

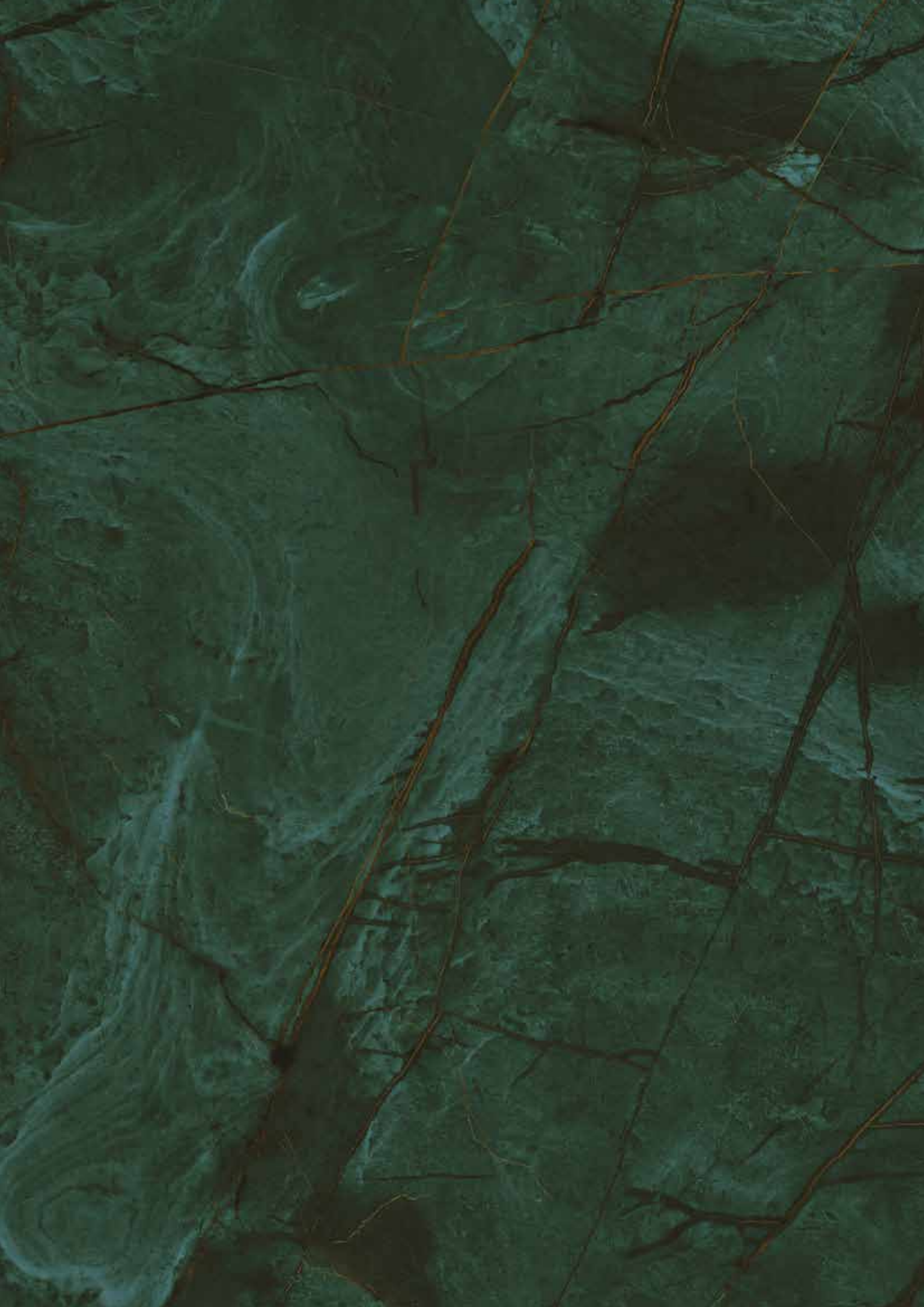


# ROYAL OAKS

BANSTEAD

**Riverdale**  
DEVELOPMENTS LTD





# WELCOME HOME



Computer generated image, indicative only.

## TRUE SANCTUARY AWAITS

Welcome to Royal Oaks, a peaceful sanctuary in the heart of Surrey. This small development of 10 luxury homes occupies a spectacular location close to the bustling town of Banstead and the thrills of Epsom Downs Racecourse, yet just a stone's throw from lush parkland, ancient woodland and stunning natural landscapes.

Royal Oaks has been created to appeal to those seeking the best quality of life, with generous living spaces that provide maximum versatility, convenience and comfort. Each home has been sympathetically designed to complement the local architecture, surrounded by ample open space and benefitting from being part of a gated community.

Interiors are appointed with state-of-the-art appliances, and finished to a high standard of quality, delivering performance and durability in equal measure, while the very latest building techniques achieve a high level of energy efficiency.

Combine all this with remarkable local transport links that make travelling to central London easy, and the result is a collection of homes that offer the perfect place to live your best life.





# A TIMELESS LOCATION

## PERFECTLY PLACED LANDSCAPES

With its enviable location on the outskirts of Banstead, Royal Oaks combines rural tranquillity with town-centre convenience to create the perfect balance for life.

A home here puts you at the heart of a true rural idyll. The natural chalk meadows, thriving woodland and welcoming parkland of Oaks Park are a short stroll across the road, providing a valuable escape whenever you need it – and keen golfers will love the adjacent The Oaks Golf Centre.

Additionally, the spectacular colours and unmistakable scent of Mayfield Lavender Farm is located right next door. Enjoy coffee and cake at the on-site café to bring an inimitable sense of joy to the summer months.

While this blissful rural peace might make it feel like you're a million miles away, you can still find all the everyday amenities you need just down the road.





# CURATED CONVENIENCE



## SOAK IN SURREY

In nearby Banstead town centre there are banks, pharmacies, a supermarket, plus a great selection of shops, cafés pubs and restaurants – from characterful independents to high-street favourites.

For additional choice, Sutton's St Nicholas Shopping Centre offers a wider range of stores and there is also a multi-screen cinema in the town centre. More retail and entertainment can be found in Epsom, where you can enjoy a show at the Playhouse theatre or experience the thrill of the races at the famous Epsom Downs Racecourse.

Family day trips are well catered for nearby, with Chessington World of Adventures and Hobbledown Adventure Farm both offering the perfect way to keep the kids entertained.

M&S Simply Food - 1.6 miles



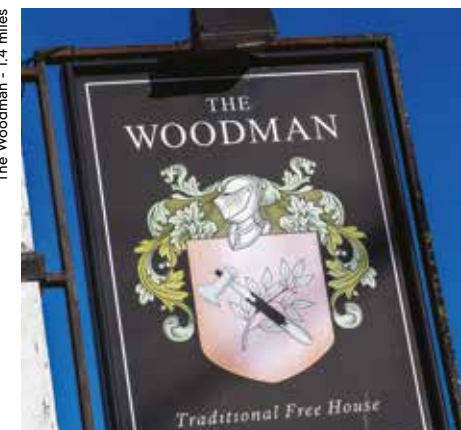
Oaks Park - 0.2 miles



*"A peaceful and idyllic lifestyle while being just a short commute away from the hustle and bustle of London."*

Banstead Woods offers a great way to enjoy the outdoors on your doorstep. Once a medieval deer park and now a popular destination for walkers and runners, it's the perfect escape. Alternatively, roam amongst rare species of tree at Nork Park arboretum, head out on the water at Mercers Country Park water sports centre, or lose yourself in the abundant trails and breath-taking views of Surrey Hills. For those who seek a different kind of outdoor adventure, the renowned Banstead Downs golf course offers a challenging and scenic experience, adding to the diverse range of activities available in this picturesque area.

The Woodman - 1.4 miles



Banstead Downs - 2.5 miles



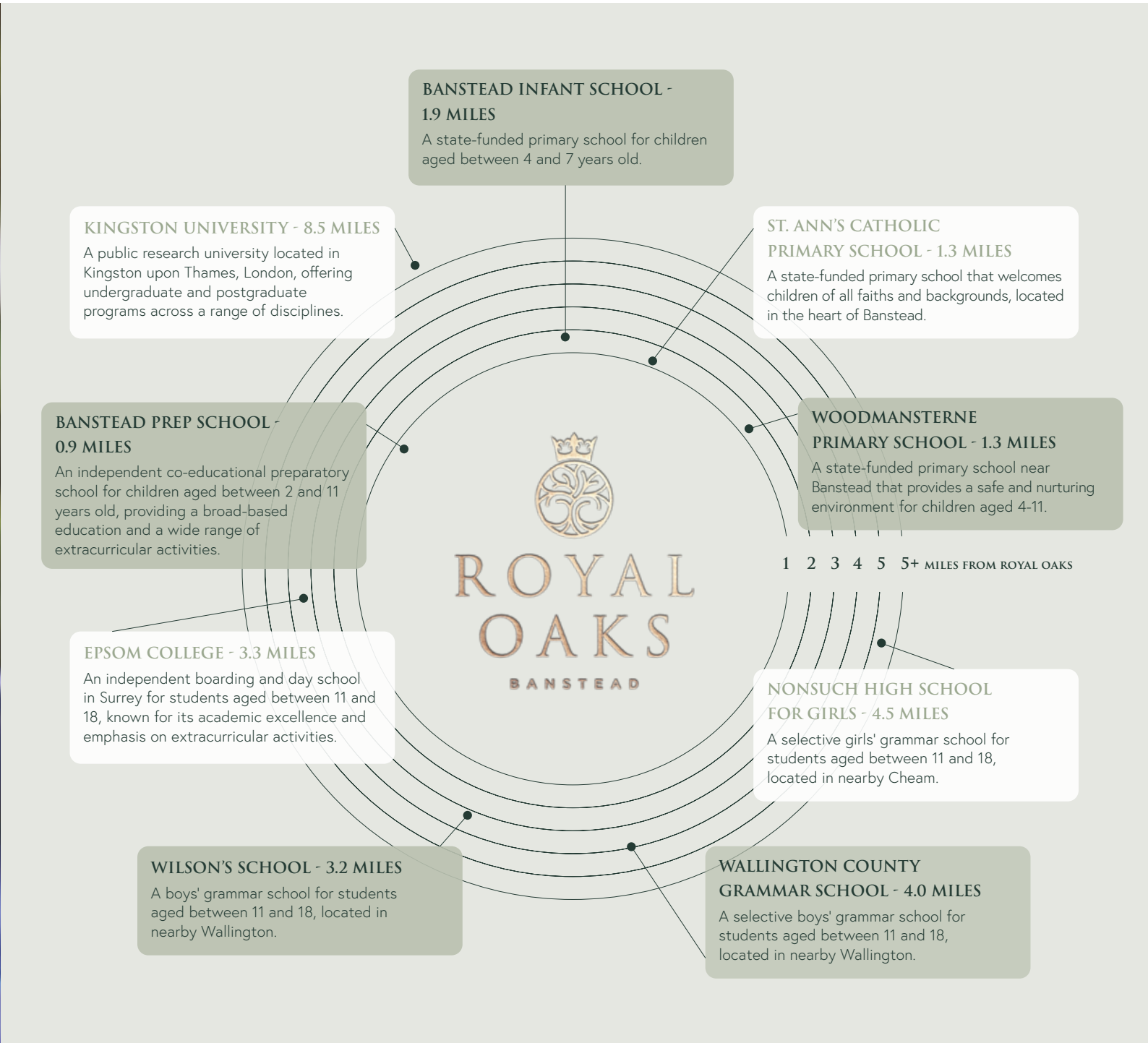




# TOP TIER EDUCATION

THE EDUCATED CHOICE

Banstead offers a diverse range of educational options, from state-funded primary schools to prestigious independent and grammar schools, ensuring that students have access to high-quality education that suits their needs and aspirations.



Travel times taken from [google.com/maps](https://www.google.com/maps) and indicative only.





EPSOM  
15 minutes

GATWICK  
24 minutes

CRAWLEY  
32 minutes

BRIGHTON  
58 minutes



EPSOM DOWNS  
7 minutes

WEST CROYDON  
23 minutes

CLAPHAM JUNCTION  
47 minutes

LONDON VICTORIA  
55 minutes



# COUNTRYSIDE CHARM WITH CITY CONNECTIONS

WONDERFULLY SITUATED



The town of Banstead enjoys excellent transport links that ensure the best of town, country and the capital are all at your disposal.

The nearby A217 heads north past Sutton to link up with the A24 and provide road access to central London in around 1 hour 20 minutes. Alternatively, the A23 is around 7 minutes east of Royal Oaks and will take you to London in a similar amount of time.

Head south on the M23 and you can be at Gatwick Airport in 24 minutes and Brighton in an hour. Additionally, the M25 is around 15 minutes away and acts as a gateway to the entire national motorway network.

Royal Oaks also benefits from a regular bus service to Banstead railway station, which is a six-minute drive away and operates direct trains to Epsom Downs in 7 minutes, Clapham Junction in 47 minutes and London Victoria in 55 minutes.

Furthermore, Woodmansterne Station can be reached in 7 minutes by car and, being positioned on a different line, provides different opportunities. From Woodmansterne, it's possible to be in East Croydon in 21 minutes and London Bridge in 42 minutes.

Travel times taken from [google.com/maps](https://www.google.com/maps) and indicative only.





# SITEPLAN

## AN AWARD-WINNING BUILDER

Nestled in a serene and picturesque location, this assortment of exquisite three, four, and five-bedroom homes provide the perfect balance of comfort, style, and sophistication. Whether you're seeking a private retreat from the hustle and bustle of modern life or a sumptuous sanctuary for entertaining and socializing, these homes are sure to leave you enraptured with their unparalleled beauty and charm.

  
**THE MULBERRY**  
THREE BEDROOM HOME  
Plots 5 & 6

  
**THE CHESTNUT**  
THREE BEDROOM HOME  
Plot 8

  
**THE ACORN**  
THREE BEDROOM HOME  
Plots 9 & 10

  
**THE BIRCH**  
THREE BEDROOM HOME  
Plots 1 & 4

  
**THE WILLOW**  
FOUR BEDROOM HOME  
Plot 3

  
**THE OAK**  
FIVE BEDROOM HOME  
Plot 2

  
**THE BEECH**  
FIVE BEDROOM HOME  
Plot 7



Site plan not to scale and indicative only.





# THE MULBERRY

## THREE BEDROOM HOME

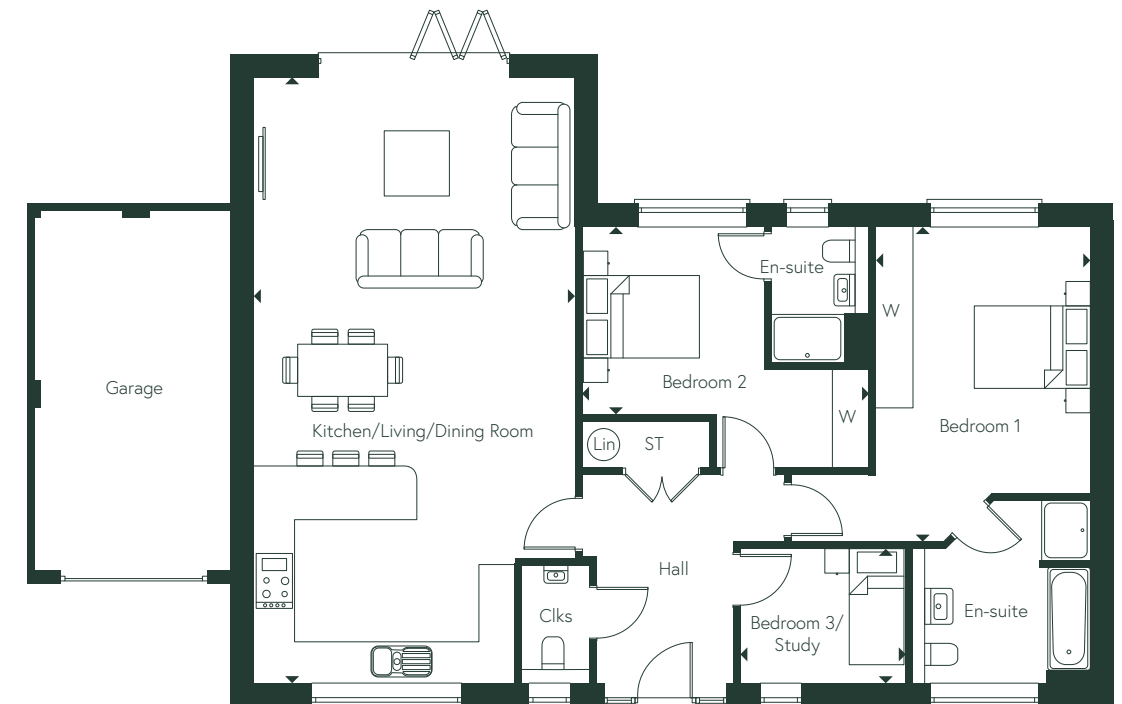
PLOTS 5 (HANDED) & 6



Computer generated image of plot 6, indicative only.

### GROUND FLOOR

Kitchen/Living/ Dining Room		
	5.25m x 10.00m	17'3" x 32'9"
Bedroom 1	4.90m x 5.17m	16'0" x 16'12"
Bedroom 2	4.67m x 3.95m	15'4" x 12'9"
Bedroom 3/Study	2.65m x 2.17m	8'8" x 7'1"



Refer to site plan for garage locations. All wardrobes are subject to site specification. Please see Sales Consultant for further details. Floorplans shown are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 50mm. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Computer generated image indicative only and external finishes are subject to change.

W wardrobe ST store

► Denotes where dimensions are taken from





# THE CHESTNUT

## THREE BEDROOM HOME

PLOT 8

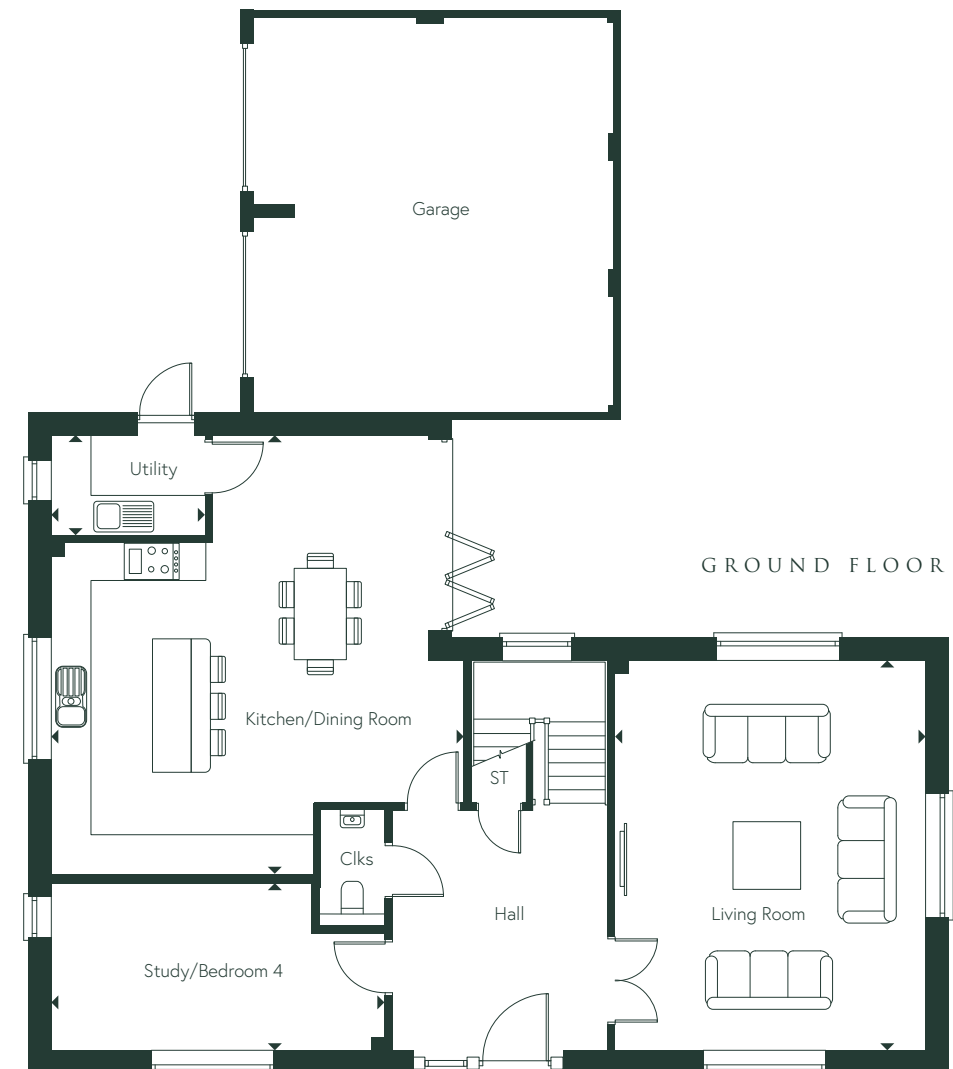
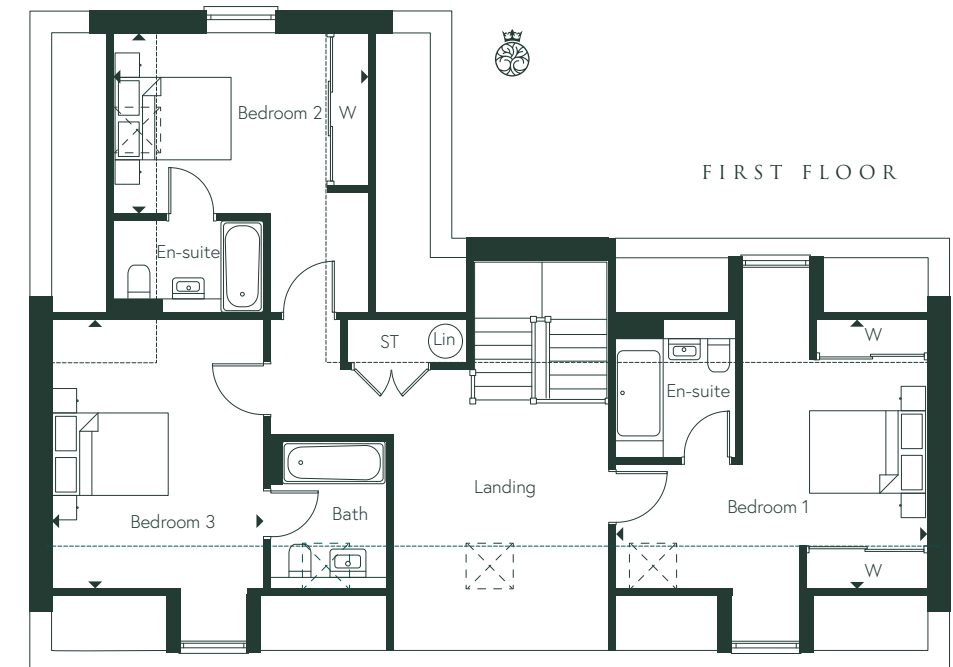


### GROUND FLOOR

Kitchen/ Dining Room	6.75m x 7.20m	22'2" x 23'7"
Living Room	5.05m x 6.40m	16'7" x 20'12"
Utility	2.50m x 1.60m	8'2" x 5'3"
Study/Bedroom 4	5.45m x 2.70m	17'9" x 8'10"

### FIRST FLOOR

Bedroom 1	5.05m x 6.10m	16'7" x 20'0"
Bedroom 2	4.20m x 4.50m	13'9" x 14'9"
Bedroom 3	3.72m x 5.25m	12'2" x 17'3"



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W wardrobe ST store

► Denotes where dimensions are taken from ----- Denotes reduced head height





# THE ACORN

## THREE BEDROOM HOME

PLOTS 9 (HANDED) & 10



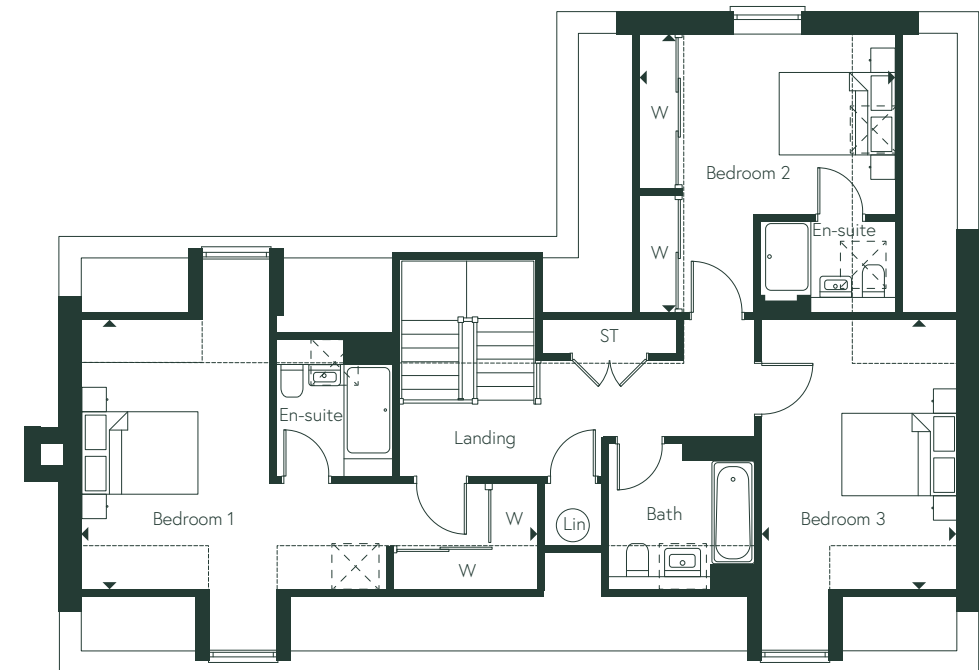
Computer generated image of plot 10, indicative only.

### GROUND FLOOR

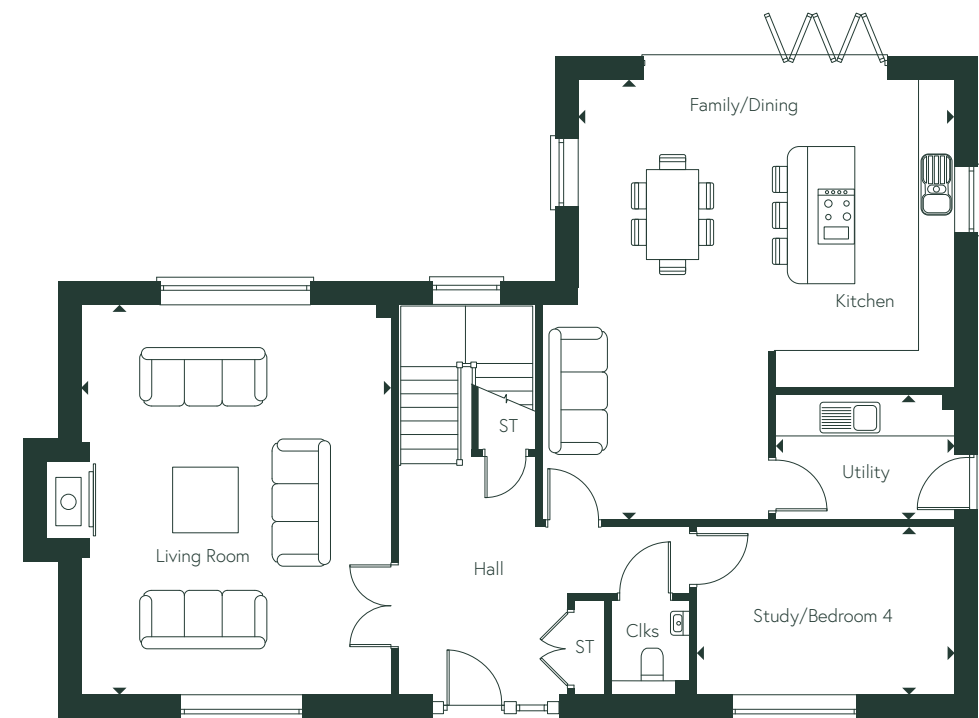
Kitchen/Dining/		
Family Room	6.75m x 7.17m	22'2" x 23'6"
Living Room	5.05m x 6.40m	16'7" x 20'12"
Utility	2.95m x 1.95m	9'8" x 6'5"
Study/Bedroom 4	4.20m x 2.80m	13'9" x 9'2"

### FIRST FLOOR

Bedroom 1	7.45m x 6.40m	24'5" x 20'12"
Bedroom 2	4.22m x 4.52m	13'9" x 14'9"
Bedroom 3	3.15m x 5.42m	10'4" x 17'9"



FIRST FLOOR



GROUND FLOOR

Refer to site plan for garage locations. All wardrobes are subject to site specification. Please see Sales Consultant for further details. Floorplans shown are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 50mm. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Computer generated image indicative only and external finishes are subject to change.

W wardrobe ST store

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# THE BIRCH

## THREE BEDROOM HOME

PLOTS 1 & 4



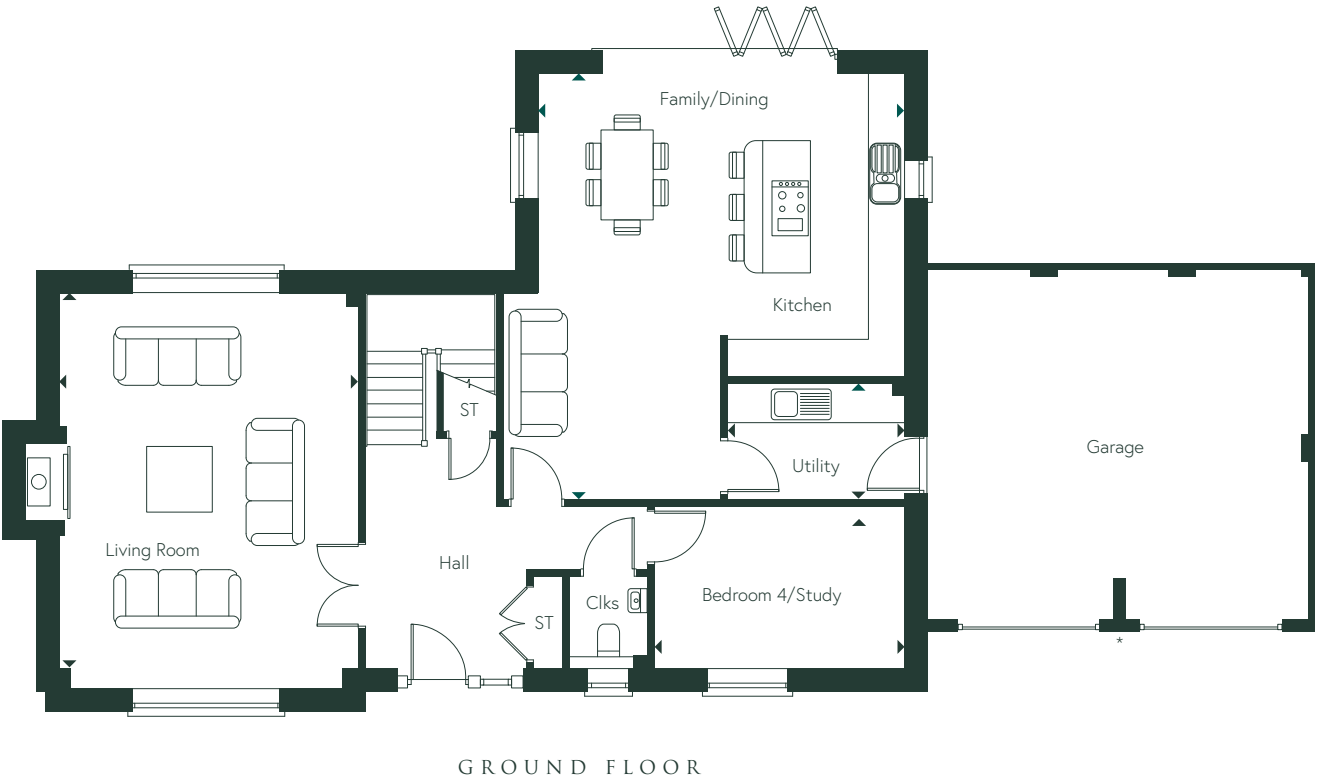
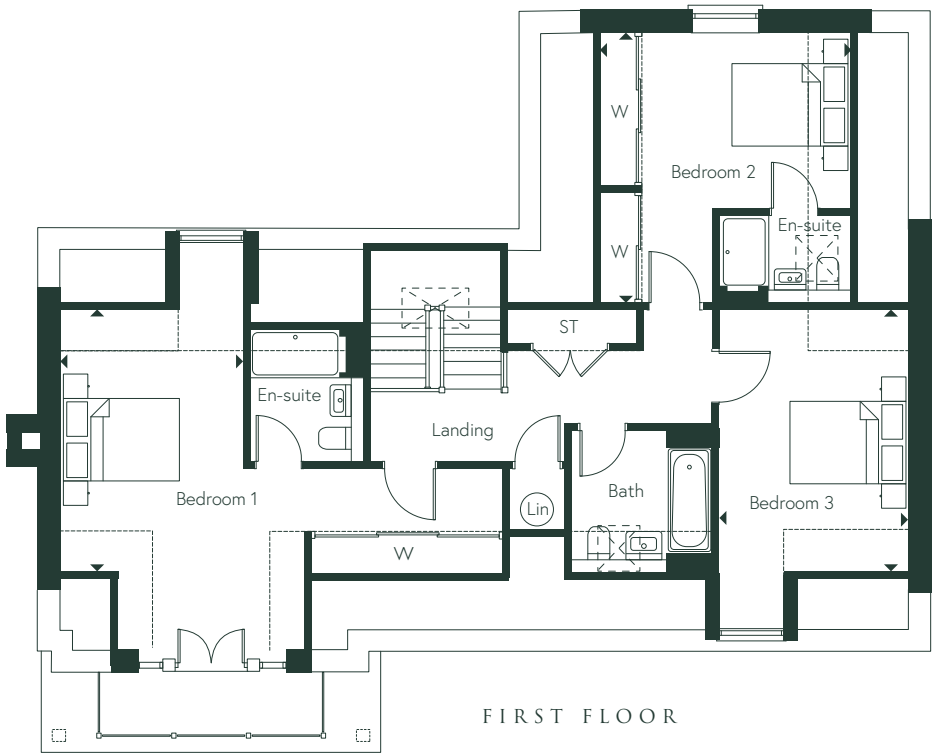
Computer generated image of plot 1, indicative only.

### GROUND FLOOR

Kitchen/Dining/		
Family Room	6.75m x 7.71m	22'1" x 23'6"
Living Room	5.05m x 6.72m	16'6" x 22'0"
Utility	2.95m x 1.95m	9'8" x 6'5"
Bedroom 4/Study	4.20mx 2.80m	13'9" x 9'2"

### FIRST FLOOR

Bedroom 1	7.45m x 6.75m	24'5" x 22'2"
Bedroom 2	4.22m x 4.52m	13'9" x 14'9"
Bedroom 3	3.15m x 5.42m	10'3" x 17'9"



Refer to site plan for garage locations. All wardrobes are subject to site specification. Please see Sales Consultant for further details. Floorplans shown are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 50mm. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Computer generated image indicative only and external finishes are subject to change.

W wardrobe ST store

► Denotes where dimensions are taken from ----- Denotes reduced head height \* Double garage door to plot 4 only





# THE WILLOW

## FOUR BEDROOM HOME

PLOT 3



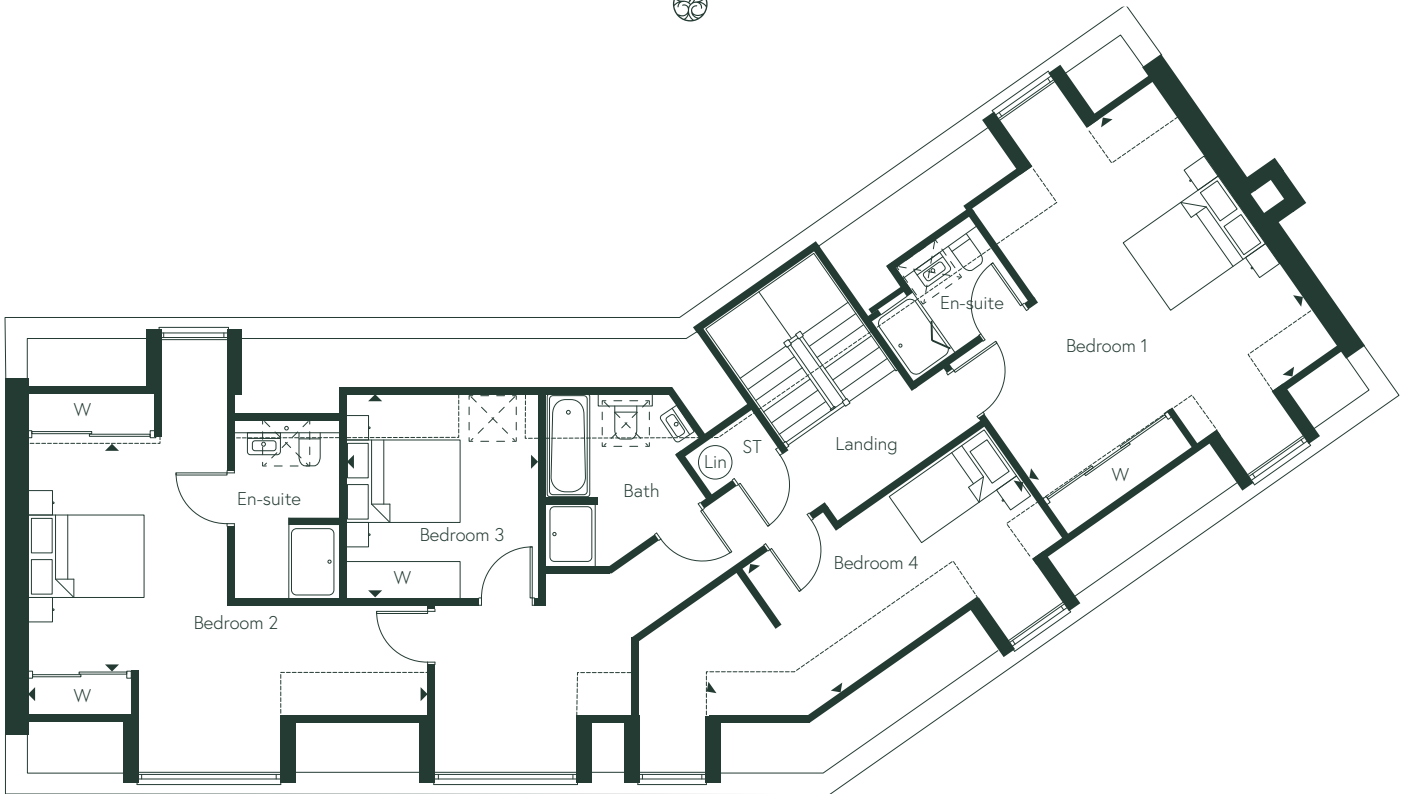
### GROUND FLOOR

Kitchen/Dining/ Family Room	6.86m x 7.11m	22'5" x 23'3"
Living Room	4.77m x 7.11m	15'6" x 23'3"
Utility	2.50m x 1.60m	8'2" x 5'2"
Study/Bedroom 5	3.66m x 3.13m	12'0" x 10'2"

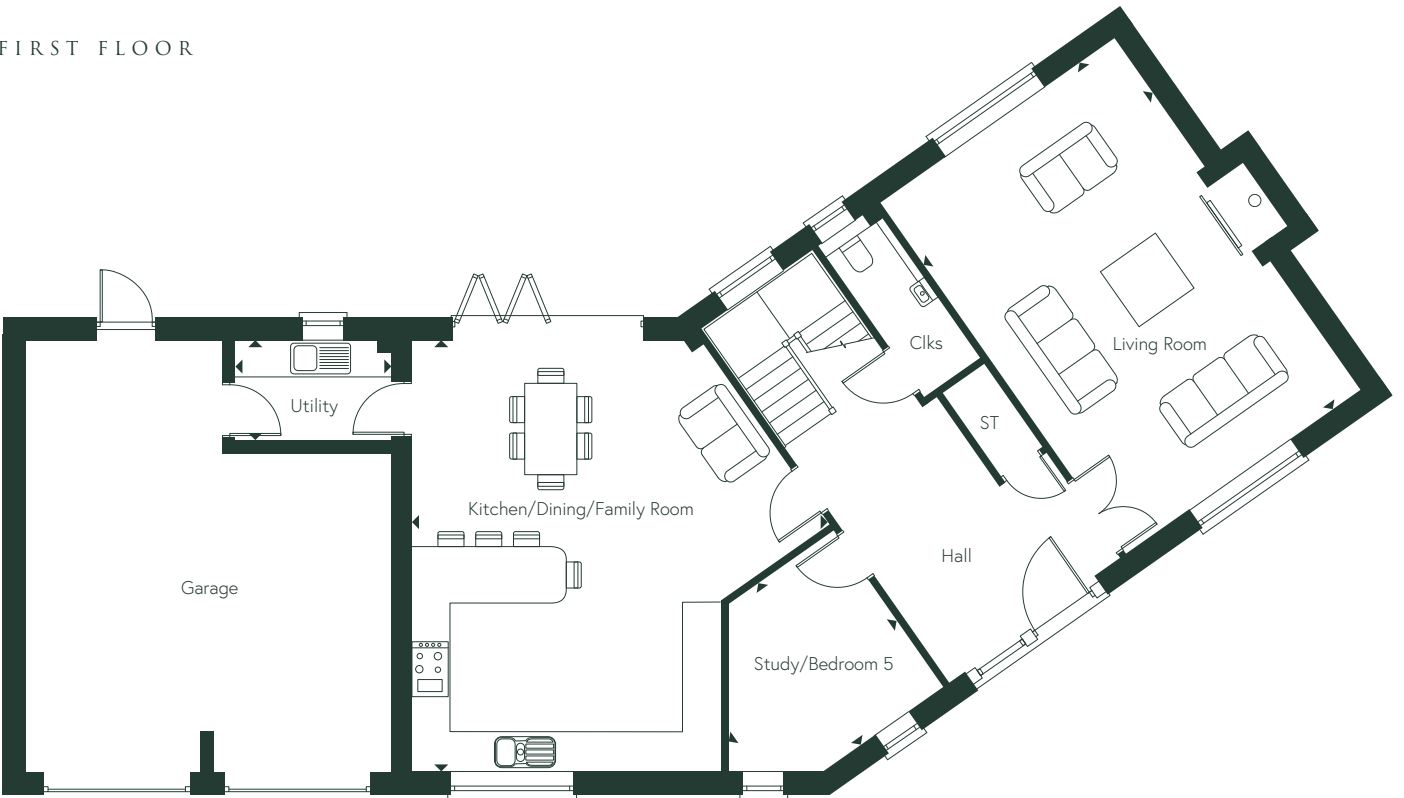
### FIRST FLOOR

Bedroom 1	5.45m x 5.32m	17'8" x 17'4"
Bedroom 2	3.88m x 6.56m	12'7" x 21'5"
Bedroom 3	3.19m x 3.35m	10'4" x 10'9"
Bedroom 4	6.47m x 2.60m	21'2" x 8'5"

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FIRST FLOOR



GROUND FLOOR

W wardrobe ST store

► Denotes where dimensions are taken from ----- Denotes reduced head height





# THE OAK

## FIVE BEDROOM HOME

PLOT 2



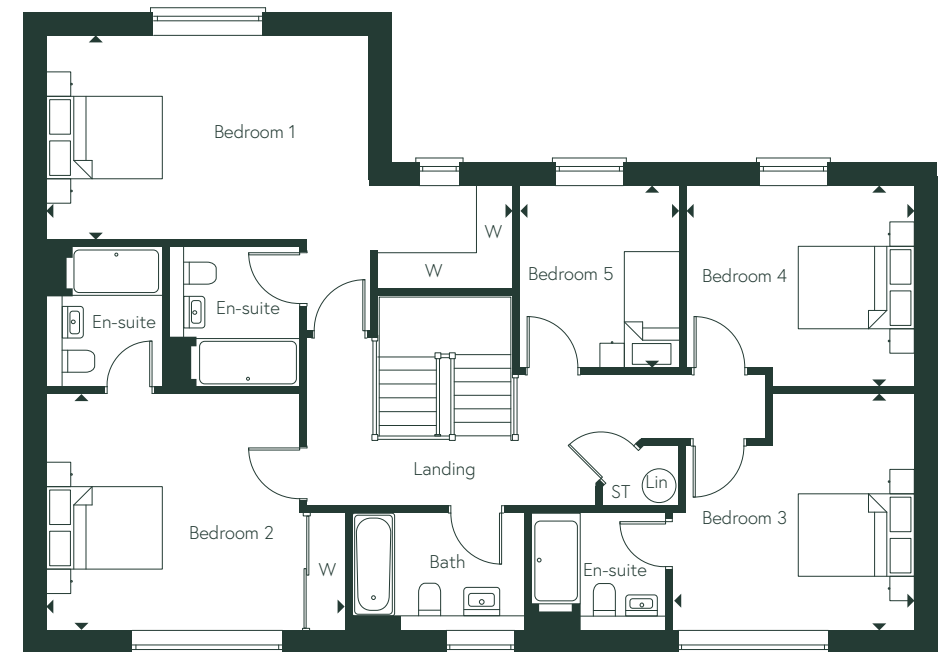
Computer generated image of plot 2, indicative only.

### GROUND FLOOR

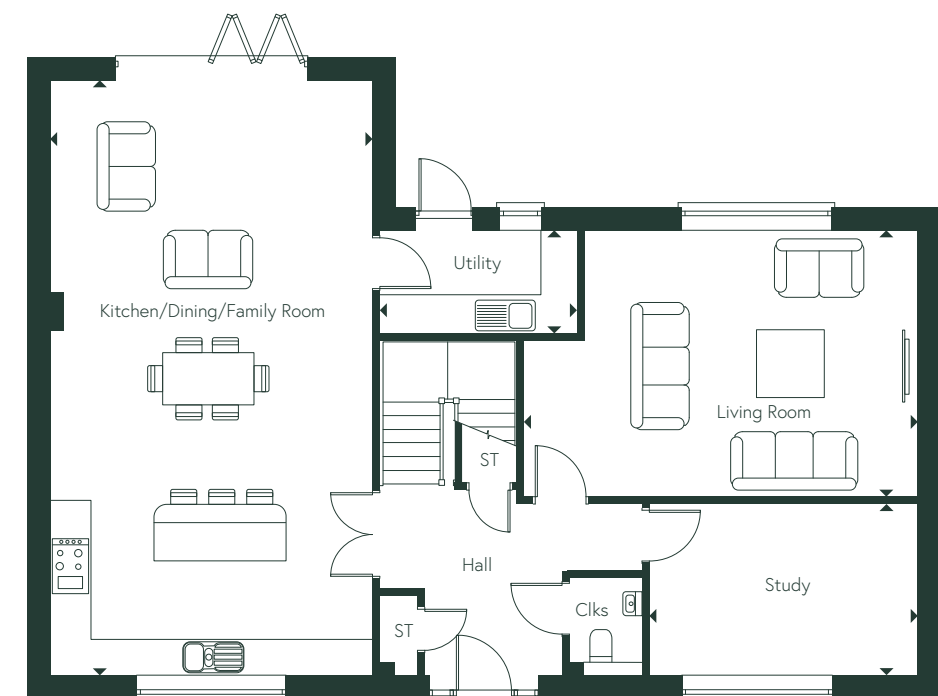
Kitchen/Dining/		
Family Room	5.25m x 9.75m	17'2" x 31'12"
Living Room	6.42m x 4.35m	21'0" x 14'3"
Utility	3.20m x 1.60m	10'6" x 5'3"
Study	4.40m x 2.75m	14'5" x 9'0"

### FIRST FLOOR

Bedroom 1	7.65m x 4.82m	25'1" x 15'10"
Bedroom 2	4.27m x 3.85m	14'0" x 12'8"
Bedroom 3	4.37m x 3.85m	14'4" x 12'8"
Bedroom 4	3.70m x 3.25m	12'2" x 10'8"
Bedroom 5	2.57m x 2.95m	8'5" x 9'8"



FIRST FLOOR



GROUND FLOOR

Refer to site plan for garage locations. All wardrobes are subject to site specification. Please see Sales Consultant for further details. Floorplans shown are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 50mm. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Computer generated image indicative only and external finishes are subject to change.

W wardrobe ST store

► Denotes where dimensions are taken from





# THE BEECH

## FIVE BEDROOM HOME

PLOT 7

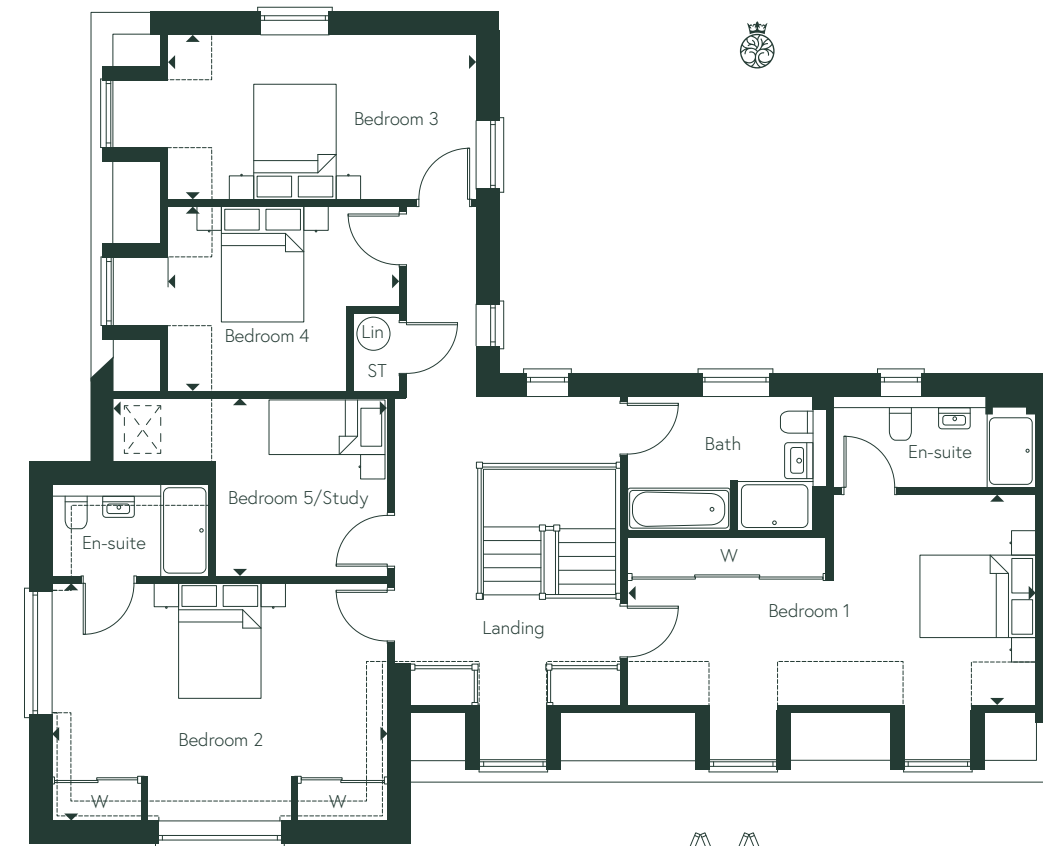


### GROUND FLOOR

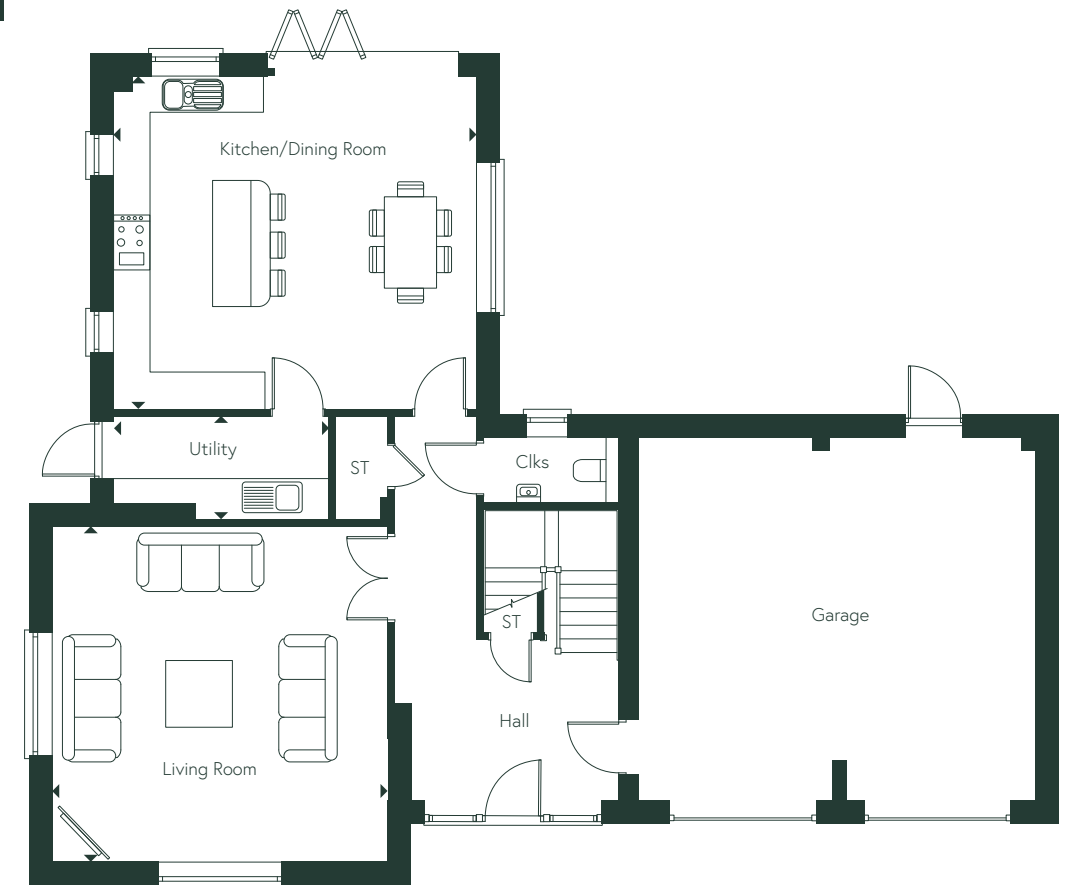
Kitchen/ Dining Room	5.95m x 5.45m	19'6" x 17'11"
Living Room	5.50m x 5.50m	18'0" x 18'0"
Utility	3.50m x 1.60m	11'6" x 5'3"

### FIRST FLOOR

Bedroom 1	6.65m x 4.32m	21'9" x 14'2"
Bedroom 2	5.50m x 3.85m	18'0" x 12'8"
Bedroom 3	5.05m x 2.65m	16'7" x 8'8"
Bedroom 4	4.47m x 2.87m	14'6" x 9'4"
Bedroom 5/Study	4.50m x 2.90m	14'7" x 9'5"



FIRST FLOOR



GROUND FLOOR

Refer to site plan for garage locations. All wardrobes are subject to site specification. Please see Sales Consultant for further details. Floorplans shown are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 50mm. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Computer generated image indicative only and external finishes are subject to change.

W wardrobe ST store

► Denotes where dimensions are taken from ----- Denotes reduced head height





# EXCELLENT SPECIFICATION

## ATTENTION TO DETAIL

### KITCHEN

- Contemporary and traditional designs
- Stainless steel sink with drainer and mixer tap
- Quality kitchens with a choice of doors and stone worktops
- Upstands and glass splashbacks to the hob
- Stainless steel single oven
- Integrated fridge freezer
- Integrated combination microwave
- Integrated dishwasher
- Integrated washing machine/dryer (where no utility room)
- Under wall unit lighting
- Five zone induction hob
- Integrated wine cooler



### UTILITY ROOM/AREA (PLOT SPECIFIC)

- Laminated worktops to utility
- Free standing washing machine
- Free standing tumble dryer



## INTERNAL FINISHES

- White PVCu double glazed windows
- Smooth ceilings finished in white paint
- All walls finished in Dulux products
- Skirting and architrave in Dulux, staircase with hardwood hand rail and painted balustrades
- Oak veneered cottage style internal doors
- Ceramic wall tiling to bathroom and en-suite
- Amtico flooring to kitchen, utility, cloakroom, kitchen/family room (if open plan)
- Good quality carpet to all other rooms. A choice of carpeting to lounge, dining room, and bedrooms, as well as staircases and landings
- Ceramic floor tiling to bathroom and en-suite, Amtico in Bungalows
- Every en-suite has a vanity unit
- Fitted wardrobe with shelf and hanging rail to bedroom one and bedroom two

## SECURITY

- Multi point locking system to external doors
- Wireless intruder alarm
- Ring door bell
- Automated gates to development
- Pre wired for CCTV

## MEDIA ELECTRICAL AND COMMUNICATION

- Pre wiring and fittings at high and low level for TV/satellite to sitting room and bedroom one
- Pre wired for Sky Q (home owner to arrange Sky reconfiguration, subscription and dish)
- Terrestrial and free view TV aerial provided within loft space



- USB point provided to lounge, kitchen, family room, study and bedrooms
- Chrome fittings at high level in kitchen, matching low level fittings where dining/family/living linked
- LED down lighters to kitchen, cloakroom, bathroom and en-suite

## HEATING AND WATER SERVICE

- Air Source Heat Pumped central heating
- Mains pressure hot and cold water services
- Underfloor heating to ground floor
- Radiators to first floor

## EXTERNAL AND SHARED AREAS

- External tap at rear or side elevation
- Management Company for management of shared areas
- Hard and soft landscaping to communal areas
- Front and rear gardens will be landscaped with turf
- Electronically operated garage doors

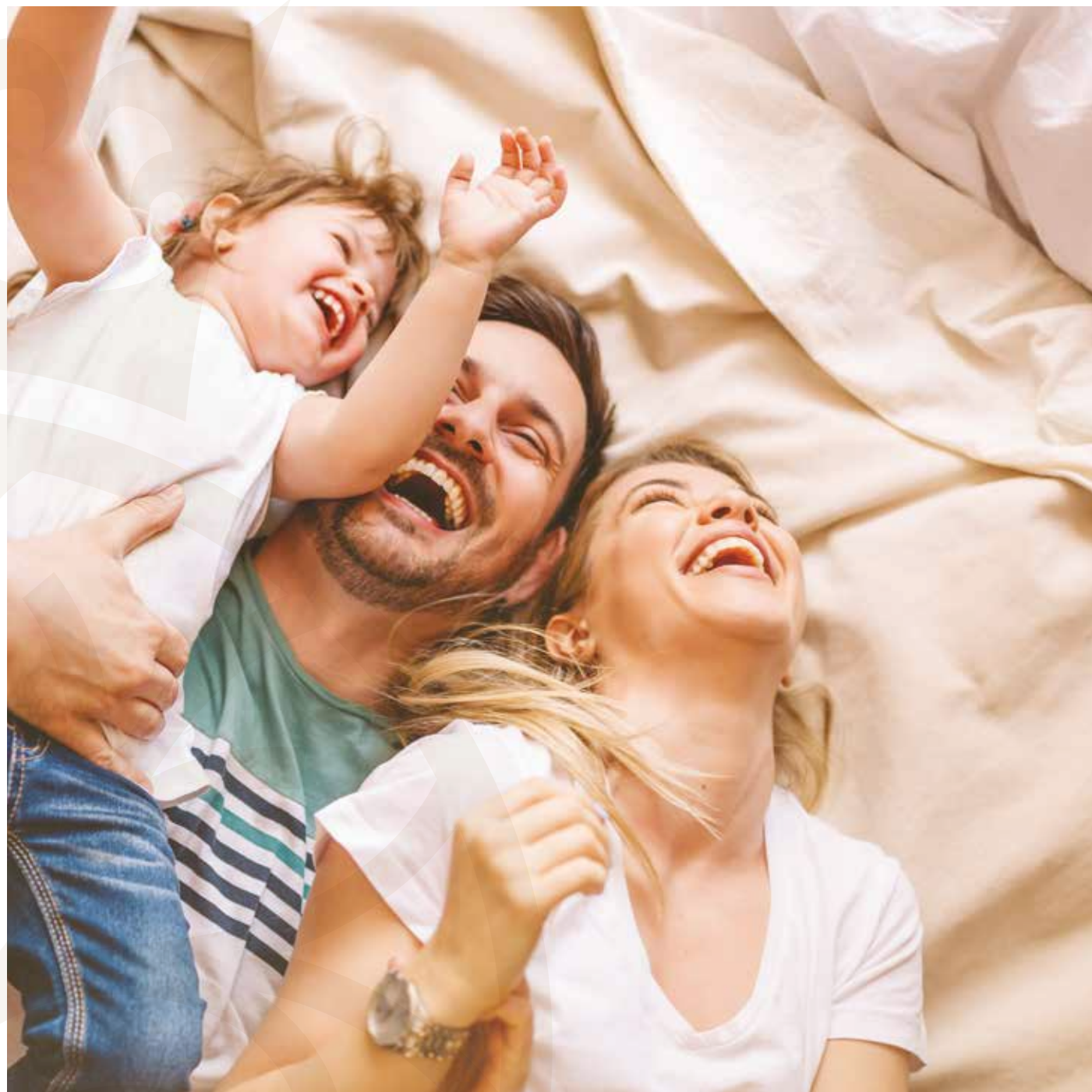
## ENVIRONMENTAL DETAILS

- Energy efficient thermostatically controlled ASHP central heating
- Double glazed PVCu windows
- A+, A, or B rated kitchen appliances to reduce water and energy use
- Dusk to dawn sensors to external lighting
- EV chargers



Speak to a Sales Consultant for more details. Specification photography from previous Riverdale development and indicative only.





## WHY BUY AT ROYAL OAKS?

Buying at Royal Oaks offers an unparalleled combination of luxurious amenities, a vibrant community, a prime location, and energy-efficient homes, making it the ideal choice for those seeking a truly exceptional and environmentally conscious living experience.



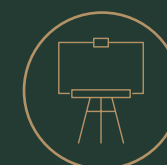
### PEACE OF MIND

From the day you move in and beyond, we offer various warranties and aftercare services. We provide a comprehensive demonstration of your new home before you receive the keys, and our 2-year customer care warranty and NHBC 10-year warranty offer further peace of mind whilst you get settled into your new home.



### SUSTAINABLE LIVING

Investing in a sustainable home is crucial to reduce our environmental impact and promote a healthier, more eco-conscious way of living. These homes are designed to minimise energy consumption, utilise renewable resources, and incorporate efficient technologies that not only lower utility bills but also contribute to a more sustainable and resilient future for generations to come.



### BLANK CANVAS FOR YOUR UNIQUE STAMP

Each Royal Oaks home comes equipped with the latest kitchen and bathroom designs, ensuring that you have modern and stylish spaces right from the moment you receive the keys. This means you can move in, unwind, and immediately enjoy the contemporary comforts and aesthetics of your new home without any further renovations or upgrades necessary.



### THE IMPORTANCE OF SECURITY

The safety of this development is ensured through its gated access, video entry system, Ring Doorbells, alarm, wired CCTV capability, and a robust multi-point locking system on the front door, complemented by double-glazed windows for added security.



### CUTTING YOUR COSTS

All of our homes adhere to the most current environmental standards, ensuring they are not only more environmentally friendly but also more cost effective to maintain. Older properties, on average, incur an annual operational expense of nearly £3,000, whereas our new builds cost just £1,317 per year to maintain, leading to a substantial 55% reduction in expenses.\*



### EARLY BIRD RESERVATION

If you've found your ideal plot, the Early Bird Scheme could be the perfect way to secure your dream home. Available on selected plots, an Early Bird reservation means when we release the plot for sale, you will have the opportunity to hold the plot with Riverdale for an agreed amount of time to give you the opportunity to sell your own home and become proceedable. Once you've chosen your home, we'll provide you with a guide price (which is subject to change) and ask you to pay a refundable reservation fee. If you choose to go ahead once proceedable your Early Bird reservation will then progress to a full reservation. If you change your mind and decide not to buy, we'll refund the full amount of the Early Bird reservation fee back to you. If you feel Royal Oaks is a place where you would like to live, explore the Early Bird to secure your perfect plot. Terms & conditions apply.



### HBF 5 STAR RATED

9 out of 10 Customers would recommend us to a friend. We're proud to have retained our 5 star award for customer satisfaction by the Home Builders Federation.

\*Data source: House Builders Federation's Watt a Save July 2023 report. This is for illustrative purposes only.





Churchfield development

*“Riverdale developments homes are thoughtfully designed to create safe, friendly environments that promote a sense of community and quality of life.”*

We take great care and attention over each and every one of our homes to ensure the developments we produce are worthy of the Riverdale name. Our experience in the industry and knowledge of the most modern techniques ensures that a Riverdale home will always benefit from the highest quality materials, highest standard specification and highest energy efficiency.

This commitment to quality can be seen in a long list of developments that have become home to satisfied customers from London to the South Coast and will continue to provide a safe, comfortable and welcoming place to live long into the future.



Bluebell Lane development

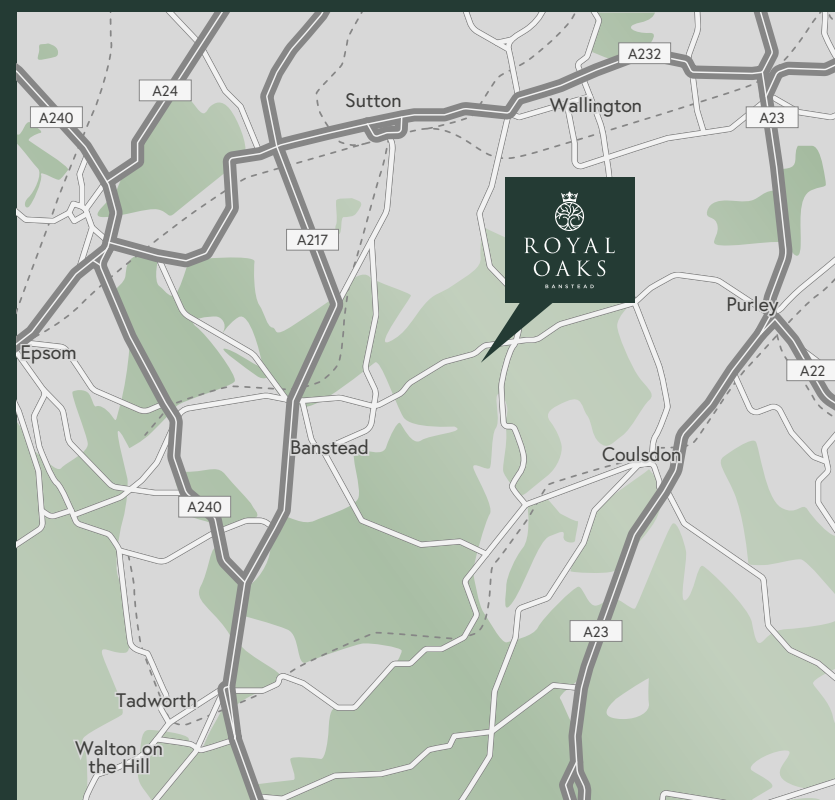


Nightingales development





AREA MAP



LOCAL MAP



Protection for new-build home buyers



It is not possible for a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery is included for guidance only. The properties may vary in terms of elevational designs and details, position and size of the garage / materials used. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps are not drawn to scale. All internal and external photography of properties depicts previous Riverdale developments. Other photographs are of the local area or indicative lifestyle images. Designed and produced ThinkBDW 10/23 03200-03.



