



# BROOKLANDS PLACE

HAMPTON HILL • TW12 1DH



CGI is for indicative purposes only.



## Prestigious living within easy reach of the capital

An exclusive development of three brand new four bedroom houses at Brooklands Place, Hampton Hill. Each of the houses have been thoughtfully designed to include living spaces bathed with natural light across the ground floor living/dining rooms via bifold doors which overlook the rear gardens.

Brooklands Place offers an opportunity to purchase a home designed to the highest specification with style and comfort in mind featuring luxurious finishes and subtle colour palettes.

Every effort has been made to create living spaces that are beautiful and practical with high quality flooring and underfloor heating on the ground floor, fully equipped kitchens with

quartz work surfaces and energy efficient Bosch appliances. Bathrooms and ensuites are finished with large porcelain marble tiles and fitted with Crosswater brassware and Lusso stone sinks.

The homes are highly energy efficient featuring solar panels which will further reduce energy consumption and electricity bills. Each property has two private parking spaces.





## Specification

- High specification kitchens by Academy with integrated highly efficient Bosch appliances.
- Underfloor heating on the ground floor with radiators on first and second floors supplied by a Worcester AAA rated boiler.
- Bathrooms with Lusso stone sinks, Crosswater fittings and porcelain tiles.
- Luxury carpet to the stairs and bedrooms.
- Solar panels to reduce household energy bills.



## Just minutes from Hampton Village and Bushy Park

Brooklands Place is found tucked away on Windmill Road close to where the Longford River flows into Bushy Park a few minutes walk away. Hampton Hill High Street has a delightful collection of independent shops, cafés, restaurants and local pubs as well as medical centres, Waitrose and Sainsbury's supermarkets. Located in the London Borough of Richmond upon Thames residents enjoy a vibrant cultural scene with local theatres, sporting venues and clubs, situated close to the River Thames and historic Hampton Court Palace with its many events. A wide selection of shops and amenities can also be found nearby in Richmond and Kingston Town Centre.

Hampton Hill is renowned for the quality of its schools, with a broad choice of 'good' or 'outstanding' Ofsted rated state schools for all age groups and a number of leading independent schools such as Twickenham Preparatory, Lady Eleanor Holles School for girls and Hampton School for boys.

Hampton is located on the north bank of the River Thames and affords excellent communications, served by three local railway stations at Hampton, Fulwell and Teddington with frequent trains to London Waterloo, Kingston, Wimbledon and Clapham Junction. Major road networks including the M3 and M25 are accessible in minutes while Heathrow is approximately 20 minutes by car.



Teddington Lock



River Thames



Bushy Park

Richmond upon Thames





## FLOORPLANS

### Plot 01

APPROX. GROSS INTERNAL AREA  
123.7m<sup>2</sup> / 1331ft<sup>2</sup>

Ground Floor	Metres	Feet
Kitchen	2.49 × 5.2	8'2" × 17'1"
Living/Dining	6.32 × 3.71	20'7" × 12'2"
First Floor	Metres	Feet
Bedroom 01	4.63 × 2.84	15'2" × 9'3"
Bedroom 02	2.48 × 3.08	8'1" × 10'1"
Study/Bedroom 04	2.05 × 1.98	6'7" × 6'5"
Second Floor	Metres	Feet
Bedroom 03	3.57 × 6.16	11'7" × 20'2"



“Living spaces are bathed with natural light across the ground floor via bifold doors which overlook the rear gardens”



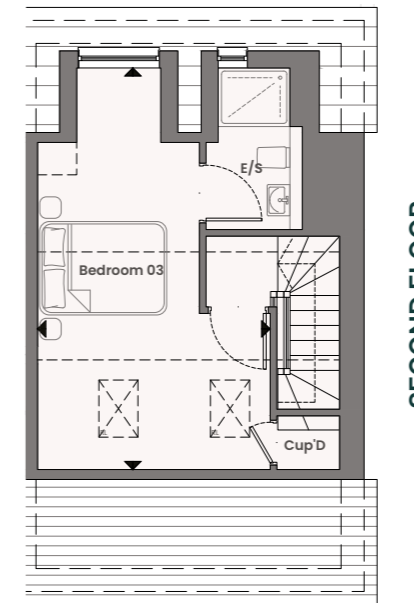
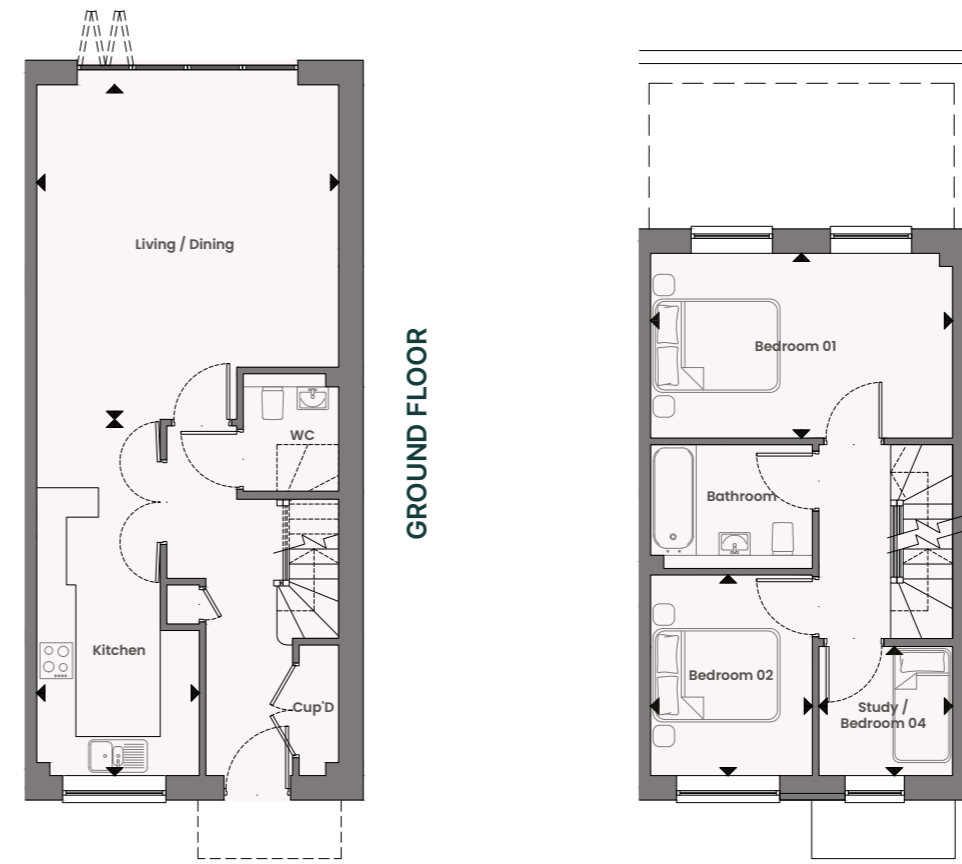
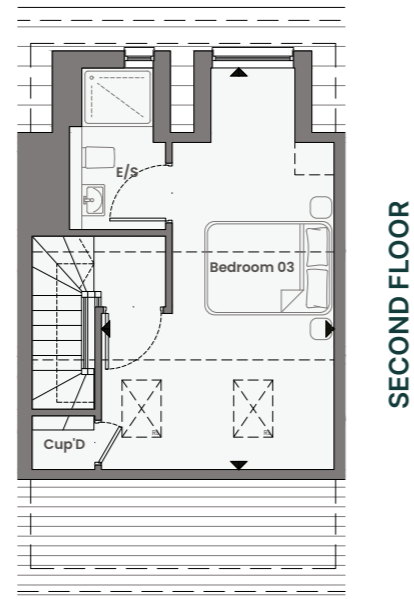
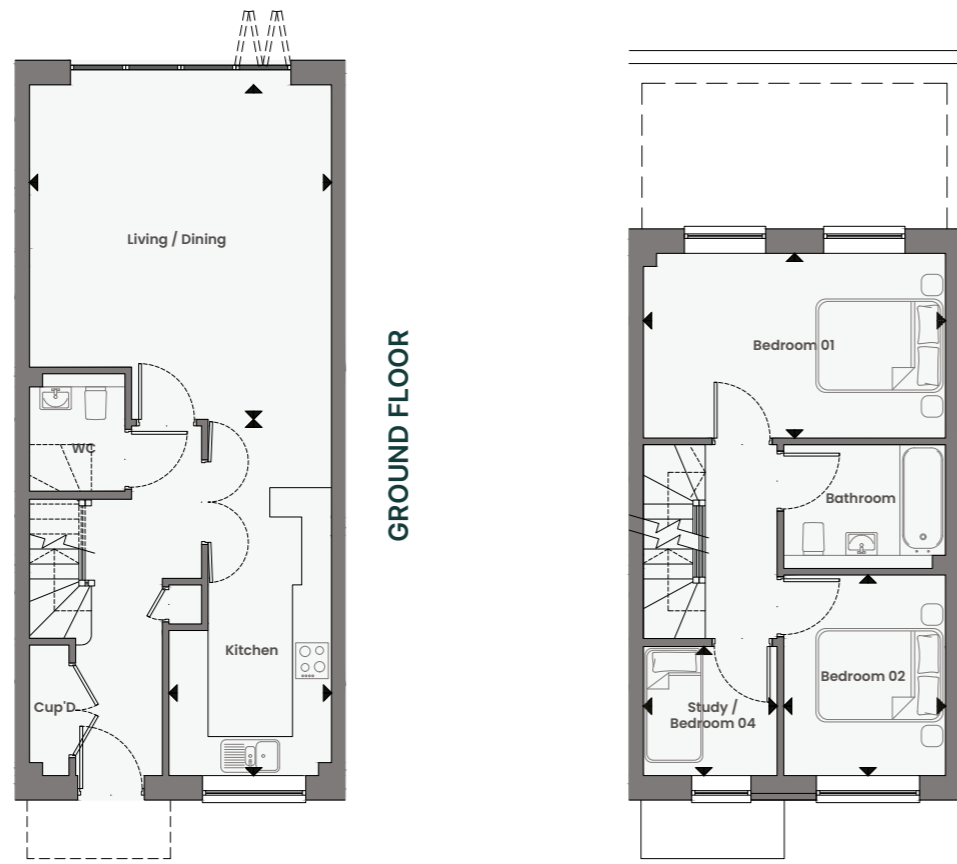


# FLOORPLANS

## Plot 02

APPROX. GROSS INTERNAL AREA  
113.2m<sup>2</sup> / 1218ft<sup>2</sup>

Ground Floor	Metres	Feet
Kitchen	2.49 × 5.47	8'2" × 17'9"
Living/Dining	4.64 × 5.14	15'2" × 16'9"
First Floor	Metres	Feet
Bedroom 01	4.63 × 2.84	15'1" × 9'3"
Bedroom 02	2.48 × 3.08	8'1" × 10'1"
Study/Bedroom 04	2.05 × 1.98	6'7" × 6'5"
Second Floor	Metres	Feet
Bedroom 03	3.57 × 6.16	11'7" × 20'2"

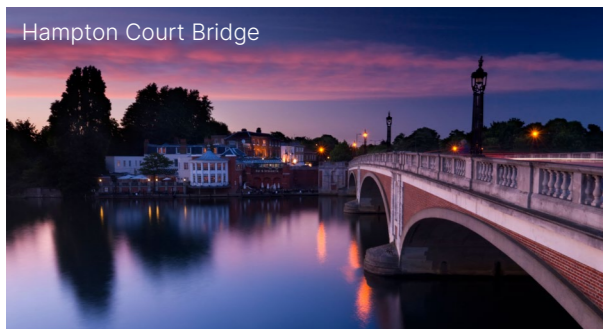


# FLOORPLANS

## Plot 03

APPROX. GROSS INTERNAL AREA  
113.2m<sup>2</sup> / 1218ft<sup>2</sup>

Ground Floor	Metres	Feet
Kitchen	2.49 × 5.47	8'2" × 17'9"
Living/Dining	4.64 × 5.14	15'2" × 16'9"
First Floor	Metres	Feet
Bedroom 01	4.63 × 2.84	15'1" × 9'3"
Bedroom 02	2.48 × 3.08	8'1" × 10'1"
Study/Bedroom 04	2.05 × 1.98	6'7" × 6'5"
Second Floor	Metres	Feet
Bedroom 03	3.57 × 6.16	11'7" × 20'2"



## Getting from A to B

### WALK

Hampton High Street	6 mins
Bushy Park	7 mins
Lady Eleanor Holles Junior School	7 mins
Hampton Hill Junior School	1 min

### CYCLE

Bushy Park	2 mins
Teddington Lock	13 mins
Hampton Court	10 mins
Richmond	24 mins
Kingston	24 mins

### TRAINS FROM HAMPTON & FULWELL STATIONS

London Waterloo	39 mins
Clapham Junction	29 mins
Richmond	24 mins
Wimbledon	25 mins

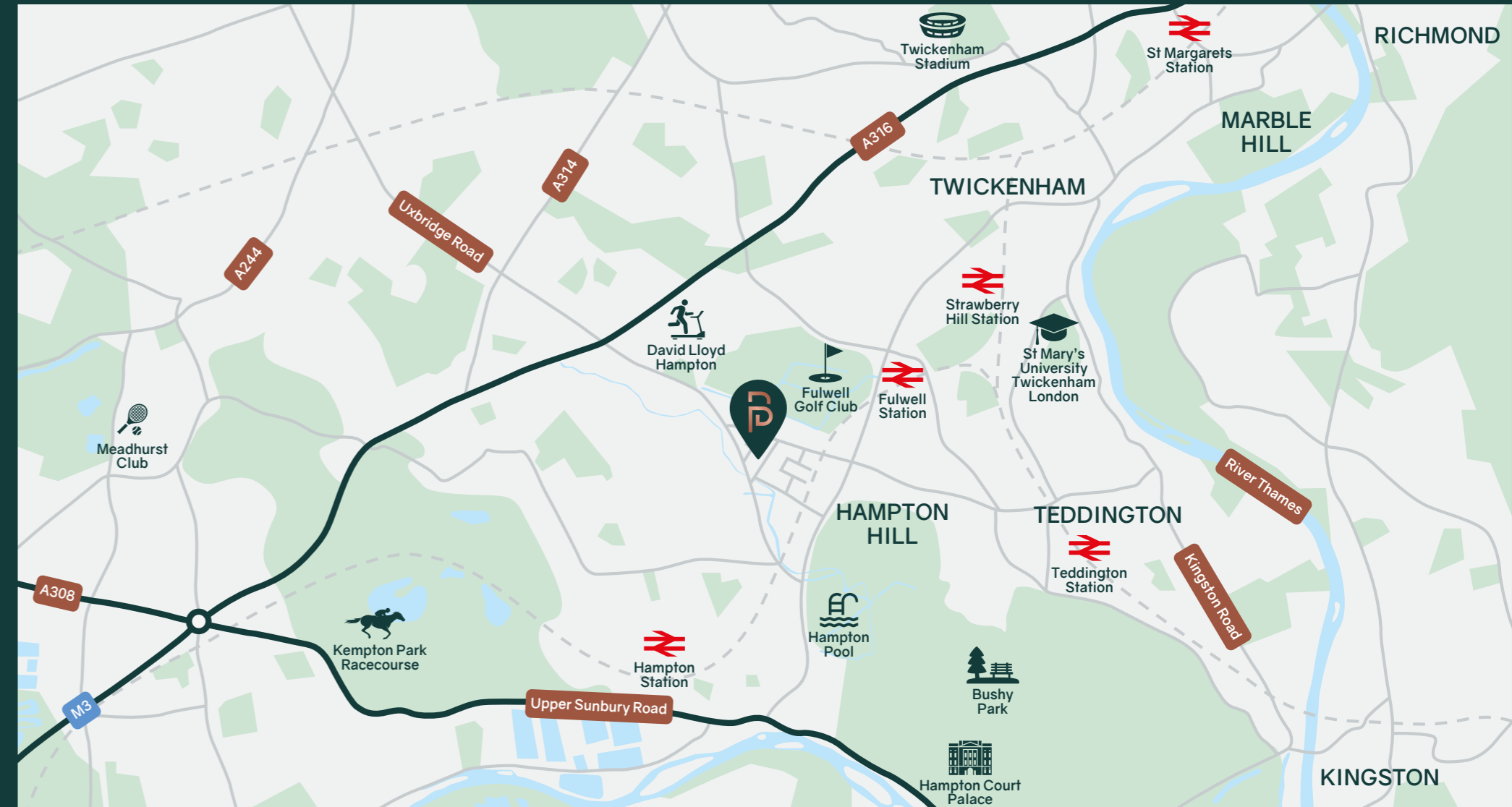
### BY CAR

M3	8 mins
M25	12 mins
Heathrow Airport	20 mins
Gatwick Airport	65 mins

\* All times approximate depending on the time and day of travel

## Perfectly connected

Journeys to London are easily made by train or car and there is a wide network of cycle routes for local journeys. The M25, M3 and M4 motorways and Heathrow and Gatwick Airports are within driving distance.





## For All Enquiries

**FEATHERSTONE  
LEIGH**

### Teddington Sales

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E [teddington@featherstoneleigh.co.uk](mailto:teddington@featherstoneleigh.co.uk)

A 35 High Street

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**Chase**   
**Buchanan**

### Hampton Hill Sales

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Hampton Hill TW12 1NJ

A development by:

**Merlin  
Danesmount**

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