



# White Lion Place

Cobham  
Surrey

Beechcroft  
DESIGNED WITH RETIREMENT IN MIND





Painshill Park, Cobham





Located on Portsmouth Road, in the heart of Cobham, White Lion Place is an exclusive collection of 30 newly-built and converted houses, apartments and duplexes, designed with retirement in mind.

The six converted properties are the result of Beechcroft's careful conversion of a Grade II listed building that played a major role in Cobham's history. The former White Lion was the first stop on the stagecoach route from London to Portsmouth and, whilst the elevations are mainly 18th century, parts of this historic building date back to the 16th century.

The 24 newly built homes, set in three buildings – Barley House, Mackay House and The Malthouse include a collection of two, three and four-bedroom apartments and duplexes along with a three-bedroom house. Each unique new home provides plenty of generously-proportioned living space and all have outside space in the form of private gardens, terraces, balconies, Juliette balconies or roof terraces.

All the stylish, energy-efficient homes at White Lion Place have been designed to reflect the grandeur of the listed building and historical relevance of the site and each features the contemporary, high quality specification that is a hallmark of all Beechcroft properties.



# Discover a new beginning



Beechcroft, one of the country's leading retirement developers, has an excellent reputation for creating elegant houses and luxurious apartments for home buyers over the age of 55.

Cobham Park, Cobham, Surrey





With 30 years' experience in the creation of award-winning developments for the over 55s, Beechcroft selects sites in desirable villages and market towns. Our beautifully crafted houses, cottages and apartments are stylish, energy efficient, easily maintained and a delight to live in. Each provides plenty of living space but fewer bedrooms than a family home – and, as at White Lion Place, Cobham, most have sun rooms, terraces, balconies or gardens.

Inspired by local architecture, each Beechcroft scheme is unique, complementing the local area. Rather than being a 'finishing touch', landscaping is integral to the development – carefully planned and lovingly planted. An Estate Manager is responsible for maintaining the development and keeping an eye on properties whilst owners are away – giving you peace of mind when travelling at home or abroad.

- 1–2 Beechcroft award-winning gardens
- 3,7 Claremont Place Claygate
- 4 Fitzroy Gate TW7 Middlesex
- 5 Orchard Gardens Storrington Gold award-winning landscaping
- 6,8 Frenchlands Gate East Horsley





Surrey offers rolling countryside, a rich history,  
attractive market towns, excellent transport  
links and easy access to London.

Painshill Park, Cobham

The best of all worlds





Living in Cobham, there's plenty to see and do. The award-winning Painshill Park is almost on the doorstep of White Lion Place. With 158 acres of wonderful 18th century parkland, Painshill Park hosts outdoor theatre, musical performances, history tours and day time lectures. The RHS Gardens at Wisley are on hand and there's a year-round calendar of events including talks, book signings and sculpture trails. Claremont Landscape Gardens, near Esher, also offers beautifully landscaped parkland, guided tours, events and live music performances. Just a short drive away is Hatchlands Park with woodland and wildflower walks.

Running through Cobham is the River Mole, which flows through Surrey and joins the River Thames at East Molesey, opposite the beautiful Hampton Court Palace.

Surrey is renowned for its leafy countryside which takes in Leith Hill, Box Hill and Holmbury Hill and, on the border with Sussex, the Devil's Punch Bowl and Hindhead Common. The North Downs Way starts at Farnham and passes through woodland and open fields on its way to Kent. The River Thames meanders through Richmond and Twickenham to meet the River Mole at Hampton Court.

For those travelling further afield, Surrey is home to two international airports, London Gatwick and London Heathrow. From Cobham & Stoke d'Abernon station to London Waterloo, the rail journey to London takes an average of 39 minutes and, by road, the journey from Cobham to London's Westminster is just over 21 miles.

- 1 Claremont Landscape Gardens
- 2 RHS Garden, Wisley
- 3 Hatchlands Park
- 4 Leith Hill Tower
- 5 Hampton Court
- 6 The Devil's Punch Bowl
- 7 Painshill Park
- 8 Kingston-upon-Thames





Set on the banks of the River Mole,  
within easy reach of the A3 and M25,  
Cobham provides everything you'll  
need on a daily basis.



A town with  
everything on hand

Cobham Mill





This stylish town has a rich sense of history. It is home to the only surviving, fully operational watermill in Surrey – the 19th century Cobham Mill. The parish church of St Andrew has been part of the village for more than eight centuries and features a stained glass window by pre-Raphaelite designer and artist, Edward Burne-Jones.

From dentists, doctors and opticians to banks, travel agencies, bookshops, hardware stores, florists and dry cleaners, Cobham has plenty to offer. There's a post office, a branch of both Waitrose and Sainsbury's along with a wine merchant's, a specialist bakery and a delicatessen.

If you're looking for a touch of retail therapy, you won't need to go far with a range of boutiques and High Street names in Cobham along with jewellery and gift shops. When it's time for a coffee, you'll be spoilt for choice – Carluccio's is ideal. Eating out? There's a restaurant to suit every occasion from the Old Bear riverside pub, the Plough Inn on Downside to national favourites such as Pizza Express, Strada and Maison Blanc as well as the more individual establishments like La Rive set in a period building with soaring ceilings and exposed beams. The 15th century Cedar House Hotel also has an atmospheric restaurant with timbered ceiling, minstrel's gallery – and an excellent menu.

- 1 St Andrews Church
- 2,3 The River Mole
- 4 Cedar House Hotel
- 5 Côte Brasserie
- 6,8,19 Between Streets
- 7 Carluccios
- 9 Local signpost
- 10–13 Local shops and restaurants
- 14 Waitrose
- 15 Pizza Express
- 16 Strada
- 17 The Old Bear
- 18,21 Local shops
- 20 Church Stile House
- 22 Boutique window









Guildford, a short journey south along the A3, offers a lively social scene. The Yvonne Arnaud Theatre by the River Wey presents local and national touring productions including drama, opera and ballet. G-Live, a fantastic entertainment venue, hosts music, comedy and other live performances – and there's also an Odeon cinema complex. In Woking, you'll find the Ambassador's Cinema and New Victoria Theatre. There's also an Odeon cinema in Esher and the Everyman in Walton showcases arthouse movies.

Kingston-upon-Thames, sitting on a picturesque stretch of the River Thames, is famous for its vibrant shopping centre, restaurants and entertainment. Kingston is home to The Bentall Centre, with four levels of shops, cafes, hairdressers, beauty salons and – of course – Bentalls Department Store. The Rose Theatre hosts a programme of entertainment which includes talks, exhibitions, events and music including monthly jazz performances. The Rotunda is home to a 14-screen IMAX Odeon cinema, a David Lloyd health club, a 16-lane bowling alley, café and seven restaurants.

For those who enjoy keeping fit, The Living Well Health Club at the Hilton Cobham is just a few minutes' drive away, as is Silvermere Strength & Fitness Club. There are David Lloyd gyms at Brooklands and Epsom and a tennis club at St George's Hill in Weybridge. The many world class golf courses include the St George's Hill Golf Club, Silvermere, Burhill and Foxhills. Horse-racing enthusiasts will appreciate Surrey's race courses at Epsom, Sandown Park, Esher, Kempton Park and Sunbury-on-Thames. For motor racing enthusiasts, Brooklands was the birth of British motorsport and, today, the Brooklands Museum displays a wide range of exhibits. Just a walk away from Brooklands is Mercedes-Benz World with the latest models and restored historic cars.

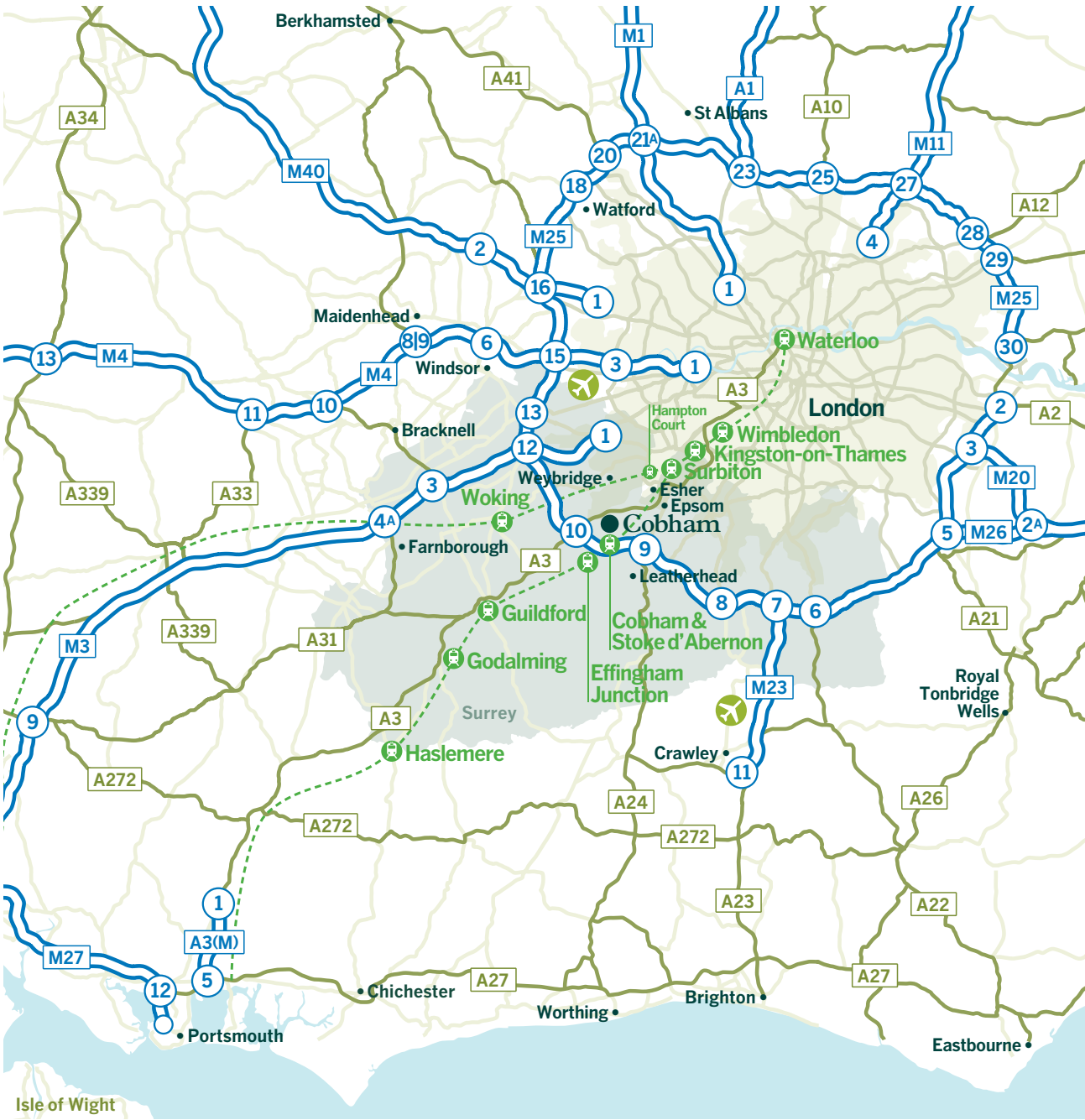
- 1 Guildford Cathedral
- 2 Statue of The Surrey Scholar
- 3 Abbot's Hospital Alms House
- 4 Guildford Castle
- 5 Millmead Lock
- 6 Tunsgate Arch
- 7 Kingston-upon-Thames
- 8 Brooklands
- 9 Guildford Art Gallery
- 10 The Bentall Centre  
Kingston-upon-Thames
- 11 Mercedes-Benz World
- 12 'Out of Order' by David Mach  
Kingston-upon-Thames
- 13 Playing golf
- 14 Keeping fit
- 15 Burhill Golf Club





# All the right connections

Set amidst the Surrey Hills, Cobham is well connected. Weybridge is just four miles away, Guildford is 10 miles and Kingston-upon-Thames 11 miles away with London just over 21 miles away.



- 

**Nearest station**  
**Cobham & Stoke d'Abernon**

  - 4 mins **Effingham Junction**
  - 13 mins **Surbiton**
  - 21 mins **Guildford**
  - 23 mins **Wimbledon**
  - 39 mins **London Waterloo**
  - 43 mins **Kingston-upon-Thames**  
via Wimbledon
  - 45 mins **Hampton Court**  
via Surbiton
- 
  - 4 miles **Weybridge**
  - 4 miles **Esher**
  - 7 miles **Hampton Court**
  - 10 miles **Guildford**
  - 11 miles **Kingston-upon-Thames**
  - 12 miles **Epsom**
  - 15 miles **Heathrow**
  - 21 miles **London**  
Westminster
- 

**Airports**



By car

Cobham may be reached via junction 10 of the M25 via the A3 towards London. Exit the A3 at the junction with the A245 signposted Cobham. Travelling south from London along the A3 Esher by-pass or north from Guildford along the A3, exit the A3 at the junction with the A245 signposted Weybridge and Cobham.

By rail

Take the train from London Waterloo or Vauxhall to Cobham & Stoke d'Abernon. The average journey time to London Waterloo is 39 minutes.

By bus

On weekdays, there is a bus service between Sutton, Leatherhead and Cobham calling at Banstead, Epsom, Ashted and Oxshott. There is also a service from Cobham to Esher, Thames Ditton, Hampton Court and Kingston and between Cobham, Guildford, Ripley and Windsor. The Chatterbus, a community bus service, also runs to Oxshott, Stoke d'Abernon, Downside, Brooklands and Weybridge and to Leatherhead, Fetcham and Brooklands.

All times and distances are approximate only.

Local distances are from the development entrance on Portsmouth Road and taken from Google Maps.

Driving distances are taken from the AA route planner website using the sat nav code. Train times are approximate and taken from the National Rail website.



- White Lion Place
- 1

Painhill Park

0.4 miles
- 2

Cobham Health Centre

0.4 miles
- 3

Community Hospital

0.4 miles
- 4

Waitrose

0.5 miles
- 5

Sainsbury's

0.7 miles
- 6

Cobham Library

0.7 miles
- 7

Post Office

0.7 miles
- 8

Lloyds Pharmacy

0.7 miles
- 9

St Andrew's Church

0.8 miles
- 10

Beech House Dental Surgery

0.8 miles
- Cobham & Stoke d'Abernon station

2 miles
- 1

Local amenities
- Nearest bus stops
- Nearest train station





# White Lion Place



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The six converted properties are the result of Beechcroft's careful conversion of a Grade II listed building that played a major role in Cobham's history.

The 24 newly built homes, set in three buildings – Barley House, Mackay House and The Malthouse include a collection of two, three and four-bedroom apartments and duplexes along with a three-bedroom house. Each unique new home provides plenty of generously-proportioned living space and all have outside space in the form of private gardens, terraces, balconies, Juliette balconies or roof terraces.

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# White Lion Place development plan



Drawing is not to scale.  
Landscaping is indicative only.



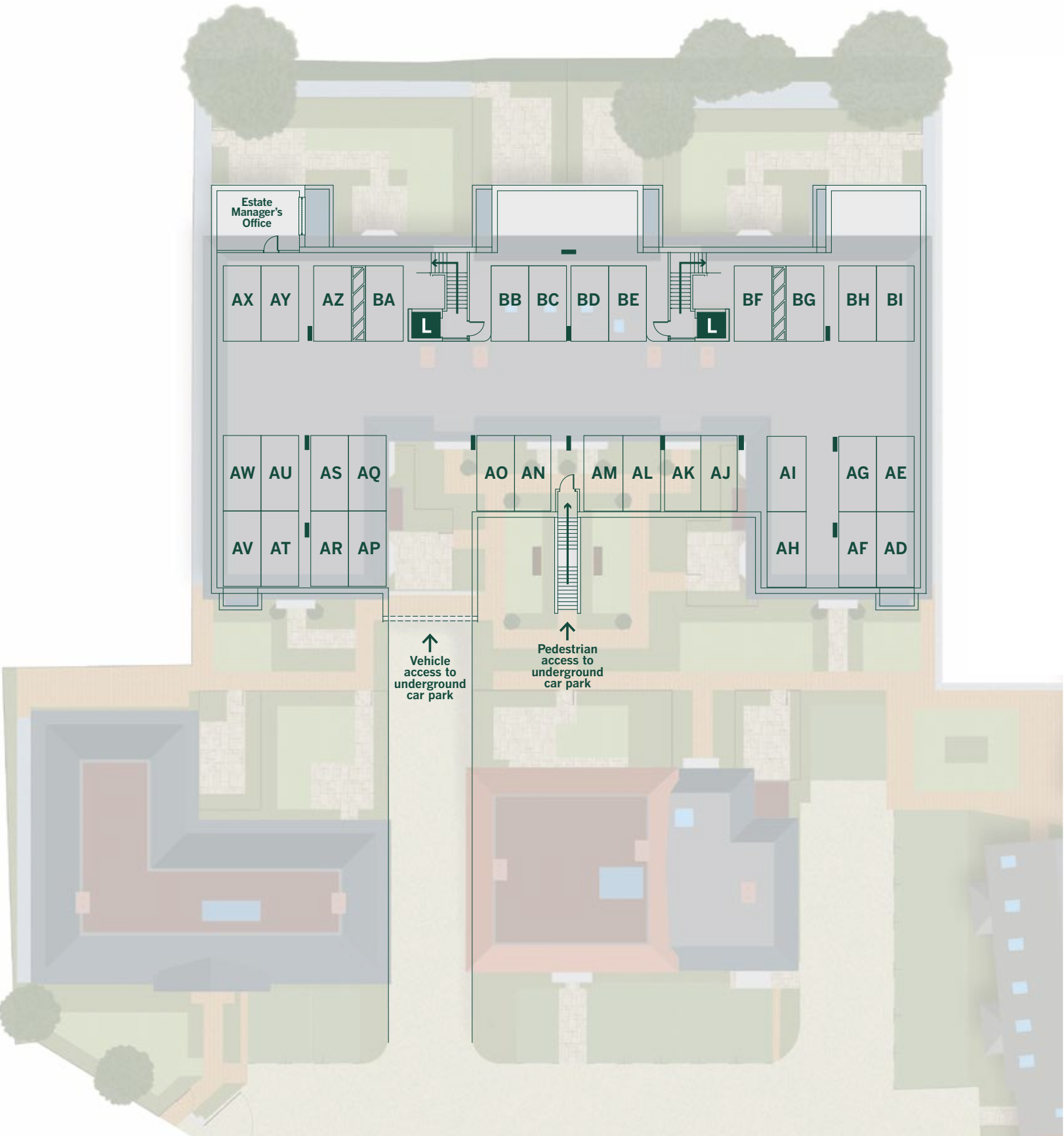








# Underground parking



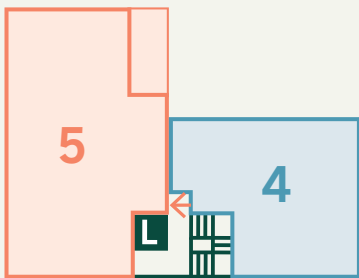


# Barley House

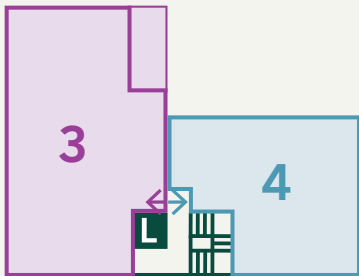
Barley House is a collection of 5 newly-built two and three-bedroom apartments and a four-bedroom duplex apartment



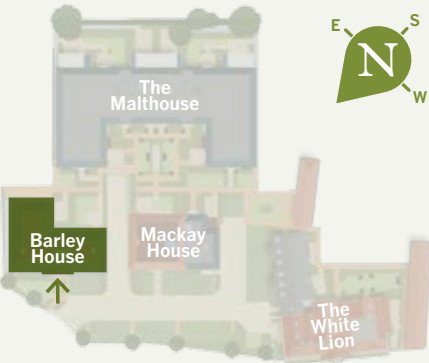
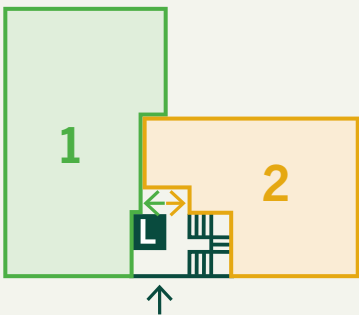
Second Floor



First Floor



Ground Floor



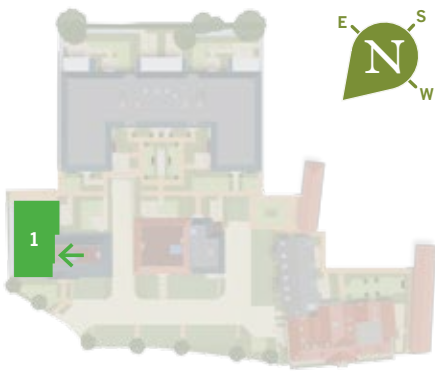
- 1 **Three-bedroom apartment**  
Ground floor  
Sun room and terrace
- 2 **Two-bedroom apartment**  
Ground floor  
Terrace and garden
- 3 **Three-bedroom apartment**  
First floor  
Balcony
- 4 **Four-bedroom duplex apartment**  
First and second floors  
Juliet balconies and roof terrace
- 5 **Three-bedroom apartment**  
Second floor  
Balcony

**L – Lift**  
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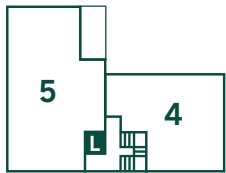


# 1 Barley House

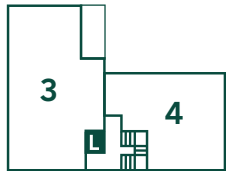
Three-bedroom ground floor apartment with sun room and terrace



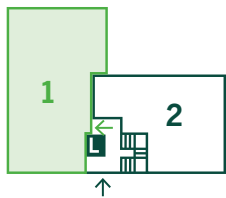
Second Floor



First Floor



Ground Floor

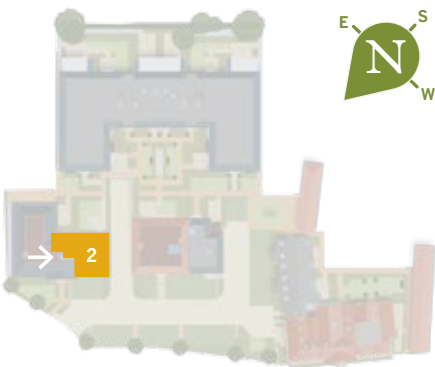


Ground Floor

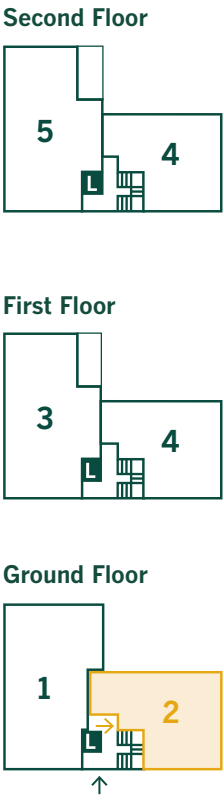


# 2 Barley House

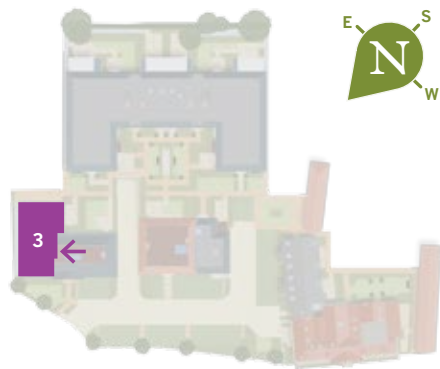
Two-bedroom ground floor apartment with terrace and garden



Ground Floor



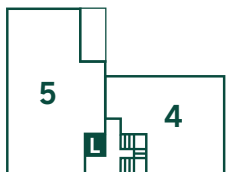




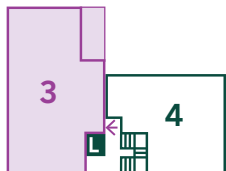
## 3 Barley House

Three-bedroom first floor apartment with balcony

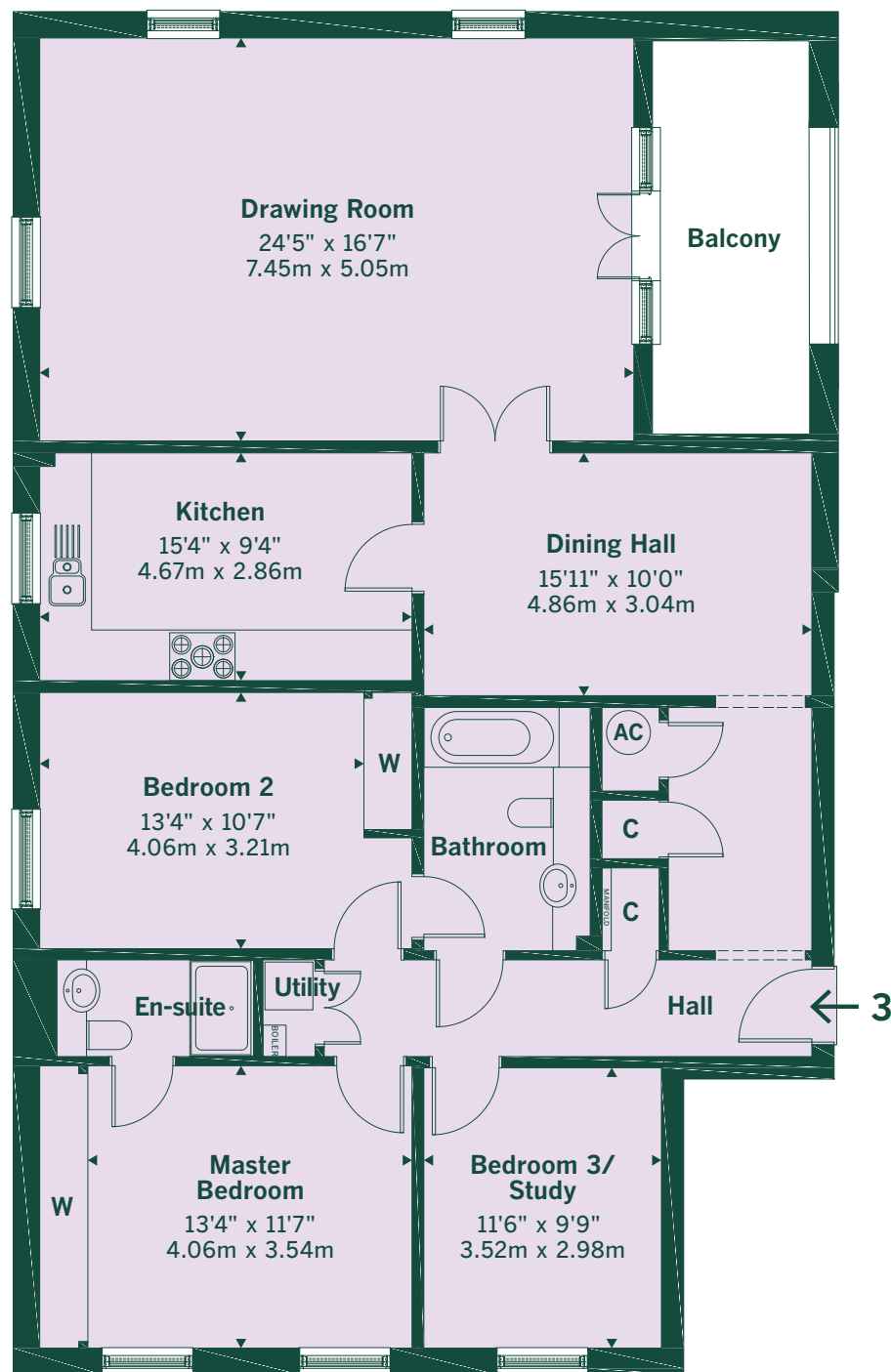
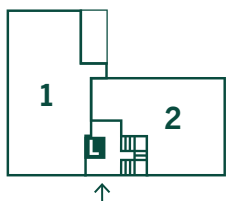
Second Floor



First Floor



Ground Floor

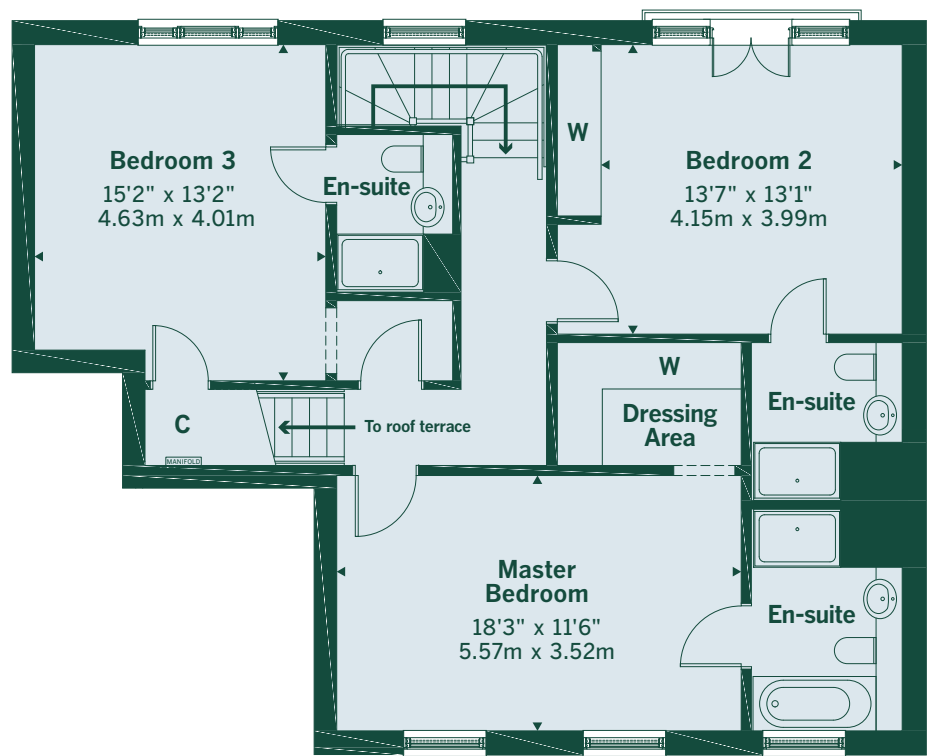
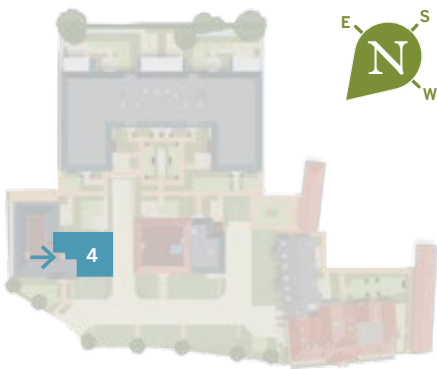


First Floor

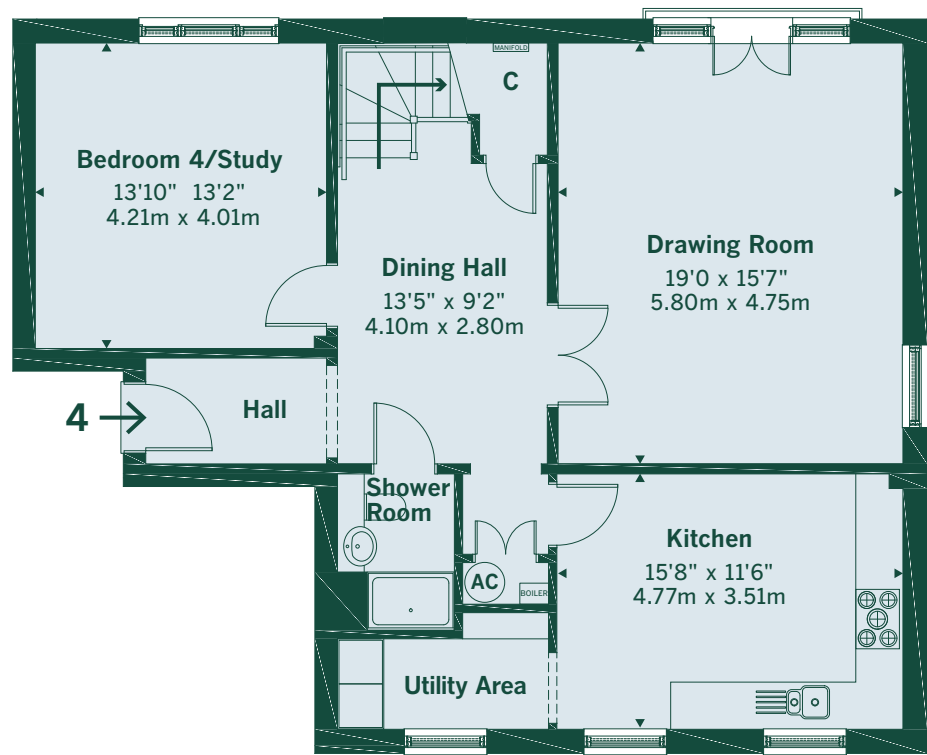
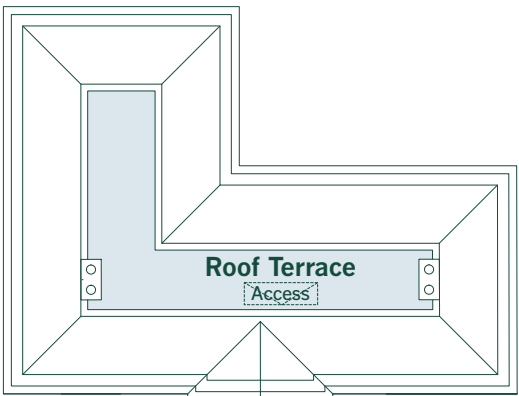


# 4 Barley House

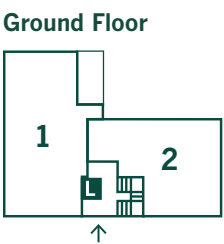
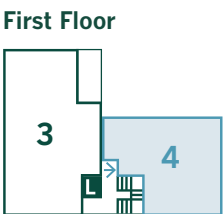
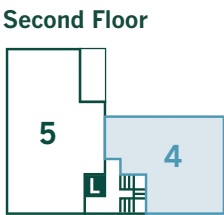
Four-bedroom first and second floor duplex apartment with two Juliet balconies and roof terrace



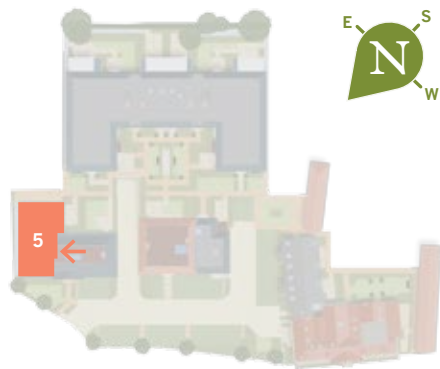
Second Floor



First Floor



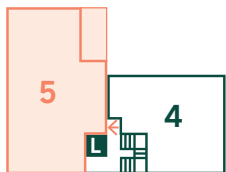




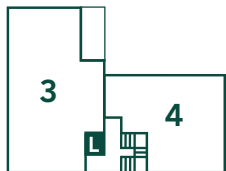
## 5 Barley House

Three-bedroom second floor apartment with balcony

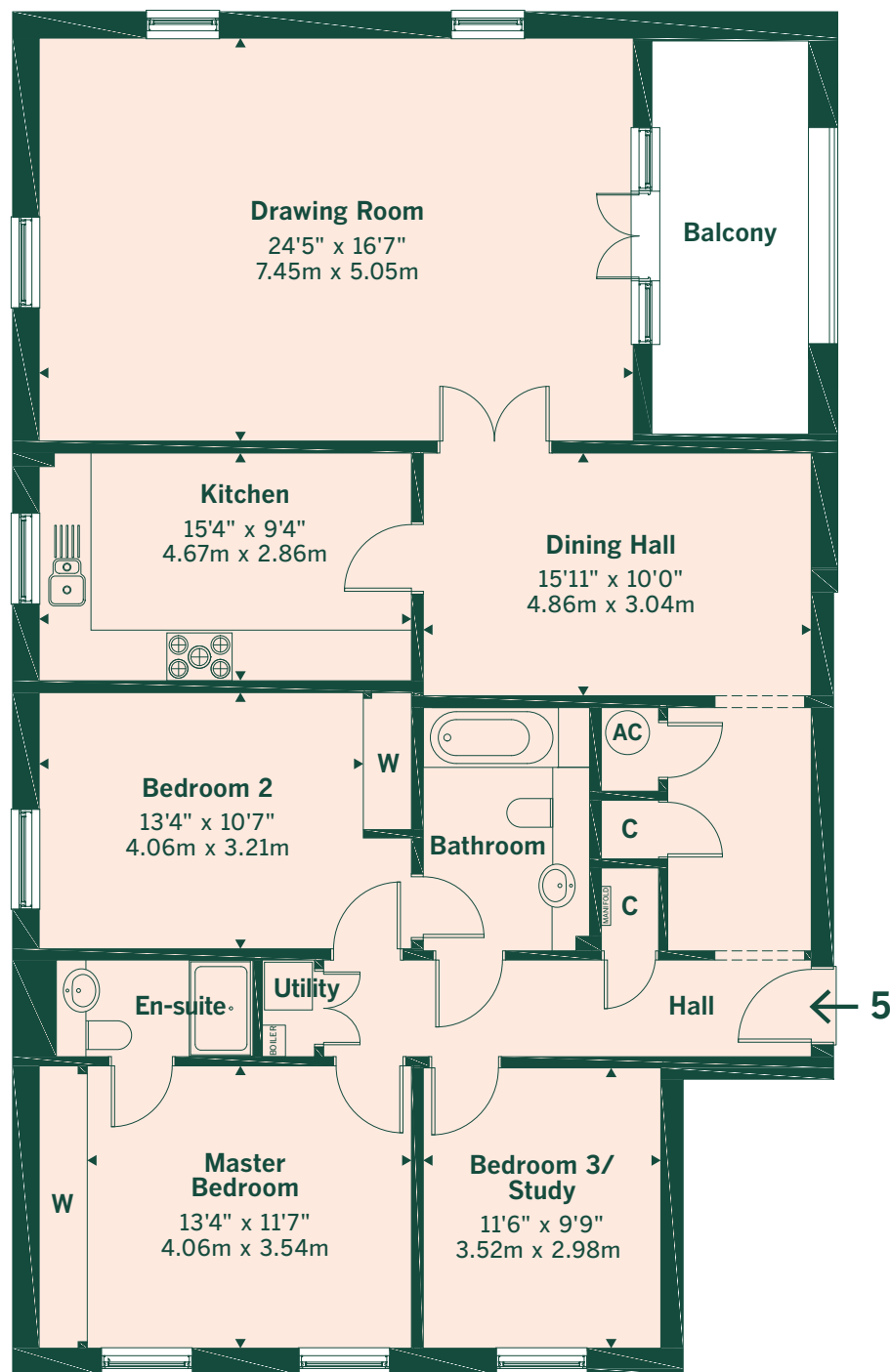
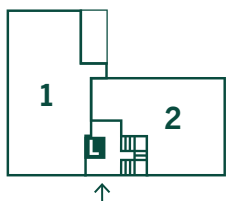
Second Floor



First Floor



Ground Floor



Second Floor

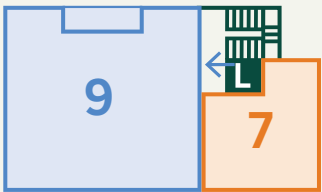


# Mackay House

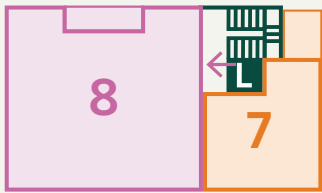
The newly-built Mackay House comprises 3 three-bedroom apartments and a stylish new three-bedroom house



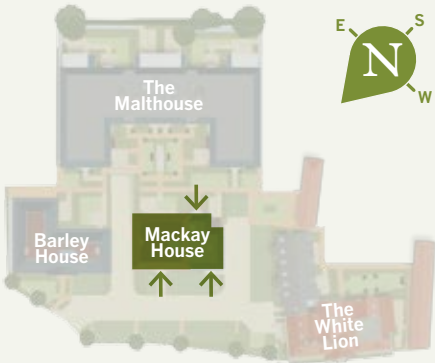
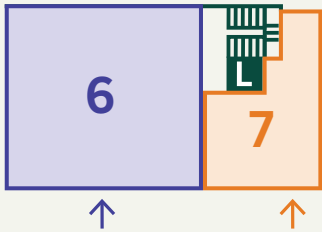
## Second Floor



## First Floor

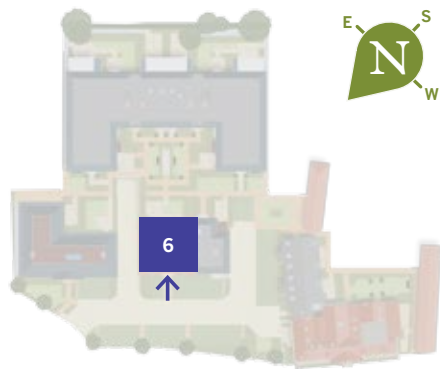


## Ground Floor



- 6 Three-bedroom apartment**  
Ground floor  
Terrace and garden
- 7 Three-bedroom house**  
3 storey  
Study, terrace and balcony
- 8 Three-bedroom apartment**  
First floor  
Balcony
- 9 Three-bedroom apartment**  
Second floor  
Balcony and roof terrace

**L - Lift**  
Drawing is not to scale.  
Landscaping is indicative only.



# 6 Mackay House

Three-bedroom ground floor apartment with terrace and garden

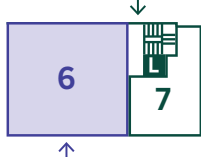
Second Floor



First Floor



Ground Floor

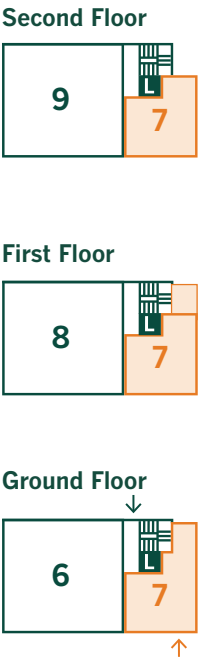
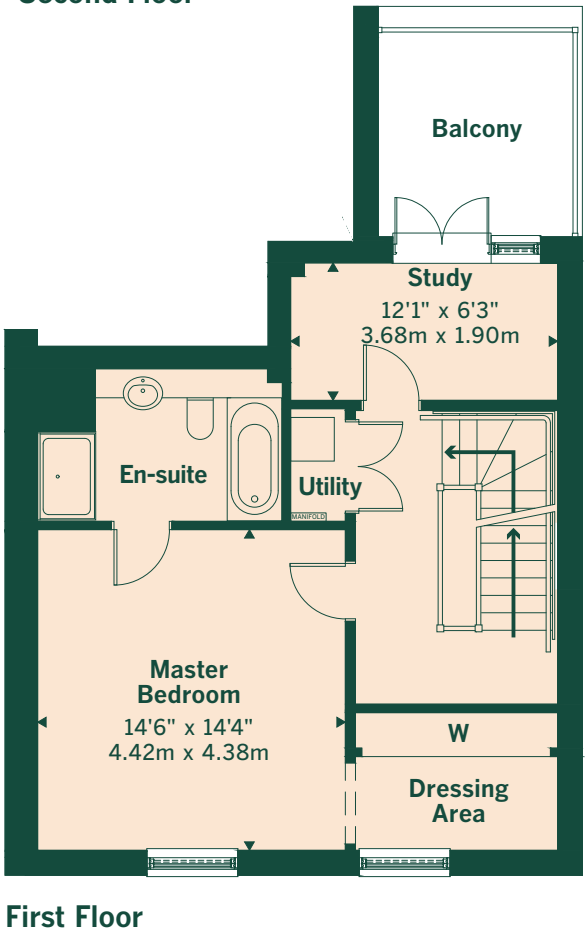
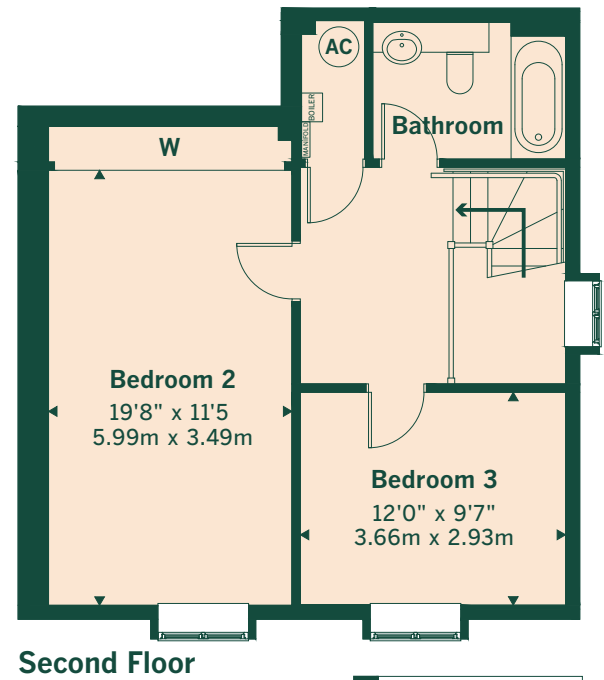
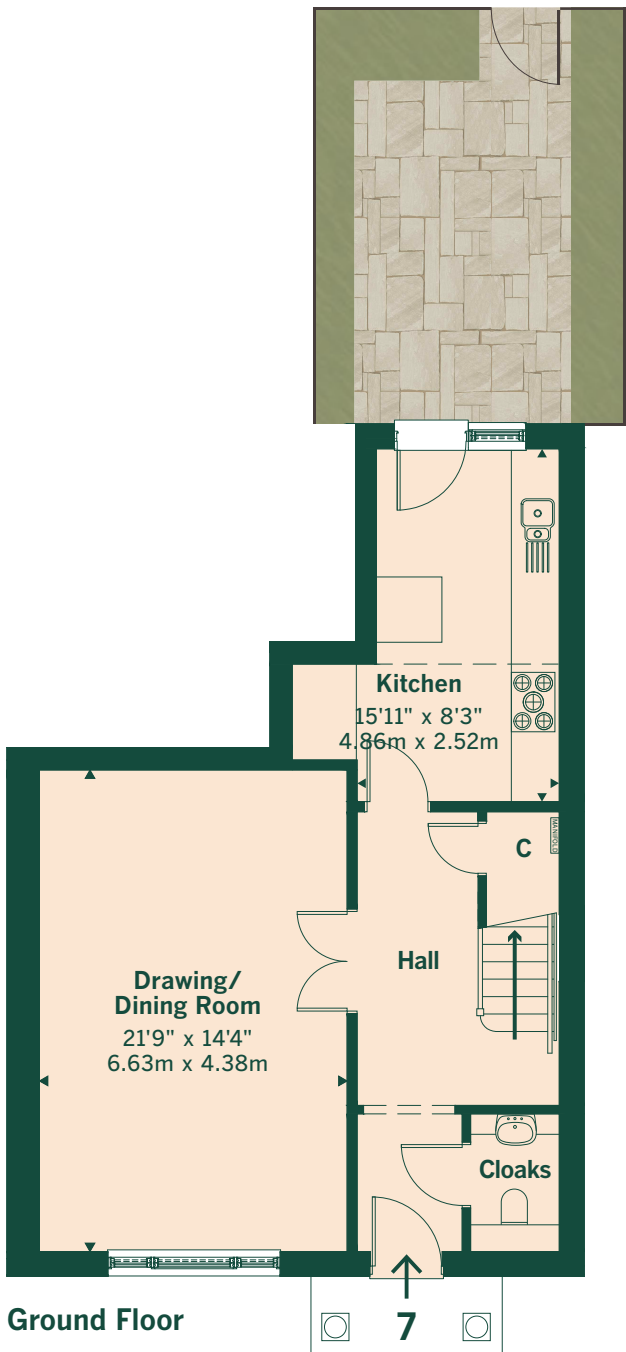
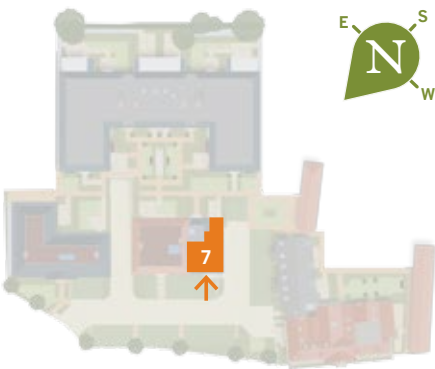


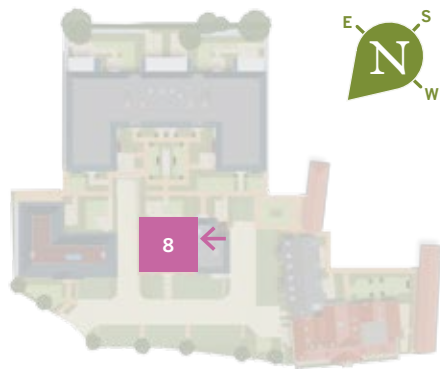
Ground Floor



# 7 Mackay House

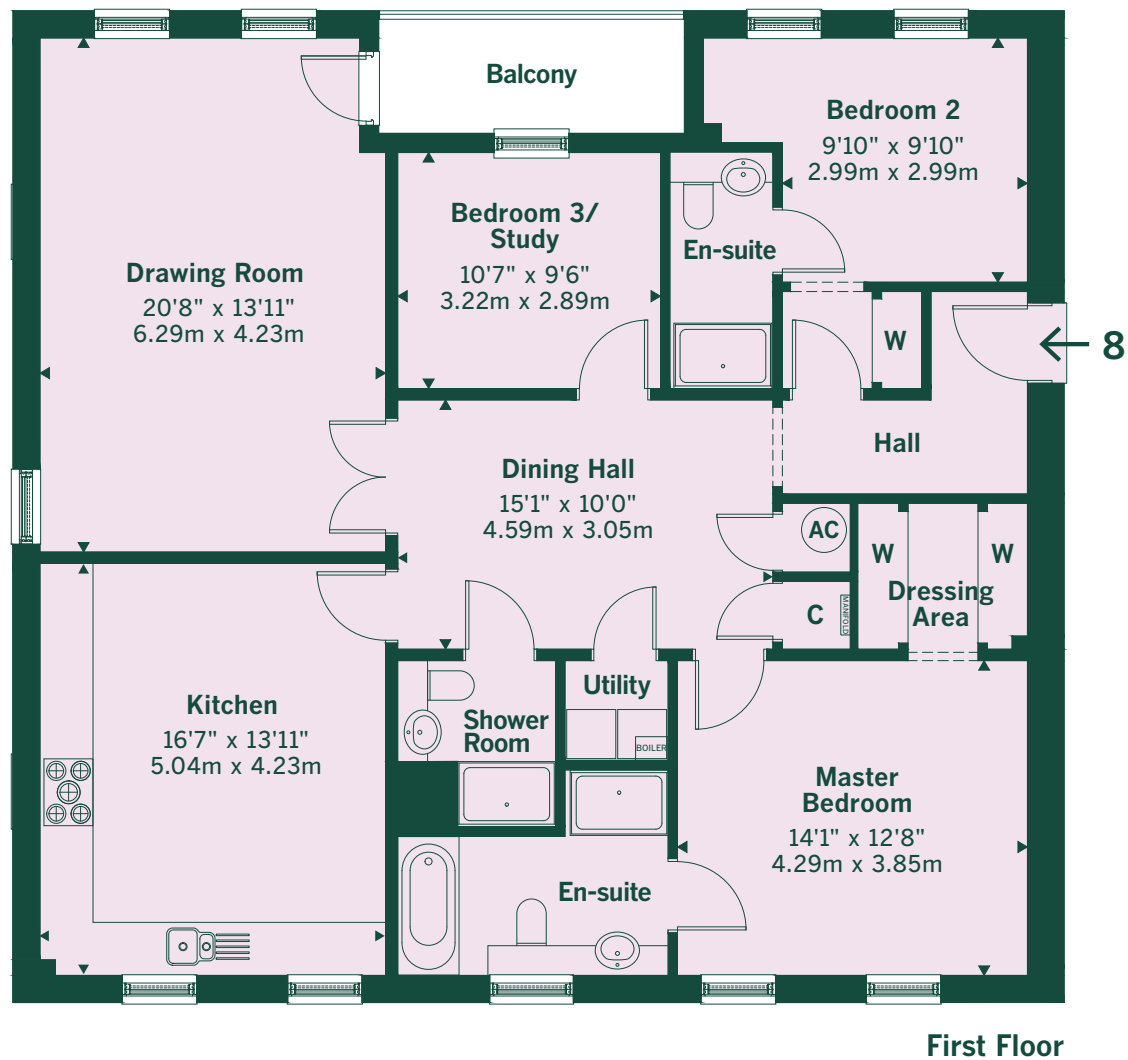
Three-bedroom house over three levels with study, terrace and balcony





# 8 Mackay House

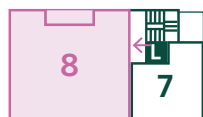
Three-bedroom first floor apartment with balcony



Second Floor



First Floor



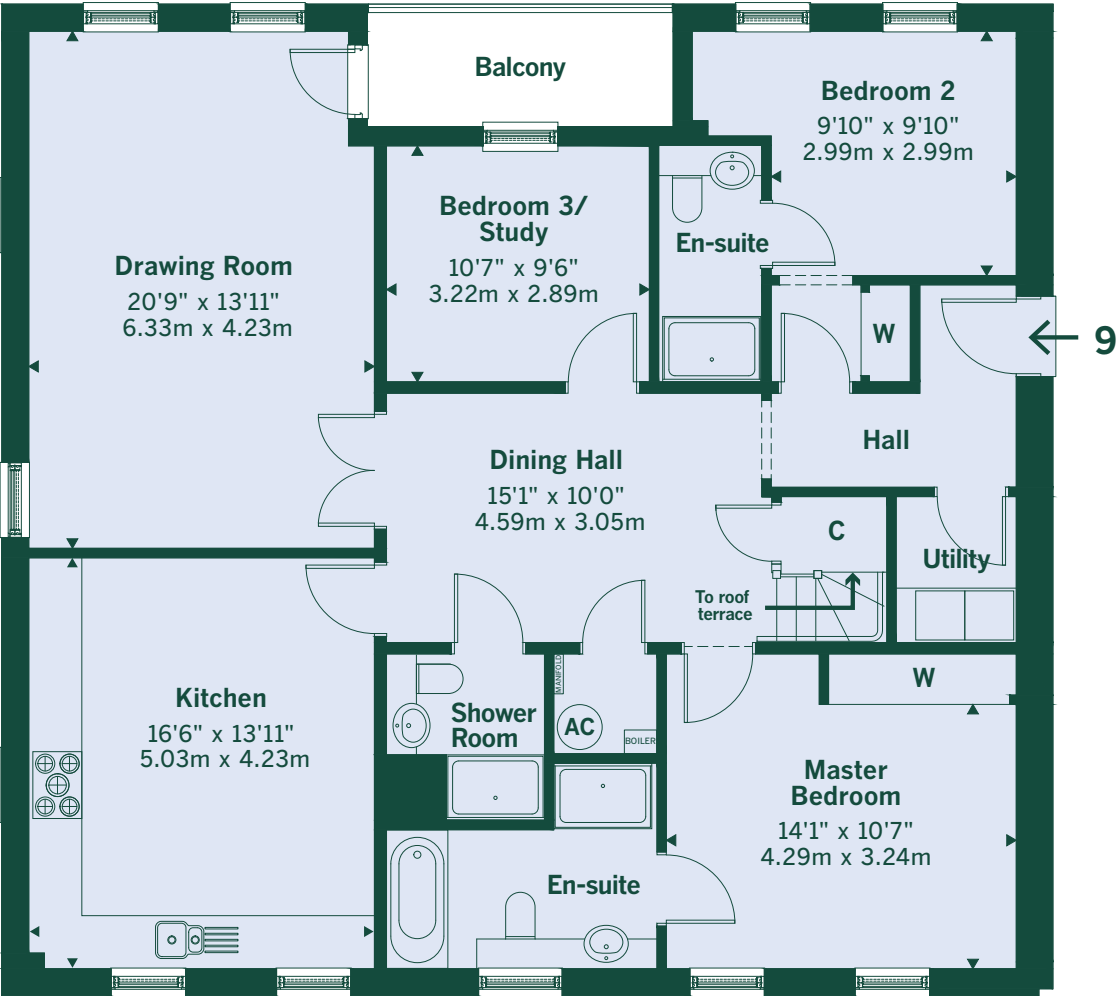
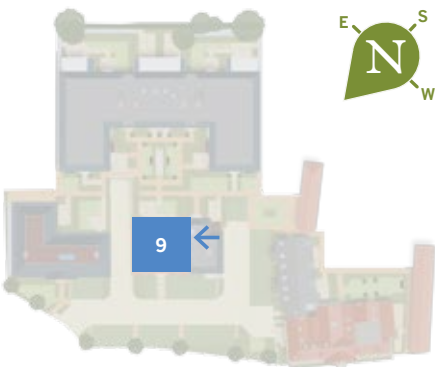
Ground Floor





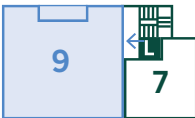
# 9 Mackay House

Three-bedroom second floor apartment with balcony and roof terrace



Second Floor

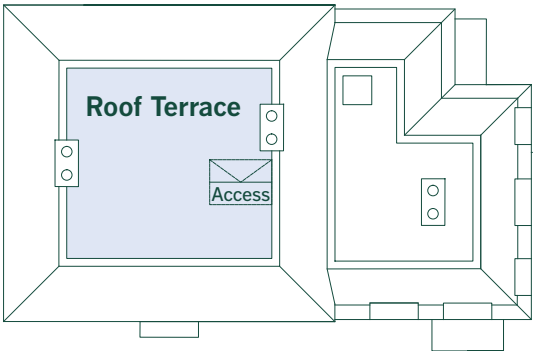
Second Floor



First Floor



Ground Floor





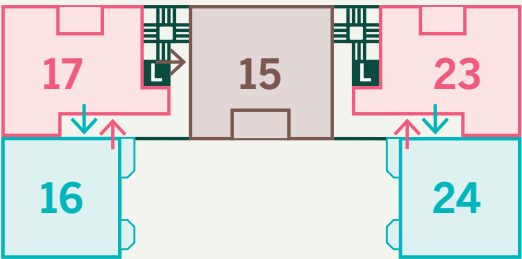


# The Malthouse

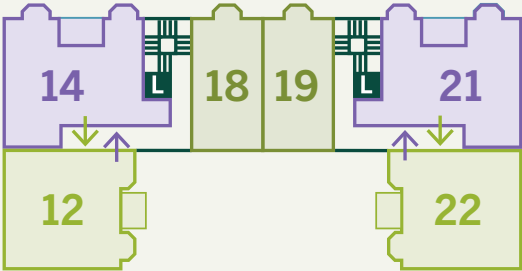
Within The Malthouse, Beechcroft has created 15 elegant two and three-bedroom apartments and duplexes



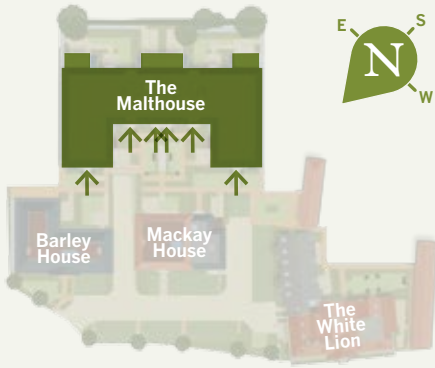
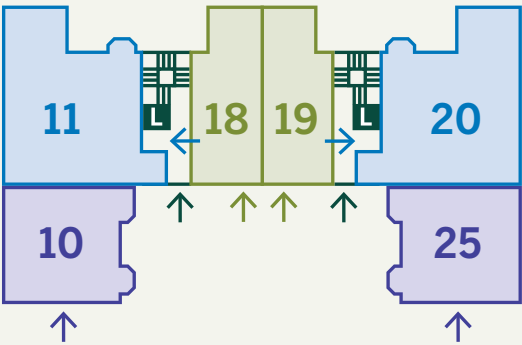
## Second Floor



## First Floor



## Ground Floor

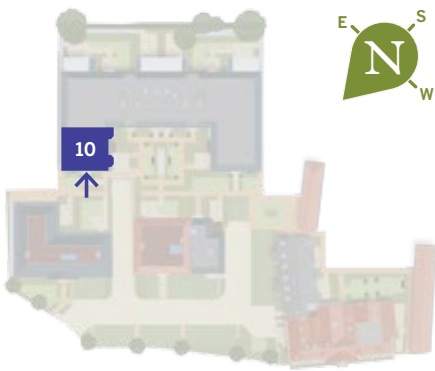


- 10 Three-bedroom apartment**  
**25** Ground floor Terrace
- 11 Three-bedroom apartment**  
**20** Ground floor Sun room, terrace and garden
- 12 Three-bedroom apartment**  
**22** First floor Balcony
- 14 Two-bedroom apartment**  
**21** First floor Study and balcony
- 15 Three-bedroom apartment**  
Second floor Balcony
- 16 Three-bedroom apartment**  
**24** Second floor Two balconies
- 17 Two-bedroom apartment**  
**23** Second floor Study and balcony
- 18 Three-bedroom duplex apartment**  
**19** Ground and first floors Sun room, terrace and garden

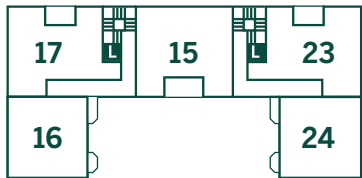
**L - Lift**  
Drawing is not to scale.  
Landscaping is indicative only.

# 10 The Malthouse

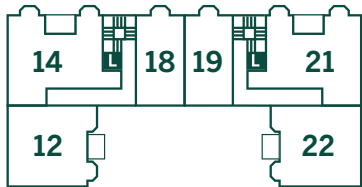
Three-bedroom ground floor apartment with terrace



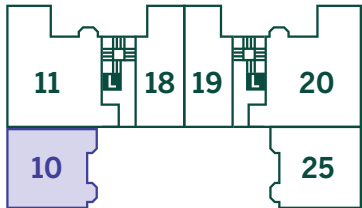
Second Floor



First Floor

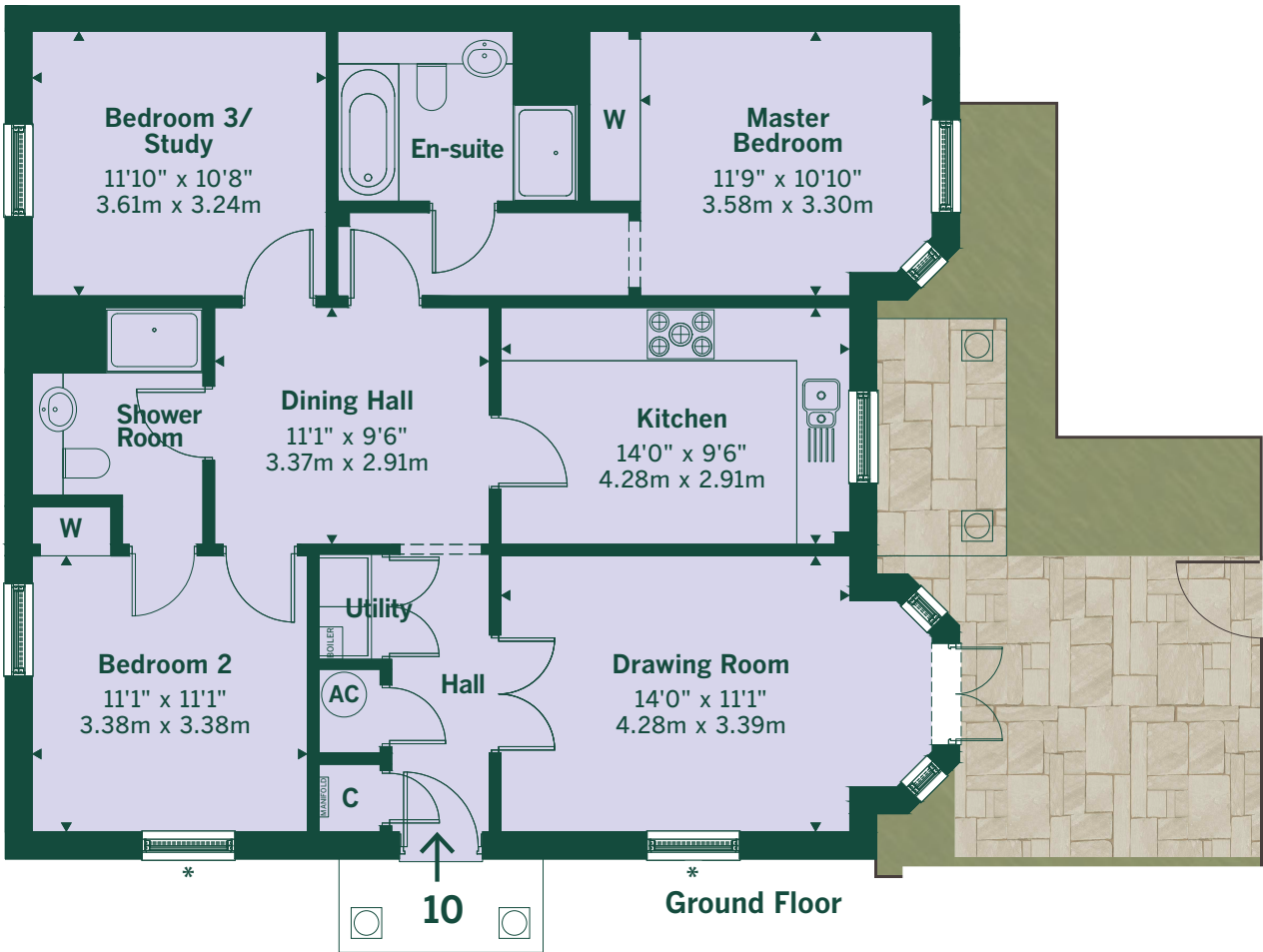


Ground Floor



L - Lift

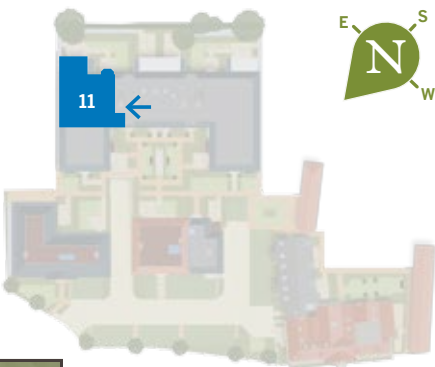
\* Obscure glazed windows



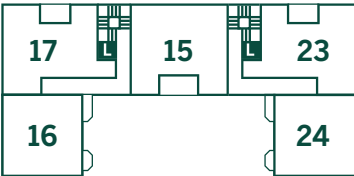


# 11 The Malthouse

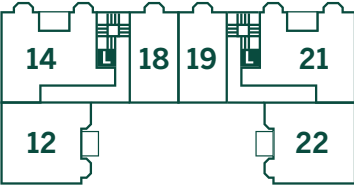
Three-bedroom ground floor apartment with sun room, terrace and garden



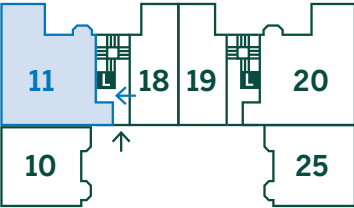
Second Floor



First Floor

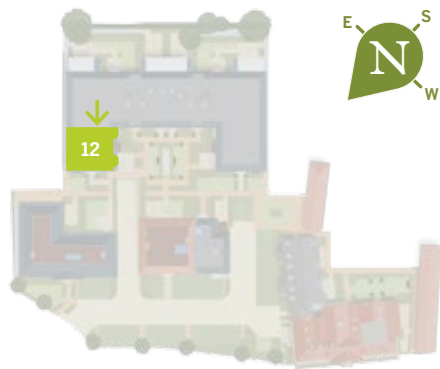


Ground Floor



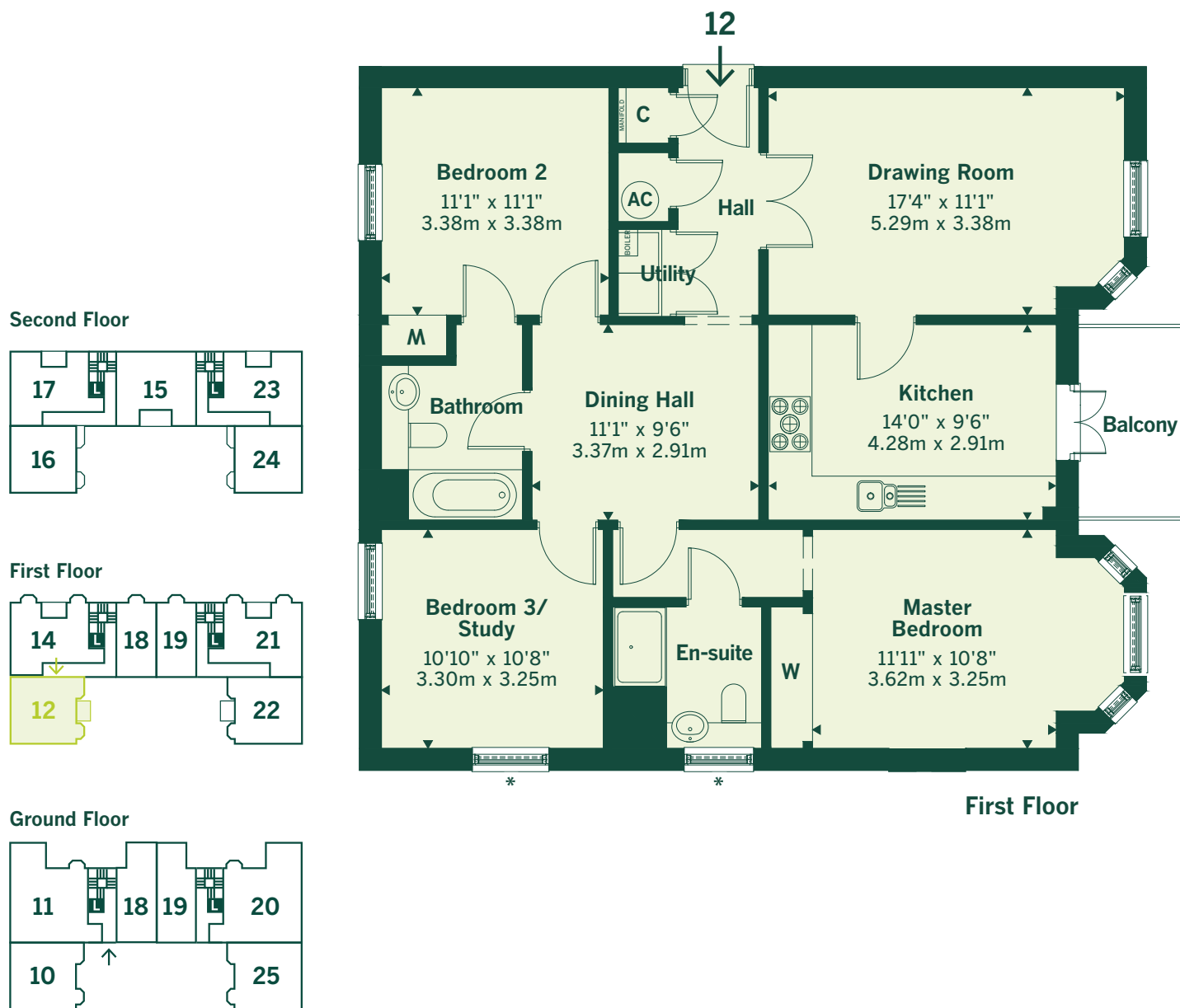
L - Lift

Ground Floor



# 12 The Malthouse

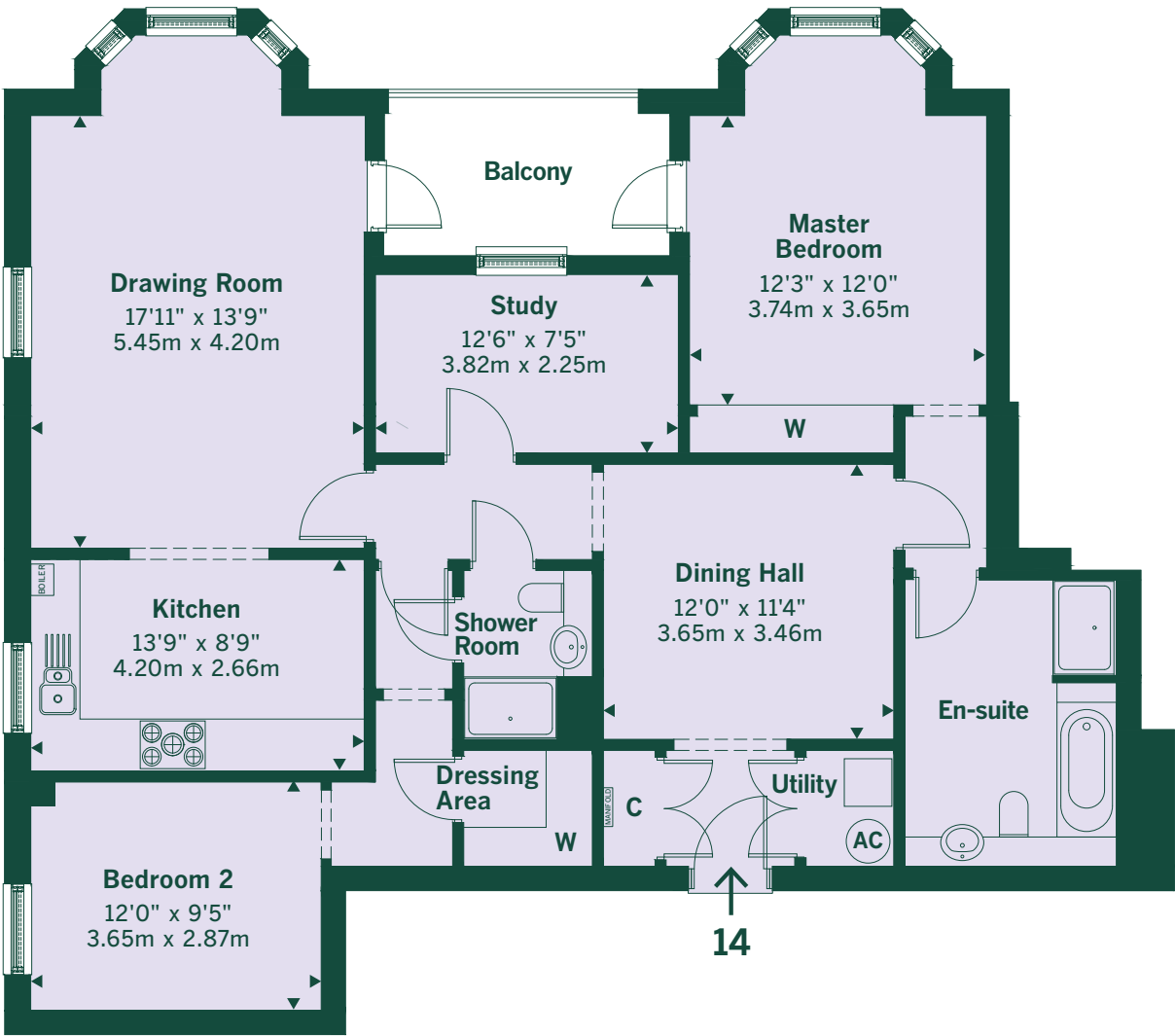
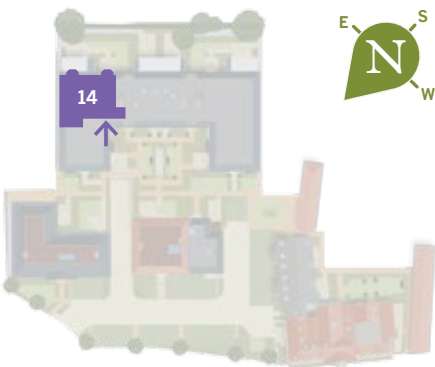
Three-bedroom first floor apartment with balcony





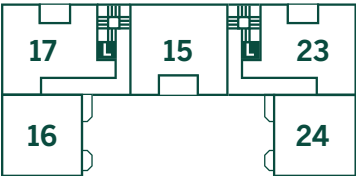
# 14 The Malthouse

Two-bedroom first floor apartment with study and balcony

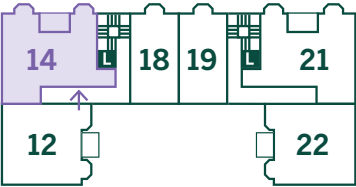


First Floor

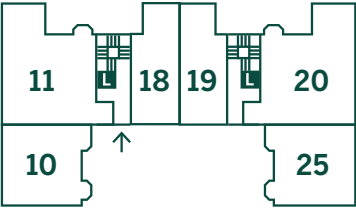
Second Floor



First Floor



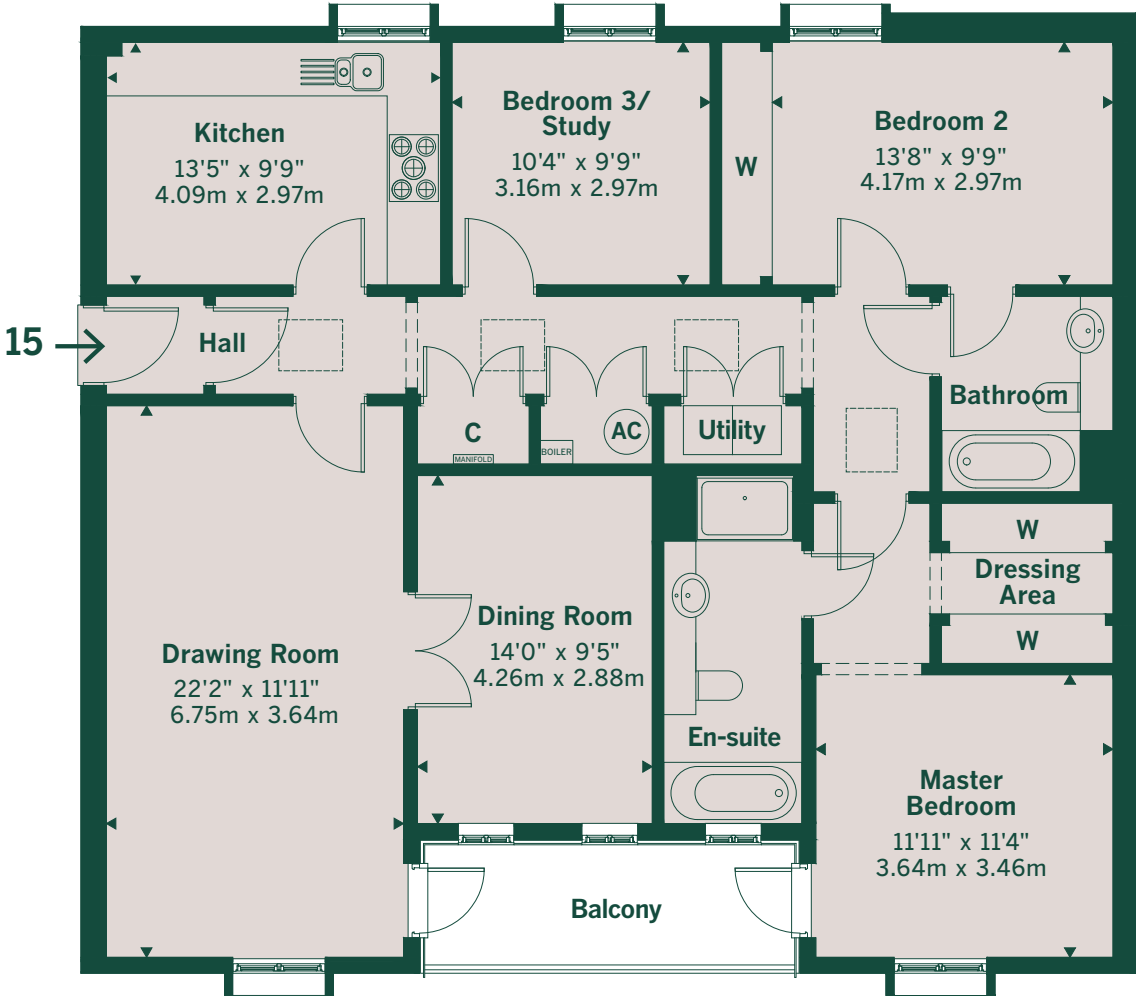
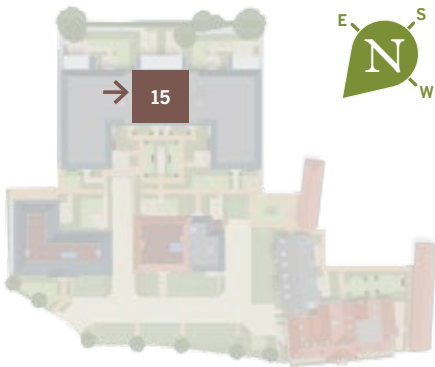
Ground Floor



L - Lift

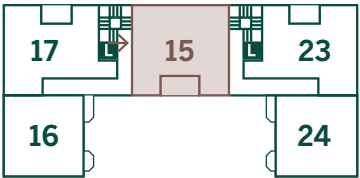
# 15 The Malthouse

Three-bedroom second floor apartment with balcony

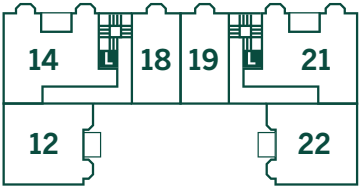


Second Floor

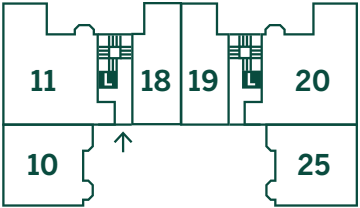
Second Floor



First Floor



Ground Floor

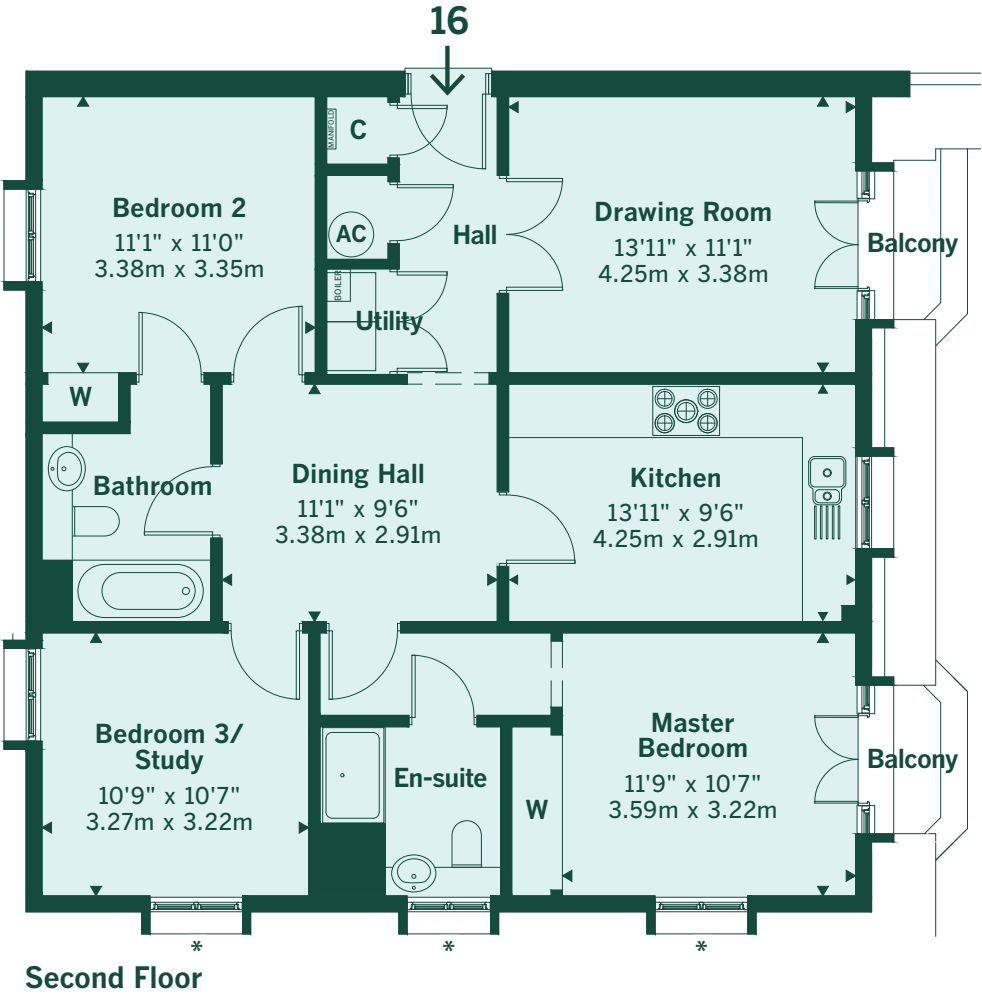
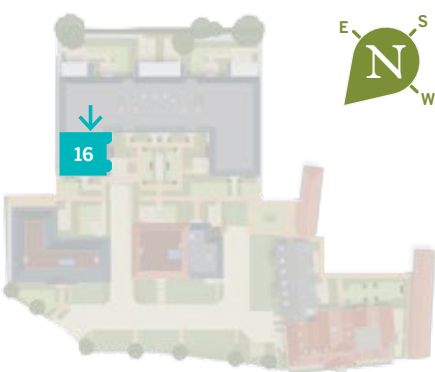


L - Lift

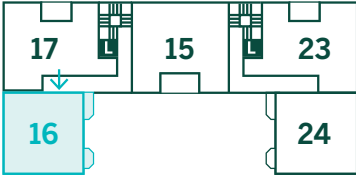


# 16 The Malthouse

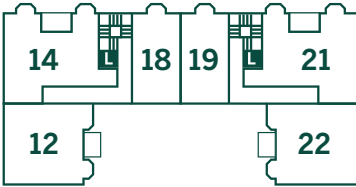
Three-bedroom second floor apartment with two balconies



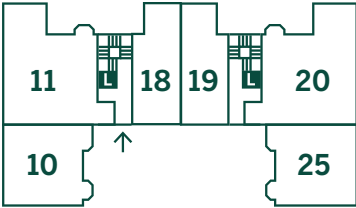
Second Floor



First Floor



Ground Floor



L - Lift

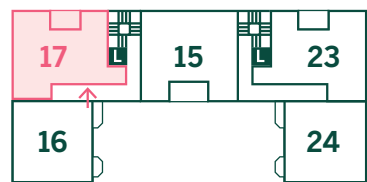
\* Obscure glazed windows



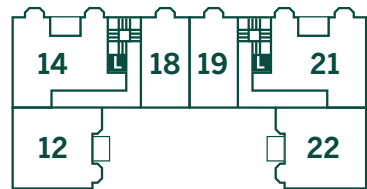
# 17 The Malthouse

Two-bedroom second floor apartment with study and balcony

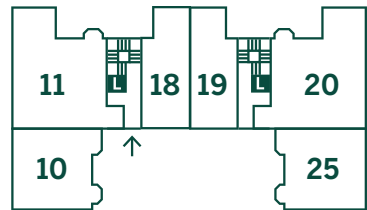
Second Floor



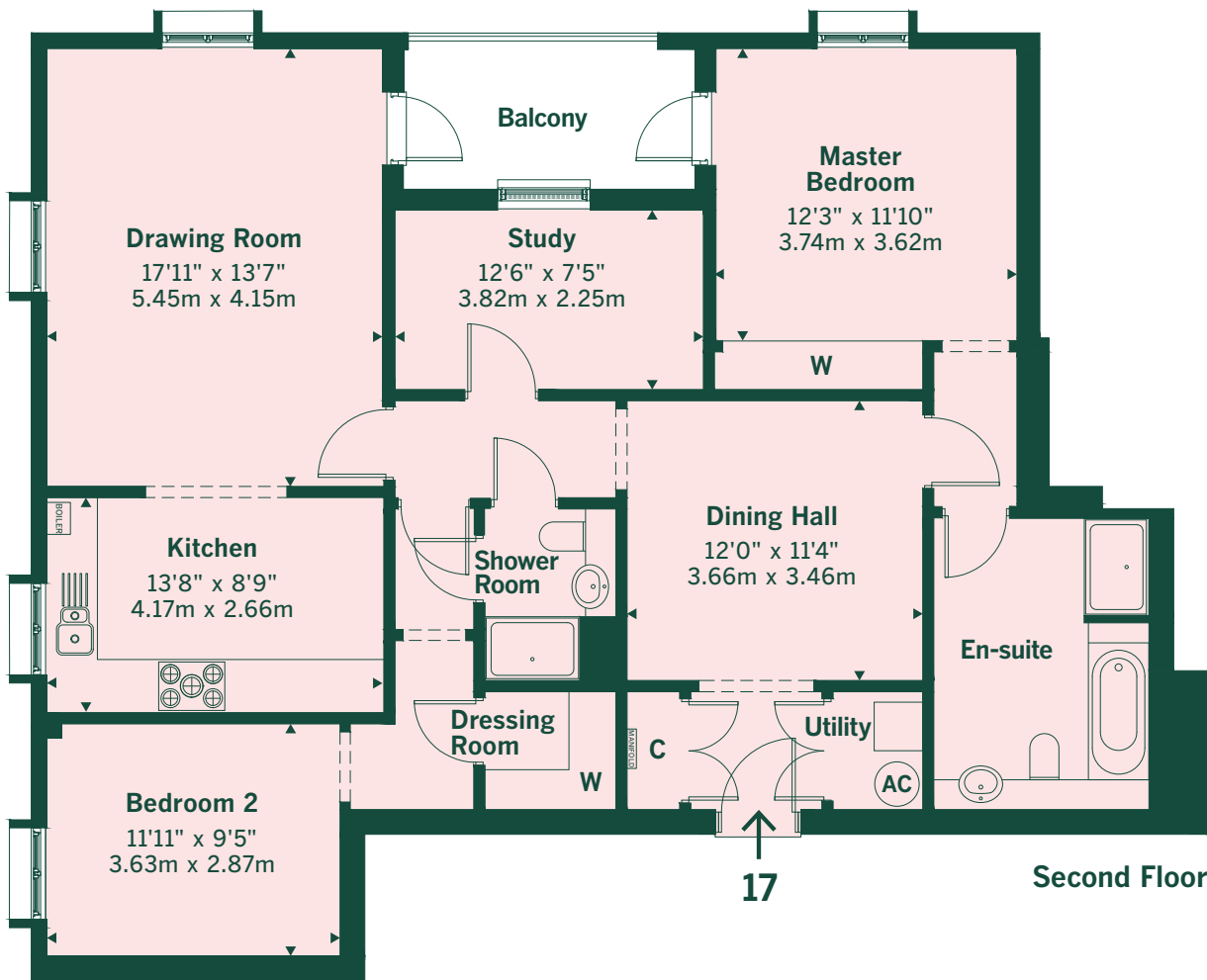
First Floor



Ground Floor



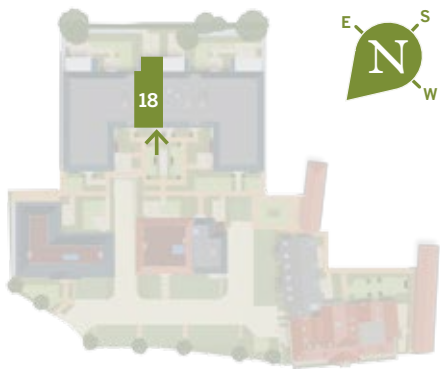
L – Lift



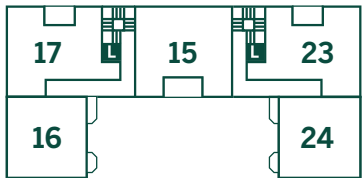


# 18 The Malthouse

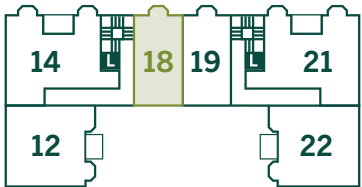
Three-bedroom ground and first floor duplex apartment with sun room, terrace and garden



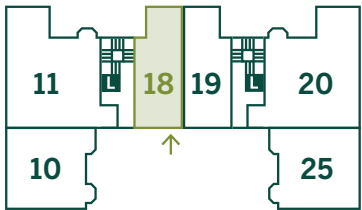
Second Floor



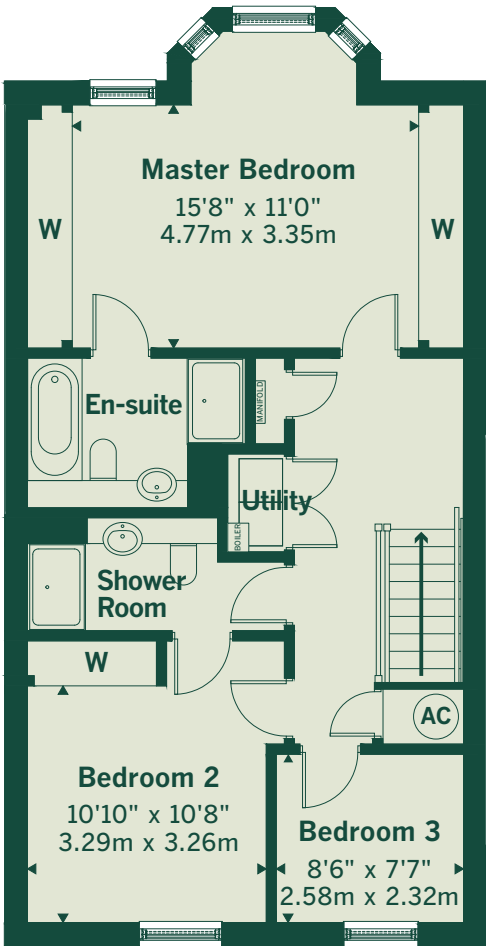
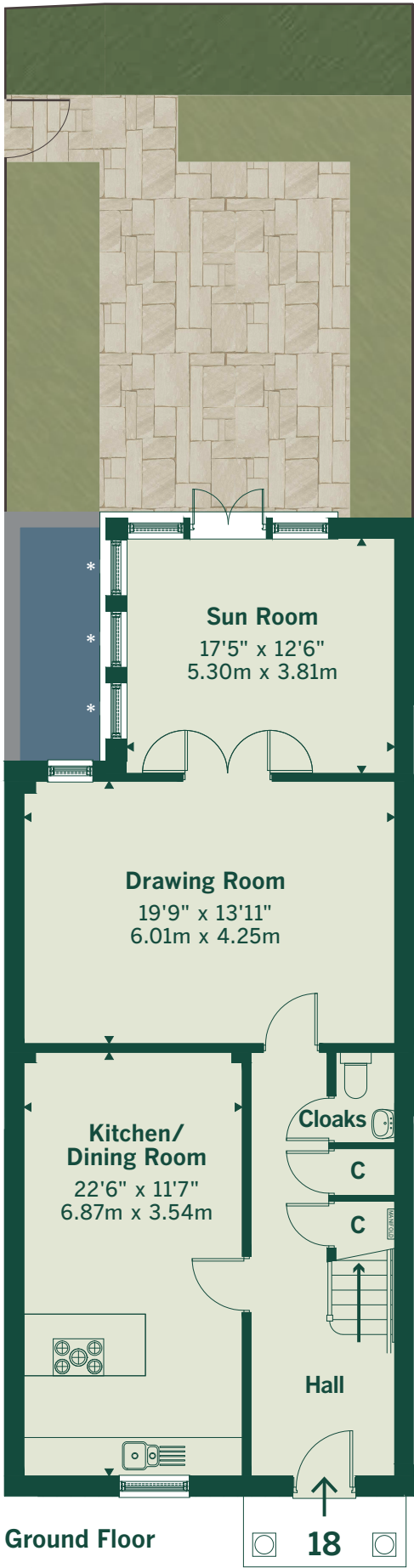
First Floor



Ground Floor



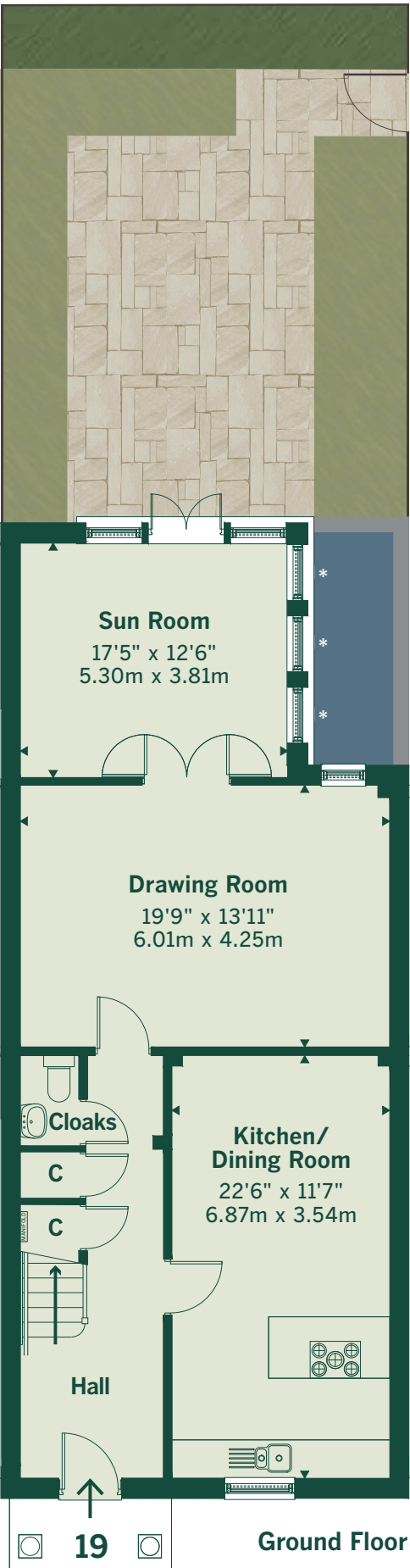
L - Lift  
\* Obscure glazed windows



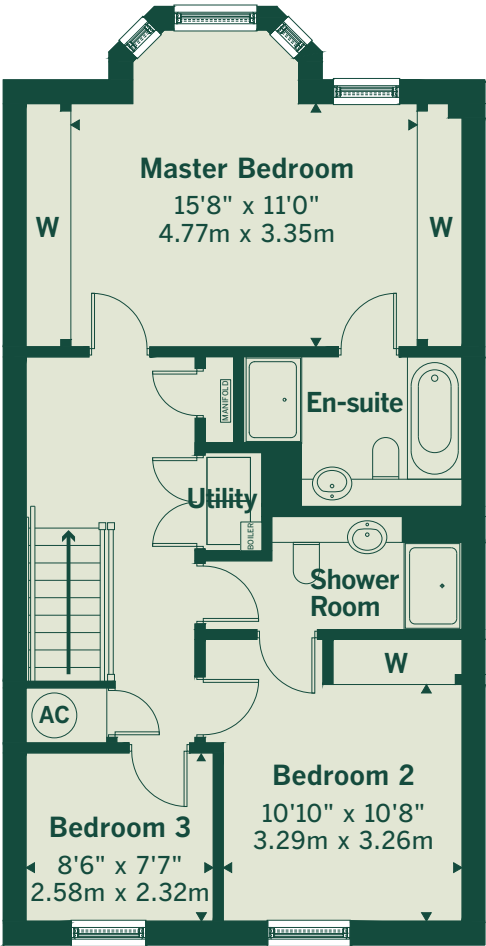
First Floor

# 19 The Malthouse

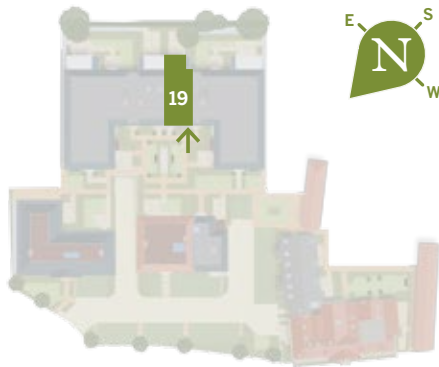
Three-bedroom ground and first floor duplex apartment with sun room, terrace and garden



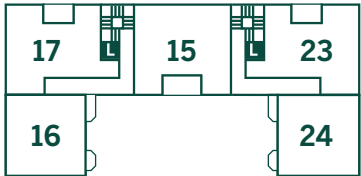
Ground Floor



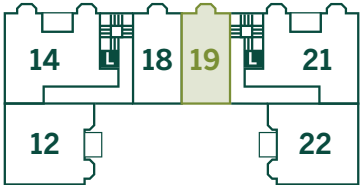
First Floor



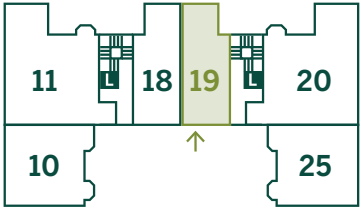
Second Floor



First Floor



Ground Floor



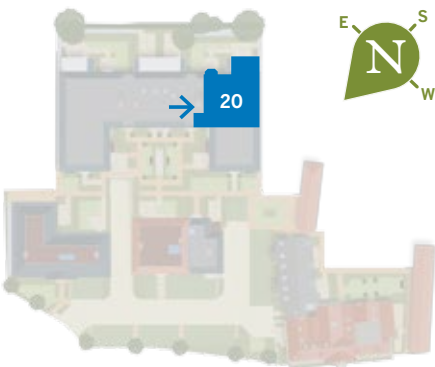
L - Lift

\* Obscure glazed windows

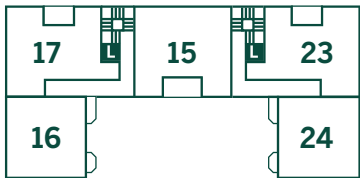


# 20 The Malthouse

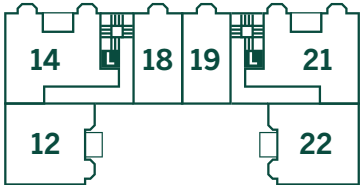
Three-bedroom ground floor apartment with sun room, terrace and garden



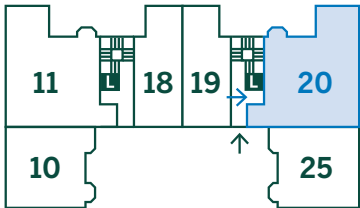
Second Floor



First Floor



Ground Floor

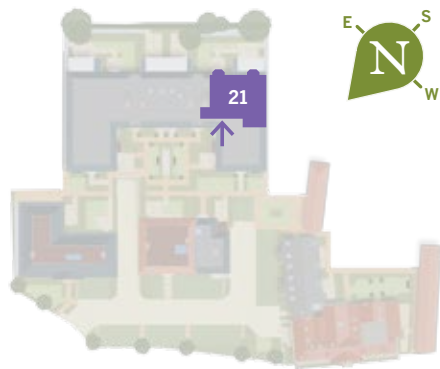


L - Lift

\* Obscure glazed windows

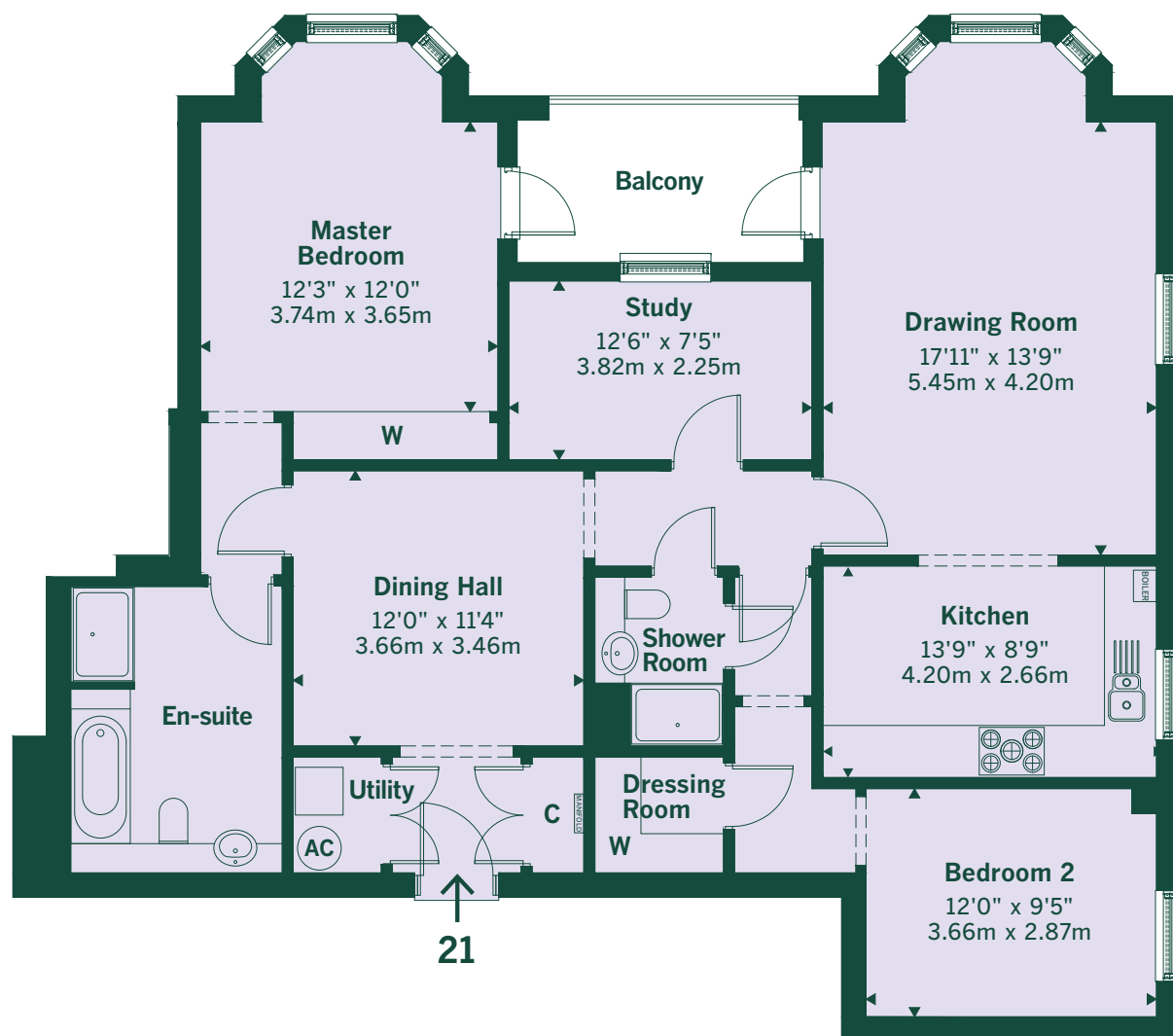


Ground Floor



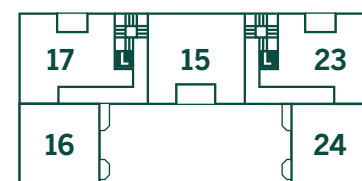
# 21 The Malthouse

Two-bedroom first floor apartment with study and balcony

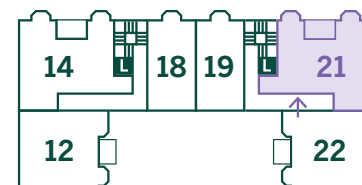


First Floor

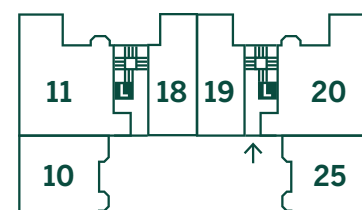
Second Floor



First Floor



Ground Floor

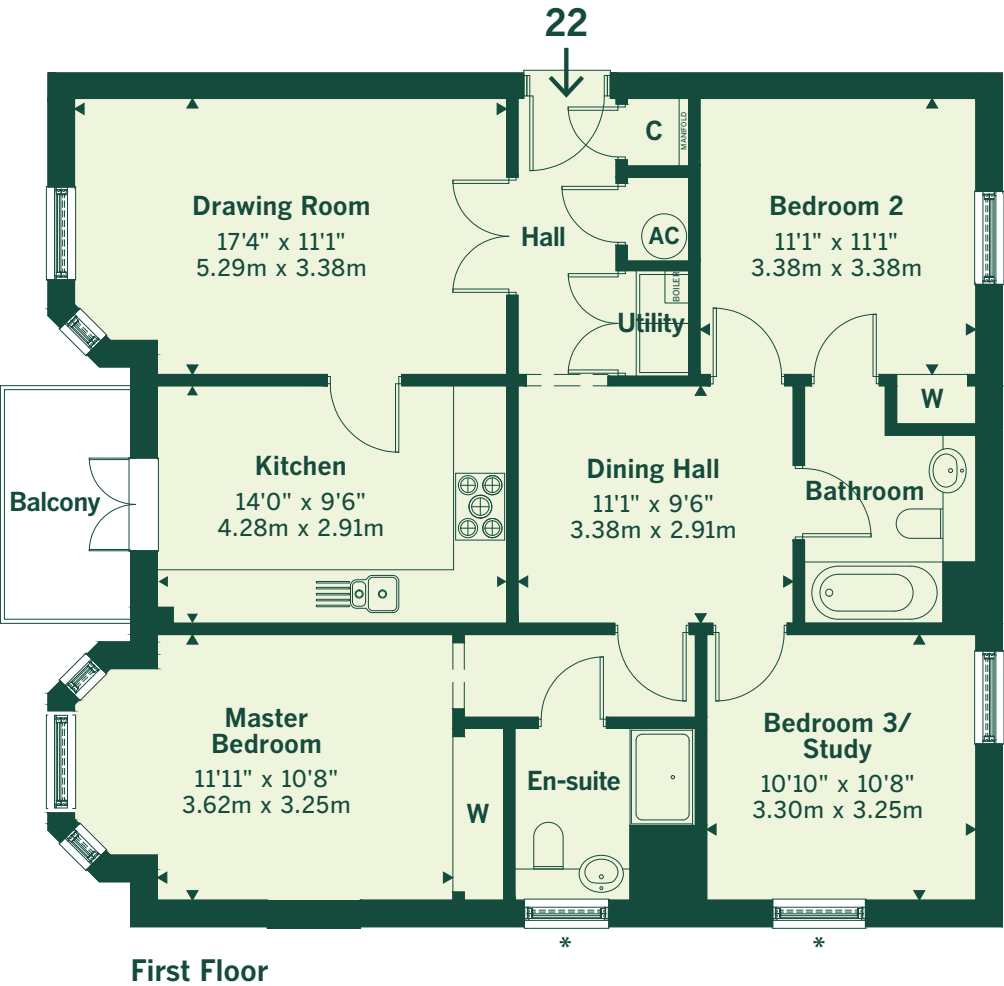
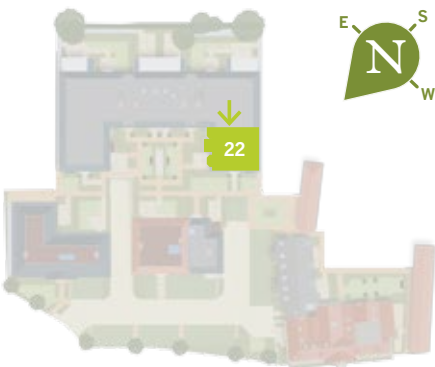


L - Lift

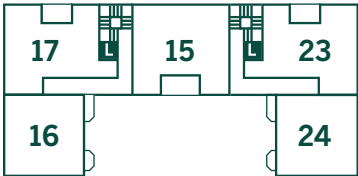


# 22 The Malthouse

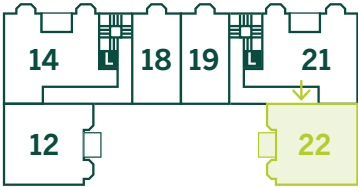
Three-bedroom first floor apartment with balcony



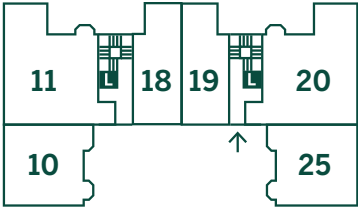
Second Floor



First Floor



Ground Floor



L - Lift

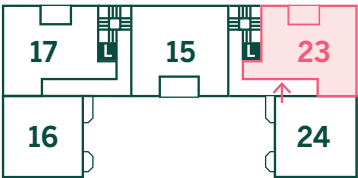
\* Obscure glazed windows



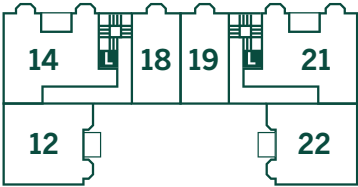
# 23 The Malthouse

Two-bedroom second floor apartment with study and balcony

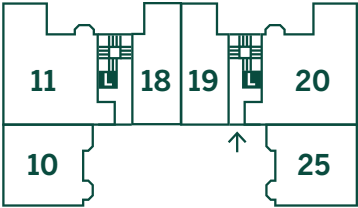
Second Floor



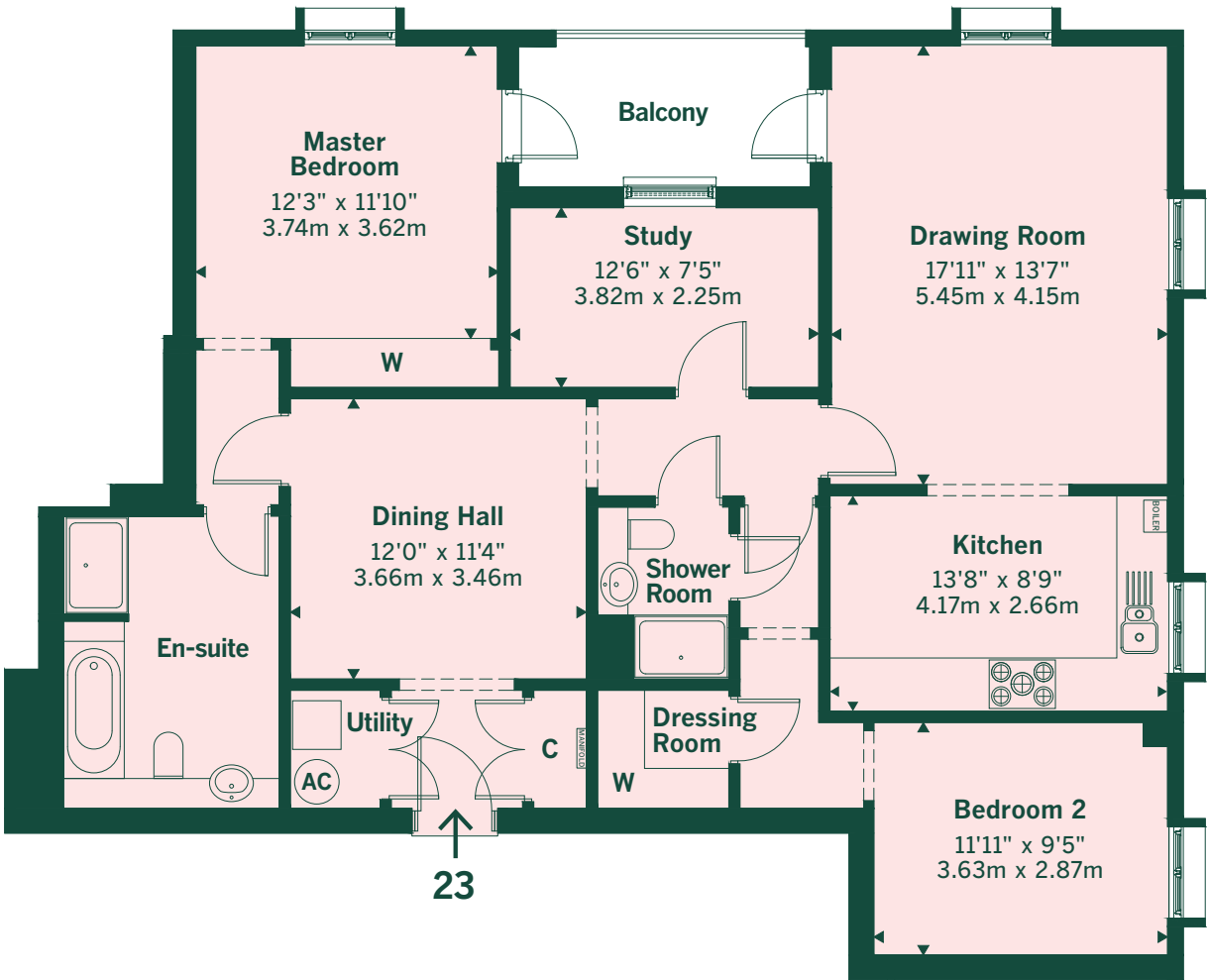
First Floor



Ground Floor



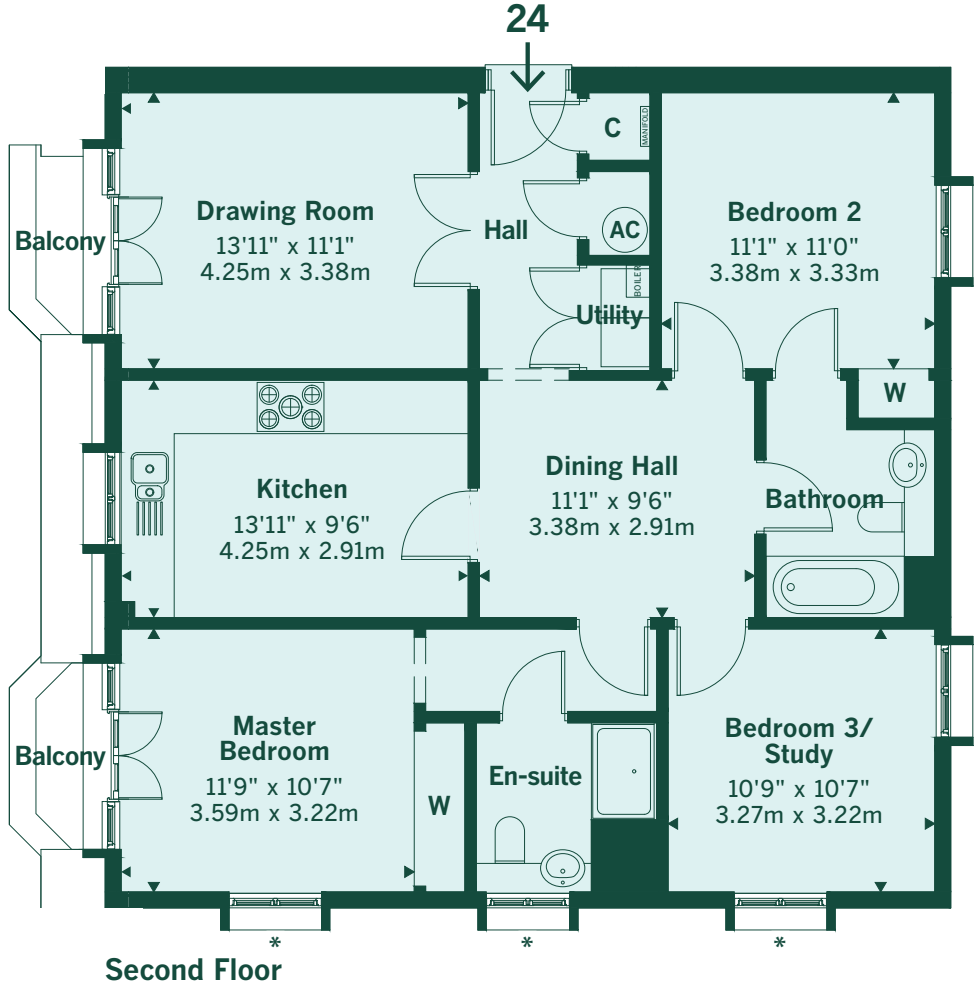
L - Lift



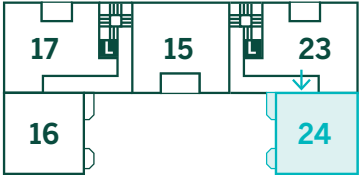
Second Floor

# 24 The Malthouse

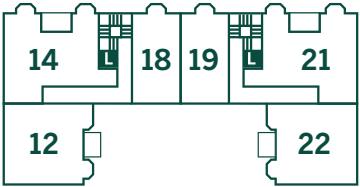
Three-bedroom second floor apartment with two balconies



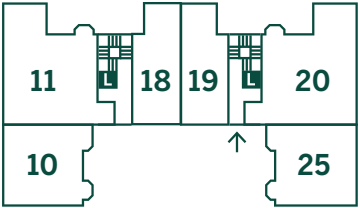
Second Floor



First Floor



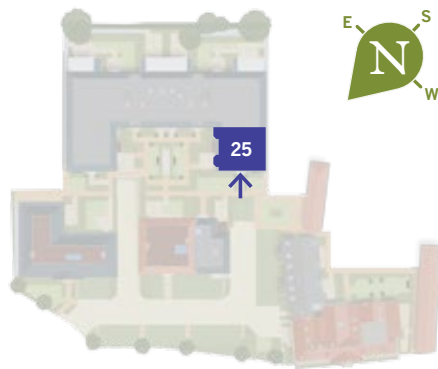
Ground Floor



L - Lift

\* Obscure glazed windows

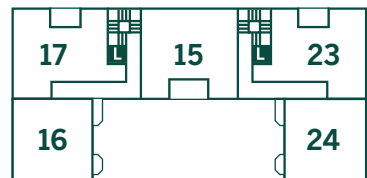




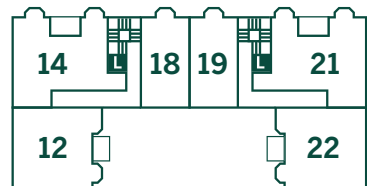
# 25 The Malthouse

Three-bedroom ground floor apartment with terrace

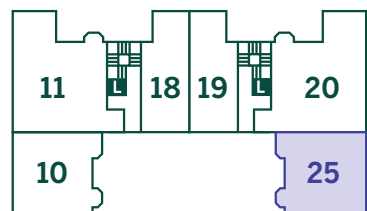
Second Floor



First Floor

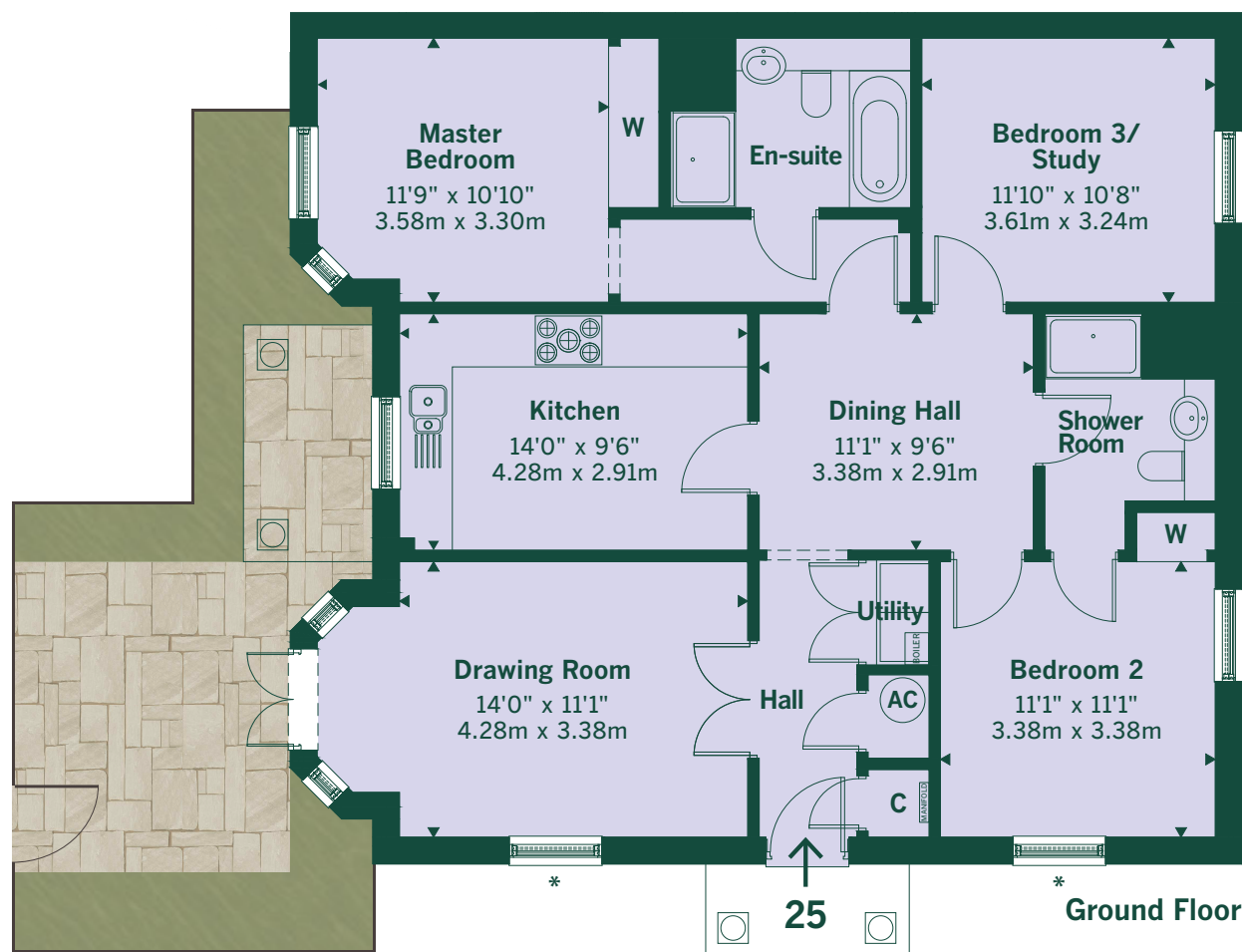


Ground Floor



L – Lift

\* Obscure glazed windows

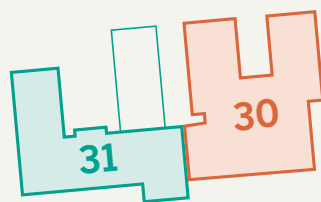


# The White Lion

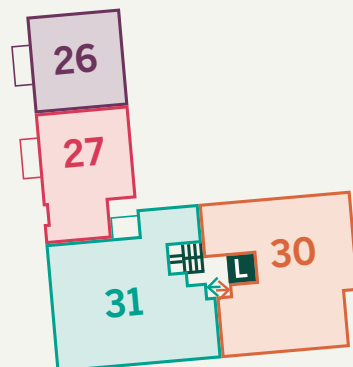
The sensitively-restored, Grade II listed White Lion has been converted into a collection of six new homes



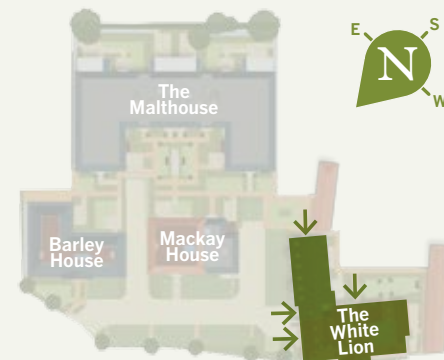
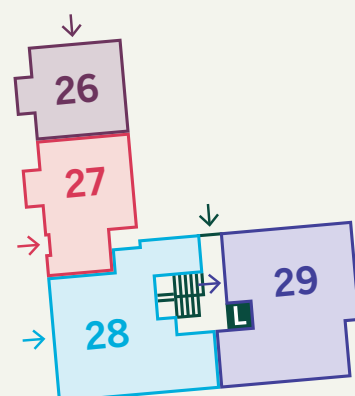
## Second Floor



## First Floor



## Ground Floor



- 26 Two-bedroom house**  
2 storey  
Study and terrace
- 27 Three-bedroom house**  
2 storey  
Terrace
- 28 Two-bedroom apartment**  
Ground floor  
Study area and terrace
- 29 Three-bedroom apartment**  
Ground floor  
Two terraces and garden
- 30 Four-bedroom duplex apartment**  
First and second floors  
Study, sitting area and Juliet balcony
- 31 Three-bedroom duplex apartment**  
First and second floors  
Sitting area and balcony

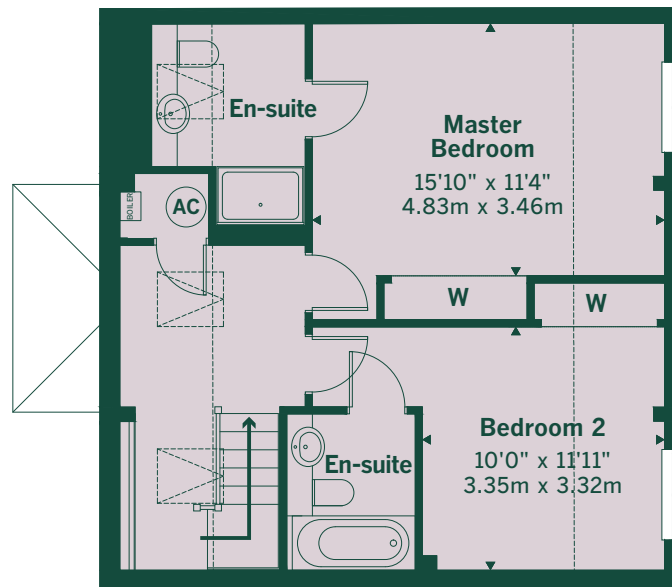
### L - Lift

Drawing is not to scale.  
Landscaping is indicative only.

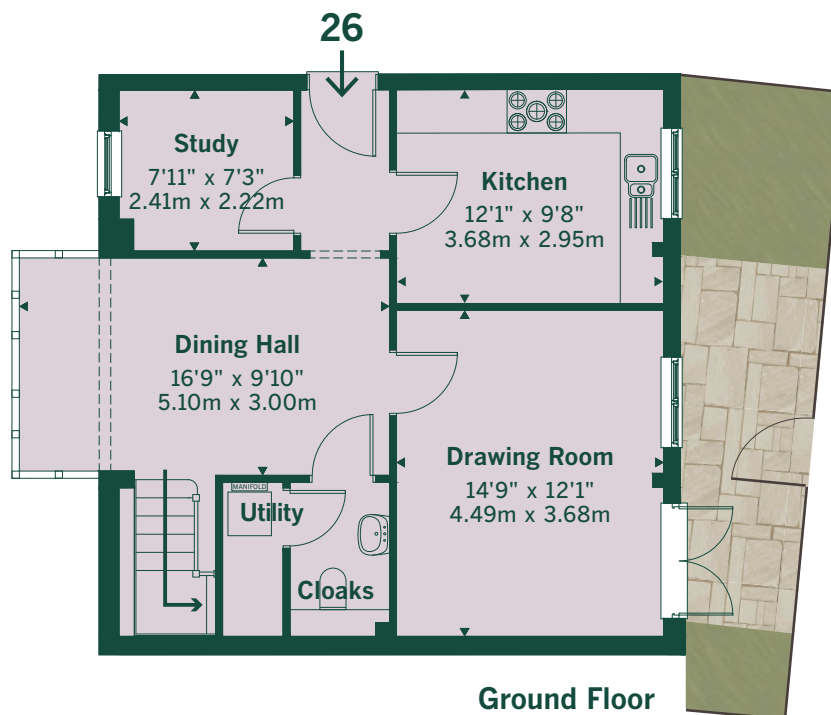


## 26 The White Lion

Two-bedroom house with study and terrace

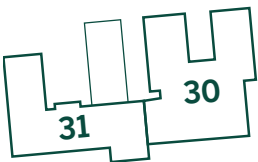


First Floor

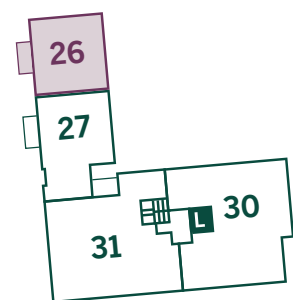


Ground Floor

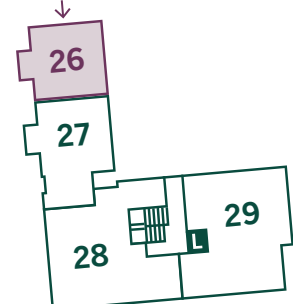
Second Floor



First Floor



Ground Floor

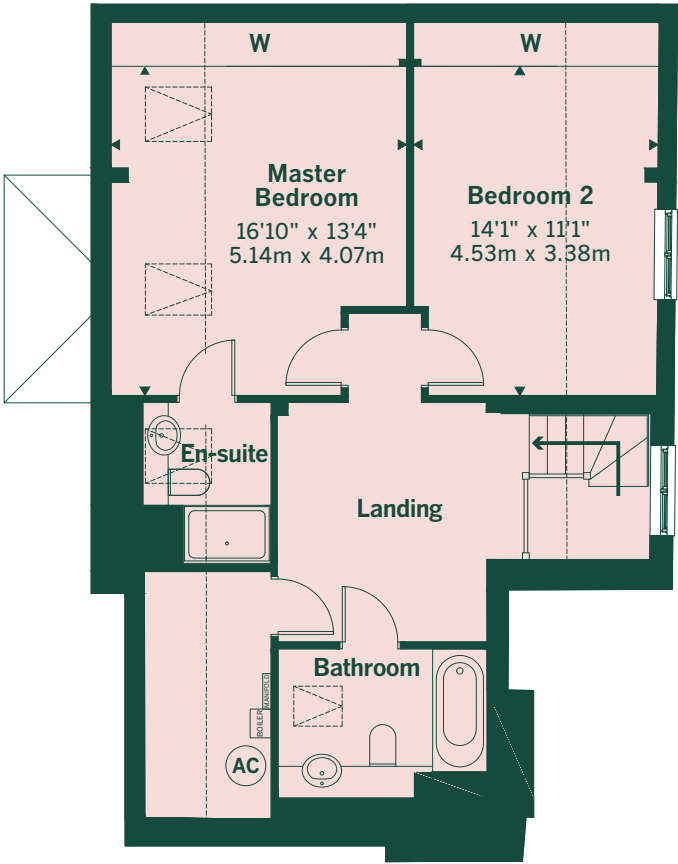
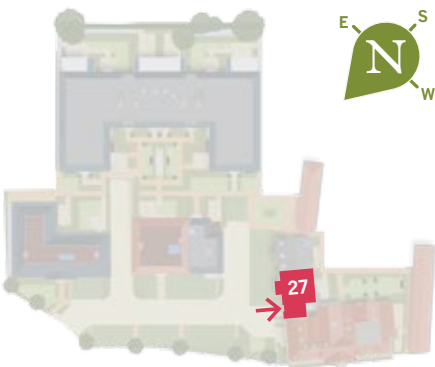


L - Lift

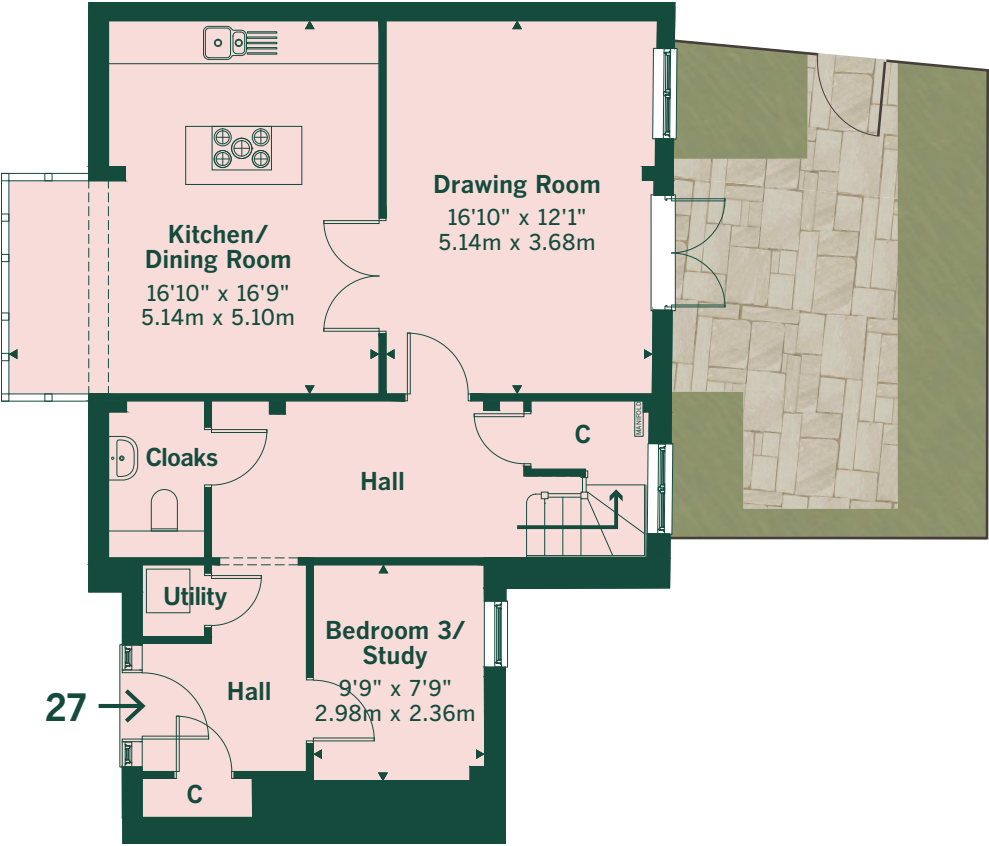


# 27 The White Lion

Three-bedroom house with terrace

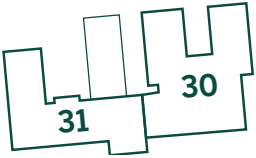


First Floor

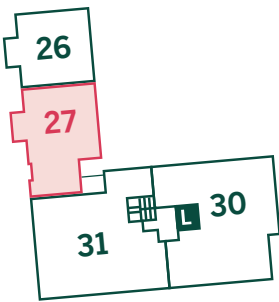


Ground Floor

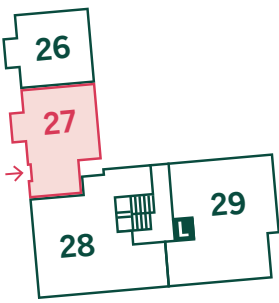
Second Floor



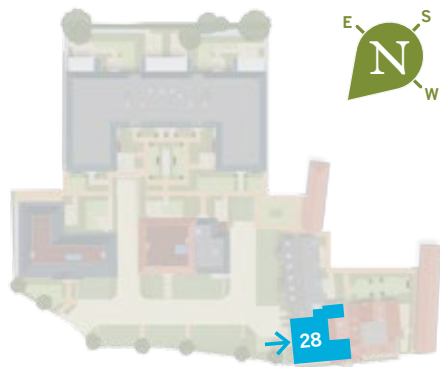
First Floor



Ground Floor



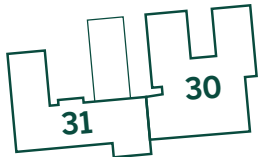
L - Lift



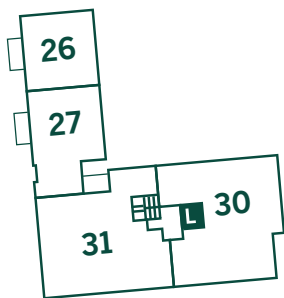
## 28 The White Lion

Two-bedroom ground floor apartment with study area and terrace

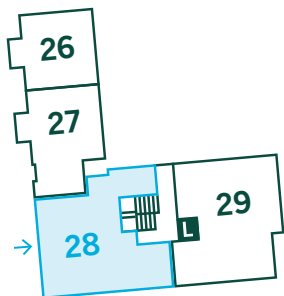
Second Floor



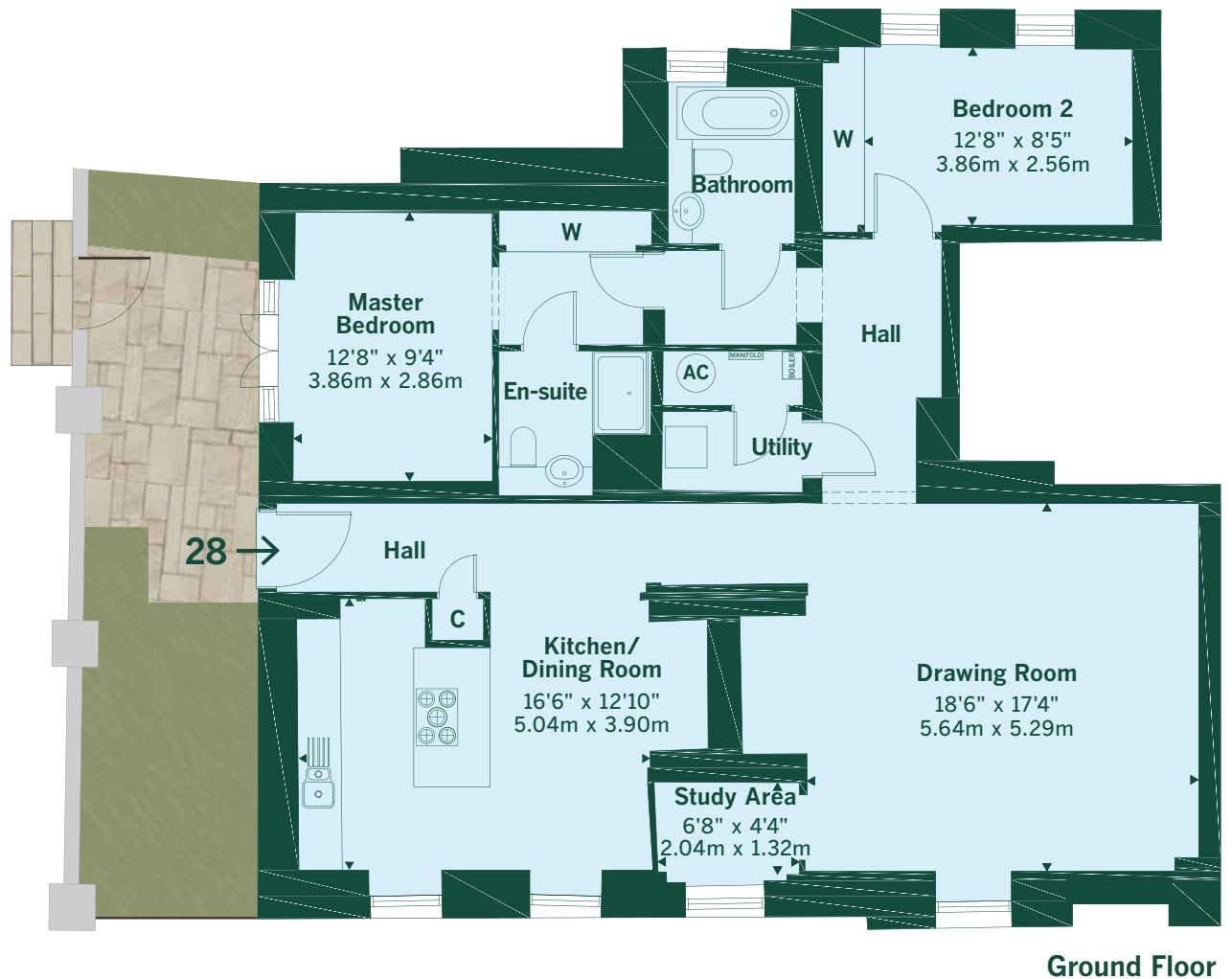
First Floor



Ground Floor

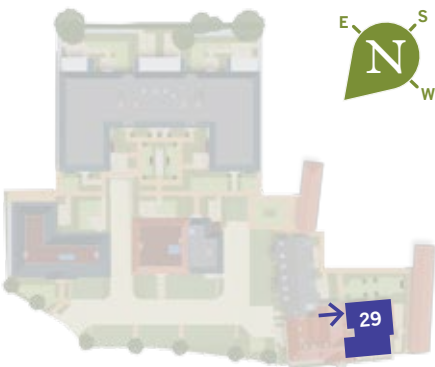


L - Lift



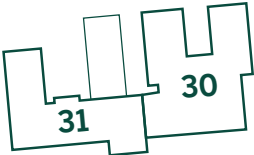
# 29 The White Lion

Three-bedroom ground floor apartment with two terraces and garden

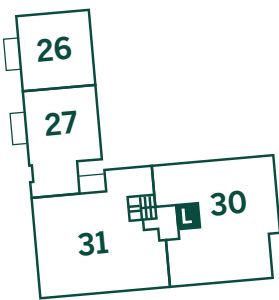


Ground Floor

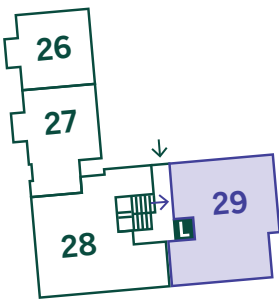
Second Floor



First Floor



Ground Floor

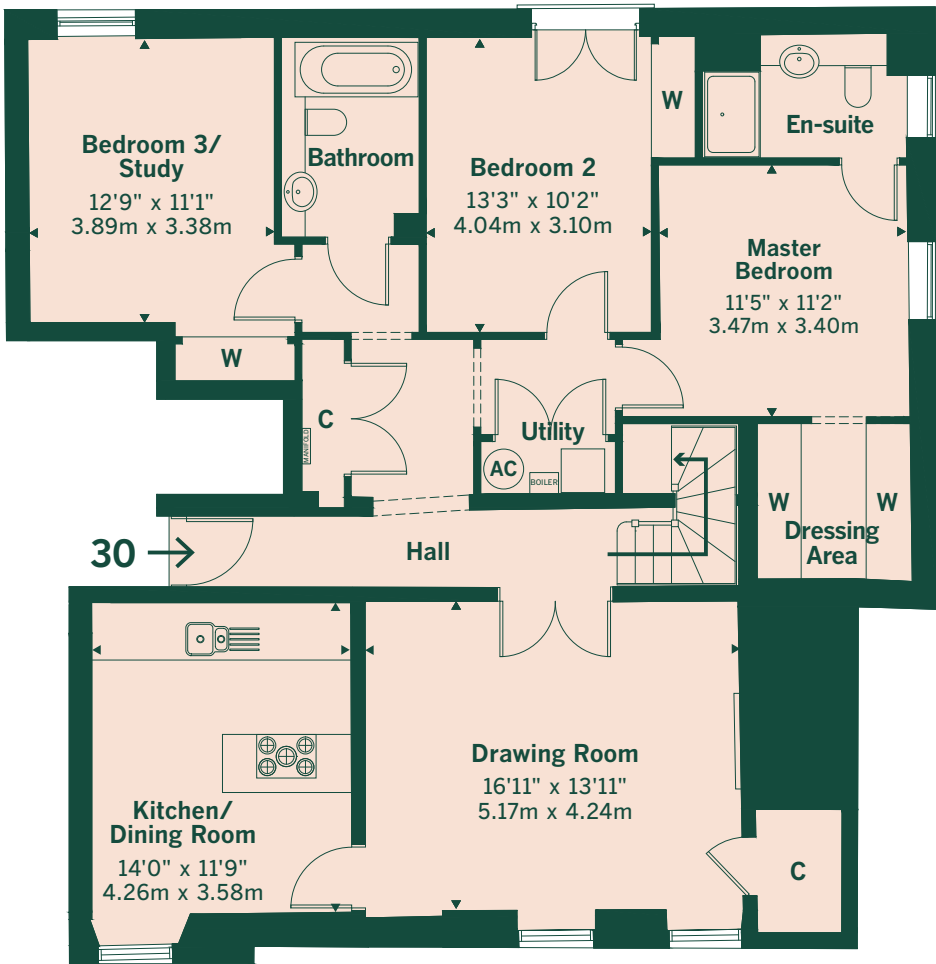
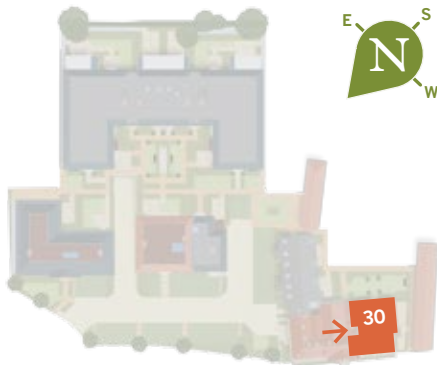
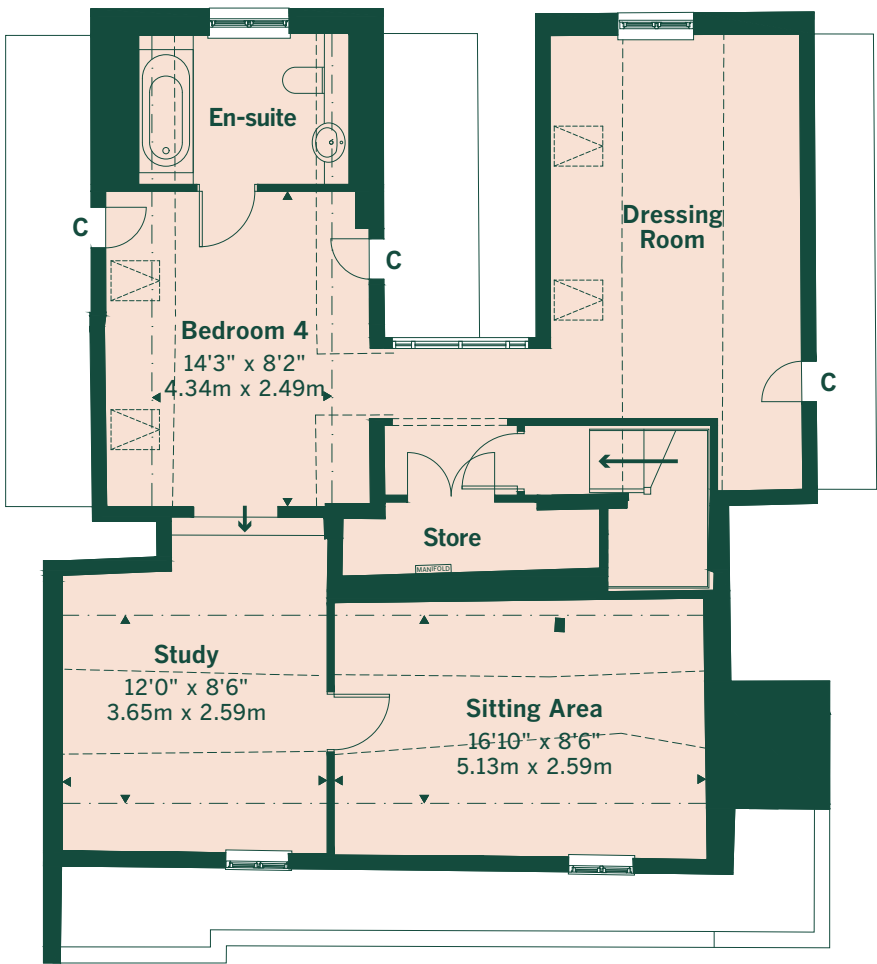


L - Lift

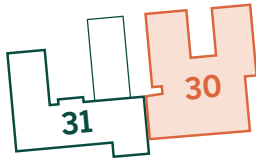


# 30 The White Lion

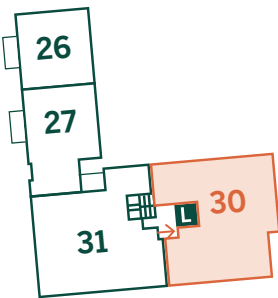
Four-bedroom first and second floor duplex apartment with study, sitting area and Juliet balcony



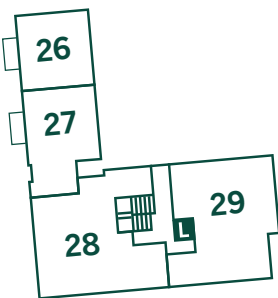
Second Floor



First Floor



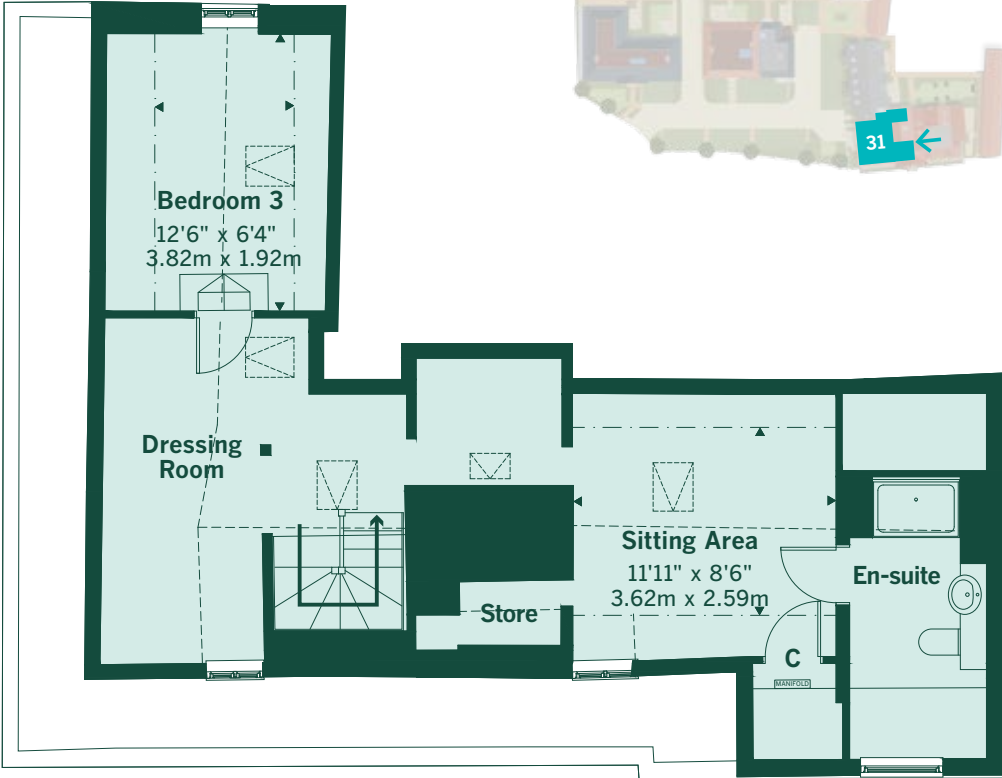
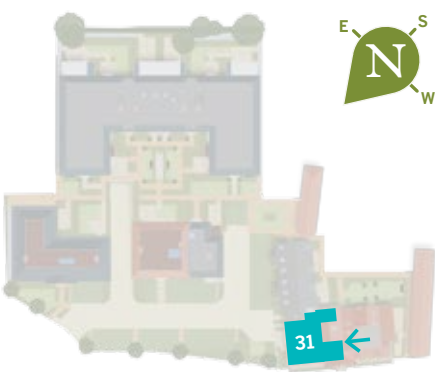
Ground Floor



L - Lift

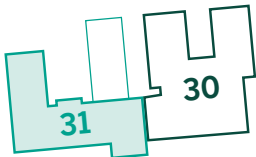
# 31 The White Lion

Three-bedroom first and second floor duplex apartment with sitting area and balcony

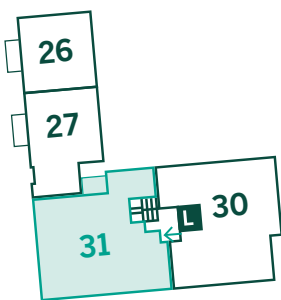


Second Floor

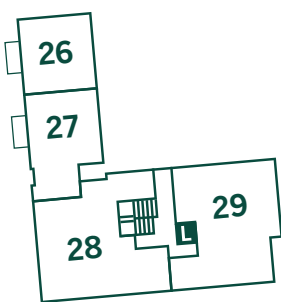
Second Floor



First Floor



Ground Floor



L – Lift



First Floor



# The finishing touches

Beechcroft homes are designed to provide generously-proportioned living space, beautifully-designed, traditionally built and fitted with fixtures of the highest quality.















Handmade fitted kitchens by Manor Interiors with integrated appliances by Siemens



Choice of ceramic wall tiling\*



Gas underfloor heating systems and electric Opti-Myst fires with stone surrounds



## Kitchens

- Handmade fitted kitchens by Manor Interiors with stone work surfaces, matching upstands and stainless steel splash backs
- A range of integrated appliances by Siemens including a single oven, a five burner gas hob, combination microwave/oven, fully integrated dishwasher and fridge/freezer and a washing machine and tumble dryer in utility area where appropriate
- Stainless steel sink and mixer tap
- Choice of Amtico flooring\*



## Bathrooms & Shower Rooms

- Contemporary white sanitary ware from Villeroy & Boch
- Fitted vanity units to bathrooms and en-suites
- 'Vado' taps and fittings in chrome
- Curved chrome heated towel rails to bathrooms and en-suites
- Shaver sockets to bathrooms and en-suites
- Choice of ceramic wall tiling. Full height porcelain/ceramic wall tiling on the appliance walls in bathrooms and en-suites\*
- Choice of Amtico flooring to bathrooms and en-suites\*
- Mirrors fitted in bathrooms, en-suites and cloakrooms



## Heating & Ventilation

- Heating is via a gas fired underfloor heating system
- Pressurised hot water system
- Stone fire surround with a chrome Opti-Myst electric fire
- UPVC double glazed windows to all new homes and a combination of new and refurbished windows to converted homes

\*Subject to stage of construction





Low energy pendant lights and LED downlights



Video door entry system to apartments



Internal flush doors in Vancouver Grey



### Lighting, TV & Telephone

- Low energy fitment pendant lights
- LED downlights to kitchens, bathrooms, cloakrooms, en-suites, sun-rooms and dining halls where applicable
- Telephone points to the drawing room, master bedroom and bedroom 3/study where applicable. Also in study area to 2 bedroom houses
- Communal satellite dish and TV/radio systems compatible for Sky+ system and HDMI Sky. Outlets will be provided in the drawing rooms, master bedrooms, bedroom 2, sun rooms and kitchens, except in homes with open plan kitchens



### Security & Safety

- Video door entry system to apartments
- Window locks to all windows<sup>†</sup>
- Security alarm fitted with panic buttons in the master bedroom and by the front door
- Mains operated smoke detectors with battery backup and mains powered Carbon Monoxide detector
- 10 year CRL warranty issued on build completion



### Internal Fittings

- Internal flush doors in Vancouver Grey
- Fitted wardrobes to master bedroom and bedroom 2
- Cornice to drawing room, dining room and hallway
- Coving to all remaining rooms with the exception of kitchens, bathrooms, sun rooms and rooms with sloping ceilings
- Moulded skirtings and architraves
- Choice of carpet colours to drawing room, dining room, stairs and bedrooms where applicable to houses and apartments\*
- Choice of Amtico flooring to hall and dining hall where appropriate\*

<sup>†</sup>Except those windows deemed as means of escape  
Images shown are from other Beechcroft developments and are indicative only





# Enjoy complete peace of mind

Let us take on the chores whilst you take time to enjoy your retirement.



The Estate Manager, employed by the Beechcroft Foundation, takes care of the day-to-day management of the development and is on hand to offer help and advice when needed – and keeps a neighbourly eye on properties whilst owners are away.

Owners are consulted annually with regard to all expenditure and services and all properties are sold with a long lease which provides the framework for the Foundation and its services. The lease allows properties to be bought and sold on the open market.

These particulars are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. The descriptions, distances and all other information are believed to be correct, but their accuracy is in no way guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness. Restaurants, shops and other amenities are for information purposes only and not as recommendations. Because the scheme is in the course of construction, we must reserve the right to alter the specifications without notice and substitute materials, equipment or fittings of a similar quality. October 2016.





Claremont Landscape Gardens, near Esher





**White Lion Place**  
 Portsmouth Road  
 Cobham  
 Surrey  
 KT11 1HY  
 0800 111 4576  
[sales@beechcroft.co.uk](mailto:sales@beechcroft.co.uk)

**Head Office**  
 Beechcroft Developments Ltd  
 1 Church Lane  
 Wallingford  
 Oxfordshire  
 OX10 0DX  
 01491 834975  
[info@beechcroft.co.uk](mailto:info@beechcroft.co.uk)  
[beechcroft.co.uk](http://beechcroft.co.uk)

**Sales and General Enquiries**  
 01491 825522  
[sales@beechcroft.co.uk](mailto:sales@beechcroft.co.uk)

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