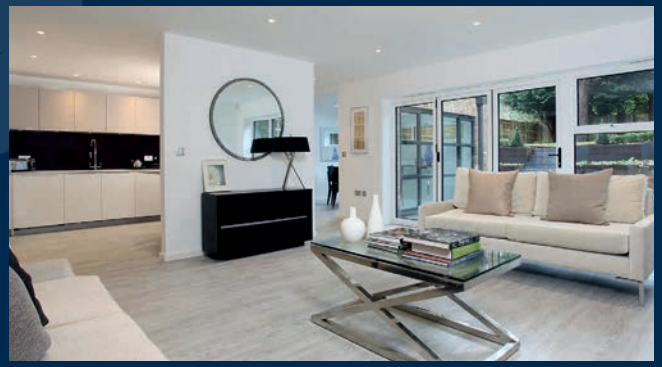
Long Acre Place

THAMES DITTON, SURREY

Long Acre Place

THAMES DITTON, SURREY



Maddox Homes are proud to present Long Acre Place, an exclusive collection of just 11 brand new luxury houses, built in traditional brick and block and positioned in the highly desirable area of Thames Ditton, within easy reach of Surbiton mainline train station (Waterloo in around 20-minutes).

Offering spectacular views overlooking open fields, this stunning selection of semi-detached and detached homes have been thoughtfully designed throughout and provide versatile accommodation set over three floors.

A picturesque suburban village, Thames Ditton is located in the borough of Elmbridge in Surrey, just outside Greater London but within the Greater London Urban Area. Its centre is set on a winding High Street with an array of independent restaurants, coffee shops and boutique businesses, whilst being on the southern bank of the River Thames with stunning views towards Hampton Court Palace. Within the area there are also many golf courses as well as picturesque walking routes including Esher Common, Bushy Park and the Nature Reserve.

VolkerHinz

The Houses:

Designed to be flexible with smart and sleek open plan kitchen/dining spaces, bi-fold doors dramatically frame the rear gardens creating the perfect space for entertaining and alfresco dining with family and friends. Separate living rooms provide an area for a quiet night in with feature fireplaces adding to the relaxed atmosphere. Spacious bedrooms, impressive master with ensuite facilities and dressing room, three further bedrooms and an additional bathroom. Utility rooms and downstairs cloakrooms complete these superb homes.

Modelled to an exceptionally high standard the specification has been thoughtfully considered for a stylish and modern lifestyle. Contemporary kitchens with quartz worktops and branded appliances, luxury fitted bathroom suites, underfloor heating to the ground floor and cleverly designed wardrobes are just a few of the standout features.

The Area:

Thames Ditton is ideally situated in the heart of a vibrant local community with excellent schools and a wide range of local village shops nearby. Commuters will have all the access they need with both Thames Ditton and Hinchley Wood train stations providing a fast route to central London as well as trains from Surbiton to Waterloo in as little as 20 minutes. The A3 is only a short drive away opening access to the M25, M3 and wider motorway network. The popular towns of Hampton Court, Surbiton, Kingston Upon Thames, Esher and Cobham with their variety of independent restaurants, boutiques, cinema's and of course the historical Hampton Court Palace are all within driving distance or easily assessable via public transport.

Discover your new home at Long Acre Place. A superb small private conclave that will be a special place to live.

Thames Ditton

ROSE THEATRE
WORLD CLASS DRAMA

SURBITON STATION

Zizzi
PULL

DITTO
SECRET GARDEN
BRUNUS BBQ

KINGSTON MARKET
OLIVIER'S BAKERY
www.oliviersbakery.com

Hinchley Wood

Local Information:

Schools:

Esher College

Thames Ditton St Mary's C of E Aided Junior School

Thames Ditton Infant School

Thames Ditton Junior School

Weston Green Preparatory School

Hinchley Wood Secondary School

Long Ditton Infant School

St Mary's Junior School

Shopping & Entertainment:

Local Village

Bushy Park

Sandown Racecourse

Esher

Kingston

Travel:

The M3 is just 15-minutes away offering seamless access to the wider motorway network

Sport:

Thames Ditton Cricket Club

Ditton Football & Social Club

Colets Health & Fitness

Thames Ditton Lawn Tennis Club

Esher Football Club

Ditton Squash Club

Surbiton Hockey Club

Train:

Easy access to Central London via Hinchley Wood station

Surbiton Train Station (20 mins to Waterloo)

Walking:

Lynwood Recreation Ground

Ditton Reach Open Space

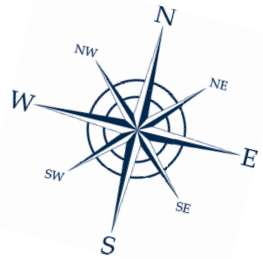
Thames Ditton Recreation Ground

Ditton Common

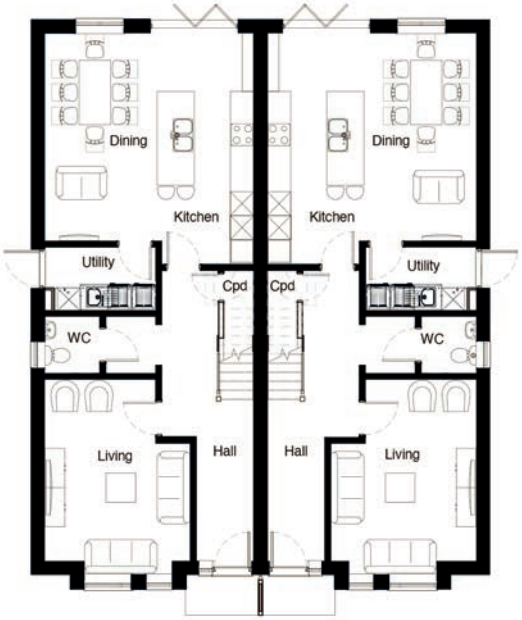
Esher Commons

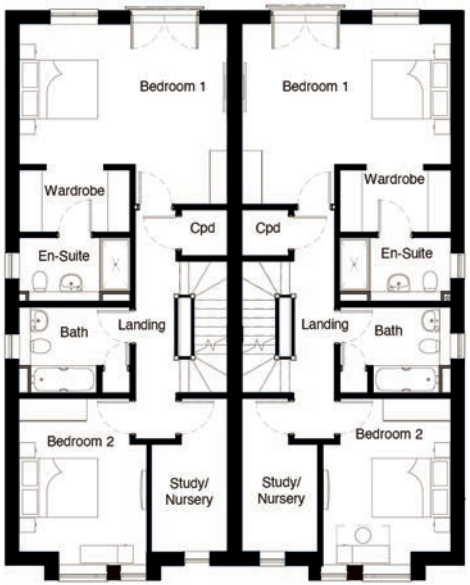
Stokes Field Nature Reserve

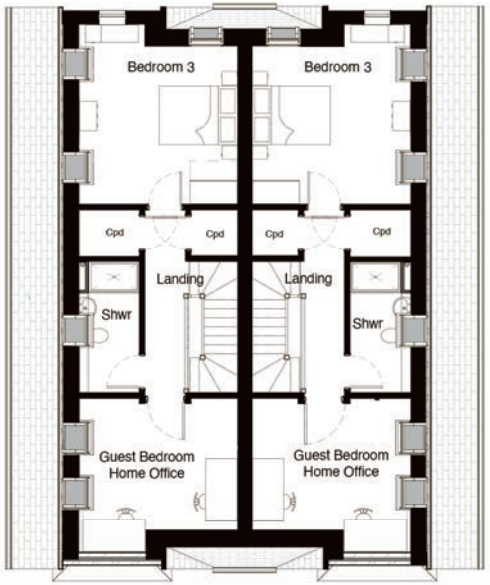
Long Acre Place | SITEPLAN



Long Acre Place | PLOTS 1, 2, 7, 8







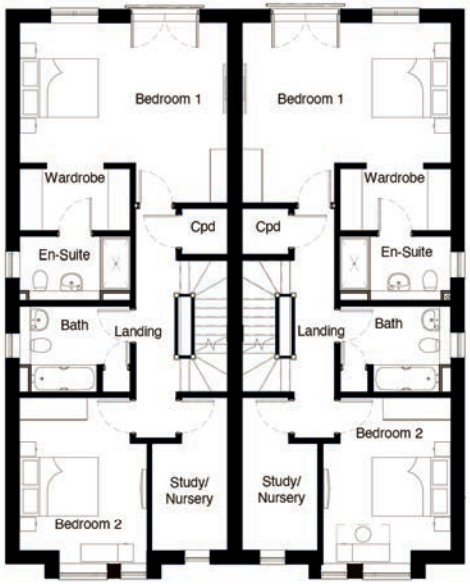
Ground Floor	m
Kitchen / Dining Area	5.96 x 5.37
Living Room	3.38 x 4.71
Utility Room	1.67 x 2.89
Hallway	7.46 x 1.46

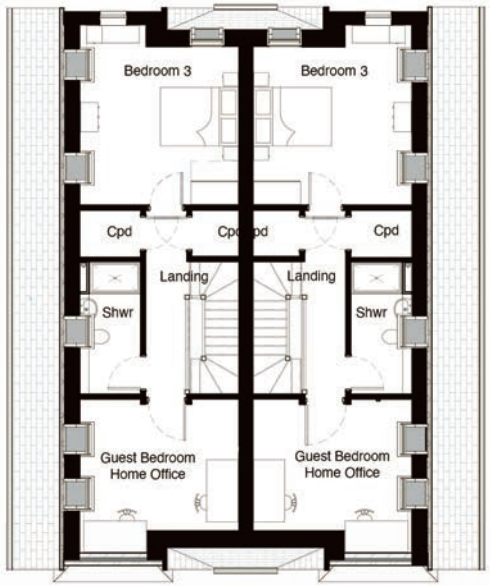
First Floor	m
Bedroom 1	4.66 x 5.37
En-Suite	1.67 x 2.88
Bedroom 2	3.98 x 3.32
Study/Nursery	3.98 x 1.98
Bathroom	2.88 x 2.24

Second Floor	m
Bedroom 3	4.66 x 4.08
Shower Room	3.38 x 1.16
Bedroom 4	4.08 x 2.64

Plots 1 to 8 - 2,140 sq. ft.

Long Acre Place | PLOTS 3, 4, 5, 6





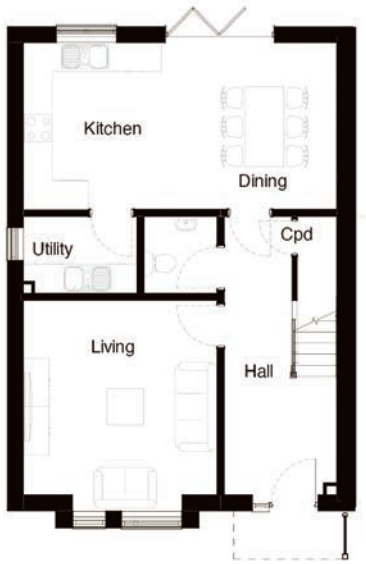
Ground Floor	m
Kitchen / Dining Area	5.96 x 5.37
Living Room	3.38 x 4.71
Utility Room	1.67 x 2.89
Hallway	7.46 x 1.46

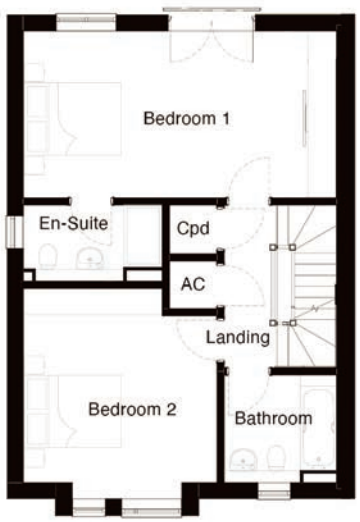
First Floor	m
Bedroom 1	4.66 x 5.37
En-Suite	1.67 x 2.88
Bedroom 2	3.98 x 3.32
Study/Nursery	3.98 x 1.98
Bathroom	2.88 x 2.24

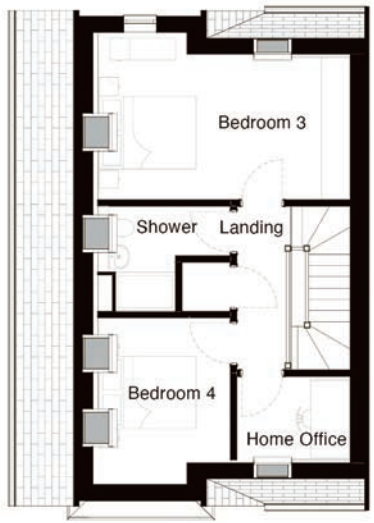
Second Floor	m
Bedroom 3	4.66 x 4.08
Shower Room	3.38 x 1.16
Bedroom 4	4.08 x 2.64

Plots 1 to 8 - 2,140 sq. ft.

Long Acre Place | PLOT 9







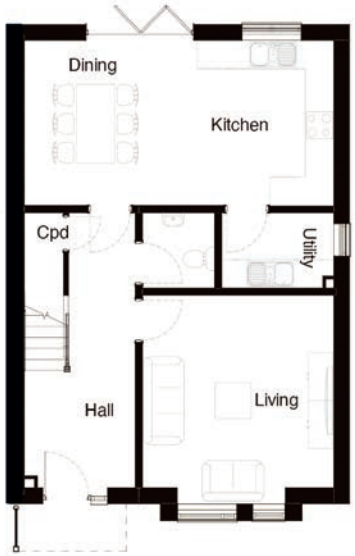
Ground Floor	m
Kitchen / Dining Area	3.46 x 6.47
Living Room	4.03 x 4.00
Utility Room	1.58 x 2.35

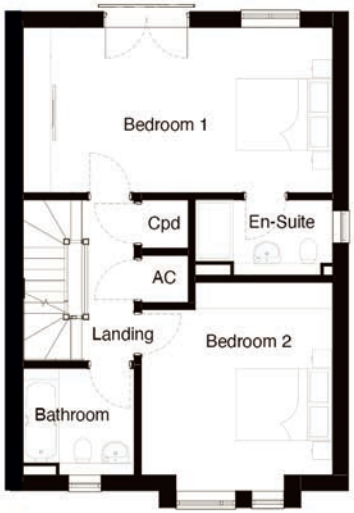
First Floor	m
Bedroom 1	3.46 x 6.47
En-Suite	1.58 x 2.88
Bedroom 2	4.03 x 4.00
Bathroom	2.23 x 2.32

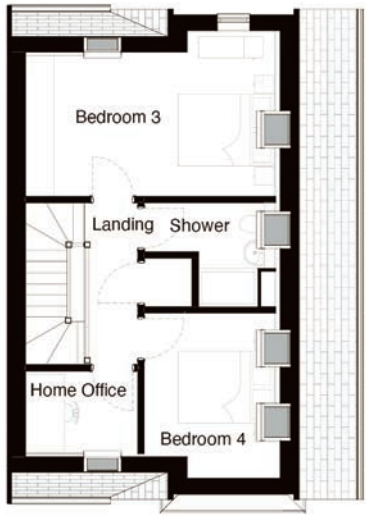
Second Floor	m
Bedroom 3	2.95 x 5.21
Shower Room	2.17 x 1.60
Home Office	1.72 x 2.35
Bedroom 4	3.46 x 2.74

Plots 9 & 10 – 1,808 sq. ft.

Long Acre Place | PLOT 10







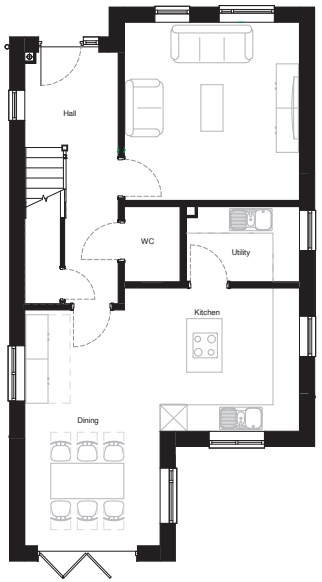
Ground Floor	m
Kitchen / Dining Area	3.46 x 6.47
Living Room	4.03 x 4.00
Utility Room	1.58 x 2.35

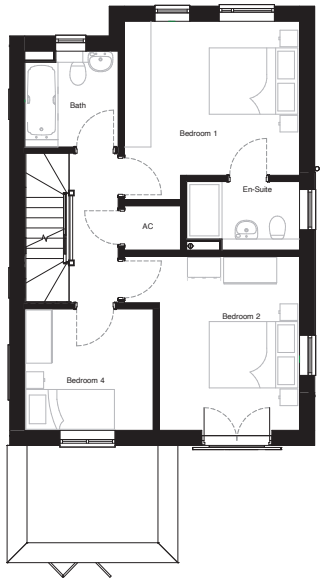
First Floor	m
Bedroom 1	3.46 x 6.47
En-Suite	1.58 x 2.88
Bedroom 2	4.03 x 4.00
Bathroom	2.23 x 2.32

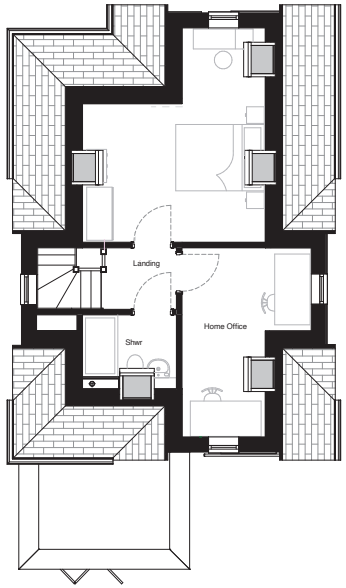
Second Floor	m
Bedroom 3	2.95 x 5.21
Shower Room	2.17 x 1.60
Home Office	1.72 x 2.35
Bedroom 4	3.46 x 2.74

Plots 9 & 10 – 1,808 sq. ft.

Long Acre Place | PLOT 11







Ground Floor	m
Kitchen / Dining Area	6.20 x 5.82
Living Room	3.95 x 4.02
Utility Room	2.55 x 1.70

First Floor	m
Bedroom 1	3.95 x 3.48
En-Suite	2.50 x 1.55
Bedroom 2	3.16 x 3.93
Bathroom	2.11 x 2.16

Second Floor	m
Bedroom 3	4.13 x 4.84
Shower Room	2.12 x 1.67
Home Office	2.92 x 4.27
Bedroom 4	3.46 x 2.74

Plot 11 – 1,656 sq. ft.

Long Acre Place | SPECIFICATION

- Traditional brick and block cavity wall construction with full cavity insulation.
- Solid walls to ground and first floors with traditional plaster to walls and ceilings.
- Concrete floors to ground and first floors.
- Contemporary Shaker Style kitchen with quartz work surfaces and up stands to include pelmet lighting, under mounted stainless steel sink, gas hob, fully integrated fridge/freezer, dishwasher, and double oven.
- Separate utility room to include sink and space for a washing machine and tumble dryer.
- Entrance hall to include multi point locking front door and herringbone style flooring.
- Contemporary white sanitary ware with chrome fittings to the cloakroom and all bathrooms to include dual flush wall hung toilets & thermostatic showers. Shaver sockets to all bathrooms.
- Single panel internal doors. Glazed doors to kitchen and living rooms. Contemporary chrome internal door furniture.
- Main bedrooms to have specially fitted wardrobes.
- Gas fired heating system with under floor heating to ground and first floors and radiators to top floor. Mains pressure hot water storage. All bathrooms to have chrome ladder towel radiators connected to the hot water system to allow towel drying during summer months.
- UPVC fascia, soffit and bargeboard for reduced maintenance.
- Fitted carpet throughout except hall, kitchen, dining, utility room and bathrooms.
- Decorative Skirting and Architrave. Plain coving throughout except utility, bathrooms, 2nd floor landing and inside cupboards.
- Feature fireplace with a gas supply to the lounge.
- All walls and ceilings smooth painted in a Farrow & Ball Colour.
- All interior woodwork to be finished in a Farrow & Ball colour.
- Down lights throughout with chrome light switches. Dimmer switches to the kitchen and master bedroom.
- Fully installed zoned intruder alarm system including motion sensor to garage.
- Mains wired and linked smoke alarms with battery back-up.
- Turfing to rear gardens with planting as per landscape plan.
- Indian sandstone patios and paths.
- Outside water tap and waterproof power point.
- Two parking spaces per property and electric car charging point
- External lighting.
- Structural Warranty
- The opportunity for clients to specify details of internal finish and layout such as the kitchen to suit individual needs and tastes. (Subject to the stage of construction).
- Artists' impressions, photos and any sales floor plans for this development, whilst being produced in good faith, are a general indication of the proposed development.

Important notice – Maddox Homes reserve the right to amend the above specification & floor plans without prior notification. Any CGIs or conceptual imagery is indicative only & subject to change.

Buying with Maddox

At Maddox Homes our aim is to build to the latest standards, including for energy efficiency.

Why is a Maddox home more energy efficient than an older home?

Only **4%** of older built homes have an Energy Performance Certificate rating of A or B, meaning the amount of energy required to run it is over double that of the average new build home. *

The average new build home owner could save up to **£2,600** a year on their household bills.*

* Source of Information: Home Builders Federation & UK Government.

The cost of upgrading an older home to the same energy standard of a new build is around

£45,000*

The carbon footprint of a new build home is cut by over

50%

compared to an older house.*

* Source of Information: Home Builders Federation & UK Government.

Other reasons to buy a Maddox home?

- 10 year Structural Warranty.
- Every home is individually designed and built for comfortable, modern & sustainable living including for water and energy efficiency.
- Dual Flush WC's
- Recycling Bins
- Electric Vehicle Charging Points
- Induction Hobs
- Double glazed windows.
- UPVC Facia & Soffits for low maintenance.
- Highly Insulated
- Through our long-standing relationships with leading designers, architects and exceptional tradespeople all our homes are built to the highest standards.

Long Acre Place

THAMES DITTON, SURREY

Getting there

Long Acre Place
Sugden Road
Thames Ditton
Surrey
KT7 0AE

River Thames - 0.7 miles
Nuffield Health Surbiton - 1.1 miles
Thames Ditton Station - 1.1 miles
Surbiton Station - 1.3 miles
A3 - 1.4 miles
Hampton Court Palace - 2.4 miles
Kingston's Bentall Centre - 2.5 miles
Bushy Park - 2.9 miles

By Train
Surbiton to Waterloo – 20 minutes
Thames Ditton to Waterloo – 30 minutes
Hinchley Wood to Waterloo – 32 minutes

Maddox Homes

Maddox Homes Limited | Church Court, Church Road, Great Bookham, Surrey, KT23 3PG

t: 01372 454085
e: sales@maddoxhomes.co.uk
w: www.maddoxhomes.co.uk

Seymours
LAND & NEW HOMES

t: 020 8390 3333
e: sales@seymours-thamesditton.co.uk