

# THE— —OAK LANDS

OTTERSHAW—SURREY







# THE — —OAK LANDS

OTTERSHAW—SURREY

Embrace the dream at The Oaklands, an exclusive collection of just thirty impeccably designed two, three and four bedroom homes set in rural tranquillity on the edge of the beautiful Surrey village of Ottershaw. This really is the perfect location to relax into a coveted country lifestyle.

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# LIFE IN HARMONY

Nestled amongst leafy trees and birdsong, this private development of exclusive family homes is in the heart of the village. With the elegant high street of Weybridge and convenient Woking only a few miles away, a range of school options and ideal transport links, living at The Oaklands caters for all your needs.



COMPUTER GENERATED IMAGE, INDICATIVE ONLY. PLOTS 3, 4, 5 (THE HUXLEY), PLOTS 6, 7 (THE DOYLE)





Living at The Oaklands offers a wealth of amenities for you and your family to experience, not only in Ottershaw but the surrounding towns too.

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# ENJOY YOUR SURROUNDINGS







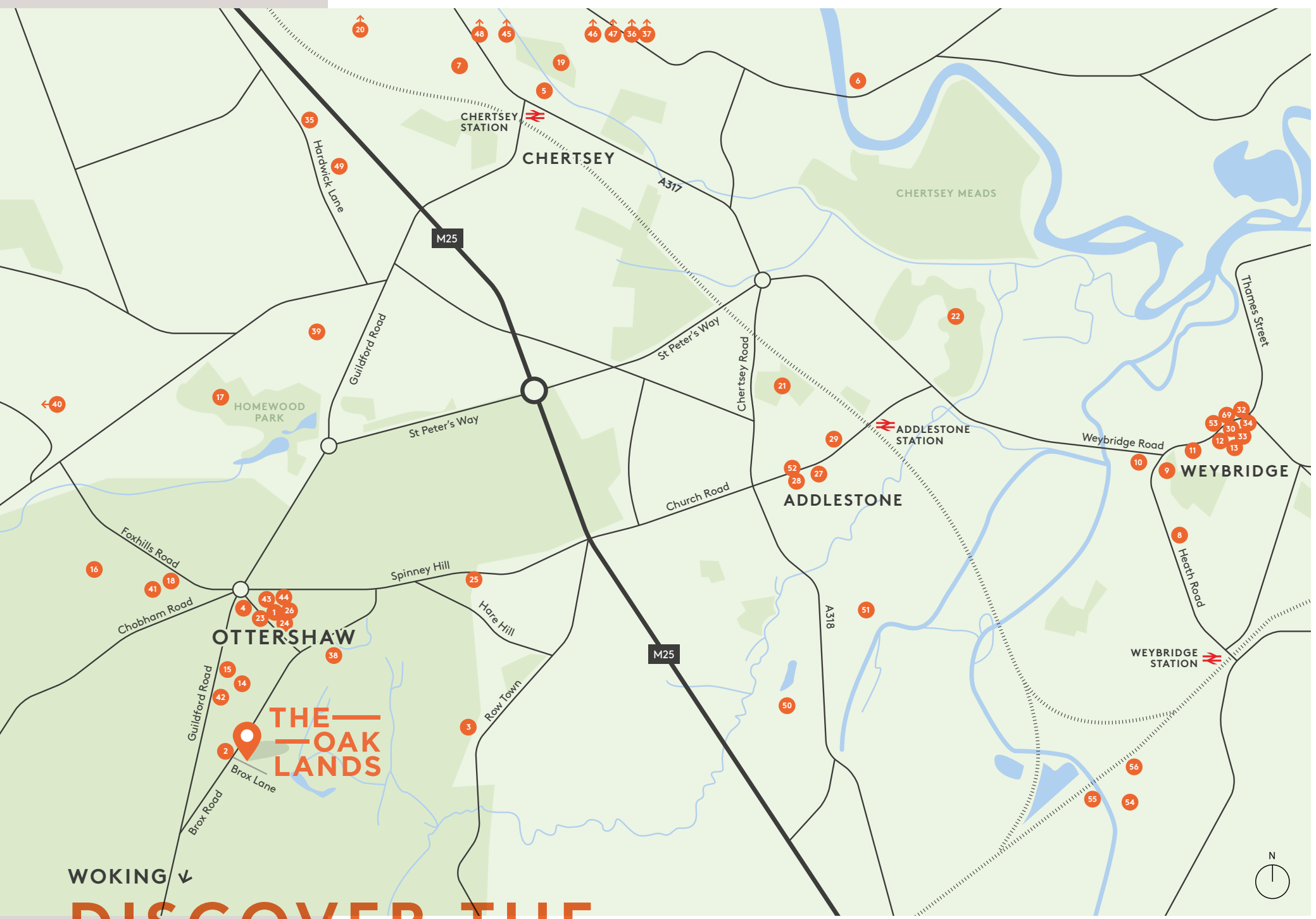
From long lunches and shopping trips to strawberry picking and visits to the cinema, you'll be spoilt for choice with everything the area has to offer.

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# LOCAL LIFESTYLE







MAP IS NOT TO SCALE. INDICATIVE ONLY

WOKING ↓

# DISCOVER THE NEIGHBOURHOOD

## FOOD & DRINK

### OTTERS Shaw

- 1 3 Rooms
- 2 The Castle
- 3 The Cricketers
- 4 Miller and Carter

### Chertsey

- 5 Caspari
- 6 The Kingfisher
- 7 The Golden Grove

### Weybridge

- 8 The Waverley Inn
- 9 Gigging Squid
- 10 Queens Head
- 11 Osso Buco
- 12 Valentina Bar & Kitchen
- 13 El Meson De Los Hermanos

## PARKS & GREEN SPACES

### OTTERS Shaw

- 14 Hare Hill
- 15 Ottershaw Chase
- 16 Ether Hill
- 17 Botley Mansion and Homewood Park
- 18 Ottershaw Playground

### Chertsey

- 19 Gogmore Farm Park
- 20 St Anne's Hill Park and Nature Trail

### Addlestone

- 21 Victory Park
- 22 Woburn Park

## SHOPPING

### OTTERS Shaw

- 23 Londis
- 24 One Stop
- 25 The Local
- 26 Lloyds Pharmacy

### Addlestone

- 27 Addlestone One
- 28 Waitrose
- 29 Tesco Extra

### Weybridge

- 30 Space NK
- 31 The Home Library
- 32 Phase 8
- 33 COOK
- 34 Alamanda Fashion

### Chertsey

- 35 Lyne Farm Shop
- 36 Sainsbury's
- 37 Aldi

## HOSPITALS

### OTTERS Shaw

- 38 Ottershaw Surgery

### Chertsey

- 39 St Peter's Hospital & The Runnymede Hospital

## THE BEST OF WOKING

Woking is just a nine minute drive from Ottershaw

### FOOD & DRINK

- Gail's Bakery
- Ivy's Coffee Shop
- Côte Brasserie
- Luciano's by Luciano Marco Pierre White
- Dukes Bar & Deli

### SHOPPING

- Victoria Place Shopping Centre
- The Peacocks Centre
- Morrisons
- Asda

### LEISURE & CULTURE

- The Lightbox Art Gallery
- Woking Leisure Centre
- Pool in the Park



Wonderfully rural, the thriving village of Ottershaw offers the best in easy family living with an impressive array of amenities, all within walking distance of The Oaklands. Take advantage of excellent schools, foodie pubs, a post office and small supermarket, as well as a world-class golf course. This is an active and engaged community where sports and social clubs are on offer and the village hall brims with activities to keep the whole family happy and healthy.



FOXHILLS IS ONE OF SURREY'S PREMIER GOLF CLUBS

# WELCOME TO OTTERSHAW



THE BEER GARDEN AT THE CASTLE INN



OTTERSHAW'S MILLENNIUM SIGN OUTSIDE THE VILLAGE HALL

OTTERSHAW SOCIAL CLUB



WOODLAND WALKS AT HARE HILL



# RECONNECT, RESTORE, RESET



ENJOY THE GREAT OUTDOORS AT OTTERSRAW CHASE

Imagine a world of endless skies, dappled woodlands and the sound of Sunday cricket from the local club; a place where the school run is accompanied only by birdsong.

The Oaklands is perfectly positioned for getting out and exploring the best of this leafy corner of England on foot or by bike. Walks begin right from your doorstep, unspooling for miles across open fields or through wooded glades. Wonderful parks and playgrounds abound across the village and neighbouring towns, as are no less than six fantastic golf clubs nearby, including Foxhills Golf Club and Resort which is just over five minutes by car from your front door.

WEYBRIDGE IS JUST A 14 MINUTES DRIVE AWAY





HOMEMADE PUB FAVOURITES AT THE CASTLE INN

# ENJOY CULINARY DELIGHTS

When it comes to getting the taste buds tantalised, Ottershaw offers a popular Indian restaurant, steakhouse and two pubs, including The Castle with its five-course tasting menu and brilliant array of specialist nights.

A little further afield, you'll discover even more from gastro pubs to independent delis and even delicious tea rooms in Chertsey and Addlestone.

Weybridge is only 14 minutes from home and offers some of the county's most beloved restaurants including the Giggling Squid, Osso Buco and Valentina Bar & Kitchen.

Leisurely lunches are also well served with artisan café Aromas and the renowned Queen's Head on Weybridge's charming high street.

RELAX WITH A DRINK IN AN OTTERSHAW PUB



INDULGE IN AFTERNOON TEA AT FOXHILLS MANOR HOUSE





DESIGNER FLORIST, FLEURS AMANDA

Shopping is high on the agenda, and the best can be found on Weybridge's charming high street. Enjoy its myriad of local boutiques and high-end stores, coupled with fantastic bars and restaurants with pop up food festivals and markets happening throughout the year.

FILM, DINING, AND EVENTS AT THE LIGHT CINEMA



CROCKFORD BRIDGE FARM



INDEPENDENT FISHMONGER'S - FISH'D

Families love Pick-Your-Own at nearby Crockford Bridge Farm, which extends from strawberries to pumpkins and Christmas Trees depending on the season. There's plenty to keep them busy at Brooklands Museum and Mercedes Benz World, and while they recover from high-octane fun of Thorpe Park, you can relax with a movie at Addlestone's Light Cinema.

## AROUND THE NEIGHBOURHOOD



OSSO BUCO - A CHARMING ITALIAN RESTAURANT



BACHMANN - ONE OF THE UK'S FINEST PATISSIERS



# AN EXCLUSIVE RETREAT

THE MANOR HOUSE



REFRESH THE MIND AND BODY AT THE SPA

Foxhills is an award-winning country club and hotel in Ottershaw. Set across 400 acres of stunning countryside with a 19th-century manor house at the heart of the estate, the resort is home to an array of leisure facilities which include 66 bedrooms, three restaurants, five swimming pools, three golf courses, 11 tennis courts, spa, gym, yoga cabin, soft play, adventure playground, crèche, games room, as well as a selection of meeting, conference, wedding and event spaces.

The club prides itself on offering more than 200 weekly activities for its members and guests, with something for all ages and interests, making it the perfect family-friendly escape from reality and the ideal venue to combine business with pleasure.



THE FOX DINING ROOMS AND TERRACE



Be spoilt for choice with a selection of nursery and school options within easy reach of your new home.

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# FIRST CLASS EDUCATION





# OUTSTANDING EDUCATION CHOICES



ST GEORGE'S COLLEGE FOR BOYS AND GIRLS AGED 3 TO 18

Whatever stage of schooling your family needs, the area local to The Oaklands has a rich range of options. Ottershaw has a nursery, infant and junior school, and all within easy distance from home. Salesian School, West Byfleet Infant School and Pyrcroft Grange Primary School are rated Outstanding as well as New Haw Community Junior School which is only a nine minute drive away.

For older children, there are a wealth of well-regarded secondary schools in nearby towns.



OTTERSASH CHRIST CHURCH C OF E INFANT AND JUNIOR SCHOOLS



MAP IS NOT TO SCALE, INDICATIVE ONLY

## NURSERY

- 1 Toad Hall Nursery ★
- 2 First steps Day Nurseries ★
- 3 Farthings Nursery ★
- 4 Ottershaw Christ Church C of E Infant School ★
- 5 Meadowcroft Community Infant School ★

## PRIMARY

- 1 Ottershaw Christ C of E Junior School ★
- 2 Pyrcroft Grange Primary School ★★
- 3 St Anne's Catholic Primary School ★
- 4 St. Paul's C of E Primary School ★
- 5 Meath School ★★
- 6 Darley Dene Primary School
- 7 St George's Junior School I
- 8 St Charles Borromeo Catholic Primary School ★★
- 9 New Haw Community Junior School ★★
- 10 West Byfleet School ★★

## SECONDARY

- 1 Fullbrook Secondary School ★
- 2 Sir William Perkins's School I
- 3 Salesian School ★★
- 4 Chertsey High School ★
- 5 Jubilee High School ★
- 6 Philip Southcote Secondary School ★
- 7 St George's College Weybridge I
- 8 Heathside School ★
- 9 Brooklands College ★

## SCHOOLS IN WOKING

Woking is just a nine minute drive from Ottershaw

- St Dunstan's Catholic Primary School ★★
- Goldsworth Primary School ★★
- Beaufort Primary School ★
- Kingfield Primary School ★
- Sythwood Primary School ★
- Maybury Primary School ★
- Barnsbury Primary School ★
- The Marist Catholic Primary School ★
- The Hermitage School ★
- Horsell C of E Aided Junior School ★

KEY: ★ Ofsted rating: Good ★★ Ofsted rating: Outstanding I Independent



# HEALTHY, HAPPY, HOME



COMPUTER GENERATED IMAGE, INDICATIVE ONLY. PLOTS 15, 16, 17 (THE DEFOE), PLOT 18 (THE SCOTT), PLOT 19 (THE HEPWORTH)



Each home at The Oaklands has luxury built in;  
a home where every feature has been finished  
to an outstanding, contemporary specification.

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# A HOME MADE FOR YOU





# QUALITY AND LUXURY BUILT IN



COMPUTER GENERATED IMAGE, INDICATIVE ONLY. PLOTS 12, 13, 14 (THE DEFOE)



# CHOOSE YOUR NEW HOME

- 2 bedroom houses
- 3 bedroom houses
- 4 bedroom houses
- Shared ownership
- Affordable rent
- Step in front of property
- Gravel strip
- Lamp post
- Steps
- F** Sales & Marketing Suite



MAP IS NOT TO SCALE, INDICATIVE ONLY



# THE HUXLEY

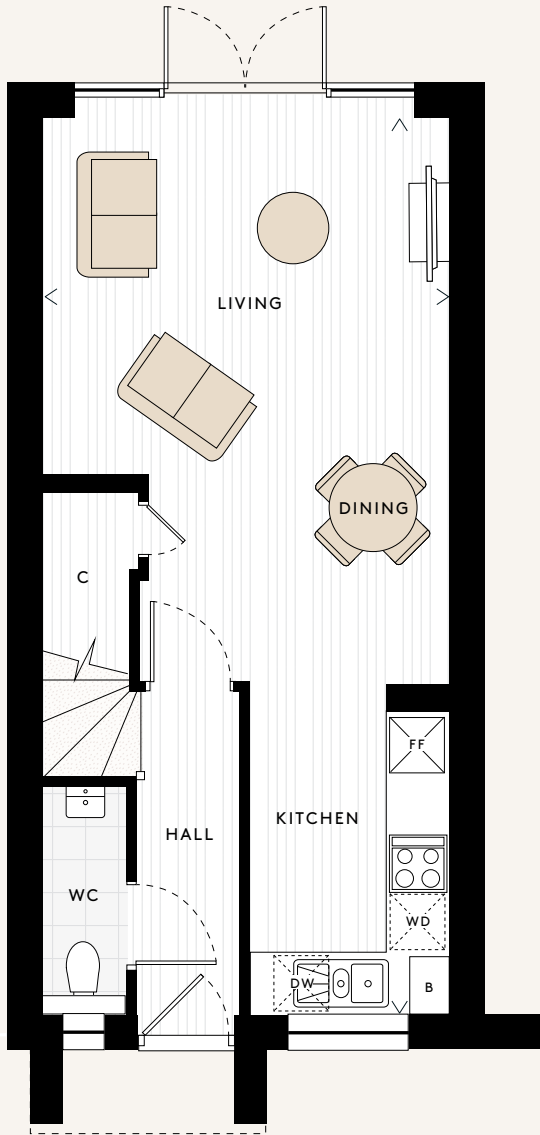
## 2 BEDROOM TERRACE / SEMI-DETACHED HOUSE

Total floor area: 79.9 sq m / 860 sq ft

Plots: 3, 4, 10 / As per plan but handed: 5, 43

Parking: 2 parking spaces per property

### GROUND FLOOR

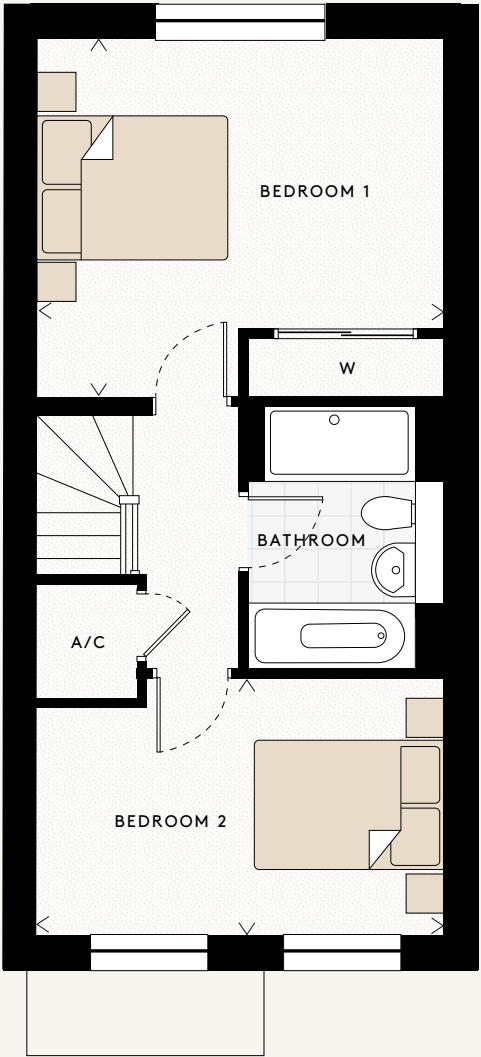


**KEY**  
WD Washer Dryer FF Fridge Freezer C Cupboard DW Dishwasher OM Oven with Microwave WC Water Closet A/C Airing Cupboard W Wardrobe B Boiler



Kitchen / Dining / Living	4.24m x 9.41m	13' 13" x 30' 10"
Bedroom 1	4.24m x 3.74m	13' 10" x 12' 3"
Bedroom 2	4.24m x 2.71m	13' 10" x 8' 10"

### FIRST FLOOR



The kitchen, furniture layouts and dimensions on the floorplan are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. House layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Estimated finished ceiling height, subject to change. 50mm tolerance included. Garage depths include wall mounted boilers and garage doors/frame (where applicable).



# THE SCOTT

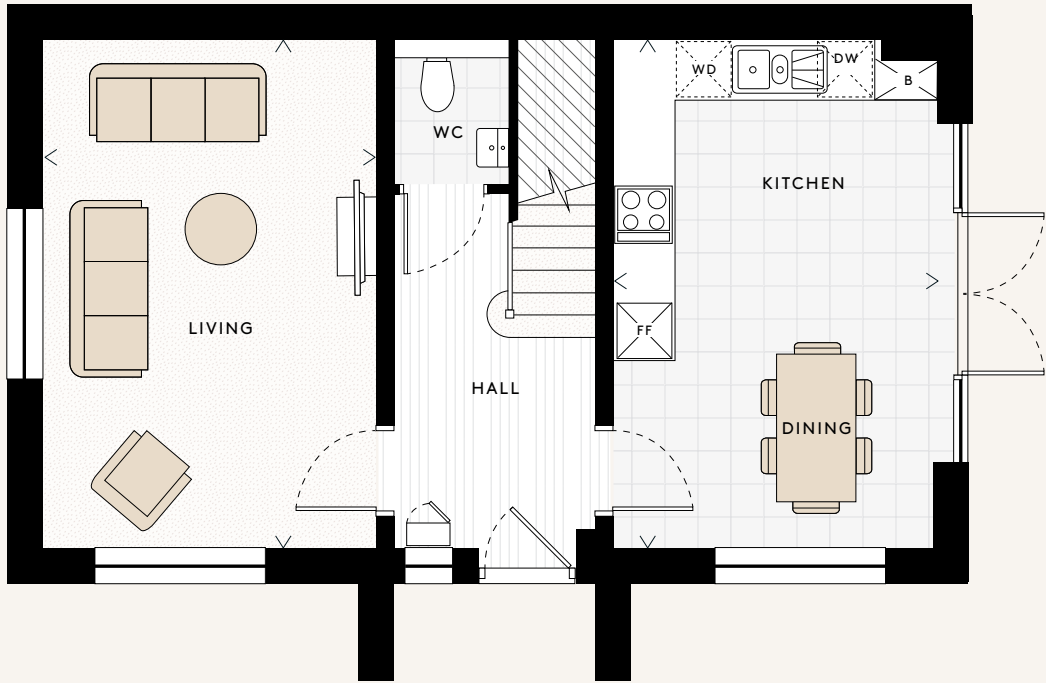
## 3 BEDROOM DETACHED / SEMI-DETACHED HOUSE

Total floor area: 100.9 sq m / 1,086 sq ft

Plots: 22, 38, 46 / As per plan but handed: 18, 42, 44

Parking: 1 parking space and single garage to plots 18, 22, 38 / 2 parking spaces and single garage to plot 42, 44 / 2 parking spaces to plot 46

### GROUND FLOOR



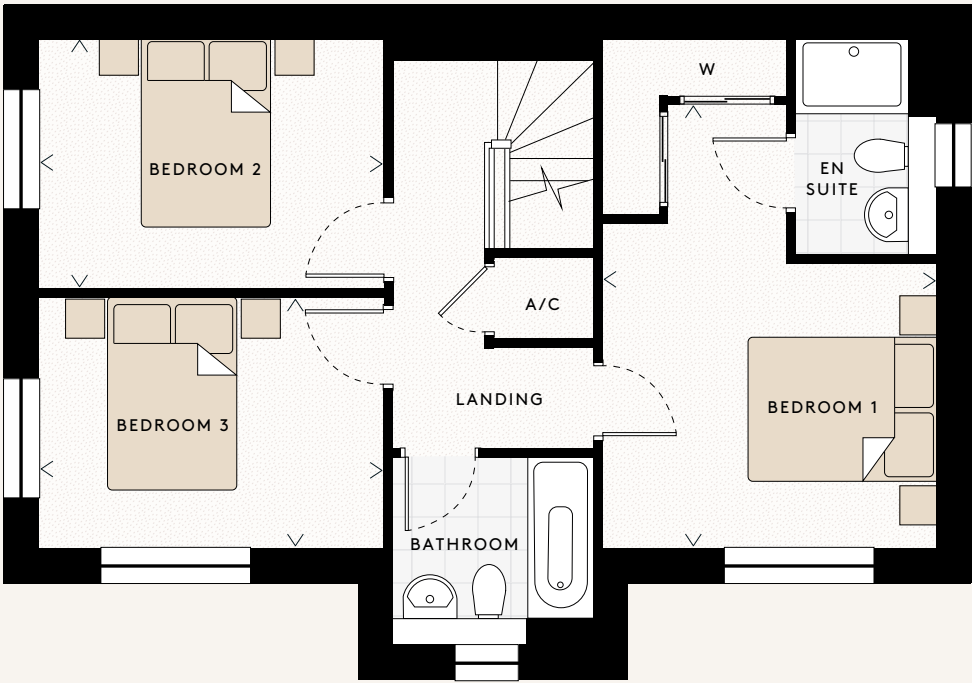
**KEY**

WD Washer Dryer FF Fridge Freezer C Cupboard DW Dishwasher OM Oven with Microwave WC Water Closet A/C Airing Cupboard W Wardrobe B Boiler



Kitchen / Dining	3.41 x 5.36m	11' 3" x 17' 7"
Living	3.51 x 5.36m	11' 6" x 17' 7"
Bedroom 1	3.50m x 4.66m	11' 6" x 15' 3"
Bedroom 2	3.61m x 2.63m	11' 10" x 8' 7"
Bedroom 3	3.61m x 2.63m	11' 10" x 8' 7"

### FIRST FLOOR



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# THE DOYLE

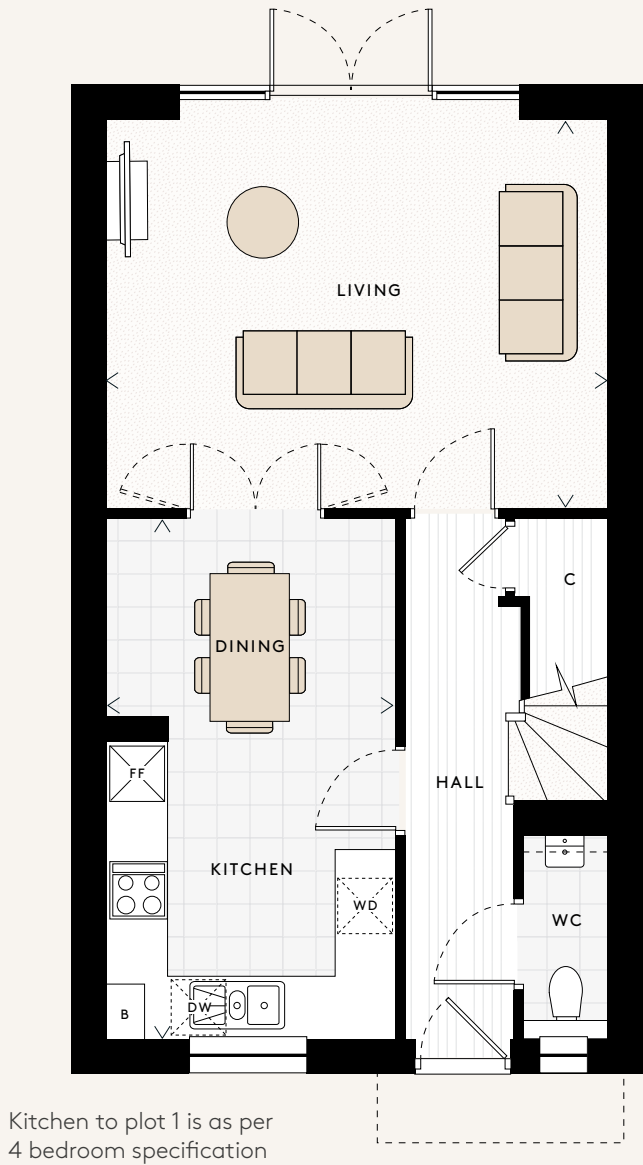
## 3 BEDROOM DETACHED / SEMI-DETACHED HOUSE

Total floor area: 101.4 sq m / 1,091 sq ft

Plots: 1, 6, 37, 45 / As per plan but handed: 2, 7, 11

Parking: 2 parking spaces to plots 6, 7, / 1 parking space and single garage to plots 1, 2, 11 / 2 parking spaces and single garage to plots 37, 45

### GROUND FLOOR



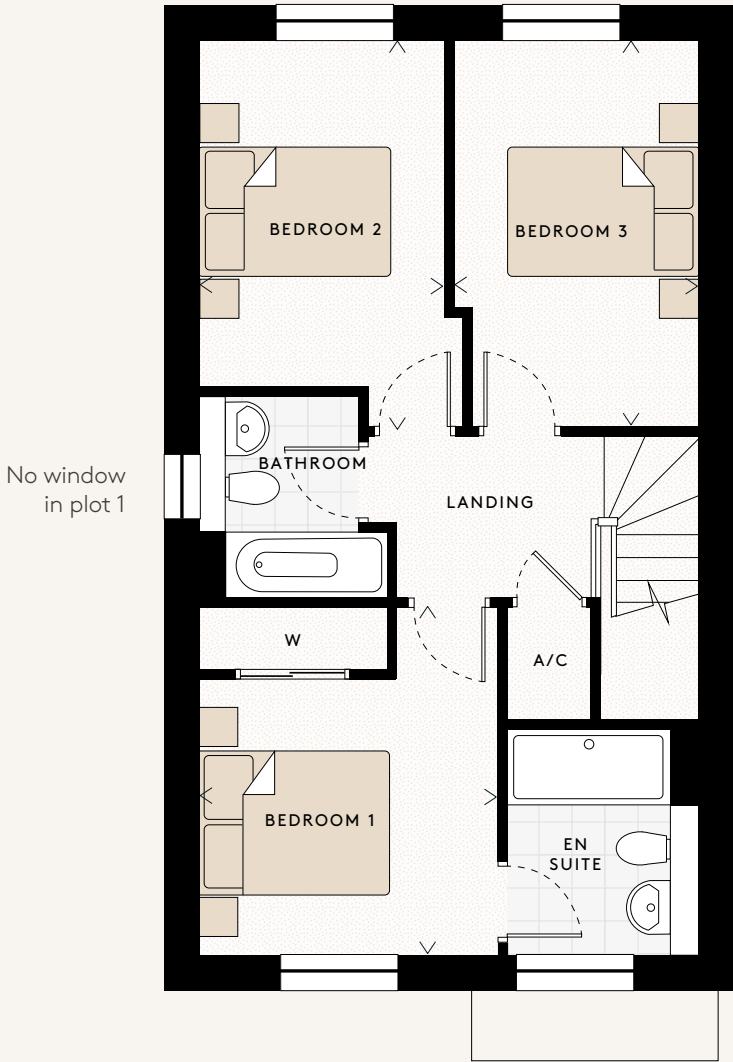
**KEY**

WD Washer Dryer FF Fridge Freezer C Cupboard DW Dishwasher OM Oven with Microwave WC Water Closet A/C Airing Cupboard W Wardrobe B Boiler



Kitchen / Dining	3.05m x 5.45m	10' 0" x 17' 10"
Living	5.26m x 4.07m	17' 3" x 13' 4"
Bedroom 1	3.14m x 3.65m	10' 3" x 11' 11"
Bedroom 2	2.58m x 4.08m	8' 5" x 13' 5"
Bedroom 3	2.58m x 4.07m	8' 5" x 13' 4"

### FIRST FLOOR



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# THE DEFOE

## 3 BEDROOM LINK-DETACHED HOUSE

Total floor area: 103.8 sq m / 1,117 sq ft

Plots: 12, 14, 16 / As per plan but handed: 13, 15, 17

Parking: 1 parking space and single garage per property

### GROUND FLOOR



**KEY**  
WD Washer Dryer FF Fridge Freezer C Cupboard DW Dishwasher OM Oven with Microwave WC Water Closet A/C Airing Cupboard W Wardrobe B Boiler



Kitchen / Dining	2.48m x 5.17m	7' 11" x 16' 11"
Living	4.57m x 3.79m	15' 0" x 12' 5"
Bedroom 1	2.94m x 4.01m	9' 7" x 13' 2"
Bedroom 2	4.57m x 3.57m	15' 0" x 11' 8"
Bedroom 3	4.57m x 3.2m	15' 0" x 10' 6"

### FIRST FLOOR



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# THE SHAW

## 4 BEDROOM DETACHED HOUSE

Total floor area: 139.5 sq m / 1,501 sq ft

Plots: 20, 39, 40 / As per plan but handed: 21

Parking: 1 parking space and single garage

### GROUND FLOOR



**KEY**  
WD Washer Dryer FF Fridge Freezer C Cupboard DW Dishwasher OM Oven with Microwave WC Water Closet A/C Airing Cupboard W Wardrobe B Boiler



Kitchen / Dining / Family	5.58m x 6.53m	18' 3" x 21' 5"
Living	3.33m x 5.80m	10' 10" x 19' 0"
Bedroom 1	3.33m x 4.90m	10' 10" x 16' 0"
Bedroom 2	2.99m x 3.80m	9' 10" x 12' 5"
Bedroom 3	3.01m x 3.57m	9' 10" x 11' 8"
Bedroom 4	2.47m x 3.57m	8' 1" x 11' 8"

### FIRST FLOOR



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# THE HEPWORTH

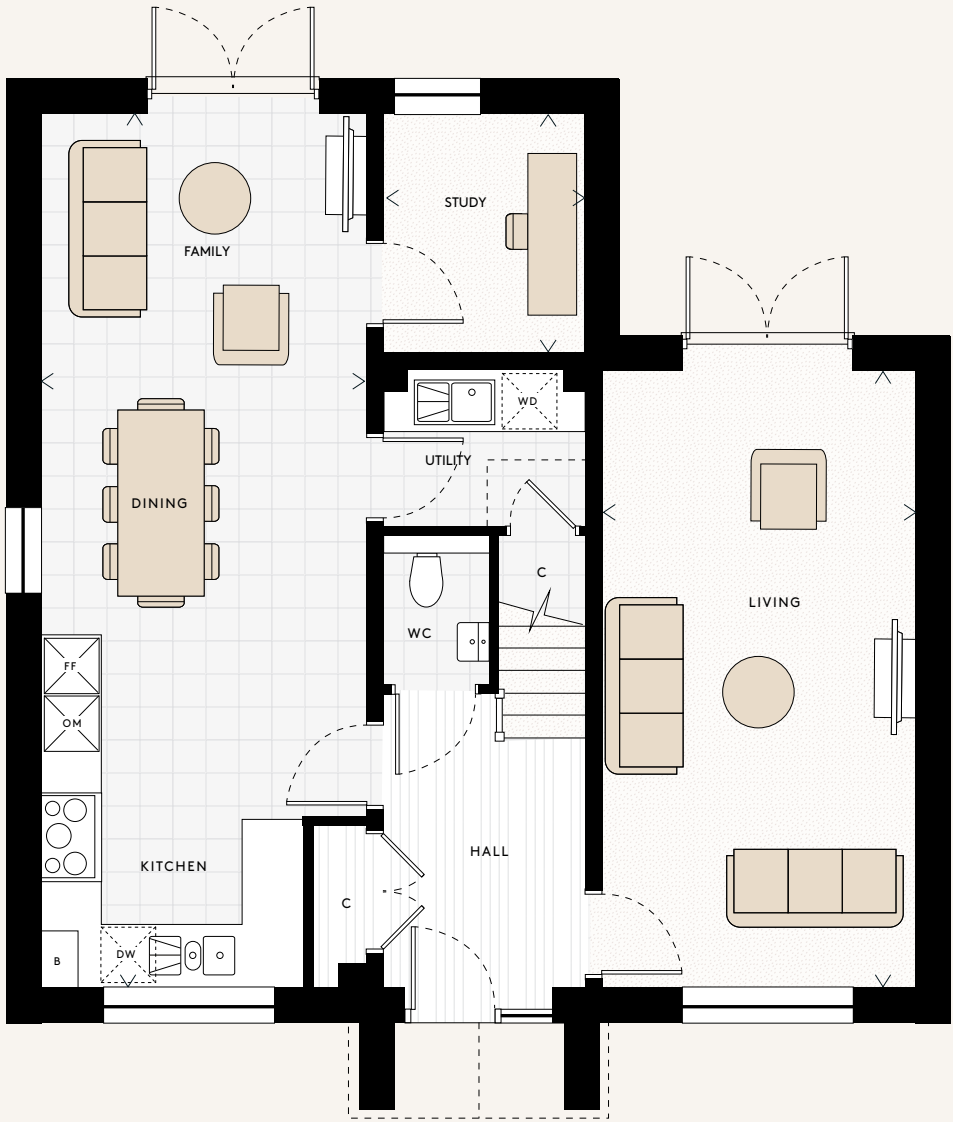
## 4 BEDROOM DETACHED

Total floor area: 147.5 sq m / 1,587 sq ft

Plots: 19, 41

Parking: 2 parking spaces and double garage to plot 19 / 2 parking spaces and single garage to plot 41

### GROUND FLOOR



**KEY**

WD Washer Dryer FF Fridge Freezer C Cupboard DW Dishwasher OM Oven with Microwave WC Water Closet A/C Airing Cupboard W Wardrobe B Boiler



Living	3.32m x 6.48m	10' 10" x 21' 3"
Kitchen / Dining / Family	3.4m x 9.18m	11' 2" x 30' 1"
Study	2.1m x 2.46m	6' 10" x 8' 1"
Bedroom 1	3.39m x 3.94m	11' 1" x 12' 11"
Bedroom 2	3.3m x 3.54m	10' 10" x 11' 7"
Bedroom 3	3.56m x 2.99m	11' 8" x 9' 9"
Bedroom 4	3.56m x 2.46m	11' 8" x 8'

### FIRST FLOOR



The kitchen, furniture layouts and dimensions on the floorplan are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. House layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Estimated finished ceiling height, subject to change. 50mm tolerance included. Garage depths include wall mounted boilers and garage doors/frame (where applicable).





COMPUTER GENERATED IMAGE, INDICATIVE ONLY. PLOTS 39, 40 (THE SHAW), PLOT 41 (THE HEPWORTH)



Come home to a relaxing space where  
you can unwind with friends and family

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# CAREFULLY CONSIDERED DETAIL





# HIGHLY SPECIFIED

Your home at The Oaklands continues into the well-proportioned bedrooms where cosy carpets create calming sanctuaries, and perfectly-appointed bathrooms feature luxury built-in baths and heated towel rails. Master bedrooms also offer spacious built-in wardrobes.

Discover beautiful modern kitchens in pale grey, soft cashmere or soothing green with quality laminate or quartz worktops and fully integrated appliances. Floors are sleek tiles or laminate, extending throughout these easy living spaces.

Step outside for a generous, private garden where you can create your own coveted garden room. And to really make your life easy, Sky connections come as standard through the home, and we've installed electric vehicle charging points for your convenience.

IMAGE FROM ANOTHER FABRICA DEVELOPMENT



IMAGE FROM ANOTHER FABRICA DEVELOPMENT

## INTERNAL FINISHES

- Cormar carpet to stairs, landing and bedrooms
- Cormar carpet to separate living room and study (where applicable)
- Oak Skyline pearl grey laminate flooring to hallways
- Oak Skyline pearl grey laminate flooring to kitchen/living/dining room in two-bedroom houses
- Domus tiled flooring to kitchen/dining room in three-bedroom houses
- Domus tiled flooring to WCs
- Timber staircase with white handrails and spindles
- White internal doors with chrome handles and hinges
- Painted walls
- White sockets and switches throughout

## KITCHENS

### TWO BEDROOM HOUSES

- Dove grey matt handle less unit doors
- Oak grey laminate worktop
- One-and-a-half bowl sink with mixer tap
- Siemens single oven and four-ring induction hob
- Indesit integrated fridge-freezer and dishwasher
- Hotpoint integrated washer-dryer

### THREE BEDROOM HOUSES

- Cashmere shaker style unit doors with matt black door handles
- Oak grey laminate worktop
- One-and-a-half bowl sink with mixer tap
- Siemens single oven and four-ring induction hob
- Indesit integrated fridge freezer and dishwasher
- Hotpoint integrated washer-dryer

### FOUR BEDROOM HOUSES

- Regiment green matt handle less unit doors
- Carrara quartz worktop
- One-and-a-half bowl undermount sink with mixer tap
- Siemens single oven with separate combi microwave oven and five-ring induction hob
- Siemens integrated fridge-freezer, washer-dryer and dishwasher

## BEDROOMS

- Built-in wardrobes with hinged doors to master bedroom in all houses and to bedroom two in four-bedroom houses

## SECURITY AND PEACE OF MIND

- 10-year NHBC warranty including a 24-month FABRICA defects warranty cover

## BATHROOMS, ENSUITES, WCS AND UTILITY ROOMS

- Luxury built-in bath with tiled bath panel
- Merlyn hinged bath/shower screen (sliding or pivotal door)
- Ideal standard wash basin and WC with soft-closing seat
- Hansgrohe ecostat E Exposed thermostatic bath and shower mixer
- Wall and floor tiles with feature wall
- Shaver socket to main bathroom and ensembles
- Electric towel rail to main bathroom and ensembles

## ELECTRICAL

- Sky connection to living room/dining area and master bedroom
- BT service located in service cupboard
- Hyperoptic/BT/Virgin broadband available (provision only)
- Wiring for security alarm

## HEATING AND ENERGY EFFICIENCY

- Gas central heating system
- Energy efficient boiler with thermostatic valves to all radiators except rooms containing thermostats
- Energy efficient light bulbs to all rooms

## EXTERNAL FEATURES AND SECURITY

- Dark grey composite front doors with viewer, multi-point locking system and chrome handle
- Outside light with timer to front door
- Wiring for rear external lighting
- Turf to front and rear gardens
- Paved pathways and patio areas
- Electric vehicle charging point



# ABOUT FABRICA

FABRICA is part of an award-winning property business, committed to creating meticulously designed, skilfully produced homes. From apartments of striking urban architecture to houses with a more rural intimate charm, our aim is always the same: to create beautifully designed homes that are a real pleasure to live in. Our design ethos and commitment to sustainability mean that our homes are built in carefully considered locations and are sympathetic to the environment. Every project reflects our dedication to thoughtfully designed, sustainable living and to providing an outstanding experience for our customers.

People are at the heart of everything we do, and because we own and manage our properties, our commitment to providing the best possible service for our customers never stops. Our estate management team is exceptional and has the awards to prove it.

FABRICA is part of the A2Dominion Group. With over 70 years of experience and an asset base of £8.7 billion across almost 38,000 homes and 68,000 customers across London and southern England, we are one of the UK’s largest developers. We are part of the G15 and our A credit rating and pipeline of 5,000 homes, combined with our partnerships with world-class architects and interior designers, ensure that we maintain our unique approach to house building. We don’t just build remarkable homes, we invest all profits into projects that benefit communities and create better ways to live.

Pride in every detail is what we live by.

FABRICA is delighted to be a registered developer with the New Homes Quality Board, an independent, not-for-profit organisation designed to oversee reform in the new homes sector.

This means our buyers will benefit from enhanced protection when buying a new home as registered developers must adhere to the framework set out in the New Homes Quality Code.

To find out more, visit [fabrica.co.uk/new-homes-quality-code](https://fabrica.co.uk/new-homes-quality-code)

**FABRICA**  
by A2Dominion



The information in this document has been prepared solely for the purpose of providing general information about The Oaklands. FABRICA by A2Dominion and its agents have taken care to ensure that the information is accurate at the time of its inclusion in this brochure, but does not guarantee the accuracy or completeness and shall not be liable for any loss or damage which may arise from reliance on the information. All illustrations and computer generated images reflect the artists’ interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. Computer generated images are for indicative purposes only. The developers reserve the right to make modifications to the overall plans of The Oaklands, changes to architectural and interior features and finishes, brands, colours, materials, building design, specifications, ceiling heights, flooring patterns and floorplans without notification.

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ELMSBROOK: BICESTER, OXFORD



HEATHERWELL PLACE: ASH, SURREY



WESTVALE PARK: HORLEY, SURREY



AMBER PARKSIDE: CRANLEIGH, SURREY



# GET IN TOUCH

To find out more  
[theoaklandsottershaw.com](http://theoaklandsottershaw.com)

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Chertsey  
KT16 0FL  
  
For sat nav, use KT16 0LJ





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