



THE
WOODCOTE
EPSOM

CHALK LANE, EPSOM KT18 7BS
THEWOODCOTE-EPSOM.CO.UK



WELCOME TO THE WOODCOTE

The Woodcote is a collection of luxury homes within and surrounding a Grade II listed Georgian manor house, all set inside its own private grounds. Excellent transport links make Epsom a racing certainty.



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Buying with us

“When you choose to buy a new home from us you are choosing to buy with peace of mind”

The developer’s in-house sales team provides a personalised buying experience combining years of expertise with first-hand knowledge of the development.

DOMINUS NEW HOMES

Dominus New Homes has completed many successful and popular new build and conversion schemes in London and the home counties over the past 15 years. It has constructed over 800 residential properties and are continuously working to provide stylish homes for buyers. A selection of recently completed projects by Dominus New Homes is listed here.

EXPERIENCE

The sales team has over 20 years’ combined experience of the London new homes property market, with a wealth of expertise which will make buying your new home a smooth process.

KNOWLEDGE

With first-hand knowledge of the development, from the site being acquired through to the final finishes, the sales team will be able to assist you with any query you may have, no matter how big or small.

AFTERCARE

Your new home comes with a 10-year building warranty from the date the building is completed, with a dedicated aftercare team for the developer defect warranty period.*

*Refer to your Policy Hand Book

020 3967 7567
sales@thewoodcote-epsom.co.uk

Previous developments include:



The Icon Wood Green N22
A stylish collection of 99 studios, one, two, and three bedroom apartments and penthouses.



The Exchange E3
92 stylish new homes situated alongside the tranquil waters of the Limehouse Cut Canal.



The Wallis E9
39 new apartments and penthouses located in the heart of one of London’s coolest neighbourhoods, Hackney Wick.



Earlsfield Place SW18
A stylish collection of 117 studio, 1, 2 and 3 bedroom apartments and six 3 bedroom freehold houses in Earlsfield, South London.



Smithfield Yard N8
48 boutique apartments creating its own North London community.



Luxe Tower & Eastlight Apartments E1
A lovingly curated collection of 89 homes in the heart of London’s vibrant E1.



Hatcham Works SE14
Beautifully restored Victorian warehouses in the Hatcham Park Conservation Area, comprising 6 houses and 10 apartments.



Walworth Collection SE1
A collection of 73 beautifully appointed apartments in London’s vibrant Elephant and Castle.



Glacier Point E2
64 incredible new properties in a landmark development in the heart of Bethnal Green.

Disclaimer: While reasonable effort has been made to ensure the accuracy of this document and the information contained within, this cannot be guaranteed and no representation or warranty is made in that regard and all such representations and warranties (whether express, implied or otherwise) are excluded to the extent permitted by law. The specification included herein is the anticipated specification as at the date of this brochure being produced and is designed specifically as a guide and we reserve the right to amend the specification where necessary or desirable and without notice. Computer generated images are indicative of the quality and style of the development and are not intended to represent fully accurate depictions. Apartment and amenity designs, sizes, layouts and other details are indicative only and may be subject to change. Any areas, measurements or distances shown in any text or plan are indicative and for information purposes only and may be different once actually constructed. Any reference to use of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Variances occur between apartment types. Please refer to the sales team for details of a particular apartment. A management company will be appointed to provide building management services. Please note that the design of this development is ongoing and certain items of the specification may be amended to an item of equivalent quality without notice. Plans are not to scale. All measurements are approximate. All furniture and planting is shown for context only, not supplied with the apartment. Prices are subject to change without notice.

B Coach House Apartments

4 Stylish 1 bedroom conversion
apartments
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C The Terraces

D 14 Stylish freehold houses with 2 double bedrooms,
a storage/study area located on the 2nd floor and
a private garden
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E The Manor House Apartments

7 Luxury conversion apartments set within
this spectacular Grade II listed Manor
House with 1, 2 & 3 bedrooms
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F Garden Square Apartments

65 Contemporary 1 & 2 bedroom
apartments
For more information, visit: thewoodcote-epsom.co.uk/gardensquareapartments



The Woodcote is a stunning collection of 98 new homes designed with comfort and style in mind, situated in a picturesque, tranquil setting.

Luxurious living in the heart of leafy Epsom

A collection of 98 luxury new homes has been developed in the heart of Epsom, a tranquil idyll with easy access to London and the Home Counties. Penthouses, Grade II listed conversion apartments, deluxe homes with one, two or three bedrooms as well as freehold houses with gardens are all now available.

These spaces are as beautiful on the outside as they are on the inside, with integrated appliances, stone worktops, state-of-the-art kitchens and elegant bathrooms, all hand picked and finished with style and expertise. Furthermore, there is an underground car park* and cycle storage.

With access to three of London's busiest hubs – Waterloo Station, Victoria Station and London Bridge Station – and Epsom Station just 15 minutes away by foot, you can be in the capital in under 40 minutes. Have the best of both worlds, with a change of scene just a short commute away.

On your doorstep there's natural woodland for relaxed wanderings and acres of verdure to explore – from the Epsom Common where the famous 'Epsom Salts' were discovered, giving rise to the Epsom as a spa destination after their discovery in 1618 to the local golf course, the world famous racecourse and the lesser known subterranean air raid shelters under acres of woodland that form part of the area's rich local history.

**Parking is available at an extra charge*



— 4 X ONE BEDROOM APARTMENTS —

Coach House Apartments

These stylish conversion apartments come with a deluxe interior, beautifully designed bespoke kitchens to fit its space perfectly and contemporary bathrooms with brushed brass taps and mixers. They are truly as charming on the inside as they are on the outside.

— SPECIFICATION PAGE 31 —



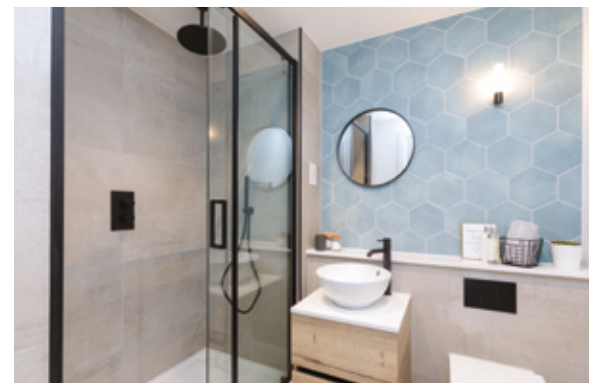
CGIs are illustrative and may be subject to changes

— 14 X TWO BEDROOM FREEHOLD HOUSES —

The Terraces

State-of-the-art two bedroom freehold houses which have been architecturally designed to allow for flexible living. With 2 bedrooms, an area on the second floor which could be used as a study, a private garden and consummate finishing throughout, plus a 10-year building warranty, attention has been given to every detail of your new house to maximise your living space and all of the needs of modern living.

— SPECIFICATION PAGE 32 —



CGIs are illustrative and may be subject to changes



— 7 X ONE, TWO & THREE BEDROOM APARTMENTS —

The Manor House Apartments

With ultra-modern appliances and beautifully hand crafted interiors, this restored Grade II listed building is one of the most desirable addresses in KT18. With a superior specification throughout, these stylish conversion apartments have been designed with detailed consideration to retain as many of the traditional features as possible, creating new apartments befitting the building's grandeur and history.

— SPECIFICATION PAGE 33 —



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Epsom is perfectly placed outside the capital city to attract a host of exciting and unique events.

Ewell love the location

The Epsom and Ewell District has long been sought after thanks to the proximity and accessibility to London, the M25 and major international airports. But it's also renowned for its pristine parks and exquisite scenery. You really can have the best of both worlds here.

London Victoria and London Waterloo are around a 40-minute journey on mainline rail (with London Bridge a few minutes more) while the town of Epsom retains a village feel with its large expanses of greenery and friendly boutique local shops and bakeries.

There's history behind many of the local landmarks too. The Fifth Earl of Rosebery, a former British Prime Minister, bequeathed Epsom with twelve acres of land in 1913 as proof of his deep and abiding affection for the area. The resulting landscape of Rosebery Park is much as it was when it was first designed in the early part of the 20th century, with colourful mixed borders and elegant trees. The park is one of many delightful open spaces where residents can wander to their hearts' content.

Rosebery Park is a 10 minute walk away, and a 12 minute cycle will take you to Epsom Common, a 177-hectare nature reserve of national importance and the original natural spring which turned the of Epsom into one of the country’s first village spa towns. Now it’s famous for being full of roe deer, herons and purple emperor butterflies.

The chalky grasslands of the Surrey Hills are a short drive away, a great place for a family day out: “From Box Hill and Leith Hill the prospects are fair / You look o’er the sweet vales of green Surrey there,” wrote the 19th century poet William Cox Bennett, and little about the area has changed in the two centuries since he wrote those words. Climb up the hill for a picnic or hop across the stepping stones of the River Mole at Box Hill, and keep an eye out for dragonflies, wagtails and the electric blue of darting kingfishers.

Or how about taking a 20 minute drive to the Carshalton Water Tower. Called the Bagnio in the 18th century, it now contains a suite of rooms including the beautifully proportioned Saloon and the elegant Orangery. The remains of a water wheel have been restored by the National Trust and can be found in the Pump Chamber.

Green Spaces

- Surrey Hills
- Alexandra Recreation Ground
- Woodcote Park
- Epsom Common
- Ashtead Park
- Epsom Lake East
- Ashtead Common
- The Watch House
- Hollywood Lodge
- Tattenham Crescent Historical Landmark
- Ashtead Roman Villa
- Epsom Lane North Coal Tax
- Coal Tax
- Tumble Beacon
- Nonsuch Park
- Carshalton Water Tower and Historic Garden Trust

Fun All Year and Derby Day

The Epsom Playhouse is a busy working theatre with an auditorium and adjacent studio hosting everything from jazz to

opera, dance to drama, comedy to light entertainment, as well as variety and popular children’s shows.

The nearby Epsom Luxe Odeon Cinema hosts the annual Satisfied Eye International Film Festival, with a hugely diverse and rich programme of feature films, short films, documentaries and animation, and red-carpet events that often feature submissions to the Academy Awards and the BAFTAs. The Luxe is built for comfort, with plenty of room to stretch out for the hottest new releases.

If you wanted a cosier cinema experience, then you will be pleased to hear that Picturehouse Cinemas are opening a new boutique five-screen cinema in Epsom Square.

Of course, cinema isn’t the only local attraction that brings visitors flocking, and sometimes even the Queen of England shows up. Epsom is famous around the globe for the Epsom Derby Stakes, the world’s greatest flat race. It has run annually for nearly two and a half centuries and has even been immortalised by the French painter Théodore Géricault. The Epsom Downs Racecourse, also hosts disco and dance anthem parties, music concerts and hundreds of other Jockey Club events.

There’s plenty of woodland to wander through when you come back down to earth, with no shortage of parks and green spaces. These areas are popular with families, as is the Chessington World of Adventures theme park and the neighbouring Go Ape outdoor adventure company. Both attractions are less than 15 minutes away in the car.

The Hobbledown Adventure Farm Park and Zoo is even closer to home as is the Royal Automobile Club at Woodcote Park. The Bourne Hall Museum, meanwhile, offers plenty of local history and a little bit of culture, and is less than a ten minute drive away.

Attractions

- Chessington World of Adventures
- Go Ape
- Hobbledown Adventure Farm Park & Zoo
- Royal Automobile Club
- Woodcote Park Country Club
- Epsom Downs Racecourse
- Bourne Hall Museum

El Rincon Tapas Restaurant →

This fabulous family run tapas restaurant has been serving truly authentic Spanish cuisine since 1992. Run by siblings José Antonio and Carlos, if you are looking for quality Spanish tapas then El Rincon is the only place you need.



Epsom Downs Racecourse →

The Derby is one of the most hotly anticipated horse racing events in the UK and known as the Greatest Flat Race in the World. Every June the event holds huge significance in the thoroughbred industry. The racecourse also holds an array of concerts throughout the year with something for every musical taste.



Rosebery Park →

Rosebery Park was created by Lord Rosebery in 1913 as a ‘free and open space forever.’ As part of the Jubilee celebration in 2012, the Park was awarded QEII status for the protection of its wildlife in perpetuity for future generations to enjoy.





↑ Nonsuch Park

This wonderful space is a late 18th century gardens and parkland surrounding a country house. The park includes the site of the Tudor palace of Nonsuch, and is the last surviving part of the Little Park of Nonsuch, a deer hunting park established by Henry VIII.

Dastaan Fine Indian Restaurant →

This highly rated restaurant is recommended by the Michelin Guide & AA Rosette. Here you will find renowned chefs Sanjay Gour & Nand Kishor who produce Michelin quality dishes that are completely authentic and will keep you returning time after time.



Food for thought

If you’re keeping it local, coffee shops, cafés and fantastic restaurants can all be found in Epsom, providing a welcome spot to relax and meet up with friends. Senzo serves up sensational coffee and provides workstations and a play area for kids, and Muffin Break at the Ashley Shopping Centre provides a welcome sabbatical with a hot drink and cake at a reasonable price.

There are more than a handful of cosy drinking establishments and gastropubs locally too, if you want to go on somewhere or fancy something a little stronger. You can walk in a straight line to the Ye Olde King’s Head, an 18th century bolthole which features in The Diary of Samuel Pepys, just eleven minutes north of The Woodcote by foot. And then there’s the award-winning Cock Inn, a country pub in Epsom that sits in the enviable surrounds of the Surrey Hills, serving a delicious Sunday Roast made with seasonal, locally-sourced ingredients.

You’re spoilt for choice for lauded family restaurants too, whether it’s fusion food at the Rocksalt you desire, or tucking into the delicious dough of the Pizzarium Epsom. There are more inviting Italian dishes to be had at the Sicily Restaurant, and you get to choose your mise-en-scene, from the gorgeous bare brickwork inside or the attractive garden terrace for al fresco bites in the summertime.

Authentic Spanish tapas are on tap, as well as much-loved home-made paella, at the El Rincon, established in 1992 and family run since. Another favourite on the Upper High Street is Greek on the Grill, with an extensive menu of authentic Greek and Cypriot dishes, succulent souvlaki and universally great reviews. And food and drink come together in style at the Lava Lounge for mixed sharing platters, grilled food, signature king lobster and cocktails.

Bars & Restaurants

- Ye Olde King’s Head
- Jolly Coopers
- The Faraday
- Haywain Brewers Fayre
- Dia y Noche Lounge
- Fever & Boutique
- Caballo Lounge
- Bamboo Basket
- SENZO
- Rocksalt
- Lava Lounge
- Sicily Restaurant
- Blacks Burgers

Shopping is pristine in KT18

Buying your clothes and groceries couldn’t be easier with everything you need all under one roof at the Ashley Shopping Centre. Opened by the Queen in 1984, the Ashley Centre boasts a multi-story carpark as well as office space and a theatre. There are more than fifty famous brand stores residing within its 320,000 sqft, including flagship Waitrose and Marks & Spencer supermarkets, plus H&M, Boots, Next and Starbucks. For maximum convenience, it opens eleven hours daily from Monday to Saturday, and six hours on Sunday. There are also express supermarkets closer to home for your convenience.

Shops

- Waitrose & Partners
- Marks and Spencer
- Tesco Express
- Sainsbury’s
- Agro Bolivia
- FeelGood Ldn
- Lester Bowden
- Tech Repairs
- House of Fraser
- WHSmith
- Pep & Co
- The Body Shop
- Next

Epsom Education

Epsom has always set high standards where education is concerned, and the Epsom & Ewell High School, twelve minutes drive away, was awarded a ‘gold standard’ award in 2018 for the way it tackles mental health and wellbeing, with pilates classes, mindfulness sessions and peer friendship groups all part of the curriculum.

Furthermore, there are many fine schools in the local area, from good to outstanding according to Ofsted: St Martins C of E and Rosebery School, respectively, are both located within a mile radius, as are St Joseph’s Catholic Primary and Stamford Green, making educating your younglings a cinch.

For senior school age children, Epsom College is easily within reach, and the Surrey Chinese Academy is five minutes in the car if you’re looking to brush up on your business Mandarin.

Schools

- St Martins C of E (Aided) Junior School
- St Martins C of E Infants School
- St Christopher’s School and Nursery
- Rosebery School
- Epsom Primary School
- Kingswood House School
- St Joseph’s Catholic Primary School
- Stamford Green Primary School
- Wallace Fields Infant School
- Downsend Pre-Prep School
- City of London Freeman’s School
- Southfield Park Primary School
- Blenheim High School
- Glyn School
- The Kindergarten at St Joseph’s
- Bright Horizons Epsom Waltham House Day Nursery and Preschool
- Epsom Methodist Nursery
- Epsom Downs Primary School & Children Centre
- Epsom & Ewell High School
- Epsom College
- Surrey Chinese Academy

Step on or tee off

Country strolls, with or without 18 holes, are de rigueur at Woodcote Grove. It’s a superb location for getting involved, whether your choice of exercise is a round of golf or step aerobics, lifting dumbbells, improving your cardio with dance classes or the treadmill down at the gym. Or you can enjoy a simple walk, jog or run in the miles of free and open spaces surrounding The Woodcote.

There are vast open spaces and golf clubs galore, like the stunning 18-holes of Horton Park. Tennis lovers can win a set or three or double up at the Ebbisham Sports Club, a private members racquet club that’s been open since 1937. If you’re not into commitment, Pure Gym on Epsom High Street is open 24-hours a day with no contract memberships to tie you down.

And while we’re considering health, you can live with a certain amount of peace-of-mind knowing that the Epsom General Hospital is a five minute drive from your new home, taking the drama out of any crisis. Your GP is on your doorstep, and local pharmacies are but three minutes away in the car.

Fitness

- Cedars Sports Fitness and Health
- Epsom College Fitness Suite
- Anytime Fitness
- Epsom Sports Club
- Epsom Golf Course
- Banstead Downs Golf Course
- Horton Park Golf Club

Healthcare

- Epsom General Hospital
- Ashley Centre Surgery
- Boots (prescriptions)
- Lloyds Pharmacy

Ashley Shopping Centre →

Located within minutes of the Woodcote, so you will never need to miss out on some well-deserved retail therapy. The centre is easy to find and easy to park at, if you need to do a big shop.



An historic market town in the heart of Surrey, home to beautiful parks and exquisite scenery, world class attractions, and a myriad of lauded family restaurants and boutiques.



Alexandra Recreation Ground ↓
The Surrey Hills Area of Outstanding Natural Beauty is one of 46 nationally protected landscapes in the UK, having equal landscape status and protection to a national park. The hills stretch across a quarter of the county of Surrey.



Cock Inn ↓
A country pub in Epsom that sits in the enviable surrounds of the Surrey Hills, serving a delicious Sunday Roast made with seasonal, locally-sourced ingredients.



Epsom Playhouse ↓↓
Opened in 1984, it has a wide and varied programme of events featuring both professional and community productions. The main Auditorium seats 450 and plays host to major leading theatrical companies, including Opera, Dance, Drama, Comedy and more.





W. S. ATKINS & PARTNERS – Woodcote Grove, Epsom

Steeped in English history and replete with a Royal lineage that would make The Crown blush, Epsom is a manor with a brilliant future and an illustrious past.

The History

The grounds have an interesting history that dates back to the late 17th century, when the cloth-maker and banker, Josiah Diston, bought and paid for the mansion at Woodcote Grove, which was previously called Mount Diston when it was built in the Dutch colonial style around 1700. The Epsom-born businessman, who remained local until his death in 1737, sat in the House of Commons for the Whigs and was also a director of the Bank of England.

Furthermore, Epsom has associations with monarchical lineage stretching right back to the days of Charles II, when he frequented the area with his famous mistress Nell Gwyn. International Royals loved Epsom too. Prince George of Denmark was often spotted in the area, Queen Elizabeth I was so enamoured with the region that she went to great lengths to stem the growth of Greater London in order to preserve Epsom's natural environment. The outstanding beauty of the borough today is testament to her success.

There are over 200 trains that travel to the capital on any given working day, connecting you to the best London has to offer.

Transport for London and Far Beyond

Equipped with two mainline railway lines, Epsom is connected to three of London’s main hubs: London Bridge, London Victoria and London Waterloo.

There are over 200 trains that travel to the capital on any given working day via Southern and South Western Railway, with Victoria and Waterloo routes taking around 40 minutes (London Bridge is 43 minutes). The frequency, speed and convenience of the travel links mean that Epsom is the perfect family-friendly commuter town.

From Woodcote Grove, you can be at the station in just over 15 minutes on foot, and a mere 7 minutes by bike. The advantageous location doesn’t just stop with proximity to London. Business trips abroad, or even family holidays, needn’t be a drag when you have two world-class airports on your doorstep. Heathrow Airport is 40 minutes in the car, with Gatwick a mere 15 miles down the M23. The South Circular and the M25 are similar distances from home for easy trips anywhere in the UK by road.

Car Club

- A car club is provided at the development, with free membership for three years for first residents*

What is car club?

- Car club provide a “pay as you go” car hire scheme
- It is increasingly being provided as part of new developments across the UK, with vehicles available to hire by residents should they wish to sign up to use them at their own cost

How does the car club work?

- Individuals who want to use the car club need to register as a member.
- Once registered they can book a car using the online booking system, a mobile phone app or over the phone

**Terms and conditions apply and are available from the car club provider*

Parking

- There is an underground car park** and cycle storage.

***Parking is available at an extra charge (some units are also car free, please discuss with your sales advisor)*



On Foot

Epsom Cricket Club
4 mins

Marks & Spencer
7 mins

The Ashley Shopping Centre
14 mins

Epsom Station
18 mins

Epsom Downs Station
39 mins

By Bike

Woodcote Park
9 mins

Cedars Sports Fitness & Health
11 mins

Epsom Golf Course
13 mins

Epsom Lake East
15 mins

Ashtead Roman Villa
18 mins

By Car

St Martins C of E School
2 mins

Waitrose & Partners
4 mins

Boots
4 mins

Lidl
5 mins

Gatwick Airport
33 mins

Trains from Epsom Station

London Vauxhall Station
31 mins

London Waterloo Station
36 mins

Oxford Circus Station
38 mins

King’s Cross St. Pancras
43 mins

London Bridge Station
43 mins

Train journeys from Epsom Station	London Vauxhall Station	London Waterloo Station	Oxford Circus Station	Bank Station	King’s Cross St. Pancras International Station	London Bridge Station	Gatwick Airport	Victoria Station	Canary Wharf Station	Paddington Station
18 MINUTE WALK	31 MINS	36 MINS	38 MINS	40 MINS	43 MINS	43 MINS	43 MINS	45 MINS	46 MINS	47 MINS

Average journey times sourced from City Mapper, TFL & Google maps
Public Transport times are station to station from Epsom Station

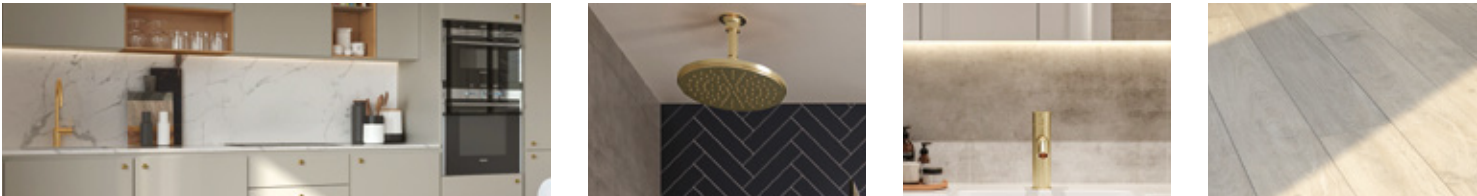
Specification

— A carefully curated specification across three buildings —



CGIs are illustrative and may be subject to changes.

Coach House Apartments



Kitchens

- Expertly designed by the Betty Holland team, exceptional quality Italian kitchens with integrated Bosch appliances including oven, induction hob, fridge/freezer, dishwasher, microwave, and washer/dryer
- Elica built-in extractor fan where applicable
- All doors and drawers are soft close using the most recent and up-to-date mechanisms
- Quartz stone worktops with undermount sinks
- High-level units with LED lighting

Bathrooms

- Bathroom suites with brushed brass taps and mixers
- Bath with glazed screen and thermostatic mixer shower
- Vanity cabinet/cupboard
- Heated towel rail
- Contemporary tiling
- Low voltage, two pin power outlets (shavers/toothbrush charging)
- Underfloor heating

Bedrooms

- Bespoke fitted wardrobes with shelf and hanging rail

Floor Finishes

- Tiles in bathrooms
- Engineered wood flooring in living rooms, hallways, kitchens, and bedrooms

Paint Finishes

- Walls in matt emulsion
- Ceilings in matt emulsion
- Skirting and architraves in eggshell, pure brilliant white

Internal General

- Screwless double power sockets
- Screwless flat plate light switches
- Telephone outlet sockets
- Connection points ready for Sky Q/BT/Terrestrial TV
- Wall lights to dining/living/hall/bedrooms as applicable
- Track lights to kitchen/bathrooms as applicable

Heating

- All apartments feature an electric hot water system individual to each flat and electric column radiators

Internal Doors

- Brushed brass door handles
- Panel doors painted eggshell, pure brilliant white

External

- Private garden/terrace, where applicable

Main Entrance and Common Areas

- Communal lighting with movement sensors
- Cycle storage
- Bin storage

Security

- Estate wide CCTV coverage
- Fire doors
- Fully integrated smoke alarms and heat detectors to all apartments

Building Standards and Warranty

- 10-year building warranty
- Lease length 999 years

Parking

- Parking is available at an extra charge

Car Club

- A car club is provided at the development, with free membership for three years for first residents*

*Terms and conditions apply and are available from the car club provider.

Disclaimer: All details contained within this sales information are correct at the time of production. However, in the interest of continuous improvement and to meet market conditions the developer reserves the right to modify plans, exteriors, specifications, and products without notice or obligation. Actual usable floor space may vary from the stated floor area. Any CGIs depicted are an artist's concept of the completed building and/or its interiors only. The content contained within these particulars may not be current and can be changed at any time without notice.

The Terraces



Kitchens

- Expertly designed by the Betty Holland team, exceptional quality Italian kitchens with integrated Bosch appliances including oven, induction hob, fridge/freezer, dishwasher, microwave, and washer/dryer
- Elica built-in extractor fan where applicable
- All doors and drawers are soft close using the most recent and up-to-date mechanisms
- Quartz stone worktops with undermount sinks
- High-level units with built under LED lighting

Bathrooms & En Suites

- Bathroom suites with brushed brass taps and mixers
- En suites with matt black taps and mixers
- Bath with glazed screen and thermostatic mixer shower
- Shower enclosure to en suites
- Vanity cabinet/cupboard in main bathroom
- Heated towel rail
- Contemporary tiling
- Low voltage, two pin power outlets (shavers/toothbrush charging)

Bedrooms

- Bespoke fitted wardrobes with shelf and hanging rail to master bedroom and second bedroom where applicable

Floor Finishes

- Herringbone flooring to living room, kitchen and dining areas
- Tiles in bathrooms and en suites
- Carpets to bedrooms, stairs and landing

Paint Finishes

- Walls in matt emulsion
- Ceilings in matt emulsion
- Skirting and architraves in eggshell, pure brilliant white

Internal General

- Screwless double power sockets
- Screwless flat plate light switches
- Telephone outlet sockets
- Connection points ready for Sky Q/BT/Terrestrial TV
- Spot lighting throughout with feature lights, where applicable

Heating

- Individual combi boilers
- Vertical feature radiators

Internal Doors

- Panel doors painted eggshell, pure brilliant white
- Brushed brass door handles

External

- Landscaped gardens

Common Areas

- Cycle storage
- Bin storage

Security

- Estate wide CCTV coverage
- Fire doors
- Fully integrated smoke alarms and heat detectors to all apartments

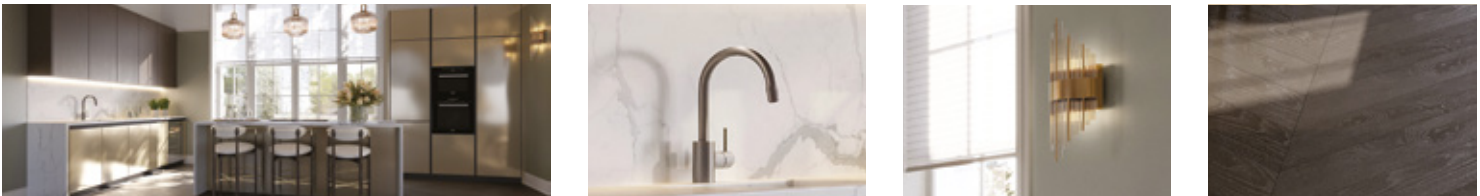
Building Standards and Warranty

- 10-year building warranty
- Tenure: Freehold

Car Club

- A car club is provided at the development, with free membership for three years for first residents*

The Manor House Apartments



Kitchens

- Expertly designed by the Betty Holland team, exceptional quality Italian kitchens with integrated Miele appliances including oven, induction hob, fridge/freezer, dishwasher, microwave, washer/dryer and wine coolers
- Elica built-in extractor fan where applicable
- All doors and drawers are soft close using the most recent and up-to-date mechanisms
- Quartz stone worktops with undermount sinks
- High-level units with LED lighting
- Magus 3 in 1 kettle tap which dispenses domestic hot and cold water as well as 98 degree steaming hot, filtered water

Bathrooms & En Suites

- Bathroom suites with brushed brass taps and mixers
- Freestanding bath, where applicable or bath with glazed screens and thermostatic mixer shower
- Shower enclosure to en suites
- Vanity unit in bathrooms and en suite
- Underfloor heating
- Brushed brass heated towel rail
- Contemporary tiling
- Low voltage, two pin power outlets (shavers/toothbrush charging)

Floor Finishes

- Engineered wood flooring in living rooms, hallways, kitchens, and bedrooms
- Tiles in bathrooms and en suites

Paint Finishes

- Walls in matt emulsion
- Ceilings in matt emulsion
- Skirting and architraves in eggshell, pure brilliant white

Internal General

- Where possible the original features of the stunning Grade II listed building will be restored and retained
- Screwless double power sockets
- Screwless flat plate light switches
- Floor boxes, where applicable
- Telephone outlet sockets
- Connection points ready for Sky Q/BT/Terrestrial TV
- Electric blinds

Heating

- Original radiators beautifully restored in each apartment where possible, with stylish column radiators fitted elsewhere
- Energy efficient communal boiler system**

Internal Doors

- Panelled doors, original where possible

External

- Private balcony and terraces, where applicable

Main Entrance and Common Areas

- Communal lighting with movement sensors
- Cycle storage
- Bin storage

Security

- Estate wide CCTV coverage
- Fire doors
- Fully integrated smoke alarms and heat detectors to all apartments
- Video entry

Building Standards and Warranty

- 10-year building warranty
- Lease length 999 years

Car Club

- A car club is provided at the development, with free membership for three years for first residents*

*Terms and conditions apply and are available from the car club provider.

Disclaimer: All details contained within this sales information are correct at the time of production. However, in the interest of continuous improvement and to meet market conditions the developer reserves the right to modify plans, exteriors, specifications, and products without notice or obligation. Actual usable floor space may vary from the stated floor area. Any CGIs depicted are an artist's concept of the completed building and/or its interiors only. The content contained within these particulars may not be current and can be changed at any time without notice.

*Terms and conditions apply and are available from the car club provider.

**Your managing agent will source the most cost-effective gas supplier. Heat interface units are installed in each property and their usage is metered by a data logger, so you will only be billed for the hot water or heating you use.

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The Woodcote offers an enviable collection of stylish homes, featuring new freehold houses with gardens, apartments and beautiful conversion properties, some of which are situated in a Grade II listed Georgian manor house.

Site Map & Floor Plans

B Coach House Apartments

4 Stylish 1 bedroom conversion apartments
Page 36

C The Terraces

D 14 Stylish freehold houses with 2 double bedrooms, a storage/study area located on the 2nd floor and a private garden
Page 42

E The Manor House Apartments

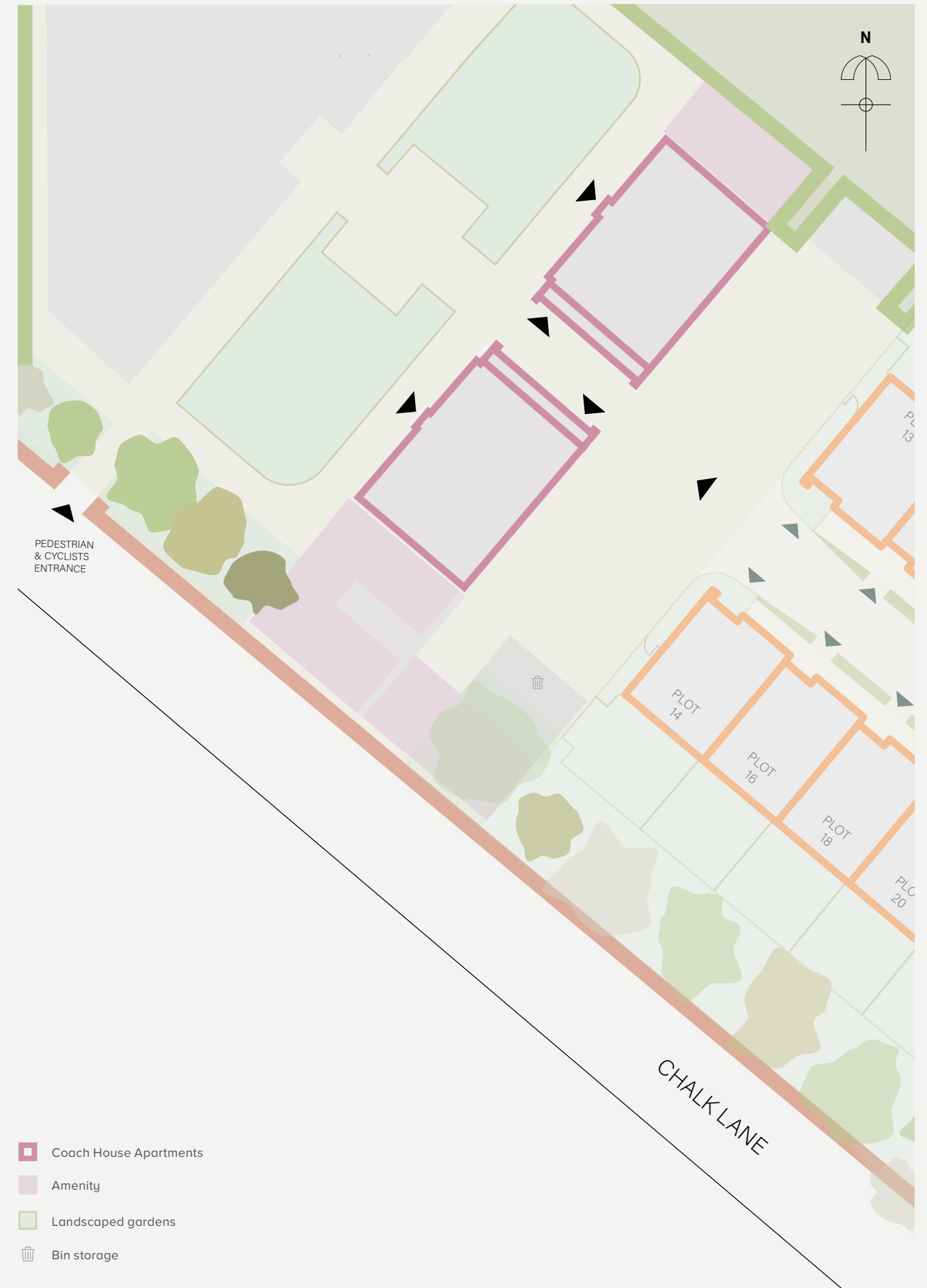
7 Luxury conversion apartments with 1, 2 & 3 bedrooms, set within this spectacular Grade II listed Manor House
Page 58

F Garden Square Apartments

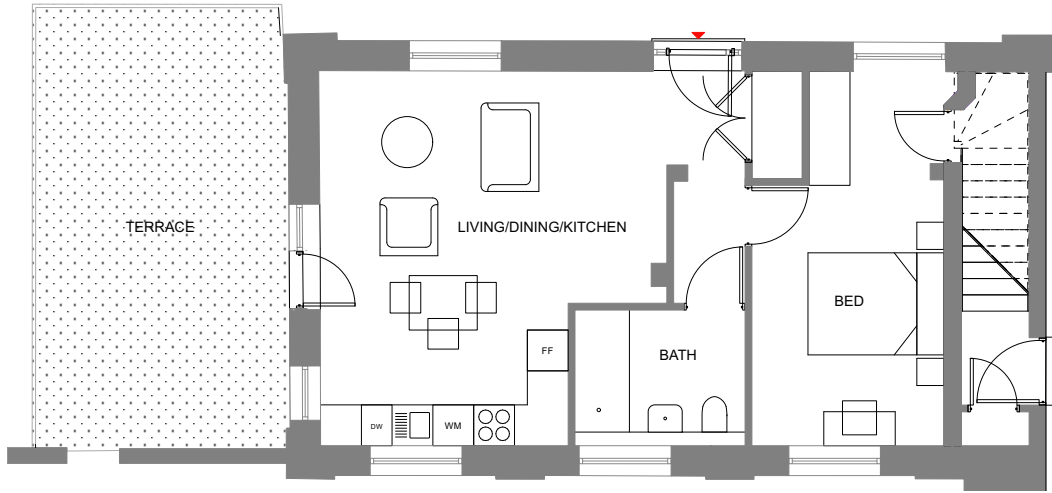
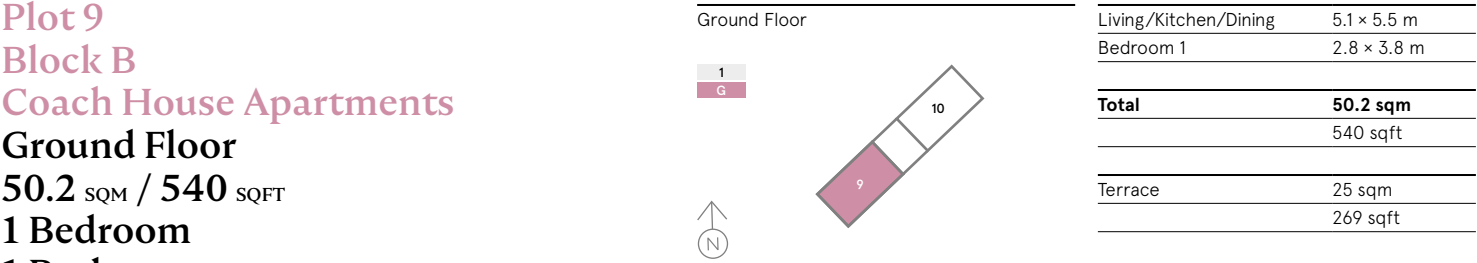
65 Contemporary 1 & 2 bedroom apartments
For more information, visit: thewoodcote-epsom.co.uk/gardensquareapartments



Coach House Apartments

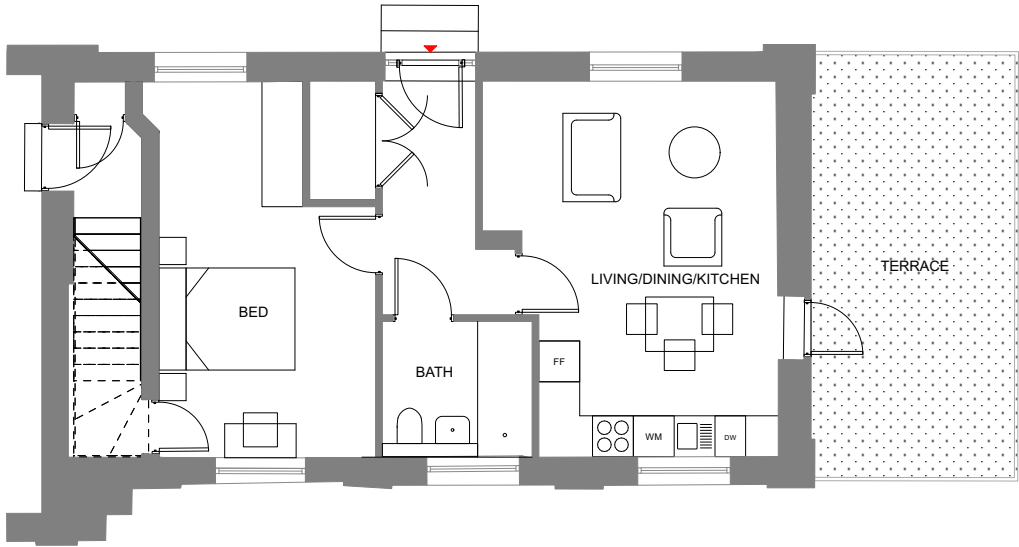
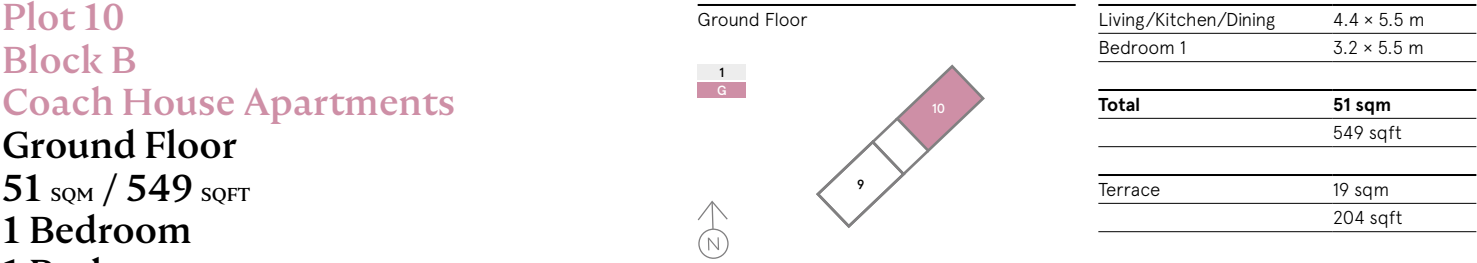


Plot 9
Block B
Coach House Apartments
Ground Floor
50.2 SQM / 540 SQFT
1 Bedroom
1 Bathroom
Terrace



Ground Floor

Plot 10
Block B
Coach House Apartments
Ground Floor
51 SQM / 549 SQFT
1 Bedroom
1 Bathroom
Terrace

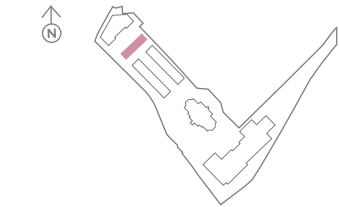
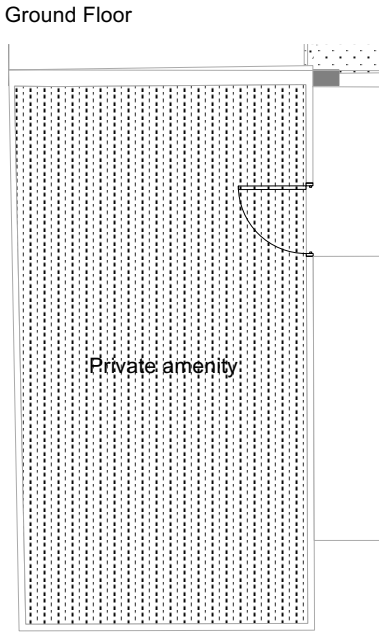


Ground Floor

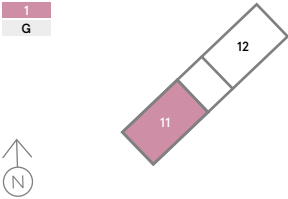
Plot 11
Block B
Coach House Apartments
First Floor
58.2 SQM / 626 SQFT
1 Bedroom
1 Bathroom



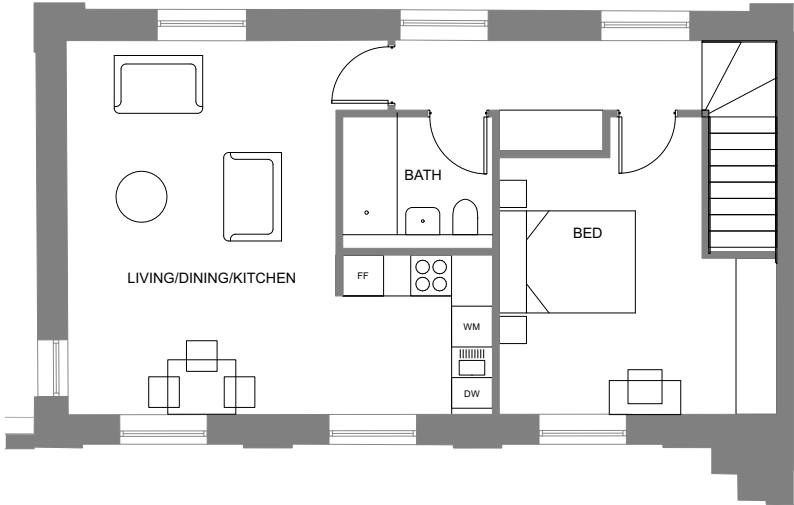
First Floor Flat with
Ground Floor Amenity



First Floor	
Living/Kitchen/Dining	3.9 × 5.5 m
Bedroom 1	3.0 × 3.7 m
Total	58.2 sqm
Private Amenity	31 sqm



First Floor

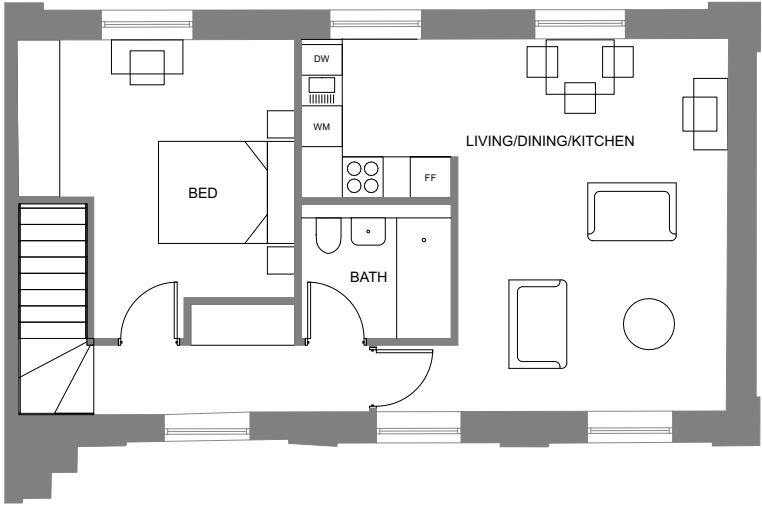


All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchens and wardrobes sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.

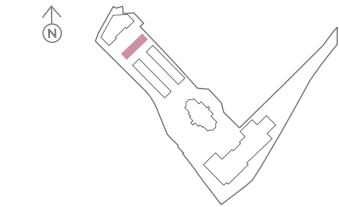
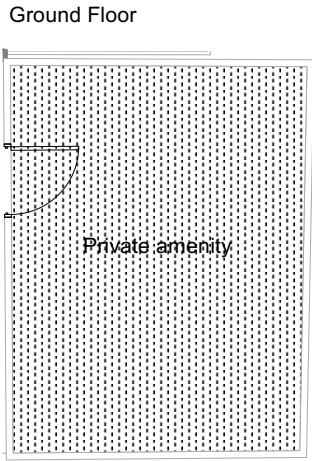
Plot 12
Block B
Coach House Apartments
First Floor
58.6 SQM / 631 SQFT
1 Bedroom
1 Bathroom



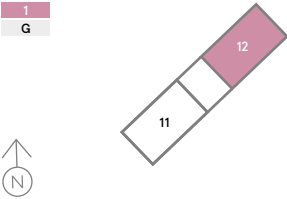
First Floor



First Floor Flat with
Ground Floor Amenity



First Floor	
Living/Kitchen/Dining	4.0 × 5.5 m
Bedroom 1	3.0 × 3.7 m
Total	58.6 sqm
Terrace	24 sqm

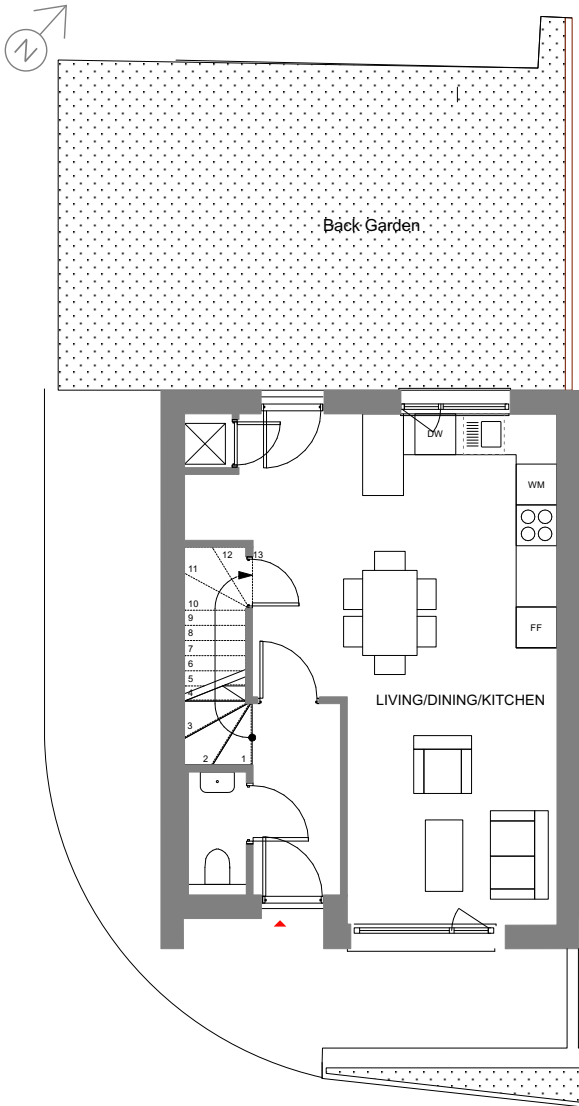


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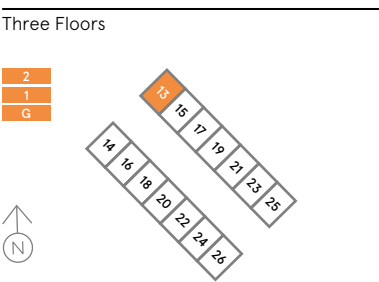
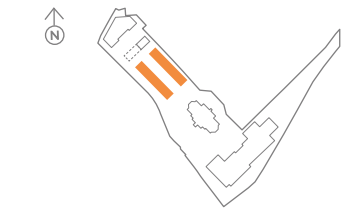
The Terraces



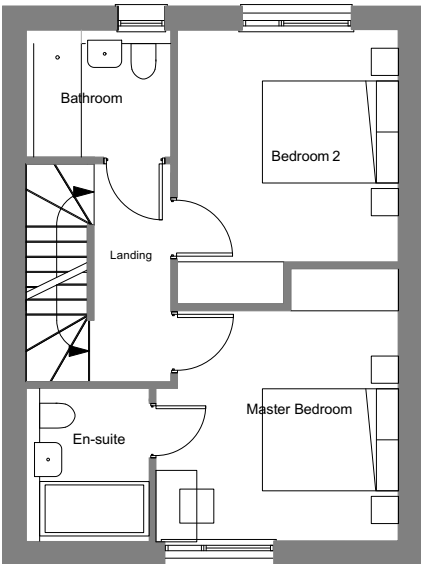
Plot 13
Blocks C & D
The Terraces
Floors 1-3
96 SQM / 1,033 SQFT
2 Bedrooms
2 Bathrooms + WC
1 Study Area / Storage
Private Garden



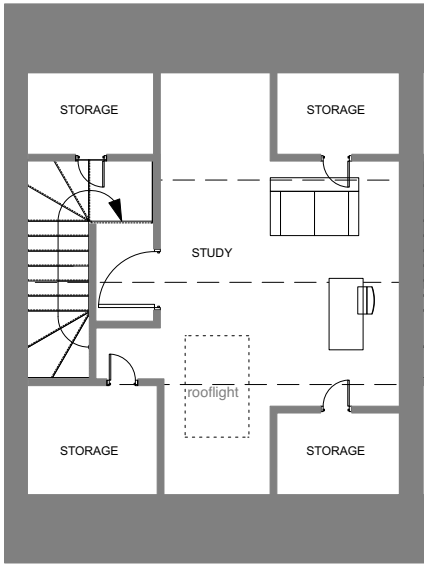
Ground Floor



Living/Kitchen/Dining	5.5 × 7.5 m
Bedroom 1	3.3 × 3.4 m
Bedroom 2	3.3 × 3.4 m
Study Area / Storage	3.5 × 3.3 m
Total	96 sqm
	1,033 sqft
Private Garden	32 sqm
	344 sqft



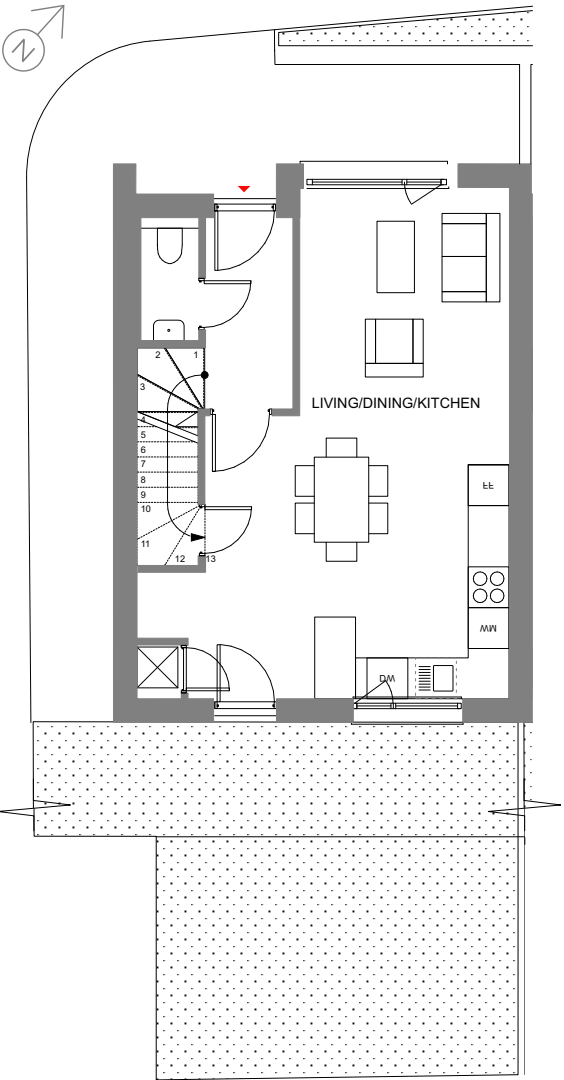
First Floor



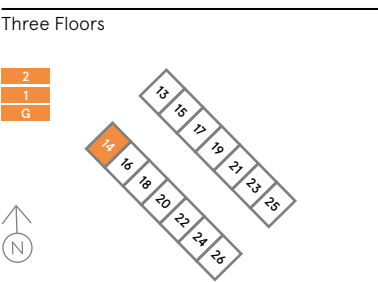
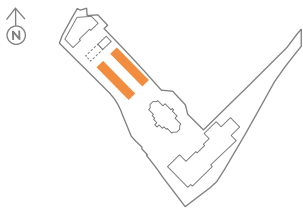
Second Floor

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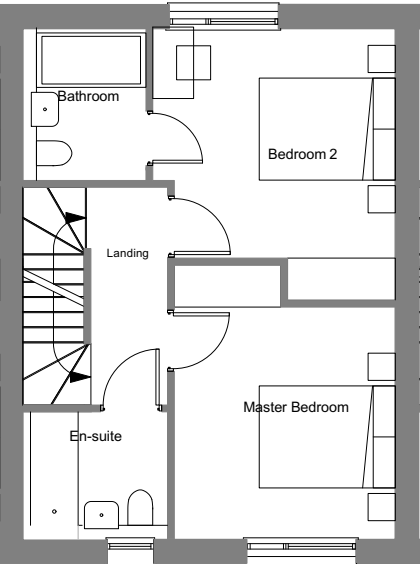
Plot 14
Blocks C & D
The Terraces
Floors 1-3
96 SQM / 1,033 SQFT
2 Bedrooms
2 Bathrooms + WC
1 Study Area / Storage
Private Garden



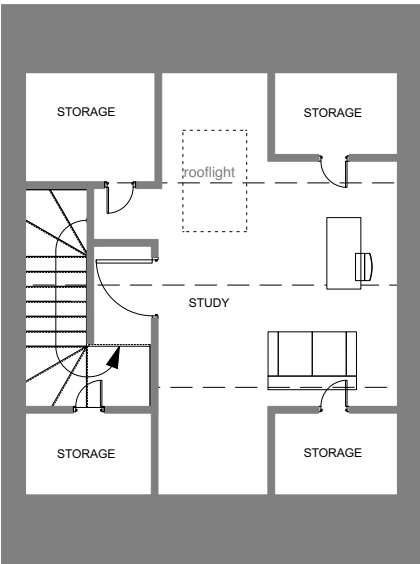
Ground Floor



Living/Kitchen/Dining	5.5 × 7.5 m
Bedroom 1	3.3 × 3.4 m
Bedroom 2	3.3 × 3.4 m
Study Area / Storage	3.5 × 3.3 m
Total	96 sqm
	1,033 sqft
Private Garden	50 sqm
	538 sqft



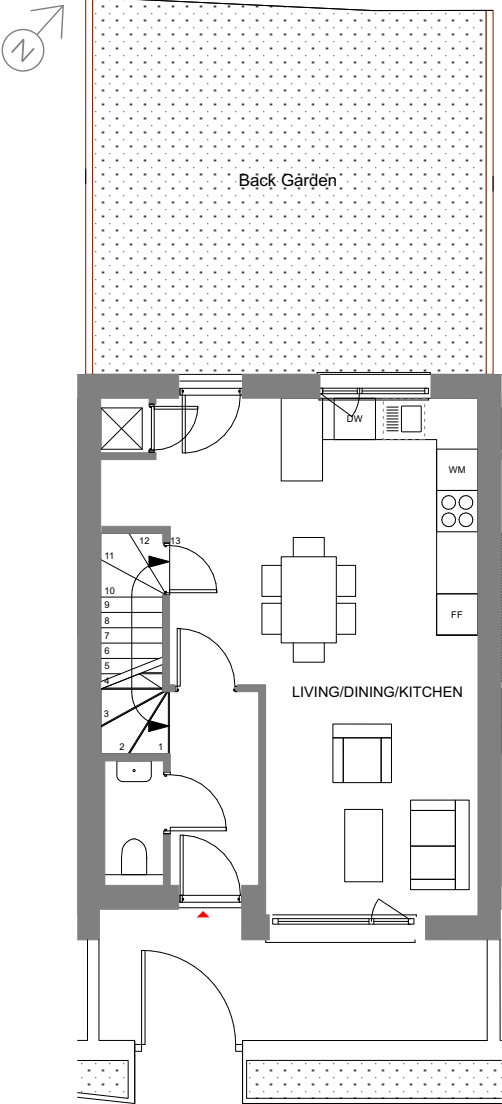
First Floor



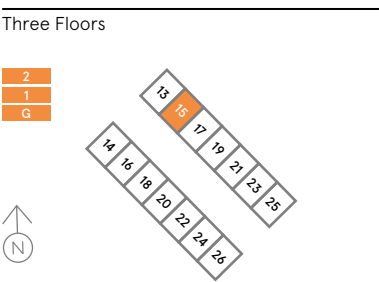
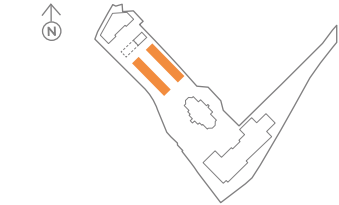
Second Floor

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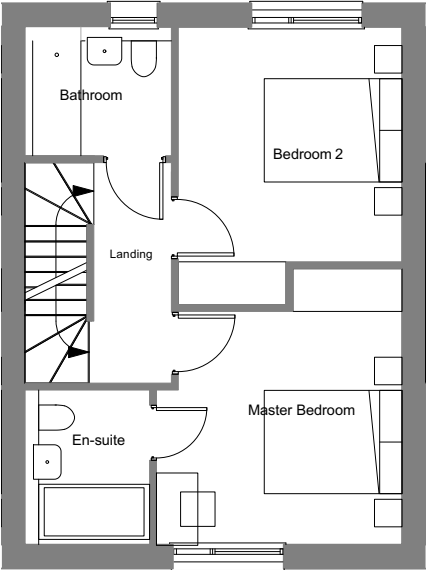
Plot 15
Blocks C & D
The Terraces
Floors 1-3
96 sqm / 1,033 sqft
2 Bedrooms
2 Bathrooms + WC
1 Study Area / Storage
Private Garden



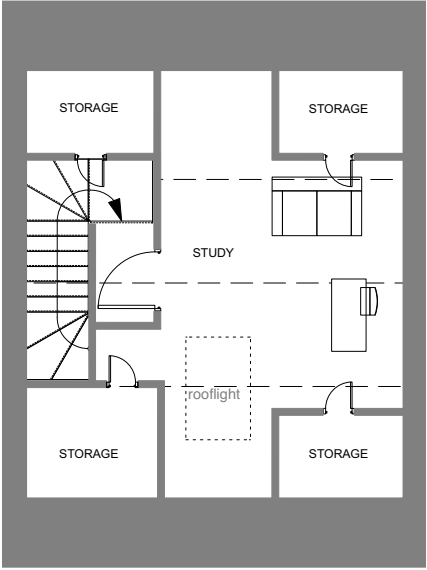
Ground Floor



Living/Kitchen/Dining	5.5 × 7.5 m
Bedroom 1	3.3 × 3.4 m
Bedroom 2	3.3 × 3.4 m
Study Area / Storage	3.5 × 3.3 m
Total	96 sqm
	1,033 sqft
Private Garden	30.8 sqm
	331 sqft



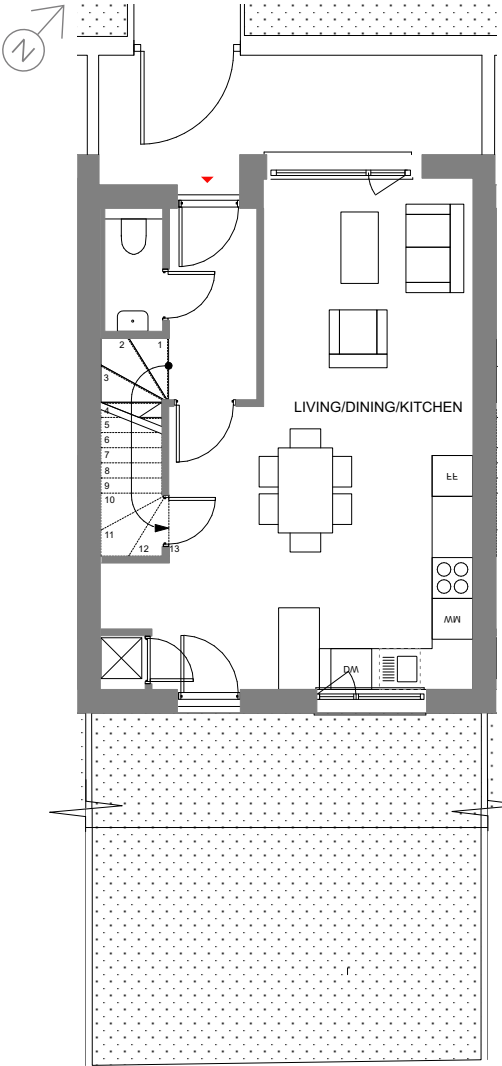
First Floor



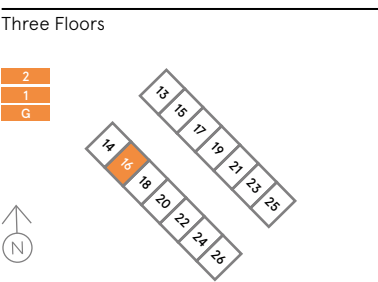
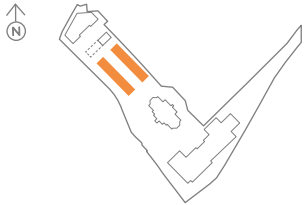
Second Floor

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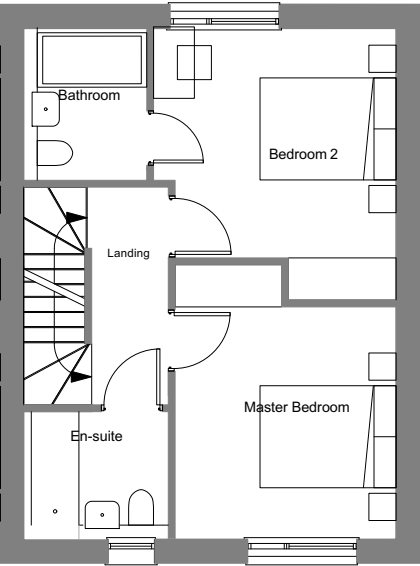
Plot 16
Blocks C & D
The Terraces
Floors 1-3
96 sqm / 1,033 sqft
2 Bedrooms
2 Bathrooms + WC
1 Study Area / Storage
Private Garden



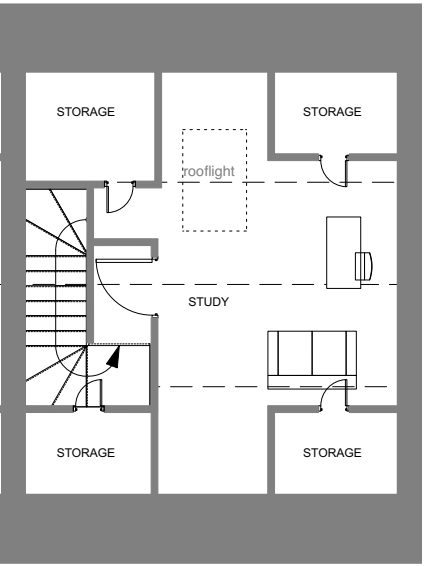
Ground Floor



Living/Kitchen/Dining	5.5 × 7.5 m
Bedroom 1	3.3 × 3.4 m
Bedroom 2	3.3 × 3.4 m
Study Area / Storage	3.5 × 3.3 m
Total	96 sqm
	1,033 sqft
Private Garden	44 sqm
	473 sqft



First Floor



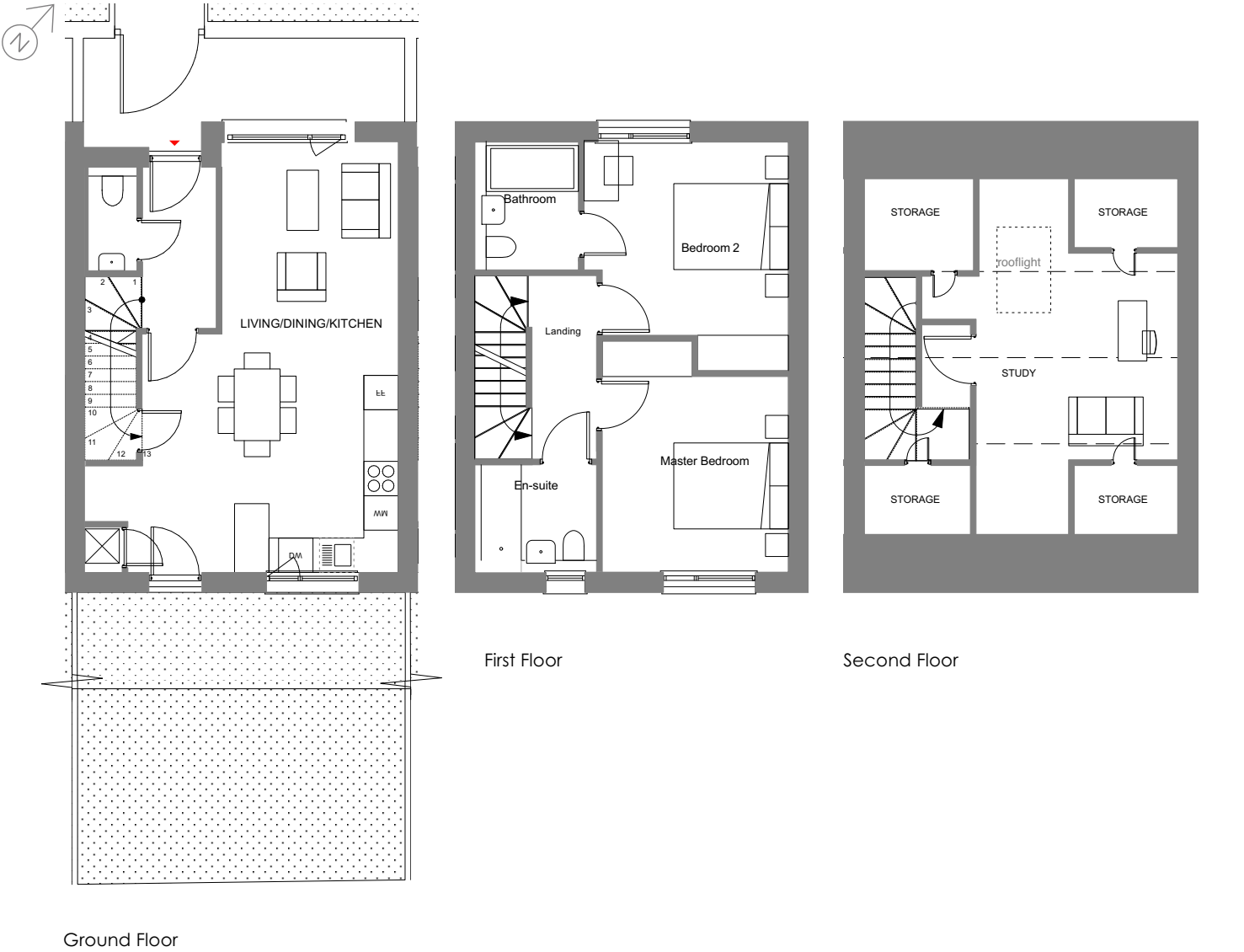
Second Floor

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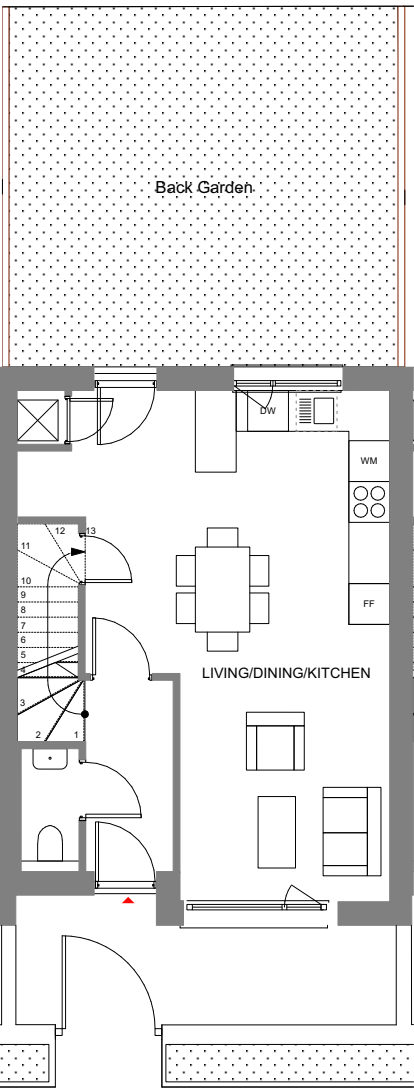
Plot 17
Blocks C & D
The Terraces
Floors 1-3
96 sqm / 1,033 sqft
2 Bedrooms
2 Bathrooms + WC
1 Study Area / Storage
Private Garden



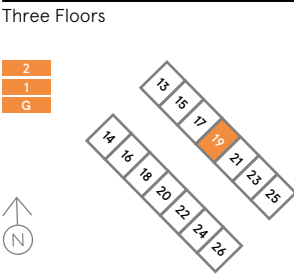
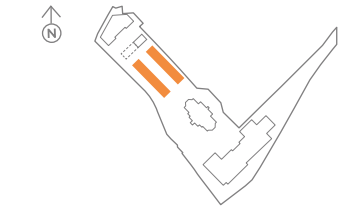
Plot 18
Blocks C & D
The Terraces
Floors 1-3
96 sqm / 1,033 sqft
2 Bedrooms
2 Bathrooms + WC
1 Study Area / Storage
Private Garden



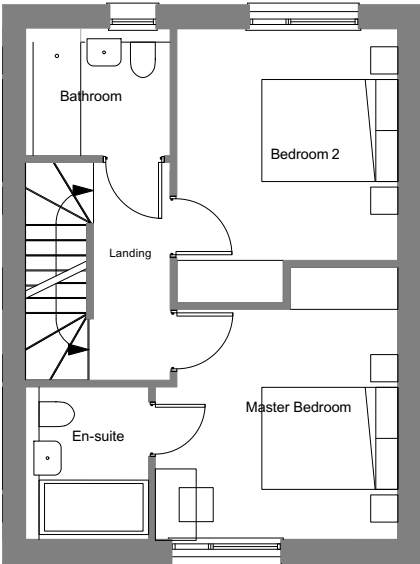
Plot 19
Blocks C & D
The Terraces
Floors 1-3
96 sqm / 1,033 sqft
2 Bedrooms
2 Bathrooms + WC
1 Study Area / Storage
Private Garden



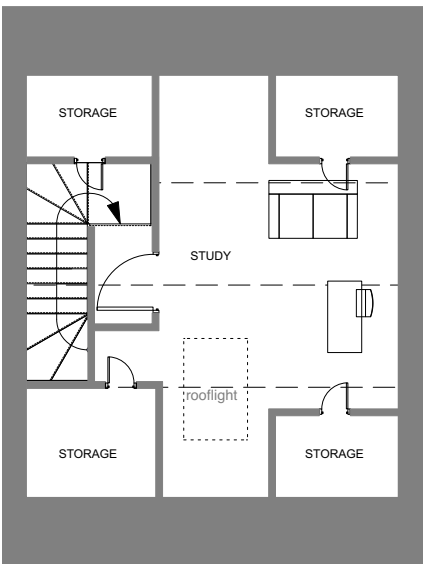
Ground Floor



Living/Kitchen/Dining	5.5 × 7.5 m
Bedroom 1	3.3 × 3.4 m
Bedroom 2	3.3 × 3.4 m
Study Area / Storage	3.5 × 3.3 m
Total	96 sqm
	1,033 sqft
Private Garden	30.2 sqm
	325 sqft



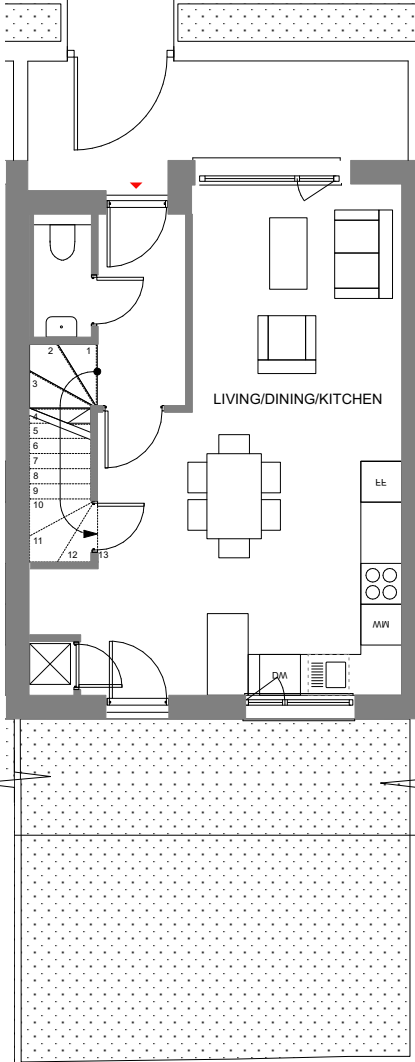
First Floor



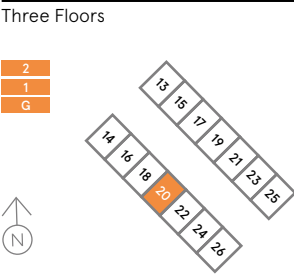
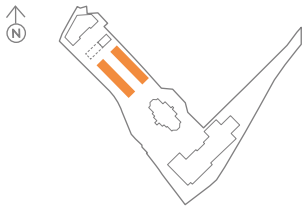
Second Floor

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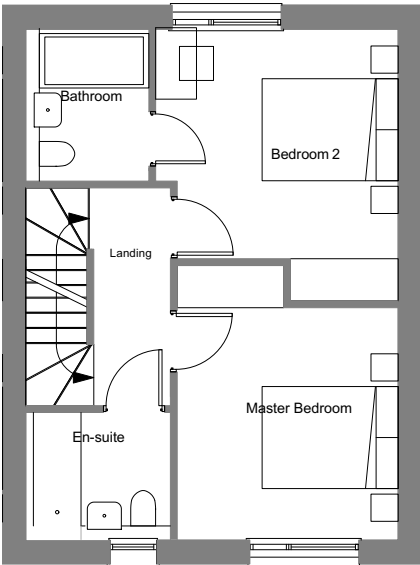
Plot 20
Blocks C & D
The Terraces
Floors 1-3
96 sqm / 1,033 sqft
2 Bedrooms
2 Bathrooms + WC
1 Study Area / Storage
Private Garden



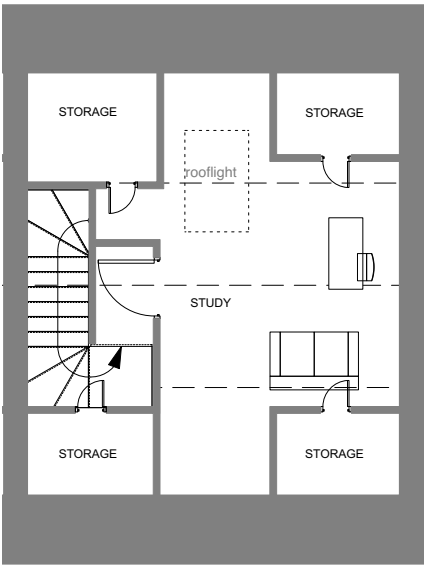
Ground Floor



Living/Kitchen/Dining	5.5 × 7.5 m
Bedroom 1	3.3 × 3.4 m
Bedroom 2	3.3 × 3.4 m
Study Area / Storage	3.5 × 3.3 m
Total	96 sqm
	1,033 sqft
Private Garden	43 sqm
	463 sqft



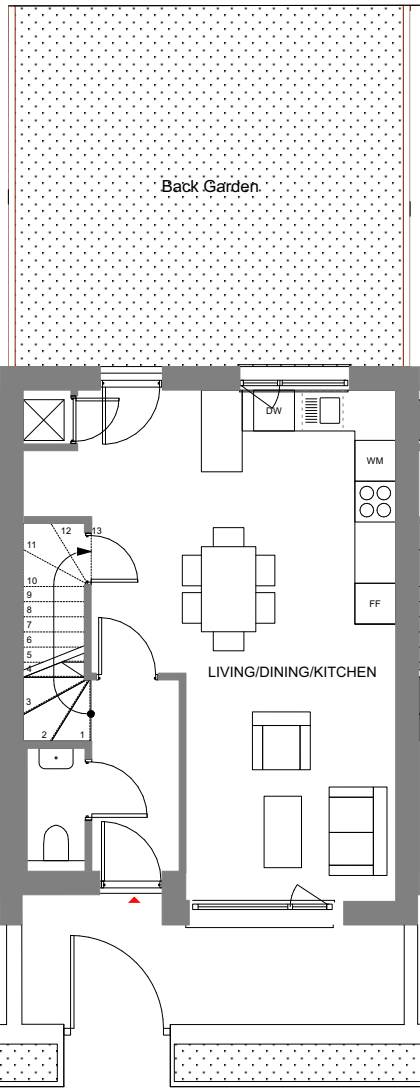
First Floor



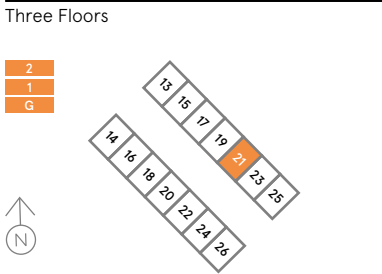
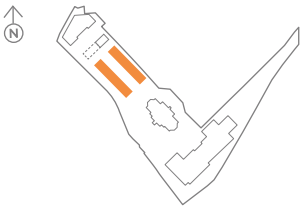
Second Floor

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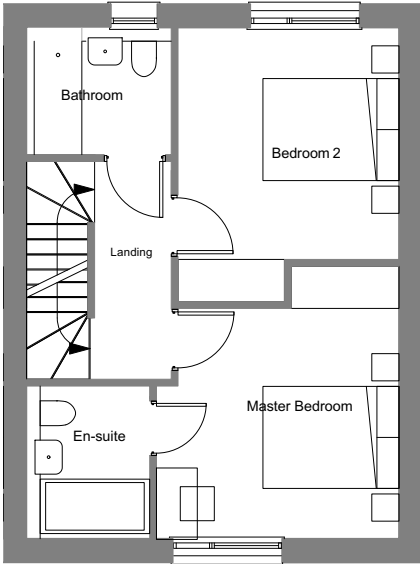
Plot 21
Blocks C & D
The Terraces
Floors 1-3
96 sqm / 1,033 sqft
2 Bedrooms
2 Bathrooms + WC
1 Study Area / Storage
Private Garden



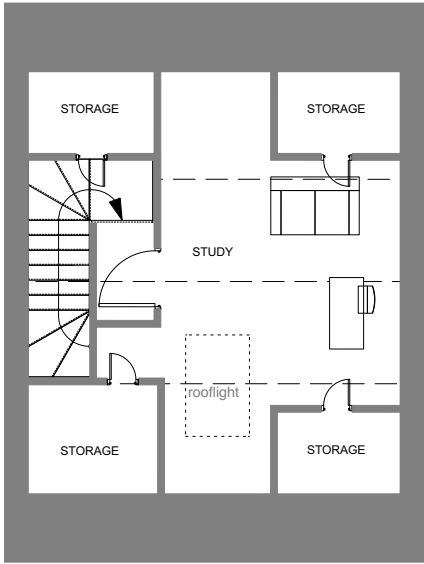
Ground Floor



Living/Kitchen/Dining	5.5 × 7.5 m
Bedroom 1	3.3 × 3.4 m
Bedroom 2	3.3 × 3.4 m
Study Area / Storage	3.5 × 3.3 m
Total	96 sqm
	1,033 sqft
Private Garden	30.3 sqm
	326 sqft



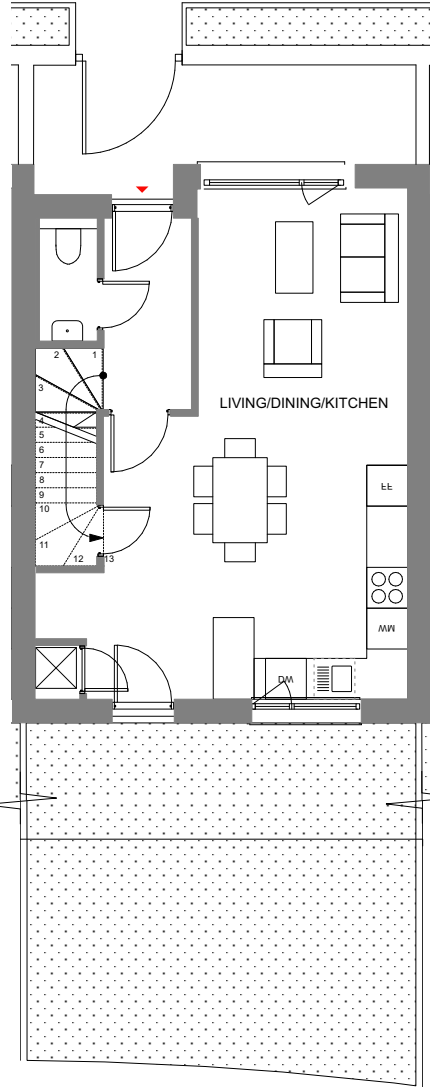
First Floor



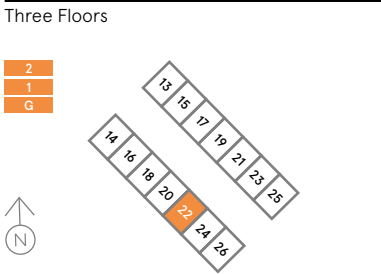
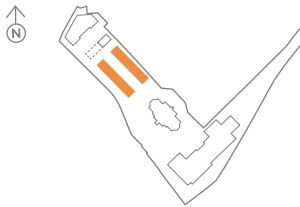
Second Floor

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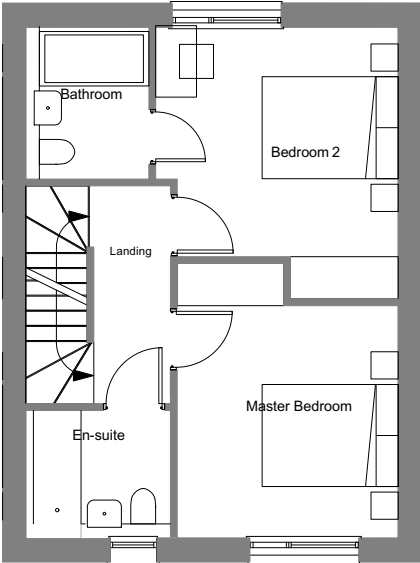
Plot 22
Blocks C & D
The Terraces
Floors 1-3
96 sqm / 1,033 sqft
2 Bedrooms
2 Bathrooms + WC
1 Study Area / Storage
Private Garden



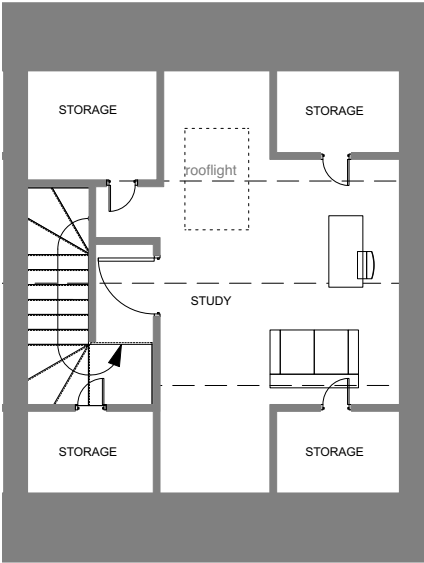
Ground Floor



Living/Kitchen/Dining	5.5 × 7.5 m
Bedroom 1	3.3 × 3.4 m
Bedroom 2	3.3 × 3.4 m
Study Area / Storage	3.5 × 3.3 m
Total	96 sqm
	1,033 sqft
Private Garden	44 sqm
	473 sqft



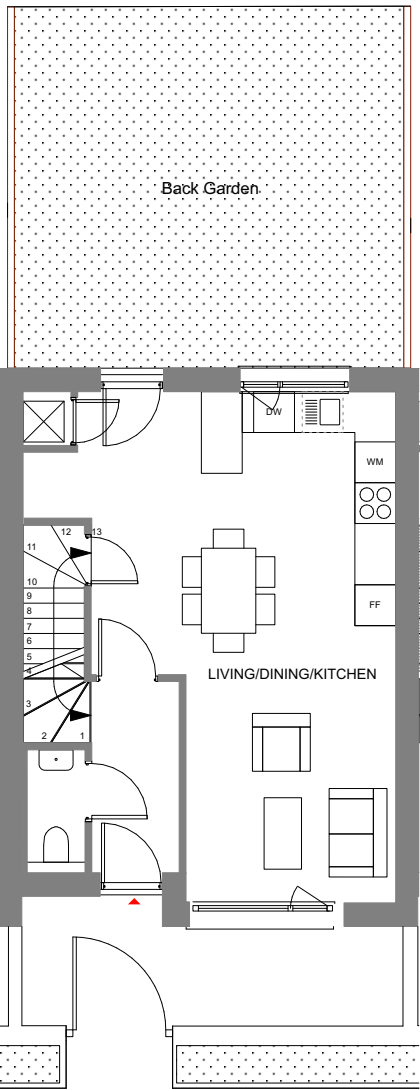
First Floor



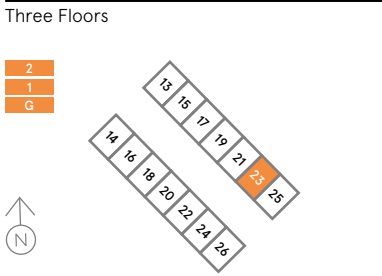
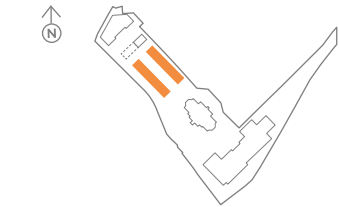
Second Floor

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Plot 23
Blocks C & D
The Terraces
Floors 1-3
96 sqm / 1,033 sqft
2 Bedrooms
2 Bathrooms + WC
1 Study Area / Storage
Private Garden



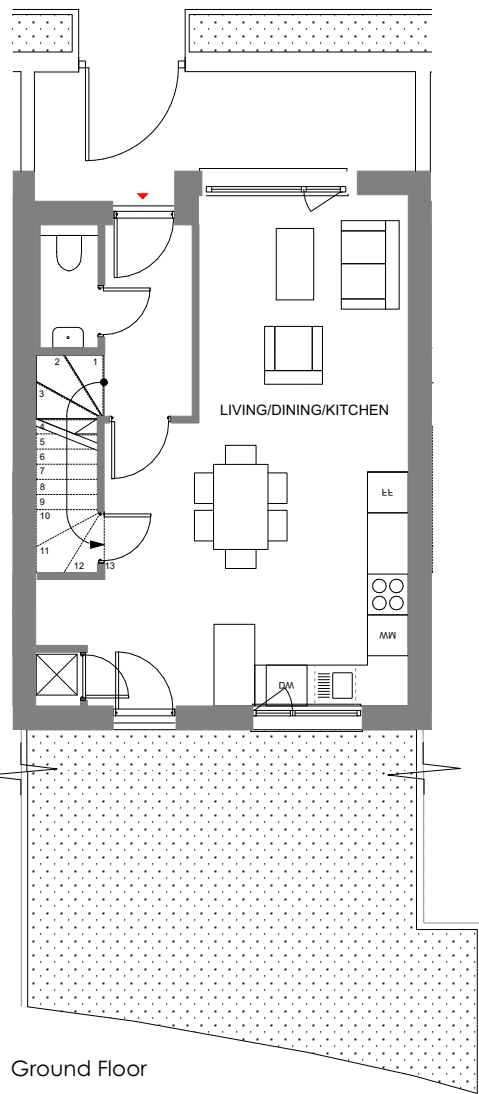
Ground Floor



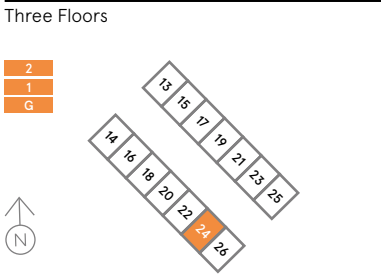
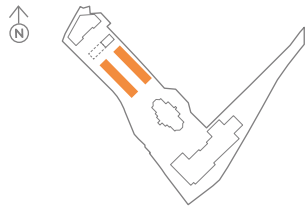
Living/Kitchen/Dining	5.5 × 7.5 m
Bedroom 1	3.3 × 3.4 m
Bedroom 2	3.3 × 3.4 m
Study Area / Storage	3.5 × 3.3 m
Total	96 sqm
	1,033 sqft
Private Garden	30 sqm
	323 sqft

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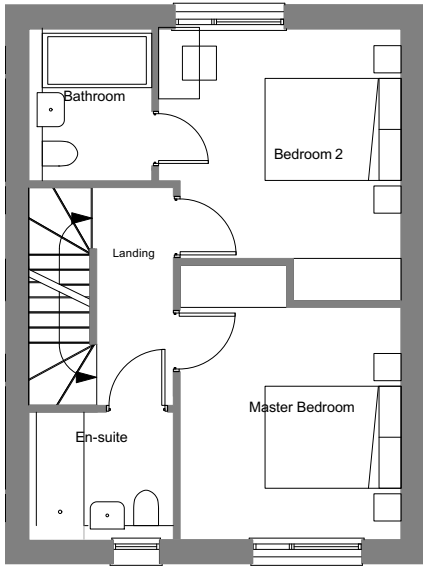
Plot 24
Blocks C & D
The Terraces
Floors 1-3
96 sqm / 1,033 sqft
2 Bedrooms
2 Bathrooms + WC
1 Study Area / Storage
Private Garden



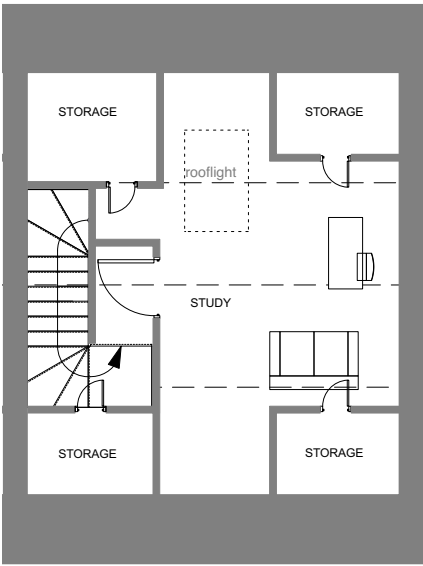
Ground Floor



Living/Kitchen/Dining	5.5 × 7.5 m
Bedroom 1	3.3 × 3.4 m
Bedroom 2	3.3 × 3.4 m
Study Area / Storage	3.5 × 3.3 m
Total	96 sqm
	1,033 sqft
Private Garden	50 sqm
	538 sqft



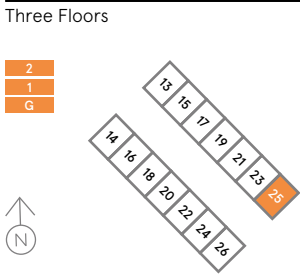
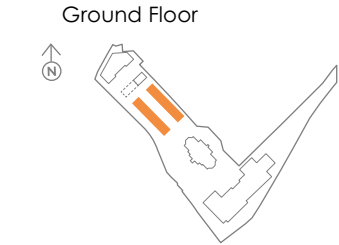
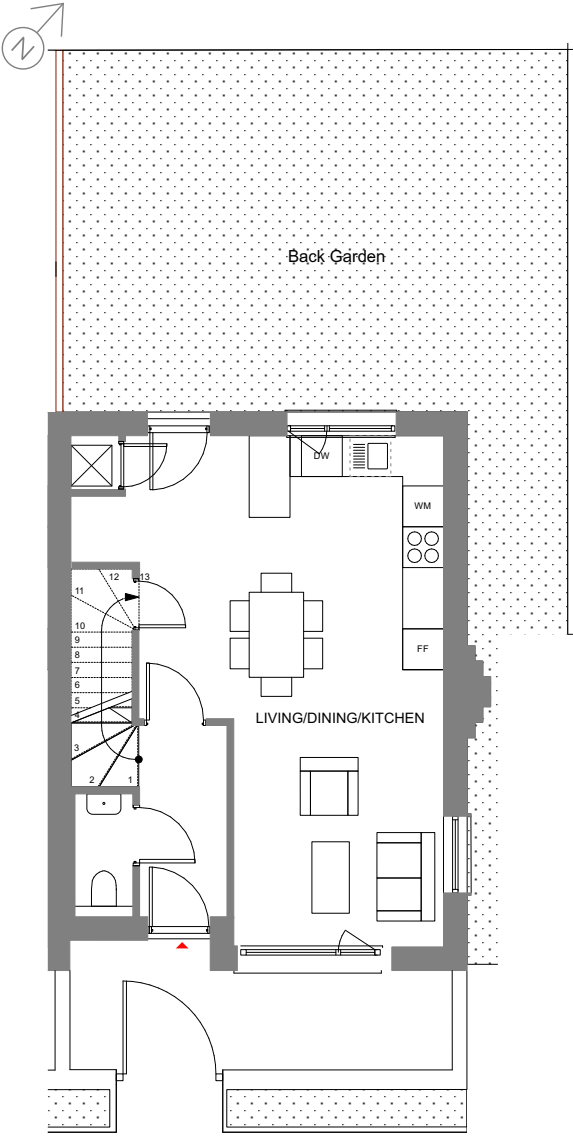
First Floor



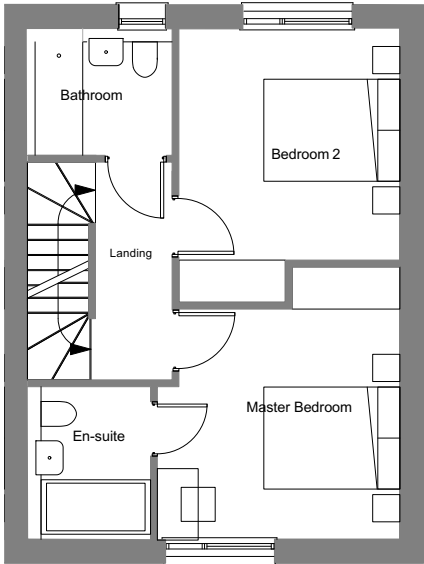
Second Floor

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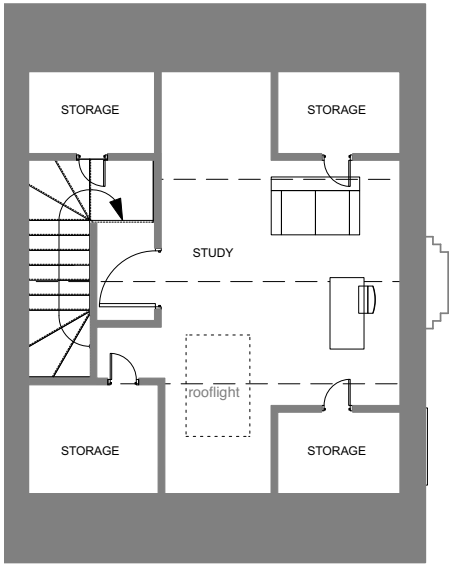
Plot 25
Blocks C & D
The Terraces
Floors 1-3
96 SQM / 1,033 SQFT
2 Bedrooms
2 Bathrooms + WC
1 Study Area / Storage
Private Garden



Living/Kitchen/Dining	5.5 × 7.5 m
Bedroom 1	3.3 × 3.4 m
Bedroom 2	3.3 × 3.4 m
Study Area / Storage	3.5 × 3.3 m
Total	96 sqm
	1,033 sqft
Private Garden	44 sqm
	473 sqft



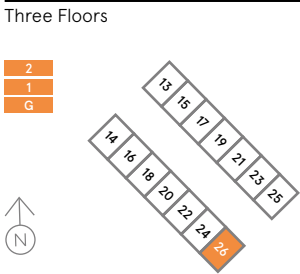
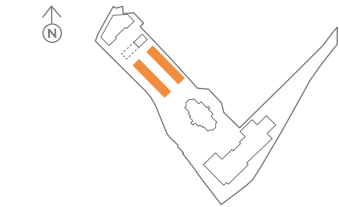
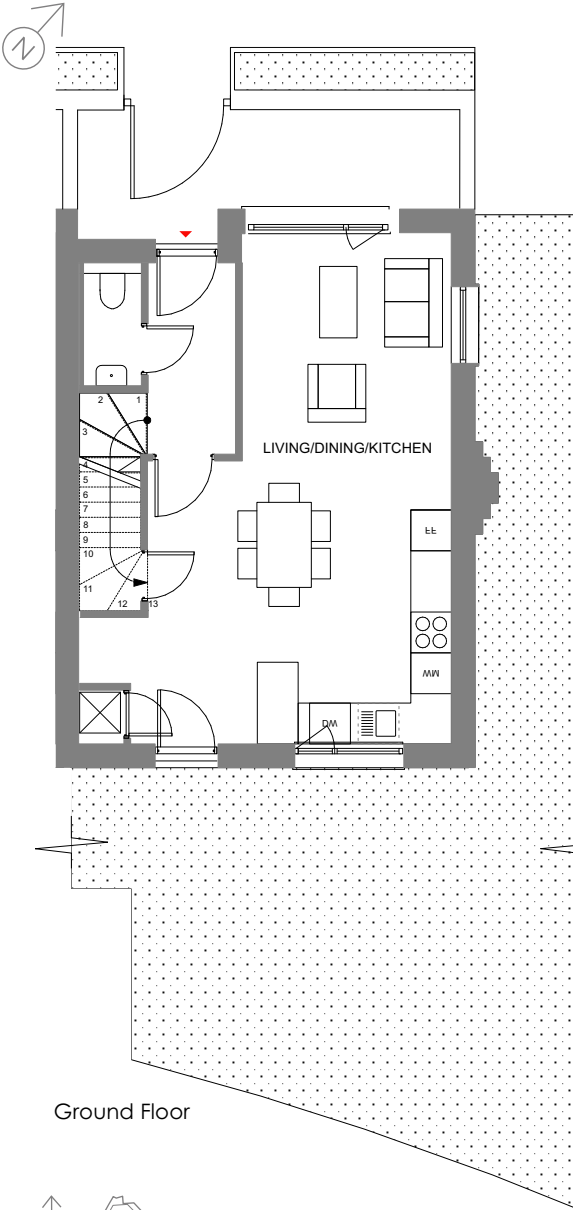
First Floor



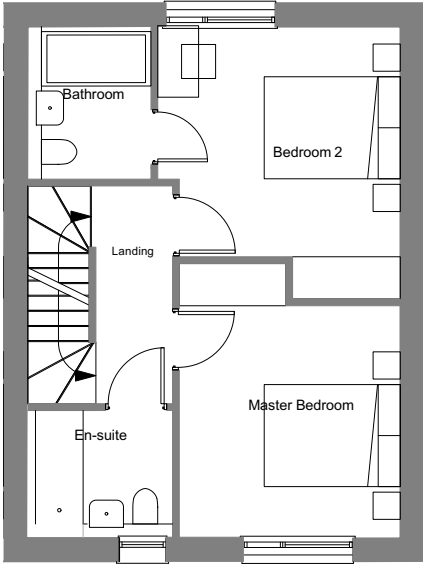
Second Floor

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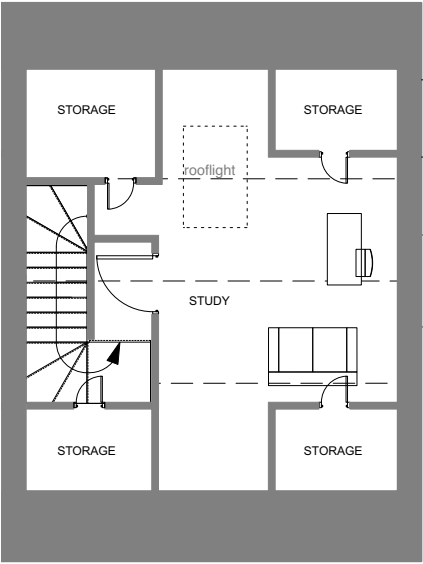
Plot 26
Blocks C & D
The Terraces
Floors 1-3
96 SQM / 1,033 SQFT
2 Bedrooms
2 Bathrooms + WC
1 Study Area / Storage
Private Garden



Living/Kitchen/Dining	5.5 × 7.5 m
Bedroom 1	3.3 × 3.4 m
Bedroom 2	3.3 × 3.4 m
Study Area / Storage	3.5 × 3.3 m
Total	96 sqm
	1,033 sqft
Private Garden	85 sqm
	915 sqft



First Floor



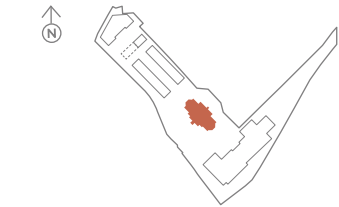
Second Floor

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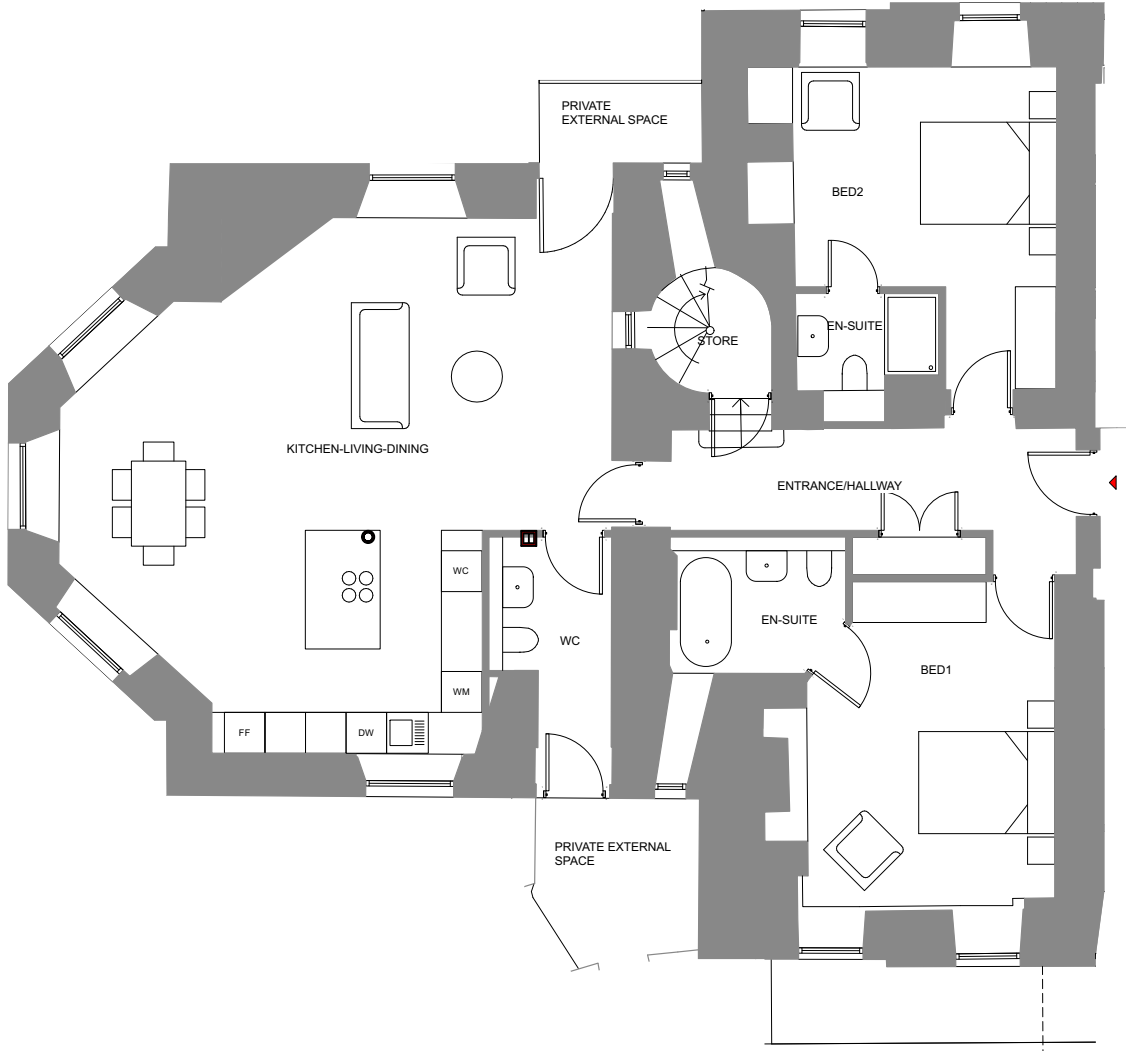
The Manor House Apartments



Plot 27
Block E
The Manor House Apartments
115 SQM / 1,237 SQFT
2 Bedrooms
2 Bathrooms + WC

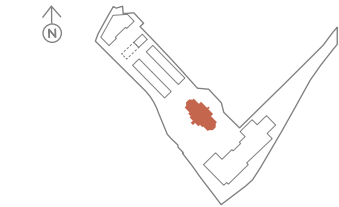


Living/Kitchen/Dining	8.1 × 7.9 m
Bedroom 1	3.9 × 4.8 m
Bedroom 2	3.8 × 3.2 m
Total	115 sqm
	1,237 sqft
Private External Space	5.4 sqm
	58 sqft

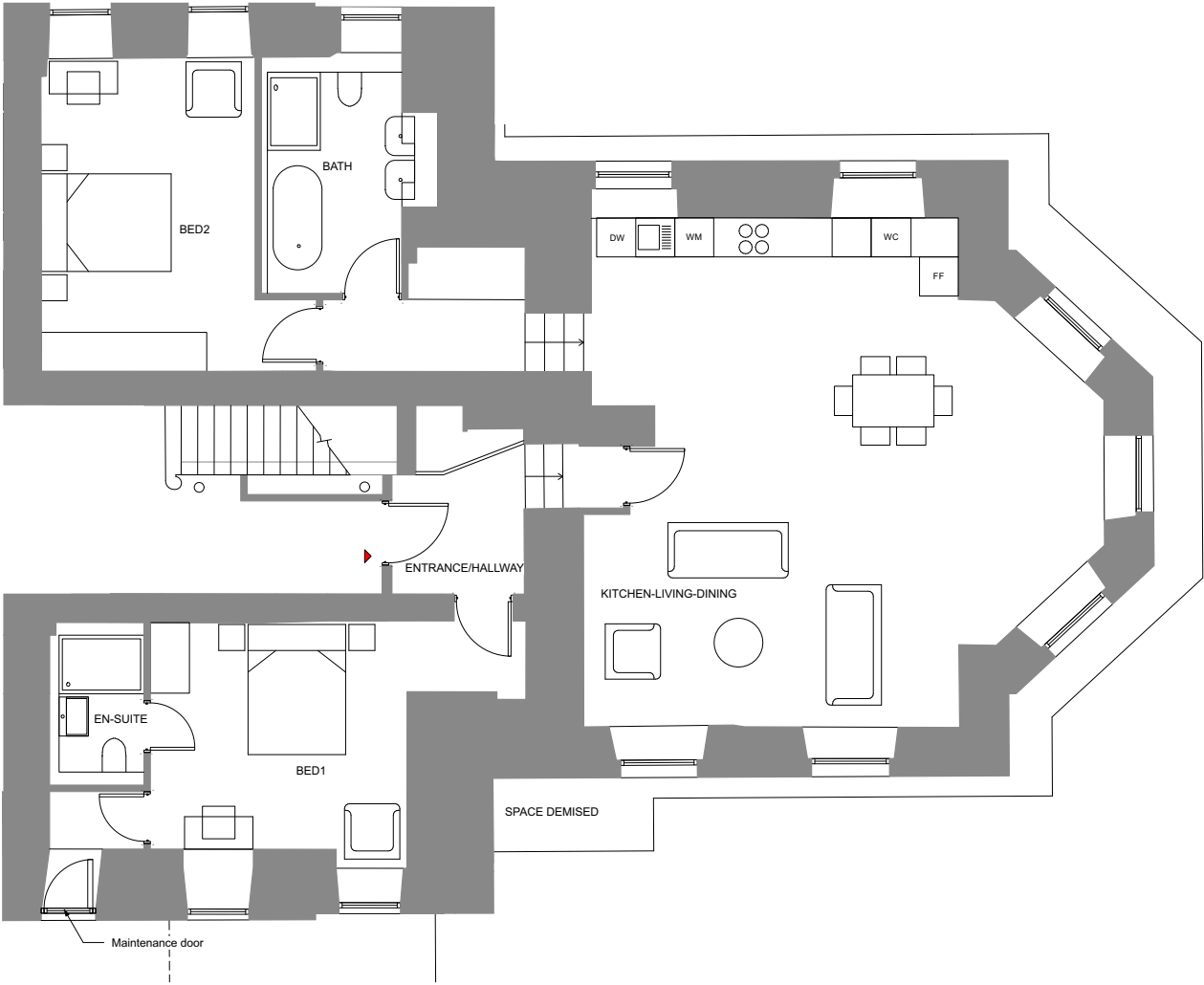


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Plot 28
Block E
The Manor House Apartments
111 SQM / 1,194 SQFT
2 Bedrooms
2 Bathrooms

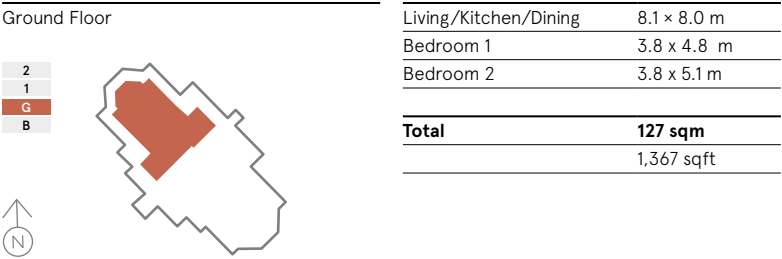
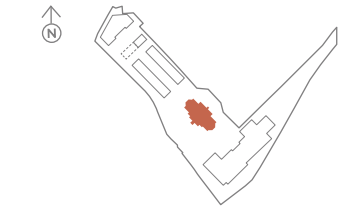
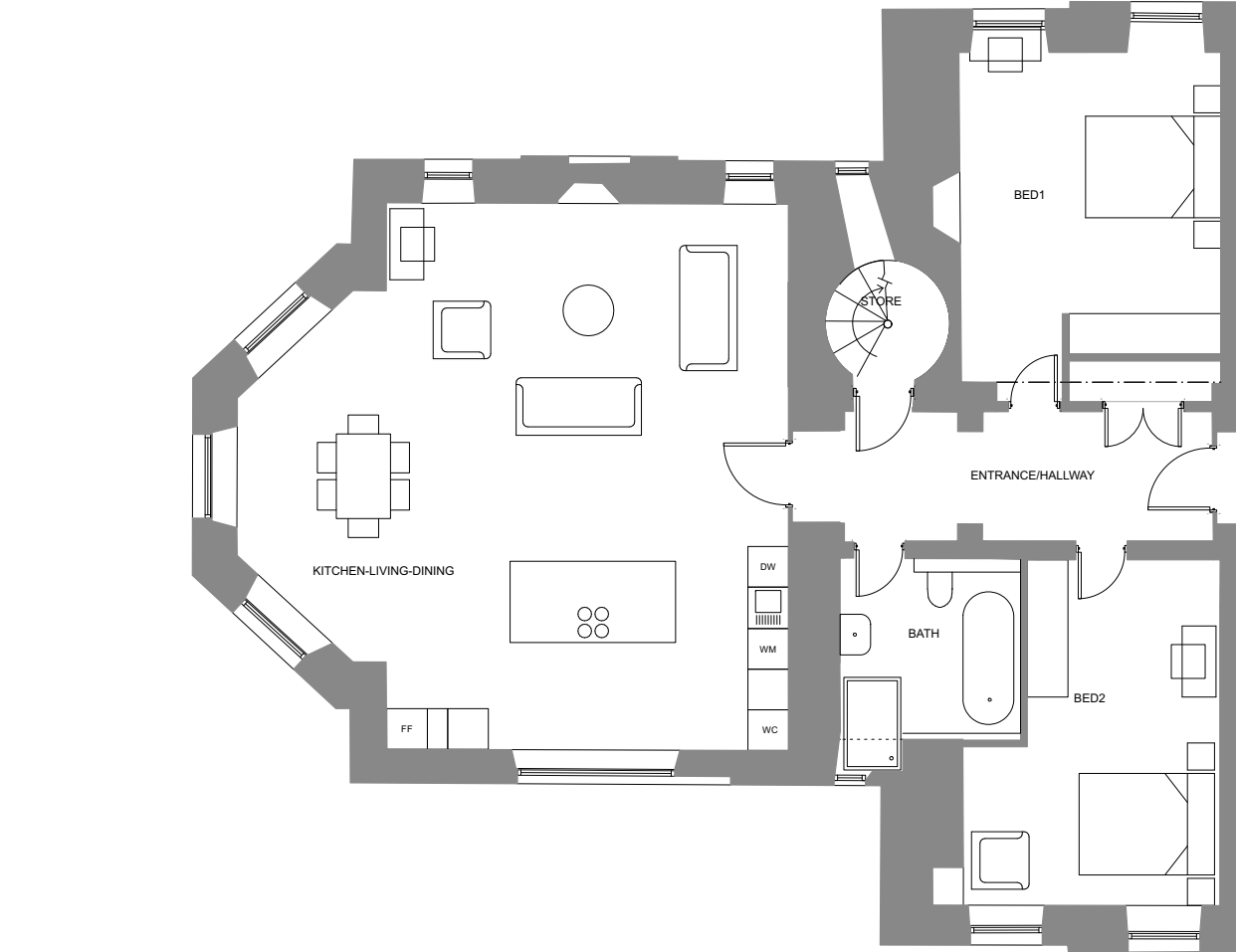


Living/Kitchen/Dining	8.0 × 7.3 m
Bedroom 1	3.9 × 3.5 m
Bedroom 2	3.3 × 4.8 m
Total	111 sqm
	1,194 sqft



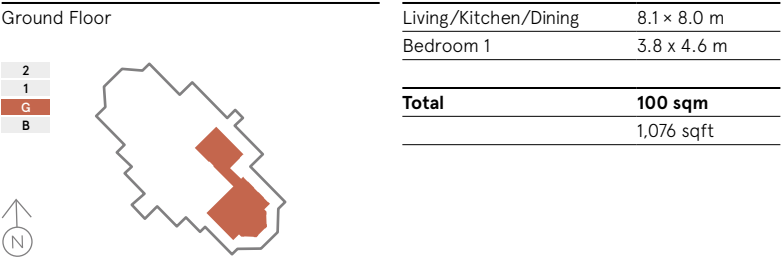
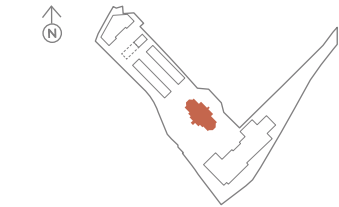
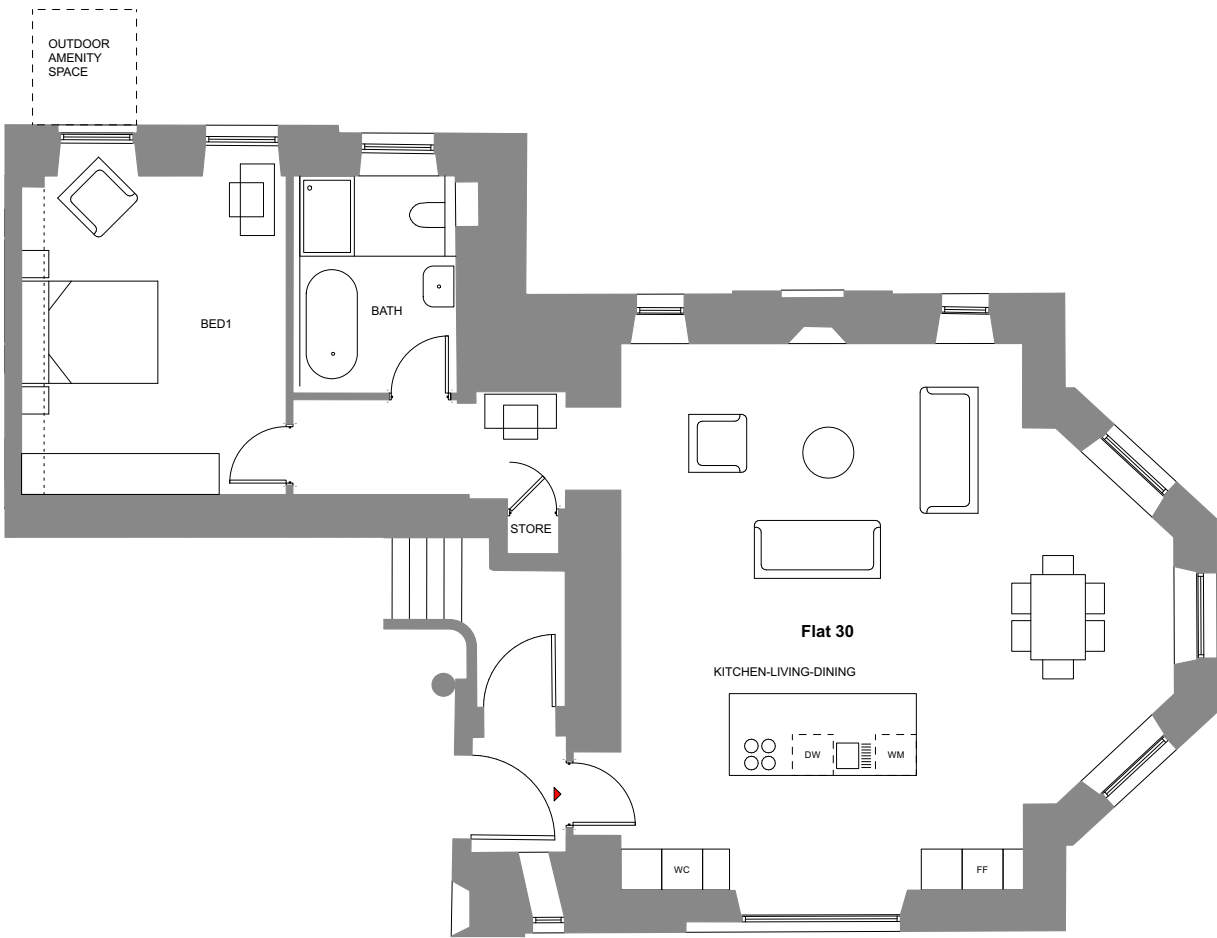
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Plot 29
Block E
The Manor House Apartments
127 SQM / 1,367 SQFT
2 Bedrooms
1 Bathroom

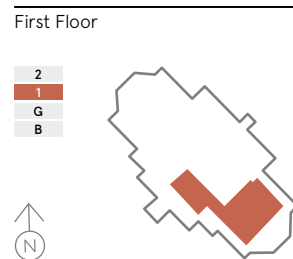


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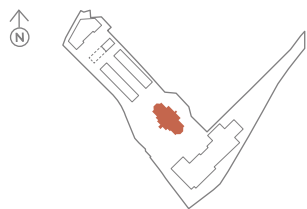
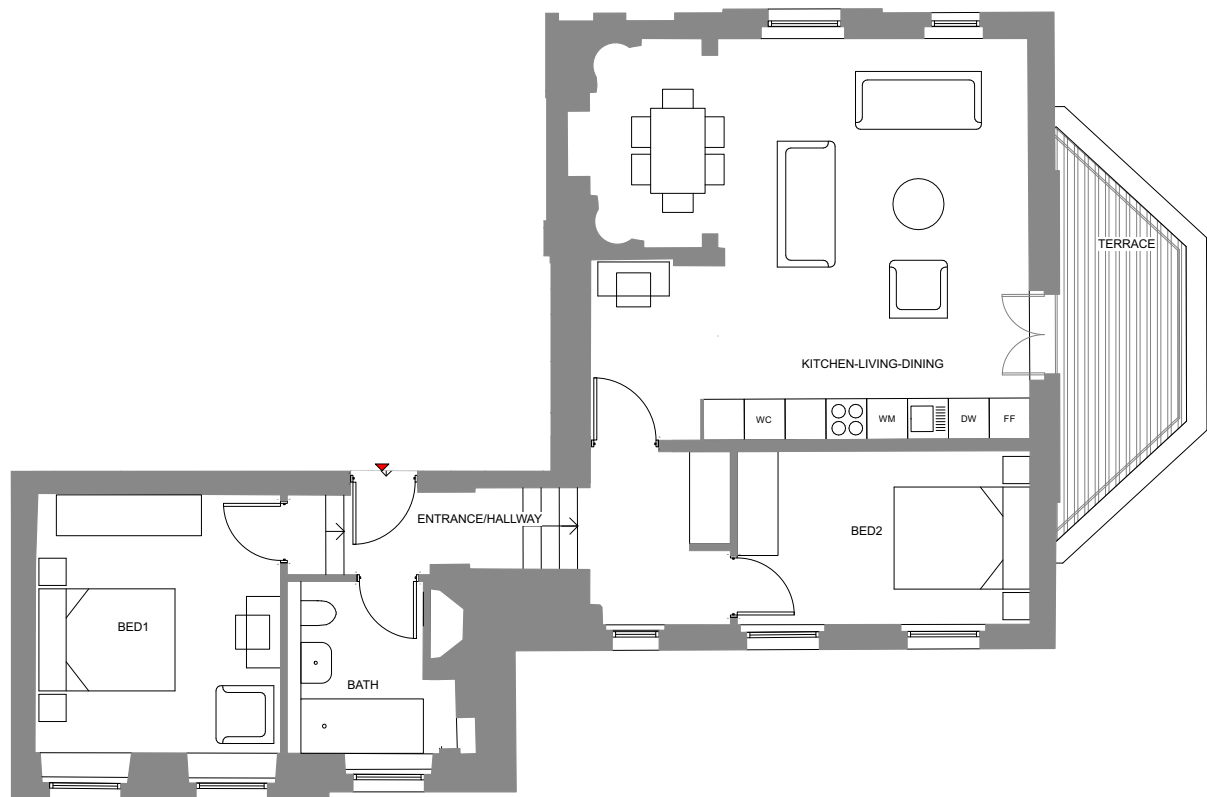
Plot 30
Block E
The Manor House Apartments
100 SQM / 1,076 SQFT
1 Bedroom
1 Bathroom



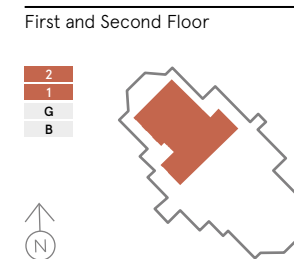
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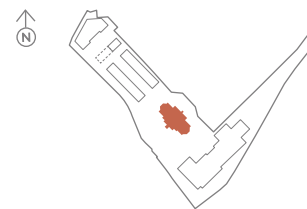
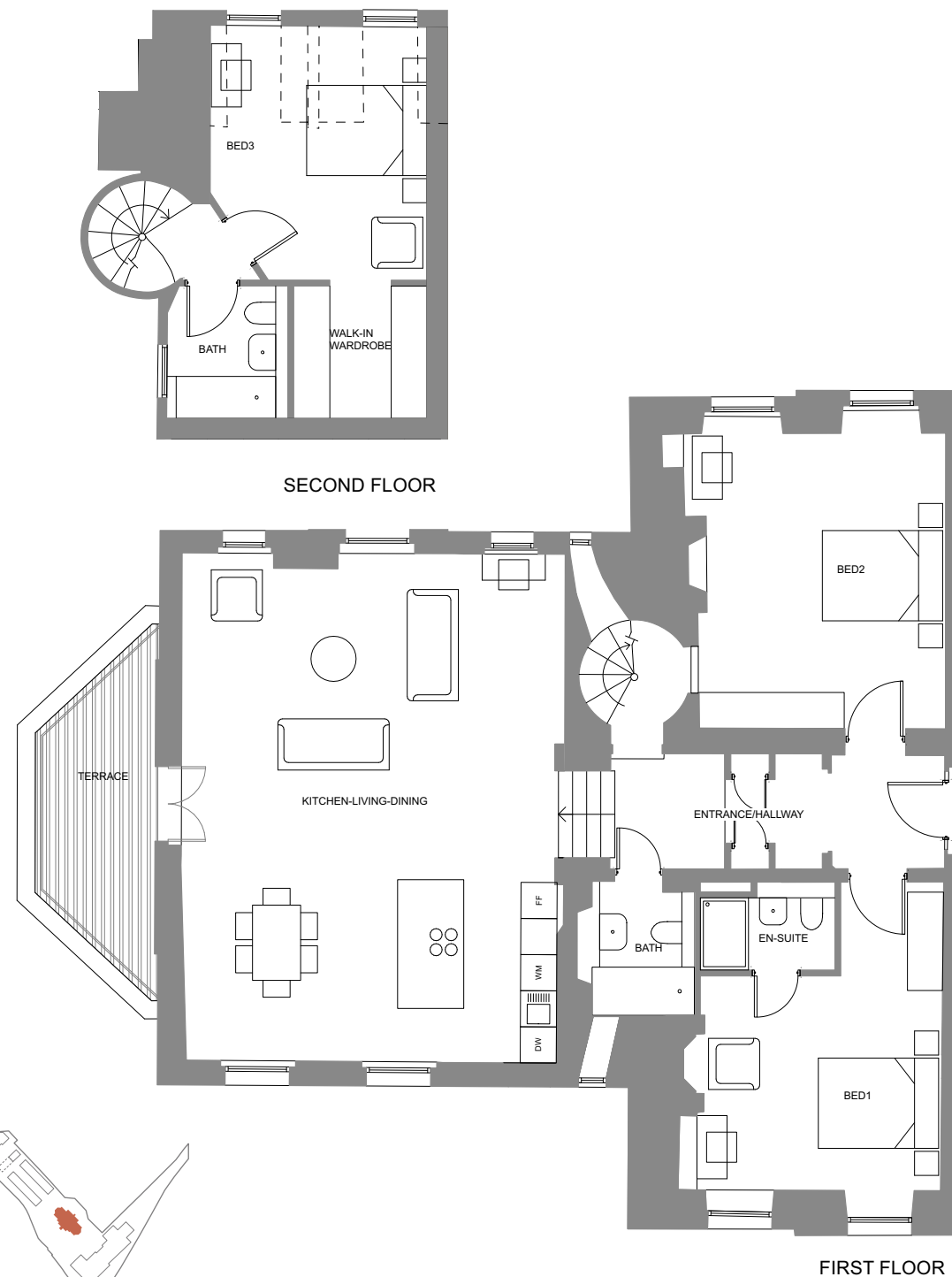
Living/Kitchen/Dining	6.5 x 5.9 m
Bedroom 1	3.8 x 3.6 m
Bedroom 2	4.3 x 3.5 m
Total	82 sqm
	882 sqft
Terrace	8.0 sqm
	86 sqft



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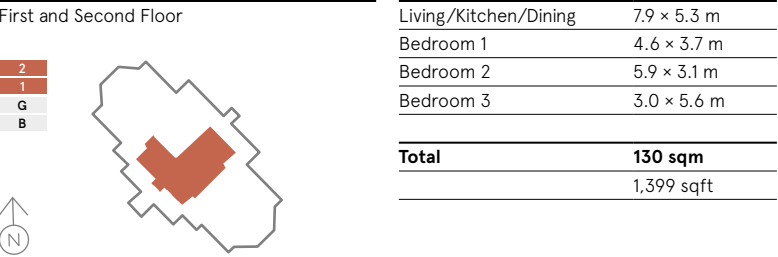
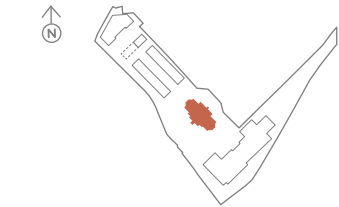
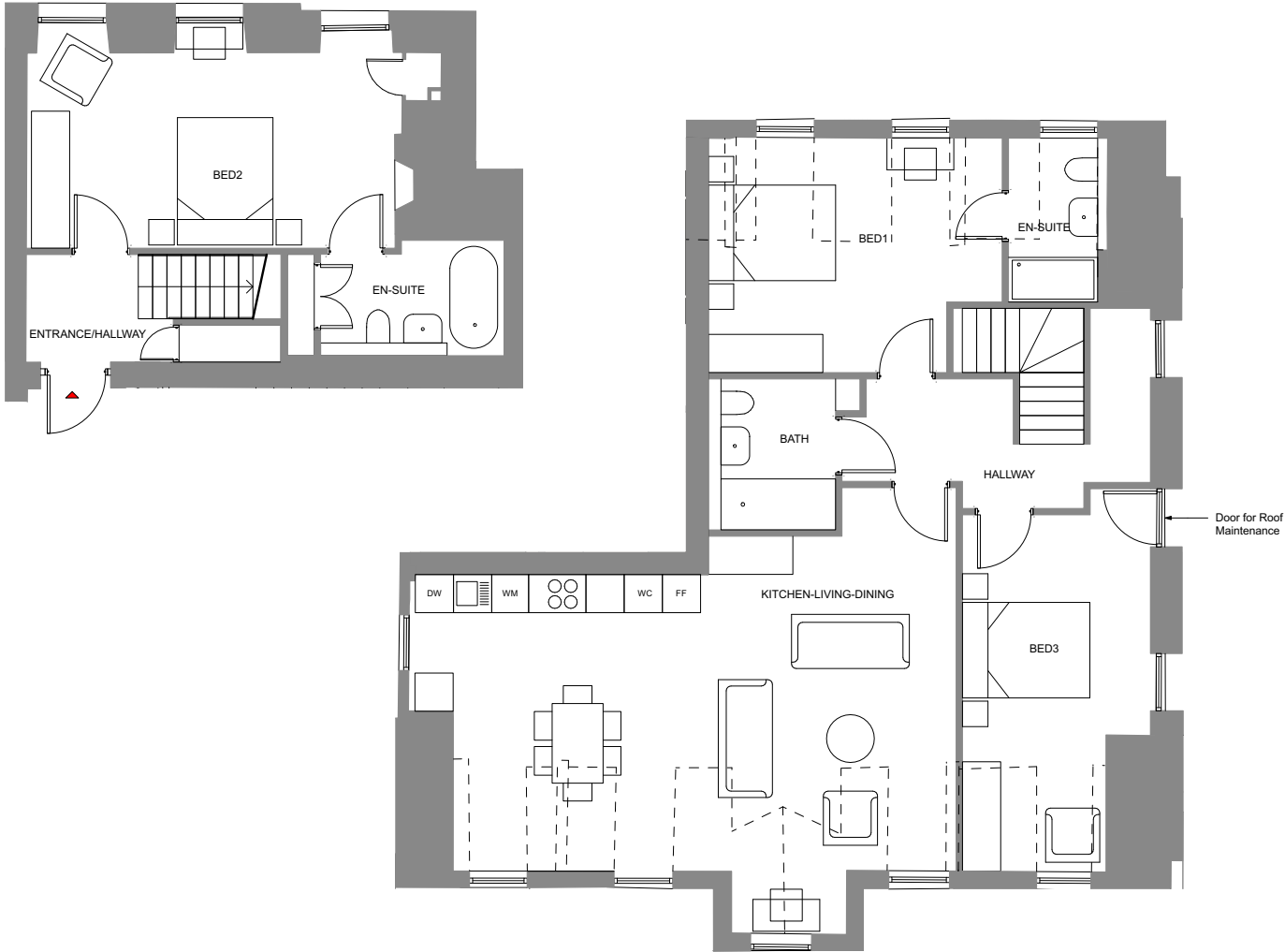


Living/Kitchen/Dining	6.4 × 8.4 m
Bedroom 1	3.9 × 5.1 m
Bedroom 2	4.1 × 4.9 m
Bedroom 3	3.6 × 4.2 m
Total	142 sqm
	1,528 sqft
Terrace	9.0 sqm
	97 sqft



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Plot 33
Block E
The Manor House Apartments
130 SQM / 1,399 SQFT
3 Bedrooms
3 Bathrooms + WC



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