



Knoll Mews

KT16

**A collection of three
and four bedroom homes**

Hanworth Lane, Chertsey KT16 9JX



Welcome to your new home



We are delighted
to introduce Knoll Mews,
a development of 7 brand new homes

High Specification

Quality kitchens, with Bosch appliances.
Quality guaranteed.



10-Year Premier Warranty

All our homes come with a 10 year
warranty giving you peace of mind.

Attention to Detail

Everything we do is carefully selected,
precisely constructed and personally
delivered to give you that exceptional
attention to detail we are known for.

Sustainability

All our homes come with sustainable
features such as energy efficient white
goods and dual flush WCs to give your
new home a more eco friendly way of life.

Lifestyle

Dedicated team ready to turn your new
home into a beautiful new life.





5%
deposit

What is Help to Buy?

The Help to Buy scheme could help you to purchase your dream home. When you put down as little as a 5% deposit on a newly built home, you can get a government Help to Buy: Equity Loan – for up to 40% of the purchase price for homes in London and 20% throughout the country. The remainder of the cost is covered by a mortgage from lenders participating in the Help to Buy scheme. You won't be charged fees on the loan for the first five years of owning your home.

Alternatively Help to Buy: ISA which is another scheme lead by the government may also help you take the steps to buy your own home.

Help to Buy - How it works

Equity loans are available to first time buyers as well as some homeowners looking to move, as long as the following are met:

- The home you are looking to purchase must not cost more than £600,000
- You must buy this home to live in, and not as a buy to let property
- You must not own any other property at the time you buy your new home

Help to Buy: Equity Loan

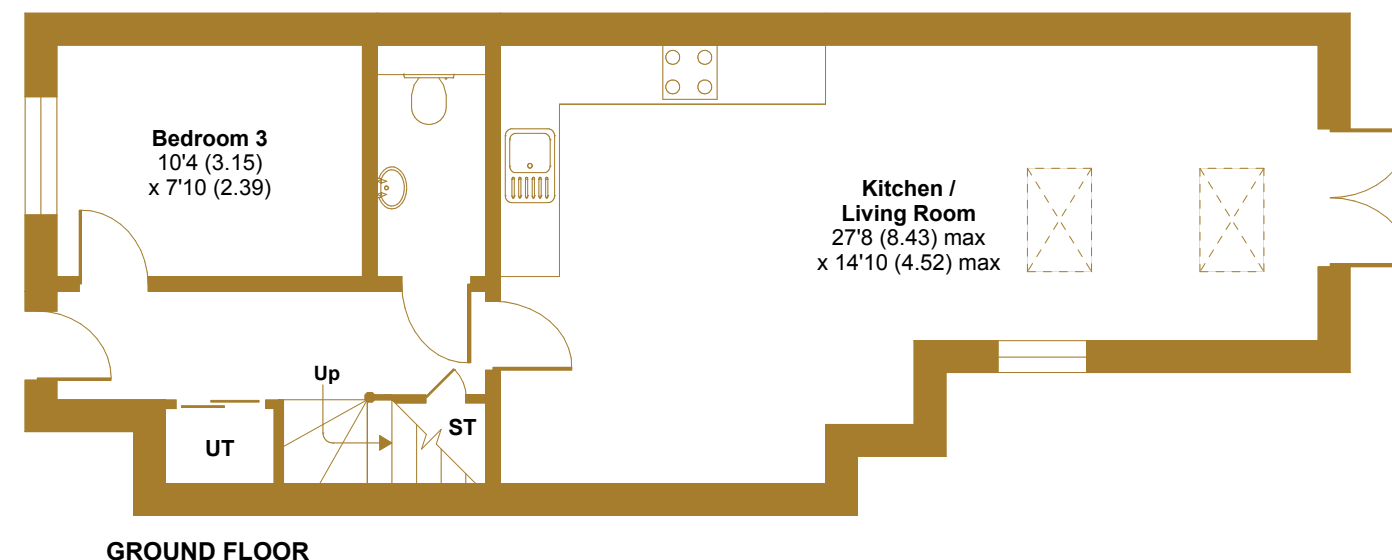
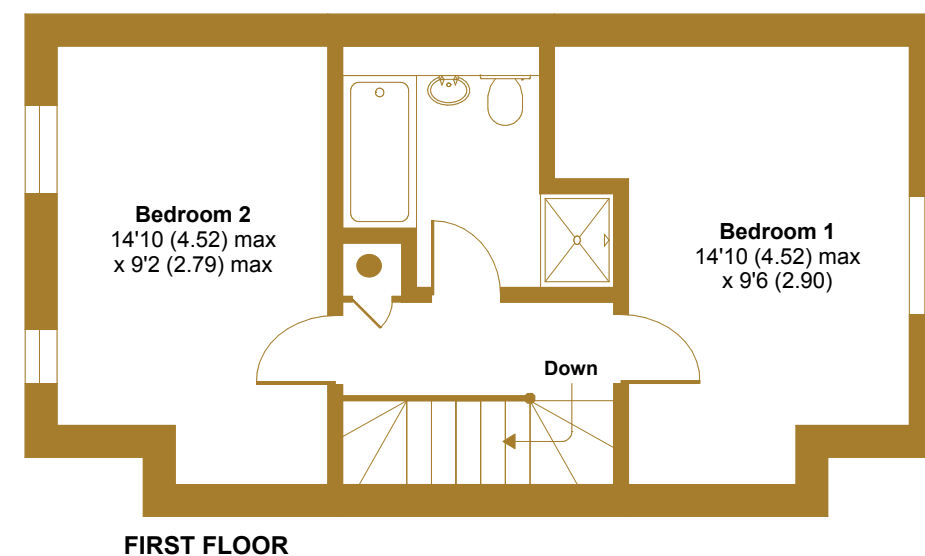
- 5% deposit required
- 20% loan from Government
- You obtain a mortgage for the remaining 75%
- No fees charged on the 20% loan for the first five years of ownership



Example home value	£400,000
Reservation fee	£500
5% Deposit	£20,000
20% Equity loan	£80,000
75% Mortgage	£300,000



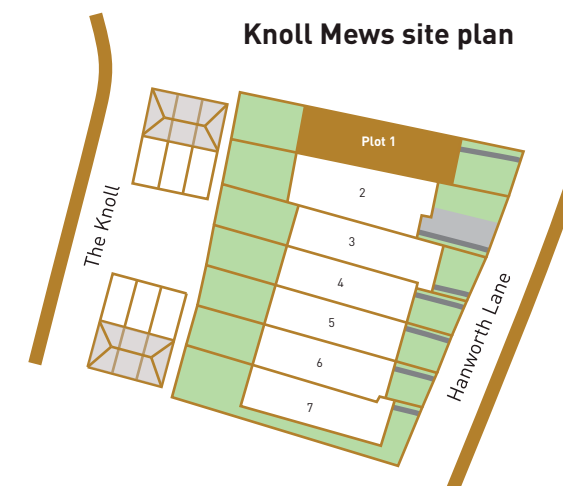
Plot 1



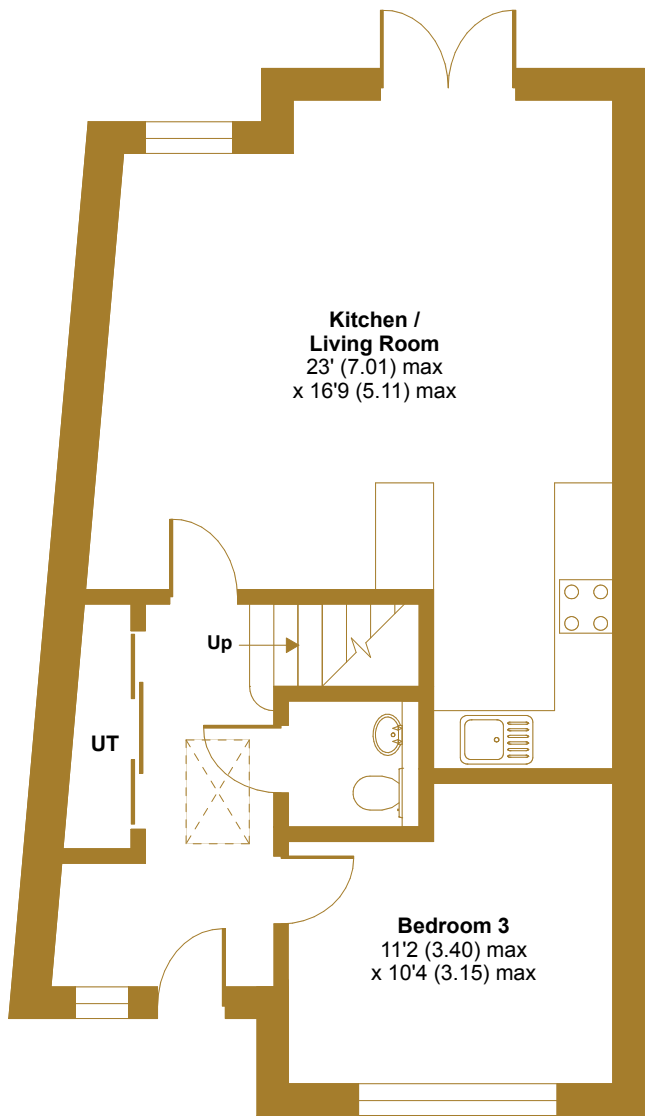
ST - Storage Space
UT - Utility Cupboard Space for stacked/machine & dryer
CYL - Cylinder

3 bedroom

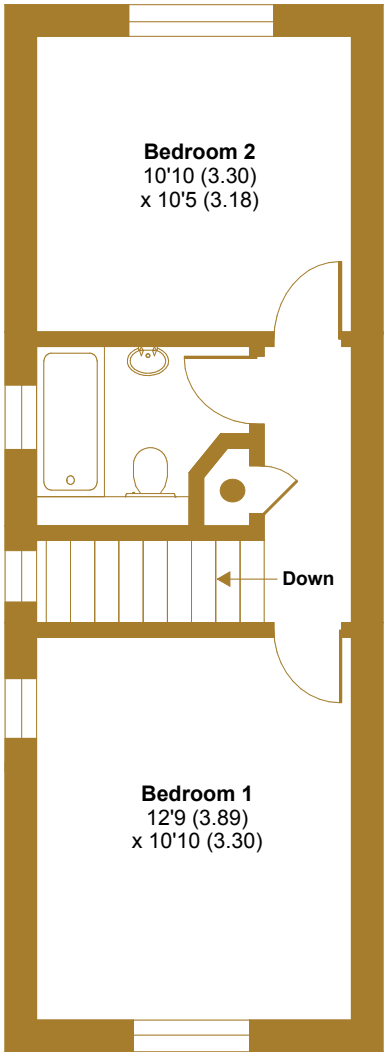
Approx gross internal floor area
962 SQ FT 89.3 SQ METRES



Plot 2



GROUND FLOOR

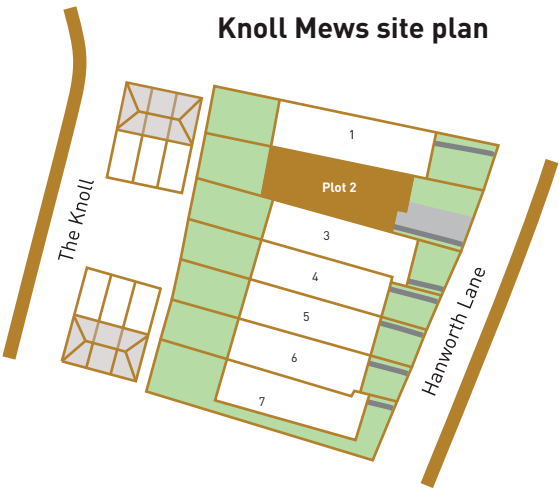


FIRST FLOOR

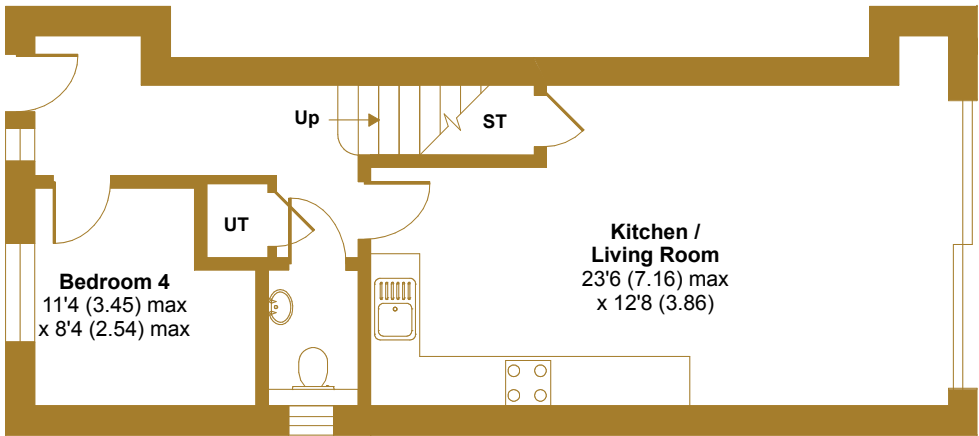
- ST - Storage Space
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- CYL - Cylinder

3 bedroom

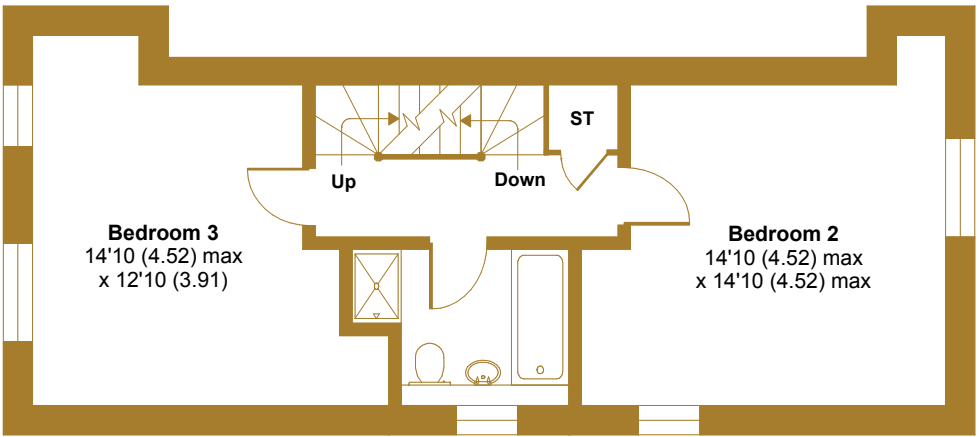
Approx gross internal floor area
942 SQ FT 87.5 SQ METRES



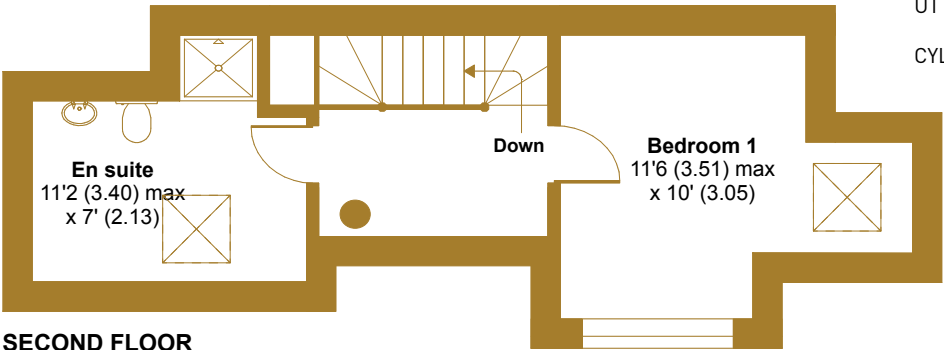
Plot 3



GROUND FLOOR



FIRST FLOOR

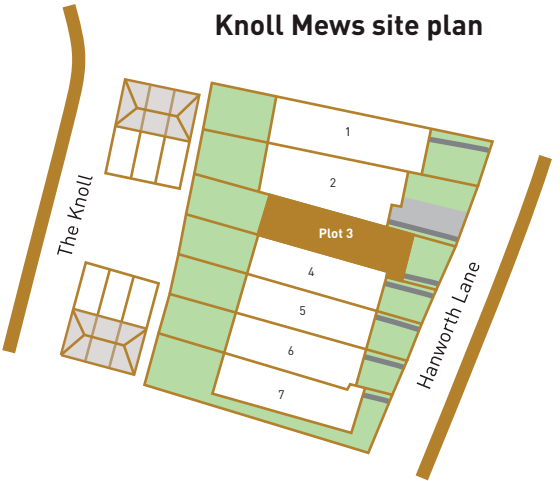


SECOND FLOOR

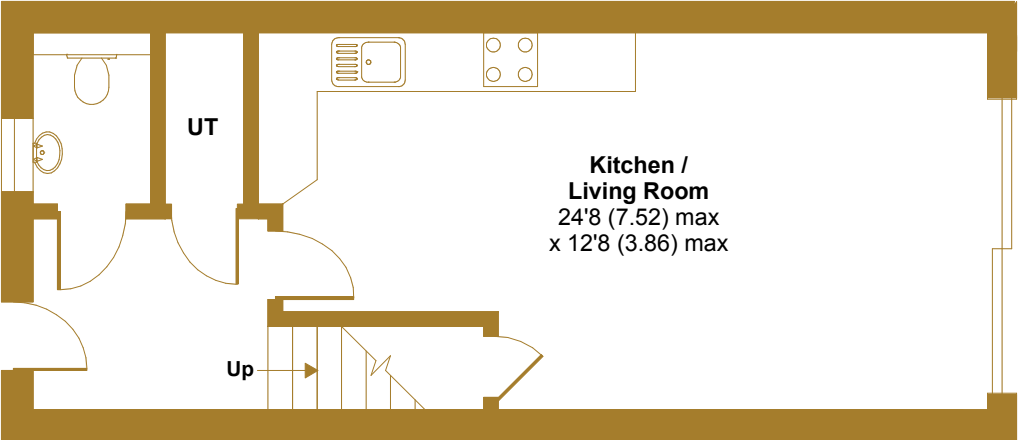
- ST - Storage Space
- UT - Utility Cupboard Space for stacked/machine & dryer
- CYL - Cylinder

4 bedroom

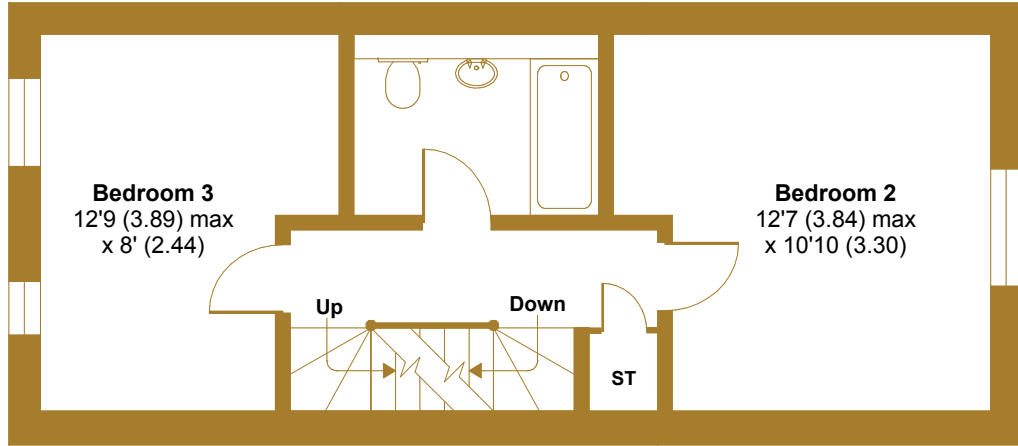
Approx gross internal floor area
1298 SQ FT 120.5 SQ METRES



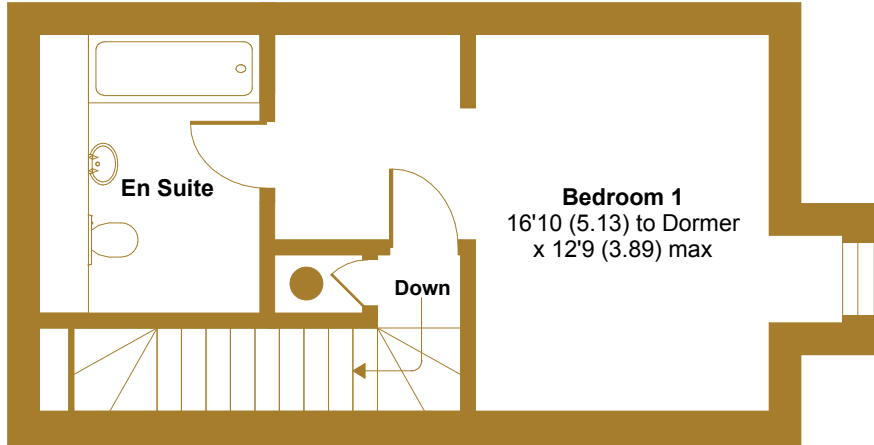
Plot 4



GROUND FLOOR



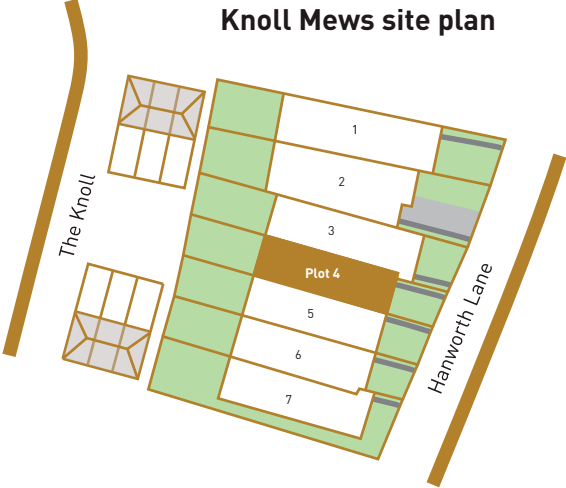
FIRST FLOOR



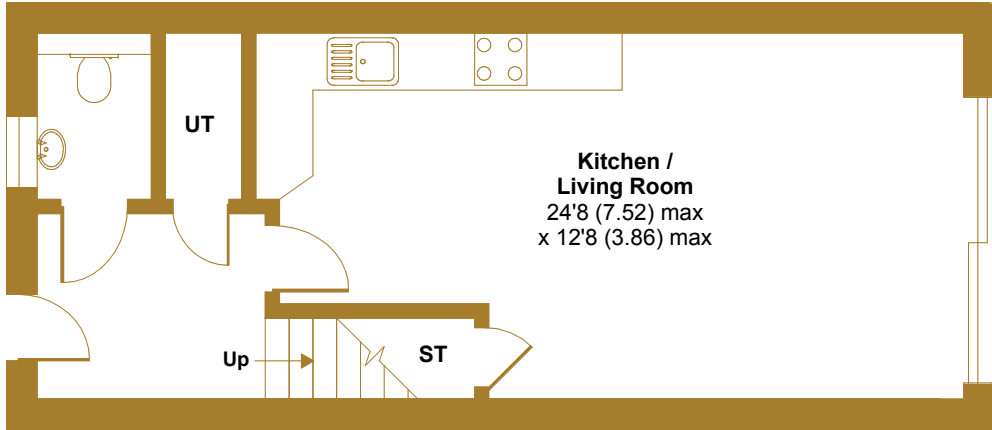
SECOND FLOOR

3 bedroom

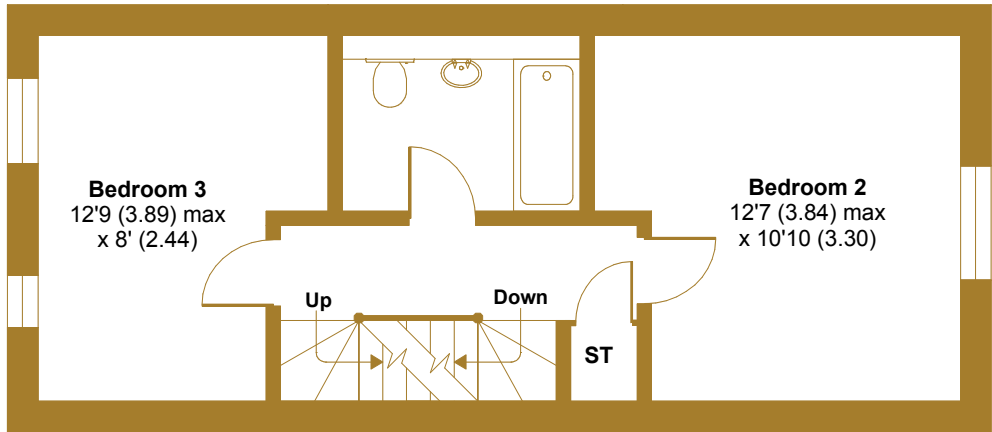
Approx gross internal floor area
1150 SQ FT 106.8 SQ METRES



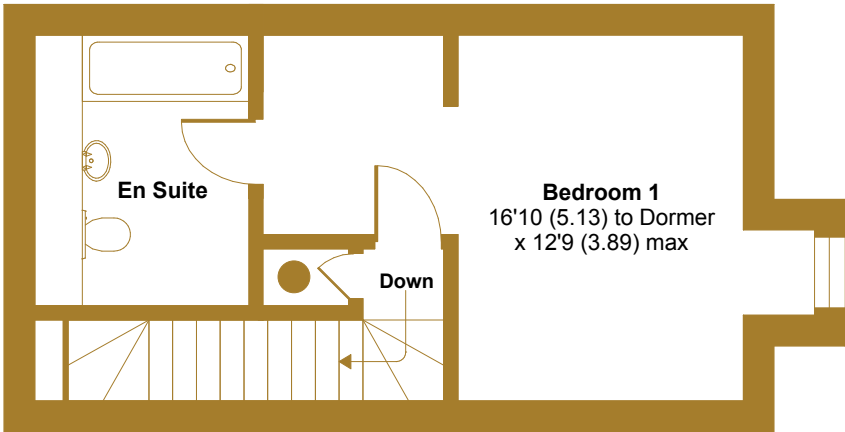
Plot 5



GROUND FLOOR



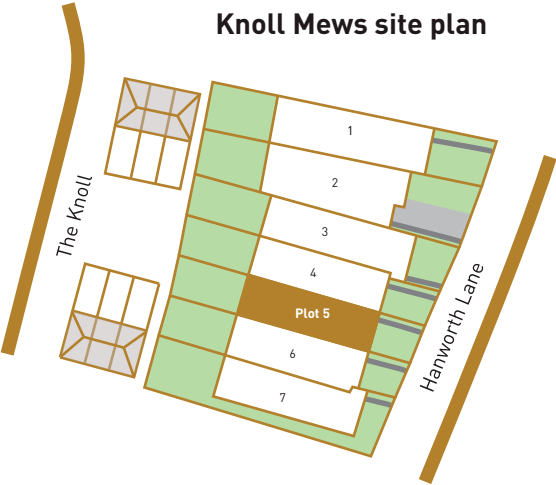
FIRST FLOOR



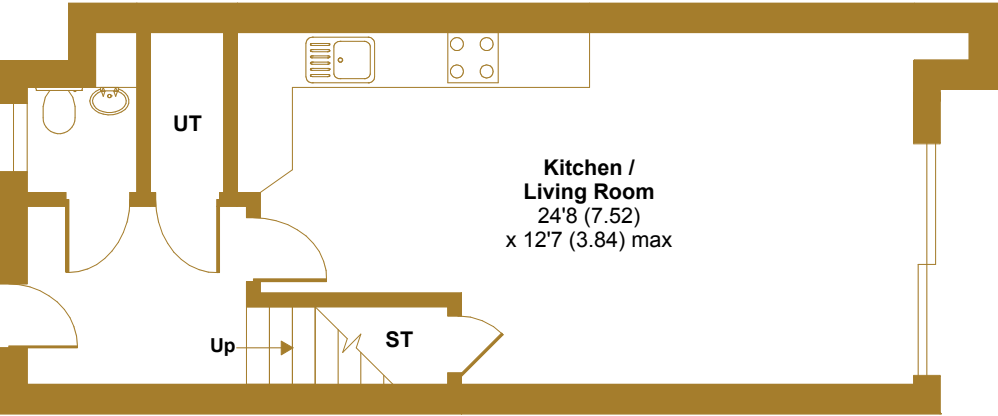
SECOND FLOOR

3 bedroom

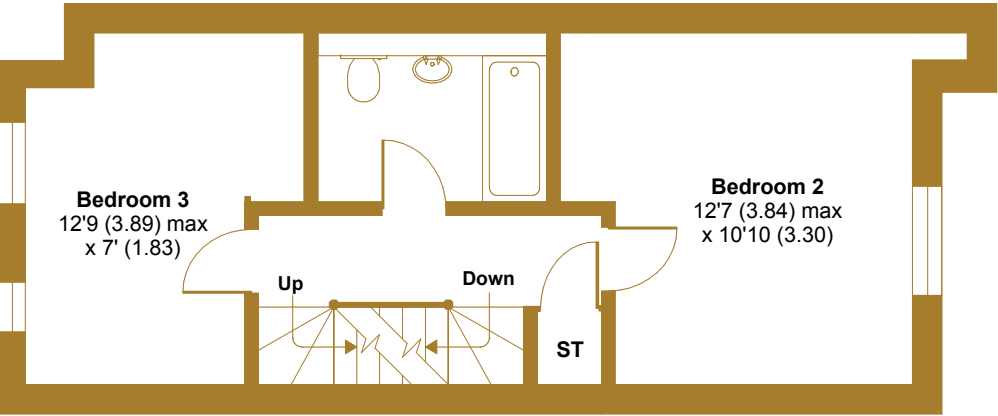
Approx gross internal floor area
1150 SQ FT 106.8 SQ METRES



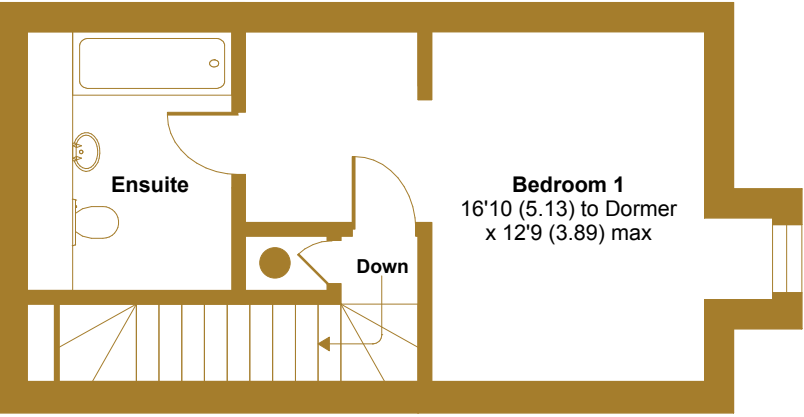
Plot 6



GROUND FLOOR



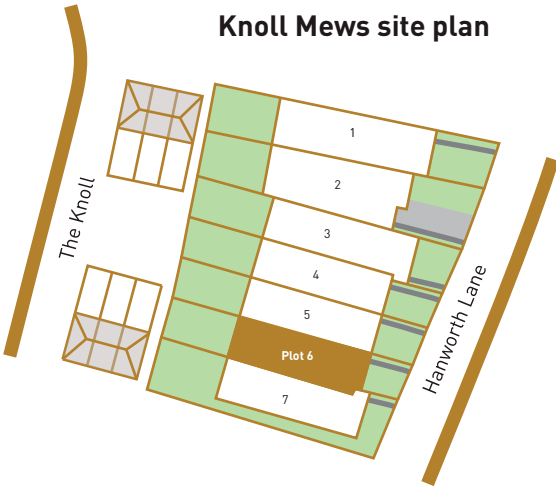
FIRST FLOOR



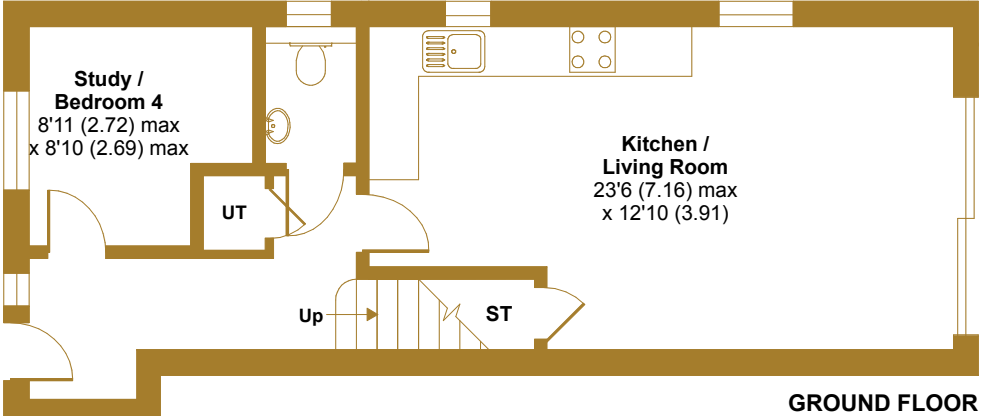
SECOND FLOOR

3 bedroom

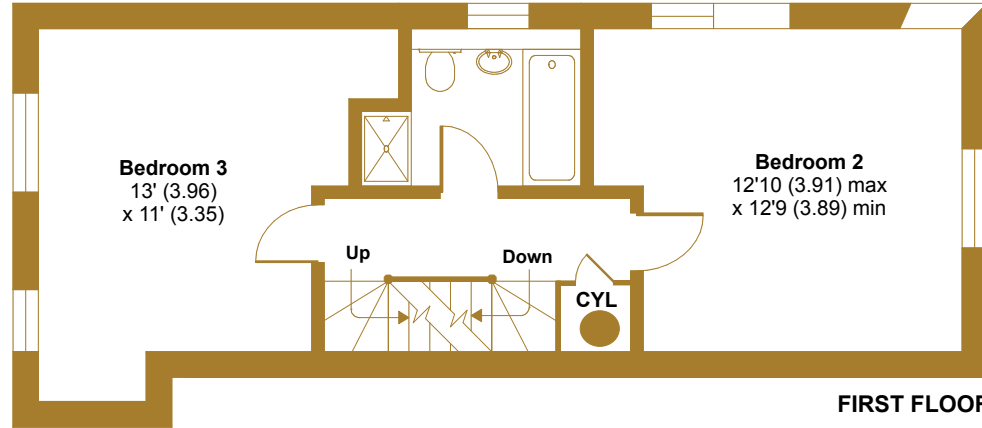
Approx gross internal floor area
1144 SQ FT 106.2 SQ METRES



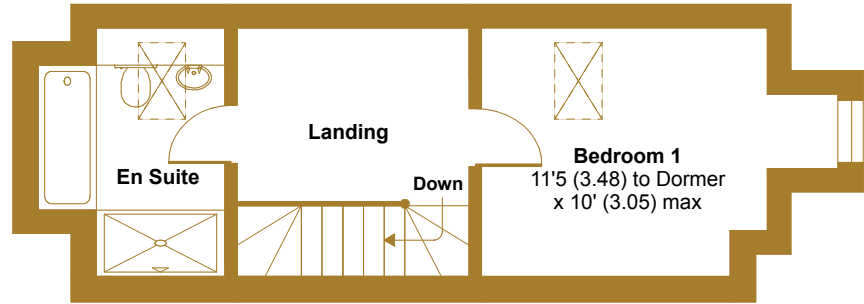
Plot 7



GROUND FLOOR



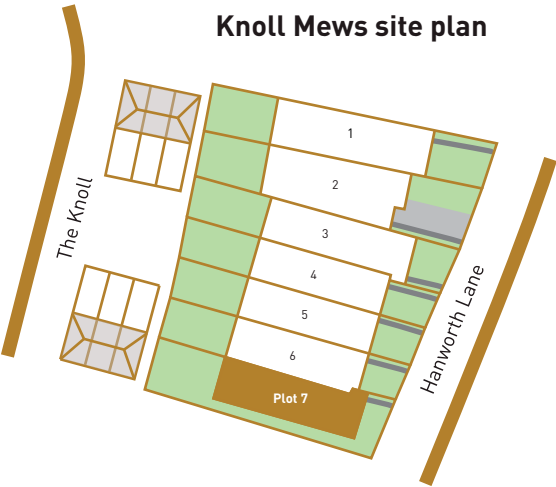
FIRST FLOOR



SECOND FLOOR

4 bedroom

Approx gross internal floor area
1271 SQ FT 118 SQ METRES



Specifications

KM

Construction

- All properties will be built in a traditional timber frame construction with a fully insulated inner skin
- Foundations are designed and constructed to suit local sub soil conditions
- Sub-floors are concrete with a damp proof membrane and insulation
- Internal walls will be a timber stud partitions
- Roof timbers comply with the size and quality recommendation of the Timber Research and Development Association and Truss Plate Association
- Roof insulation is installed to comply with current building regulations
- Warranty provided by recognised by Central Mortgage Lenders. Complete 10 year warranty against structural defects
- Every home built complies with all current building regulations
- After care sales / handover pack provided on completion

Internal Features

- Ceilings are of a plain finish
- Staircase will be of softwood timber newel posts, straight spindles painted white with a hardwood handrail
- Square edge profile moulded skirting and architrave
- Emulsion to walls "timeless white"
- Emulsion to ceilings in White Matt only
- White satin to all architrave and skirting
- Gas fired central heating is provided and is controlled by a multi-functional programmer and domestic hot water
- Under floor heating with programmer to ground floor
- Wet radiator system to first floor and second floors as applicable
- Windows are uPVC double glazed with chrome locking handles, plus trickle vents
- Composite front door with locking door furniture and locking plate
- Mains operated smoke detector with battery back up



Kitchen

- Stylish, contemporary Fully fitted kitchen units
- Stainless steel bowl sink with mixer tap
- Bosch Stainless steel electric, fan assisted oven, four placing Hob with integrated extractor fan
- Bosch Integrated fridge/freezer
- Microwave and dishwasher
- Space for washer/dryer machine in utility cupboards



Bathroom and Cloakroom

- Roca white sanitary ware with chrome fittings in the downstairs washroom
- Fitted bathroom cabinetry in the main bathroom
- Full height tiling ceramic wall tiles to surround bath and shower area
- Chrome taps and shower fittings
- Bath taps, fixed shower and shower hose
- Heated chrome towel rail to bathrooms
- Quantum full size bath
- Thermostatic shower over bath

Electrical

- Sky+ / BT fibre optic and TV points in Lounge or study (If applicable). Cables left in loft
- USB double socket installed in Kitchen & Master Bedroom
- Telephone master point
- Extractor fans to bathrooms, WC and kitchens
- Brushed chrome face plates on ground floor and white on first floor
- Electrical installation protected by circuit breakers provides for lighting, cooker outlet and 13 amp ring mains outlets including many double sockets



Lighting

- Down lighters to kitchen, and bathrooms
- Low energy lighting to underside of kitchen units
- Pendant lighting to living/dining areas and bedrooms, hallway
- External light at front door



External

- Front garden layout (in accordance with planning approval) and ready for turfing
- Rear gardens top soiled ready for turfing
- External water tap
- Close board fencing to rear gardens
- Footpath to front entrance door, patio and paved footpath to rear gardens with lighting
- Driveways to be block paved / tarmac as applicable
- 3m x 5m Indian Sandstone Patio Area
- Car Barns + Parking



Getting to know Chertsey

Knoll Mews is beautifully located within a short walk of your everyday needs. Offering a wide range of restaurants, town centre, and the River Thames, Chertsey has it all.

The town centre caters to all your needs, including a Sainsbury's supermarket, a post office and several banks.



Transport

Always feel well connected when living in Chertsey. The train station is a simple 4 minute walk, taking you to Virginia Water in 5 minutes, Staines-upon-Thames in 18 minutes and London Waterloo in less than 1 hour.

By car you are able to gain access to both the M3 and M25 motorways in less than 15 minutes.

Travelling aboard? London Heathrow Airport is only 30 minutes away by car.



Local education

Chertsey has a wide variety of educational options for all ages, accepting students from nursery up to sixth form such as St George's School.

Sir Williams Perkins is an independent day school for girls aged between 11 to 18, while other options include St Anne's & Pycroft primary school and Salesian secondary school.



What's nearby

For leisure, Knoll Mews caters to all your needs for both families and friends.

Thorpe Park Resort, one of the UK's best theme parks has over 30 thrill rides, family attractions and a beach is only 7 minutes drive by car.

Follow the River Thames down the road in a short 10 minute drive and you enter, Staines-upon-Thames. An entertaining night-life awaits with cinemas and restaurants, along with the Two Rivers and Elmsleigh shopping centre. This is one town you will not be able to get enough of.

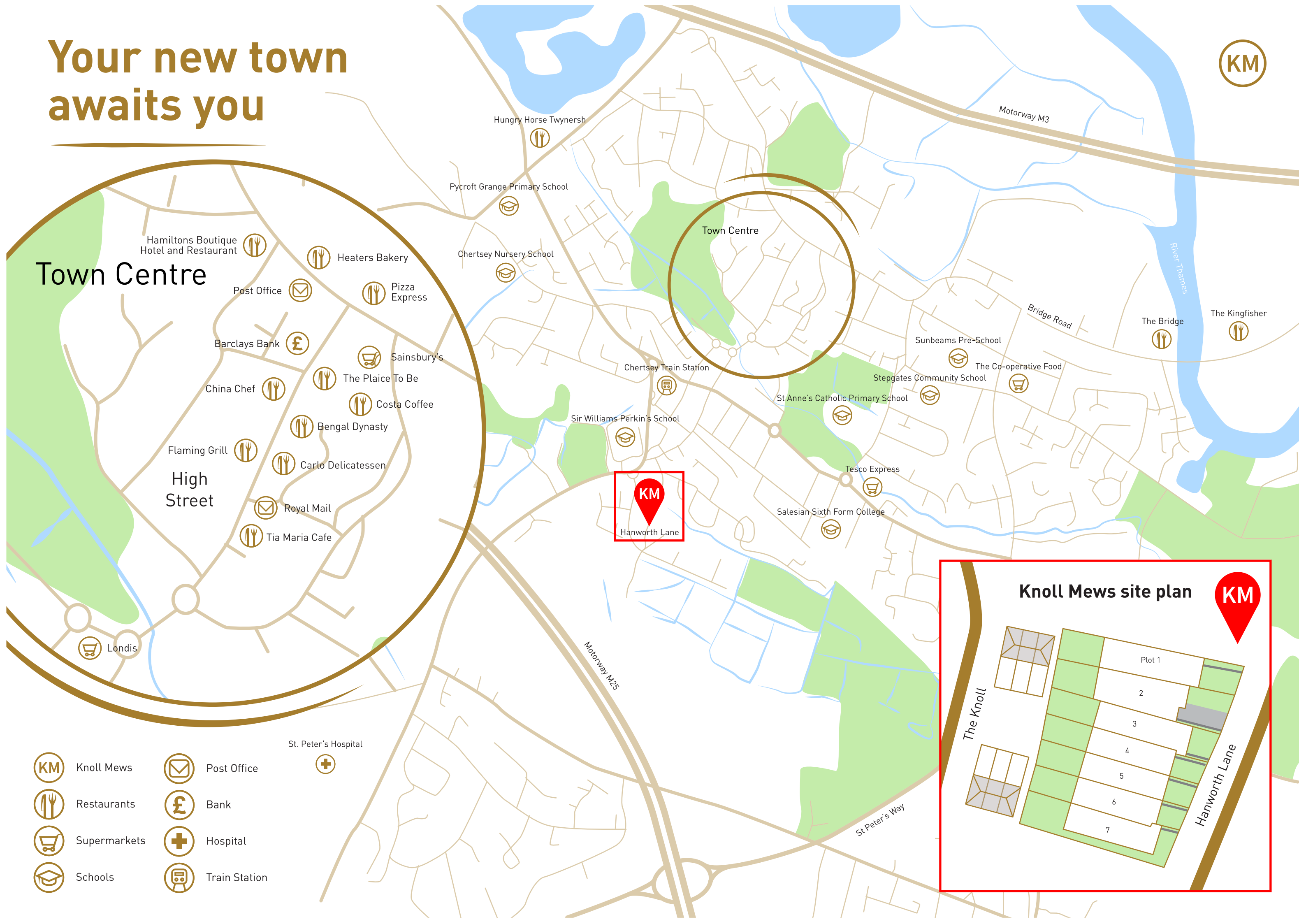
Drive slightly further down and you are brought to Windsor, the home of the British Royal Family is a short 30 minutes drive, with historic landmarks such as Windsor Castle.

Whether you are looking to keep busy and entertain in the day or the night, with family or with friends, Knoll Mews has it all.

St Peter's Hospital

Only 6 minutes away by car.

Your new town awaits you



Town Centre

High Street

Town Centre

KM

Hanworth Lane

Knoll Mews site plan

KM

Plot 1

2

3

4

5

6

7

The Knoll

Hanworth Lane

- | | | | | | |
|--|--------------|--|-------------|--|---------------|
| | Knoll Mews | | Post Office | | Hospital |
| | Restaurants | | Bank | | Train Station |
| | Supermarkets | | | | |
| | Schools | | | | |

When it's time to travel

Chertsey
Train Station

4 mins walk



Motorways
M3 & M25

10 mins by car



London
Heathrow
Airport

30 mins by car



Central
London

53 mins



Weybridge

8 mins

Virginia Water

5 mins

Staines

18 mins

Twickenham

30 mins

London Waterloo

53 mins

Time to
meet your
new home



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All sizes are subject to some tolerance. Kitchen and bathroom layouts are indicative only. Please contact our Sales Team for apartment dimensions and layouts.

