

◀ Four Corners ▶  
CHERTSEY



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# Welcome to Four Corners







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## The Project

Four Corners, comprising of 41 apartments, is a beautifully finished residence on the corner of Pound Road, Chertsey. The residential development boasts a variety of one & two bedroom apartments with; open plan living quarters, contemporary fitted kitchens and well designed bathrooms.







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# The Location: Chertsey

Set by the River Thames, Chertsey in Surrey has a rich history; dating back to the Domesday Book, and is one of the oldest market towns in England. Today, it is a thriving community with much to offer for every lifestyle.

Vibrant daily life in Chertsey revolves around the friendly and characterful town centre. Here you'll find everything from stunning architecture to independent eateries and boutiques.



# Lifestyle



For those who like the outdoors you can enjoy Chertsey Meads, 175 acres of wildflower meadow on the banks of the Thames. A wide open space, popular with families and dog walkers alike, is just a mile away from the development.

The historical town also has its fair share of listed buildings and structures including; the Cedars, home to Chertsey Museum, Chertsey Abbey which was founded in 666 AD and Chertsey Bridge which sits astride the River Thames and dates back to the 1700s.

By train or by car, the picturesque town of Weybridge known for its independent shops and cafés, is under three miles from Four Corners. Head in the opposite direction and you'll discover Thorpe – with its green open spaces and idyllic setting.



# Commutability

The M3 will take you all the way to the South Coast, the M4 to the West Country and the M25 loops around London.

## Close by:

-  Ascot Racecourse - 21 Mins
-  Guildford - 30 Mins
-  Heathrow Airport - 15 Mins

It is a 53 minute train to Waterloo from Chertsey train station or the nearby Weybridge station takes just 34 minutes.

-  Windsor - 21 Mins
-  Windsor Castle - 22 Mins
-  Kingston - 23 Mins





Sir William Perkins's School

## Education

Being close to a great school is often one of the key reasons for moving. At Four Corners you'll find yourself close to some of the area's very best.

Highly rated by Ofsted, Sir William Perkins's School is an independent secondary and sixth form just over a mile from Four Corners. Just 2 miles away you'll find Jubilee High School, a secondary comprehensive for girls and boys, with Salesian School, a Catholic co-ed comprehensive only half a mile away.

For younger children there are plenty of infant and junior schools in and around Chertsey. Ottershaw Church of England School accepts boys and girls aged 3-11 and is less than four miles away.

## Shops & Leisure

For leisure, you can enjoy an adrenaline rush at Thorpe Park or indulge in water sports at JBSki. Ten minutes by car are the lakes and woodland of Homewood Park.

The town's main street – Guildford Street – is home to numerous small shops, popular restaurants, bars and cafés. For a wider variety of retail shopping, nearby Staines-upon-Thames and Weybridge offer a selection of high street and independent stores, while Woking (around 5 miles away) and the county town of Guildford (around 12 miles away) both boast vibrant shopping centres.





The Kingfisher

## Restaurants

You'll be spoilt for choice when it comes to eating and drinking, enjoy all that Chertsey has to offer, unearth local gems and experience award-winning eateries.

For a weeknight treat, try Pizza Express or for something a little more exclusive, head to Hamilton's – a bijou restaurant offering a modern European menu.

### Caspari

Established in Chertsey, London since February 2008. Caspari is a family established restaurant, which originated from Hamburg, in Germany.

### Thyme at Tavern

Thyme at the Tavern is a Free house renowned for its good food, Sunday lunches and local cask ales.

### Crown Chertsey

Discover some of the best Sunday roast and hotel accommodation in Chertsey at The Crown, serving craft beer real ales and British pub food.

### The Kingfisher

Blending rural charm with modern flair, The Kingfisher in Chertsey is the ultimate destination for lunch, dinner, or drinks, no matter what the occasion.

# Connectivity

## Distance by Car



Staines-Upon-Thames

7 Min

Woking

15 Min

Heathrow Airport

20 Min

Ascot

21 Min

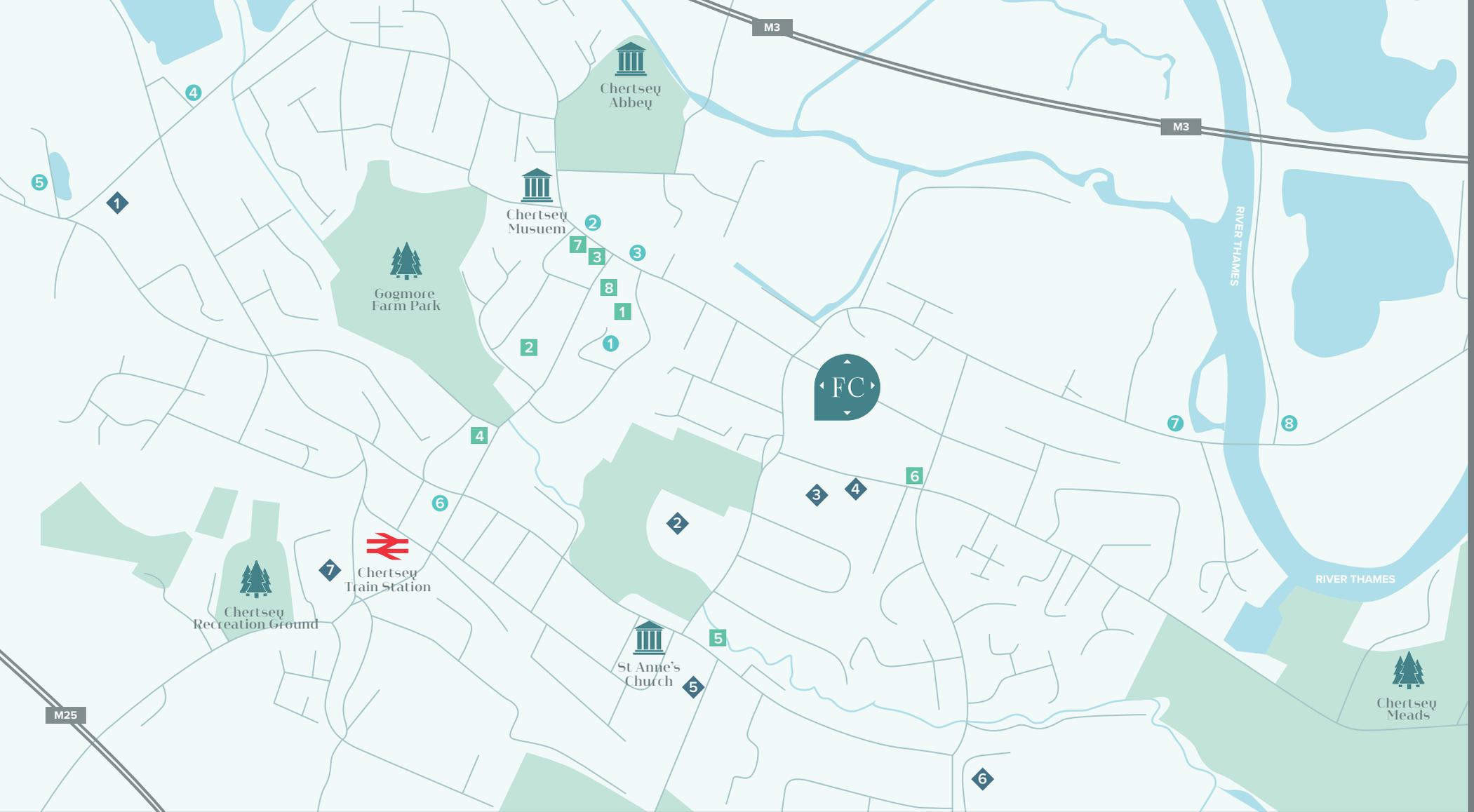
Twickenham

22 Min

London

53 Min





# Amenities Map

## Shopping

- 1 - Sainsbury's
- 2 - Aldi
- 3 - Chertsey Post Office
- 4 - Londis
- 5 - Tesco Express
- 6 - Lloyds Pharmacy
- 7 - Barclays Bank
- 8 - Natwest Bank

## Restaurants

- 1 - Costa Coffee
- 2 - 'Ohanas Cafe Bistro
- 3 - Pizza Express
- 4 - Hungry House - Twynersh
- 5 - The Golden Grove
- 6 - Caspari
- 7 - Boat House Restaurant
- 8 - The Kingfisher

## Education

- 1 - Pycroft Grange Primary School
- 2 - St Anne's Catholic Primary School
- 3 - Stepgates Community School
- 4 - Sunbeams Pre-school
- 5 - Salesian School - Sixth Form College
- 6 - Chertsey High School
- 7 - Sir William Perkins's School



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# Development Features

- 39 One Bedroom Apartments \_\_\_\_\_
- 2 Two Bedroom Apartments \_\_\_\_\_
- Prices from £195,000 \_\_\_\_\_
- 53 Minutes by Train to London \_\_\_\_\_
- Heathrow Airport Just 20 Minutes Away \_\_\_\_\_
- Plenty of Local Amenities \_\_\_\_\_
- Chertsey Train Station Nearby \_\_\_\_\_
- Car Parking Available \_\_\_\_\_

# Help to Buy

Buying a property is one of the biggest financial decisions you'll ever make so it's important to weigh up the pros and cons of owning as opposed to renting first. Part of the attraction of buying a home is not just the financial aspect, it is the sentiment of owning your own home and not worrying about landlords or being able to decorate your home as you please. These among many others, are some of the many reasons as to why people choose to buy a home.

Owning a house does bring more responsibility. Unless you are thinking about moving around the country or around the

world, most people are willing to take this responsibility as in the long-term saving for a home will allow you to eventually live 'rent' free.

The Government's 'Help To Buy' scheme aims to help buyers who have a deposit of at least 5% to buy a new-build home up to the value of £600,000. The Government will lend eligible buyers up to 20% of the value of your new build home via an equity loan - you will then only need to secure a mortgage for 75% of the property's value.



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## About Help To Buy

Help To Buy is a Government backed scheme which allows eligible buyers to buy a new-build home with a 5% deposit - therefore only requiring a 75% mortgage with the remaining 20% funded by the Government through an equity loan.

## How Does It Work

The scheme is available on new-build properties under the value of £600,000. The Help To Buy equity loan can be paid back at any time during your time at the property or on the sale of your home. The equity loan is interest free for the first five-years although you may still have to pay interest on your mortgage. Help To Buy is available to all new homebuyers not just first time buyers. You won't be able to sublet your home. Help To Buy is only available on new-build homes in England.

## Paying Back The Loan

Once you purchase your home, your home will be in your name, which means you can sell it at any time. You won't have to pay your equity loan back until you decide to sell your property or at the end of your mortgage period. You can however, pay some of your equity loan back sooner. You are entitled to pay either 10% or 20% of your equity loan back as long as your loan equates to a minimum 10% of the total value of your home.



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# Specifications

## Kitchen Specification

- Bosch Single Oven
- Bosch QuickTherm Ceramic Hob
- Chimney Extractor Hood
- Integrated Fridge/Freezer
- CDA Integrated Dishwasher 450mm\*

(Not Included In Apartment Numbers 12, 13, 14, 15 and 27, 28, 29, 30, 38)

- CDA Integrated Washer/Dryer 600mm
- Compact Stainless Steel Single Bowl Sink

(Not Included In Apartment Numbers 12, 13, 14, 15 and 27, 28, 29, 30 - See Below)

- Blanco Toga 6s 1.5B Sink\*

(Included In Apartments Numbers 12, 13, 14, 15 and 27, 28, 29, 30)

- Standard CDA Chrome Single Lever Tap

## Bathroom Specification

- White Shower with Fully Glazed Enclosure
- Hansgrohe Ecostat Thermostatic Bar Shower Mixer
- White Duravit Hand Basin Fitted
- Hansgrohe Mono Basin Mixer
- White Duravit Close Coupled Toilet With White Soft Close Seat
- White Ceramic Wall Tiling
- Grey Ceramic Floor Tiling

## Other Specification

- Videx Video Door Entry Intercom System
- Aluminium Double Glazed Windows
- Aluminium Double Glazed Security External Doors
- Oak Veneered Security Flat Entrance Doors
- Main Wired Fire Detection System
- Electric Hot Water Cylinder
- White LED Downlighter Fittings

Disclaimer: The specification above is accurate at time of print. The developer reserves the right to alter the outlined specification for any reason. Changes could be due to, but are not limited to; supplier availability, work flow efficiency and layout alterations. Replacements will be made with that of similar.



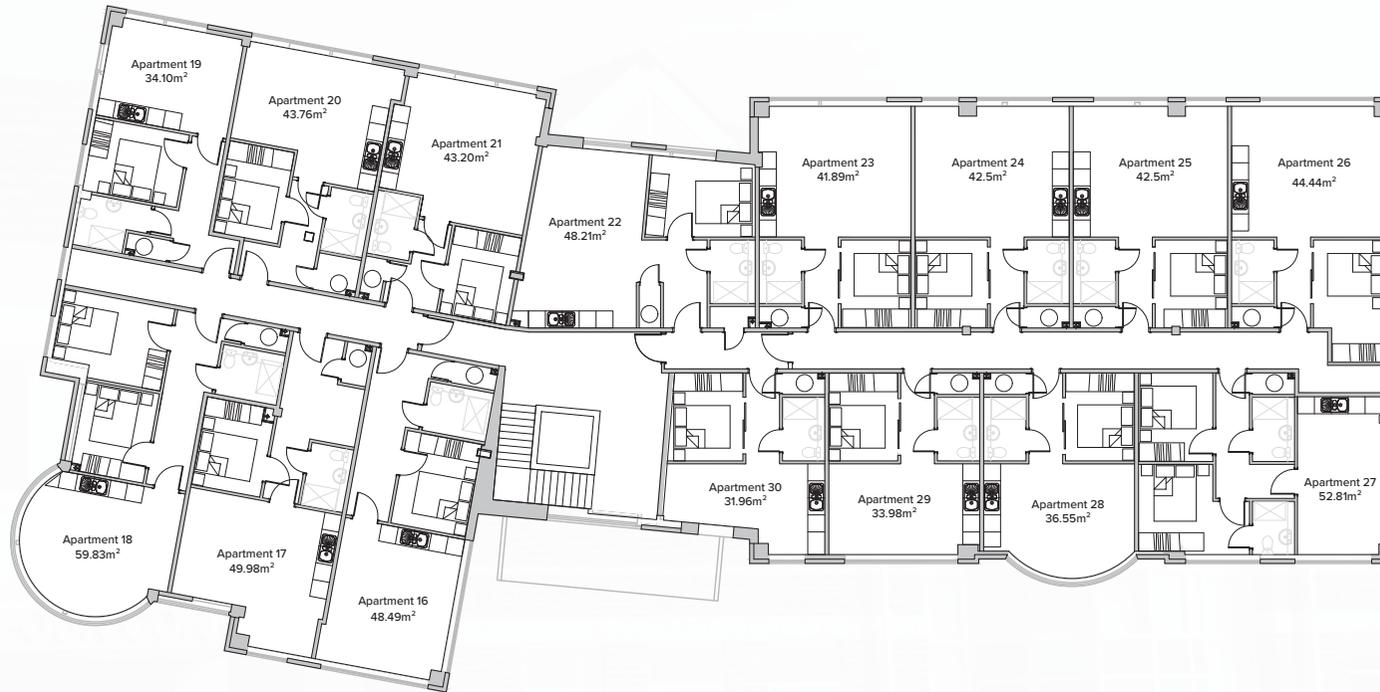






# Floor Plans

## Ground Floor



# Floor Plans

## First Floor

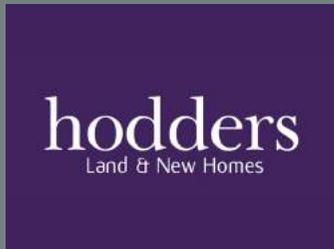


# Floor Plans

## Second Floor



# Contact Us



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