



# PAVILION PARK

EAST MOLESEY • SURREY







## A PEACEFUL OASIS OF STYLE AND LUXURY

Pavilion Park is an outstanding mix of 12 three and four bedroom houses and 8 one and two bedroom apartments, each beautifully designed and finished both inside and out.





## SURROUNDED BY HISTORY AND NATURAL BEAUTY

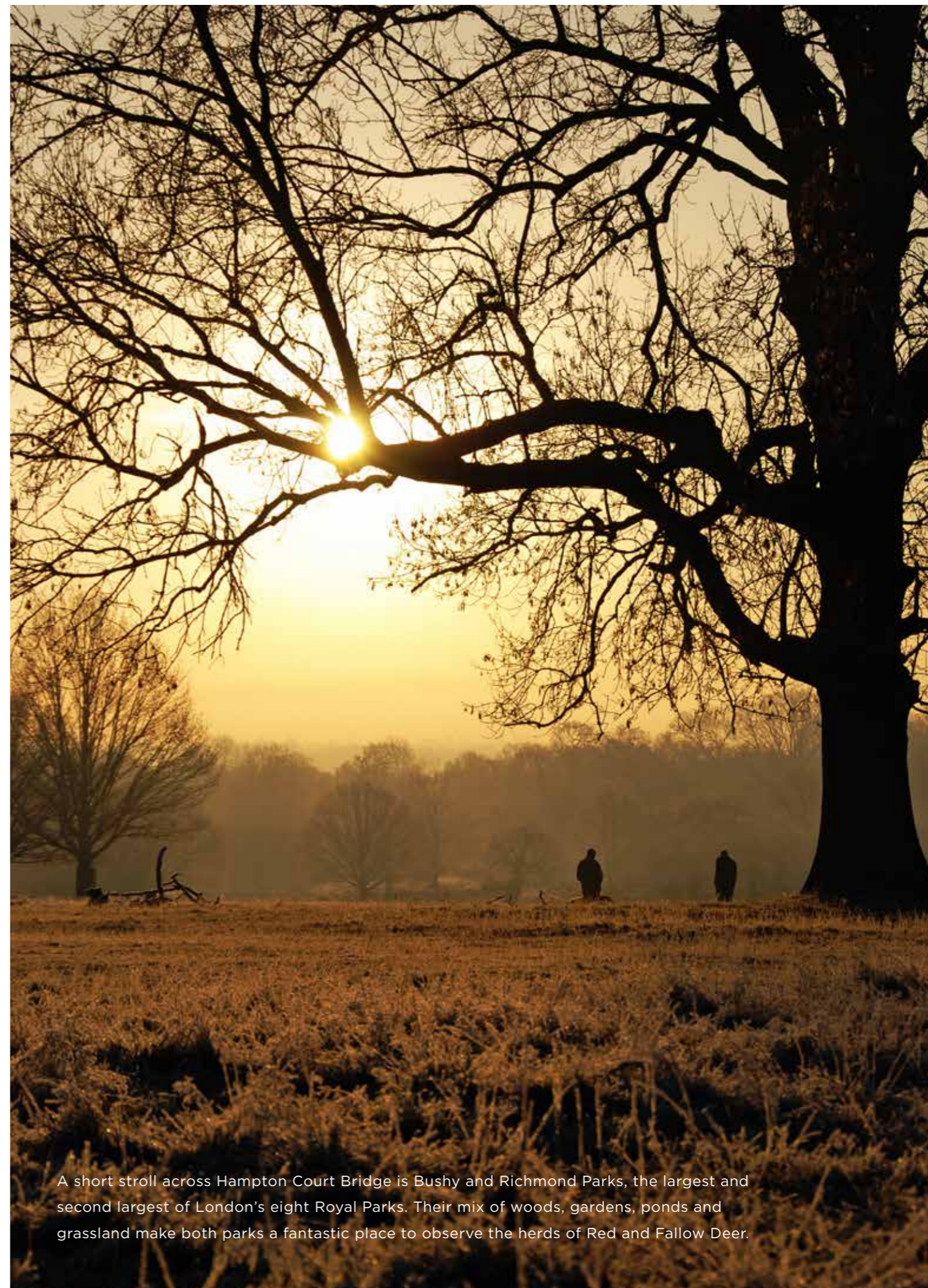
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With its location close to regal Hampton Court Palace, acres of royal parkland and the River Thames, it's no wonder that East Molesey is such an extremely sought after address.



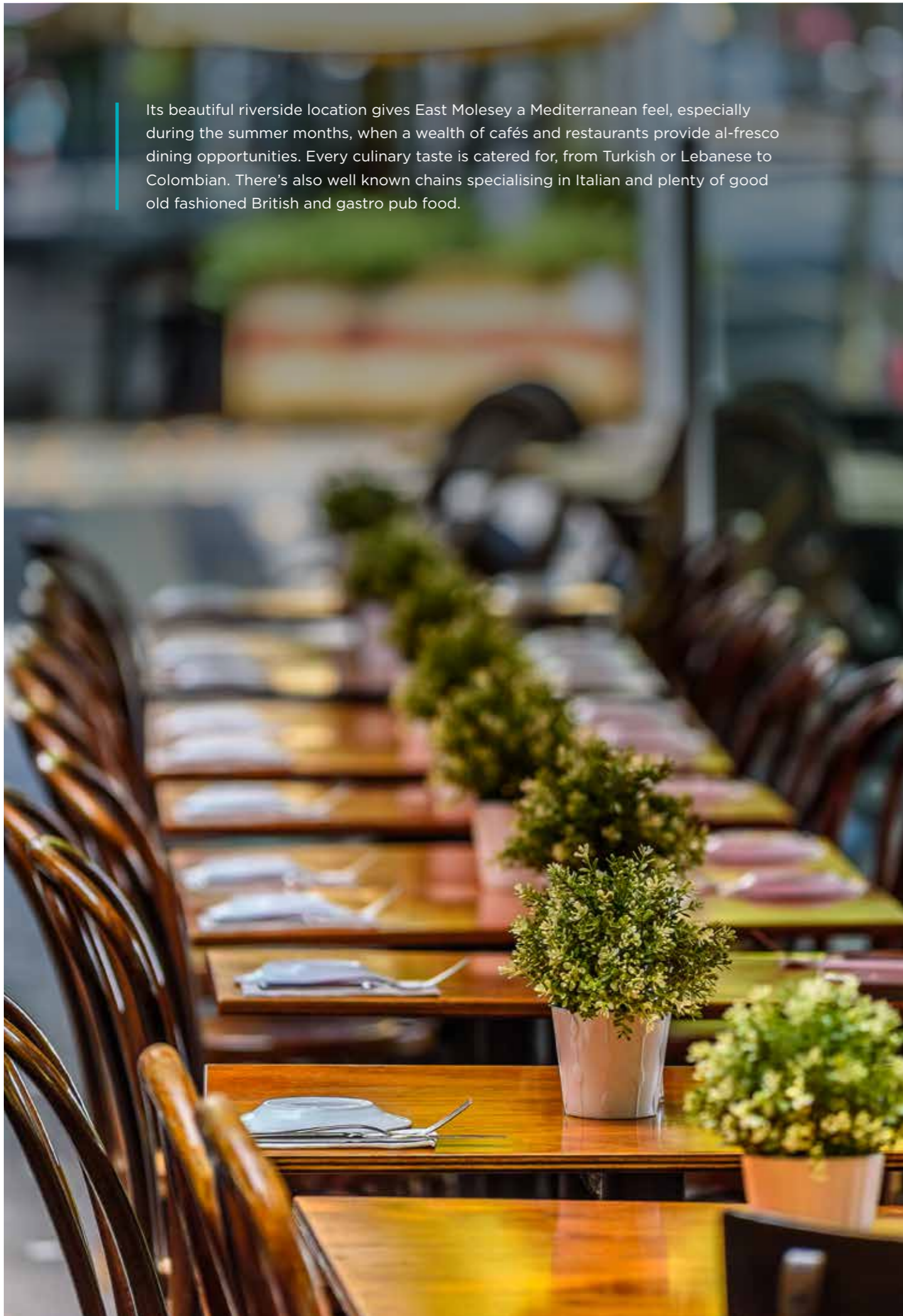
The town of Molesey in the borough of Elmbridge, Surrey is divided into two factions - East and West with both sharing a bustling high street. Marking the furthest tidal point upstream on the River Thames is Molesey Lock located within 100 metres of Hampton Court Bridge which was designed by renowned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

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, the largest in the world. Hampton Court Palace is one of the most visited tourist destinations in the UK and provides a fascinating glimpse into 500 years of the British monarchy.



A short stroll across Hampton Court Bridge is Bushy and Richmond Parks, the largest and second largest of London's eight Royal Parks. Their mix of woods, gardens, ponds and grassland make both parks a fantastic place to observe the herds of Red and Fallow Deer.





Its beautiful riverside location gives East Molesey a Mediterranean feel, especially during the summer months, when a wealth of cafés and restaurants provide al-fresco dining opportunities. Every culinary taste is catered for, from Turkish or Lebanese to Colombian. There's also well known chains specialising in Italian and plenty of good old fashioned British and gastro pub food.



Hampton Court House School

Education within East Molesey is extremely well catered for with a multitude of both state and independent schools available. Primary state schools located in East Molesey include St Lawrence C of E Junior School, St Alban's Catholic Primary School and The Orchard School (4-7 yr olds). For children aged 11-18 there is The Tiffin Girls' School and Tiffin School (for Boys) are in nearby Kingston, both of which are Academies. The independent Lady Eleanor Holles School has children from 7-18 and there is also Hampton Court House for children aged 3-18. In neighbouring West Molesey, there are two more primary schools, Chandler's Field and Hurst Park, the independent secondary Beech House School and Twickenham Preparatory School in Hampton.



Two colleges for further education are situated in nearby Kingston and Esher offering full or part-time courses in a wide range of subjects including art, design and media, sport, science, computing, business and law.



## SPLASHING OUT OR WORKING OUT, YOU'RE IN THE RIGHT PLACE

Whether you head into town or out of town, Pavilion Park's ideal location on the edge of Central London opens up endless opportunities for shopping, dining, entertainment or sporting pursuits.

East Molesey, or Hampton Court Village as it is known locally, is a traditionally British village with a collection of eclectic shops, cafés, bars and restaurants. For a larger choice of retail outlets, nearby Kingston-upon-Thames has two indoor shopping centres, a thriving market and all the High Street names you can think of. And of course the West End is just a short train ride away.

For such a bustling area, you won't be surprised to hear that there's plenty of nightlife available whilst a short train ride into Central London gives you access to some of the world's most popular clubs, theatres and dining destinations.



With its abundance of open spaces, East Molesey is a haven for a host of recreational activities. Perhaps the best known is rowing, with the Molesey Boat Club being one of the UK's leading clubs and home to both Olympic and World Championship athletes. There are several football clubs in the town as well as the historic East Molesey Cricket Club that was founded in 1871. Just minutes away from Bushy Park is Hampton Pool with open air facilities. And of course The Pavilion Club with its gym, swimming pool and tennis courts, is located next door.







## A SENSE OF SPACE AND COMMUNITY

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Set back from Hurst Lane the open space forms a natural, welcoming environment with carefully designed features and community facilities that create a peaceful, natural oasis that frames the driveway entrance.

- 1** Outdoor gym with resistance equipment and exercise stations
- 2** Natural childrens play area with timber play apparatus and climbing boulders and mounding with sensory planting
- 3** Hedges and border planting will help to maintain privacy and create natural areas and quiet spaces
- 4** Circular path to help enjoy the open space and planting
- 5** Mini football pitch
- 6** Boundary trees retained and augmented with additional planting to provide a natural screen from the road
- 7** Wild flower meadow planted with native species that will provide a habitat for local wildlife and insects



**MAKE THE MOST OF EVERY DAY  
AND PUT YOUR LIFE AT  
THE HEART OF EVERYTHING**

Whether it's work or play Pavilion Park's sought after location puts you at the centre of your world and ensures you make the most of your quality time

07:25

With a host of local schools for all ages the "school run" is more like a "school stroll"

08:21

With Pavilion Club right next door offering a host of fitness classes, you can always find time to workout

11:45

Catch up with the latest gossip over coffee at one of the town's many cafés or eateries

16:48

Steal a little time to explore the boutiques and independent shops in East Molesey and Hampton Court

18:05

Home in time for a quick kick about on the communities on-site mini football pitch

20.20

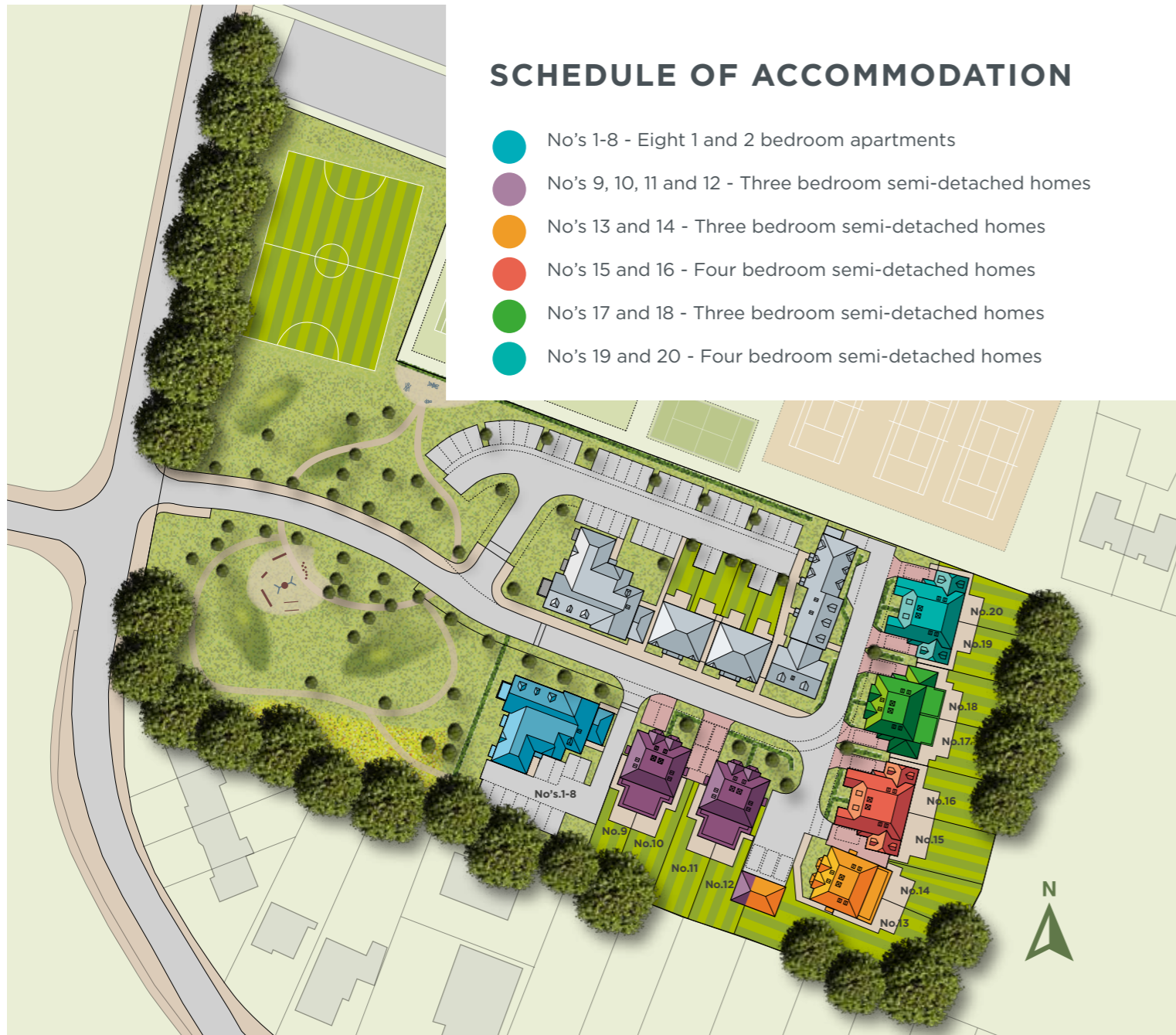
Finish the evening at the Riverside Restaurant in Hampton Court before a stroll back home





## SCHEDULE OF ACCOMMODATION

- No's 1-8 - Eight 1 and 2 bedroom apartments
- No's 9, 10, 11 and 12 - Three bedroom semi-detached homes
- No's 13 and 14 - Three bedroom semi-detached homes
- No's 15 and 16 - Four bedroom semi-detached homes
- No's 17 and 18 - Three bedroom semi-detached homes
- No's 19 and 20 - Four bedroom semi-detached homes



With its traditional architectural style, open spaces and community facilities, Pavilion Park will breathe new life into a previously under utilised area of land, as well as creating a fantastic environment for families and residents. The design and layout of the overall scheme has been carefully planned to create a natural and welcoming parkland approach, framed by the apartment buildings. The homes offer excellent privacy with neighbouring residential properties or open fields to the south and east, with the Pavilion Club forming the northern edge.





# No's 9, 10, 11 & 12

Three bedroom, three bathroom semi-detached homes with living accommodation over three storeys with large open plan kitchen/family/dining area, off-road parking and south facing gardens.



Kitchen/family/dining 7676mm x 5351mm  
25'2" x 17'7"

Living Room 5353mm x 4179mm  
17'7" x 13'9"

Master Bedroom 3926mm x 3153mm  
12'11" x 10'4"

Bedroom Two 4179mm x 3480mm  
13'9" x 11'5"

Bedroom Three 3855mm x 2457mm  
12'8" x 8'1"

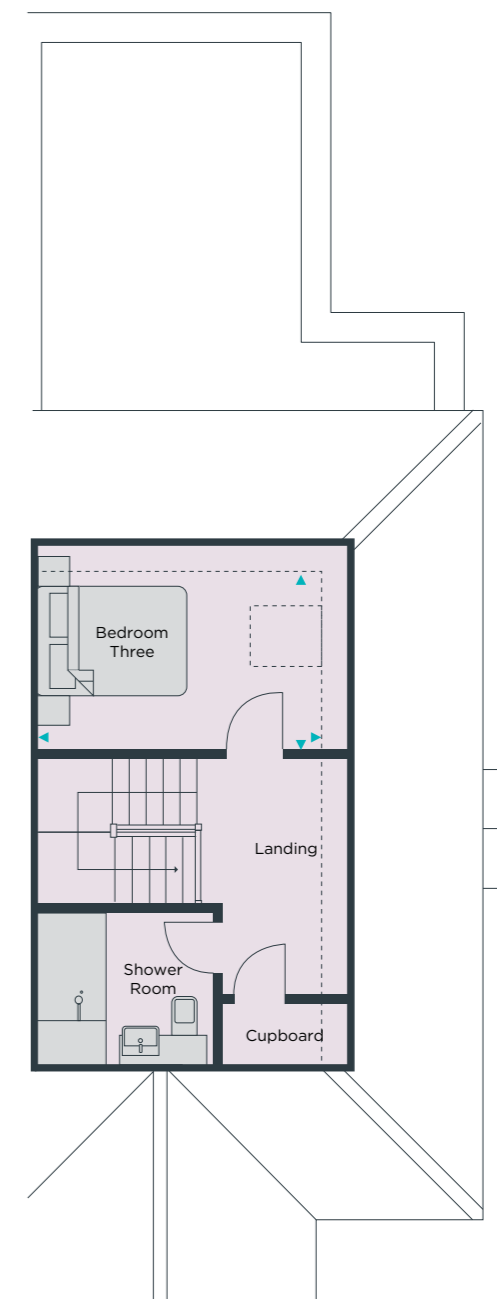
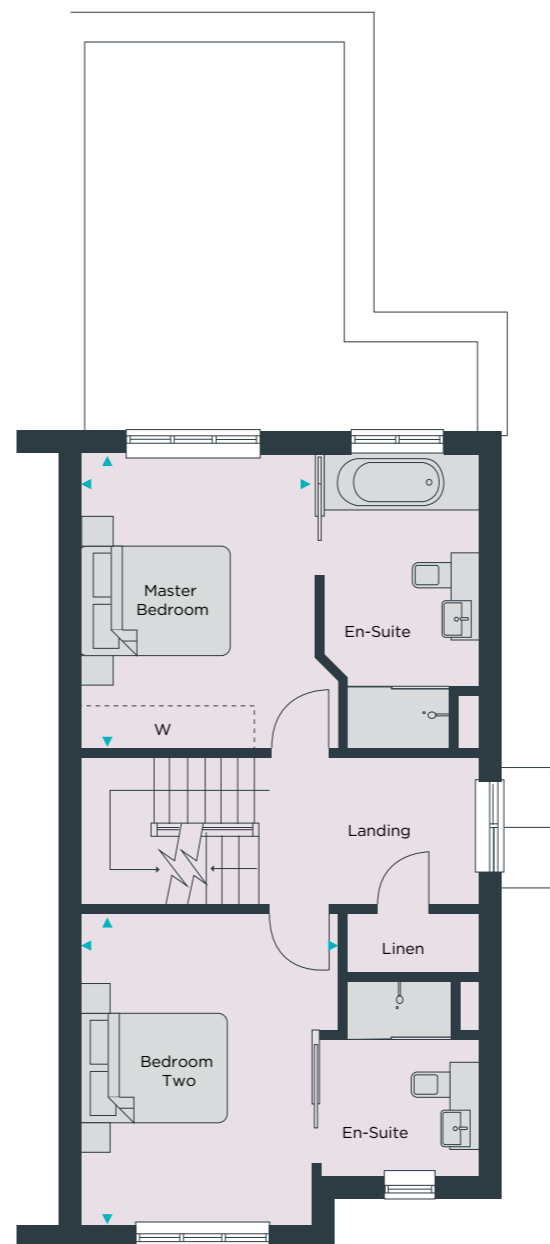
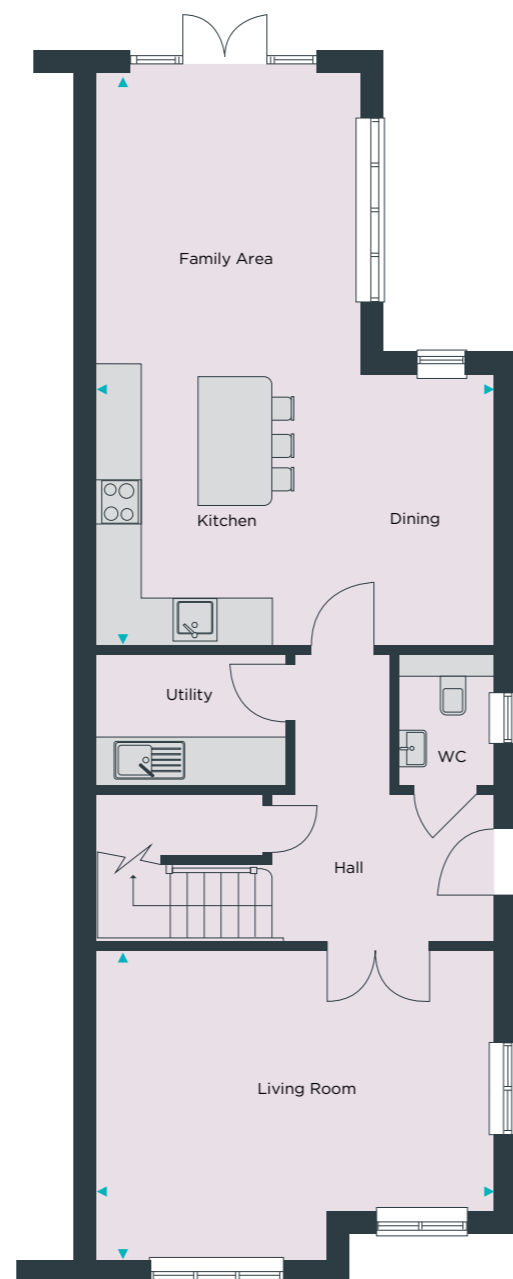
**Total living space 156.2 m<sup>2</sup> 1,681 ft<sup>2</sup>**

Plans show No 9 and 11.  
No's 10 and 12 are mirrored.

- ◀▶ Measurement points
- C Cupboard
- W Wardrobe

Floorplans 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%. Floorplan issue date: February 2019.

**ADVANCE SALES INFORMATION - PLEASE NOTE THE DETAILS CONTAINED HERE MAY CHANGE. CONTACT LANGHAM HOMES OR AN APPOINTED SALES AGENT FOR MORE INFORMATION.**





# No's 13 & 14

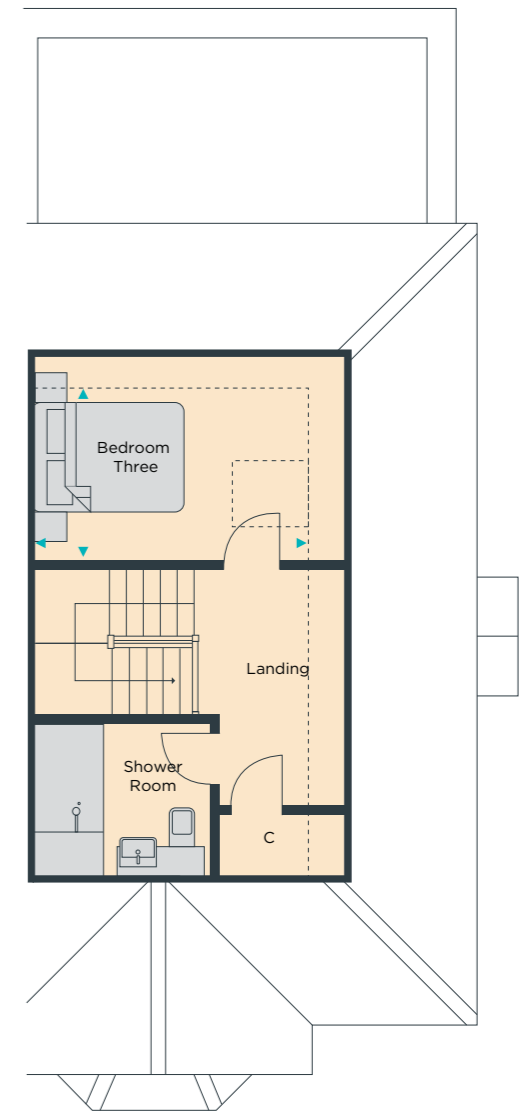
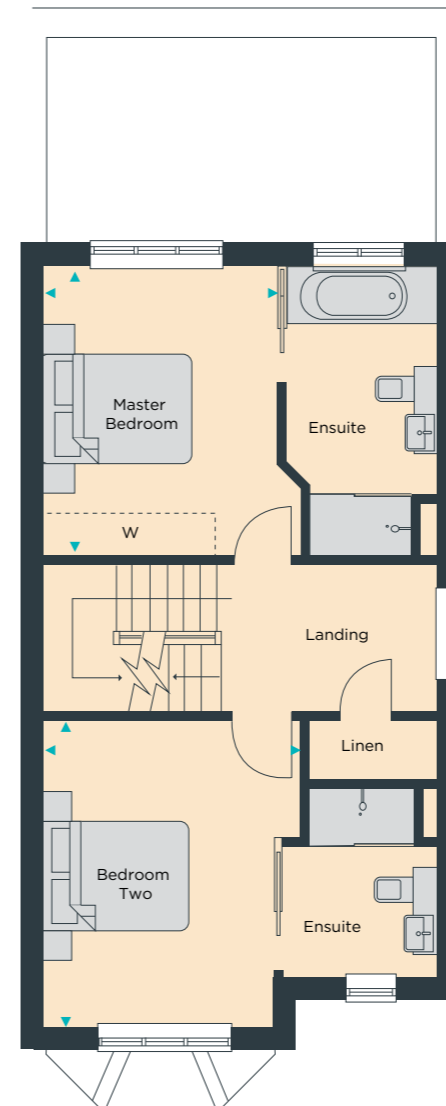
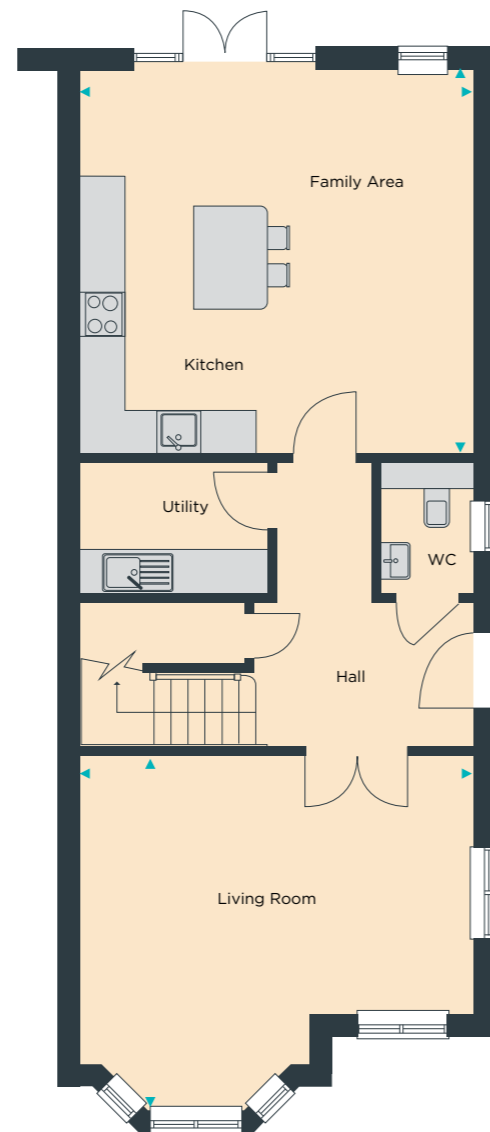
Three bedroom, three bathroom semi-detached homes over three storeys with open plan kitchen/family area, large lounge, off-road parking and south east facing gardens.



Kitchen/family/dining	5352mm x 5201mm	17'7" x 17'1"
Living Room	5352mm x 4809mm	17'7" x 15'10"
Master Bedroom	3926mm x 3153mm	12'11" x 10'4"
Bedroom Two	4179mm x 3480mm	13'9" x 11'5"
Bedroom Three	3855mm x 2457mm	12'8" x 8'1"
<b>Total living space</b>	<b>151.4m<sup>2</sup></b>	<b>1,629ft<sup>2</sup></b>

Plans show No 13.  
No's 14 is mirrored.

- ◄► Measurement points
- C Cupboard
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# No's 15 & 16

Four bedroom, four bathroom semi-detached family home with living space over three storeys. Accommodation includes an impressive living room, utility room and four generous bedrooms.



Kitchen/family/dining 5352mm x 4588mm  
17'7" x 15'1"

Living Room 5351mm x 4261mm  
17'7" x 14'0"

Master Bedroom 4261mm x 2940mm  
14'0" x 9'8"

Bedroom Two 3695mm x 3084mm  
12'1" x 10'1"

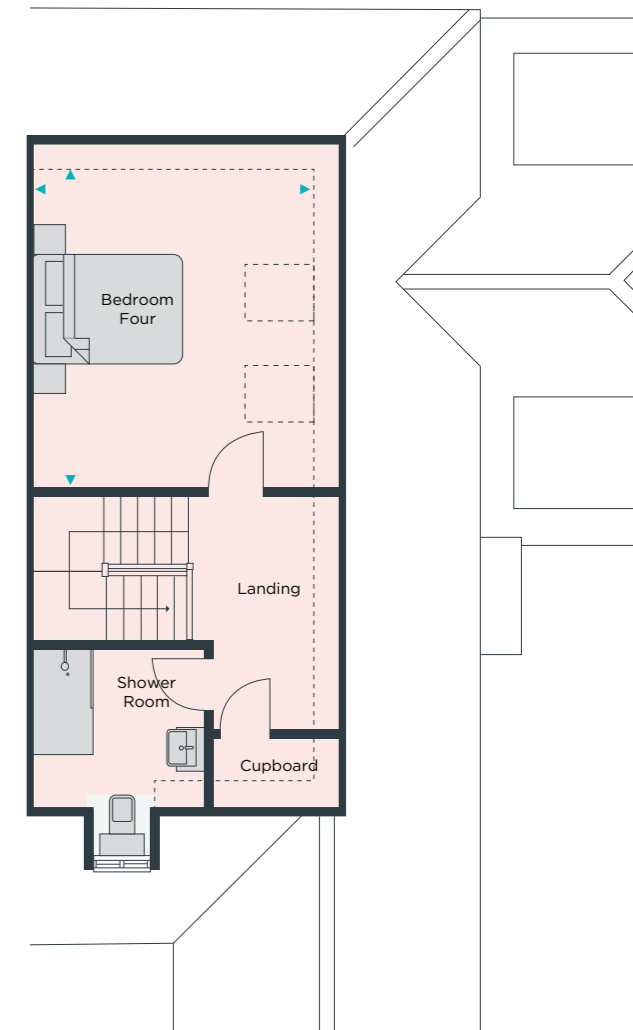
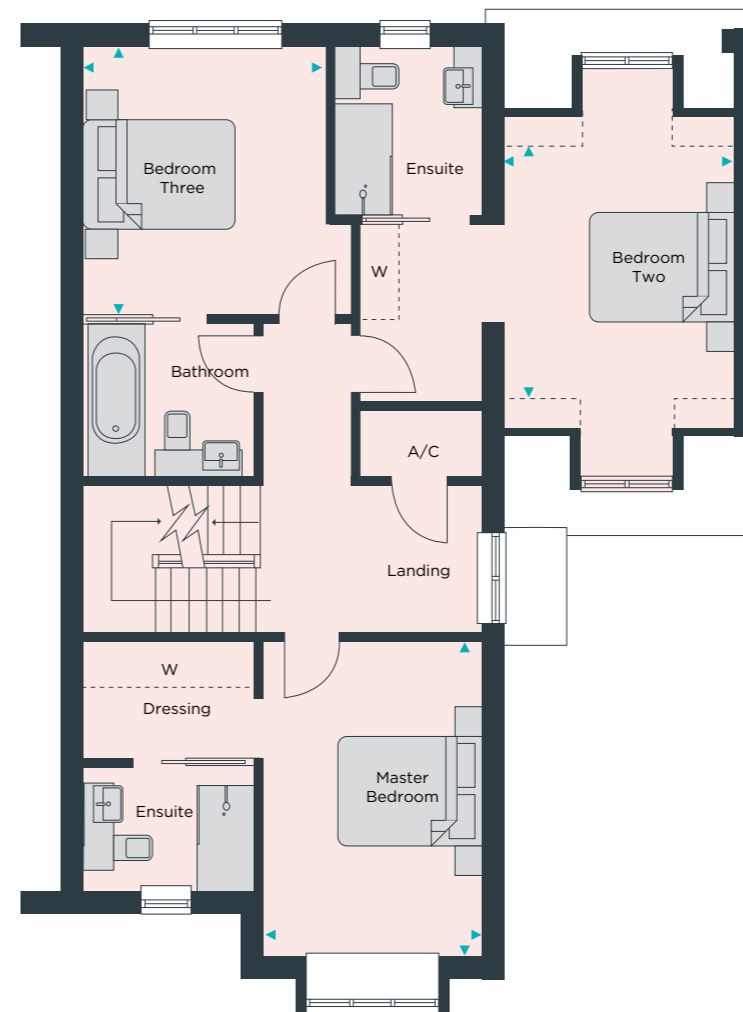
Bedroom Three 3670mm x 3242mm  
12'1" x 10'8"

Bedroom Four 4400mm x 3855mm  
14'5" x 12'8"

**Total living space 176.8m<sup>2</sup> 1,903 ft<sup>2</sup>**

Plans show No 15.  
No's 16 is mirrored.

- ▶ Measurement points
- C Cupboard
- W Wardrobe



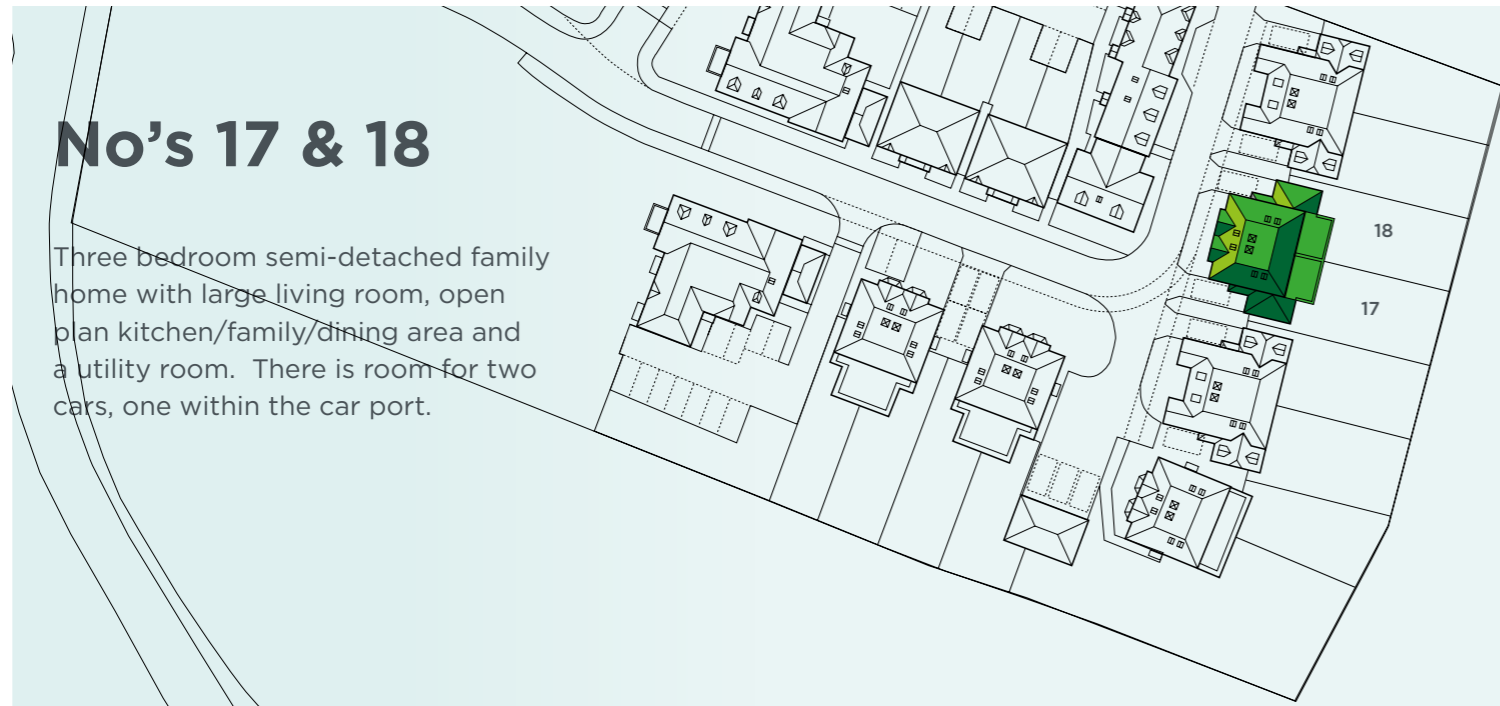
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# No's 17 & 18

Three bedroom semi-detached family home with large living room, open plan kitchen/family/dining area and a utility room. There is room for two cars, one within the car port.



Kitchen/family/dining 5352mm x 5201mm  
17'7" x 17'1"

Living Room 5352mm x 4179mm  
17'7" x 13'9"

Master Bedroom 3926mm x 3153mm  
12'11" x 10'4"

Bedroom Two 4179mm x 3102mm  
13'9" x 10'2"

Bedroom Three 3855mm x 2457mm  
12'8" x 8'1"

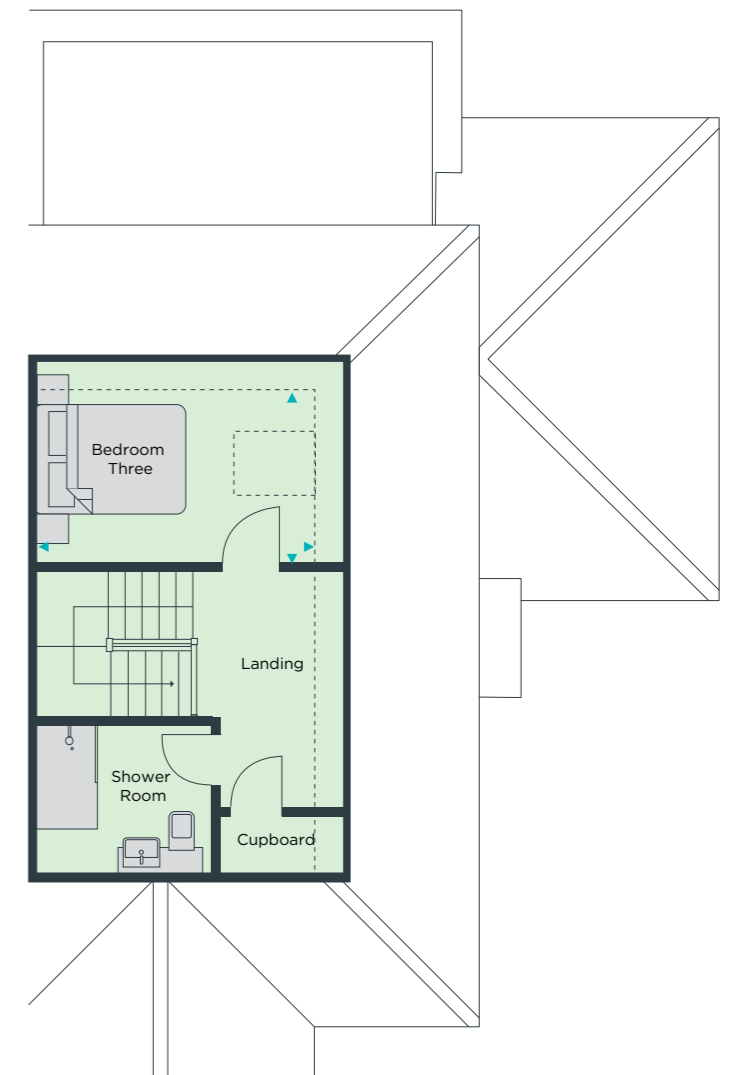
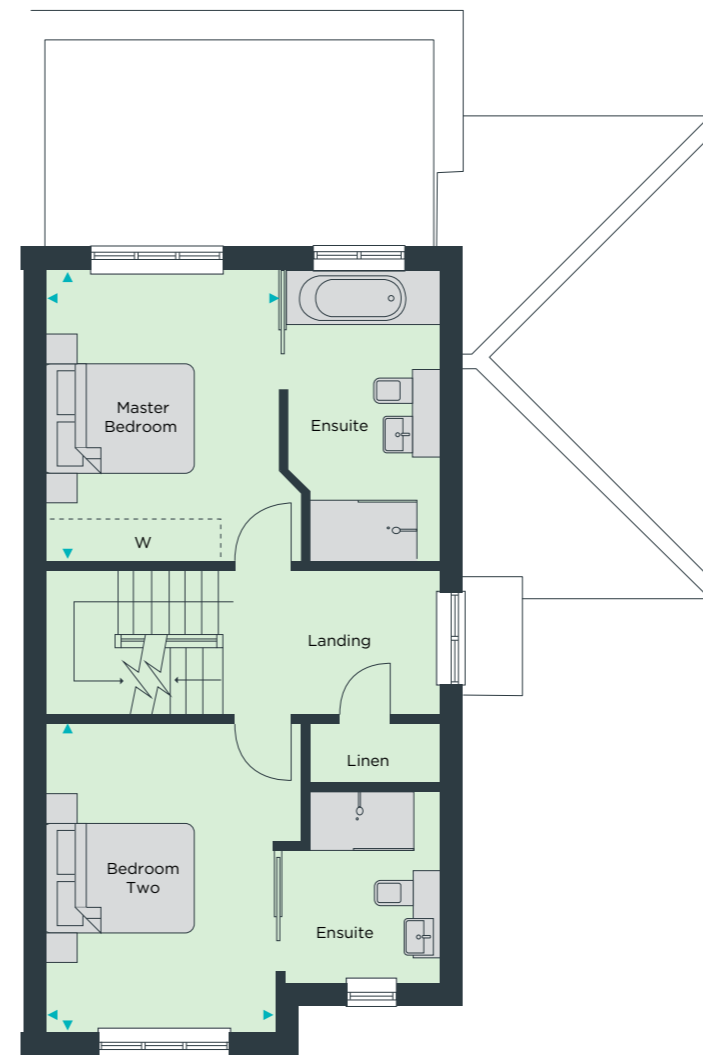
**Total living space 150.2m<sup>2</sup> 1,616ft<sup>2</sup>**

Plans show No 17.  
No's 18 is mirrored.

- ▶ Measurement points
- C Cupboard
- W Wardrobe

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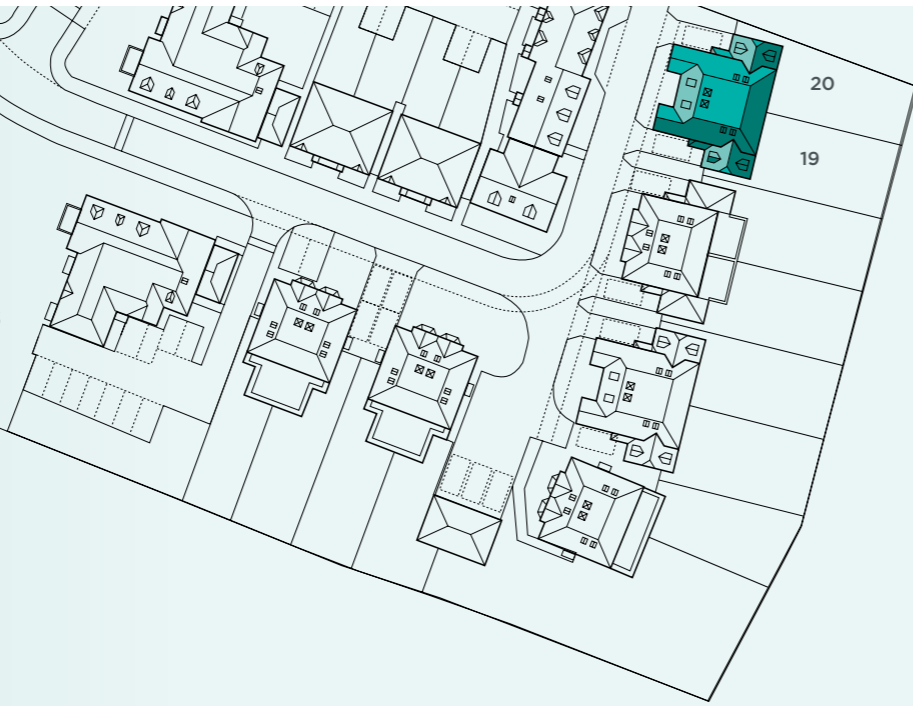
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# No's 19 & 20

Four bedroom four bathroom semi-detached family home over three storeys. Living accommodation includes an impressive living room, utility room and four generous bedrooms.



Kitchen/family/dining 5352mm x 4558mm  
17'7" x 14'11"

Living Room 5352mm x 4261mm  
17'7" x 13'11"

Master Bedroom 4261mm x 2940mm  
13'11" x 9'8"

Bedroom Two 3695mm x 3084mm  
12'1" x 10'1"

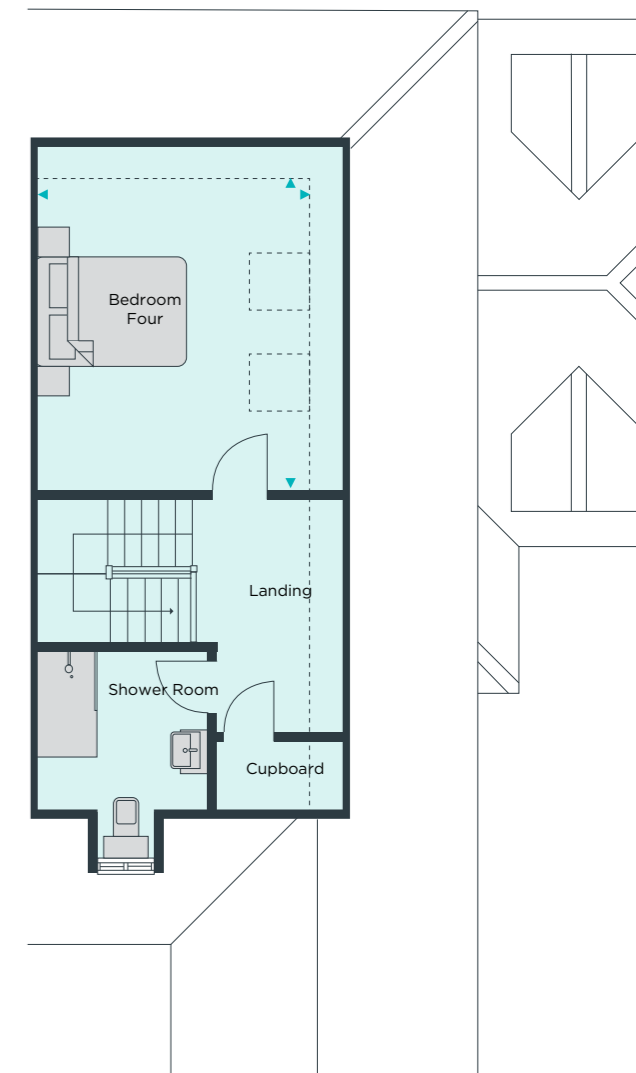
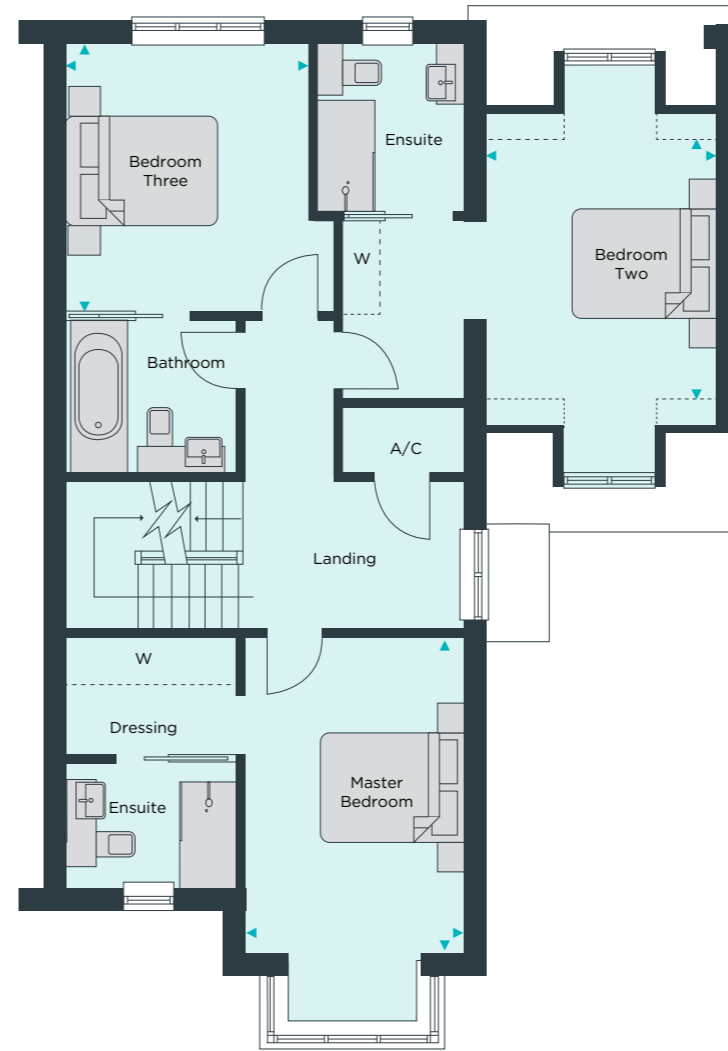
Bedroom Three 3670mm x 3242mm  
12'1" x 10'8"

Bedroom Four 4400mm x 3855mm  
14'5" x 12'8"

**Total living space 180.5m<sup>2</sup> 1,942ft<sup>2</sup>**

Plans show No 19.  
No's 20 is mirrored.

▶ Measurement points  
C Cupboard  
W Wardrobe



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At Langham Homes we take a traditional craftsman's approach to our homes. We look at every aspect of the design and build in order to make sure we leave no stone unturned in our ambition to create homes that our customers will love to live in.



## WE DESIGN OUR HOMES DOWN TO THE VERY LAST DETAIL

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







Images feature similar Langham Homes properties

# Specification & finishes

## KITCHEN AND UTILITY ROOM

The kitchen is the heart of the home and our exceptionally designed, high quality kitchens combine functionality with aesthetic flair to create a harmonious living space. The kitchens offer stylish units with complementing Quartz worktops.

### QUALITY APPLIANCES

- Single oven
- Combi microwave
- 5 ring gas hob
- Extractor hood
- Integrated fridge/freezer
- Integrated dishwasher

### UTILITY ROOM

- The utility room worktops and units to match the kitchen
- Space for washing machine and tumble dryer

## ENSUITES, BATHROOMS AND SHOWER ROOMS

- Stylish white sanitaryware to all bathrooms
- Contemporary chrome mixer taps and chrome fittings
- Mirrors to all ensuites, bathroom, shower room and cloakroom
- Bath with handheld shower head
- Level threshold walk-in showers
- Ceramic wall and floor tiles - full height in shower areas

## INTERNAL FINISHES

- Oak veneer internal doors with chrome ironmongery. Kitchen, family, dining room and living room doors include a glazed panel to promote a light and airy feel and a sense of space
- Fitted smoked mirror glass sliding door wardrobes with internal walnut shelving, hanging rails
- Space saving sliding doors to all master ensuites, and bedroom two ensuites
- Ceramic floor tiles to hallway, kitchen, family, dining room and downstairs cloakroom

## ELECTRICAL FITTINGS

- Energy efficient downlighters throughout
- Extractor fans and isolators to all bathrooms, ensuites, shower rooms, cloakroom and utility room
- Shaver socket within bathroom vanity units
- BT and data points to family room and bedrooms
- Plasma TV points to family room, living room and all bedrooms

## HEATING & INSULATION

- Individual zone controlled underfloor heating to ground and first floors
- Radiators to second floor bedrooms
- Stylish chrome towel radiators to bathroom, ensuites and shower rooms
- Double glazing for maximum sound and thermal insulation

## EXTERNAL FINISHES

- Black front door with complementing chrome furniture
- Patios finished in Indian sandstone
- Landscaped front and rear gardens
- Carport for all houses except No's 9, 10 and 11

## SECURITY & PEACE OF MIND

- Main alarm control panel with battery back-up with an option to connect via phone for 24hr monitoring at central station
- Passive infra-red detectors throughout
- Panic button in master bedroom with internal sounder located in the hallway
- External alarm box with neon indicator to front elevation
- Mains operated smoke/heat and carbon monoxide sensors
- Downlighters to entrance porch and car port



## AN UNCOMPROMISING APPROACH TO CREATING SUPERB HOMES

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 our traditional craftsmen's attention to detail whilst incorporating the innovative use of technology and design to ensure 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.



HURST LANE, EAST MOLESEY, SURREY



**DIRECTIONS: FOR SAT NAV DIRECTIONS USE POST CODE KT8 9DX**

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SEVEN DAYS A WEEK



**Langham** Homes

INDIVIDUAL • INNOVATIVE • EXCLUSIVE