



**woodlands**

O T T E R S H A W

A DEVELOPMENT BY



# Woodlands living

A selection of three & four bedroom family homes and six 'First Homes' apartments set within the leafy surrounds of the Surrey Village of Ottershaw. Enjoy the tranquillity of quiet country living all while enjoying excellent links to modern town hubs.





# Nature is calling

Embrace the call of the timeless countryside with Woodlands.

Just 19 new homes flawlessly assembled in harmony with the surrounding nature. Woodlands is ideally located for discovering the charm of this green and scenic part of Surrey. A short stroll from Woodlands, via the adjacent public footpath, you will have 9.4 hectares of newly provided Suitable Alternative Natural Greenspace as your neighbour. The SANG will provide a 2.5 km walking route, community orchard, attractive wetlands and areas for natural and woodland play.





# Take it all in

There is no shortage of things to do in the surrounding towns. Woking has the New Victoria theatre and Victoria Place with over 150 stores and eateries. Weybridge has a charming high street with many shops and restaurants. Nearby Addlestone has a cinema, Top Golf and for the really energetic, KickX.



# Life perfectly balanced

Ottershaw offers the best in rural village living and occupies a privileged position in the Surrey landscape being set within idyllic protected greenbelt. With access to superb transport links and a range of schools catering to all age groups, you couldn't be in a better environment to perfect your work life balance.

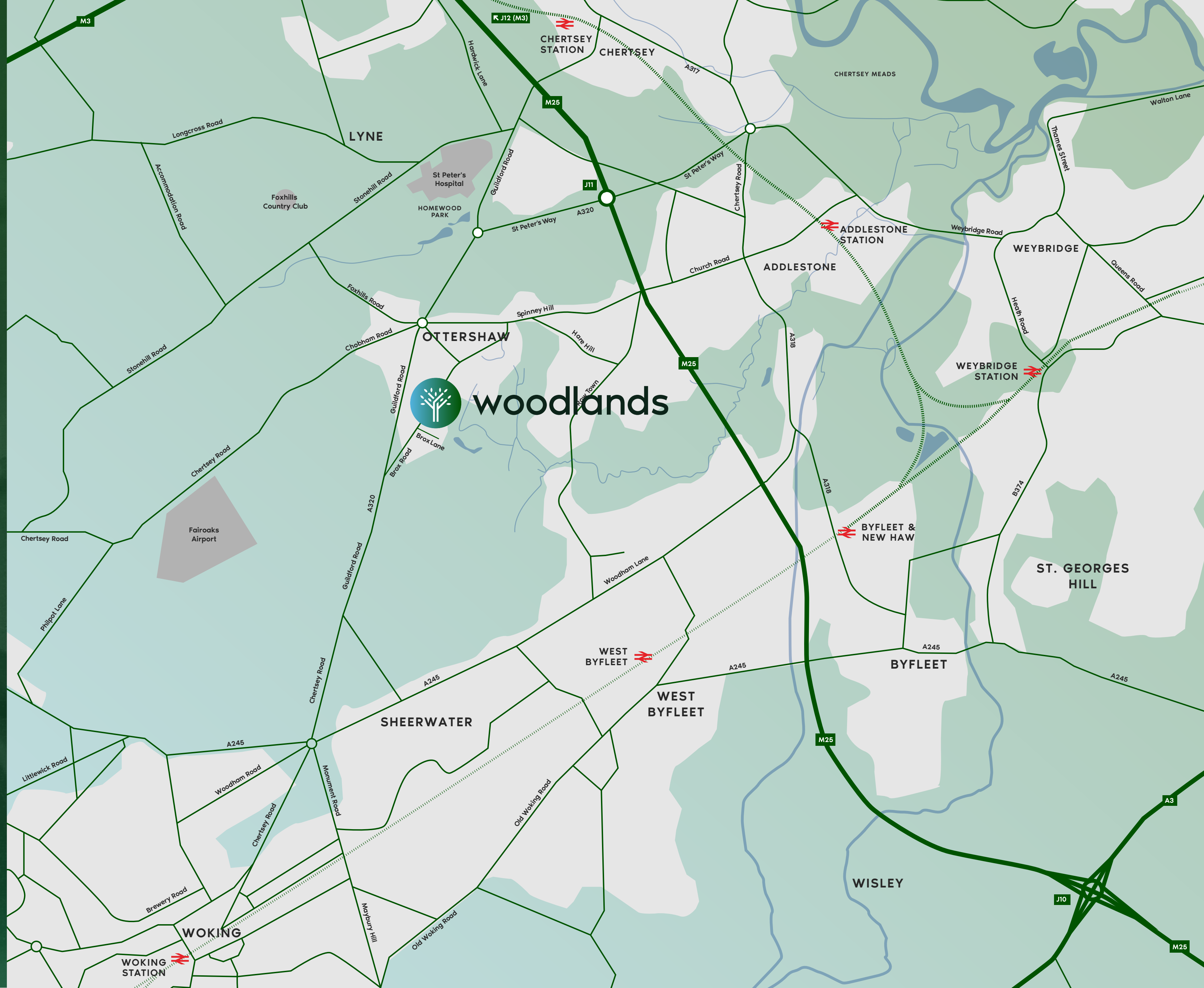


# Connected to your way of life

Ottershaw provides quick access to London if travelling by car, or train (via Woking). But if you are seeking exotic destinations further afield Heathrow is a 30 minute drive onto a destination of your choice. Woking Station is rated top by London commuters and is a short 4 miles drive from home, and the M25 five minutes away.

*Source: Google maps*





woodlands

CHERTSEY STATION

CHERTSEY

LYNE

St Peter's Hospital

HOMWOOD PARK

CHERTSEY MEADS

ADDLESTONE STATION

ADDLESTONE

WEYBRIDGE

WEYBRIDGE STATION

OTTERSRAW

woodlands

BYFLEET & NEW HAW

ST. GEORGES HILL

WEST BYFLEET

WEST BYFLEET

BYFLEET

SHEERWATER

WISLEY

WOKING

WOKING STATION



# Out & about in Ottershaw

Take in long walks through the neighbouring green space just a few minutes walk away, spending quality time with friends and family in parks, playgrounds and seasonal Pick-Your-Own farms. Or maybe you enjoy the quietness of a round of golf - of which there are 6 nearby courses to choose from including Foxhills.







# At your leisure

Foxhills is an award-winning country club and hotel in Ottershaw. Set across 400 acres of stunning countryside with a 19th-century manor house at the heart of the estate, leisure facilities include three restaurants (including two AA Rosette cuisine), five swimming pools (including three outdoor), three golf courses (two 18-hole championship and one 9-hole), tennis, padel and pickleball courts, spa and gym.

*Discover where you belong.*

Yoga Cabin, fitness, spin & art studios, soft play, adventure playground, crèche, games room, as well as a selection of meeting, conference, wedding and event spaces.

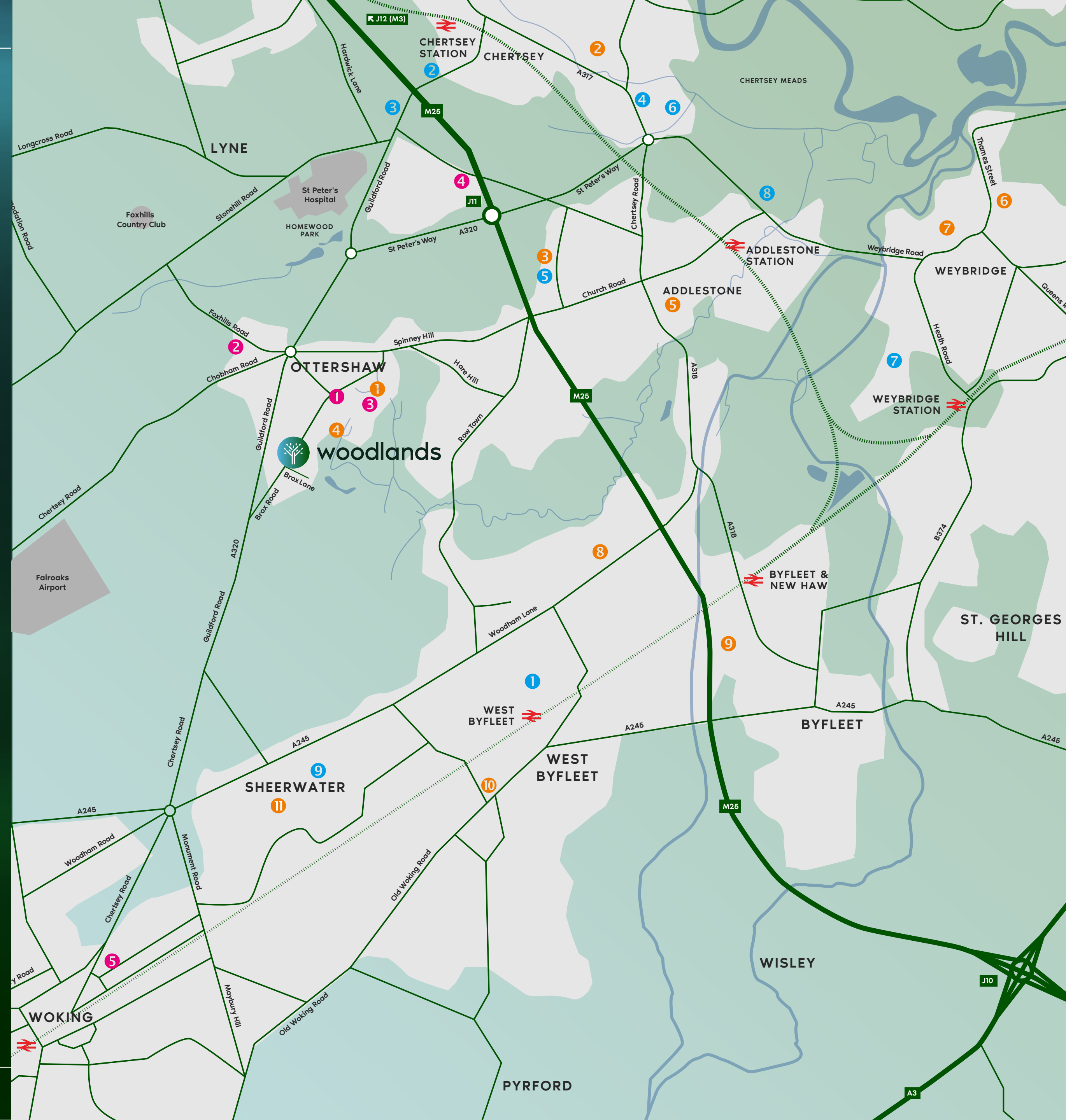
It is perfect family-friendly escape from reality and the ideal venue to combine business with pleasure – a home from home where you feel better when you leave than when you arrived.



# A future in good hands

A diverse selection of nursery and school options are accessible from Woodlands, an array of educational choices for every stage of your family's needs.

Ottershaw provides a nursery, infant, and junior school, all conveniently located nearby. For older students, numerous reputable secondary schools, both independent and state, are available in the neighbouring towns.



## NURSERY

- 1 Toad Hall Nursery ★
- 2 Farthings Nursery ★
- 3 Ottershaw Christ Church C of E Infant School ★
- 4 Meadowcroft Community Infant School ★
- 5 Maybury Nursery & Primary School ★

## PRIMARY

- 1 Ottershaw Christ C of E Junior School ★
- 2 St Anne's Catholic Primary School ★
- 3 St. Paul's C of E Primary School ★
- 4 Meath School ★★
- 5 Darley Dene Primary School ★
- 6 St George's Junior School 1
- 7 St Charles Borromeo Catholic Primary School ★★
- 8 New Haw Community Junior School ★★
- 9 Byfleet Primary School ★★
- 10 The Marist Catholic Primary School ★
- 11 Broadmere Primary Academy ★

## SECONDARY

- 1 Fullbrook Secondary School ★
- 2 Sir William Perkins's School ★★
- 3 Salesian School ★★
- 4 Chertsey High School ★
- 5 Jubilee High School ★
- 6 Philip Southcote Secondary School ★
- 7 Heathside School ★
- 8 St George's College Weybridge 1
- 9 Bishop David Brown Secondary School ★

### KEY:

- ★ Ofsted rating: Good
- ★★ Ofsted rating: Outstanding
- 1 Independent

# The Development





3

2

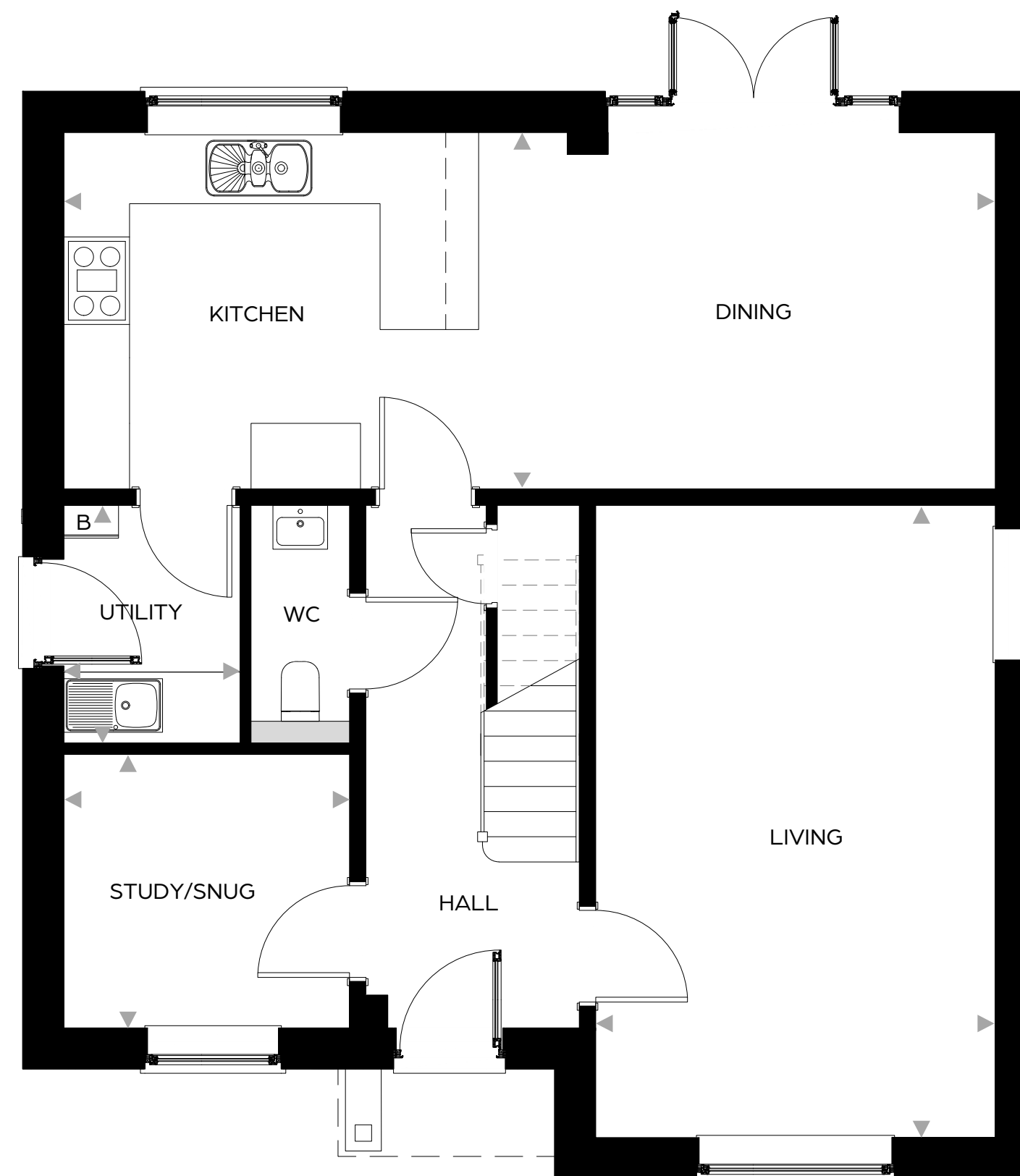
Houses 2 & 3

# Houses 1, 2, 12, 13, 18 & 19 - Four bedroom detached homes

House 18 is a mirror image

ROOM	IMPERIAL	METRIC (mm)
LIVING	18' 11" x 11' 11"	5775 x 3650
KITCHEN/DINING	27' 11" x 10' 7"	8510 x 3255
STUDY/SNUG	8' 3" x 8' 6"	2515 x 2610
UTILITY	7' 0" x 5' 3"	2155 x 1620
BED 1	17' 0" x 11' 11"	5190 x 3650
BED 2	12' 9" x 11' 8"	3900 x 3570
BED 3	13' 8" x 8' 10"	4175 x 2695
BED 4	12' 10" x 9' 1"	3915 x 2785
	1,595 sq ft	148.2 sq m

B = Boiler  
W = Wardrobe



GROUND FLOOR



FIRST FLOOR



16

17

18

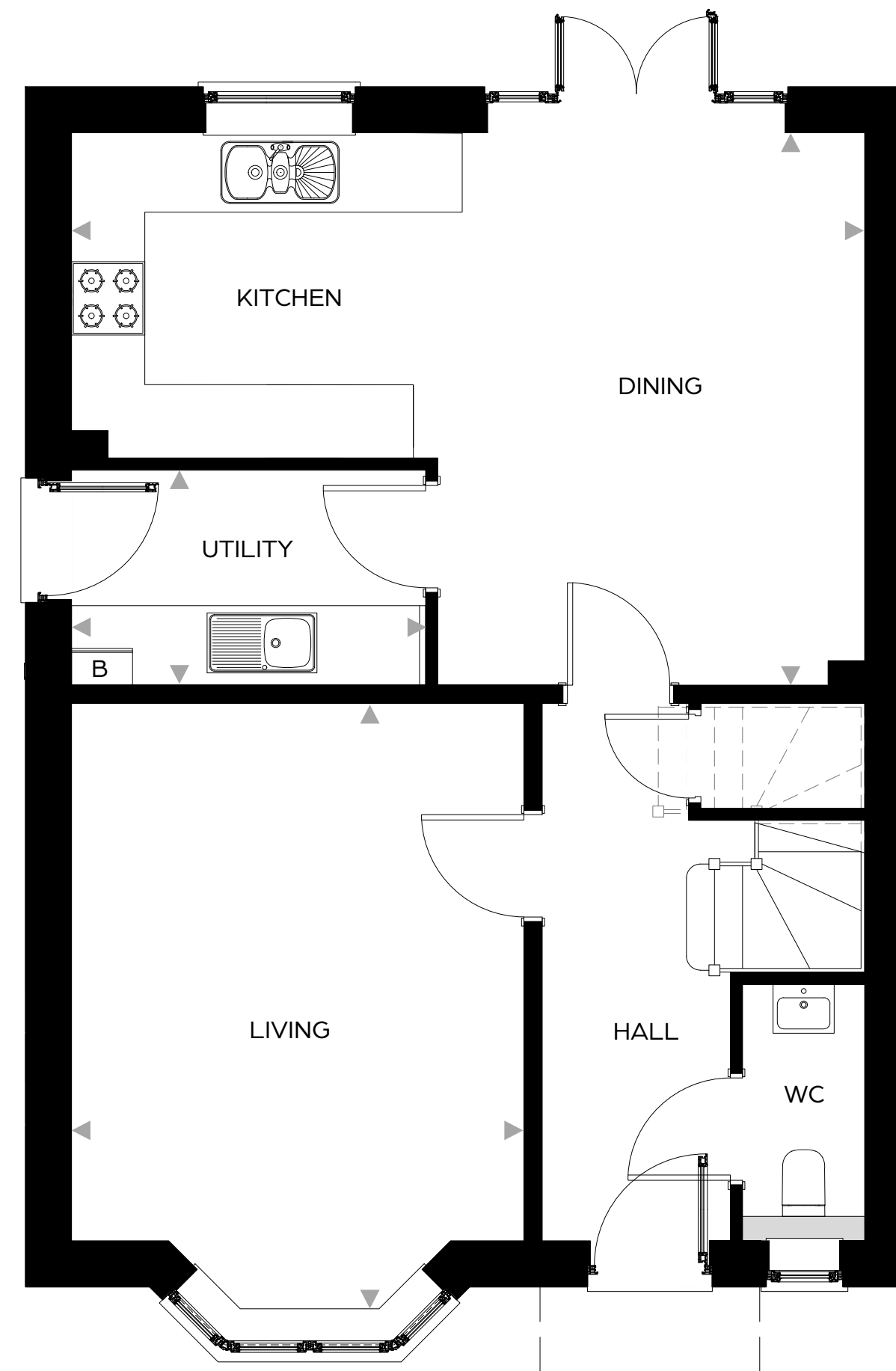
Houses 16 - 18

# Houses 3, 16 & 17 - Four bedroom detached homes

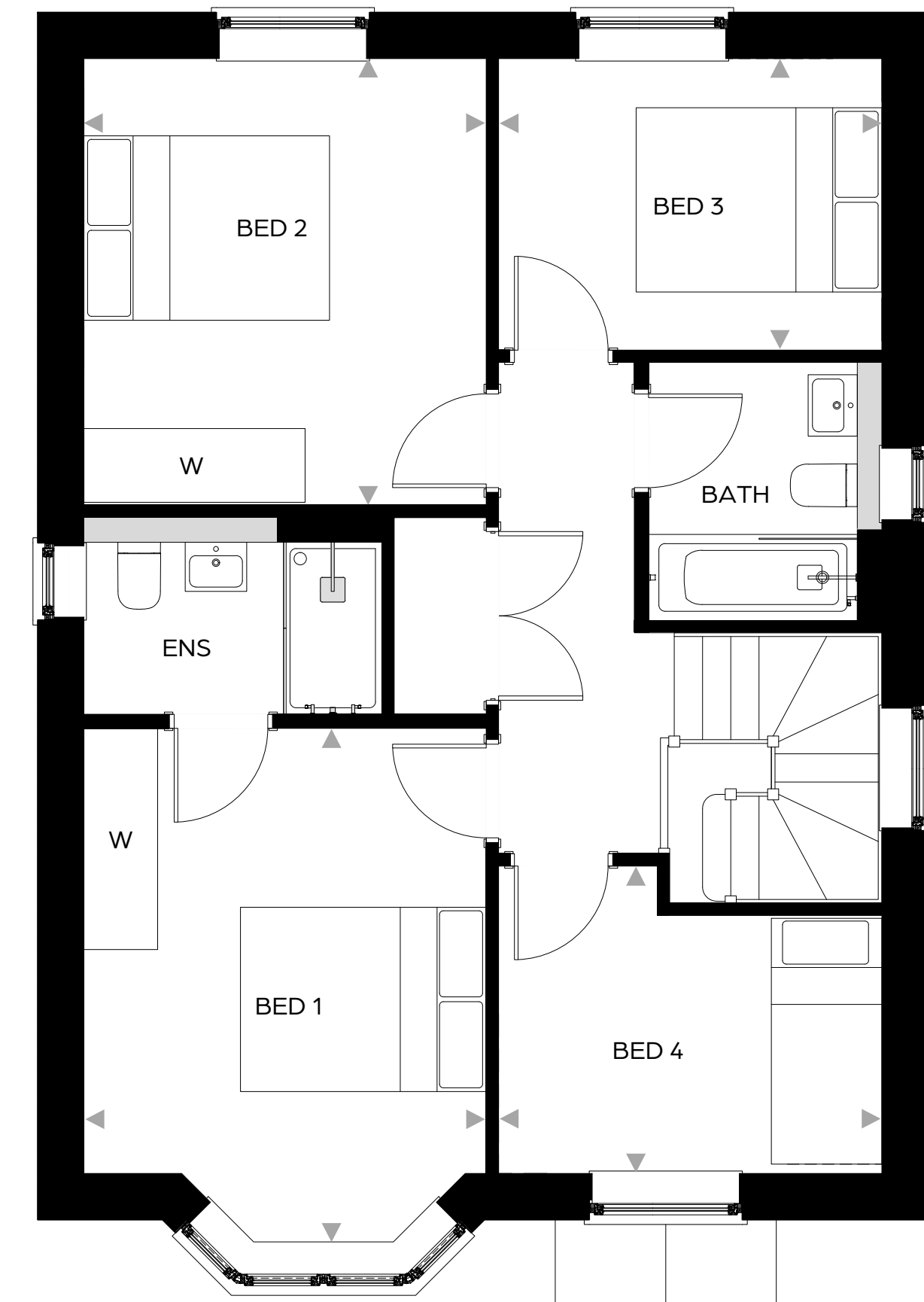
Houses 3 & 16 are a mirror image

ROOM	IMPERIAL	METRIC (mm)
LIVING	16' 3" x 12' 2"	4975 x 3705
KITCHEN/DINING	21' 3" x 14' 9"	6495 x 4520
UTILITY	9' 6" x 5' 9"	2910 x 1770
BED 1	13' 9" x 10' 8"	4200 x 3275
BED 2	11' 11" x 9' 1"	3645 x 2775
BED 3	10' 3" x 7' 9"	3130 x 2385
BED 4	10' 3" x 8' 2"	3130 x 2510
	1,307 sq ft	121.4 sq m

B = Boiler  
W = Wardrobe



GROUND FLOOR



Window  
to houses  
16 & 17 only

FIRST FLOOR





5

4

3

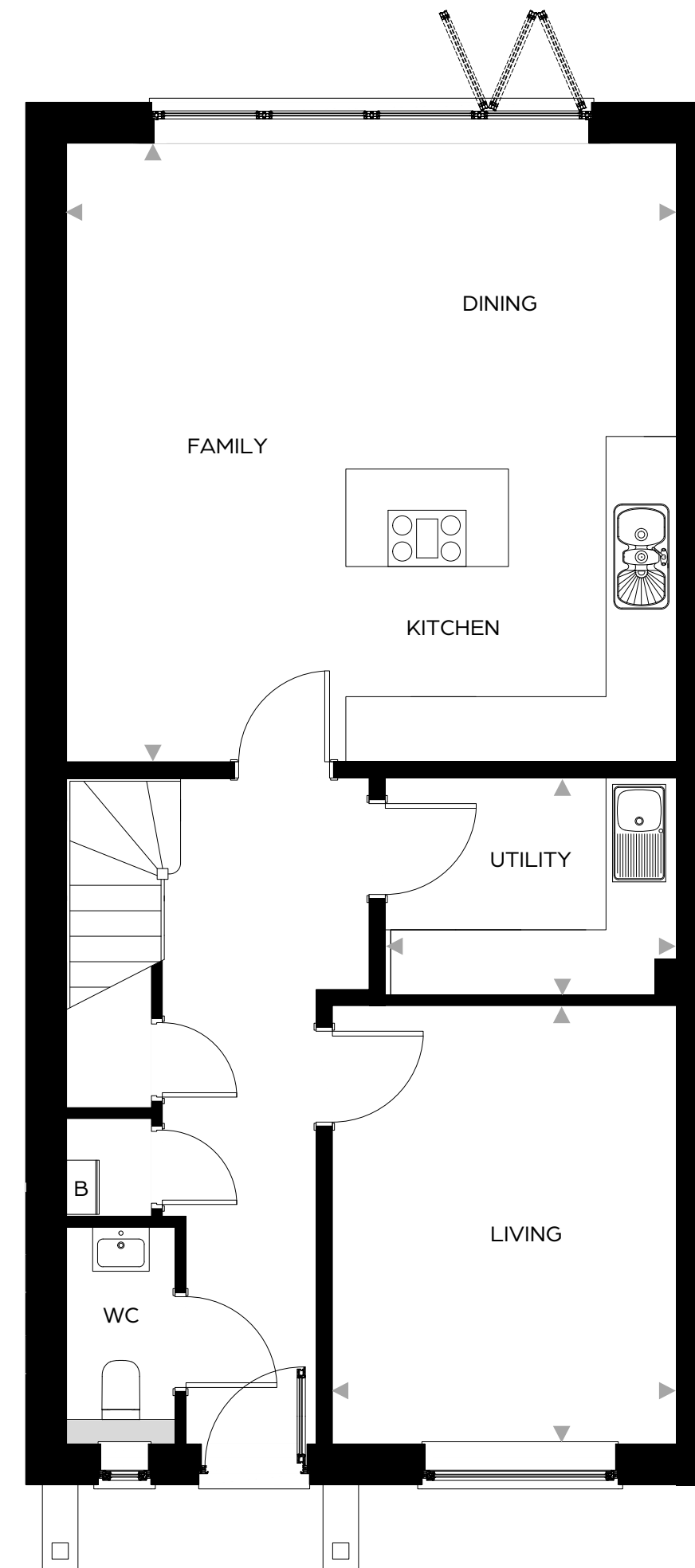
Houses 3, 4 & 5

# Houses 4 & 5 - Four bedroom semi-detached homes

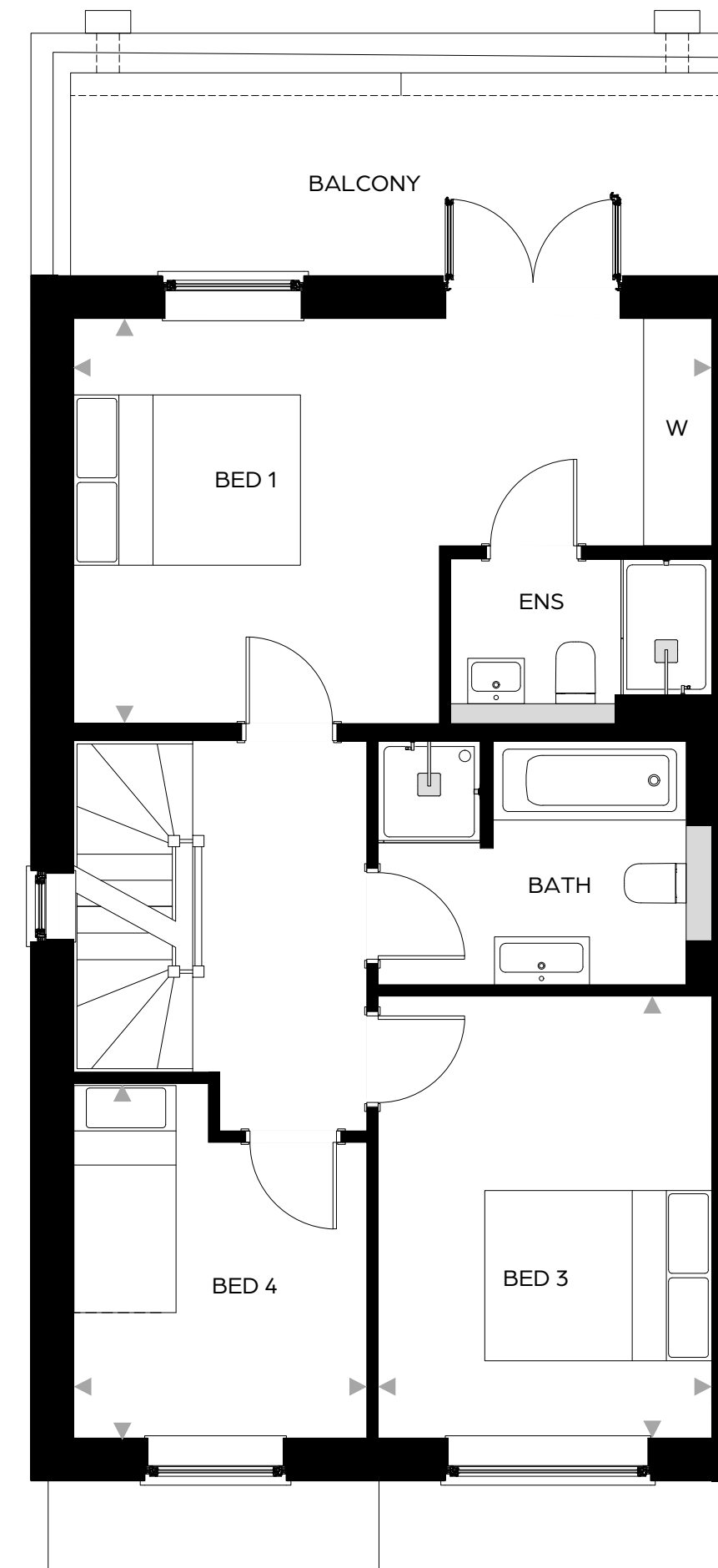
House 4 is a mirror image

ROOM	IMPERIAL	METRIC (mm)
LIVING	18' 8" x 18' 5"	5705 x 5625
KITCHEN/DINING/FAMILY	13' 3" x 10' 5"	4040 x 3175
UTILITY	8' 9" x 6' 7"	2685 x 2010
BED 1	18' 5" x 11' 8"	5625 x 3565
BED 2	15' 6" x 18' 5"	4730 x 5625
BED 3	12' 9" x 9' 7"	3905 x 2940
BED 4	10' 3" x 8' 6"	3135 x 2595
	1,722 sq ft	160 sq m

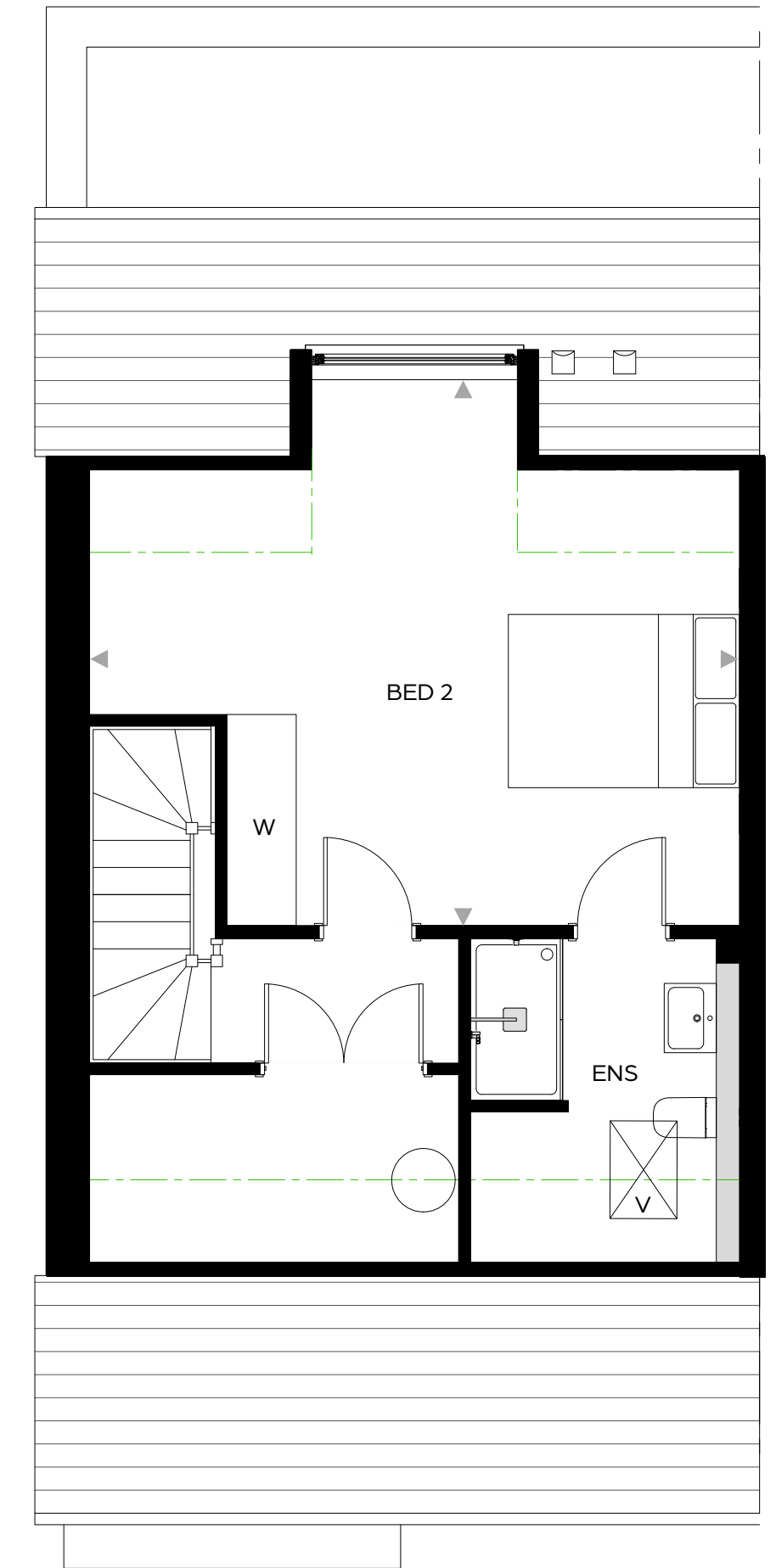
V = Velux window  
 B = Boiler  
 W = Wardrobe  
 - - - - - Skeliling shown at 1.8m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



12

13

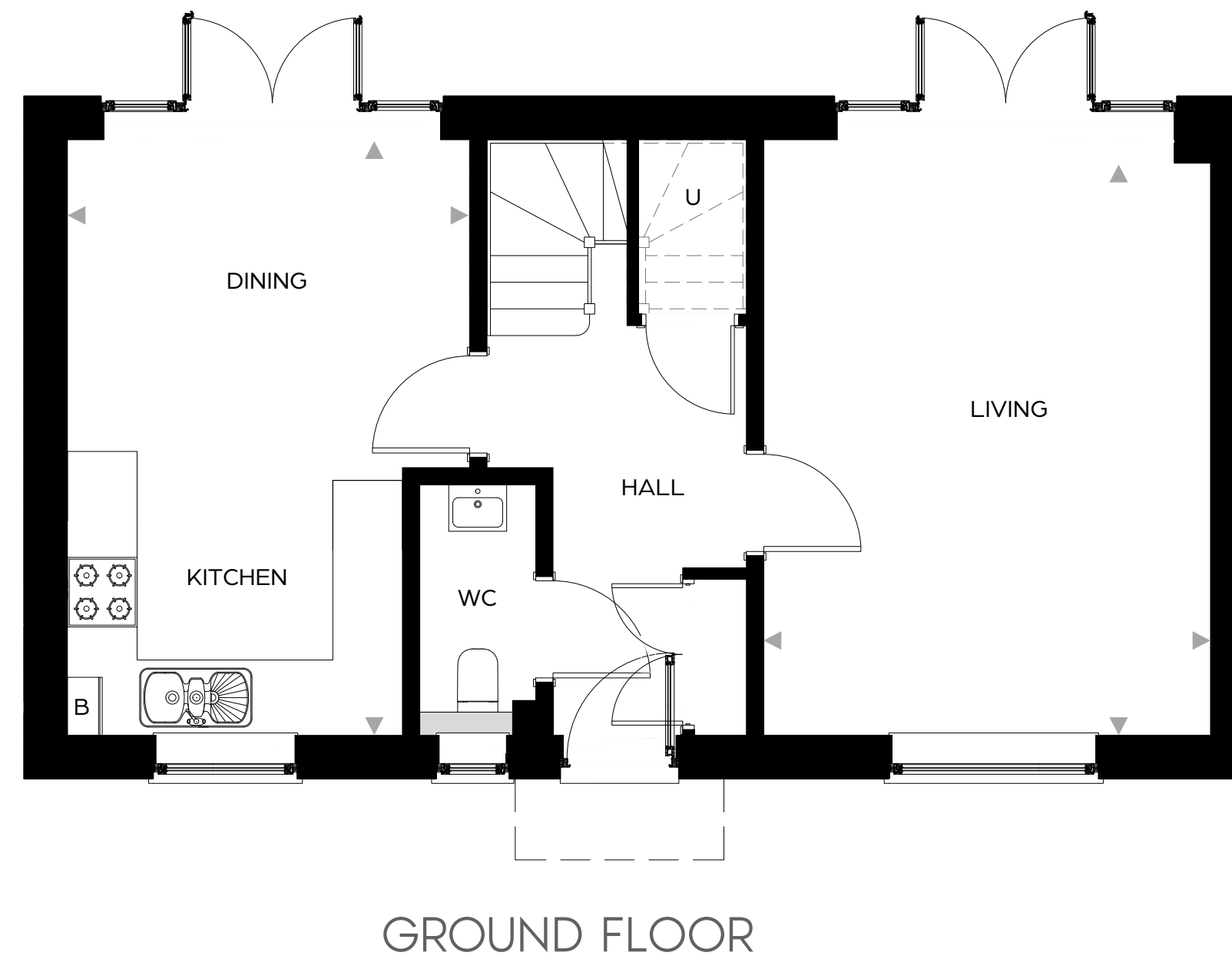
14

Houses 12 - 14

# Houses 14 & 15 - Three bedroom detached homes

ROOM	IMPERIAL	METRIC (mm)
LIVING	16' 10" x 12' 7"	5140 x 3855
KITCHEN/DINING	16' 10" x 11' 4"	5140 x 3470
BED 1	16' 10" x 12' 9"	5140 x 3890
BED 2	11' 7" x 8' 11"	3530 x 2740
BED 3	11' 10" x 7' 6"	3620 x 2300
	1,106 sq ft	102.8 sq m

B = Boiler  
W = Wardrobe  
U = Utility cupboard



## Apartments 6 - 11



The one and two bedroom apartments at Woodlands will be sold as “First Homes”

First Homes is a Government backed scheme designed to help first time buyers onto the property ladder in England. The scheme seeks to assist those who have lived in the area for some time, so they can buy whilst remaining close to family and/or employment as well as members of the Armed Forces.

The scheme allows first time buyers to own their first home without the need of shared ownership, but with the support of a typical mortgage facility.





# The finer details

The spacious new homes at Woodlands are complimented with a specially selected specification designed to provide stylish, comfortable and calm interiors

# Kitchen & utility

- Contemporary fitted kitchens, manufactured in Germany in a range of styles with contemporary or shaker style doors in a range of colours with co ordinating stone worktops and upstands \*
- Bosch single oven with air fry function
- Bosch combination oven/microwave
- Bosch 4 zone induction hob with “touchselect” controls to three bedroom homes
- Bosch 5 zone induction hob with “touchselect” controls to 4 bedroom homes (with downdraft extractor to houses 4 & 5)
- Integrated dishwasher
- Integrated fridge/freezer
- Integrated extractor hood (exc Houses 4 & 5)
- LED under wall unit feature lighting
- Stainless steel one and a half bowl sinks with chrome mixer tap (with concealed pull out handspray)
- Provision for free standing washer/dryer (or separate machines) in utility rooms or cupboards
- Stainless steel sink with cabinetry to utility rooms

\* Choices may be available subject to the stage of construction at the time of reservation.





# Bathrooms, en-suites & cloakrooms

- Contemporary styled white sanitaryware by Villeroy and Boch
- Vanity units below basins
- WC with concealed cistern, dual flush chrome plate and soft close seat
- Large shower cubicles with chrome/glass screens with fixed square head and hand held mixer spray
- Showers over baths with fixed head and hand held mixer spray with chrome/glass screen ( where there is no separate shower within the bathroom)
- Chrome mixer taps to basins and baths
- Inset mirrors
- Chrome finish heated towel rails (to bathrooms and ensuites)
- Your choice from our specially selected range of large format ceramic tiles\* full height around baths with shower over and shower enclosures and half height to all other walls where sanitaryware is fitted, with satin chrome edge trims with a range of co ordinating ceramic floor tiles.
- \* Choices may be available subject to the stage of construction at the time of reservation.



# Electrics, communication & heating

- LED downlights to hall, kitchen, bathroom, ensuite and cloakroom, pendant light fittings to all other rooms with dimmer control in living rooms, dining and family areas and study's
- Brushed chrome finish sockets and switches to the ground floor, white to first and second floors and garages
- Sockets with USB charging point to kitchen, living room, study and bedrooms
- Tv point with wiring to facilitate Sky Q and digital cabling
- Master telephone/router point
- Category 6 data cabling
- Bedroom/home office area/study with media plate and additional sockets with USB charging points
- Shaver socket to bathroom and ensuite
- Provision for BT fibre broadband
- Mains powered smoke alarm (with battery back up) and heat detector
- Carbon monoxide alarm
- Chrome doorbell push with mains powered chime set
- Photo voltaic panels to the roof of each home to power the homes electricity and reduce costs
- Electric vehicle 7 amp car charging point to drive or parking space (individually wired to each home)
- Electrically powered garage doors
- Power and light to garages
- External power point to rear garden
- Chrome lighting to front and rear of each home
- Facility for future wireless alarm system
- Energy efficient gas fired central heating and hot water system with 7 day electronic programmer
- Underfloor heating to ground floor with thermostatically controlled radiators to other floors
- Chrome finished heated towel rails (to bathroom and ensuite)





# Interior decoration

- Walls and ceilings in a white matt finish
- Contemporary styled 3 panel doors with chrome door furniture
- Internal woodwork including doors in a white glossy finish
- Full height wardrobes with sliding glass doors in the master bedroom (and bedroom 2, in 4 bedroom homes) with shelf, hanging rail and central drawer unit

# Exterior

- PVCu windows, doors and soffits
- Front door with multi locking system
- Chrome lighting to front and rear of each home
- Drives and parking areas finished with block paviours
- Granite house number plaque
- Rear gardens with patio and fully laid to lawn
- 1.8 metre high closeboard fencing between homes with access gates
- External power point to rear garden
- External water tap
- Street and low level development lighting
- Landscaping to the front of homes and communal areas will be planted in accordance with plans approved by the local authority

A management company has been formed for Woodlands to maintain communal landscaped areas, roads and external lighting. Each home owner will contribute to the maintenance costs and become a shareholder of the management company. The day to day management will be undertaken by a managing agent employed by the management company.



# About Nicholas King Homes

**Nicholas King Homes has over 30 years' experience in building homes**

Established in 1991, Nicholas King Homes has many years of experience in building new homes around the Home Counties and South East of England. Whether we're choosing the location, laying the first brick, or handing over the keys to your new home, providing quality new homes, with the customer at the heart of everything we do, is as true today as when we first started.

The service our customers receive from their initial enquiry to moving in is seamless, professional and friendly – it's all in the detail. We go beyond just the bricks and mortar – our friendly Client Liaison team are here to make sure moving into your new home is worry-free! Little extras are included as standard such as our handyman for half a day to help your new house feel like home.

A DEVELOPMENT BY



[www.nkhomes.com](http://www.nkhomes.com)   #nkhomes

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