



# OAK HILL VILLAS

== SURBITON ==

by

**Croudace**  
PORTLAND



5 STAR AWARD WINNING HOME BUILDER







# OAK HILL VILLAS

== SURBITON ==

AN EXCLUSIVE COLLECTION  
OF THREE 5 BEDROOM AND  
TWO 4 BEDROOM HIGHLY  
SPECIFIED HOMES



# A WARM WELCOME

Thank you for considering a Croudace Portland home at Oak Hill Villas, Surbiton.

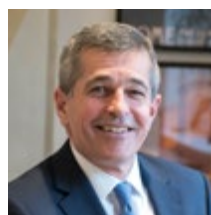
Croudace Portland creates bespoke, premium homes embracing both traditional and modern building methods. Driven by attention to detail from concept to completion, each highly specified Croudace Portland scheme is individually designed for its specific location and built by craftsmen with careful attention to detail.

Originally known as Portland Homes, the Company was established 35 years ago and earned a deserved reputation for producing superb, award winning homes throughout the Home Counties. The Company became part of the Croudace Homes Group of Companies in 2001.

Founded in 1946, Croudace is a Surrey based residential developer with a long and proud history of private ownership and financial stability. Whatever the development, the same attention to detail is evident and over the years it has been this commitment to excellence that has helped to build our reputation for the highest quality. We embrace key environmental issues and policies and are pro-active in improving the environmental standards of our homes. We constantly monitor them to reduce reliance upon traditional energy resources and in turn their carbon emissions into the environment.

Our uncompromising commitment to quality extends to the first class service we offer customers after they move into their new home and we have an experienced team dedicated to this task. We are proud of our excellent ratings in independent customer satisfaction surveys which place us amongst the top echelon in the house building industry.

Buying a new home is a big decision; I hope you decide to buy a Croudace Portland one and that you enjoy many happy years living it in.



A stylized, handwritten signature in black ink, appearing to read 'Russell Denness'.

Russell Denness,  
Group Chief Executive







## 5 STAR AWARD WINNING HOME BUILDER

Croudace is delighted to have been awarded another HBF 5 Star Home Builder Customer Satisfaction Award for the eighth year running. More than 9 out of 10 of our customers would recommend our homes to their friends.





SURBITON IS LOCATED IN THE LEAFY OUTSKIRTS OF SOUTH WEST LONDON WITHIN THE ROYAL BOROUGH OF KINGSTON UPON THAMES. IT ENJOYS THE ATTRACTIONS OF HAVING THE RIVER ON ITS DOORSTEP, PLUS THE COSMOPOLITAN TOWN OF KINGSTON CLOSEBY.

With rail connections from the town reaching London Waterloo in as little as 17 minutes on a fast direct service and Clapham Junction in just 10 minutes to connect to London Victoria, it offers an ideal base for commuting with all the conveniences for an enjoyable lifestyle to hand.

There is evidence that a settlement has existed at Surbiton since at least 1179; at that time it was known as Suberton, from the Old English south buritum or granary. Norbiton lies to the northeast, and is separated from Surbiton by the Hogsmill river. Before the arrival of the railway, Surbiton was little more than a farm.

The town was born as a result of much skulduggery in the 1830s when powerful interests defended nearby Kingston's coaching and inn-keeping trades to successfully oppose the arrival of the railway there. As a result, the line was routed further south through a cutting in the hill south of Surbiton. Thomas Pooley seized his chance to buy local land and build what would become the nucleus of an early commuter town around the station, but having arrived from Cornwall, Pooley and his son were considered newcomers and upstarts, so their plans were thwarted at every turn and they ended up bankrupt. However, they left Surbiton a legacy of fine early Victorian villas and cottages, grand late 19th century town houses and a smattering of Art-Deco buildings.







Surbiton sits on the south side of the Thames with its much larger neighbour Kingston upon Thames to the north, Old Malden and Tolworth to the east, Chessington to the south and Thames Ditton to the west. Surbiton based commuters can reach central London on fast trains in one direction, and stations as distant as Portsmouth or Southampton in the opposite. If approval is granted for the Crossrail project, Surbiton will be connected with the London Underground system via Crossrail 2 and benefit from an increased frequency of trains into London.

Excellent schools and the quick commute to London are Surbiton's big attractions for families and young professionals. Being close to the Surrey county border, the North Downs and Box Hill can be reached effortlessly in 30 minutes by car. The coast is just over one hour away and two international airports (Heathrow and Gatwick) are within easy reach via the motorway network.

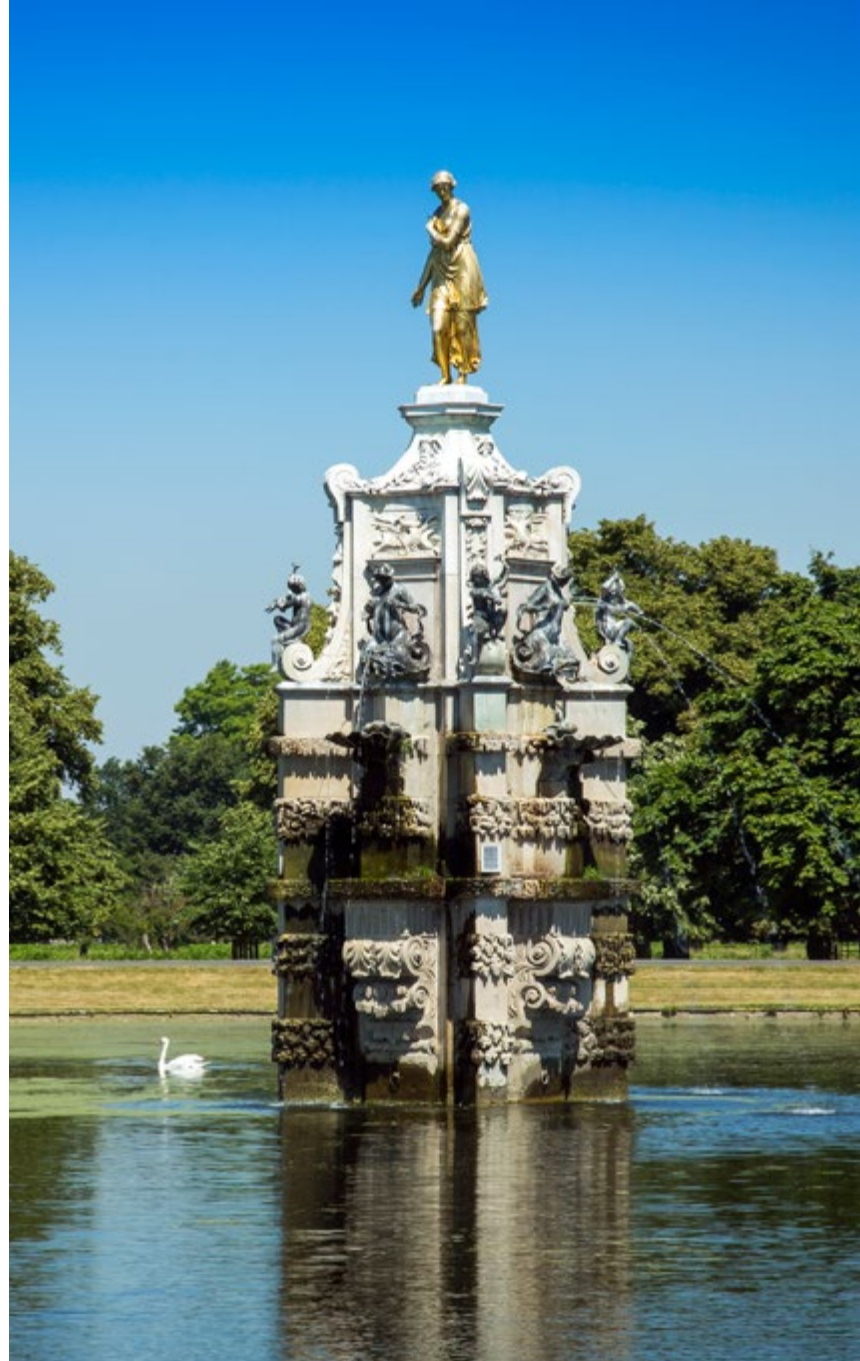




The town is served by numerous regular bus services connecting to Chessington, Kingston, Twickenham, Leatherhead, Dorking and Guildford amongst others.

Surbiton offers several local supermarkets including Waitrose and Sainsbury's, as well as a thriving monthly farmers' market. It is a great destination for eating out, with an excellent choice of cafés, attractive gastro pubs and restaurants serving Italian and Thai cuisine. The nearby town of Kingston has the widest possible choice of large retail outlets, department stores and boutiques to satisfy the most demanding shoppers as well as numerous entertainment venues.





Hampton Court Palace is a popular nearby attraction and there are plentiful local options for outdoor leisure pursuits with walks by the river, boating activities and several beautiful parks in the town. Surbiton is also well connected to the London cycle routes network. Good local sports facilities can be found at Surbiton Lawn Tennis Club, Surbiton Hockey Club, regarded as one of the best in the country, Surbiton Croquet Club which has seven lawns, and Surbiton Golf Club. (The town also has men's and women's football teams, Darkside FC, Surbiton Wanderers and Surbiton Town Ladies FC.)

Often nicknamed "Suburb-iton", this leafy south-west London town, just 11 miles from the city centre, is the epitome of archetypal suburbia, a legacy of being the fictional location for the classic 70's TV sitcom 'The Good Life' (although not actually filmed there). Being perfectly situated it is the 'Queen of Suburbs' - a gem of a town.



# YOUR NEW HOME

## TRADITIONAL BUILD

- Traditional masonry construction
- High performance PVCu windows
- Recessed lighting to Hall, Landing, Kitchen, Utility, Bathroom and En suites
- Finished flooring throughout
- Oak staircase (softwood treads and risers, finished with carpet)

## BATHROOMS

- Fitted furniture by Duravit
- Contemporary white sanitaryware by Duravit
- Hansgrohe brassware
- Hansgrohe shower with thermostatic shower in En Suites
- Electric underfloor comfort heating
- Porcelain wall tiles and floor tiles
- Bespoke templated wall mirrors

## KITCHEN AND UTILITY

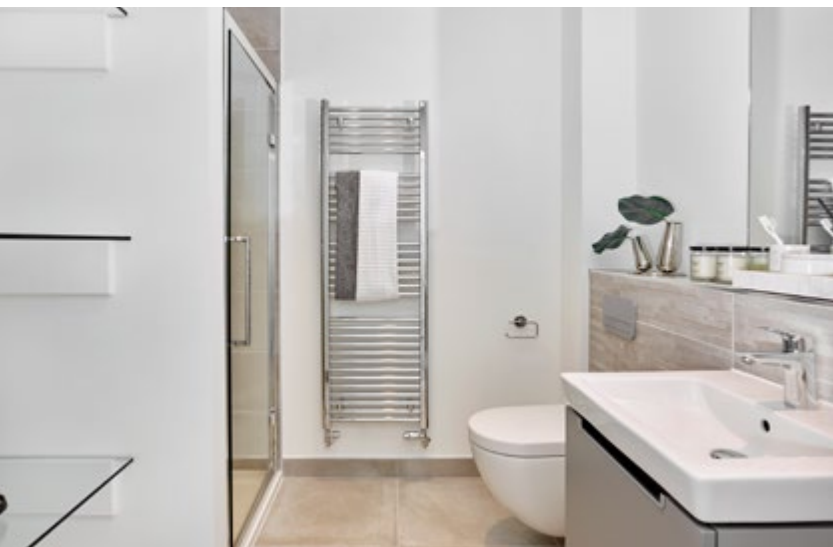
- Designer units
- Soft close doors and drawers
- Granite worktops and upstands
- Island unit with granite worktop
- Two Siemens electric single ovens
- Siemens steam oven
- Two Siemens electric warming drawers
- Siemens microwave oven
- Siemens 5 burner gas hob
- Two integrated fridge/freezers
- Integrated dishwasher
- Caple wine cooler













# YOUR NEW HOME

## HEATING

- Under floor heating to ground floor
- Gas central heating to first and second floor
- Electric glass fronted fires

## DECORATION AND JOINERY

- White painted skirting and architraves
- Oak veneer internal doors
- Built in wardrobes with oak veneer doors (as shown on floor plans)

## EXTERNAL

- Rear garden laid with astroturf and contemporary boarded fencing
- Generous Indian Sandstone terrace
- External water tap
- Rainwater butt
- External power point

## COMFORT AND SECURITY

- Security alarm
- Mains wired smoke detectors
- Satellite dish provided and wired for Sky Q (subscription required)















PLOT 4





PLOT 5



# GENERAL DEVELOPMENT LAYOUT







# OAK HILL VILLAS

== SURBITON ==

## 5 BEDROOM HOMES



PLOT 1



PLOT 2



PLOT 3

## 4 BEDROOM HOMES



PLOT 4



PLOT 5



## PLOT 1

2 Oak Hill Grove, Surbiton, Surrey KT6 6DS

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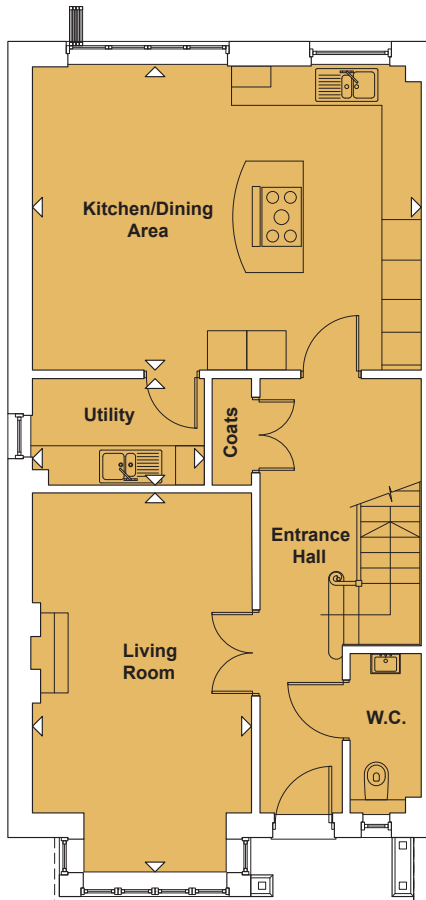




## PLOT I

2 Oak Hill Grove, Surbiton, Surrey KT6 6DS

195 m<sup>2</sup> = 2100 ft<sup>2</sup>

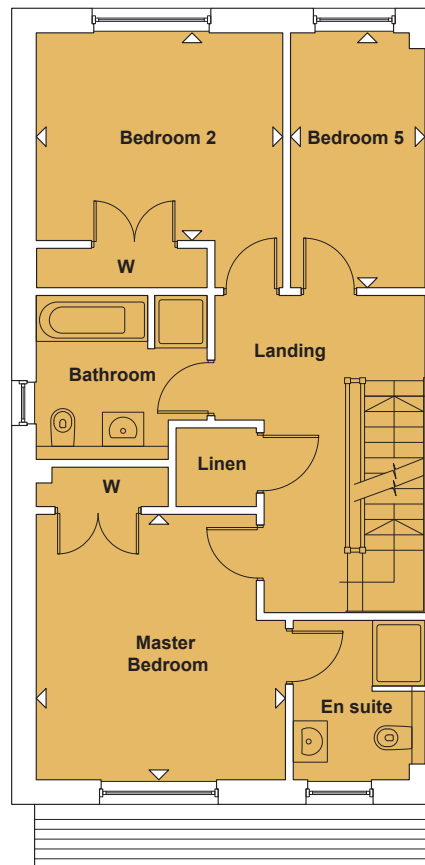


### GROUND FLOOR

Kitchen/Dining Area  
5.93m x 4.62m (19' 5" x 15' 1")

Utility  
2.62m x 1.61m (8' 7" x 5' 3")

Living Room  
5.78m x 3.34m (18' 11" x 10' 11")

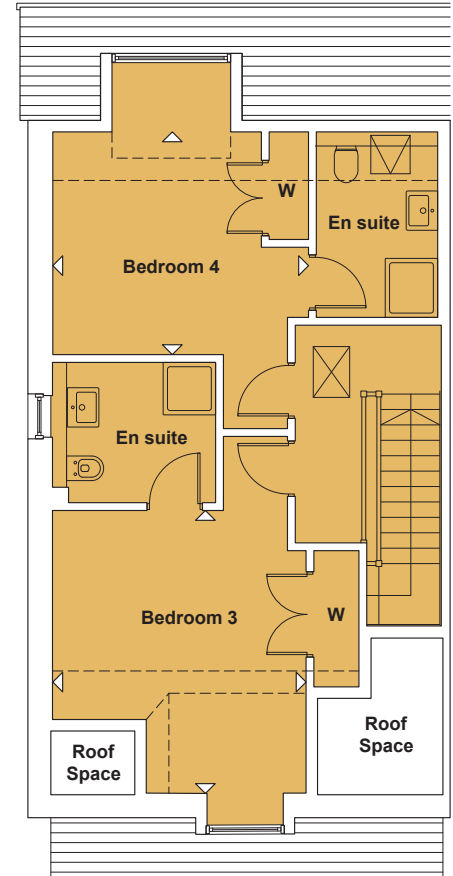


### FIRST FLOOR

Master Bedroom  
4.05m x 3.80m (13' 3" x 12' 5")

Bedroom 2  
3.76m x 3.17m (12' 4" x 10' 4")

Bedroom 5  
3.88m x 2.05m (12' 8" x 6' 8")



### SECOND FLOOR

Bedroom 3  
4.31m x 3.86m (14' 1" x 12' 7")

Bedroom 4  
3.90m x 3.39m (12' 9" x 11' 1")



## PLOT 2

4 Oak Hill Grove, Surbiton, Surrey KT6 6DS

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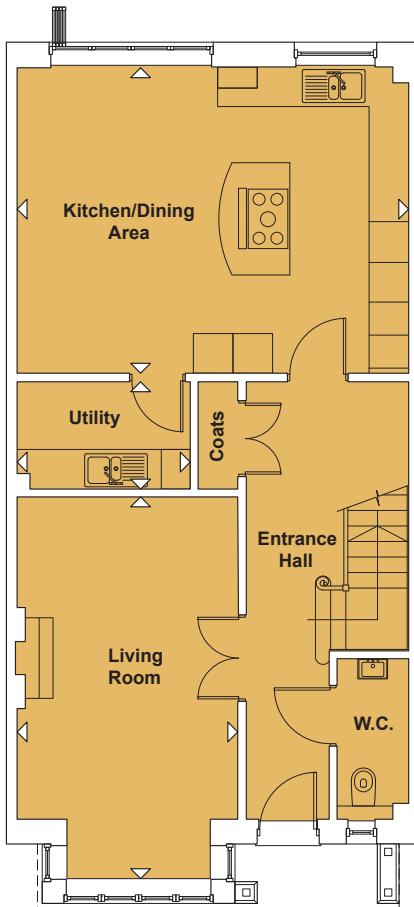




## PLOT 2

4 Oak Hill Grove, Surbiton, Surrey KT6 6DS

195 m<sup>2</sup> = 2100 ft<sup>2</sup>

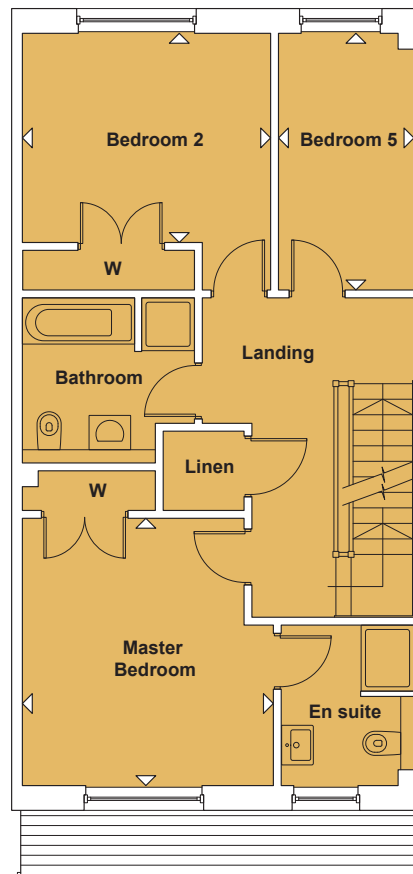


### GROUND FLOOR

Kitchen/Dining Area  
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Utility  
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Living Room  
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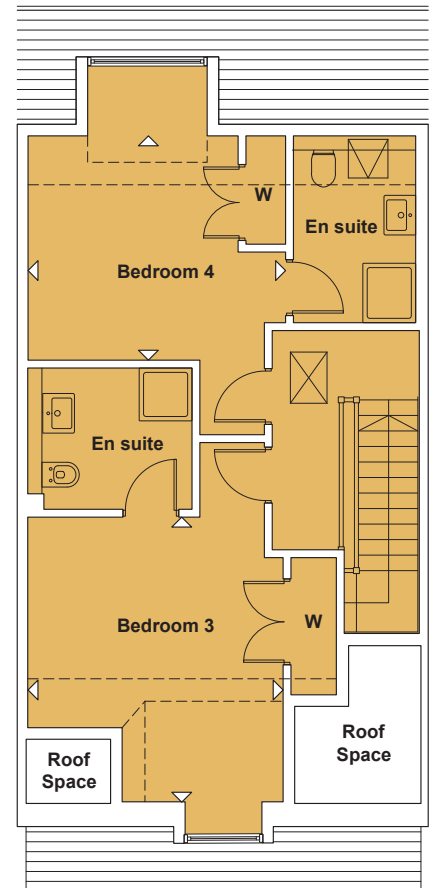


### FIRST FLOOR

Master Bedroom  
4.05m x 3.80m (13' 3" x 12' 5")

Bedroom 2  
3.76m x 3.17m (12' 4" x 10' 4")

Bedroom 5  
3.88m x 2.05m (12' 8" x 6' 8")



### SECOND FLOOR

Bedroom 3  
4.31m x 3.86m (14' 1" x 12' 7")

Bedroom 4  
3.90m x 3.39m (12' 9" x 11' 1")



## PLOT 3

6 Oak Hill Grove, Surbiton, Surrey KT6 6DS

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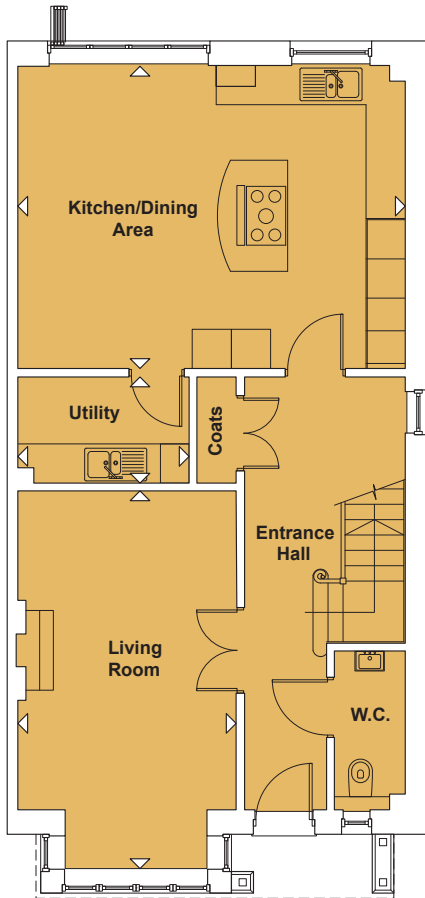




## PLOT 3

6 Oak Hill Grove, Surbiton, Surrey KT6 6DS

195 m<sup>2</sup> = 2100 ft<sup>2</sup>

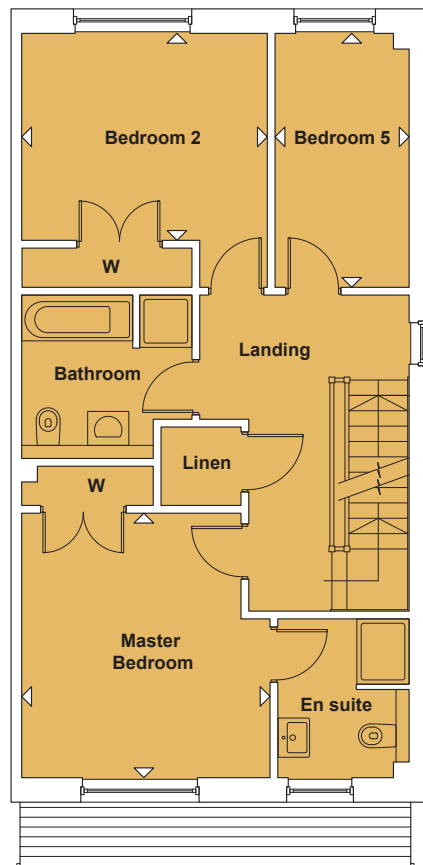


### GROUND FLOOR

Kitchen/Dining Area  
5.93m x 4.62m (19' 5" x 15' 1")

Utility  
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Living Room  
5.78m x 3.34m (18' 11" x 10' 11")

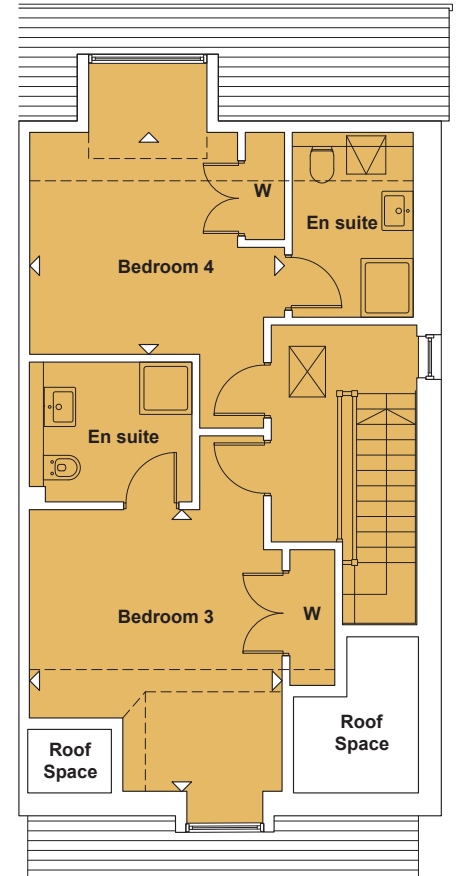


### FIRST FLOOR

Master Bedroom  
4.05m x 3.80m (13' 3" x 12' 5")

Bedroom 2  
3.76m x 3.17m (12' 4" x 10' 4")

Bedroom 5  
3.88m x 2.05m (12' 8" x 6' 8")



### SECOND FLOOR

Bedroom 3  
4.31m x 3.86m (14' 1" x 12' 7")

Bedroom 4  
3.90m x 3.39m (12' 9" x 11' 1")



## PLOT 4

8 Oak Hill Grove, Surbiton, Surrey KT6 6DS

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## PLOT 4

8 Oak Hill Grove, Surbiton, Surrey KT6 6DS

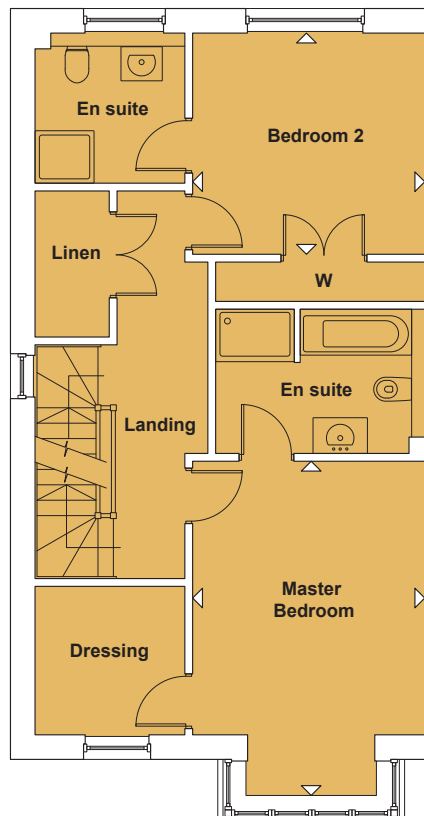
194 m<sup>2</sup> = 2088 ft<sup>2</sup>



### GROUND FLOOR

Kitchen/Dining Area  
5.94m x 4.61m (19' 5" x 15' 1")

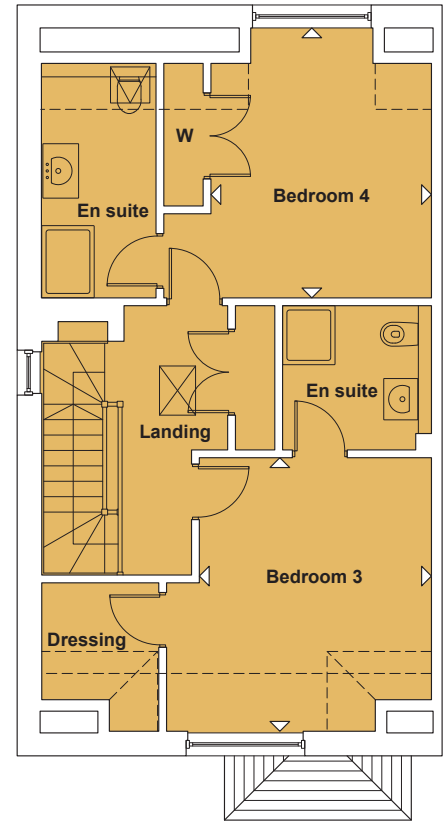
Living Room  
5.53m x 3.52m (18' 1" x 11' 6")



### FIRST FLOOR

Master Bedroom  
5.07m x 3.54m (16' 7" x 11' 7")

Bedroom 2  
3.37m x 3.54m (11' 0" x 11' 6")



### SECOND FLOOR

Bedroom 3  
4.17m x 3.54m (13' 8" x 11' 7")

Bedroom 4  
4.17m x 3.36m (13' 8" x 11' 0")



## PLOT 5

10 Oak Hill Grove, Surbiton, Surrey KT6 6DS

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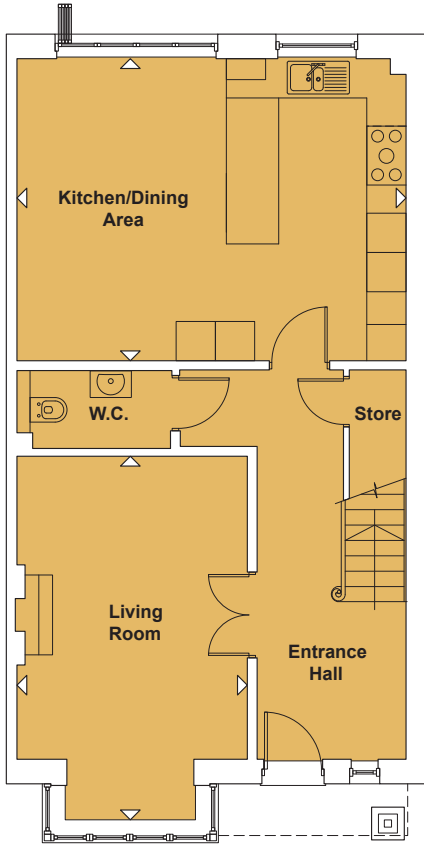




## PLOT 5

10 Oak Hill Grove, Surbiton, Surrey KT6 6DS

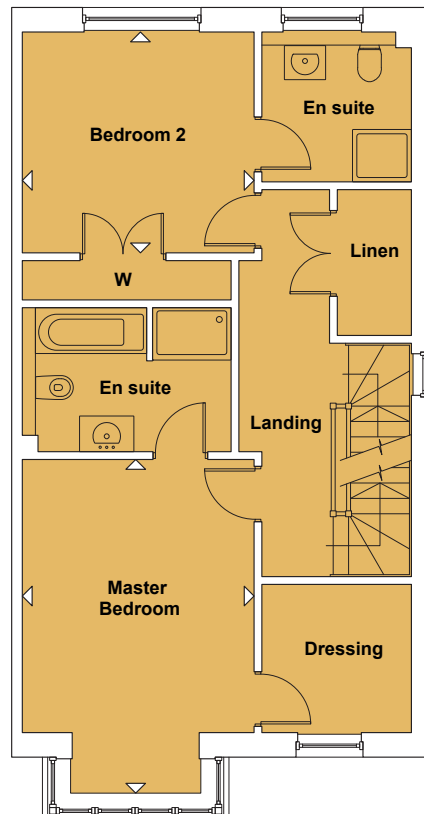
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### GROUND FLOOR

Kitchen/Dining Area  
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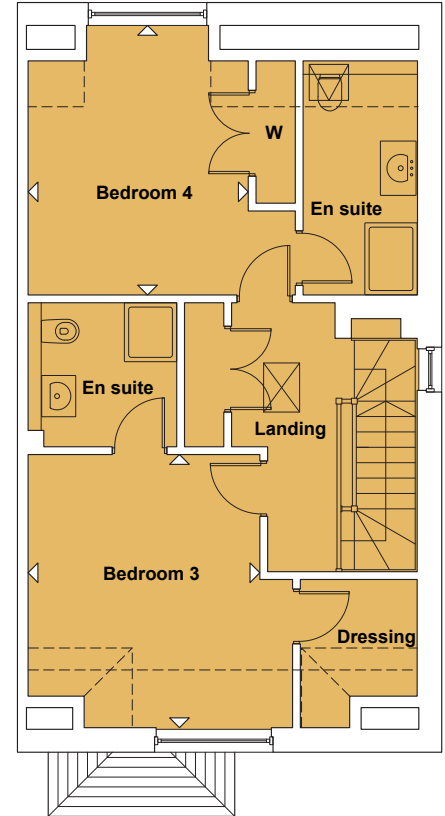
Living Room  
5.53m x 3.52m (18' 1" x 11' 6")



### FIRST FLOOR

Master Bedroom  
5.07m x 3.54m (16' 7" x 11' 7")

Bedroom 2  
3.37m x 3.54m (11' 0" x 11' 6")



### SECOND FLOOR

Bedroom 3  
4.17m x 3.54m (13' 8" x 11' 7")

Bedroom 4  
4.17m x 3.36m (13' 8" x 11' 0")



# TRANSPORT & CONNECTIONS



## BY FOOT/CAR

- SURBITON TRAIN STATION -  
0.2 MILES
- M&S SURBITON -  
0.3 MILES
- NATWEST BANK -  
0.3 MILES
- SURBITON LIBRARY -  
0.4 MILES
- CLAREMONT GARDENS -  
0.8 MILES
- FISHPONDS PARK -  
0.6 MILES
- THAMES SAILING CLUB -  
0.8 MILES
- KINGSTON UNIVERSITY -  
1 MILE
- QUEENS PROMENADE -  
1 MILE



## EDUCATION

- LIME TREE PRIMARY SCHOOL -  
0.4 MILES
- ST MATTHEWS C&E PRIMARY SCHOOL -  
0.5 MILES
- MAPLE INFANTS SCHOOL -  
0.7 MILES
- SURBITON HIGH SCHOOL -  
1 MILE
- SHREWSBURY HOUSE SCHOOL -  
1 MILE
- TOLWORTH JUNIOR SCHOOL -  
1 MILE
- BEDELSFORD SCHOOL -  
1.9 MILES
- THAMES DITTON INFANT SCHOOL -  
2.2 MILES
- EDUCARE SMALL SCHOOL -  
2.4 MILES

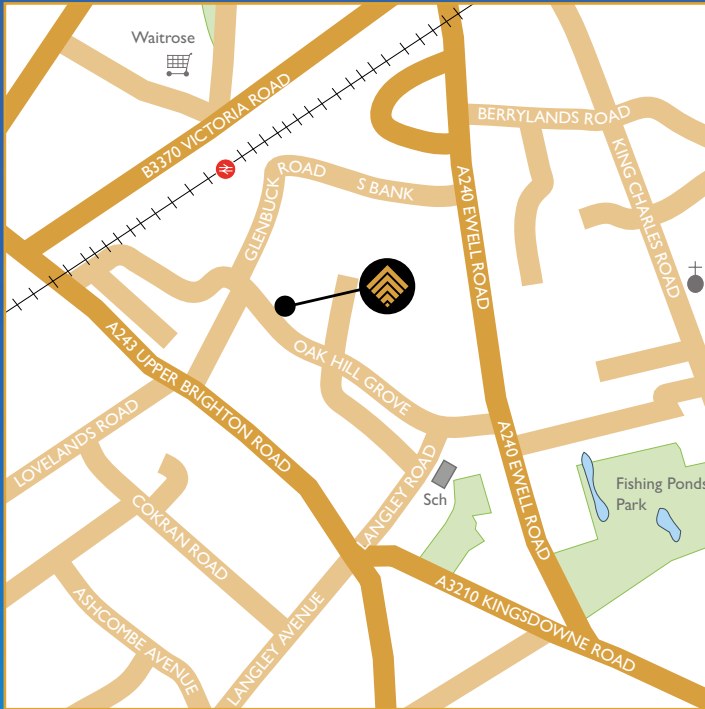


## FROM SURBITON TRAIN STATION

- ESHER -  
4 MINUTES
- WIMBLEDON -  
9 MINUTES
- HAMPTON COURT -  
9 MINUTES
- CLAPHAM JUNCTION -  
10 MINUTES
- EARLSFIELD -  
13 MINUTES
- LONDON WATERLOO -  
17 MINUTES
- WOKING -  
18 MINUTES
- FAREHAM -  
44 MINUTES
- BASINGSTOKE -  
54 MINUTES











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# SIEMENS



paula rosa | manhattan

hansgrohe



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The contents of this brochure have been produced in good faith. Architectural details and elevational treatments, including window or porch styles and positions, may vary from those shown; particular elements are plot specific.

All dimensions are approximate. All imagery is illustrative. We continually review the specification of our product and reserve the right to amend it. This brochure does not form part of any contract or constitute an offer.

Please note that the owners and occupiers of properties at Oak Hill Villas will not be entitled to:-

1. Apply for either a visitor or residential parking permit for a controlled parking zone operated by the Council unless they are a blue badge holder; or
2. Buy a contract to park a motor vehicle within a car park owned, or controlled by the Council (apart from individual contracts for one occasion).

Residents and their visitors are required to park motor vehicles in the car spaces allocated within the Property pursuant to the terms of the plot transfer documentation.

Date of Preparation July 2020.









**Croudace**  
PORTLAND



**Dexters**

Oak Hill Grove, Surbiton, Greater London, KT6 6DS

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