



**CREST  
NICHOLSON**

# WALTON COURT GARDENS

WALTON-ON-THAMES • SURREY

The picturesque, leafy beauty of Walton-on-Thames and excellent transport links being within easy reach are what make your new home at Walton Court Gardens ideally situated.

4 BEDROOM TOWNHOUSES AVAILABLE





WELCOME TO LIFE IN SURREY

Whether it's shops, schools or leisure facilities, you'll find a wonderful choice available to you within a short distance of home.

On your doorstep

When you have simple access to all the amenities you need, your new home is something you can enjoy even more.

- 1 Tesco Express
- 2 The Heart Shopping Centre
- 3 Everyman Cinema
- 4 PureGym
- 5 Bushy Park
- 6 Burhill Golf Club
- 7 Thorpe Park






Education

Whatever age your children are, you will easily find the perfect school for them, thanks to the excellent choice close by.

- 8 Danesfield Manor School
- 9 Walton Oak School
- 10 Three Rivers Academy
- 11 Bell Farm Primary School
- 12 Cardinal Newman Catholic Primary School
- 13 Ashley CofE Primary School
- 14 Westward Preparatory School
- 15 Toad Hall Nursery

Travel

With excellent road and rail connections at your fingertips, getting to work, school or enjoying days out is effortless.

-  Walton-on-Thames town centre – 4 minutes' drive
-  Walton-on-Thames train station – 5 minutes' walk
-  Hershams – 5 minutes' drive
-  London Waterloo – 25 minutes (by train - from Walton-on-Thames)
-  Heathrow Airport – 22 minutes' drive





## WALTON COURT GARDENS

Station Avenue, Walton-on-Thames,  
Surrey KT12 1FJ

For all enquiries please call

**01932 282 185**

[crestnicholson.com/waltoncourtgardens](https://crestnicholson.com/waltoncourtgardens)

A BEAUTIFUL PLACE TO CALL HOME IN A PICTURESQUE RIVERSIDE TOWN

### A brand new collection of stunning 4 bedroom Townhouses at Walton Court Gardens.

Surrounded by green open spaces, the new life being breathed into the former Grade II listed Birds Eye headquarters will ensure a collection of exciting, beautifully designed new homes. As well as living in amongst its legacy, you can also look forward to being close to a wealth of great shops, schools and leisure options. Walton Court Gardens really is a delightful place for you and your family.

Choosing a new home here will mean you can experience everything this superb location has to offer. The Thames River Path means you can take a stroll along

the banks and enjoy being close to nature, or you can relax on one of the many river boats that cruise up and down. For shoppers, you are just 20 minutes away from the centre of Walton-on-Thames, where you will find The Heart Shopping Centre, with more than 59 stores and restaurants, plus a library and a gym. One of the most popular places to catch up with friends or family for brunch is the 1955 Club, or, if you want more of an Italian-inspired meal, there is an excellent choice of Italian restaurants outside The Heart.

Of course, one of the other advantages of this wonderful location is the excellent transport connections at your fingertips. Walton-on-Thames station is around 5 minutes away on foot, and provides services to London Waterloo in approximately 25 minutes. The M3 and M25 are easily accessible, and Heathrow Airport is just a 22 minute drive away.



Map locations are approximate. Some journey times include changes. Travel times are approximate only. Source: Google Maps. 1011546/April 2024.





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# DEVELOPMENT PLAN

A brand new collection of stunning 4 bedroom Townhouses at Walton Court Gardens.

4 BEDROOM TOWNHOUSES AVAILABLE



1, 2 & 3 BEDROOM APARTMENTS

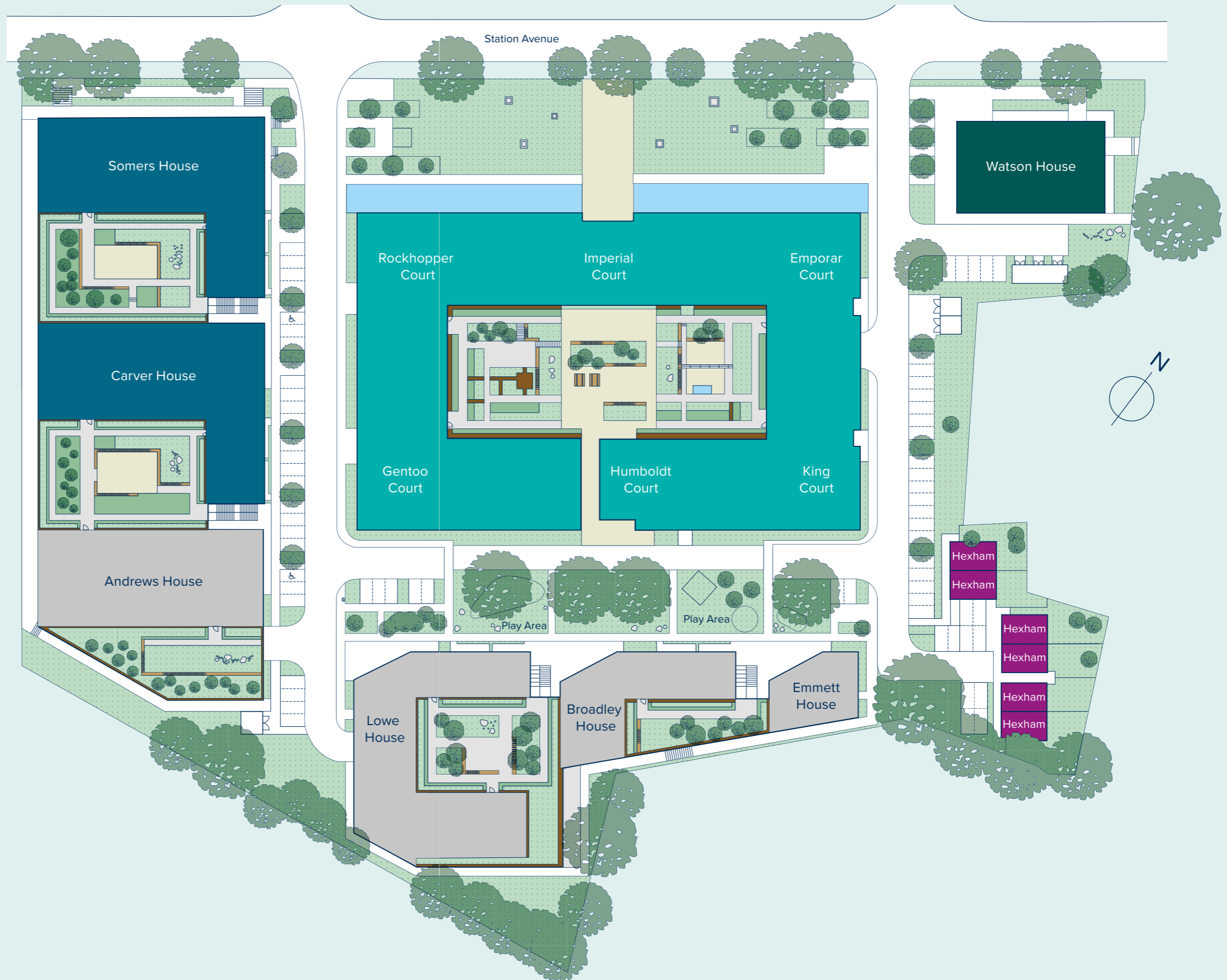
- Somers House
- Carver House
- Emporar Court
- Gentoo Court
- Humboldt Court
- Imperial Court
- King Court
- Rockhopper Court
- Watson House

4 BEDROOM TOWNHOUSES

- Hexham
- Affordable and shared ownership homes

- Bollards
- Disabled Parking Space
- Menhir sculpture
- Litter bin

Please note: Landscaping between each block is at 1st floor level. Block H landscaping is at ground floor level.





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### House Type Illustration

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### Development Map/Site Plan

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**THE HEXHAM**  
4 Bedroom Townhouse

crestnicholson.com

# THE HEXHAM

The Hexham is the ideal family home, a four bedroom property spread over three floors. The middle floor hosts the main bedroom with en suite along with a living room. The two double bedrooms and single bedroom on the second floor share a family bathroom. Downstairs, a kitchen-dining area and separate snug can accommodate the various demands of family life with the addition of a convenient ground floor cloakroom.

## 4 BEDROOM TOWNHOUSE



**GROUND FLOOR**

<b>KITCHEN / DINING AREA</b>	
5.02m x 4.36m	16'5" x 14'3"
<b>SNUG</b>	
3.62m x 2.67m	11'9" x 8'7"

**FIRST FLOOR**

<b>LIVING ROOM</b>	
5.02m x 4.13m	16'5" x 13'6"
<b>BEDROOM 1</b>	
3.92m x 2.79m	12'8" x 9'2"

**SECOND FLOOR**

<b>BEDROOM 2</b>	
4.35m x 2.75m	14'3" x 9'0"
<b>BEDROOM 3</b>	
3.70m x 2.74m	12'1" x 9'0"
<b>BEDROOM 4</b>	
2.21m x 1.80m	7'3" x 5'9"

AC Airing Cupboard C Cupboard W Wardrobe

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# SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	4 bedroom townhouses
<b>KITCHEN</b>	
Choice of soft close fitted kitchen complete with Silestone worksurface and upstand. (subject to stage of construction)	•
Neff electric built in double oven in stainless steel	•
Neff 4 ring induction electric hob in stainless steel	•
Stainless steel splashback behind hob	•
Stainless steel cooker hood	•
Neff energy efficient integrated fridge/freezer	•
Neff energy efficient integrated washing machine*	•
Neff energy efficient integrated dishwasher	•
1.5 undermount sink and drainer in stainless steel	•
Chrome mixer tap	•
<b>BATHROOM, EN SUITE &amp; CLOAKROOM</b>	
Contemporary white sanitaryware	•
Chrome mixer taps and shower fittings	•
Full height tiling in the bathroom, en-suite & W/C	•
Full height tiling to enclosed shower area where applicable	•
Heated chrome towel rail to bathroom and en suites	•
<b>ELECTRICAL</b>	
Low energy LED downlighters in white to kitchen	•
Low energy LED downlighters in white to bathroom and en suite	•
Low energy lighting in all other areas	•
TV and data point to living room and TV point to master bedroom	•
Chrome electrical sockets	•

\*Integrated washing machine included if there is no utility room.



## DECORATION

White emulsion to all rooms and ceilings

White gloss to window boards, internal doors, skirting and architraves

## JOINERY AND DOORS

Composite GRP front door with multipoint locking system and chrome ironmongery

Windows with bronze finish externally and white internally with white ironmongery and patio doors with chrome ironmongery

White internal doors with chrome ironmongery

Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors

## HEATING

Electric heaters and Dimplex Edel RF Hot Water Heat Pump 200l

## EXTERNAL FINISHES

Photovoltaic Panels (PV)

Front gardens to be landscaped

Rear gardens to be topsoiled and turfed

External low energy security light fitted by front door

External tap

7 Kilowatt Electric Vehicle Charging point (EV) on post to rear of the parking space

## SECURITY AND PEACE OF MIND

Smoke and heat detectors

Two years warranty and aftercare

Complete NHBC ten year warranty

Crest Nicholson follows warranty provider guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

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