

claybourne gardens :

A collection of 3 & 4 bedroom highly
specified homes in Ottershaw, Surrey



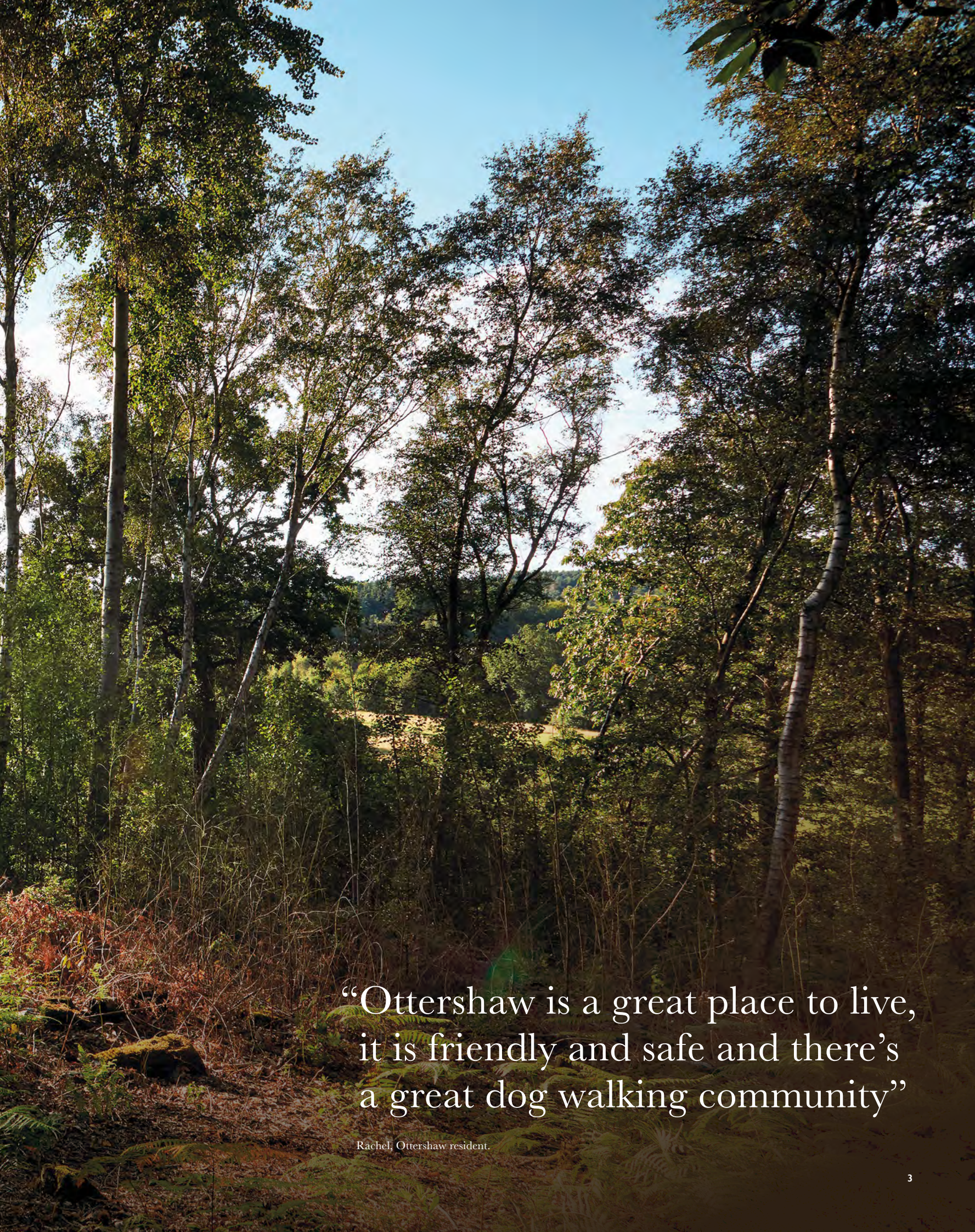
shaping your future:

Stratfield Homes is delighted to introduce Claybourne Gardens in Ottershaw. We take pride in creating new homes that people love to live in, and our quality and attention to detail are second to none.

Claybourne Gardens is a perfect example of what sets Stratfield Homes apart. It's a small select collection of three and four bedroom houses in a community-minded village location, with good schools on hand and acres of unspoilt Surrey countryside to roam in. This is a place that has all you need to put down roots for your family's future.







“Ottershaw is a great place to live,
it is friendly and safe and there’s
a great dog walking community”

Rachel, Ottershaw resident.



find your country roots

1

This part of Surrey has rich swathes of woodland and heathland, making Ottershaw the ideal base for an active, open air lifestyle.

Timber Hill is an enchanting woodland garden with views of the North Downs, while Ether Hill and Ottershaw Chase are great for walks. Chobham Common, at 1,620 acres, is one of Surrey's jewels.

Rare plants, insects and birds can be spotted, and it's just a wonderful place to be outdoors. The Langshot Equestrian Centre is located here, and riders can follow numerous bridle paths across the common. In Ottershaw Memorial Field, youngsters can let off steam in the play area and everyone can play cricket and tennis.

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1. Ottershaw Chase Walk
 2. & 4. Crockford Bridge Farm
 3. The Castle Pub
 5. Foxhills Golf & Country Club
 6. Miller & Carter Steak House



In Ottershaw village, about five minutes' walk from home, the local businesses include The Castle, Miller & Carter the specialist steak restaurant, a post office and small supermarket. Slightly outside the village, Crockford Bridge Farm is likely to play a part in future family life. Everyone can get hands-on here, picking fruit, choosing the Christmas tree or Halloween pumpkin, finishing off with refreshments in the tea shack and ice-cream parlour. It has a very well-stocked farm shop too. A delicious day out!





new friends and interests

Ottershaw residents are part of an active and welcoming community, with activities and clubs for all ages and interests. Pilates, yoga, martial arts, tai chi and quiz nights all take place in the village hall. So does Curzon Country Cinema, monthly screenings of popular recent movies. The village also has cricket and football clubs and an annual May Fair.

Just outside the village, Foxhills Golf and Country Club is a marvellous place for leisure and friendships. Described by The Independent as one of the best resorts in Britain, members can enjoy its three excellent golf courses, as well as dining, a spa, gym and swimming.



1. The Manor golf course at Foxhills
2. Fine dining at The Fox dining rooms, Foxhills



foundations for life

No one could disagree that all children deserve an education that gives them knowledge and values for life. Within the Ottershaw area, parents are lucky in having a really excellent choice of schools from nursery age upwards.

Starting with the pre-school years, the delightfully named Toad Hall Nursery is 2 minutes' walk from home, takes children from 3 months and is rated 'good' by Ofsted.

Other 'good' primary schools in the area include Ottershaw Christ Church C of E Infant and Junior schools, Holy Family Catholic Primary and Sayes Court Primary in Addlestone. Lyne and Longcross C of E Aided Primary School and Meadowcroft Community Infant School are both in Chertsey. New Haw Community Junior School, also in Chertsey, is 'outstanding'. For those of older years, Salesian School in Chertsey is 'outstanding' and Jubilee High School in Addlestone attains 'good'.





1. Prezzo, Weybridge
2. Osso Buco, Weybridge
3. The Queen's Head, Weybridge
4. Côte Brasserie, Weybridge
5. No. 39 Bar, Weybridge
6. White Stuff, Weybridge
7. The tranquil River Wey Navigations
8. Waitrose, Addlestone and Weybridge



fashioning a lifestyle

You'll find plenty to discover as you get to know the local area. Chobham's half-timbered buildings and 12th century church give it an 'olde-worlde' air, but its restaurants meet modern tastes, with European-Mexican at Stovell's, Turkish at Pasha, and a fusion of Chinese, Thai and Malaysian at Eastern and Oriental. The Sun Inn and The Four Horseshoes both serve excellent food too.

Neighbouring Weybridge has a wealth of bars and restaurants, including Osso Buco for family-style Italian, Meerjana for Lebanese, late-night cocktails and music at No. 39, and family-friendly brasserie dining at The Queen's Head. As well as leading brand shopping at the Brooklands Centre, Weybridge has a fair share of independent boutiques, such as Ben Vesitito, Club and Rowena.

Head for Woking's Victoria Square for big names such as Debenhams, Next, and Topshop; a new Marks and Spencer is on the way as part of the town's regeneration. A theatre, cinema, and the innovative Lightbox gallery and museum are here too.



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- 1. Brooklands Museum
 - 2. The White Hart Pub, Chobham
 - 3. Chobham Village

getting around, staying ahead

Ottershaw is favoured by London commuters, who can pursue a career in the city while enjoying a quieter pace of life at home.

The nearest station is Addlestone, about 2 miles away, but for the fastest connections, you'll probably choose Woking, about 4 miles away.

Motorway links are also good, as junction 11 of the M25 is six minutes' drive from Claybourne Gardens. This means that London Heathrow Airport is easily within half an hour's travel time, Gatwick about 45 minutes.



⇌ BY TRAIN (FROM ADDLESTONE & WOKING STATIONS)

Guildford



7
mins

from Woking Station

Virginia Water



8
mins

from Addlestone Station

London Waterloo



26
mins

from Woking Station

50
mins*

from Addlestone Station
* one change

Train Stations



Chobham Common



Weybridge



Addlestone

2
miles

Woking

4
miles

4
miles

4.4
miles

Ascot



9.7
miles

Airports



Heathrow

11
miles

Gatwick

31
miles

Central London



28
miles



SLADE COURT

HOLT CLOSE

SLADE ROAD

finely crafted

We are building just 14 homes at Claybourne Gardens, reached by a private road and surrounded by mature trees, and close to Ottershaw village.

The look is rooted in traditional style, with interiors crafted to the highest standards and well thought out living space. You'll have a generous private garden and there is parking for everyone.

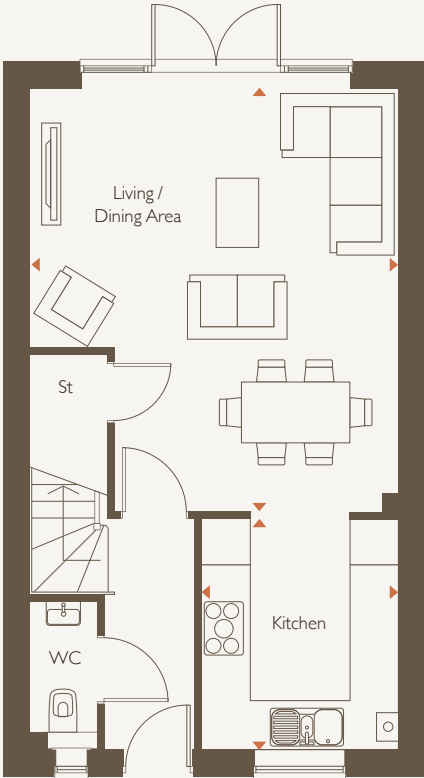
homes 8 to 14



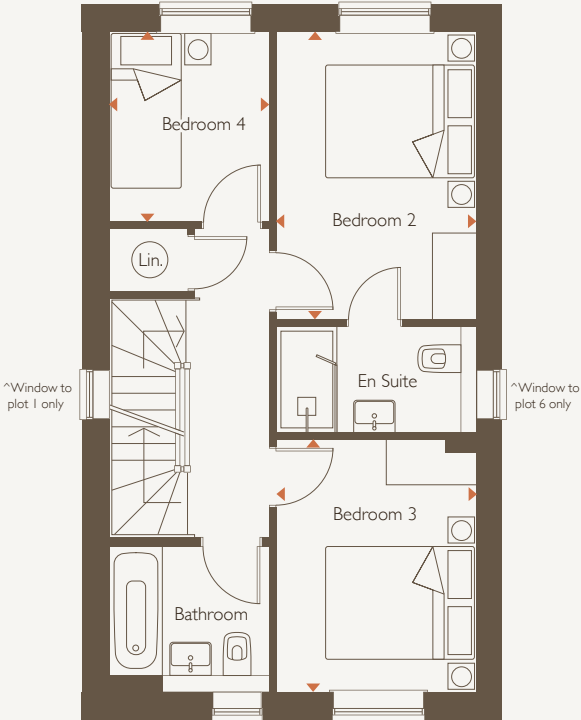


homes 1 & 6*:

4 bedroom



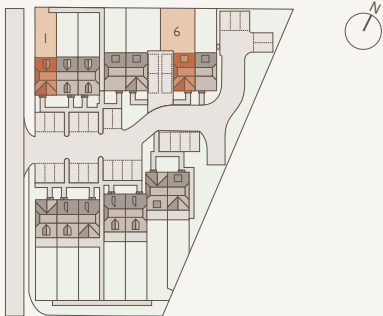
ground floor



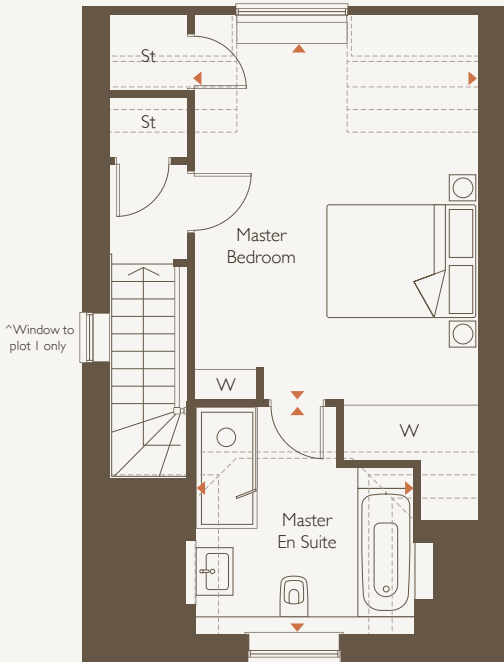
first floor

Living/Dining Area	5.59m x 4.87m	18' 4" x 16' 0"
Kitchen	3.05m x 2.61m	10' 0" x 8' 7"
Bedroom 2	3.80m x 2.67m	12' 6" x 8' 9"
Bedroom 3	3.34m x 2.67m	11' 0" x 8' 9"
Bedroom 4	2.52m x 2.11m	8' 3" x 6' 11"
Master Bedroom	4.99m x 3.75m	16' 5" x 12' 4"
Master En Suite	3.00m x 2.89m	9' 10" x 9' 6"

St – Storage Lin – Linen W – Wardrobe



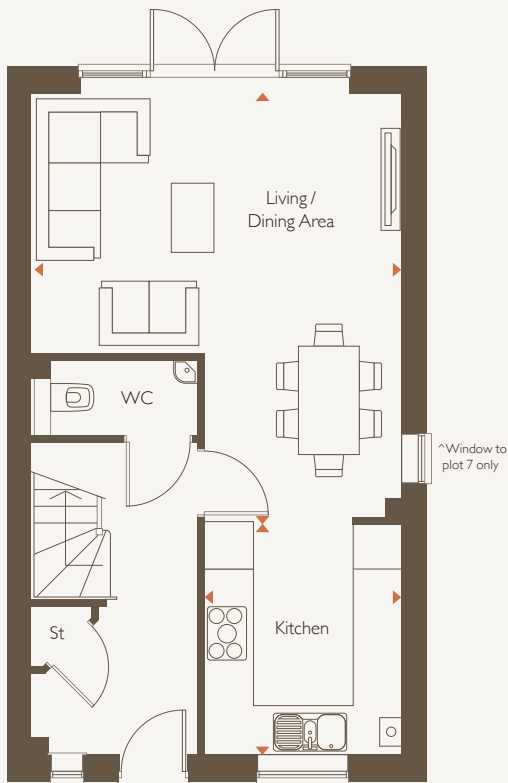
* No.6 is handed



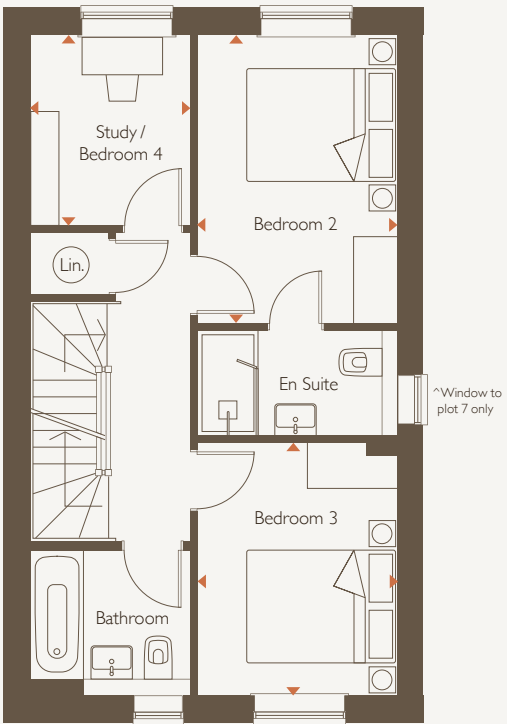
second floor

homes 2*, 7 & 10:

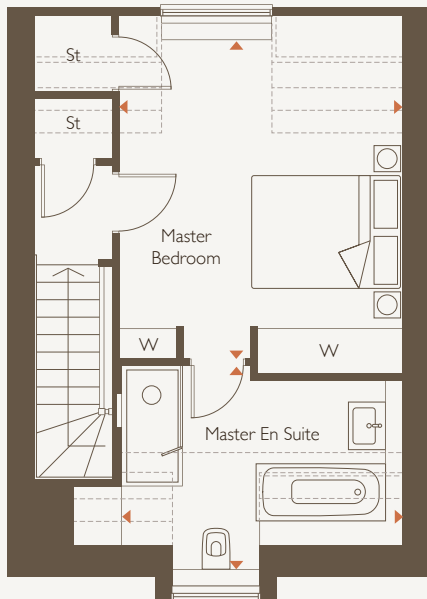
3/4 bedroom



ground floor



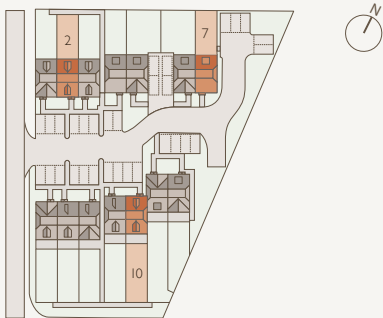
first floor



second floor

Living/Dining Area	5.59m x 4.87m	18' 4" x 16' 0"
Kitchen	3.05m x 2.61m	10' 0" x 8' 7"
Bedroom 2	3.80m x 2.67m	12' 6" x 8' 9"
Bedroom 3	3.34m x 2.67m	11' 0" x 8' 9"
Study/Bedroom 4	2.52m x 2.11m	8' 3" x 6' 11"
Master Bedroom	4.43m x 3.75m	14' 7" x 12' 4"
Master En Suite	3.71m x 2.91m	12' 2" x 9' 7"

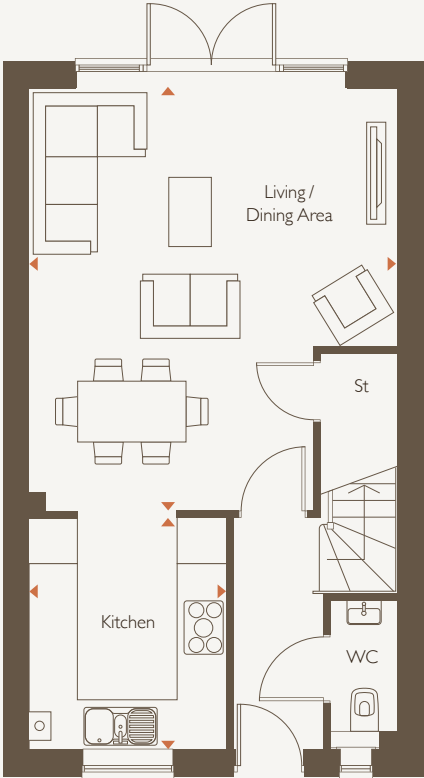
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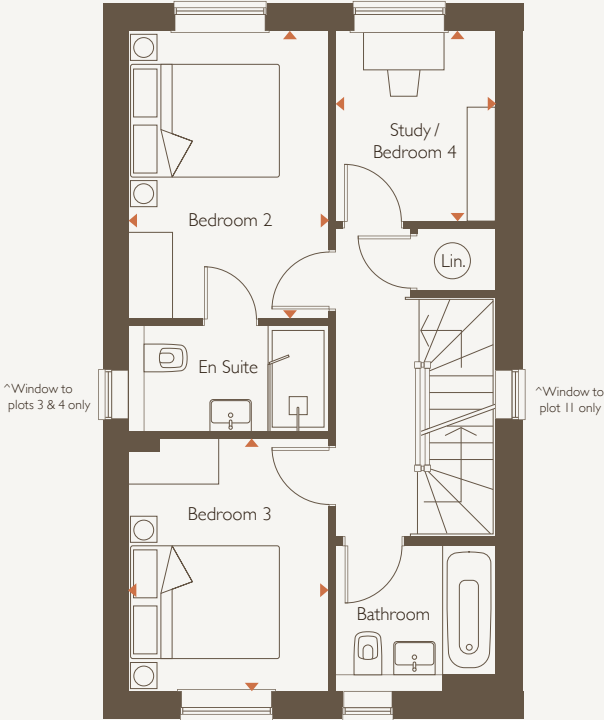
* No.2 is handed

homes 3*, 4, 11 & 13:

3/4 bedroom



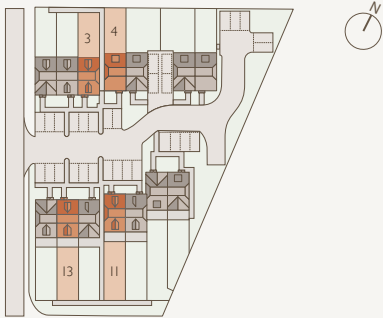
ground floor



first floor

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Master Bedroom	4.43m x 3.75m	14' 7" x 12' 4"
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St – Storage Lin – Linen W – Wardrobe



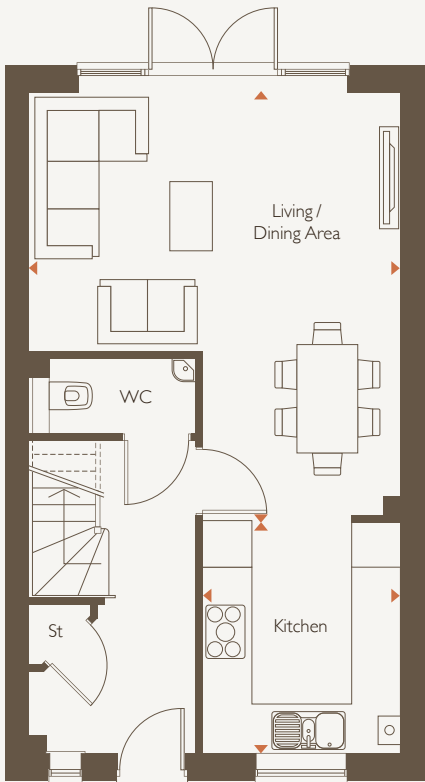
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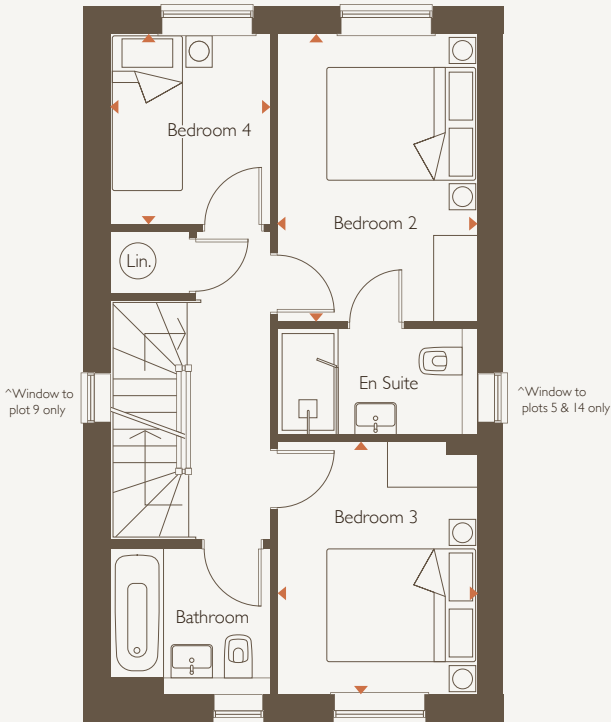
second floor

homes 5, 9* & 14:

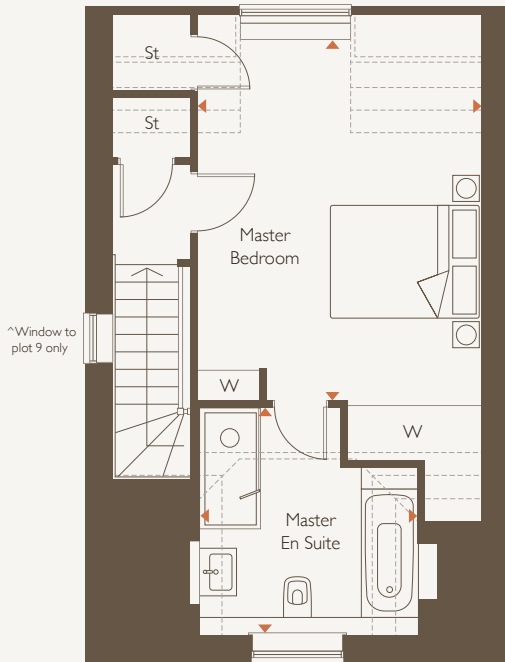
4 bedroom



ground floor



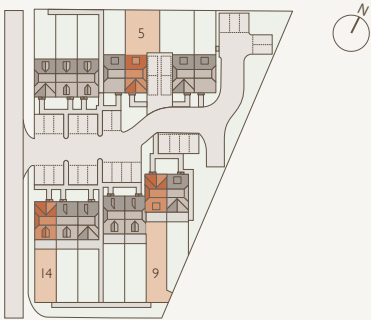
first floor



second floor

Living/Dining Area	5.59m x 4.87m	18' 4" x 16' 0"
Kitchen	3.05m x 2.61m	10' 0" x 8' 7"
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Master Bedroom	4.99m x 3.75m	16' 5" x 12' 4"
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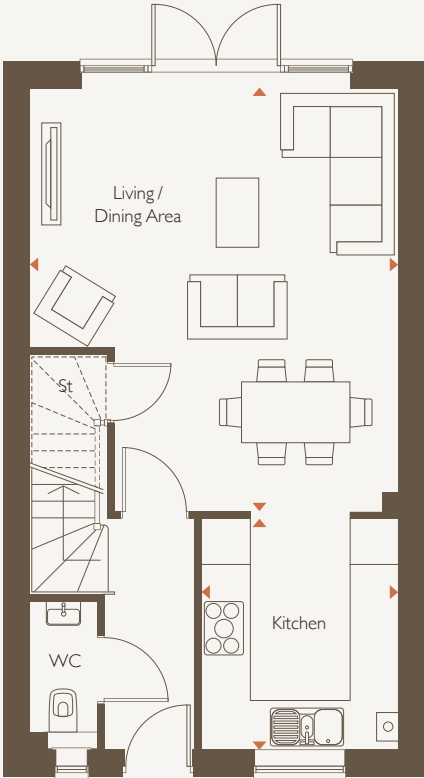
St – Storage Lin – Linen W – Wardrobe



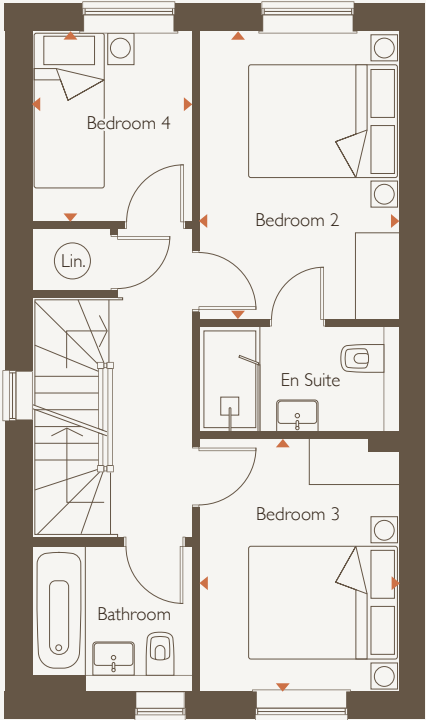
* No.9 is handed

home 8:

4 bedroom



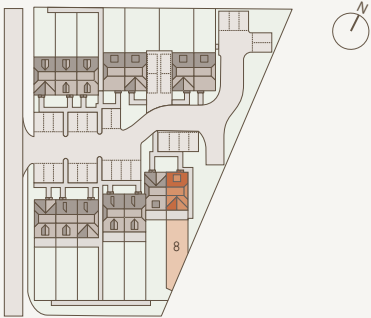
ground floor



first floor

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Bedroom 4	2.52m x 2.11m	8' 3" x 6' 11"
Master Bedroom	5.08m x 3.75m	16' 8" x 12' 4"
Master En Suite	3.71m x 2.91m	12' 2" x 9' 7"

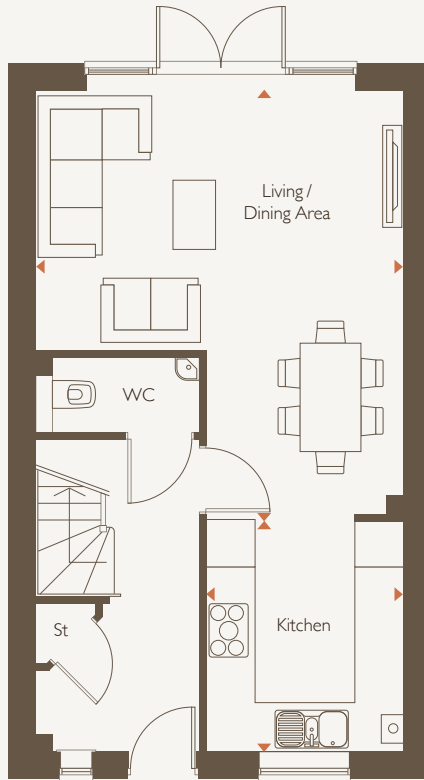
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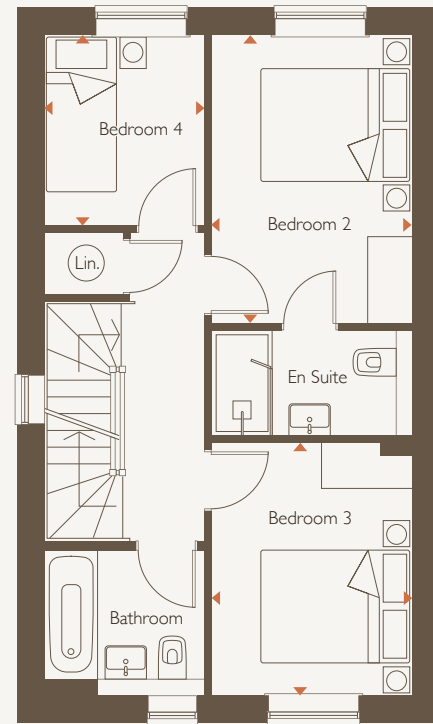
second floor

home 12:

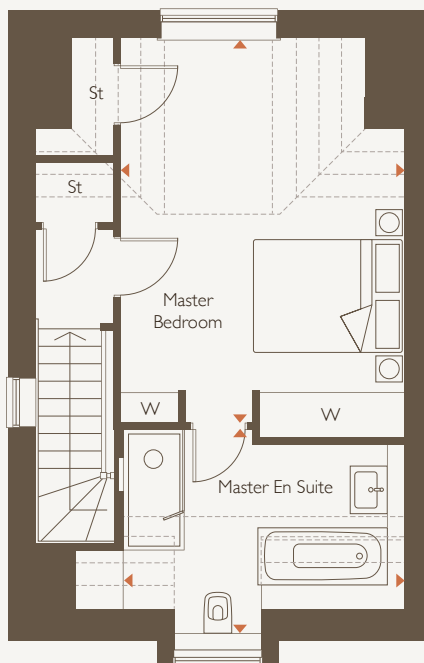
4 bedroom



ground floor



first floor



second floor

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St – Storage Lin – Linen W – Wardrobe



homes 1 to 7





quality specification

kitchens

- Nobilia fitted kitchen in Alpine White or Slate Grey
- Quartz worktops and upstands
- Glass splashback to hob
- LED lighting under wall units
- 1 ½ bowl stainless steel sink and mixer tap
- Siemens 80cm, 5 zone induction hob
- Siemens integrated multifunction oven/microwave
- Siemens extractor
- Zanussi integrated dishwasher
- Zanussi integrated washer dryer
- Zanussi A++ rated fridge freezer
- Myson kick space heater

bathrooms, en suites and cloakrooms

- Duravit sanitaryware
- Duravit 'by Stark' vanity units to all master en suites
- Kaldewei bath with tiled panel
- Hansgrohe taps and fittings
- Chrome heated towel rail
- Full height mirrors or bathroom cabinets in master en suites*
- Porcelanosa wall and floor tiling
- Shaver point to bathroom and en suites
- Merlyn Ionic glass shower walls
- Low profile shower trays

finishes and features

- Walls and ceilings in Dulux matt emulsion
- Woodwork in Dulux satin finish
- Doors in Dulux white satin finish, satin chrome door furniture
- Fitted wardrobes to master bedroom
- White painted staircase with oak handrail and newel caps
- Bespoke shelved under stairs cupboard*
- Porcelanosa ceramic floor tiles to hallway, kitchen, bathroom, en suite(s) and cloakroom

heating, electrical and lighting

- Vaillant ecoFIT Sustain 430 high efficiency boiler (or similar) and radiators
- Cylinder with thermostat and timer
- White LED downlights to kitchen, bathroom, en suites and cloakroom
- Pendant lighting elsewhere
- Satin chrome sockets to kitchen; white elsewhere

media and communications

- TV and CAT 6 points to living room, study, and all bedrooms
- BT points to living room, study, and all bedrooms
- Provision for high speed Virgin Media broadband to property
- USB charging points in sockets to kitchen, living room, study, and master bedroom

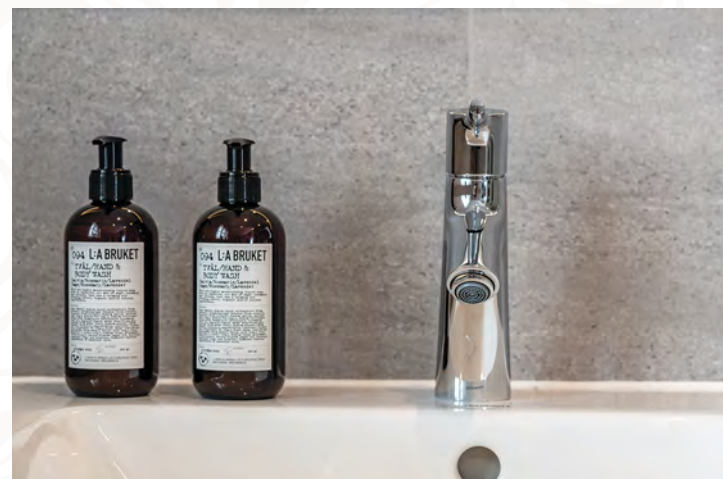
external detail

- Electric car charging points*
- External lighting to front and rear
- External power sockets to rear
- Turf to front and rear gardens, and communal areas
- External tap
- Timber fencing
- Block paved road and parking areas/drive
- Paved footpaths and patios

security and peace of mind

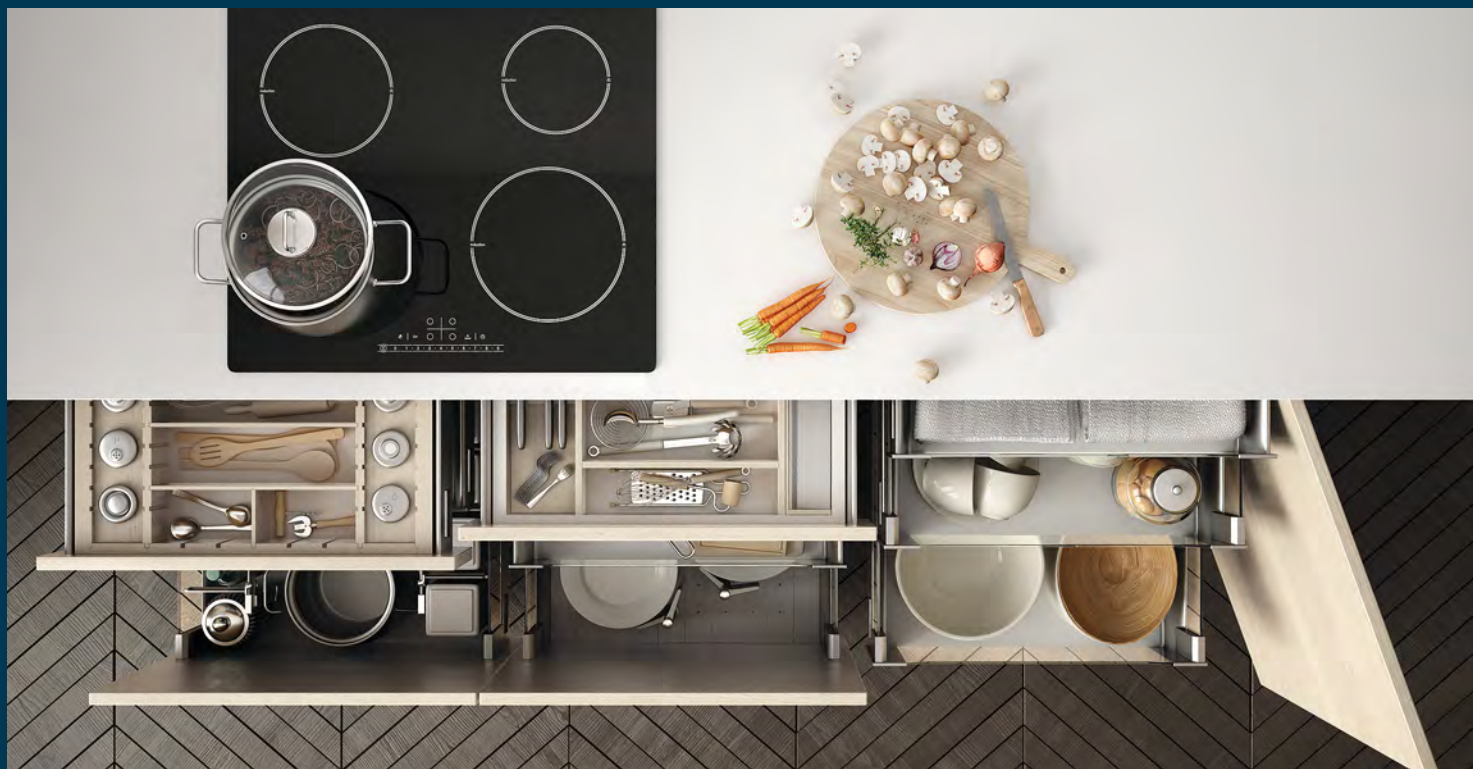
- Provision for wireless alarm system
- Multipoint locking to front door
- All doors Secure by Design
- 10 year NHBC warranty
- Smart home ready

* to selected plots





BUYING WITH CONFIDENCE



FRIENDLY AND APPROACHABLE

We understand that buying a new home is a very important decision and that you want to get it right, every step of the way. We're here to listen and here to help. By taking a hands-on, personal approach to every sale we make, we advise you from the beginning, and keep you informed and updated on the progress of your purchase. Even after you've taken possession and moved in, we're always happy to talk and explain anything you need to know about your new home.

SEE IT FOR REAL

Unlike many developers, our homes are rarely sold 'off plan'. We don't expect you to put your faith, and your money, in an on-screen plan and an empty plot. Instead, you'll be able to see a real, completed - or almost completed - house before you buy it. You can inspect our quality, enter the rooms, look at the views, imagine yourself living there. We believe there's no substitute for the real thing when you're buying a home.

THE HIGHEST RATING

We are proud to say that we have attained the NHBC A1 Premium Rating. Only housebuilders who reach the highest possible standards achieve this rating, which has been designed to improve standards across the housebuilding industry. It means you can buy from us with confidence, knowing your new home is of very sound design and construction, with the peace of mind that comes from the NHBC 10 year Buildmark warranty.

A LASTING LEGACY

A Stratfield home is a very good choice on so many levels. As a 'niche' developer, we build smaller collections of homes, not sprawling estates, and take pride in being appropriate to the communities we build in. Our properties are designed to be an asset to their neighbourhood, using architectural styles that reflect those in the area. It means that you won't find the house styles of one development repeated on any other, and because we build to such high standards, we leave a legacy of excellence for the years to come. Your home will be part of this contribution to the community.

Our dedication to making the most of the spaces we create goes well beyond the walls of our homes, the same level of attention is given to the landscaping for both private gardens and the communal areas, adding to the local appeal of our developments.

A HOME TO BE PROUD OF

We are a company with strong values and a deep-rooted passion for what we do. Using traditional skills and quality materials, progressive design and modern technologies, and working with a team of talented professionals who share our commitment to being the very best, we create homes we are very proud of. As a customer, you will share in that excellence and feel that pride.



claybourne gardens:

Holt Close (off Slade Court)
Ottershaw, Surrey KT16 0JN



Sat nav: KT16 0JN



Crown House, Ground Floor, High Street, Hartley Wintney, Hampshire, RG27 8NW
info@stratfieldhomes.co.uk | 01932 951158

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Journey times where shown are taken from a variety of sources including Google and TFL and may vary depending on travel conditions and time of day.

Floor plans and dimensions are taken from architectural drawings and are for guidance only. Overall dimensions are stated and there may be projections into these.

Photography and CGIs are for illustrative purposes only, finishes and materials may vary from those shown here.

Claybourne Gardens

Holt Close (off Slade Court)
Ottershaw, Surrey KT16 0JN



STRATFIELD
HOMES

www.stratfieldhomes.co.uk