



*Beauchamp Road*  
EAST MOLESEY • SURREY

# EXCLUSIVE

The homes on Beauchamp Road are 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 is 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. We also include style enhancing features such as underfloor heating and luxury touches to make living in one of our homes a dream come true.





# INDIVIDUAL

We individually design each home to create the most attractive and stylish living environment possible - inside and out. We strive to create a unique sense of character and personality which is why no two Langham Homes are ever the same.

CEDAR HOUSE

TUDOR HOUSE

This is a computer generated image shown not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only. This image does not represent any contractual offer on behalf of Langham Homes.



Both properties feature wrought iron entrance gates for a secure and private setting opening onto a spacious block paved driveway, as well as large landscaped gardens with established mature planting that extends to approx 120ft with sandstone terrace patio.

Tudor House has a rustic pool house chalet encompassing a heated swimming pool as well as a private terrace area with a changing block and shower/wc.



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Photography is from Tudor House at Beauchamp Road

TUDOR HOUSE



# GROUND FLOOR

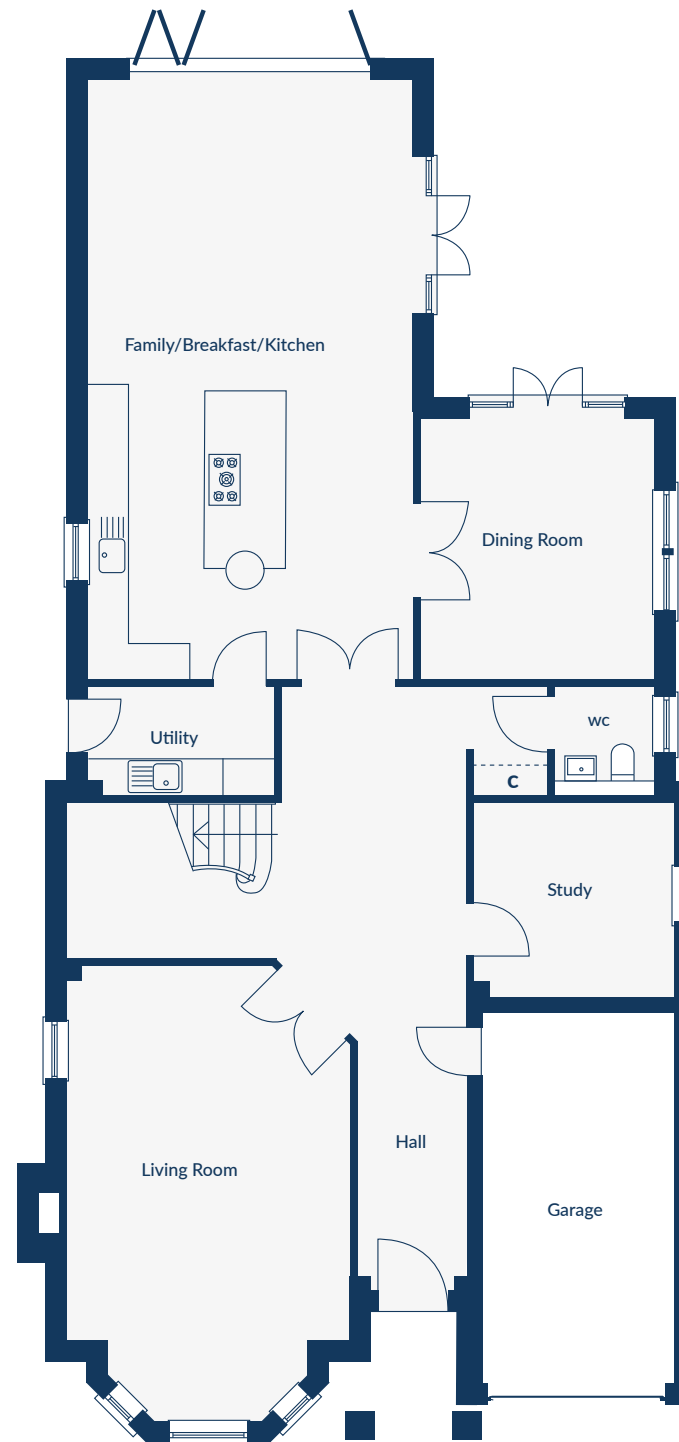
Well designed to maximise the use of space for today's modern family, Tudor House includes an integral garage easily accessed from the hallway. The spacious living room which is positioned to the front is characterised by an impressive bay window and grand double entrance doors. The open plan kitchen/breakfast/family area (with separate utility) is perfect for informal entertaining and features stylish folding doors to the rear garden. For more formal occasions, the dining room is accessed through double doors and also boasts French doors to the garden. A study completes the accommodation on the ground floor.

Kitchen/Breakfast	9524 x 5164mm
Family	31'3" x 16'11"
Dining Room	4137 x 3699mm 13'7" x 12'2"
Living Room	7227 x 4489mm 23'9" x 14'9"
Utility	2974 x 1699mm 9'9" x 5'7"
Study	3179 x 3074mm 10'5" x 10'1"

## KEY

◄► Depicts measurement points | **W** = Wardrobe  
**C** = Cupboard | **AC** = Airing 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%.







## FIRST FLOOR

Upstairs are four good-sized bedrooms, all of which boast ensuites. The master bedroom, which has views over the garden, also has a dressing area and each bedroom has plenty of storage space with built-in wardrobes included. Each ensuite includes the luxury of a walk-in shower whilst the master ensuite also features a bath and double vanity units.

**Master Bedroom** 5035 x 4124mm  
16'6" x 13'6"

**Dressing Area** 2743 x 1676mm  
9'0" x 5'6"

**Bedroom 2** 5401 x 4419mm  
17'9" x 14'6"

**Bedroom 3** 4124 x 3828mm  
13'6" x 12'7"

**Bedroom 4** 4552 x 3179mm  
14'11" x 10'5"

### KEY

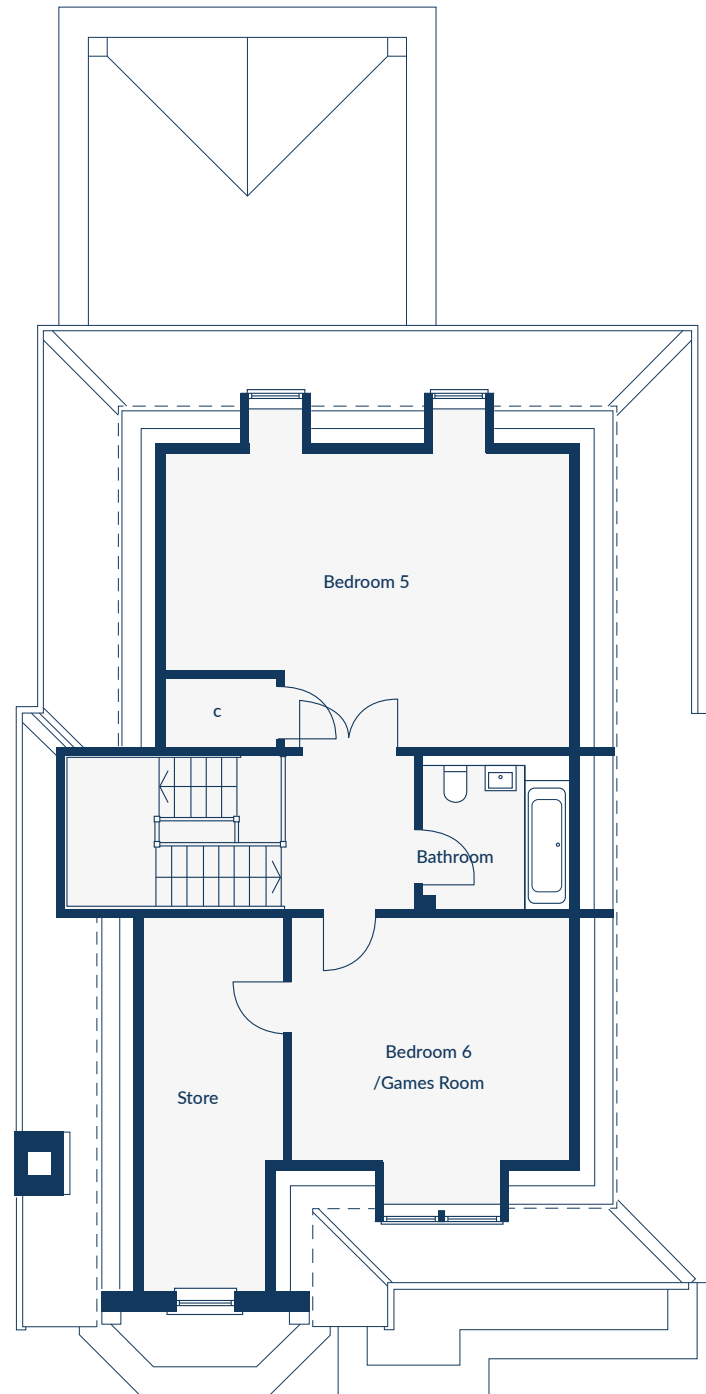
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## SECOND FLOOR

Bedroom five is located on the second floor adjacent to a well-equipped bathroom. Another room positioned to the front of the house could serve as bedroom six or a games/media room. Additional storage areas are also hidden away in the eaves.

<b>Bedroom 5</b>	6434 x 4672mm 21'1" x 15'4"
<b>Bedroom 6 / Games Room</b>	4343 x 3530mm 14'3" x 11'7"
<b>Store</b>	5975 x 2059mm 19'6" x 6'7"



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# POOL HOUSE

At the bottom of the south facing 120ft garden is the pool house and terrace area. The heated pool is ideal for year round swimming whilst the sun trap terrace is perfect for barbecues and soaking up the summer sun. The area also offers a building with a changing room and WC.



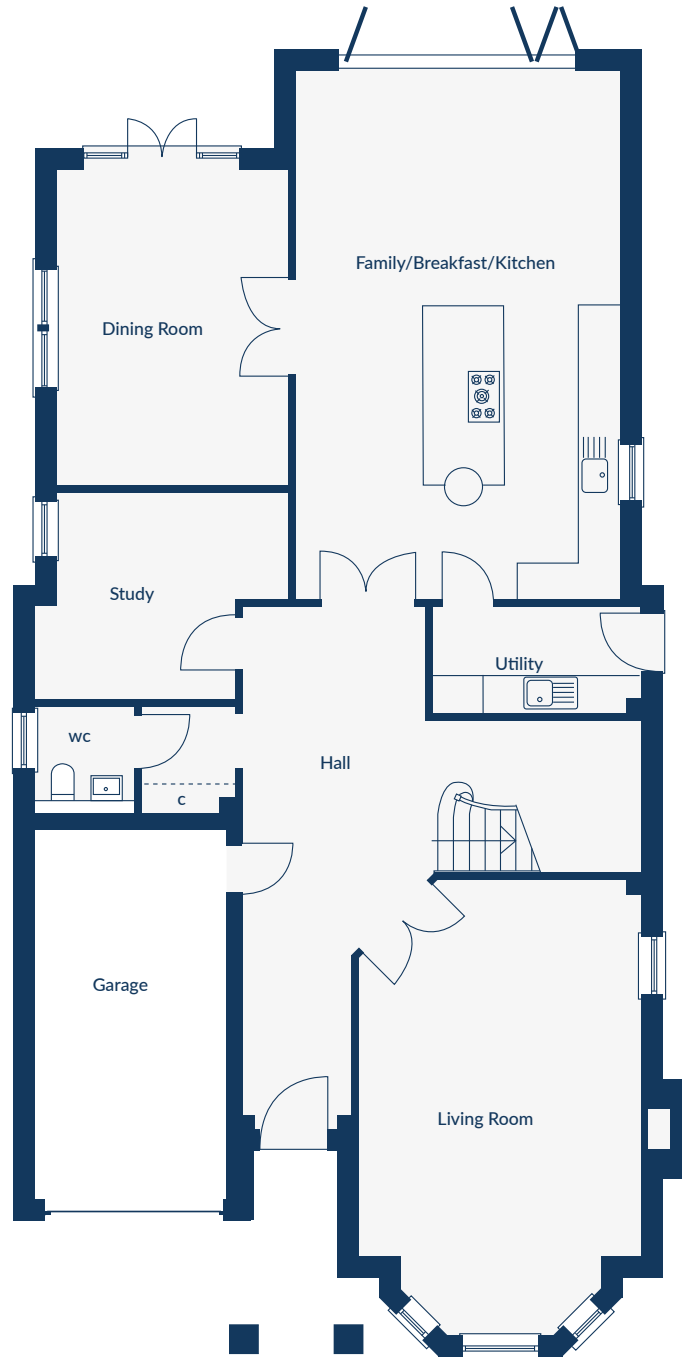






## GROUND FLOOR

Well designed to maximise the use of space for today's modern family, Cedar House includes an integral garage easily accessed from the hallway. The spacious living room which is positioned to the front is characterised by an impressive bay window and grand double entrance doors. The open plan kitchen/breakfast/family area (with separate utility) is perfect for informal entertaining and features stylish folding doors to the rear garden. For more formal occasions, the dining room is accessed through double doors and also boasts French doors to the garden. A study completes the accommodation on the ground floor.



Kitchen/Breakfast Family	8424 x 5164mm 27'8" x 16'11"
Dining Room	5024 x 3581mm 16'6" x 11'9"
Living Room	7252 x 4502mm 23'9" x 14'9"
Utility	3312 x 1699mm 10'10" x 5'7"
Study	3299 x 3179mm 10'10" x 10'5"

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# FIRST FLOOR

Upstairs are four good-sized bedrooms, all of which boast ensuites. The master bedroom, which has views over the garden, also has a dressing area and each bedroom has plenty of storage space with built-in wardrobes included. Each ensuite includes the luxury of a walk-in shower whilst the master ensuite also features a bath and double vanity units.

<b>Master Bedroom</b>	5035 x 4124mm 16'6" x 13'6"
<b>Dressing Area</b>	2895 x 1825mm 9'6" x 5'10"
<b>Bedroom 2</b>	5426 x 4489mm 17'10" x 14'9"
<b>Bedroom 3</b>	5949 x 3733mm 19'6" x 12'3"
<b>Bedroom 4</b>	4775 x 3179mm 15'8" x 10'5"

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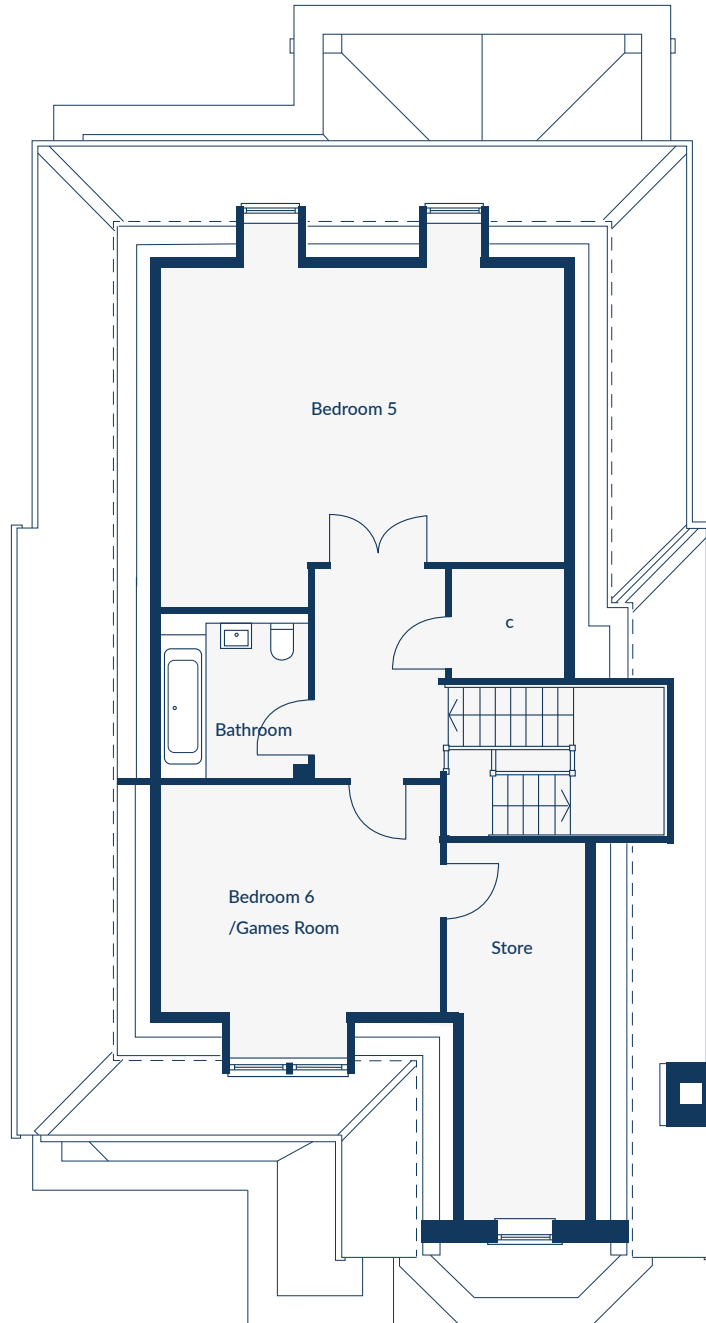
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## SECOND FLOOR

Bedroom five is located on the second floor adjacent to a well-equipped bathroom. Another room positioned to the front of the house could serve as bedroom six or a games/media room. Additional storage areas are also hidden away in the eaves.



Bedroom 5	6434 x 5372mm 21'1" x 17'7"
Bedroom 6/ Games Room	4526 x 3860mm 14'8" x 12'8"
Store	6000 x 2133mm 19'7" x 7'0"

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# NO DETAIL OVERLOOKED

Every Langham Homes property is completed to an exceptionally high standard. A meticulous attention to detail, balanced with practical considerations ensures that all of the fittings, finishes and technology combine for the ultimate in contemporary family life.

## KITCHEN & UTILITY

- Shaker style painted kitchen for the perfect entertaining environment. The stone island complements the cabinets, together with an extensive range of appliances
- Utility room units to match kitchen

## APPLIANCES

Full range of appliances:

- Miele integrated freezer
- Miele integrated larder fridge
- Miele single oven with pyro clean
- Miele combination oven/microwave
- Miele 5 ring gas hob on glass
- Miele washing machine
- Miele dryer
- Miele dishwasher
- Franke Minerva mixer and boiling water tap
- Ceiling island extractor
- Caple wine chiller

## EN-SUITES/BATHROOM

- Villeroy & Boch sanitaryware throughout
- Chrome designer Hansgrohe taps and fittings
- Master en-suite equipped with a walk-in shower and his and hers wash basins
- En-suite bathrooms to bedrooms 2, 3 & 4
- Bathroom to second floor serving bedrooms 5 & 6

## INTERNAL FINISHES

- American White Oak staircase with glass balustrade and oak doors throughout, glazed where appropriate.
- Decorative cornice to the following:  
Master bedroom, landings, dining room, hall, living room
- Fully fitted designer wardrobes to master bedroom and bedrooms 2, 3 & 4

## ELECTRICAL FITTINGS

- Polished chrome fittings to all rooms
- 5-amp lighting circuit to master bedroom and living room
- LED downlighters throughout in white trim
- PIR-operated LED lighting to all bathrooms including niches as applicable
- 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
- Rear external power socket
- Shaver sockets and demister pads to all bathrooms

## HEATING

- Independently zoned underfloor heating to all floors
- Towel radiators in all bathrooms

## HOME ENTERTAINMENT/TELEVISION

- Fully wired for a multi-room sound entertainment system allowing you to share music throughout the home. The system can individually control the audio output in different rooms including the kitchen/family room, living room, master bedroom and en-suite
- Satellite and Aerial System - UHF/VHF/DAB aerials and Sky satellite systems connect you to a world of entertainment options via Freeview terrestrial channels
- Network connections give instant plug and play connectivity for individually controlled Sky + multi-room viewing (requires a broadband connection)
- 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 CCTV

## VIDEO DOOR ENTRY

- Video and audio handsets to hallway and first floor landings

## EXTERNAL FINISHES

- Charcoal block-paved driveway
- Wrought iron electric gates to the front of the property
- Indian sandstone patios

## SECURITY AND PEACE OF MIND

- The property will be protected by a full Audible NSI certified Intruder Alarm System
- Externally, the property will be covered by way of magnetic contacts on all external doors
- Internally, protection is provided by means of passive infra-red movement detectors
- For your added personal protection, personal attack push buttons will be located in the hallway and master bedroom
- An external warning device will be mounted on the front elevation at high level
- Carbon monoxide detectors
- Full LD3 Grade D fire alarm with panel detectors to all habitable rooms
- High level security lights to rear elevation



Photography is from Cedar House as well as previous Langham Homes properties.



# A LOCATION SHAPED BY ROYALTY AND THE RIVER THAMES

With a location close to regal Hampton Court Palace, acres of royal parkland at Bushy Park, excellent schools and the River Embur; East Molesey is an extremely sought after address.

The town of Molesey in the borough of Elmbridge, Surrey is divided into two - East and West, with both sharing a bustling high street. Molesey Lock on the River Thames is located within 100 metres of Hampton Court Bridge which was designed by renowned Arts and Craft architect Edwin Lutyens.

Over 800 years of history is on show at the magnificent Hampton Court Palace whose previous owners included Cardinal Thomas Wolsey, Henry VIII and Elizabeth I. It features the famous maze, stunning gardens and is the venue for the annual flower show in July, the largest in the world. A stroll across Hampton Court Road is Bushy Park, the second largest of London's eight royal parks. Its mix of woods, gardens, ponds and grassland makes it a fantastic place to observe the herds of Red and Fallow Deer.



Bushy Park



Hampton Court Palace

It's not surprising that East Molesey is a haven for a host of different recreational activities. Perhaps best known is rowing at the Molesey Boat Club, one of the UK's leading rowing clubs and home to both Olympic and World Championship athletes. Several football clubs abound in the town along with the historic East Molesey Cricket Club, founded in 1871. Just minutes away from Bushy Park is Hampton Pool with open air facilities and recently described in The Sunday Times as "one of Britain's coolest, biggest, hippest pools".

This cosmopolitan area benefits from several contemporary bars and restaurants with a wide variety of cuisines including European at The All Seasons Restaurant & Bar at the Cardinal Wolsey and Lebanese restaurant Mezzet. Kingston-upon-Thames with its wealth of shops is easily accessible in just under two miles.





The area is fortunate to boast numerous outstanding and good schools, both independent and state. The Orchard Infant School (Ofsted "outstanding") is within easy walking distance of Beauchamp Road as is St Alban's Catholic Primary School whilst another "outstanding" school, Thames Ditton Infant School is under 10 minutes drive away. Also close-by is St Lawrence CofE aided Junior School whilst the independent Hampton Court House for children aged 3-16 is located just over the River Thames.

Another sought-after school is Twickenham Preparatory School (boys aged 4-13, girls aged 4-11) in nearby Richmond-upon-Thames whilst slightly further afield are senior schools Hinchley Wood School (11-18) and the highly regarded Surbiton High School for boys aged 4-11 and girls 4-18.



Hampton Court House School



Hampton Pool

# LONDON ON YOUR DOORSTEP

Commuter links to central London are fast (approx. 35mins to Waterloo) from Hampton Court rail. Direct road links via the nearby A3 to the M3 and M25 make for easy access to London's airports and further afield to the south coast including Brighton and Portsmouth in just over an hour.



AN UNCOMPROMISING  
ATTENTION TO DETAIL







At Langham Homes our focus is on creating exclusive homes built to an exacting standard. The finest traditional construction methods are combined with state of the art features, to create individual homes of timeless character.

Our uncompromising approach is delivered across all aspects of the design and construction process, and results in homes that benefit from features such as concrete floors and solid block work walls, whilst the innovative use of technology and design ensures our clients enjoy the best possible living environment.

Our approach to customer service is to try and make buying and moving as enjoyable as possible. We understand that everyone is different, so we take a flexible approach to our customers requirements and try to ensure that we tailor our service around them as much as possible.



  
**Langham Homes**  
INDIVIDUAL • INNOVATIVE • EXCLUSIVE





# YOUR NEW HOME

## FINISHED WITH YOUR OWN PERSONAL TOUCH

**We want you to feel at home from the moment you move in.**

This is why we offer an interior design consultation as part of our customer service experience. The aim is to help you get the most out of your new home by helping you create an environment that reflects your own personality and style.

Our style consultants are happy to visit you in your existing home during the sales process. They will carry out a consultation to fully understand your personal taste and take into consideration any furniture and décor that you may choose to bring into your new home.

After the initial consultation they can advise on style choices and décor options. If you desire, they can also prepare interior style proposals for your new home including furniture plans, colour schemes, fabrics and soft furnishing suggestions complete with estimates.



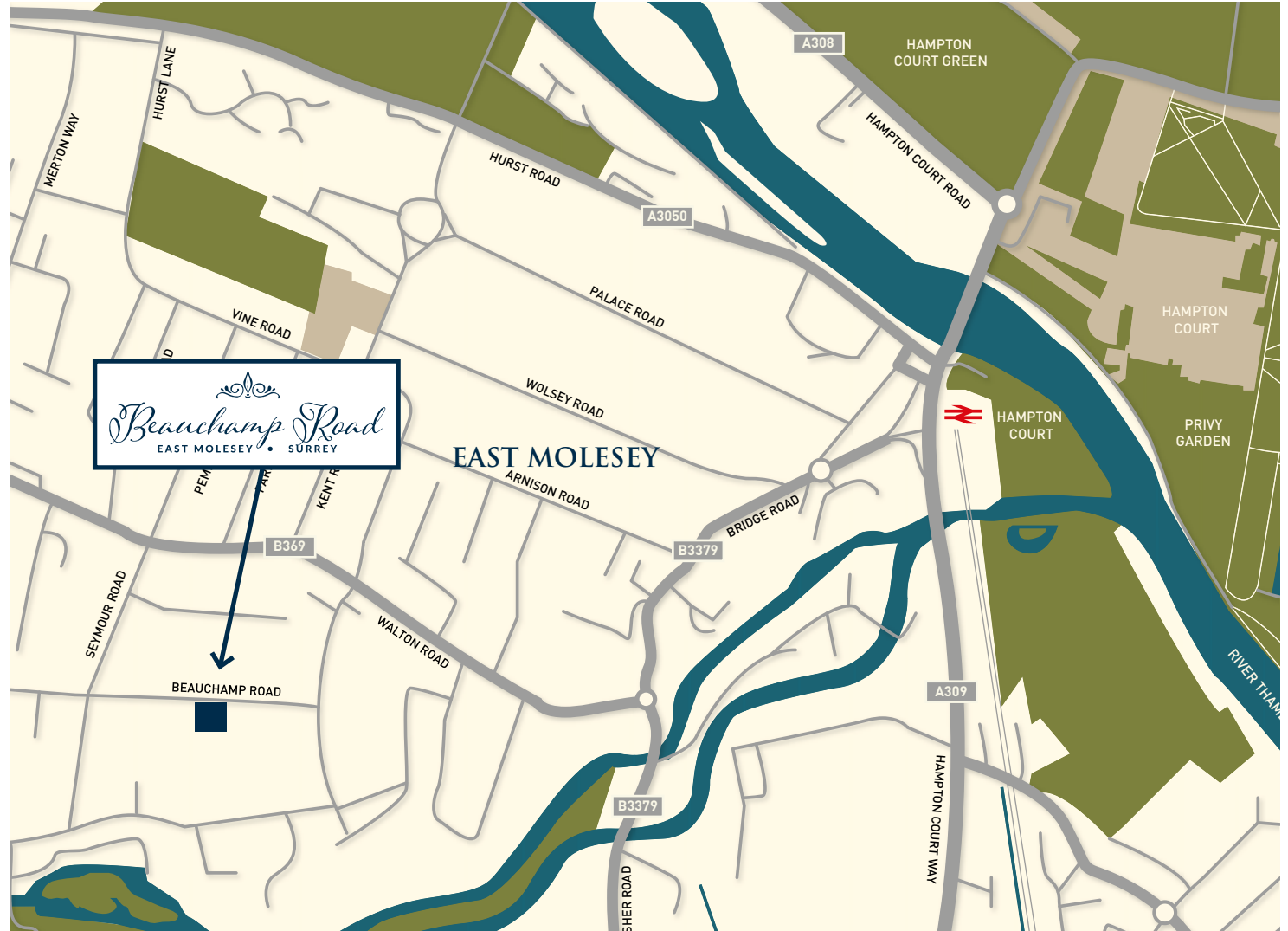
# HOW TO GET THERE

East Molesey is ideally situated for commuting into central London. From nearby Hampton Court railway station, trains take approximately 35 minutes into London Waterloo and the town is also within an hour's drive of London via the A308/A3. The M25 is easily accessible via junction 10 (A307) or junction 12 (A307) for access to London's airports and national motorway network.

**ADDRESS: 8 Beauchamp Road,  
East Molesey,  
Surrey, KT8 0PA**

langham-homes.com  
**01344 987 501**  
SEVEN DAYS A WEEK

  
**Langham Homes**  
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01344 987501

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