



MY

SANCTUARY

7-9 Ashley Road, Walton-on-Thames KT12 1HY



Computer generated image for illustrative purposes only

**I love MY NEW
space.
I OWN it.**



MY

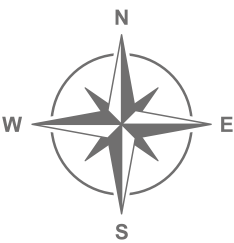
SANCTUARY

The best feeling in the world is coming home to your own space. With everything you need close to hand, Sanctuary is a brand-new development of stunning 1 & 2 bedroom apartments situated in the heart of Walton-on-Thames.

A PLACE TO CALL...

MY SANCTUARY

Site/Parking Plan



Parking Key

-  Sanctuary Parking
-  Sanctuary Parking subject to planning
-  Permit Parking (to be applied for)

NB - Parking space numbering is not plot specific and spaces are allocated to all two-bedroom apartments first.





We love
OUR
SANCTUARY.

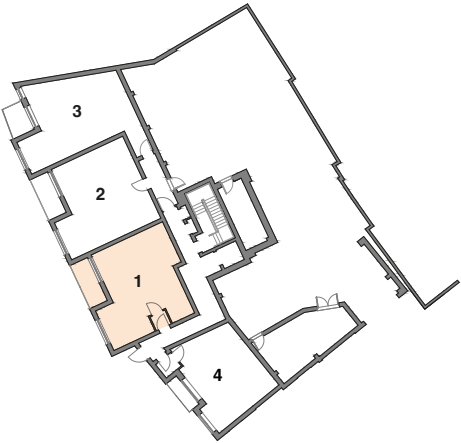
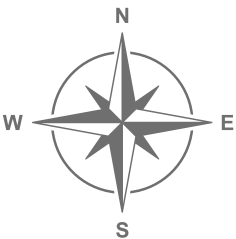




I love our new
home its
OUR
SANCTUARY

No.1
GROUND FLOOR

TOTAL GIA* 518 SQ.FT. 48 SQ.M.

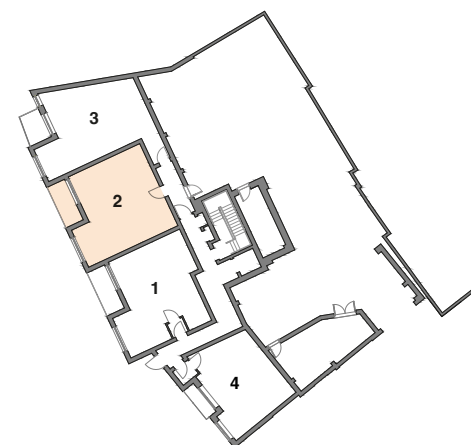
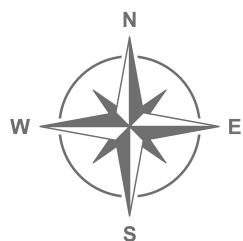


Kitchen/Living/Dining	6259 (20'-6") (max) x 4116 (13'6") (max)
Bedroom	3600 (11'10") (max) x 3446 (11'4") (max)
Terrace	3806 (12'6") (max) x 1424 (4'8") (max)

No.2

GROUND FLOOR

TOTAL GIA* 540 SQ.FT. 50 SQ.M.

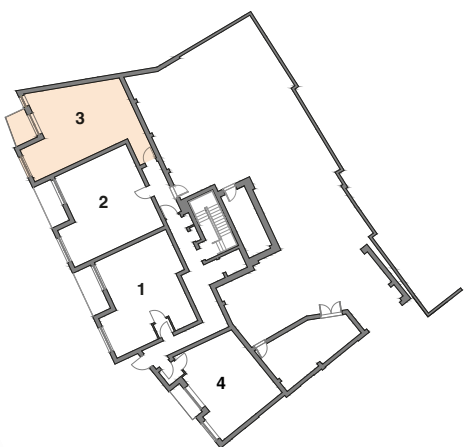
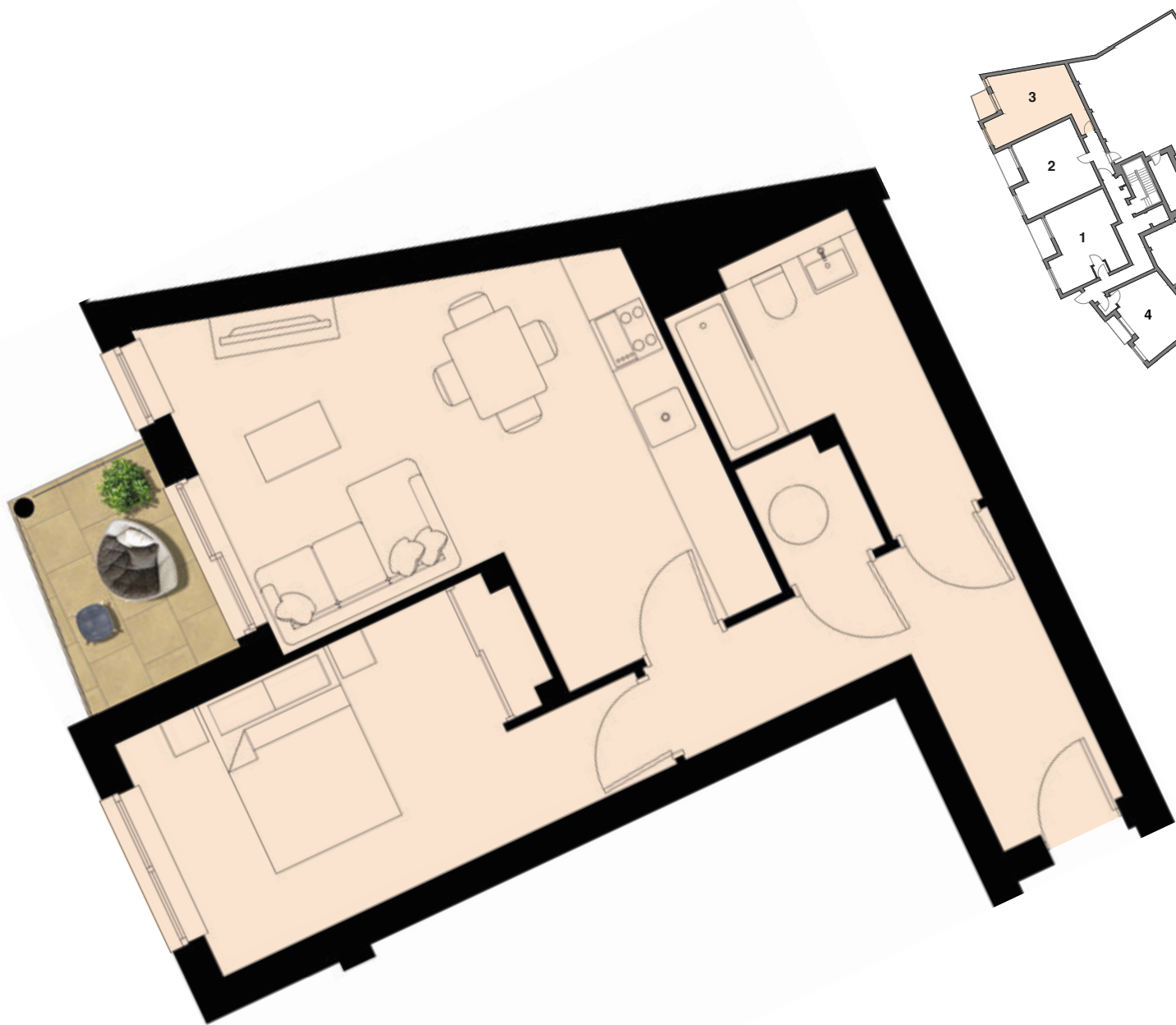
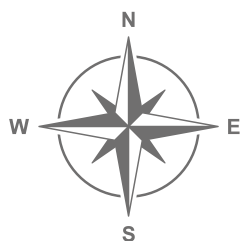


Kitchen/Living/Dining	6255 (20'-6") (max) x 3628 (11'11") (max)
Bedroom	4647 (15'3") (max) x 3487 (11'5") (max)
Terrace	3583 (11'9") (max) x 1288 (4'3") (max)

No.3

GROUND FLOOR

TOTAL GIA* 560 SQ.FT. 52 SQ.M.

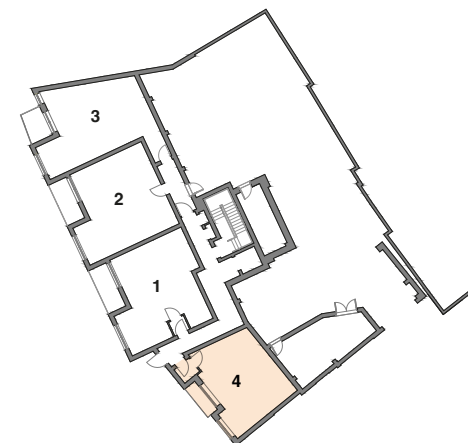
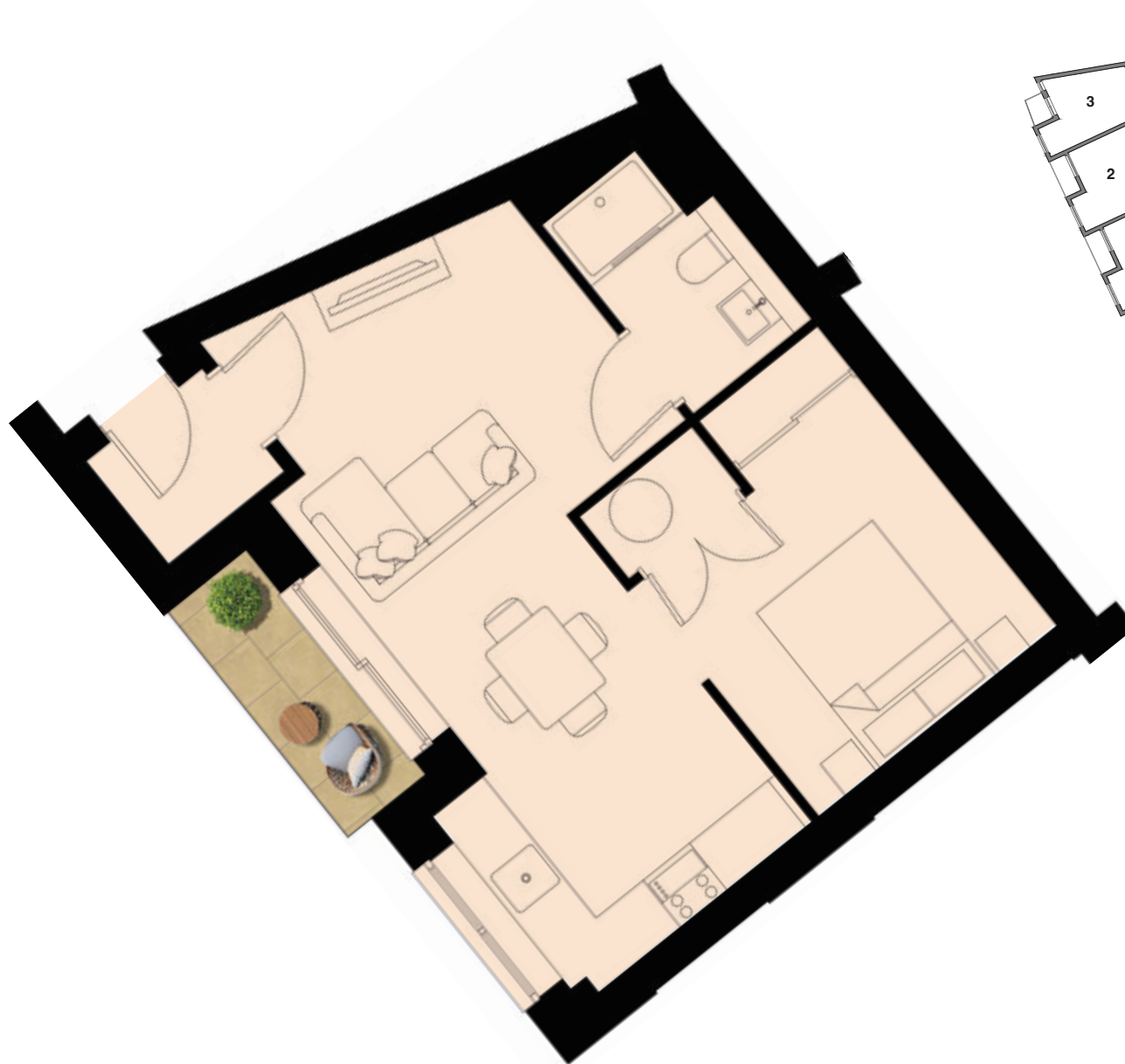
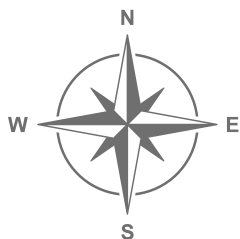


Kitchen/Living/Dining	5158 (16'-11") (max) x 4767 (15'-8") (max)
Bedroom	5403 (17'-9") (max) x 2771 (9'-1") (max)
Terrace	2410 (7'-11") (max) x 1756 (5'-9") (max)

No.4

GROUND FLOOR

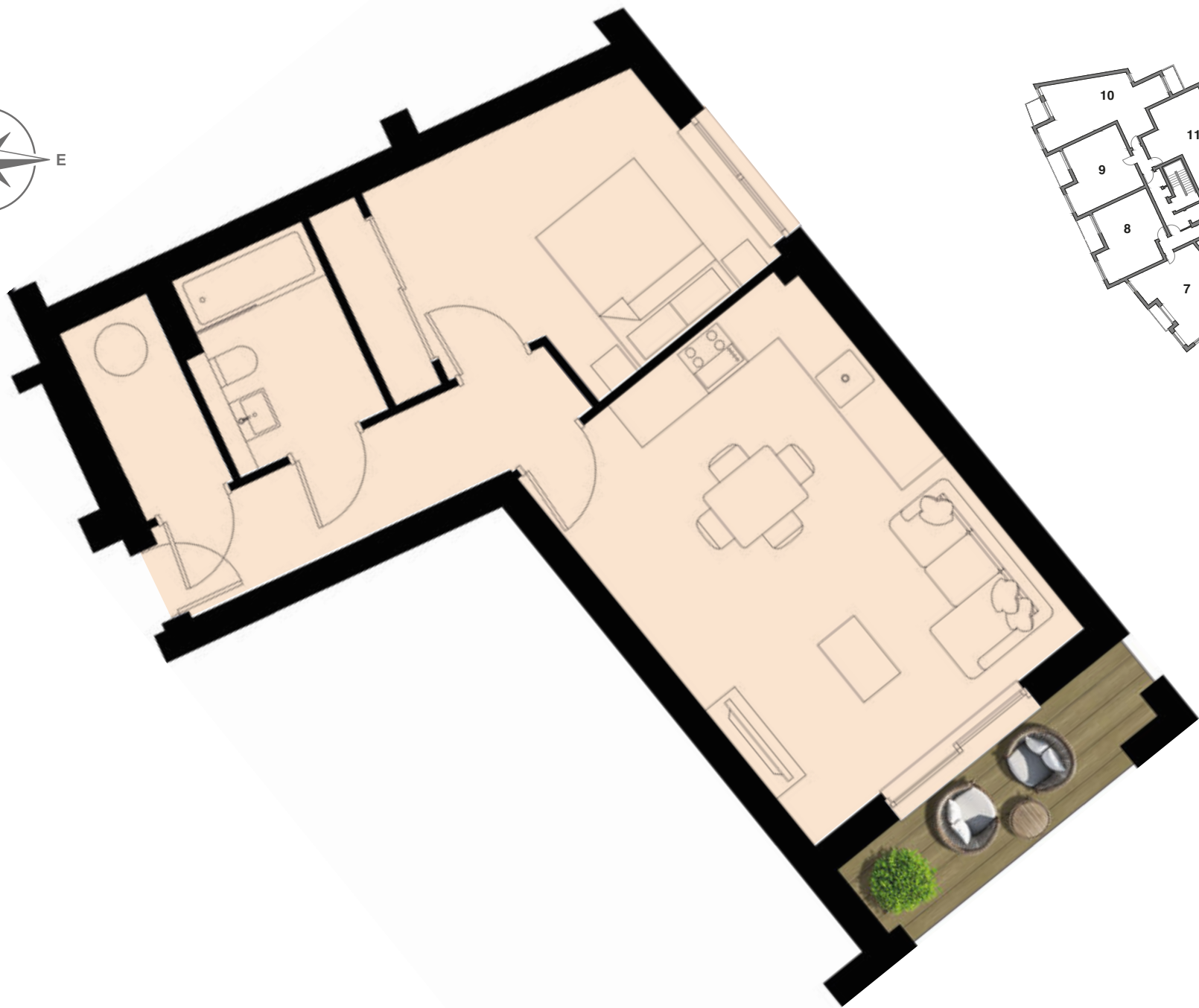
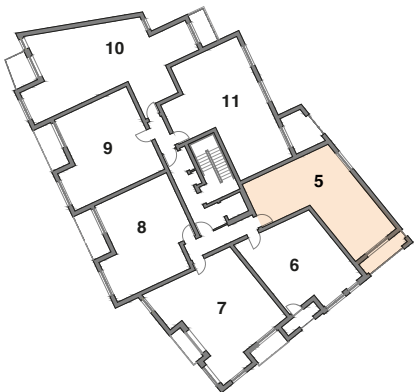
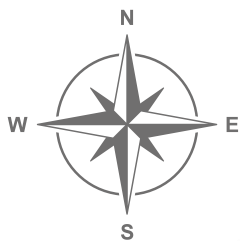
TOTAL GIA* 432 SQ.FT. 40 SQ.M.



Kitchen/Living/Dining	3808 (12'6") (max) x 7657 (25' 1") (max)
Bedroom	3081 (20'1") (max) x 3822 (12'6") (max)
Terrace	2911 (9'7") (max) x 1003 (3'3") (max)

No.5
FIRST FLOOR

TOTAL GIA* 552 SQ.FT. 51 SQ.M.

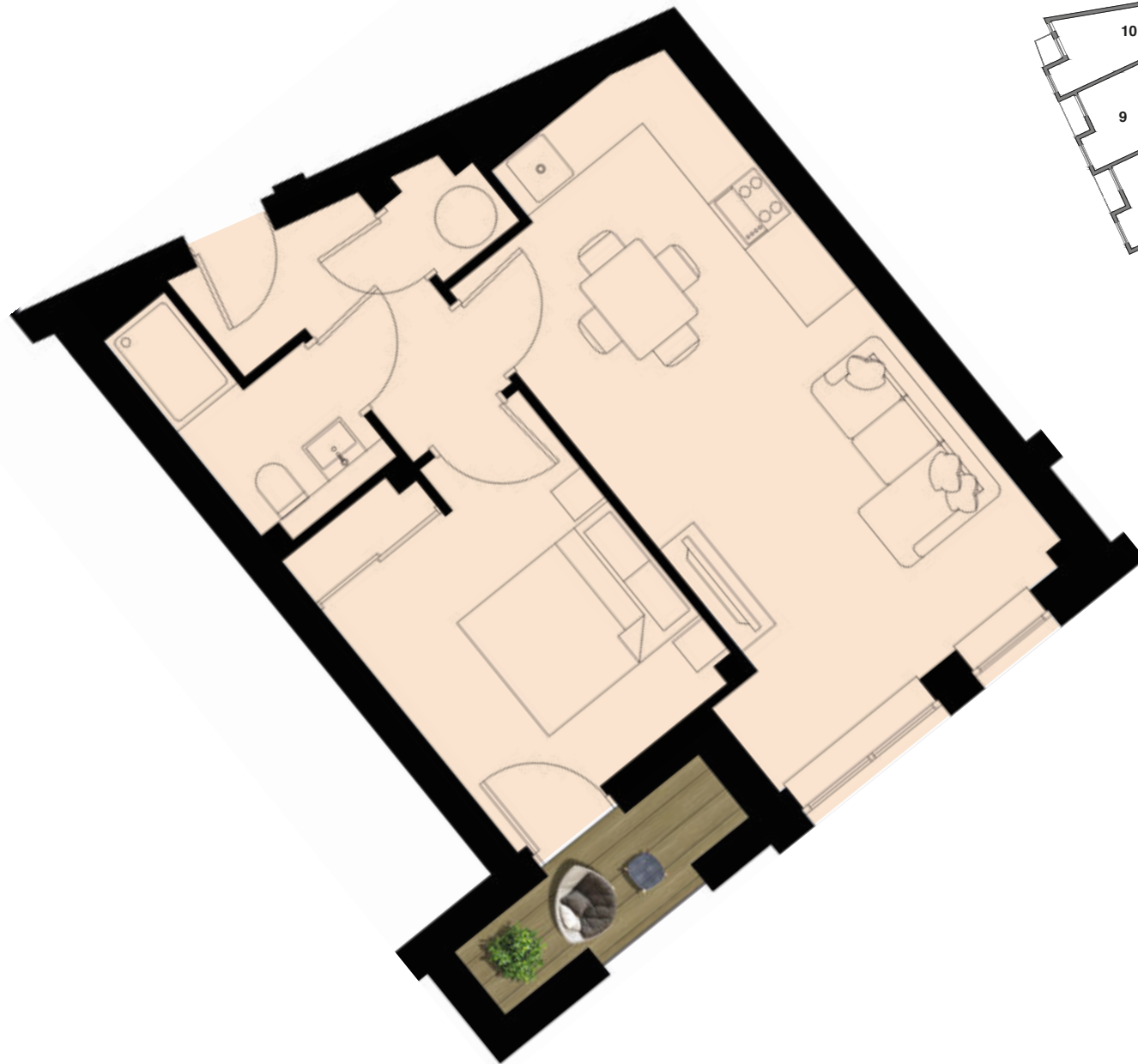
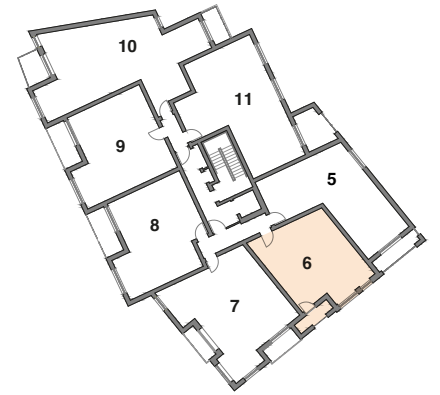
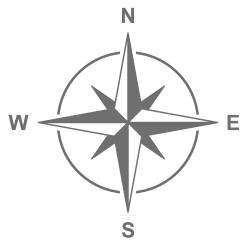


Kitchen/Living/Dining	4116 (13'6") (max) x 5626 (18'5") (max)
Bedroom	3437 (11' 3") (max) x 4032 (13'3") (max)
Terrace	4334 (14'3") (max) x 1228 (4'0") (max)

No.6

FIRST FLOOR

TOTAL GIA* 486 SQ.FT. 45 SQ.M.

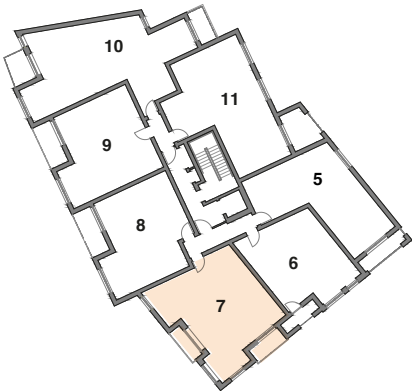
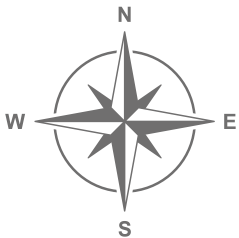


Kitchen/Living/Dining	3913 (12'10") (max) x 6960 (22'10") (max)
Bedroom	3000 (9'10") (max) x 3706 (12'2") (max)
Terrace	3230 (10'70") (max) x 1059 (3'6") (max)

No.7

FIRST FLOOR

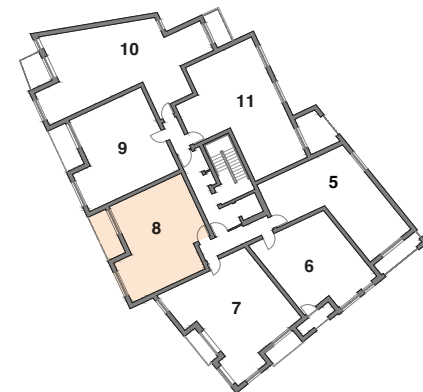
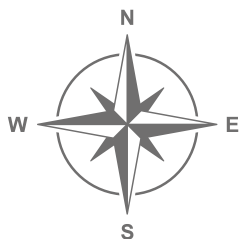
TOTAL GIA* 635 SQ.FT. 59 SQ.M.



Kitchen/Living/Dining	4099	(13'5") (max)	x	6306	(20'8") (max)
Bedroom 1	3122	(10.3") (max)	x	3821	(12'6") (max)
Bedroom 2	4457	(14'7") (max)	x	3101	(10'2") (max)
Terrace 1	2900	(9'6") (max)	x	1291	(4'3") (max)
Terrace 2	2911	(9'7") (max)	x	926	(3.0) (max)

No.8
FIRST FLOOR

TOTAL GIA* 539 SQ.FT. 50 SQ.M.

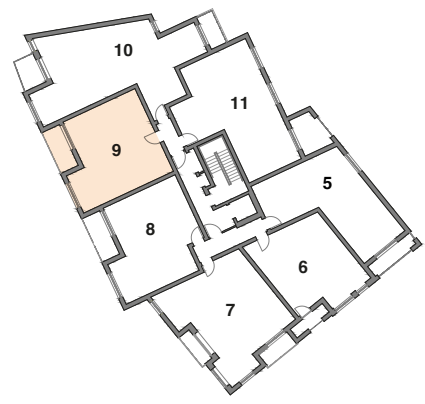
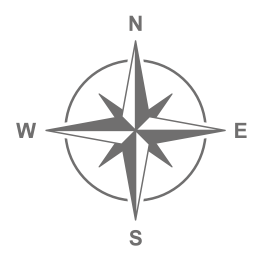


Kitchen/Living/Dining	6259 (20'6") (max) x 4116 (13'6") (max)
Bedroom	4338 (14'3") (max) x 3446 (11'4") (max)
Tarrace	3806 (12'6") (max) x 1424 (4'8") (max)

No.9

FIRST FLOOR

TOTAL GIA* 540 SQ.FT. 50 SQ.M.

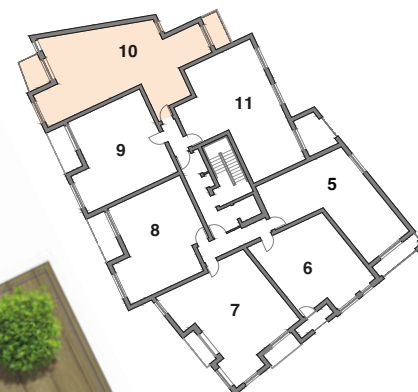
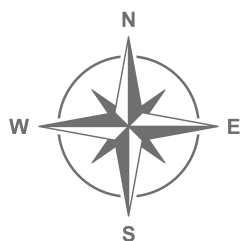


Kitchen/Living/Dining	6259	(20'6") (max) x	3628	(11'11") (max)
Bedroom	3957	(13'0") (max) x	2325	(7'8") (max)
Terrace	3584	(11'9") (max) x	1424	(4'8") (max)

No.10

FIRST FLOOR

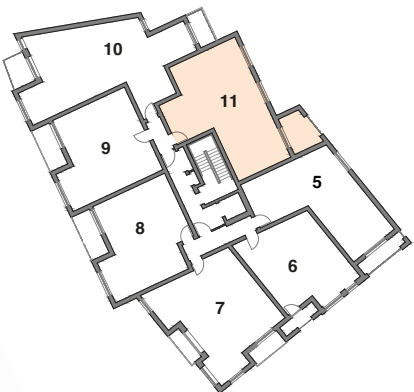
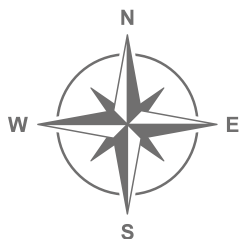
TOTAL GIA* 775 SQ.FT. 72 SQ.M.



Kitchen/Living/Dining	6462 (21'2") (max) x 4552 (14'11") (max)
Bedroom 1	4887 (16'0") (max) x 2897 (9'6") (max)
Bedroom 2	4299 (14'1") (max) x 2771 (9'1") (max)
Terrace 1	2410 (7'11") (max) x 1766 (5'10") (max)
Terrace 2	2782 (9'2") (max) x 1326 (4'4") (max)

No.11
FIRST FLOOR

TOTAL GIA* 745 SQ.FT. 69 SQ.M.

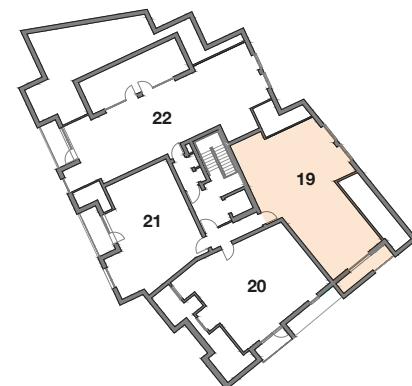


Kitchen/Living/Dining	4525 (14'10") (max) x 4608 (15'1") (max)
Bedroom 1	4662 (15'4") (max) x 3115 (10'3") (max)
Bedroom 2	3099 (10'21") (max) x 2586 (8'6") (max)
Terrace	3107 (10'2") (max) x 2519 (8'38")(max)

No.19

THIRD FLOOR

TOTAL GIA* 821 SQ.FT. 76 SQ.M.



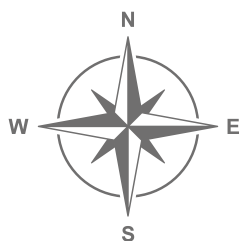
Kitchen/Living/Dining	5000 (16'5") (max) x 6'768 (22'2") (max)
Bedroom 1	2690 (8'10") (max) x 5851 (19'2") (max)
Bedroom 2	2597 (8'6") (max) x 5370 (17'7") (max)
Terrace	3360 (16'5") (max) x 1253 (4'1") (max)



No.20

THIRD FLOOR

TOTAL GIA* 745 SQ.FT. 69 SQ.M.

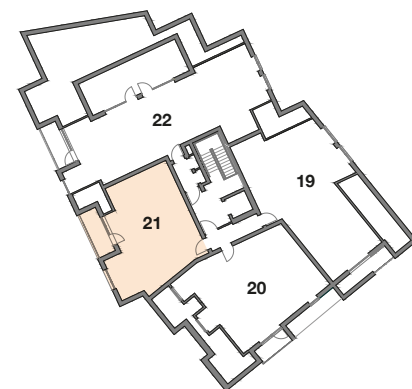
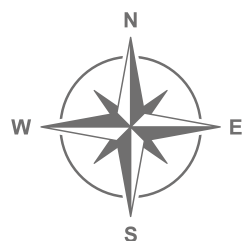


Kitchen/Living/Dining	5577	(18'4") (max)	x	4768	(15'6") (max)
Bedroom 1	3140	(10'4") (max)	x	4252	(13'11") (max)
Bedroom 2	4364	(14'4") (max)	x	3107	(10'2") (max)
Terrace	2928	(9'7") (max)	x	1296	(4'3") (max)

No.21

THIRD FLOOR

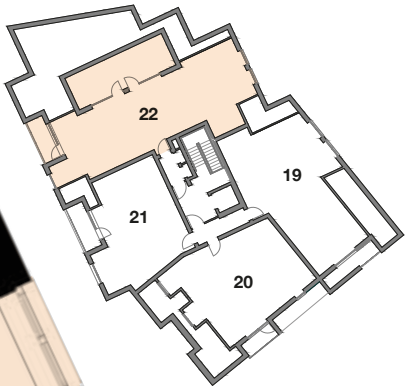
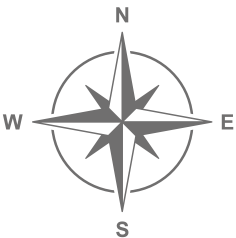
TOTAL GIA* 533 SQ.FT. 50 SQ.M.



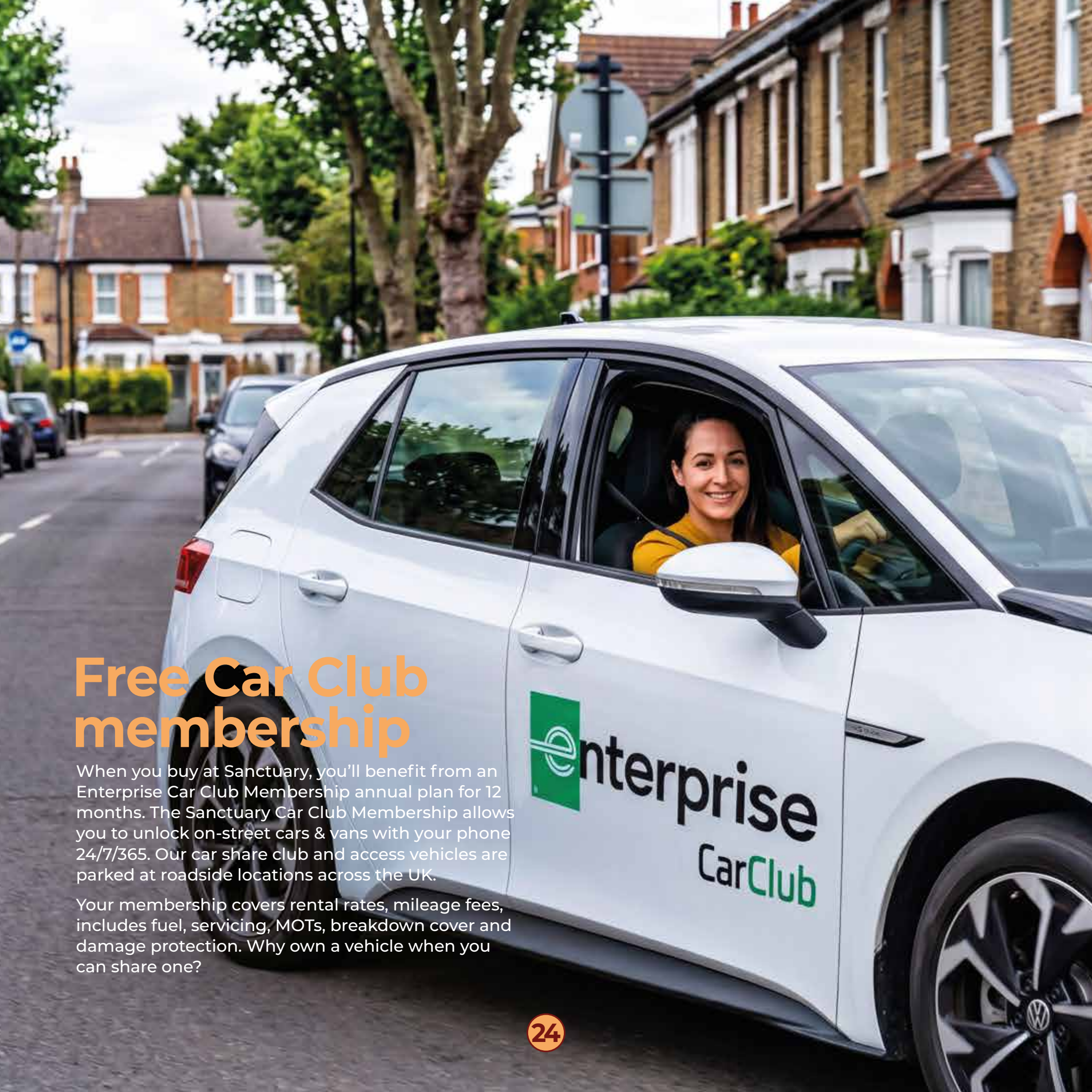
Kitchen/Living/Dining	6210	(20'4")(max)	x	4389	(14'5") (max)
Bedroom 1	2750	(9'0") (max)	x	4969	(16'4") (max)
Bedroom 2	1613	(5'3") (max)	x	2461	(8'12") (max)
Terrace	2934	(9'8") (max)	x	1374	(4'6") (max)

No.22
THIRD FLOOR

TOTAL GIA* 898 SQ.FT. 83 SQ.M.



Kitchen/Living/Dining	6489 (21'3") (max) x 4946 (16'3") (max)
Bedroom	3449 (11'4") (max) x 3745 (21'3") (max)
Terrace 1	8503 (27'11") (max) x 2800 (9'2") (max)
Terrace 2	2503 (8'3") (max) x 1343 (4'5") (max)



Free Car Club membership

When you buy at Sanctuary, you'll benefit from an Enterprise Car Club Membership annual plan for 12 months. The Sanctuary Car Club Membership allows you to unlock on-street cars & vans with your phone 24/7/365. Our car share club and access vehicles are parked at roadside locations across the UK.

Your membership covers rental rates, mileage fees, includes fuel, servicing, MOTs, breakdown cover and damage protection. Why own a vehicle when you can share one?

Relax.
You OWN it.



**Come back
to MY place.**



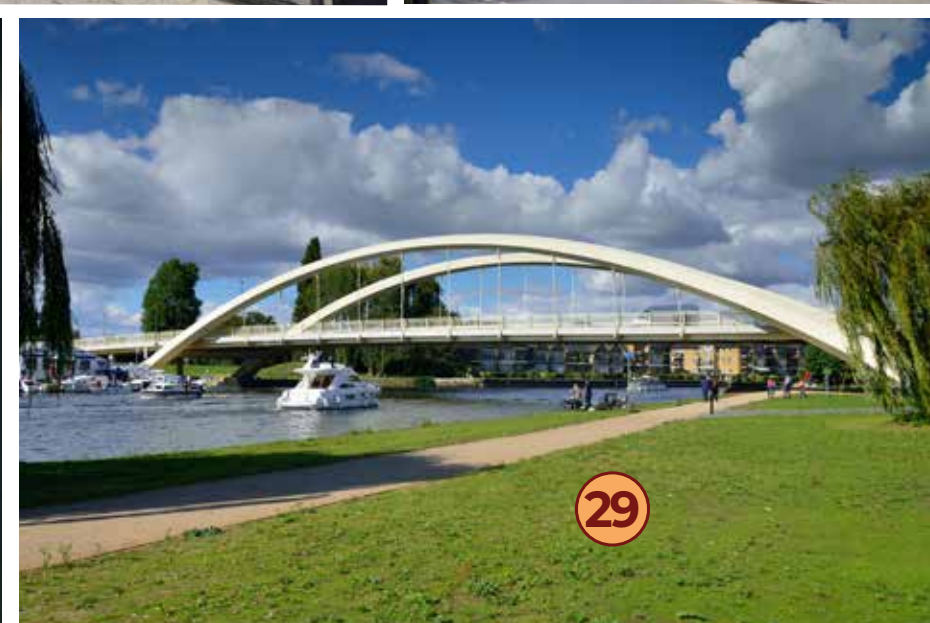




The local area

Walton on Thames is a charming and vibrant town known for its picturesque landscapes and rich history. Nestled along the south bank of the River Thames, the town offers a delightful blend of natural beauty and modern amenities. With its well-preserved historical buildings, scenic riverside walks, and a bustling town centre, Walton on Thames provides an inviting atmosphere for both residents and visitors.

The town is well-connected, offering easy access to London while retaining a peaceful, community-oriented vibe. Whether you are exploring its local shops, enjoying a meal at one of its many restaurants, or taking part in various leisure activities, Walton on Thames promises a rewarding and pleasant experience.





So much nearby, so well connected



WALK

Walton on Thames Station
0.96 miles (21 mins)

Cappadocia Turkish
30 metres (1 minute)

Everyman Cinema
80 metres away (2 mins)

High Street
0.1 miles (2 mins) –
Toni & Guy, Boots, Boots
Opticians, Superdrug, ALDI,
Café Nero, McDonalds, KFC
and a range of other
Takeaways, Sony Centre,
Subway, The Walton Village
restaurant and an M&S in
Church Street.

The Heart Shopping Centre
0.22 miles (5 mins) –
Monthly Farmers' Market



EAT

Iro Sushi
Carluccios
Nando's
Pizza Express
Five Guys
Wagamama
Buenasado
House
Mooboo



GYM

Pure Gym
The Method Gym



SHOP

Monsoon
New Look
NEXT
Claire's
Accessorize
Trespass
Sports Direct
Clarks
Aveda
Holland & Barrett
Serenity
Waterstones
and much more.



DRIVE

Walton on Thames Station
1.16 miles (2 mins)

A3
3.94 miles (9 mins)

M25 Junction 10
5.26 miles (12 mins)*

Hersham Station
1/7 miles (6 mins)*

Heathrow
6.96 miles (12 mins)*

Gatwick
30.19 miles (38 mins)*



TRAIN

Walton on Thames Station

Hersham
2 minutes

Esher
5 minutes

Surbiton
10 minutes

Wimbledon
18 minutes

Earlsfield
22 minutes

Clapham Junction
26 minutes

Vauxhall
31 minutes

London Waterloo
37 minutes

(NB – fastest train takes 24 minutes,
stopping at Surbiton only)

*RAC Routeplanner or National Rail

A warm, modern living room interior. In the foreground, a light-colored sofa is adorned with several large, textured throw pillows in shades of orange, blue, and grey. To the left, a large green plant sits on a side table. In the background, a kitchen island with a light-colored countertop is visible, featuring two black bar stools and two black pendant lights hanging above it. The space is filled with soft, warm lighting, creating a cozy atmosphere.

The moment we
get home it's **OUR**
space, **OUR** style,
OUR SANCTUARY





RUSHMON
HOMES



ABOUT RUSHMON HOMES

At Rushmon Homes we've been creating a warm welcome in our new homes for over 50 years.

As an established family business with our own children and grandchildren, we're able to understand the evolving needs of our purchasers as they and their families change and grow over the generations.

"Our homes are design-led to provide light, spacious, adaptable living spaces that are a joy to be in – whether you're relaxing peacefully, socialising with friends or celebrating with loved ones."

Over the years, our customers have consistently found the quality of our homes reassuring. Our keen eye for design certainly makes our properties look elegant and inviting, but they're also refreshingly practical, functional and durable.

Our craftsmen use time-honoured building traditions and only the best materials to produce a fine finish. Based in Surrey, we have acquired a wealth of local knowledge which enables us to develop homes in some of the most sought-after areas in the South East, yet virtually all our developments are created on recycled land.

Perhaps it's a combination of all of these things that has won us a number of prestigious awards over time, with one judging panel noting of our Twin Trees scheme in Woking, "This development shows the value of well-thought-out regeneration, especially for those looking for that elusive object – the ideal family home".

Of course it's always very rewarding to receive such recognition, but our greatest accolade remains the positive feedback we hear from the people who matter most – our purchasers.



I love MY NEW
space.
I OWN it.



RUSHMON
H O M E S

Call 01932 586777 for more information

www.rushmon.co.uk

Whilst these particulars are prepared with all due care and attention, they do not form part of any contract, nor is their accuracy guaranteed and they may be subject to correction and modification without notice as availability and other considerations demand.

This brochure was produced in September 2026 and all the information was believed to be correct at that time.

Distance and travel times have been referenced from The RAC.* All train times have been taken from National Rail Enquiries.

All interior photography taken from Rushmon developments or computer generated images.