



H A V E R S M E W S





ABOUT

H A V E R S M E W S

Welcome to Havers Mews, an exclusive collection of just five 3 bedroom homes nestled in an idyllic spot within Hersham village, surrounded by greenery and open countryside yet close to vibrant towns. Built to an extremely high specification, the internal design offers style and comfort with a spacious open plan layout downstairs. The bespoke handleless kitchens boast stone worktops, integrated appliances and sleek Quooker instant hot taps. Bathrooms are complete with designer Porcelain tiles to walls and floor as well as luxury sanitaryware including thermostatic shower controls. Externally, each property has a driveway with two parking spaces and landscaped gardens to the front and rear. These desirable contemporary homes are due for completion in summer 2023 and will be built to the luxury and exceptional quality that CJ Fox Developments are known for.





The ANGLERS of WALTON


THE
ANGLERS
OF WALTON

SURREY

W A L T O N O N T H A M E S

Hersham promises everything you could want from village life, with friendly independent stores, coffee shops, restaurants, a Waitrose, Lidl and a picturesque green. The River Thames and open countryside surround this peaceful location, where there is easy access to long walks and safe cycling routes. Education is well catered for with many schools to hand for children of all ages including the Burhill Primary School and the International School of London based nearby in Cobham. There are a fine range of recreational facilities close by including a tennis club, the Xcel leisure centre with rock climbing, Sandown Park Racecourse and golf at Hersham, Burhill, Silvermere as well as the Wisley Golf Club. For commuters, Walton's mainline railway station is approximately 1.2 miles away with a fast service into London Waterloo. The A3 and Junction 10 of the M25 is also within easy reach and provides access to Heathrow and Gatwick airports.



BY CAR FROM
HAVERS MEWS

WALTON-ON-THAMES
9 minutes

COBHAM
11 minutes

HAMPTON
17 minutes

KINGSTON UPON THAMES
19 minutes

HEATHROW AIRPORT
26 minutes



BY TRAIN FROM
WALTON STATION

WEYBRIDGE
3 minutes

ESHER
5 minutes

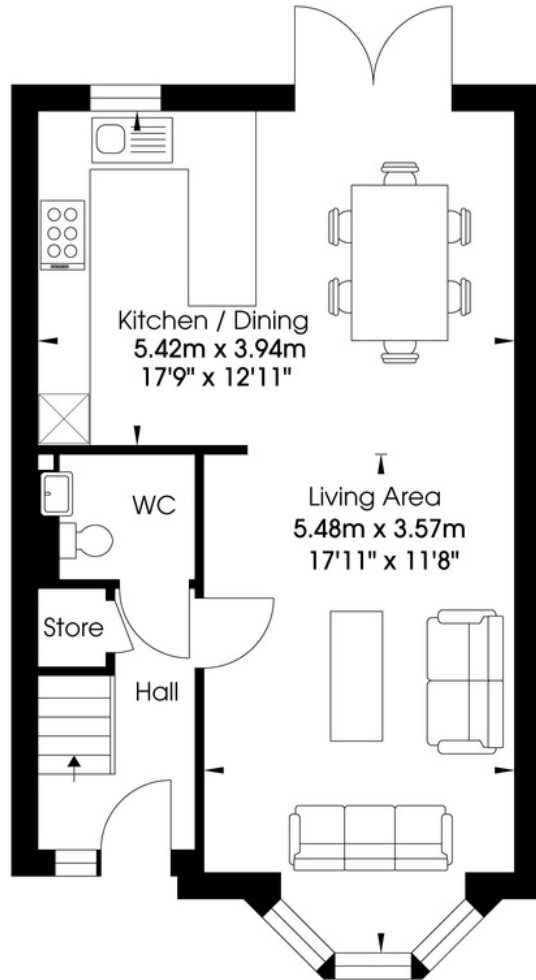
SURBITON
6 minutes

CLAPHAM JUNCTION
18 minutes

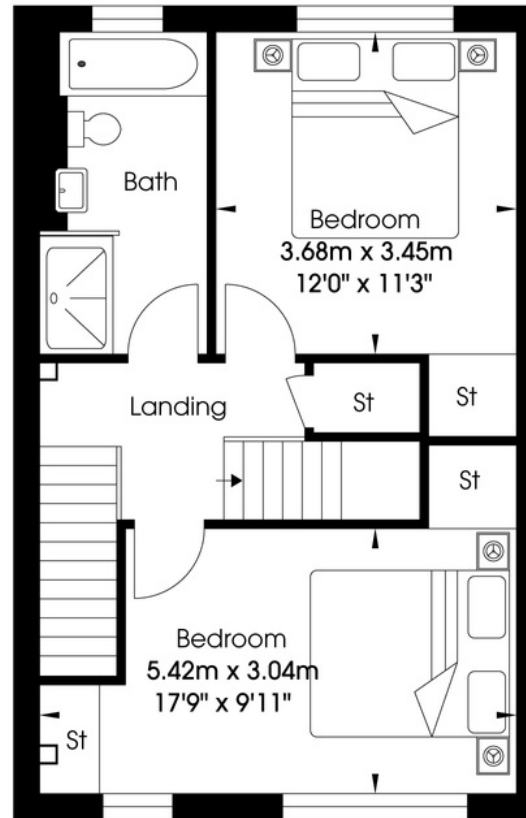
LONDON WATERLOO
30 minutes

PLOT

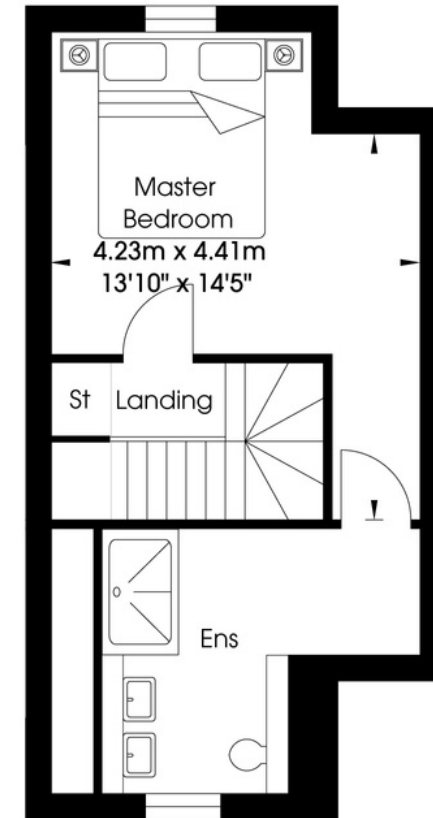
1



Ground Floor



First Floor



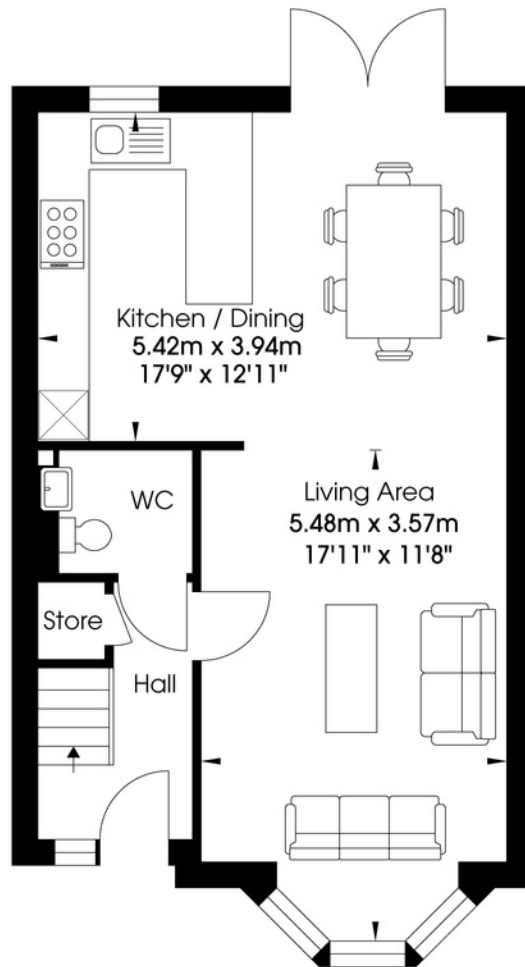
Second Floor

Gross Internal Floor Area : 130 m2 | 1410 ft2

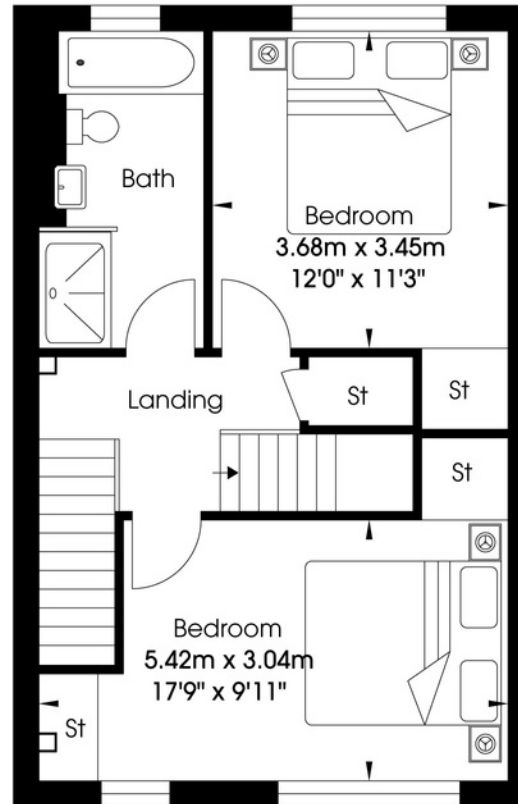
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

PLOTS

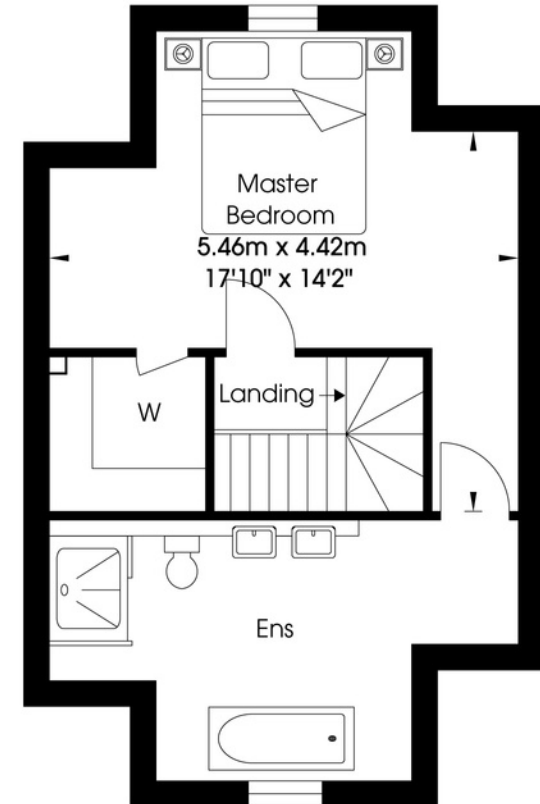
2 - 4



Ground Floor



First Floor



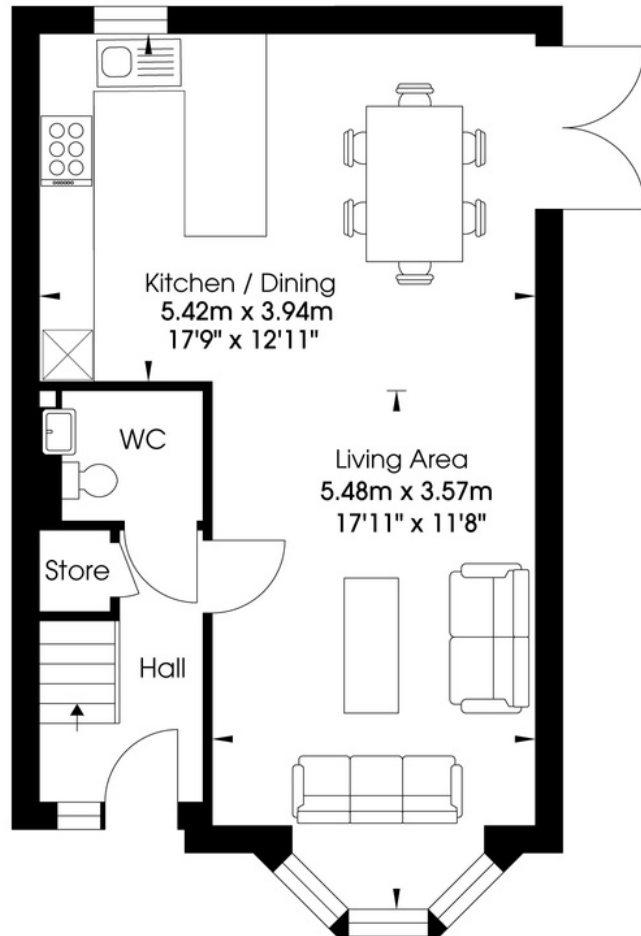
Second Floor

Gross Internal Floor Area : 141 m² | 1519 ft²

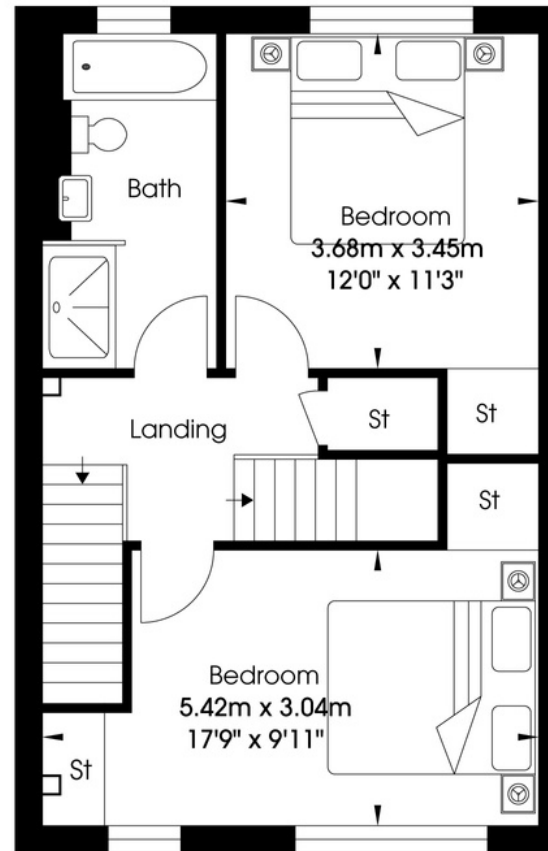
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PLOT

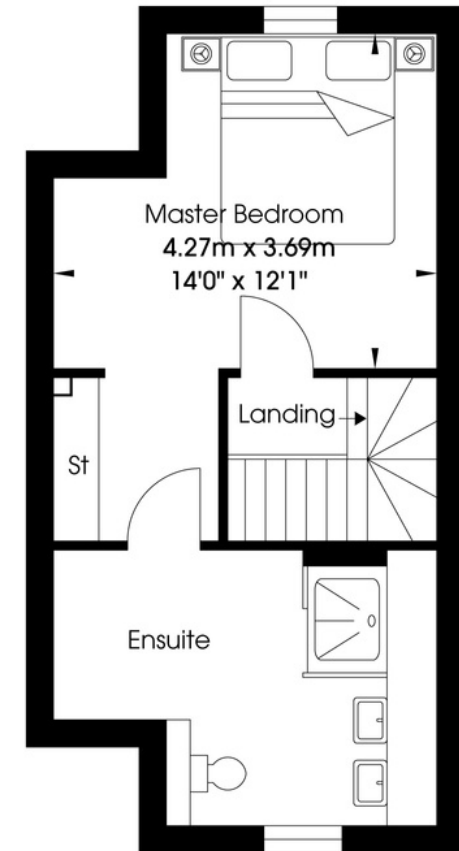
5



Ground Floor



First Floor



Second Floor

Gross Internal Floor Area : 133 m2 | 1439 ft2

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PREMIUM SPECIFICATION

KITCHENS

- Contemporary style handleless kitchens with matt colour doors
- Stone worktops with single bowl undermount stainless steel sink unit
- Quooker instant hot water mixer tap
- Integrated appliances:- multifunction oven, combi microwave oven, induction hob, extractor hood, fridge/freezer and dishwasher, washing machine

BATHROOMS AND ENSUITES

- Calypso Washbasins and Vanity Units
- Eastbook WC's and baths, taps, wastes, showerheads, thermostatic shower controls, shower screens
- Porcelain/ceramic wall and floor tiles to all Bathrooms
- Chrome heated towel rails

INTERIOR FINISHES

- LVT flooring to Ground floor
- Carpets to Stairs, first and second floor Landings and all Bedrooms
- Porcelain/ceramic floor and wall tiling to the Bathroom and En-suite
- Wardrobes to all Bedrooms
- All internal woodwork and ceilings painted white

HEATING SYSTEM

- Air source Heat Pump
- Hot water cylinder
- Underfloor heating to ground floor, radiators to first & second floors
- Electric underfloor heating to Bathroom and En-suite

SECURITY

- Multi-room fire detectors
- Multi-point locking to all external doors
- Security Locks to all windows

INTERNAL JOINERY

- Multi-room fire detectors
- Multi-point locking to all external doors
- Security Locks to all windows

PREMIUM SPECIFICATION

CONSTRUCTION

- Timber frame with brick clad - SIPS panels, vapour barrier, Brickwork
- Ground floors – block and beam ground floor with 150mm rigid insulation and 75mm sand/
- cement screed
- First and Second Floors - Timber floor joists with low deflection specification
- Stud partition walls to ground, first and second floors
- Cut and pitched roof with slate tiles
- Warm flat roof with GRP roof covering

LIGHTING AND ELECTRICAL

- Downlights throughout and under cabinet lighting in Kitchen
- Chrome switches and sockets in Kitchen area
- White switches and sockets to all rooms except Kitchen
- Shaver socket to en suites and bathrooms
- TV outlets & data points to kitchen, lounge, Bedrooms 1, 2 and 3
- External lighting to entrance and patio
- Car charging port

WINDOWS AND EXTERNAL DOORS

- Double glazed flush casement uPVC windows
- Composite front door with high security multi-point locking system
- French doors leading to the rear garden

EXTERIOR FINISHES

- External power supply and tap
- Permeable block paving driveways
- Indian Sandstone paving to patios and paths
- Landscaping to front and rear gardens
- Black uPVC rainwater downpipes and hoppers
- Bricks, Roof tiles - Spanish natural slates
- Flat roof - GRP Fibreglass

WARRANTY

- 10 Year structural warranty

SERVICES

- CJ Fox Developments will arrange for the supply of water and electricity connections prior to the completion of the property

CJ Fox Developments reserve the right to amend the above specification and floor plans without prior notification. Any CGIs or conceptual imagery is indicative only and subject to change. The purchaser is responsible for arranging the connection and supply of telephones and SKY television boxes







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H A V E R S M E W S

THRUPPS LANE

K T 1 2 4 N F



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