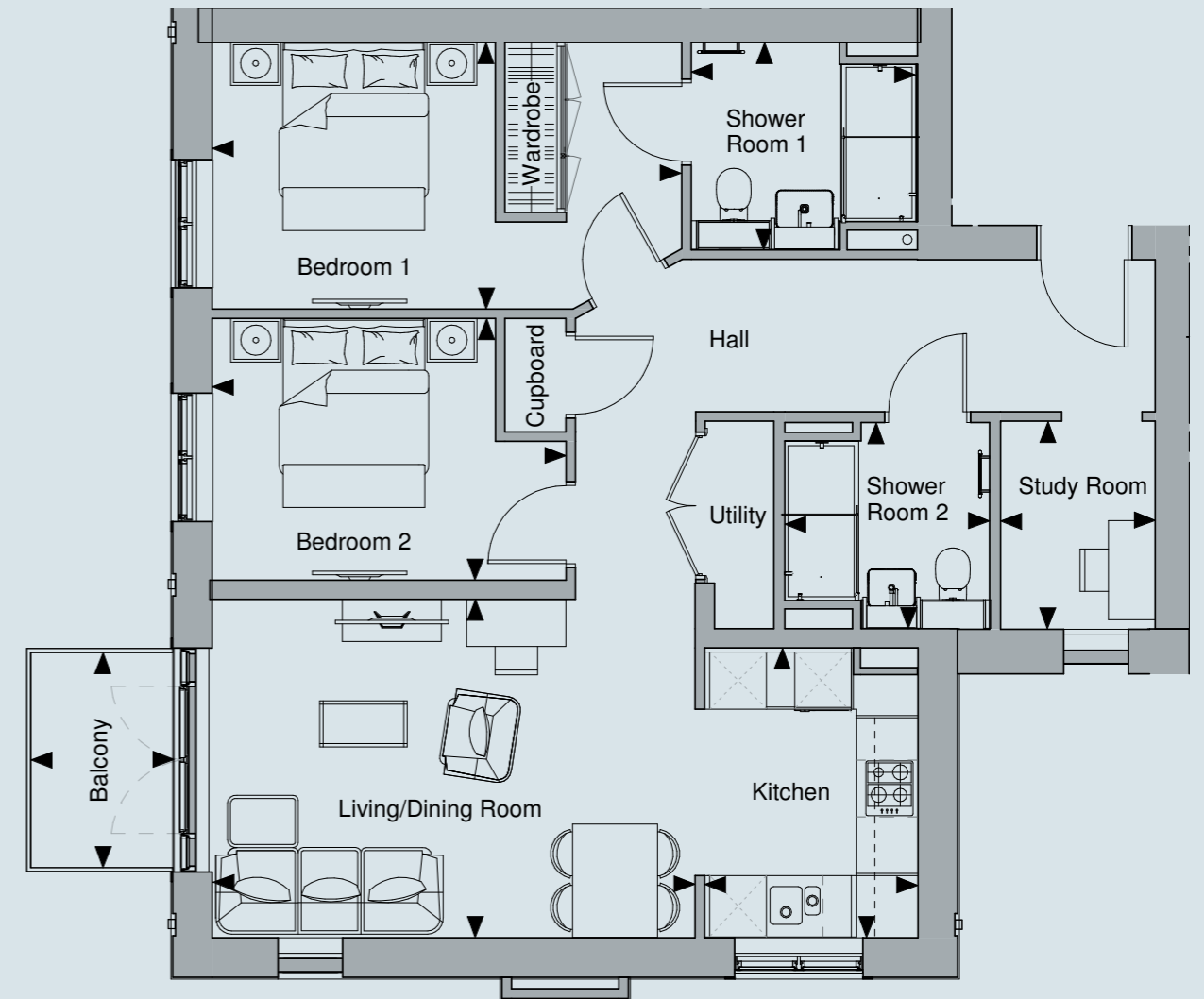
*Not included in Total Area

Location



Apartment 14

Floorplan



Floorplans are for illustrative purposes only. Room measurements are taken from the floor plans and are to be used as a guide only.
**Apartments 3 & 7 have a larger terrace. Apartments 7, 18, 29, & 40 are handed.



Echinacea

Two Bedroom

West Wing

Level	Apartments	Outdoor Space
Ground Floor		
First Floor	17	Balcony
Second Floor	28	Balcony
Third Floor	39	Juliet Balcony

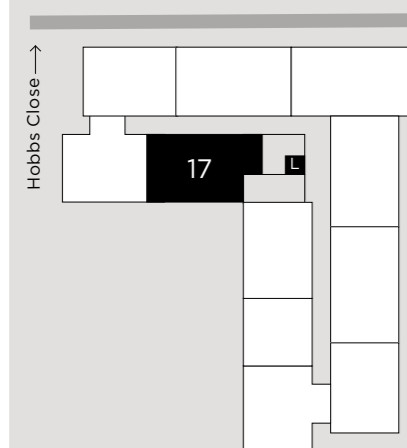
Dimensions

Bedroom 1	17ft x 16ft
Bedroom 2	12ft 7in x 9ft 6in
Shower Room 1	7ft 1in x 7ft 2in
Shower Room 2	7ft 2in x 7ft 10in
Kitchen	7ft 2in x 11ft 7in
Living / Dining Room	17ft x 17ft
Balcony*	5ft 1in x 9ft 4in

Total Area **991 sq ft (92 sq m)**

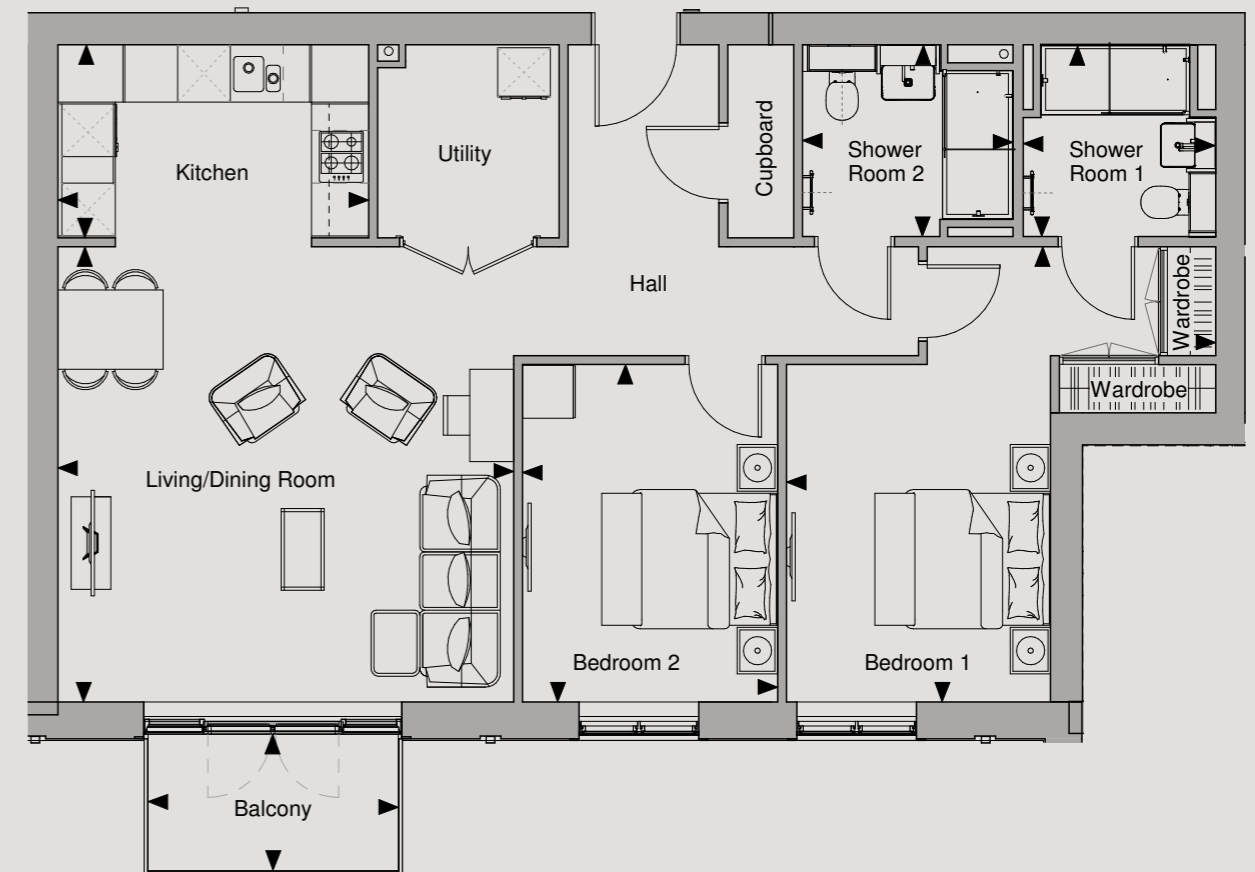
*Not included in Total Area

Location



Apartment 17

Floorplan



Floorplans are for illustrative purposes only. Room measurements are taken from the floor plans and are to be used as a guide only.



Foxglove Two Bedroom

West Wing

Level	Apartments	Outdoor Space
Ground Floor		
First Floor	16	Balcony
Second Floor	27	Balcony
Third Floor	38	Juliet Balcony

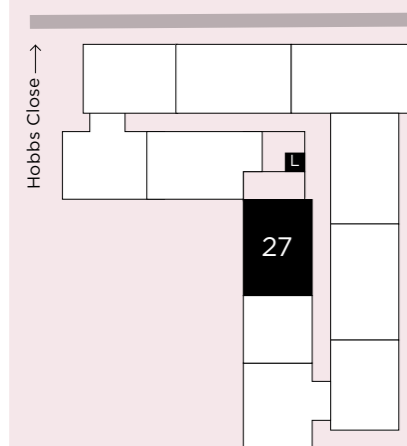
Dimensions

Bedroom 1	10ft 9in x 17ft
Bedroom 2	9ft x 12ft 7in
Shower Room	7ft 3in x 7ft 2in
Bathroom	7ft 10in x 7ft 2in
Kitchen	10ft 9in x 8ft 4in
Living / Dining Room	15ft 10in x 16ft 6in
Balcony*	5ft 1in x 9ft 4in

Total Area **905 sq ft (84 sq m)**

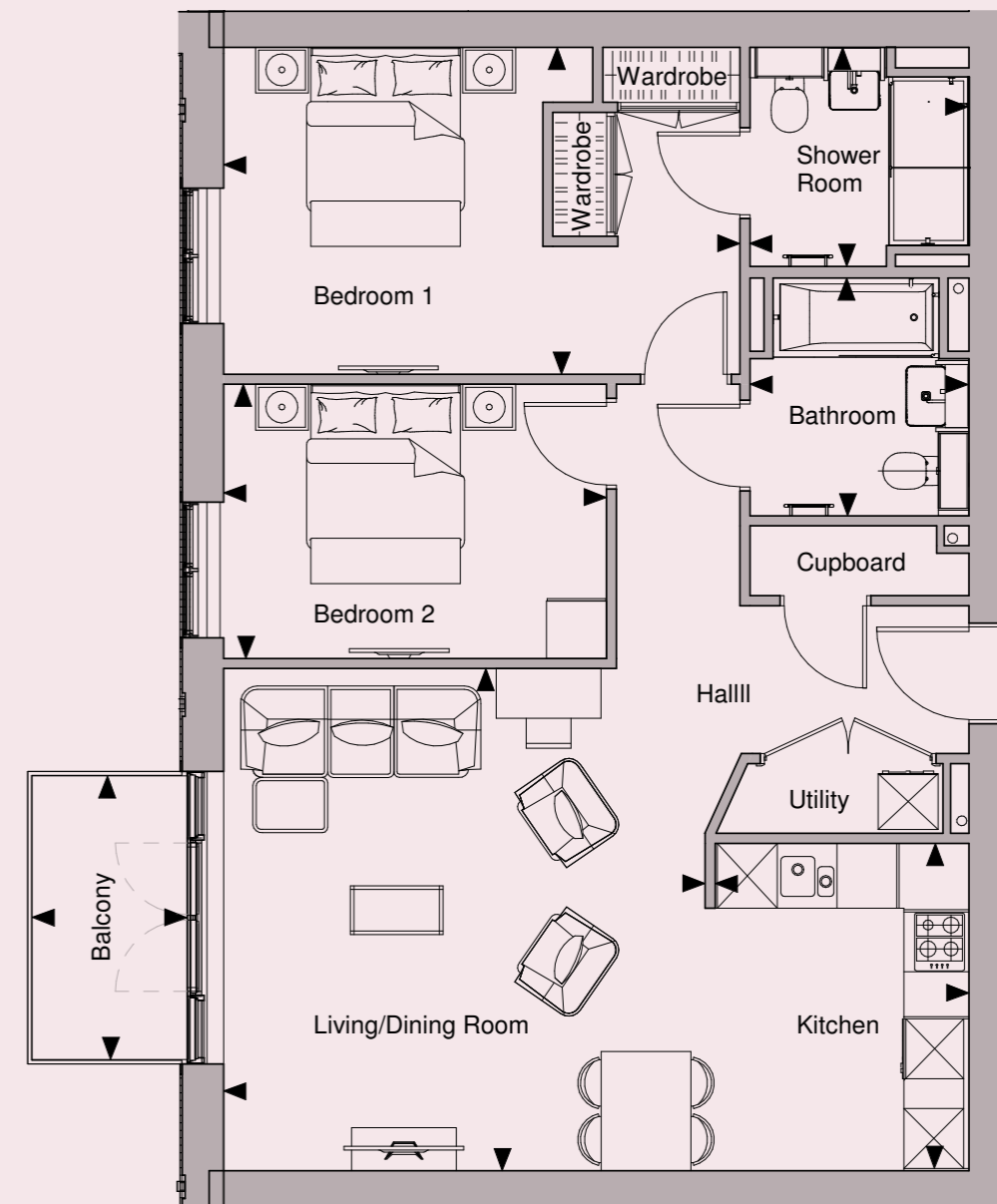
*Not included in Total Area

Location



Apartment 27

Floorplan



Floorplans are for illustrative purposes only. Room measurements are taken from the floor plans and are to be used as a guide only.



Honeysuckle Two Bedroom

West Wing

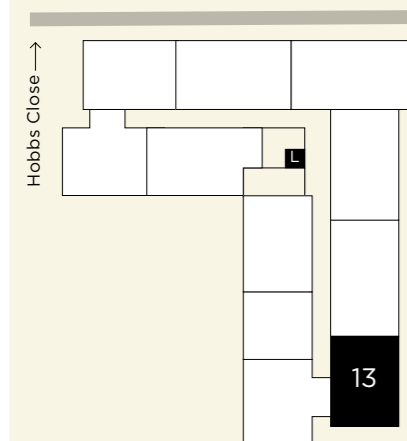
Level	Apartments	Outdoor Space
Ground Floor	2	Terrace
First Floor	13	Balcony
Second Floor	24	Balcony
Third Floor	35	Juliet Balcony

Dimensions

Bedroom 1	16ft 4in x 10ft 1in
Bedroom 2	9ft x 12ft 4in
Shower Room 1	7ft 2in x 7ft 10in
Shower Room 2	7ft 1in x 7ft 2in
Kitchen	7ft 3in x 9ft 11in
Living / Dining Room	13ft 7in x 17ft
Balcony*	5ft 1in x 9ft 4in
Total Area	816 sq ft (75 sq m)

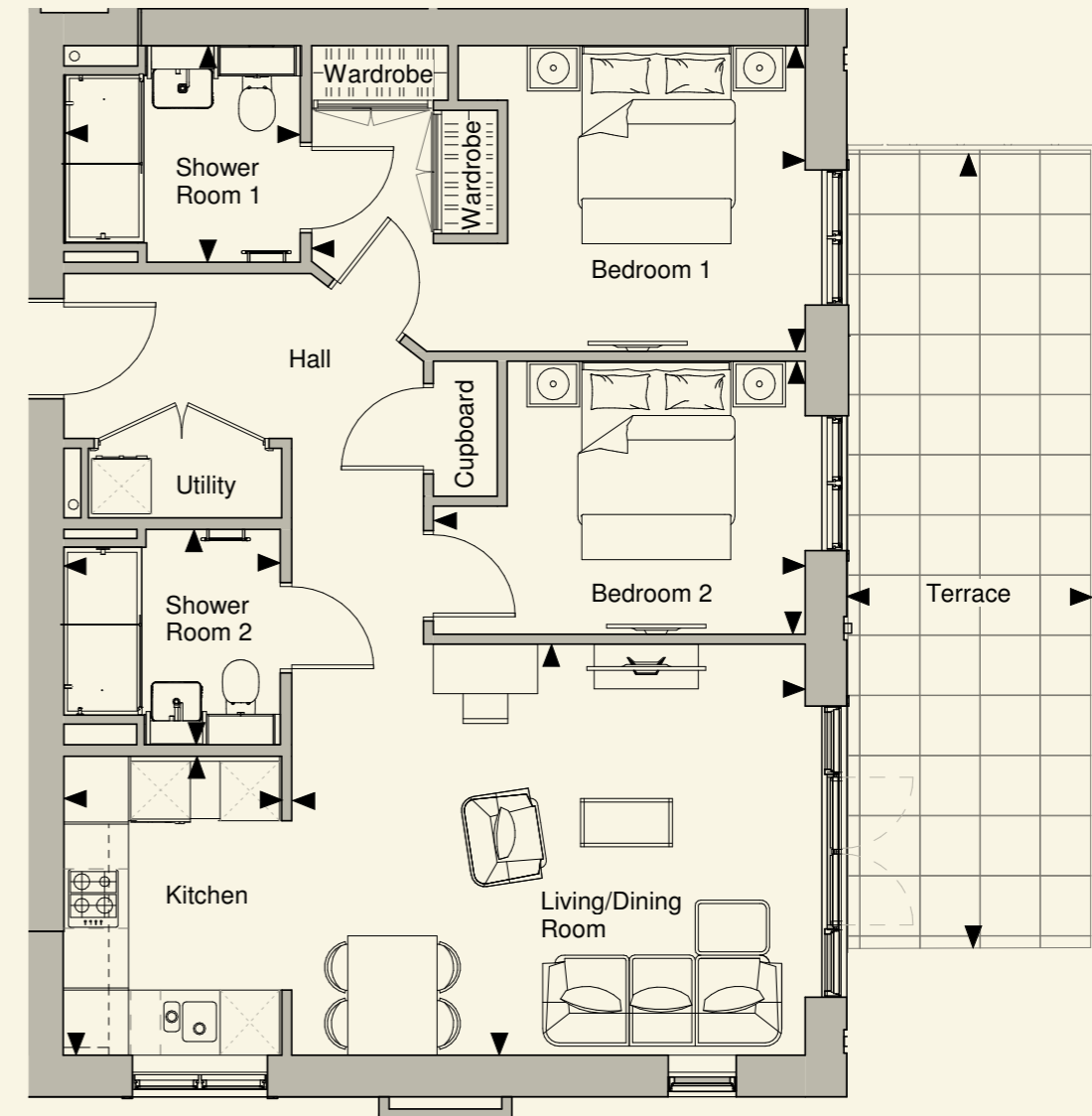
*Not included in Total Area

Location



Apartment 13

Floorplan



Floorplans are for illustrative purposes only. Room measurements are taken from the floor plans and are to be used as a guide only.
**Apartment 2 has a large terrace.



Iris

Two Bedroom

West Wing

Level	Apartments	Outdoor Space
Ground Floor	1	Terrace
First Floor	8	Balcony
Second Floor	19	Balcony
Third Floor	30	Juliet Balcony

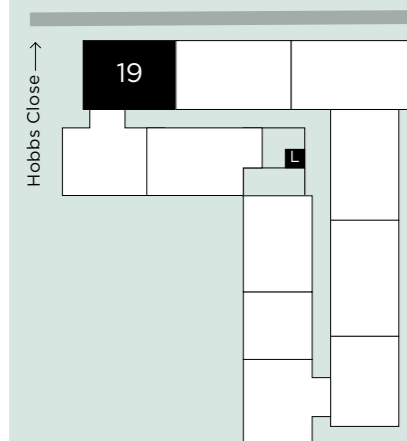
Dimensions

Bedroom 1	9ft 4in x 13ft
Bedroom 2	9ft 10in x 17ft
Shower Room	7ft 2in x 7ft 3in
Bathroom	7ft 3in x 7ft 10in
Kitchen	7ft 3in x 10ft 10in
Living / Dining Room	14ft 8in x 17ft
Balcony*	5ft 1in x 9ft 4in

Total Area **843 sq ft (78 sq m)**

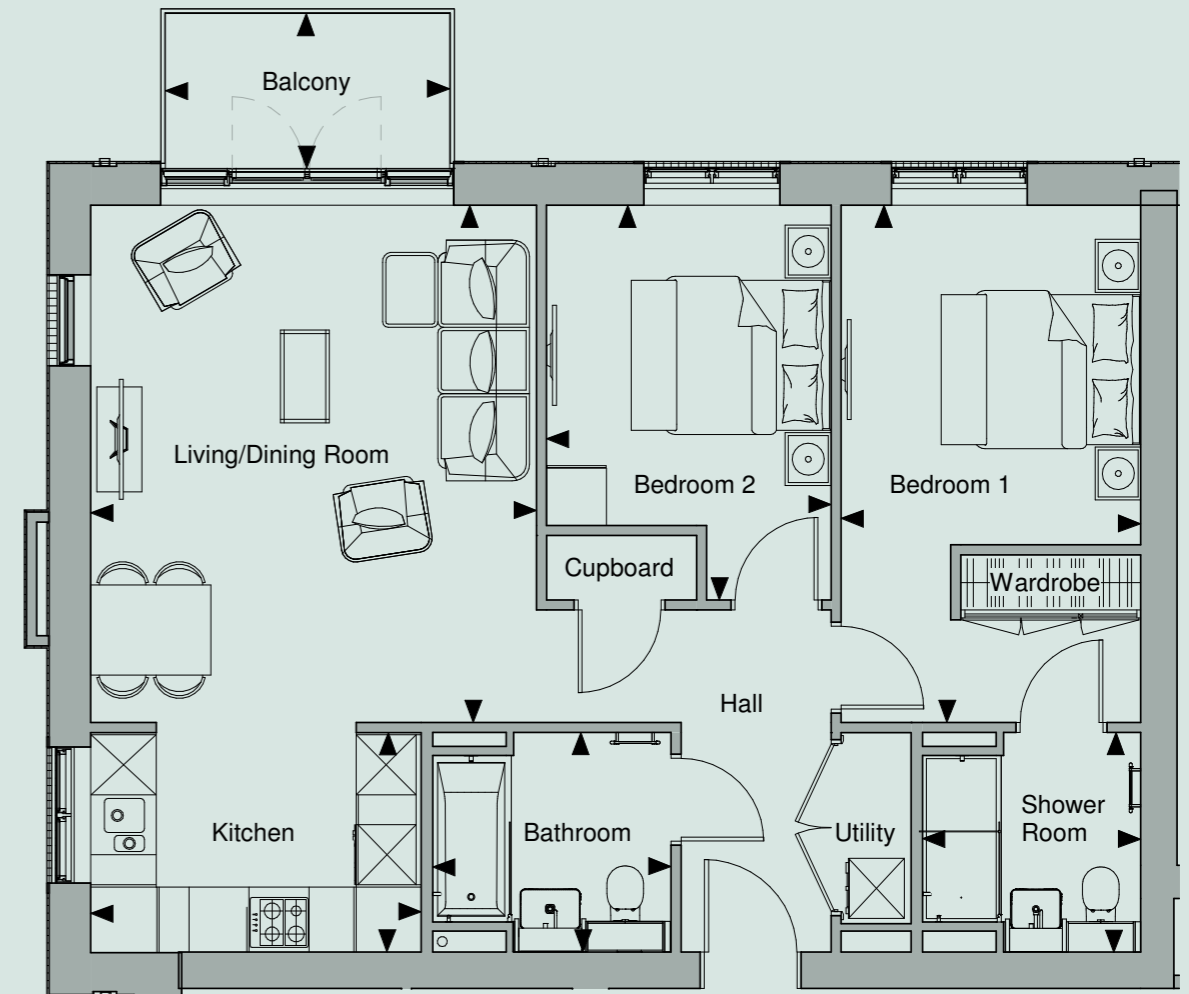
*Not included in Total Area

Location



Apartment 19

Floorplan



Floorplans are for illustrative purposes only. Room measurements are taken from the floor plans and are to be used as a guide only.



Lavender Two Bedroom

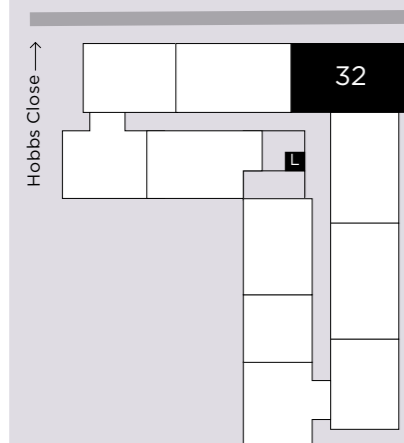
West Wing

Level	Apartments	Outdoor Space
Ground Floor		
First Floor	10	Balcony
Second Floor	21	Balcony
Third Floor	32	Juliet Balcony

Dimensions

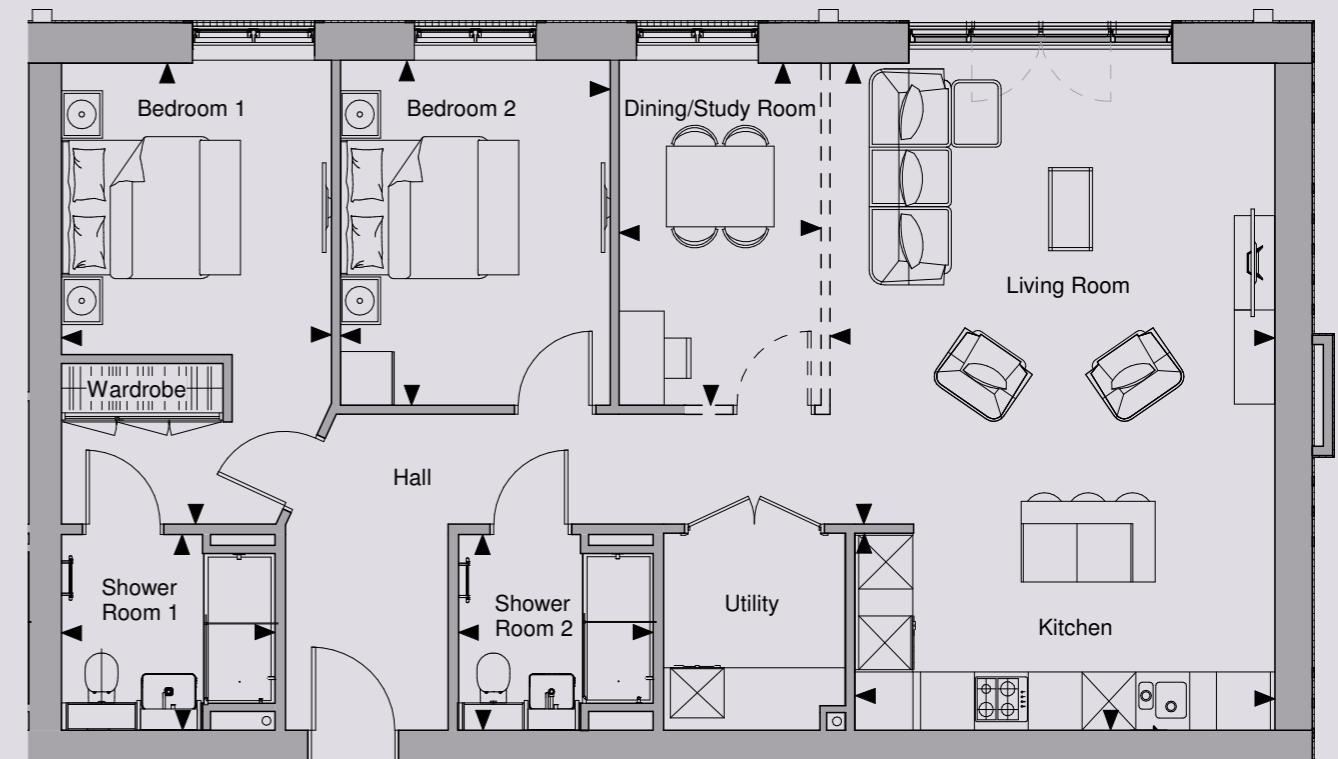
Bedroom 1	17ft x 9ft 11in
Bedroom 2	9ft 10in x 12ft 9in
Dining / Study Room	7ft 5in x 12ft 9in
Shower Room 1	7ft 2in x 7ft 10in
Shower Room 2	7ft 1in x 7ft 2in
Kitchen	15ft 5in x 7ft 2in
Living Room	16ft 3in x 17ft
Total Area	1,088 sq ft (101 sq m)

Location



Apartment 32

Floorplan



Floorplans are for illustrative purposes only. Room measurements are taken from the floor plans and are to be used as a guide only.



Lupin Two Bedroom

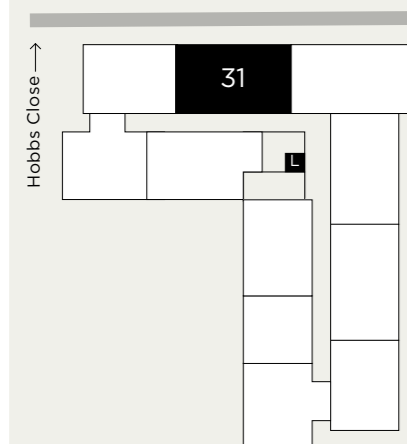
West Wing

Level	Apartments	Outdoor Space
Ground Floor		
First Floor	9, 12	Balcony
Second Floor	20, 23	Balcony
Third Floor	31, 34	Juliet Balcony

Dimensions

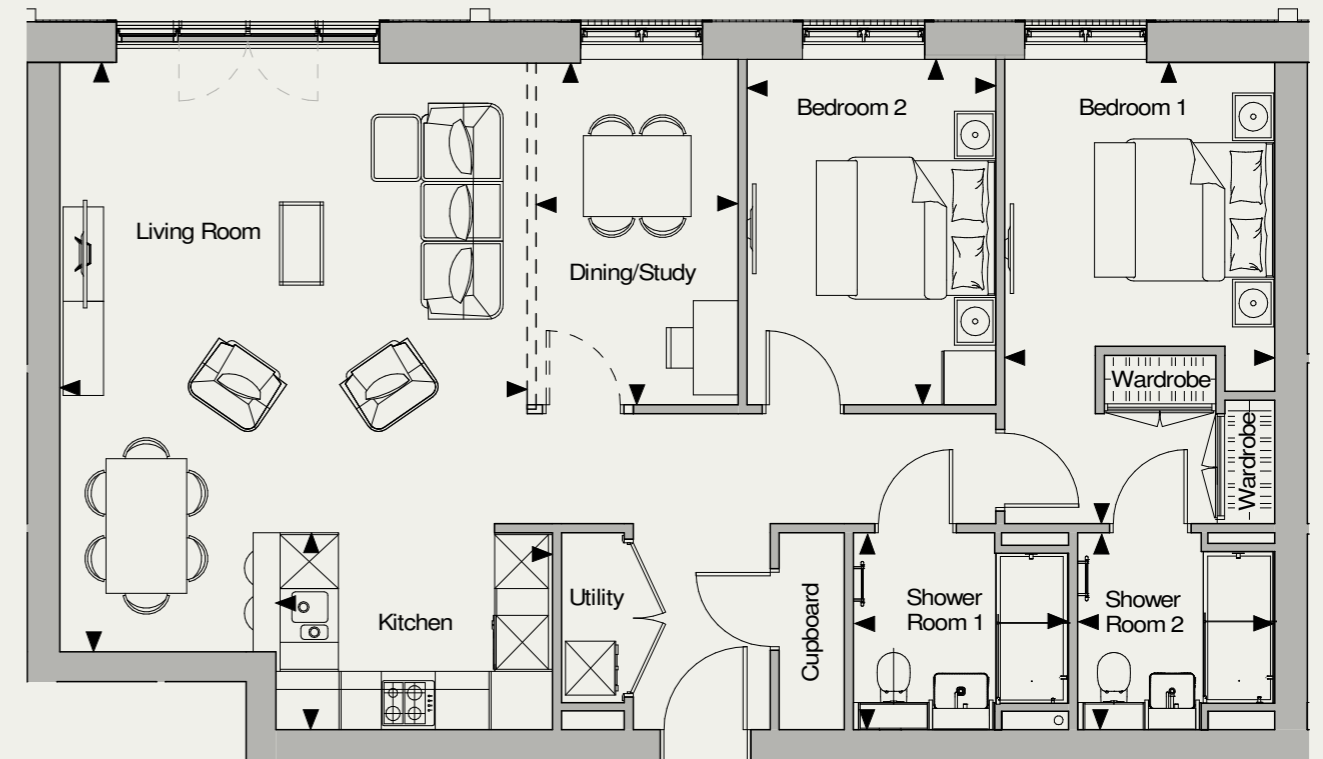
Bedroom 1	10ft x 17ft
Bedroom 2	9ft 1in x 12ft 8in
Dining / Study	7ft 5in x 12ft 8in
Shower Room 1	7ft 2in x 7ft 10in
Shower Room 2	7ft 2in x 7ft 2in
Kitchen	7ft 3in x 10ft 2in
Living Room	16ft 11in x 22ft
Total Area	1,067 sq ft (99 sq m)

Location



Apartment 31

Floorplan



Floorplans are for illustrative purposes only. Room measurements are taken from the floor plans and are to be used as a guide only. Apartments 12, 23 & 34 are handed. Dashed line denotes the possibility of a wall to be installed to create a separate space. Speak to our Sales Advisor for more information.



Rose Two Bedroom

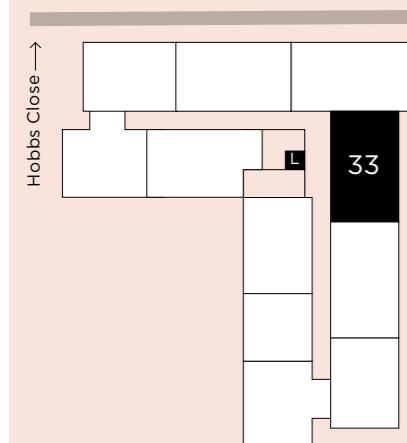
West Wing

Level	Apartments	Outdoor Space
Ground Floor		
First Floor	11	Balcony
Second Floor	22	Balcony
Third Floor	33	Juliet Balcony

Dimensions

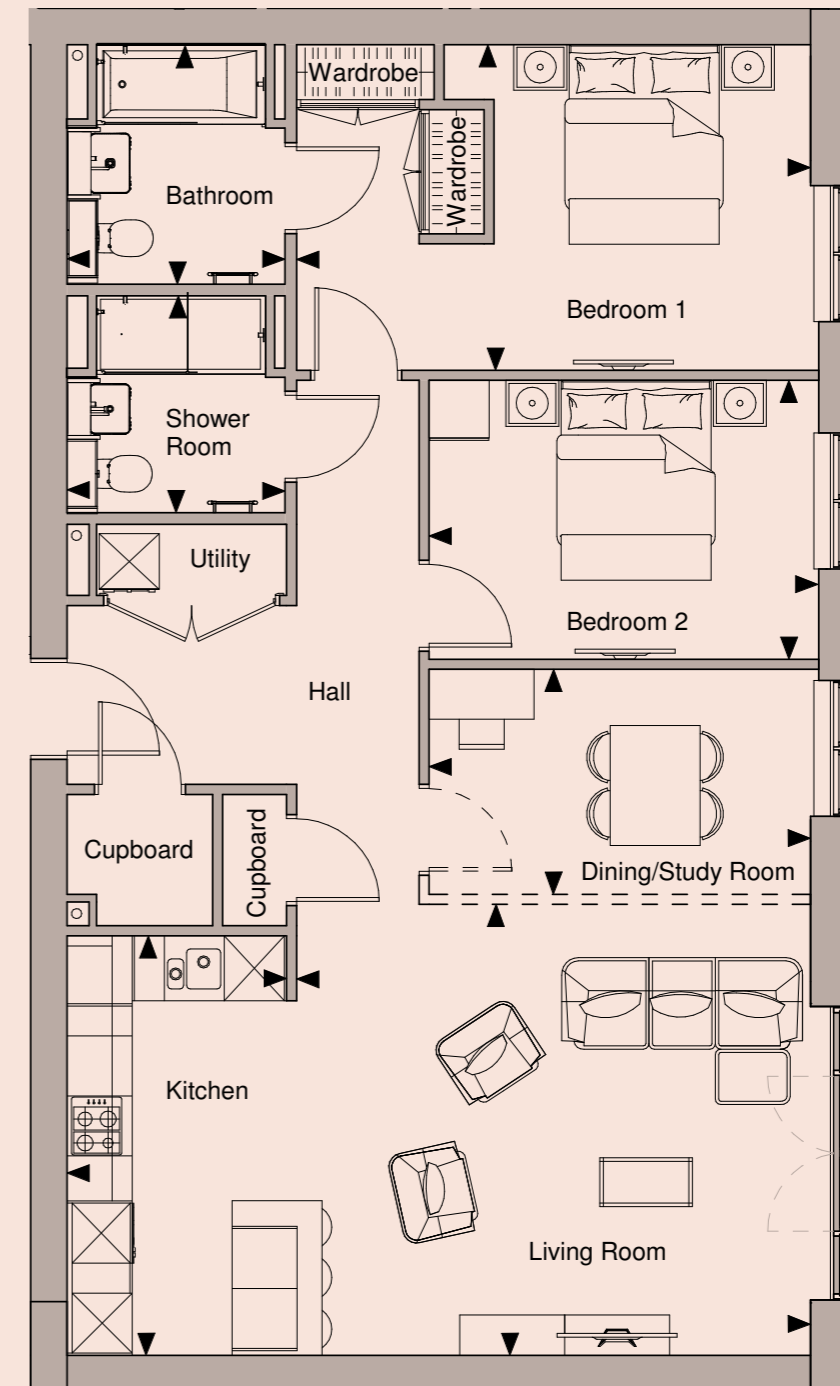
Bedroom 1	10ft 8in x 17ft
Bedroom 2	12ft 9in x 9ft 2in
Dining / Study Room	7ft 5in x 12ft 9in
Shower Room	7ft 2in x 7ft 1in
Bathroom	7ft 10in x 7ft 2in
Kitchen	13ft 9in x 7ft 2in
Living Room	14ft 10in x 17ft
Total Area	1,055 sq ft (98 sq m)

Location



Apartment 33

Floorplan



Floorplans are for illustrative purposes only. Room measurements are taken from the floor plans and are to be used as a guide only. Dashed line denotes the possibility of a wall to be installed to create a separate space. Speak to our Sales Advisor for more information.





SPECIFICATION



Viola

Contains antimicrobial properties which can sooth arthritis, skin problems, asthma, high blood pressure, and even epilepsy

Specification

Kitchen	<ul style="list-style-type: none"> • Fully fitted ROK range kitchen with a mix of floor and wall hung cabinets and Carrara Quartz worktop • ROK bespoke Pebble Grey cabinet doors with matt lacquered flat slab frontals • ROK Orion grey soft close drawers • Abode Althia mixer tap with 1 & 1/2 stainless steel sink • Base pull out corner shelves • Neff ceramic 4-ring hob 	<ul style="list-style-type: none"> • Neff stainless steel oven with 'slide and hide' door • Neff stainless steel microwave • Neff integrated fridge-freezer • Neff integrated dishwasher • Neff washer dryer in utility cupboard • Integrated bins for recycling and waste • LED strip lights underside of wall units • TAU gunmetal kitchen handles
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Bathroom Shower Room	<ul style="list-style-type: none"> • Stone top and tiled surround LED strip light set within underside of vanity • Bathroom cabinet feature lighting with micro LED strip light • Matt bath panel with lacquered finish • Hinged door storage over WC with 3 internal timber shelves, LED lit • Heated vanity mirror adjacent to fitted cabinet with internal lighting and shaver socket • Light grey Saloni B-Stone Cenezia tiling throughout 	<ul style="list-style-type: none"> • White Bette bath with anti-slip base and fixed bath screen • Vado chrome brassware - mixer taps, shower head, handset hose, shower thermostatic valve • Bette anti-slip shower floor • Chrome heated towel rails • Antique brass pendant lights and recessed ceiling LED downlights • Mechanical extract ventilation • Chrome grab bar handles (installed only if requested by customer) • Future provision for ceiling pull switch to all bathrooms
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Interior finishes	<ul style="list-style-type: none"> • Built in wardrobes to all master bedrooms with hanging rail, shelf and automatic light • Victoria Carpets throughout bedrooms • Quadrant flatweave entrance matting • Parador flooring in other living spaces • Double glazed windows, doors and Juliet balconies 	<ul style="list-style-type: none"> • 2.5m high ceilings in bedrooms, living room and kitchen. • 2.6m high ceilings in bedrooms, living room and kitchen (3rd floor apartments only)
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Electricals <ul style="list-style-type: none"> • Programmable thermostat with two heating period settings • Pendant light in dining room and above kitchen island with shade ring fixing • Wardrobe lighting with LED strip, fitted and hidden recess in shelf • Kitchen under cabinet lighting via continuous LED strip in warm white, located in rear corner of wall unit • Shaver socket range, stainless steel white inserts, located in the bathroom cabinet • Telephone data points in living room and bedrooms • 5amp double white sockets • Video door entry with handset and integrated screen 	Security <ul style="list-style-type: none"> • Video door entry system to every apartment • Smoke detectors / fire alarms ring in every apartment • Sprinklers installed to all apartments • Burglary intruder alarm to ground floor and some first floor apartments Car Parking <ul style="list-style-type: none"> • On-site allocated car parking (some with electrical points) Heating and cooling <ul style="list-style-type: none"> • Underfloor heating throughout apartments (where rooms can be controlled separately) • Mechanical ventilation throughout the apartment 	Peace of mind <ul style="list-style-type: none"> • Post room provision for small and large items of post. • 999 year lease • All apartments benefit from a 10 year Premier Guarantee building warranty • Lifts to apartment floors • Tunstall call centre for out of hours Homeowners' amenities <ul style="list-style-type: none"> • Communal lounge with large private dining space for events and hire • Landscaped courtyard • Allotments • Guest suite • Yoga studio • Model Dairy; library and hobby room
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Our assurance to you

THE PEGASUS PROMISE

We at Pegasus are responsible for taking care of all the external building maintenance, buildings insurance and communal utility bills. We also ensure all the shared areas are meticulously cleaned and maintained. Our dedicated team of friendly and approachable Lifestops work to ensure the support provided is always tailored to owners' needs.

CONTACT

If you'd like to find out more about Highfields and keep up with the latest news, please contact:

01932 483 130
lifestory.group/highfields

Hobbs Close
West Byfleet
KT14 6LT

highfields@lifestory.group

Highfields is available exclusively to those enjoying life over 60.

Important Notice: These details are intended to give a general indication of the proposed development and floor layouts and are believed to be correct at the time of printing. Pegasus and its subsidiary and associated companies with the Lifestory Group reserve the right to make any changes thought necessary to the development, individual specifications or floor layouts at any time. The content of this brochure does not constitute an offer or form any contract or an inducement of any such contract. All dimensions scaled from architect's drawings. Final dimensions may vary slightly.



HIGHFIELDS

WEST BYFLEET

Part of  **Lifestory**