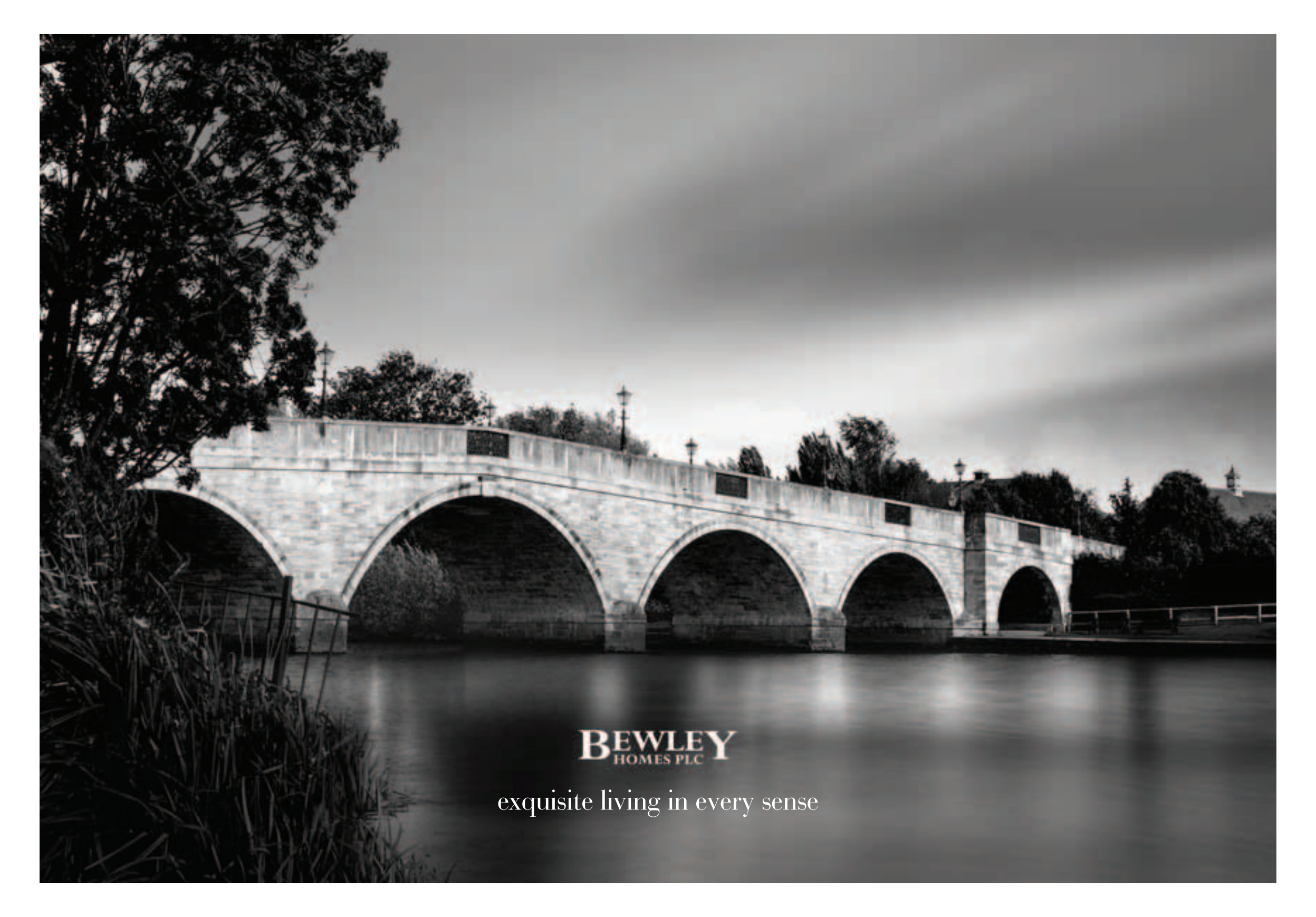


HIGHCROSS PLACE

PRETORIA ROAD | CHERTSEY | SURREY | KT16 9LW

BEWLEY
HOMES PLC



BEWLEY
HOMES PLC

exquisite living in every sense

Highcross Place, the latest stylish development
from Bewley Homes.

WELCOME TO
STYLISH LIVING

Found in the charming Surrey market town of Chertsey,
Highcross Place offers 44 terraced homes with
2, 3 or 4 bedrooms in an ideal suburban setting
within easy reach of London.



Indulge your passion for shopping and enjoy Chertsey's intriguing independent outlets including Wellers Auctioneers, established in 1866, Roberts Butchers, which has been selling fresh meats and poultry in the town for more than 100 years and The Chertsey Bookshop which sells books and serves coffee to customers.

RURAL SURREY LIFE WITH THE CITY CLOSE BY

CHERTSEY

Your everyday needs are easily met close to home with a choice of Co-op, Tesco and Sainsbury's supermarkets in addition to a number of independent food stores stocking local produce and delicacies from abroad.

There are a number of primary and secondary education choices locally, many in walking distance of Highcross Place and most rated good by Ofsted. The outstanding Salesian secondary school is based in Chertsey and the University of Surrey is in Guildford.





ENJOY NATURE, EXPERIENCE IDYLLIC

RIVERSIDE LIVING

Wildflower water meadows and a regatta help make today's riverside living idyllic.

The Rivers Thames and Bourne flow through the town so there is plenty of green space with more than 170 acres of flood meadows. Chertsey Meads offers 175 acres of wildflower meadows with fantastic views across the Thames and is popular for picnics, family days out, jogging and dog walking. Pretty all year but particularly beautiful when the flowers are in bloom in spring and early summer.

Chertsey has its own museum detailing the history of the Runnymede area and has hosted an annual regatta for more than 150 years. It is home to a waterski and waterboarding centre as well as having its own football, cricket and bowls clubs. The Queenwood golf course, one of the most exclusive in Britain with A-list members said to include Hugh Grant and Michael Douglas, is a few miles away.

For thrillseekers Thorpe Park is on the northern boundary of Chertsey with more than 27 rides including 0-80mph and 360-degree rollercoasters.





Fine dining combines rural charm and modern flair with superb river views.

Charming Chertsey is 11 miles from Surrey's county town of Guildford, popular with tourists, boasting cobbled streets lined with shopping and entertainment opportunities. Historic Windsor is just 10 miles away, with its stunning castle, boat trips and Legoland for the little ones.

FROM RURAL CHARM AND MODERN FLAIR TO FINE DINING

You can be in London in around an hour to sample anything the city has to offer – not just for work but West End shopping, sightseeing, a world-class show, gallery or museum and, of course, eating and drinking to suit every taste.

Fine dining is well catered for in Chertsey with Hamilton's, a modern European restaurant and Bar 163 a bustling British eatery. Thyme at the Tavern was voted CAMRA North Surrey Pub of the year in 2012 while The Kingfisher, next to the 18th Century Chertsey Bridge and less than 2 miles from Highcross Place, combines rural charm and modern flair with superb views across the Thames.



Travel distances are approximate only, courtesy of Google Maps.

Chertsey is well connected by road and rail.

Highcross Place offers easy commuting with Junction 2 of the M3 just 8 minutes away and M25 Junction 11 with its links to the country's motorway network just a 5 minutes drive.

TO THE CITY OR THE COAST AT HICHCROSS PLACE YOU'RE WELL CONNECTED

Chertsey rail station is 3 minutes walk from Highcross Place and links to the main Reading to London Waterloo service at Weybridge – 8 minutes away. From Weybridge it's a short journey to Woking, just 15 minutes, 30 minutes to Waterloo or 60 minutes to Reading.

For travelling further afield Heathrow Airport, with frequent international flights to 180 destinations across the world, is 10 miles away.



HIGHCROSS PLACE



From Chertsey Station

	WINDSOR	GUILDFORD	READING	OXFORD	BRIGHTON	PORTSMOUTH
	10 miles 29 minutes	15 miles 31 minutes	28 miles 58 minutes	51 miles 1 hour 32 minutes	57 miles 1 hour 17 minutes	61 miles 1 hour 33 minutes
From Chertsey Station	LONDON WATERLOO	OXFORD CIRCUS	SOUTH BANK	CANARY WHARF	LONDON EUSTON	LONDON KING'S CROSS
	8 minutes	54 minutes	60 minutes	1 hr 12 minutes	1 hr 19 minutes	1 hr 20 minutes
					1 hr 20 minutes	1 hr 26 minutes
						1 hr 27 minutes



Travel times and distances are approximate only, courtesy of Google Maps and nationalrail.co.uk.





IMMERSE YOURSELF IN LUXURY

General

- Timber frame is one of the most technologically advanced and sustainable forms of construction available in the 21st Century. 70% of the developed world's population live in timber frame houses. These include many in the USA, Canada, Scandinavia, Europe, Australia and Japan.
- The world of timber frame is one where homes are snug, warm and draught free. Where low running costs are matched by precise engineering quality and a new home doesn't need to come at the expense of future generations.
- All new buildings have to conform to new energy efficient standards. Timber frame buildings are able to easily meet and exceed these standards. And, thanks to the excellent insulation of the structural shell, the whole home warms up quickly, without uncomfortable cold spots.
- A timber frame home also uses less energy to build because wood grows naturally, needing only minimal energy to fell, mill, transport and construct. Using more wood is a good way to help reduce the rate of global warming because wood is a renewable building material. Moreover, in Northern Europe, our forests are managed and there are always more trees growing than are harvested.

High Quality Fixtures & Fittings

- Double glazed PVCu windows with multi-point locks and white furniture
- Smooth four panel white internal doors
- Prefinished front entrance door set in white PVCu frame
- Polished chrome door furniture
- Feature staircase with varnished white oak handrail
- Decorative moulded skirting boards and architraves
- Dulux White painted smooth finished ceilings throughout
- Internal walls painted Dulux Almond White emulsion with woodwork painted Dulux White Gloss
- Coving to living room, dining room, or living/dining room, study, hall, stairs and landing

Heating, Security & Electrics

- Gas fired central heating system with thermostatic controlled radiators
- Solar panels to plots 14 to 18, 23 to 25, 34 to 36, 43 to 47, 48 to 52 and 53 to 57
- Mains operated smoke detectors
- Wiring for zoned security alarm system

- Light to under stairs cupboard (where applicable)
- TV points to kitchen/breakfast room and all bedrooms
- Media point to living room consisting of TV point, 2 x satellite points and BT point
- BT points to under stairs cupboard, or kitchen where no cupboard, living room, study (where applicable) and bedroom 1
- Shaver socket in bathroom and en-suite
- Wiring for satellite TV
- Light and power to loft

Kitchen

- Choice of designer kitchen units* with post formed laminate worktops and upstands with a stainless steel splashback
- Pelmet lighting
- Stainless steel finished appliances consisting of Bosch double oven and gas hob, recirculating extractor hood with Zanussi integrated fridge/freezer and dishwasher. Plumbing for washing machine
- Stainless steel 1½ bowl sink with polished chrome monobloc mixer tap
- Recessed white LED downlights, switches and sockets
- Choice of ceramic floor tiling*

Bathroom, En-suite & Cloakroom

- Roca white bathroom suite with steel bath and chrome fittings
- Thermostatic mixer valve to shower cubicle
- Simpson shower screen
- Over bath screen
- Recessed white LED downlights
- Choice of half height wall tiling* behind sanitaryware, full height tiling* to shower cubicle and three sides of bath
- Cloakroom: splashback and choice of ceramic floor tiles*
- Karndean Knight Tile flooring to bathroom and en-suite
- Multi rail towel warmer

Externals

- Shared access road to be tarmac
- Bollard lighting
- Driveways and parking spaces to be block paved
- Private footpaths and patios will be paving slabs
- Front and rear gardens turfed and landscaped to approved design

- Rear garden boundaries to be close board, gate with rear dividing panel fencing, brick walls where required in accordance with a comprehensive landscape scheme
- External light fitted to front door
- Light and power to integral garages plots 43 to 47
- Water tap to rear of property

Premier Guarantee

Each property will be sold with the benefit of the 10 year Premier Structural Warranty. A comprehensive Premier handbook will be given to the purchasers on completion and full details of the scheme will be available through the Sales Office.

24-hr Pinnacle Emergency Cover

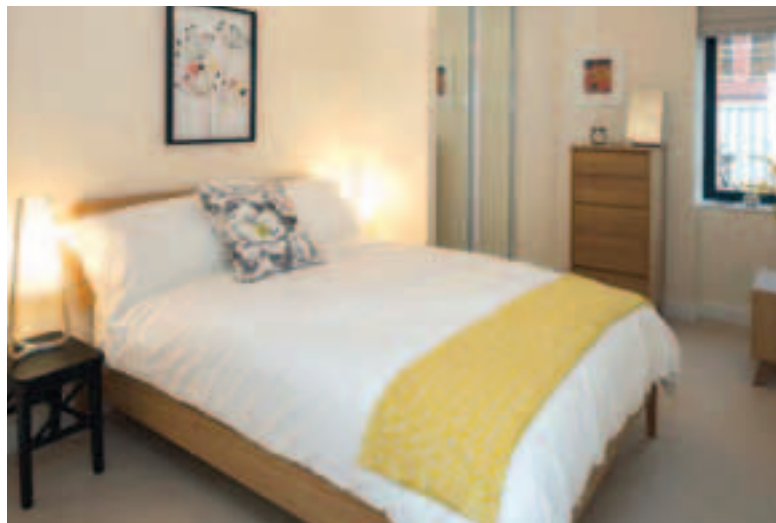
All Bewley Homes purchasers benefit from 24-hour emergency cover provided by Pinnacle Property.

This service is valid for a period of two years from the date of legal completion and, should assistance be required, include cover for the following:-

- 24-hour cover. 7 days per week. All calls to a 24-hour emergency number. Maximum 2 hour response time. Calls to be answered immediately
- Blockages in toilet waste pipes in the property
- Plumbing problems such as burst pipes or leaking radiators
- Electricity supply failure
- Central heating or boiler failure. If the heating cannot be restored Pinnacle Property to supply electric heaters to each room
- Up to £100 towards the cost of overnight accommodation should hot water not be restored
- One boiler service at the end of the 1st year
- Blocked external drains
- Main lock failure

In addition, a number of guarantees will be available covering such items as the gas boiler and the kitchen appliances. These guarantees provide further peace of mind and, in the case of the kitchen appliances, the purchaser is able to contact the local service engineer directly in the event of a fault developing.

* Subject to stage of construction and availability.



Whatever the price range or house style, each Bewley home is built in a carefully selected location and designed to complement its environment, while meeting the practical requirements of everyday living. Quality and imagination combined with meticulous attention to exterior and interior detail are the key factors that have enabled Bewley Homes to secure its strong reputation for excellence.

BEWLEY HOMES

ABOUT US

Bewley Homes promotes environmentally responsible designs and specific building techniques that typically score in the top ten percent for energy efficiency.

The company also has a clearly defined policy regarding landscaping and protecting the environment. The company firmly believes in working with the local communities to achieve the best planning and design solutions and its portfolio of award-winning developments has played a crucial role in building relationships and confidence. As a result Bewley Homes is recognised and respected by its purchasers and planning authorities for outstanding quality, innovation and development excellence. The many awards and commendations the company has received demonstrate its diverse skill across a range of disciplines including luxury and starter homes, restoration and exterior design. These accolades, however, are not just for the design and quality of Bewley Homes but also for the high level of customer care, which draws praise from purchasers and the house-building industry.

Whilst these particulars are prepared with due care for the convenience of intending purchasers, the information contained herein is intended as a preliminary guide only. They do not form part of any contract and the developer reserves the right to vary as necessary to complete the works. All designs vary a little according to plot and all details should be checked at sales office. "Highcross Place" and the names of the properties have been chosen for marketing purposes only and should not be taken as forming any part of the final postal address which is decided by postal and local authorities.





Elmbridge Borough Council
Design Awards

Hot Property
New Homes Awards
Winner: Innovation Award

Hart District Council
Best New Conversion
Winner: Built in Quality Award



Green Leaf Awards Winner

The Chartered Surveyors
UK Property and Marketing
Highly Commended

Housing Contractor Awards
Bronze Medal



Sussex Heritage Trust Award

International Property Awards
Highly Commended:
Best UK Redevelopment
Safe Home Award
Best Redevelopment



ZURICH

Customer First Award



Sponsored by The Sunday Times

Gold Award Winner
Best Exterior Design

Silver Award Winner
Best Luxury House
Best Renovation
Best Landscaping Design

Bronze Award Winner
Best Medium Sized House Builder



Sponsored by The Sunday Times

Silver Award Winner
Best Renovation

Bronze Award Winner
Best Starter Home
Best Luxury House
Best Exterior Design



Sponsored by The Daily Telegraph

Silver Award Winner
Best Brownfield Site



Sponsored by Smart New Homes

Silver Award Winner
Best Renovation

EveningStandard
Homes
&Property

NEW HOMES
AWARDS
WINNER

Best Luxury Home: Winner

Best New Family Home:
Highly Commended
5 bedrooms or more
4 bedrooms

Best Renovation
Best New Conversion: Winner
Best 5 Bedroom Home: Winner
Best 4 Bedroom Home: Winner

NATIONAL
HomeBUILDER
DESIGN

Overall Winner
Best Starter Home: Runner up
Best Major Builder: Commendation
2 further Commendations

NATIONAL
HomeBUILDER
DESIGN

Commendations for:
Best Standard House Type
Best One Off House

NATIONAL
HomeBUILDER
DESIGN

Citation:
Best New Housing Project

HIGHCROSS PLACE DEVELOPMENT LAYOUT

At Highcross Place you will enjoy a real sense of neighbourhood and community with small clusters of homes nestled together in an ideal suburban setting.

Careful design and attention to detail means each of these 2, 3 or 4 bedroom terraced homes feels special. With an excellent range of house styles over two or three floors you will be spoilt for choice. Add to all this thoughtful landscaping and first-class transport links and you'll see why Highcross Place is ideal for couples, commuters and families.

THE TULIP

Two bedroom homes
Plots 14-18, 23-25, 41, 42,
48-51, 52, 55, 56 & 57

THE PRIMROSE

Three bedroom homes
Plots 19, 20, 21, 22, 27 & 28

THE POPPY

Three bedroom homes
Plots 30, 31, 32, 33, 37, 38,
39, 40, 53 & 54

THE ORCHID

Three bedroom homes
Plots 26 & 29

THE FOXGLOVE

Two bedroom homes
Plots 34, 35 & 36

THE LILY

Four bedroom homes
Plots 43, 44, 45, 46 & 47

KEY

- Two bedroom homes
- Three bedroom homes
- Four bedroom homes



PRETORIA ROAD | CHERTSEY | SURREY | KT16 9LW



Local map



Area map

Maps not to scale



INHURST HOUSE | BRIMPTON ROAD | BAUGHURST | HAMPSHIRE | RG26 5JJ
Telephone: +44 (0) 118 970 8200 | Facsimile: +44 (0) 118 970 8202 | Email: sales@bewley.co.uk

www.bewley.co.uk