



—
NONSUCH
ABBNEYFIELD
— EWELL • SURREY —



WELCOME TO NONSUCH, ABBEYFIELD

Abbeyfield Southern Oaks is proud to welcome you to Nonsuch Abbeyfield; a supportive, vibrant and like-minded community, where active independent living is at its heart.

When you choose a new apartment at Nonsuch Abbeyfield, you're choosing to embrace a retirement lifestyle that suits you.

By introducing contemporary, elegant and well-designed living spaces, we have created a fresh and inclusive community that allows you to embrace every moment of the next stage of your life – all overlooking the green acres of the sports fields and Hogsmill Reserve beyond. But that's not all.

We also understand that you may need assistance or care in the years to come, and our expert team are on hand to provide just this.

It's not about taking care of where you live, but about letting where you live take care of you.



DO MORE OF WHAT YOU WANT, WHEN YOU WANT

The beauty of choosing a home at Nonsuch Abbeyfield is choosing how you want to spend your time. From wine tasting, parties and cinema nights to entertaining your grandchildren and everything in between.

The carefully considered communal spaces, enthusiastic staff, volunteers and residents, and endless opportunities will breathe a new lease of life into your social calendar. The true beauty of it being your lifestyle, is that it's all there for you to enjoy as and when you please.

A wealth of activities for the whole community. A beautifully designed restaurant, The Bradbury, with a delicious menu to share with friends and family. Classic and the latest films screened in a modern style cinema. A clubhouse overlooking the sports fields. Fitness, hobby and lounge areas. Hair salon, convenience shop, community garden and guest suite – AND SO MUCH MORE.

This is just a taste of the lifestyle you can enjoy at Nonsuch Abbeyfield. Plus the availability of care as and when you need it, security around the clock and trained staff on site for your support and well being.



STYLISH AND COMFORTABLY YOU

Your new home is exactly that – it's yours. With plenty of comfortable living space, round the clock security and like-minded neighbours who will soon become friends, your new 1 or 2 bedroom apartment will fit perfectly around the way you want to live.

Classic, contemporary and with a thoughtful and elegant design, you can live your life to the fullest in comfort and style.





ABBEYFIELD SOUTHERN OAKS

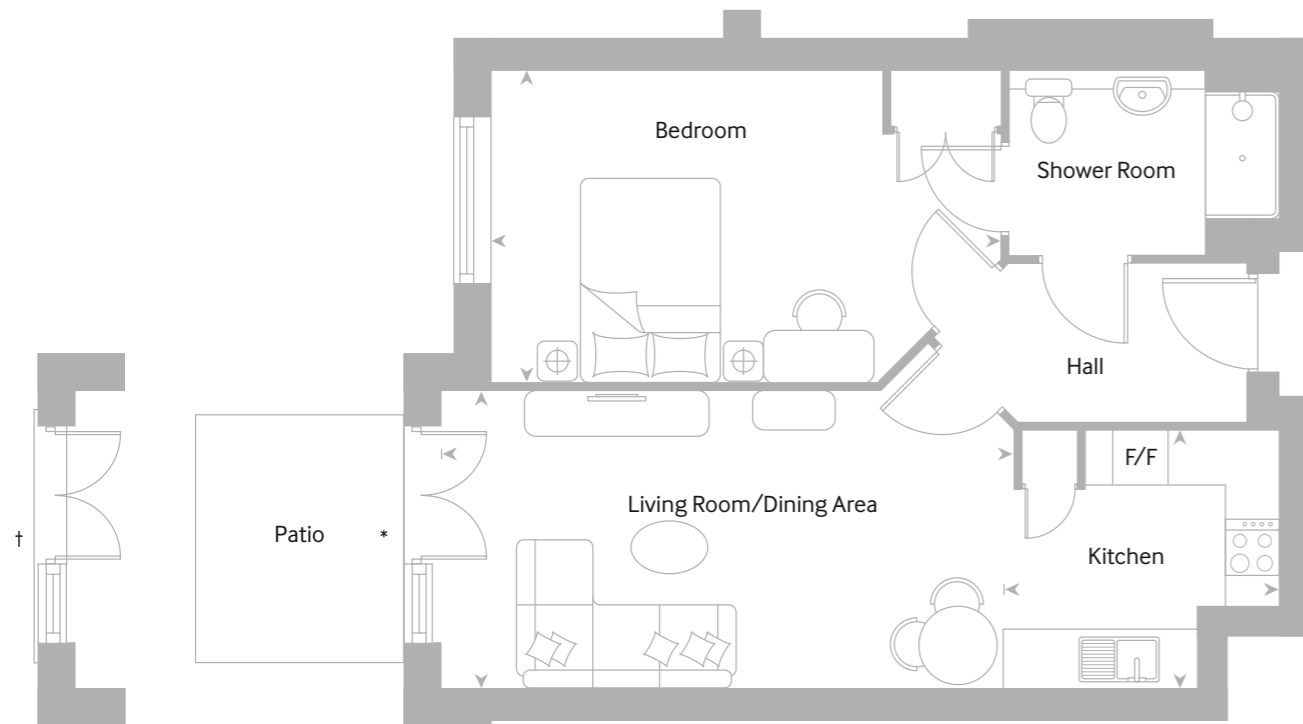
Nonsuch Abbeyfield is a part of Abbeyfield Southern Oaks, a registered charity that operates on a not-for-profit basis.

We share fundamental principles with the national and international Abbeyfield Society, all revolving around the support, care, lifestyle and wellbeing of older people.

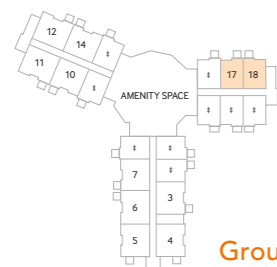
All Abbeyfield's houses and care homes support the values and preferences of their residents and are open equally to people of all ethnic, religious and social backgrounds. As a resident, we will welcome you to play an active role in contributing to the community's growth – and the evolving responsiveness to the needs of all residents.

We already have close to 100 volunteers giving some of their valuable time to Abbeyfield Southern Oaks. However, we are always ready to welcome new faces, so as to spread the commitment. There are lots of worthwhile ways in which volunteers help us to make living in Abbeyfield extra special for our residents. We look forward to recruiting volunteers from our future residents who we know will bring a wealth of skills and knowledge to our new landmark community.

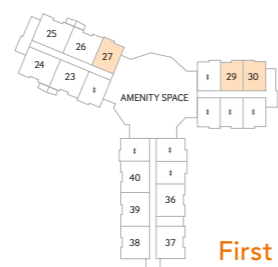




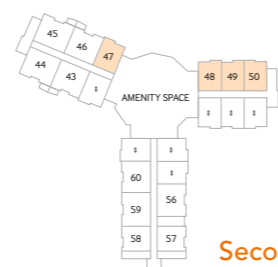
Living Room/Dining Area	6.30m x 3.25m	20'8" x 10'8"
Kitchen	3.10m x 2.80m	10'2" x 9'2"
Bedroom	5.60m x 2.70m	18'4" x 8'10"
Home Area	58.6 sq m	631 sq ft



Ground Floor

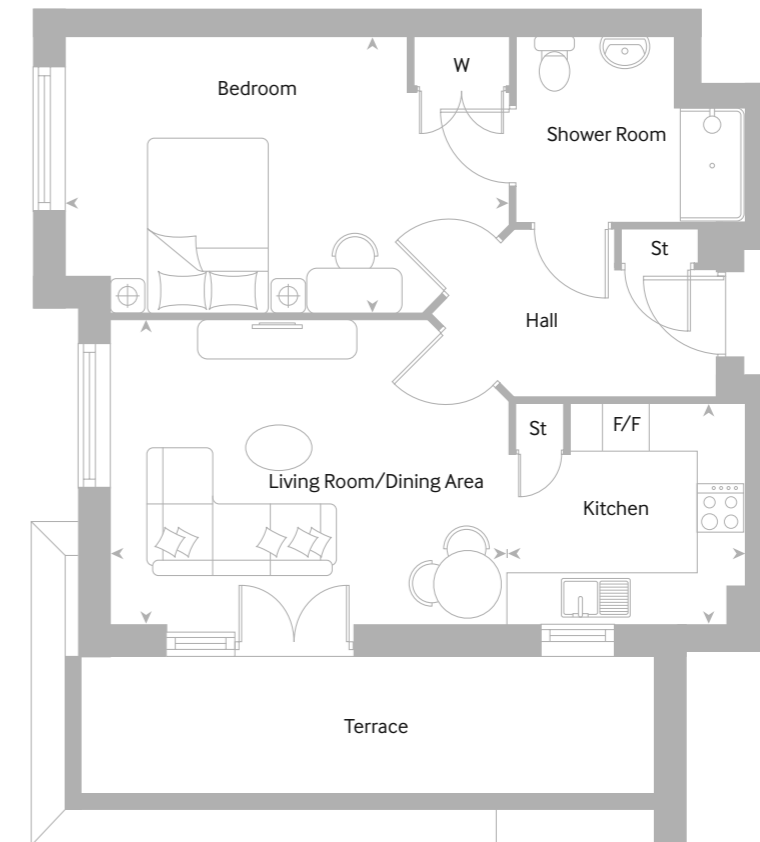


First Floor

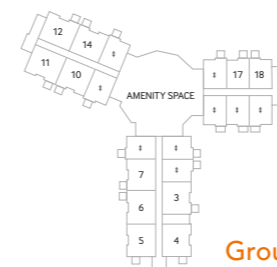


Second Floor

*Homes with patio: 17 & 18. †Homes with Juliet Balcony: 27, 29, 30, 47, 48, 49 & 50. Homes mirrored from plans shown: 17, 29, 48 & 49.
‡Homes not available to purchase.



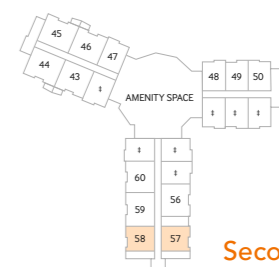
Living Room/Dining Area	5.00m x 3.80m	16'5" x 12'6"
Kitchen	3.10m x 2.80m	10'2" x 9'2"
Bedroom	5.00m x 3.50m	16'5" x 11'6"
Home Area	60.0 sq m	646 sq ft



Ground Floor



First Floor



Second Floor

Home 58 is mirrored from plans shown.
‡Homes not available to purchase.

NONSUCH ABBEYFIELD

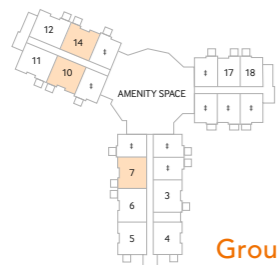
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THE GLYN

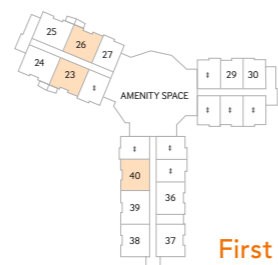
2 Bedroom Apartment
Homes 7, 10, 14, 23, 26, 40, 43, 46 & 60



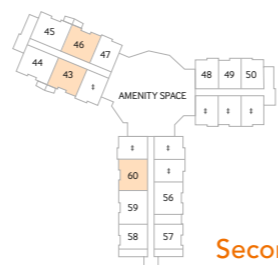
Living Room/Dining Area	5.70m x 2.90m	18'8" x 9'6"
Kitchen	2.90m x 2.80m	9'6" x 9'2"
Bedroom 1	6.20m x 3.00m	20'4" x 9'10"
Bedroom 2	3.80m x 3.20m	12'6" x 10'6"
Home Area	77.8 sq m	837 sq ft



Ground Floor



First Floor



Second Floor

*Homes with patio: 7, 10 & 14. †Homes with Juliet Balcony: 40 & 60. ^Homes with Balcony: 23, 26, 43 & 46. Homes mirrored from plans shown: 10, 23 & 43.
*Homes not available to purchase.

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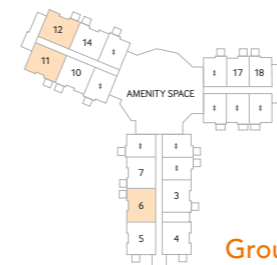
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THE LEWEN

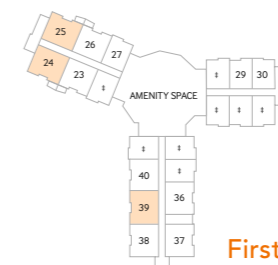
2 Bedroom Apartment
Homes 6, 11, 12, 24, 25, 39, 44, 45 & 59



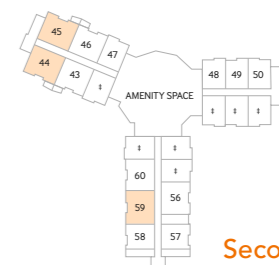
Living Room/Dining Area	6.00m x 3.40m	19'8" x 11'2"
Kitchen	3.10m x 2.35m	10'2" x 7'9"
Bedroom 1	6.10m x 3.20m	20'0" x 10'6"
Bedroom 2	3.60m x 3.20m	11'10" x 10'6"
Home Area	84.4 sq m	908 sq ft



Ground Floor



First Floor



Second Floor

*Homes with patio: 6, 11 & 12. †Homes with Juliet Balcony: 39 & 59. ^Homes with Balcony: 24, 25, 44 & 45. Homes mirrored from plans shown: 11, 24 & 44.
*Homes not available to purchase.



Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Finishes and materials may vary. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Executive. ABBY09/December 2018.

Phone: 020 8215 8840 Email: nonsuchabbeyfield@hamptons-int.com



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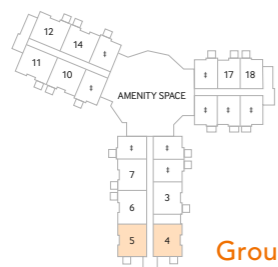
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THE LEWEN 2

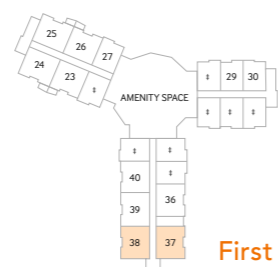
2 Bedroom Apartment
Homes 4, 5, 37 & 38



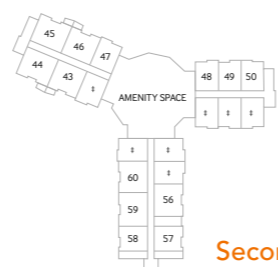
Living Room/Dining Area	6.20m x 3.20m	20'4" x 10'6"
Kitchen	2.70m x 2.70m	8'10" x 8'10"
Bedroom 1	6.00m x 3.00m	19'8" x 9'10"
Bedroom 2	3.70m x 3.10m	12'2" x 10'2"
Home Area	80.9 sq m	871 sq ft



Ground Floor



First Floor



Second Floor

*Homes with patio: 4 & 5. ^Homes with Balcony: 37 & 38. Homes mirrored from plans shown: 4 and 37.
†Homes not available to purchase.

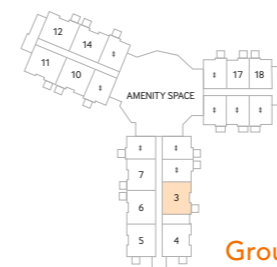
NONSUCH ABBEYFIELD
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THE LEWEN 3

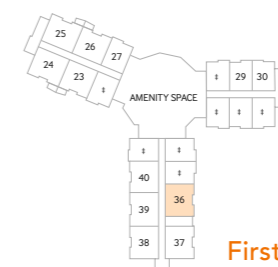
2 Bedroom Apartment
Homes 3,36 & 56



Living Room/Dining Area	6.10m x 3.20m	20'0" x 10'6"
Kitchen	2.70m x 2.70m	8'10" x 8'10"
Bedroom 1	6.00m x 3.00m	19'8" x 9'10"
Bedroom 2	3.60m x 3.10m	11'10" x 10'2"
Home Area	80.9 sq m	871 sq ft



Ground Floor



First Floor



Second Floor

*Home with patio: 3. †Homes with Juliet Balcony: 36 & 56.
†Homes not available to purchase.



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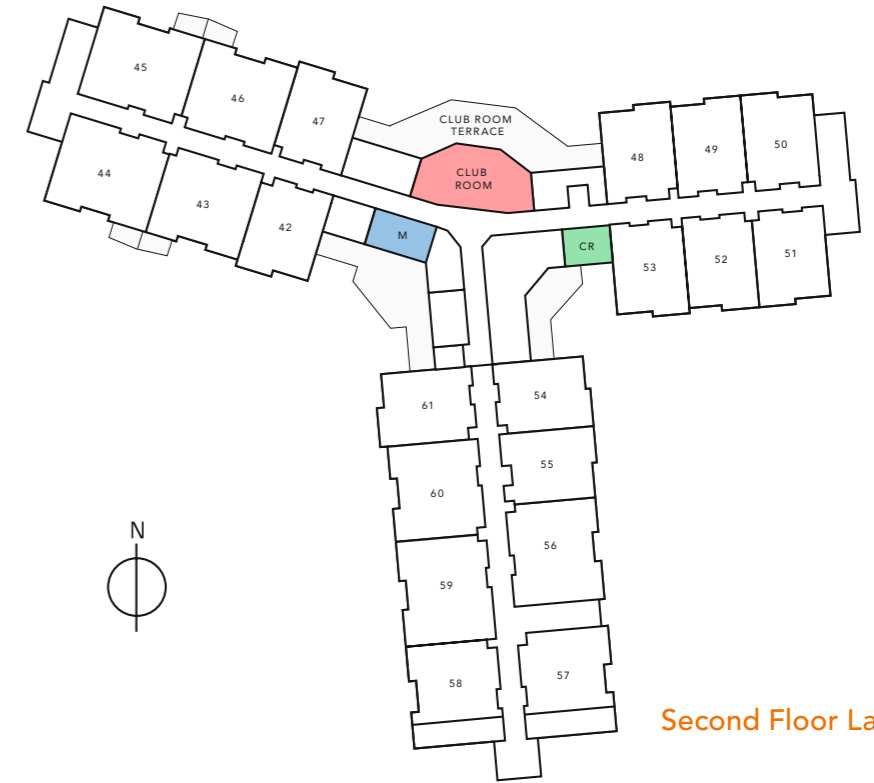
SITEPLAN

Ground Floor Layout

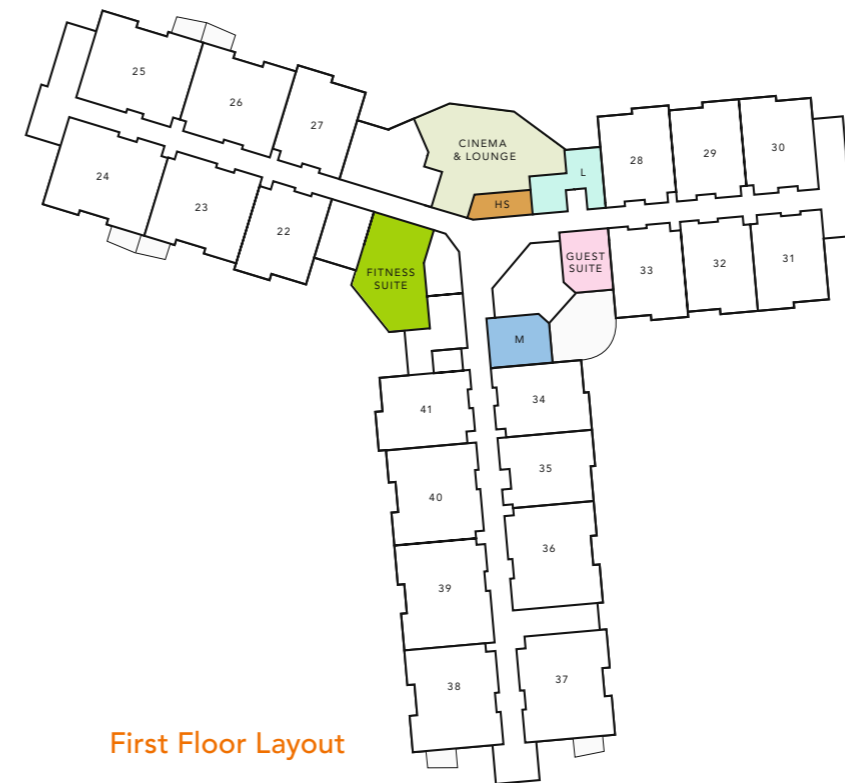


EPSOM SPORTS CLUB
 & PLAYING FIELDS

- BR Bradbury Restaurant
- CC Chariot Charge
- K Kitchen
- L Lounge
- QR Quiet Room
- R Reception
- S Shop



Second Floor Layout



First Floor Layout

- CL Cinema & Lounge
- C Club Room
- CR Craft Room
- FS Fitness Suite
- GS Guest Suite
- HS Hair Salon
- L Laundry
- M Meeting Room



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|------------------------------------|--------------------------------------|
| 1. Fitznell Manor Surgery. | 5. The Greenman Pub. |
| 2. St Mary's Church, Ewell. | 6. All Things Nice, Tea/Coffee shop. |
| 3. Christ Church, Ewell. | 7. Bourne Hall. |
| 4. La Familia, Spanish Restaurant. | 8. Ewell East Station. |
| | 9. Ewell West Station. |
| | 10. Nescot College. |

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COMMUNITY FEATURES

- Bradbury restaurant, lounge, quiet room, fitness suite, cinema room, clubroom, craft room and guest suite
- Hair salon and communal laundry room
- Lift access to all floors
- Building security – fob access entry to site, to front door and corridors
- Fire protection systems, sprinkler misting systems and emergency lighting throughout the building
- Mobility scooter storage* and charging area – monthly rental cost
- Lockable private storage areas* – for rent on an annual lease basis
- Parking spaces* for residents only – for rent on an annual lease basis
- 2 Electric car charging areas
- Landscaped gardens with boules court, picnic and barbecue areas, raised beds for the gardening club, seating areas for relaxation and other outdoor activities
- Privacy screens between patios and balconies



HOME FEATURES

1 Bedroom Apartment

All 1 bedroom apartments have modern Euro style kitchens and en-suite shower rooms. The living and dining areas are bathed in light from the Juliet balcony. Just two of the 1 bedroom homes are available with spectacular large terraces on the second floor.

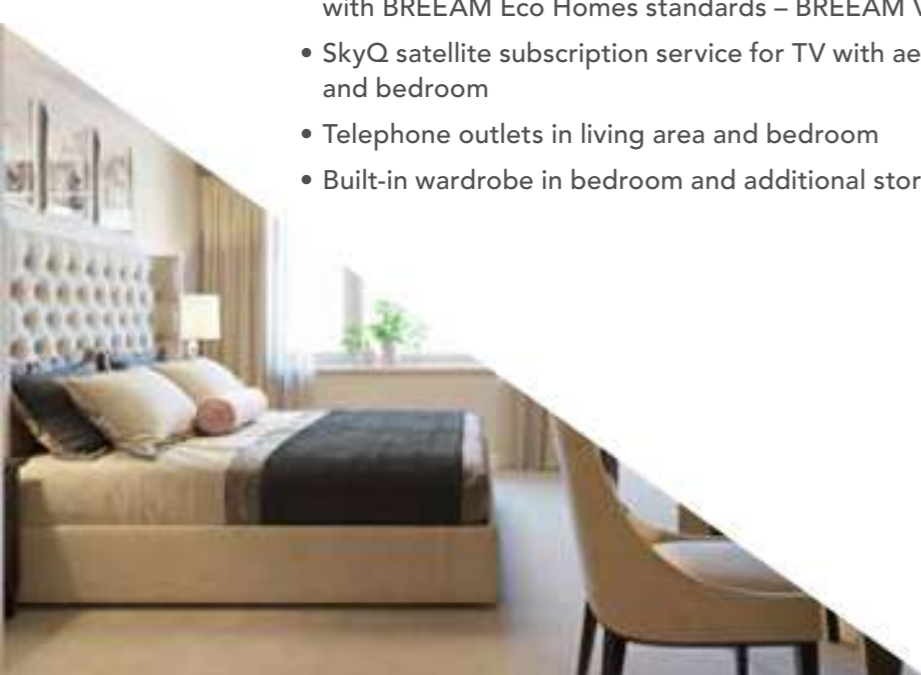
- Kitchens include refrigerator/freezer, ceramic induction hob with overhead extraction hood vented to the outside, oven and plumbed areas for installation of optional dishwasher and optional washer/dryer
- Fire prevention through misting sprinklers throughout the apartment
- Fully tiled bathrooms with non-slip flooring, walk in shower, heated towel rail and vanity cabinet under sink for extra storage
- Bedroom with ensuite bathroom
- In-home security and communication with Alcove Connect, a multi functional digital, modular system operating off WI-FI with video and voice calling screen mounted in the living room of each home. Call buttons in bedroom and bathroom. Call systems in living room
- Recessed lighting in both kitchen area and bathroom. All lighting to meet low energy standards
- Heating fed from Community Heat Network and energy efficiency in accordance with BREEAM Eco Homes standards – BREEAM Very Good for space heating
- SkyQ satellite subscription service for TV with aerial sockets in living room and bedroom
- Telephone outlets in living area and bedroom
- Built-in wardrobe in bedroom and additional storage areas throughout the home

HOME FEATURES

2 Bedroom Apartment

These generously sized homes come in two basic designs that differ in size, with the availability of a bath tub in the second bathroom of the larger home. They all have stylish Euro type kitchens, ensuite bathrooms to the main bedrooms, kitchen and living/dining areas that either walk out to a patio on the ground floor, look out from a Juliet balcony or step out onto a balcony on both first and second floors.

- Kitchens include refrigerator/freezer, ceramic induction hob with overhead extraction hood vented to the outside, oven and plumbed areas for installation of optional dishwasher and optional washer/dryer
- Fire prevention through misting sprinklers throughout the apartment
- Fully tiled bathrooms with non-slip flooring, walk in shower, heated towel rail and vanity cabinet under sink for extra storage. Larger homes have a bathtub replacing the walk-in shower in the second bathroom
- Main bedroom with ensuite bathroom
- In home security and communication with Alcove Connect, a multi functional digital, modular system operating off WI-FI with video and voice calling screen mounted in the living room of each home. Call buttons in main bedroom and bathrooms. Call systems in living room
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- Telephone outlets in living area and bedrooms
- Built-in wardrobe in main bedroom and additional storage areas throughout the home



INTRODUCING HAMPTONS

OUR NONSUCH ABBEYFIELD

SALES REPRESENTATIVE

With 140 years of experience and renowned for their excellent customer service and unrivalled market knowledge, Hamptons' highly qualified home-sale professionals will be available to introduce you to all that our community and homes have to offer, helping you make informed decisions and guiding you through the purchasing process. In addition Hamptons' exemplary market knowledge can be extended to assist you with the sale of your existing home – providing free valuations, advice on the best presentation of your home, top class promotion leading to identifying qualified buyers and providing after sales service.

1 STEP ONE QUALIFYING AS A BUYER

Although Nonsuch Abbeyfield provides independent living, our buyers must be age qualified and have a minimum care need to purchase one of our homes. The minimum age is 65 and the minimum care need will be assessed by one of our Abbeyfield professional staff. Care needs can be as little as; an existing home is no longer suitable – too much maintenance or too many stairs; you may be alone and lonely – you may be under doctor's treatment for health problems; or you may need care assistance from a care provider. This will be a very simple conversation with one of our staff.

To help with financial qualification, Hamptons will be able to walk you through options that can be customised for you through their association with their financial advisory group.

2 STEP TWO BUYING FROM PLANS – RESERVING YOUR HOME

Nonsuch Abbeyfield is scheduled for completion by Autumn 2019. We will be selling the homes 'off plan' prior to building completion; since this is a very limited offering in a unique community located in a high demand area, buying off plan provides choice and price advantages.

When you have decided to purchase and have made your choice of home location, you may reserve your home with a refundable deposit of £2000. An early decision to purchase will allow you time to market your existing home and enjoy an easier transition to your new Nonsuch Abbeyfield residence. Our Hamptons sales team and advisors will assist you every step of the way.

3 STEP THREE EXCHANGE & COMPLETION

Once your apartment choice is on hold, if you have a home to sell you will be required to put your property on the market with an estate agent within two weeks. Your plot reservation will expire within 60 days, up to which time we will expect solicitors to be instructed and contracts exchanged. At any time during the reservation period, should you decide not to purchase or were unable to sell your own home, your deposit will be totally refunded. The reservation period may be extended at the discretion of the seller.

Contract exchange and completion will follow at a time agreed by both parties

4 STEP FOUR OTHER SERVICES

Through our relationship with Hamptons International we will be offering advice and services to assist with downsizing from your present home.



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Phone: 020 8215 8840