



THE BEECHES

LAMMAS LANE, ESHER, SURREY

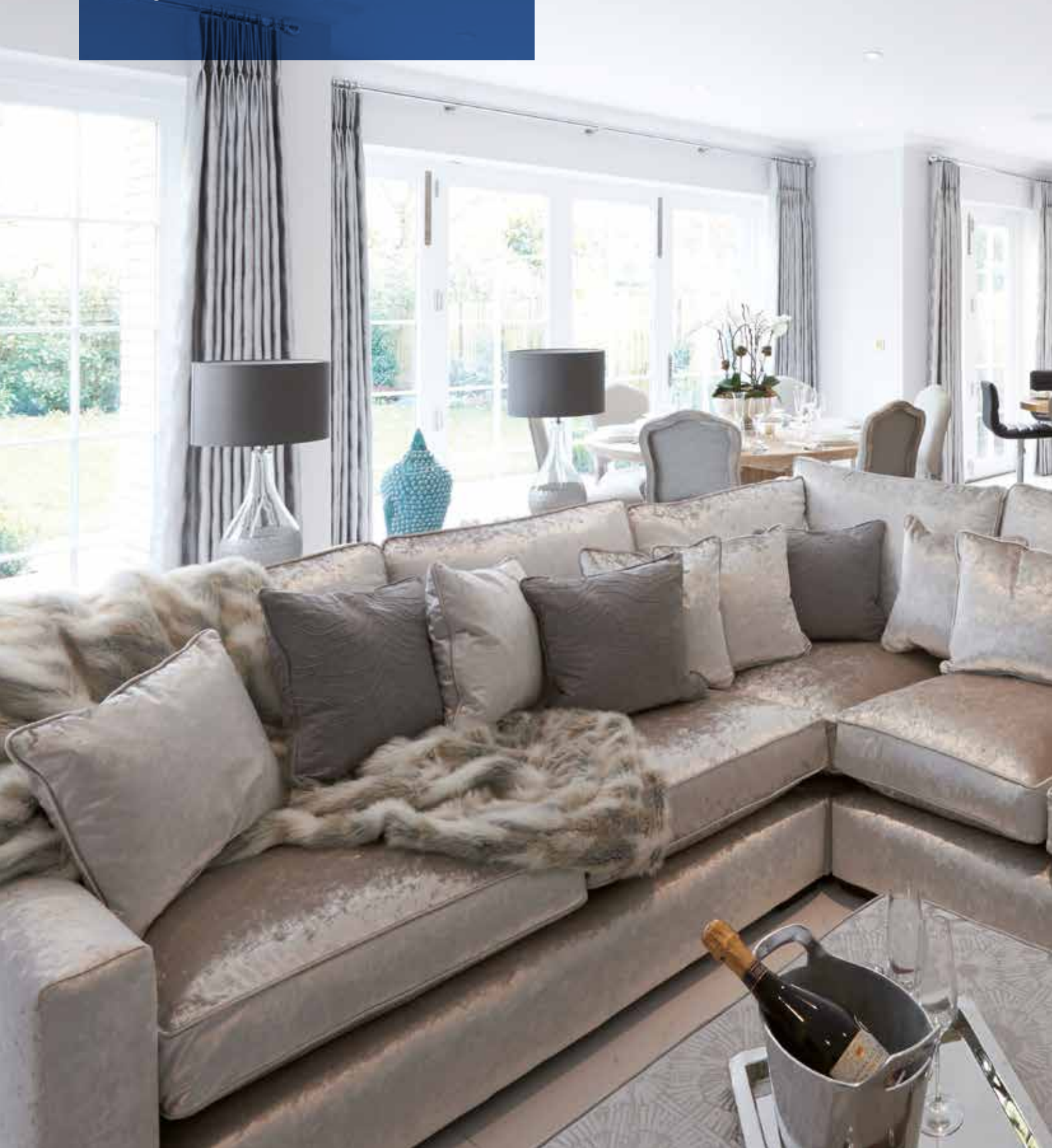


Langham Homes

INDIVIDUAL • INNOVATIVE • EXCLUSIVE

EXCLUSIVE

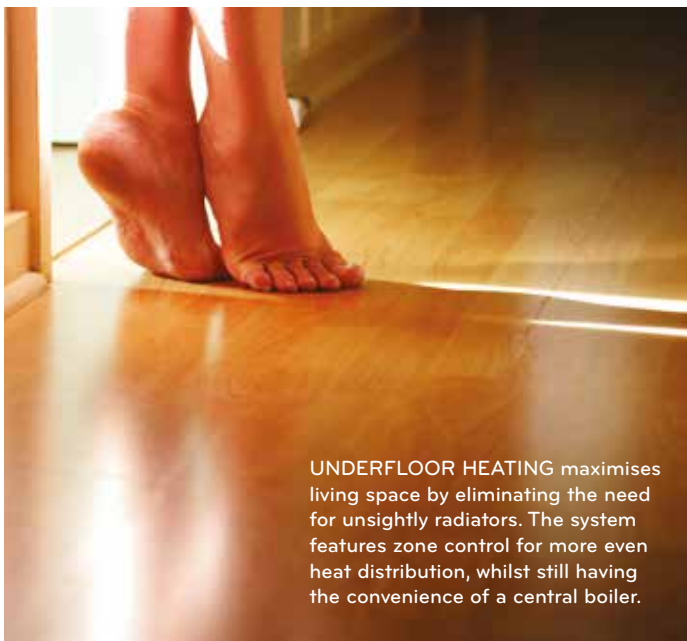
Each of the three homes at The Beeches is built to an exacting standard and finished with a craftsman's touch. Every last detail is considered and refined to add to the overall luxury and sophistication for which Langham Homes are renowned.



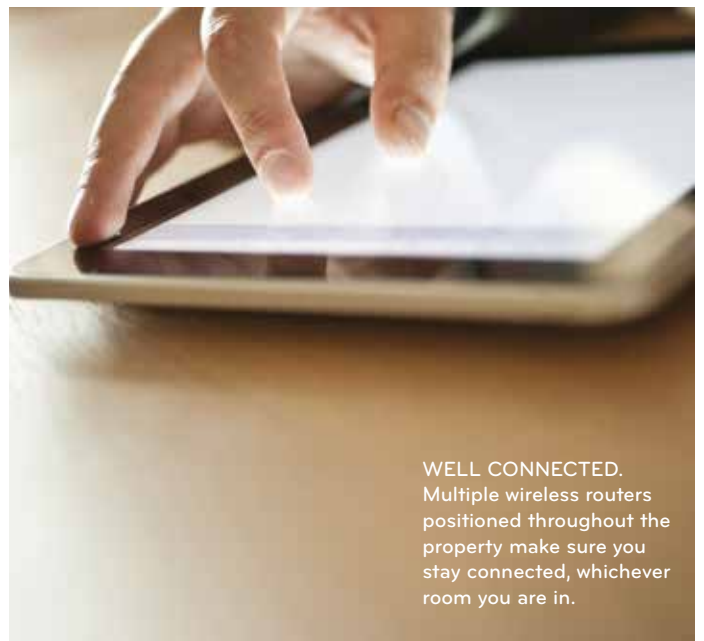


INNOVATIVE

At Langham Homes we are proud of our forward thinking approach, which is why we always look to include the latest in entertainment and connectivity technology, style enhancing features such as underfloor heating and luxury touches like our integrated wine cooler.



UNDERFLOOR HEATING maximises living space by eliminating the need for unsightly radiators. The system features zone control for more even heat distribution, whilst still having the convenience of a central boiler.



WELL CONNECTED. Multiple wireless routers positioned throughout the property make sure you stay connected, whichever room you are in.





INDIVIDUAL

We individually conceived and designed each home to make the most attractive and stylish living space possible - inside and out. Ensuring an individual sense of character and personality which is why no two Langham homes are ever the same.



Computer generated images of The Beeches, indicative only



NO.1 THE BEECHES

No. 1 is a well proportioned, contemporary home, designed to maximise light and space to meet the demands of modern family living. This stylish house is arranged over three floors and includes a master bedroom with a dressing room and ensuite, four further bedrooms, two with ensuite bathrooms.

Enjoy the private view from the living room or open up the full width bi-folding doors from the open plan kitchen, breakfast, family room to access the spacious terrace overlooking the rear garden. This home is designed for stylish entertaining.

GARAGE & GROUND FLOOR

Family Room/Kitchen/ Breakfast Area	7845mm x 7450mm†	25'9" x 24'5"†
Living Room	6225mm x 3715mm	20'5" x 12'2"
Reception Hall	3915mm x 3390mm	12'10" x 11'1"
Utility	2500mm x 2250mm	8'2" x 7'5"
Garage	6275mm x 3180mm	20'7" x 10'5"



GARAGE & GROUND FLOOR

FIRST FLOOR

Master Bedroom	6100mm x 4165mm	20'0" x 13'8"
Bedroom 2	3825mm x 3580mm	12'7" x 11'9"
Bedroom 3	4190mm x 3915mm	13'9" x 12'10"

SECOND FLOOR

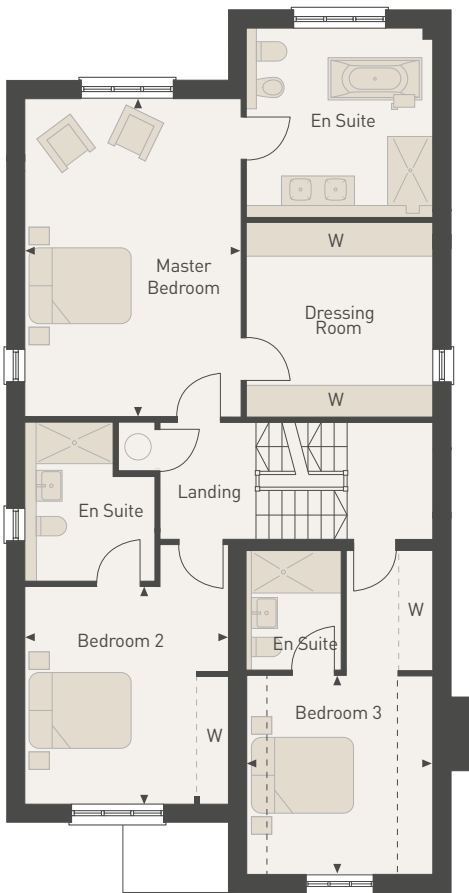
Bedroom 4	5245mm x 4800mm†	17'2" x 15'9"†
Bedroom 5	3455mm x 2615mm	11'4" x 8'7"



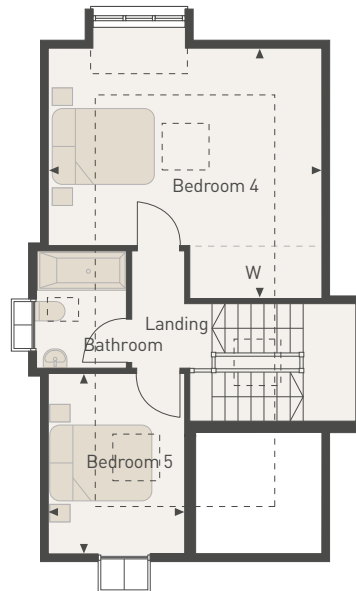
KEY

◄ ► Depicts measurement points | W = Wardrobes | Cpd = Cupboard

Development layouts provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%. † indicates maximum measurement.



FIRST FLOOR



SECOND FLOOR

NO.2 THE BEECHES

No. 2 blends spacious, family accommodation with flexible space to create the home you need; with an adaptable hallway, extensive entertaining space, five light filled bedrooms – three with ensuites – a large dressing room to the master bedroom plus wiring for the latest in media technology.

For entertaining, push back the bi-folding and French doors from the open plan kitchen, breakfast, family room and enjoy the spacious terrace and garden beyond. This home is designed for relaxed family living.

GARAGE & GROUND FLOOR

Family Room/Kitchen/ Breakfast Area	8500mm x 7845mm	27'11" x 25'9"
Living Room	6225mm x 3715mm	20'5" x 12'2"
Reception Hall	3915mm x 3390mm	12'10" x 11'1"
Utility	2500mm x 2250mm	8'2" x 7'5"
Garage	6275mm x 3180mm	20'7" x 10'5"



GARAGE & GROUND FLOOR

FIRST FLOOR

Master Bedroom	7150mm x 4165mm	23'5" x 13'8"
Bedroom 2	3825mm x 3580mm	12'7" x 11'9"
Bedroom 3	4990mm x 3915mm	16'4" x 12'10"

SECOND FLOOR

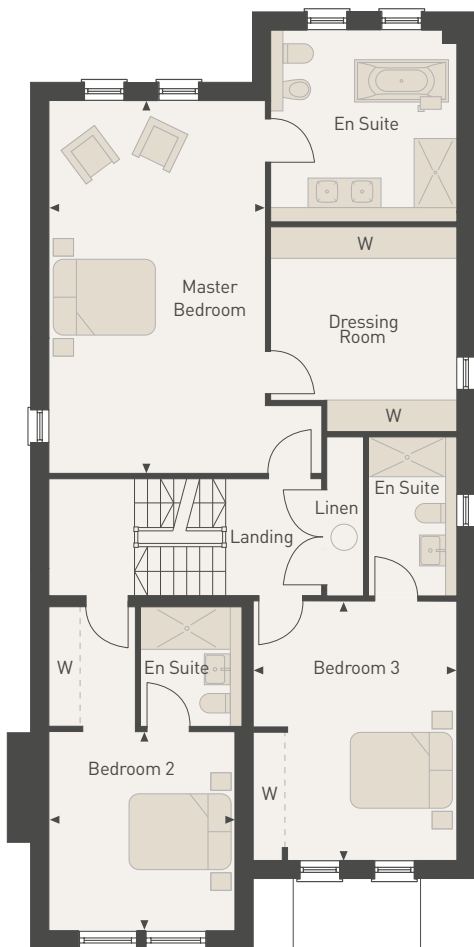
Bedroom 4	8500mm [†] x 5845mm	27'11" [†] x 19'2"
Bedroom 5	4990mm [†] x 2915mm	16'4" [†] x 9'7"



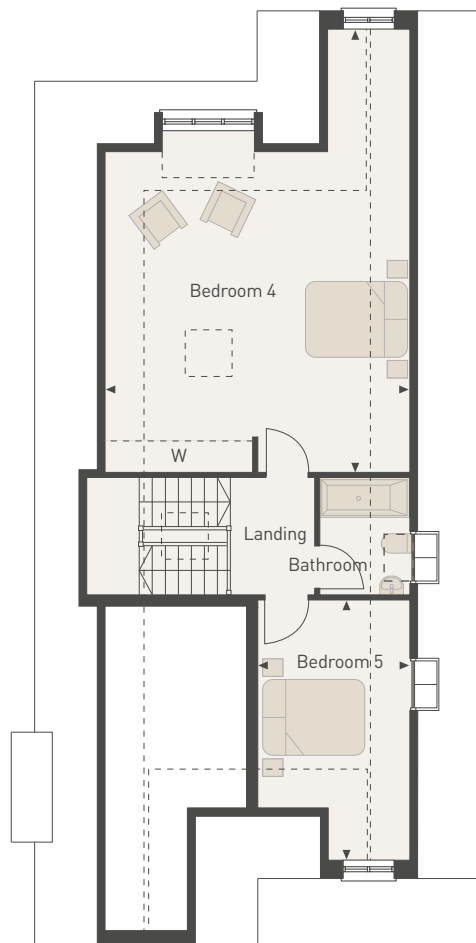
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FIRST FLOOR



SECOND FLOOR

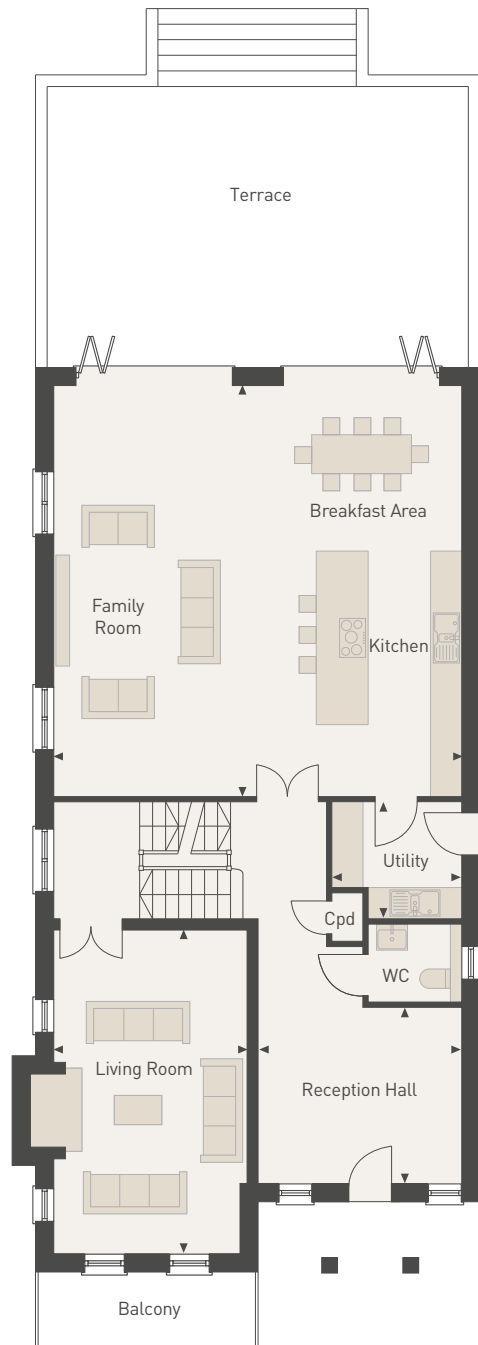
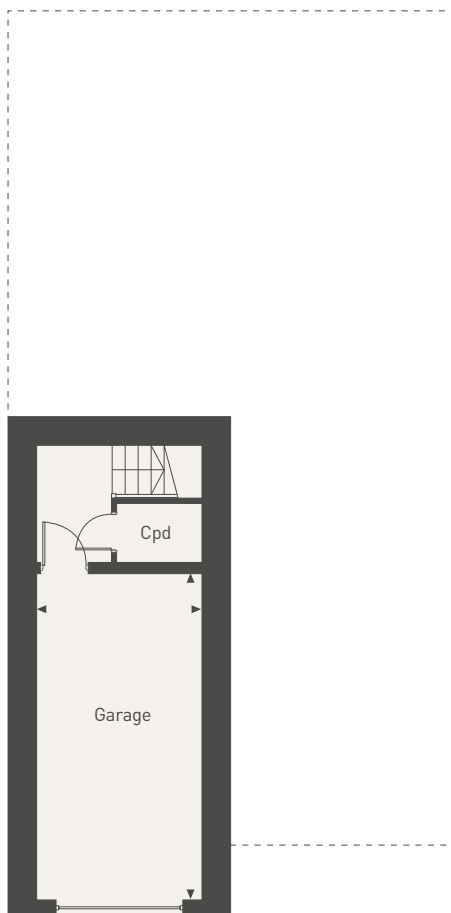
NO.3 THE BEECHES

No. 3 benefits from flexible, family accommodation over three floors with adaptable hallway/study area, extensive entertaining space, five light filled bedrooms – three with ensuites – a large dressing room to the master bedroom plus wired for the latest in media technology.

Made for entertaining, the open plan kitchen, breakfast, family room has bi-fold doors opening out onto the spacious terrace and large garden, creating a multi purpose space for relaxing and dining.

GARAGE & GROUND FLOOR

Family Room/Kitchen/ Breakfast Area	7900mm x 7845mm	25'11" x 25'9"
Living Room	6225mm x 3715mm	20'5" x 12'2"
Reception Hall	3915mm x 3390mm	12'10" x 11'1"
Utility	2500mm x 2250mm	8'2" x 7'5"
Garage	6275mm x 3180mm	20'7" x 10'5"



GARAGE & GROUND FLOOR

FIRST FLOOR

Master Bedroom	6100mm x 4165mm	20'0" x 13'8"
Bedroom 2	3825mm x 3580mm	12'7" x 11'9"
Bedroom 3	4190mm x 3915mm	13'9" x 12'10"

SECOND FLOOR

Bedroom 4	5245mm x 4800mm [†]	17'2" x 15'9"
Bedroom 5	3455mm x 2615mm	11'4" x 8'7"



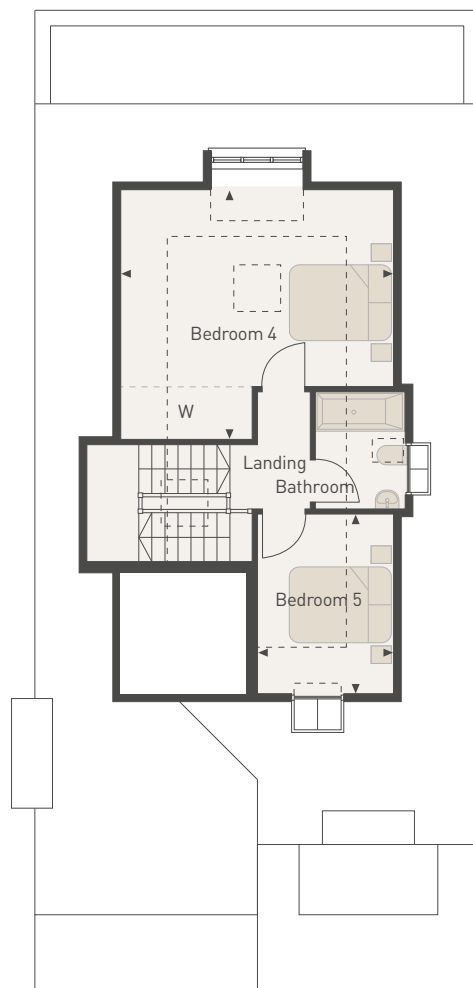
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FIRST FLOOR



SECOND FLOOR

NO DETAIL OVERLOOKED

Every Langham Homes property is completed to an exceptionally high standard. Attention to detail and practical consideration ensures fittings, finishes and technology combine for the ultimate in contemporary lifestyle.

KITCHEN & UTILITY

An individually designed modern kitchen with high gloss finishes and Silestone worktops.

Full range of Miele appliances:

- Integrated fridge/freezer
- Two clean steel electric single ovens
- Built-in clean steel microwave oven
- Fully integrated dishwasher
- Large 5 burner gas hob on black glass
- Clean steel warming drawer
- Extractor hood
- Freestanding washing machine
- Freestanding condenser tumble dryer
- Two Caple wine chillers
- Utility room units to match kitchen

INTERIOR FINISHES

- American white oak staircase
- Oak internal doors, part glazed or panelled

EXTERNAL FINISHES

- Block paved driveway
- Electric garage door
- Electric gates to the front of the property
- High level security lights to front and rear elevation
- External power socket

HEATING

- Fully zoned underfloor heating throughout, which eliminates the need for wall mounted radiators, meaning more flexibility for furniture layout and décor
- Stylish heated chrome towel rails in all bathrooms

WARDROBES

- Master bedroom with fully fitted dressing area
- Fully-fitted wardrobes in bedrooms 2, 3, and 4

BATHROOM

All bathrooms and en-suites are finished with high quality ceramic floor and wall tiling and include walk-in showers where appropriate. Bathroom units are by Villeroy and Boch and chrome fittings by Hansgrohe, creating a modern and relaxing environment

HOME ENTERTAINMENT/TV

- Pre-wired to allow for a multi-room sound entertainment system giving you the ability to share music throughout the home. When installed, the system can individually control the audio output in different rooms including the kitchen/ breakfast/ family room, living room and master bedroom
- High quality video distribution
Pre-wired for multi-point high definition video distribution, ie. Sky+ HD
- **Internet**
Network connections in all rooms, configured to a computer datapatch enclosure, ready for plug and play internet connectivity – subject to a broadband connection
- **Communications**
Star wired BT structure for connectivity from any house phone to multiple telephone lines, as well as features such as intercom and paging room to room
- **CCTV**
Pre-wired to allow for the option of featuring a miniature front door CCTV. This can be configured to allow viewing to all house screens
- **Video door entry system**
Video and audio handsets to hallway and 1st floor landing

ELECTRICAL FITTINGS

- Polished chrome switches to all rooms
- 5 amp to master bedroom and living room
- LED downlighters throughout in white trim
- LED lighting to all bathroom niche's
- Engraved multi switch-grid system to control the kitchen and utility appliances
- Extractor fans and isolators to bathrooms and utility room.
- External lights in chrome finish
- Shaver sockets and de-mister pads to all bathroom mirrors

SECURITY & PEACE OF MIND

- The property will be protected by a full Audible NSI certificated intruder alarm system
- Externally, the property is covered by way of magnetic contacts on all external doors, whilst internally, protection is provided by means of passive infra-red movement detectors.
- Internally, protection is provided by means of passive infra-red movement detectors
- For your added personal protection, a personal attack push button is located in the hallway and master bedroom
- An external warning device will be mounted on the front elevation at high level
- Carbon Monoxide detectors
- Fire alarm with detectors to all habitable rooms



ESHER SURREY

A UNIQUE COMBINATION OF COUNTRY LIVING AND LONDON LIFESTYLE

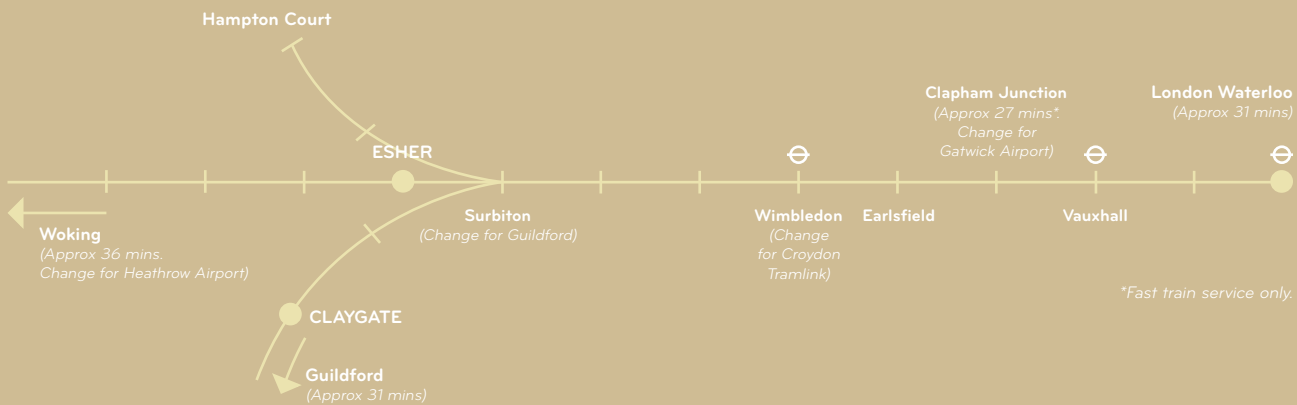
Right in the heart of Surrey, yet only a short distance from London, Esher is reputedly one of the most desirable places to live in the UK. With its close proximity to London, and extensive road and rail connections and superb local schools you will feel right at home in The Beeches.

Just five minutes walk from the bustling Esher High Street, Lammas Lane is well served for everyday essentials with its individual shops, boutiques, bars, coffee shops and restaurants.

In the grounds of Claremont House is the renowned independent Claremont Fan Court School. The area is also home to other superb schools such as ACS Cobham International School and Reed's.

If you like to keep fit – or have a flutter – there are some excellent local sports facilities; Sandown Park Racecourse and the River Thames, together with a host of golf courses, cricket, boating, football, rugby and tennis clubs will ensure there's always something to keep you busy.

For some serious shopping, head to the bright lights of Kingston upon Thames with its many well-known stores and famous Rose Theatre, or Guildford with its historic castle, cobbled streets, shops, restaurants and entertainment venues.



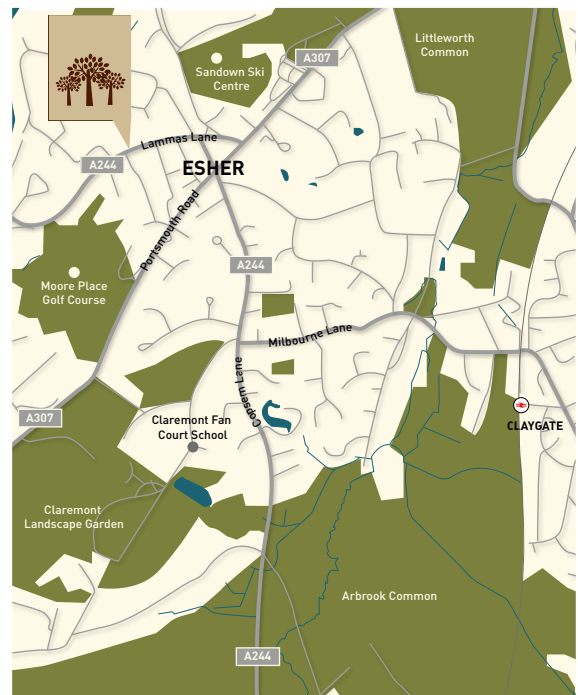
The area is home to many fine and challenging golf courses



Discover retail heaven in nearby Kingston upon Thames or central London



Hampton Court Palace with its magnificent gardens is just minutes away



Directions from the A3

Exit onto the A3 ramp to A307/London/Kingston/Esher. Merge onto Portsmouth Road/ A3 and continue to follow the A3. After 5 miles take the A244 exit towards Esher/ Leatherhead. At the roundabout, take the 1st exit onto Copsem Lane/ A244 to High Street, straight on at crossroads and continue forward and then follow the round to the left onto Lammas Lane/A244.

Address: No.1, 2 & 3 The Beeches,
14-16A Lammas Lane,
Esher, KT10 8PD

Sat Nav: KT10 8PD


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SEVEN DAYS A WEEK