



THE PREMIER SURREY ADDRESS





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First impressions of Number One Oxshott are of undisguised opulence. This exclusive new development of just ten luxury apartments lives up to Oxshott's reputation as one of Surrey's most desirable postcodes.

That's because 'KT22' is conveniently located just 17 miles from central London, whilst providing its residents with a lifestyle that is in a rarefied and rural league of its own. Small wonder that high net worth individuals, including some well-known celebrities, choose to live in this unspoilt part of the world.

For total convenience, for business or leisure, few locations compare. Oxshott is a short drive from the M25, Heathrow, Gatwick and the South Coast. All the amenities of London are nearby, as are the attractions of Esher, Guildford and Surrey's other gems.

Just a two-minute walk from the typically English village, you'll find Number One Oxshott. These two impressive three storey apartment buildings are set discreetly on an extensive landscaped plot with a backdrop of mature trees.

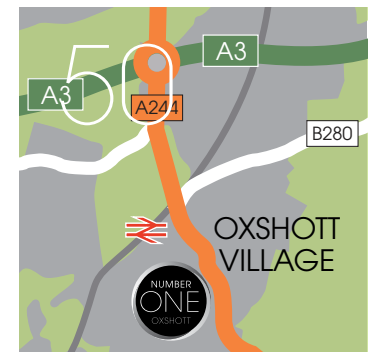
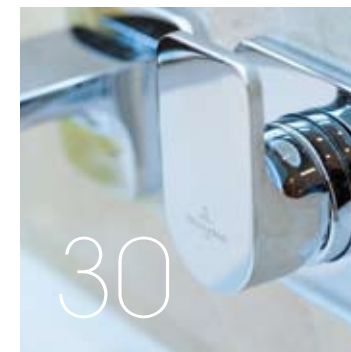
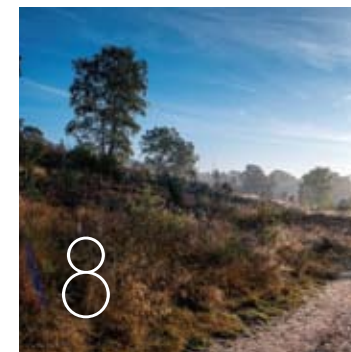
Number One Oxshott is where inspiration meets aspiration, and it's not every day that new luxury apartments become available in such an outstanding location.



The traditionally designed exterior of these apartments boasts a combination of pleasing architectural features. As with all Newcourt developments, attention to detail is unstinting. Interior specifications in particular will exceed even the most demanding expectations, as will the interior design schemes and landscaped gardens.

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The quality of life in this leafy Surrey enclave is astonishingly good, with opportunities aplenty for all age groups. In the relaxed environment of a quiet English village, community life is exceptional.

Sports activities thrive in this area, and for enthusiasts of the outdoors, there are glorious woodlands right on your doorstep. There are also many excellent schools within easy reach, such as Danes Hill School, which is just a two-minute walk away.

“ OXSHOTT IS A FANTASTIC PLACE TO LIVE... IT HAS PROVED TO BE AN AMAZING HUB FOR ALL THE FAMILY. GREAT SCHOOLS, GREAT COMMUNITY LIFE, GREAT TRANSPORT LINKS AND OF COURSE LOTS OF SPORTING OPPORTUNITIES, ESPECIALLY AT OXSHOTT VILLAGE SPORTS CLUB”

Bob Gasston, Oxshott Club Manager

LIFE IN OXSHOTT

A SPECIAL PLACE



For a small village, Oxshott certainly punches above its weight when it comes to social and sporting amenities. The thriving sports club, for example, provides a focal point for a range of sporting and community activities. The nearby Clare Hill golf course and Esher Rugby Club both also have an enthusiastic following.

If you want a little outdoor recreation – cycling, walking or horse riding – Oxshott is blessed with over 1,000 acres of unspoilt woodland, including Princes Coverts and Oxshott Heath.

When it comes to eating and drinking in Oxshott and the neighbouring towns, you'll be spoilt for choice. The village itself has two excellent pubs, whilst restaurants in other local towns provide the full range of cuisines to suit all tastes.

Oxshott itself has an excellent beauty salon and spa whilst Esher has a good selection of fashionable boutique shops. Everyday shopping is available in the larger towns, and of course London is also just down the road!

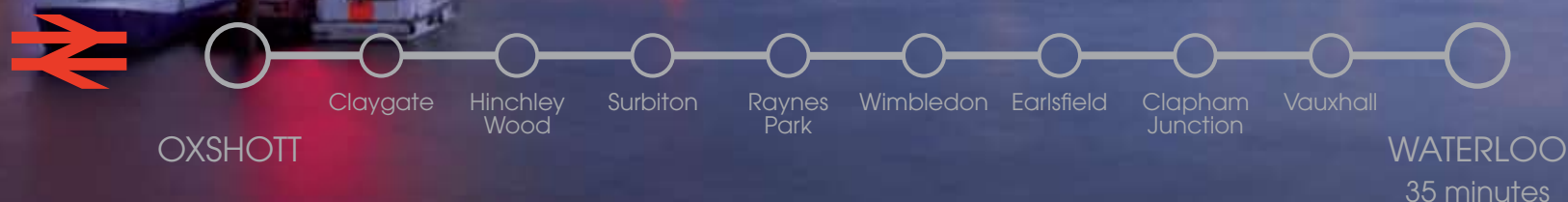
Serious socialising can be enjoyed at Sandown Park Racecourse in Esher, whilst Mercedes World, the Brooklands Motor Museum, Denbies Vineyard and The RHS Wisley Gardens are some of the many other attractions close by.

“ BOTH SEASONED RACING ENTHUSIASTS, AND NEWCOMERS ALIKE CAN ENJOY A DAY AT SANDOWN IN STYLE ”

Rosella Short, Hospitality Sales Executive



LOCATION & COMMUNICATION



Oxshott is a great village location, with the world on your doorstep! Ideally situated in beautiful countryside, yet only 17 miles south-west of London, this village enjoys excellent transport links for road, rail and air travel.

Regular trains from Oxshott take just 35 minutes to reach London Waterloo, whilst you can drive and be on the M25 in a matter of minutes.

Both Heathrow and Gatwick are only a 30 minute drive away and coastal towns like Portsmouth and Brighton are accessible within a 45 minute drive.

“CLOSE ENOUGH TO LONDON
YET FAR ENOUGH OUT OF
TOWN TO ENJOY THE AMAZING
SURREY LIFESTYLE”

Roger Draper, Chief Executive of the LTA



APARTMENT ONE

GROUND FLOOR

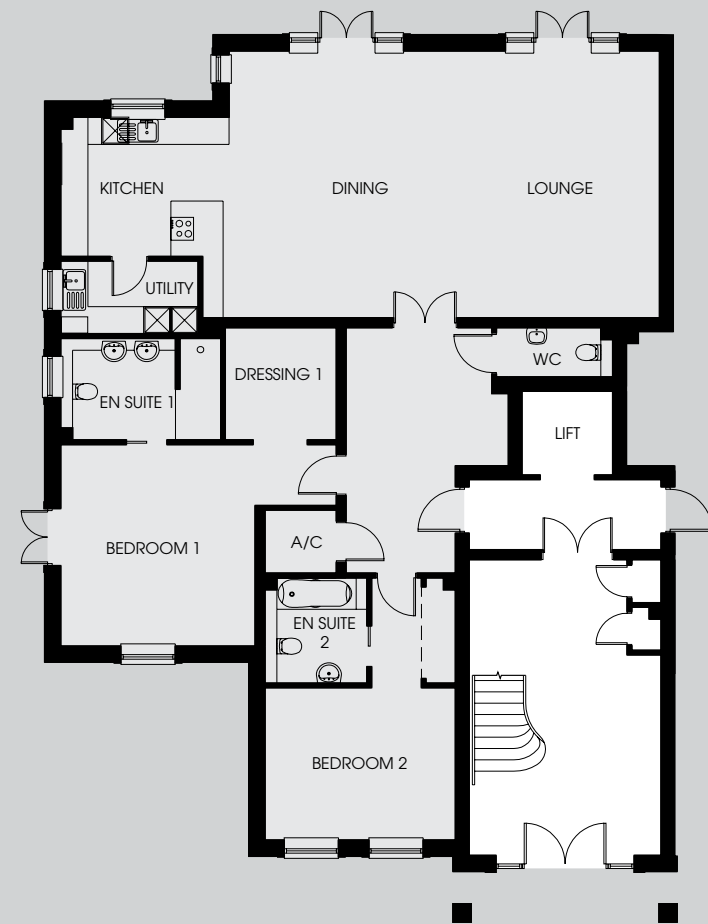
This ground floor apartment is beautifully proportioned, with a fully integrated living area that comprises an ultra-modern kitchen, dining room and lounge. The two spacious bedrooms each have en suites, with the master being accessed via the fabulous dressing area with floor-to-ceiling fully fitted wardrobes.

A major feature of this apartment is the access it provides to different parts of its own garden. Access is either through the master bedroom or two separate French doors in the living area.

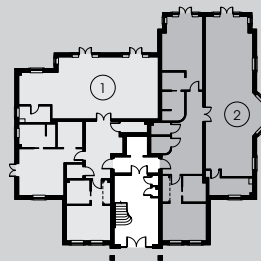
The garden is well-screened and paved so you can relax with friends and family on those lazy summer days – or simply look out admiringly over the beautifully landscaped gardens.

LOBBY IMAGE

Traditional elegance is the keynote of the large entrance lobby. The tasteful décor perfectly complements the marble floor and staircase, with its metal balustrades and sculptured handrail. A quiet 8-person lift is accessed discreetly through wide oak doors.



KITCHEN	3.70m x 3.05m	(12'2" x 9'11")
DINING/LOUNGE	9.46m x 5.86m	(31' x 19'3")
UTILITY	2.98m x 1.55m	(9'8" x 5')
BEDROOM 1	4.40m x 4.24m	(14'5" x 13'11")
BEDROOM 2	4.15m x 3.31m	(13'7" x 10'10")
DRESSING 1	2.43m x 2.42m	(7'11" x 7'11")
EN SUITE 1	3.51m x 2.20m	(11'10" x 7'3")
EN SUITE 2	2.27m x 2.20m	(7'6" x 7'3")
TOTAL AREA	159.9m ²	(1722 sq ft)



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APARTMENT TWO

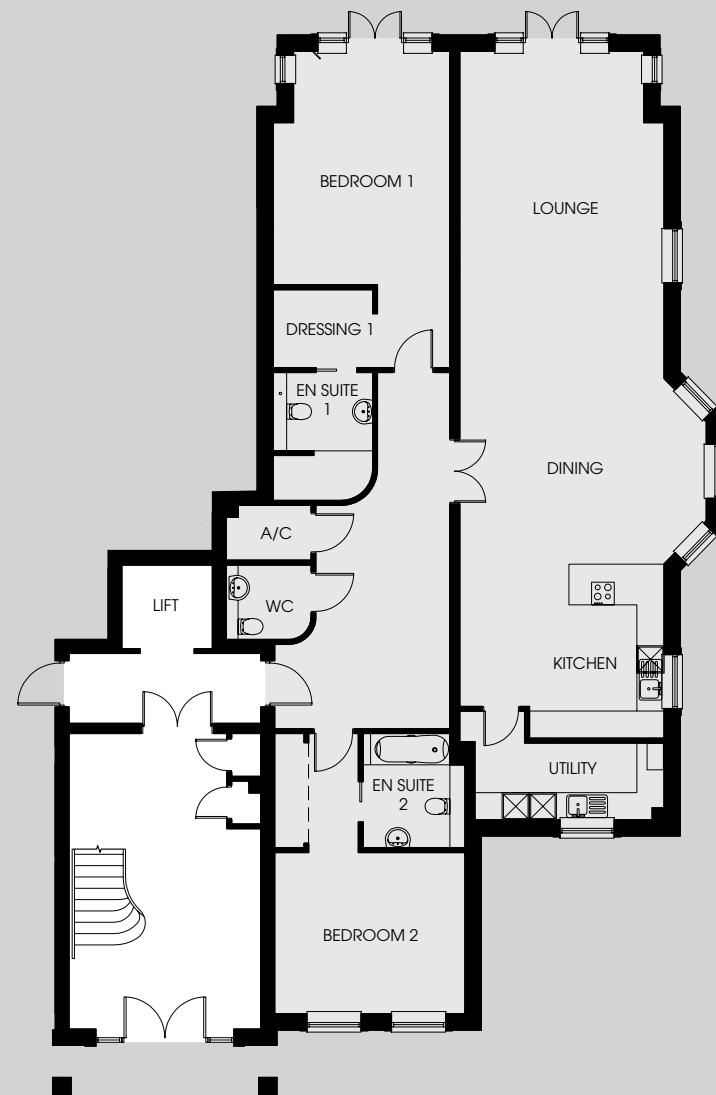
GROUND FLOOR

The layout of this ground floor apartment is simply stunning. From the large entrance hall you enter a living area that is over 15 metres in length! The open-plan design comprises a lounge area and dining area, together with an integrated and fully fitted kitchen with adjoining utility room.

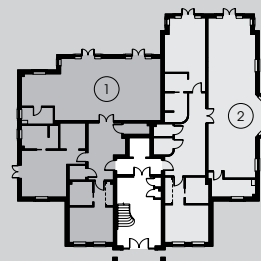
A large bay window in the dining area is an outstanding architectural feature that adds real character to the living space, whilst double doors leading off the living room provide access to your own private garden. Two sizeable en suite bedrooms with dressing room to the master complete this outstanding apartment design.

LOUNGE IMAGE

The substantial windows that characterise the entire development allow natural light to stream in, creating a bright, airy feel to all key living areas. Modern sliding-sash windows and full height French doors add a subtle sense of style without compromising security.



KITCHEN	4.46m x 3.82m	(14'7" x 12'6")
DINING/LOUNGE	11.28m x 4.46m	(37' x 14'7")
UTILITY	4.12m x 1.65m	(13'6" x 5'5")
BEDROOM 1	5.11m x 3.85m	(16'8" x 12'7")
BEDROOM 2	4.15m x 3.51m	(13'6" x 11'6")
DRESSING 1	2.15m x 1.65m	(7' x 5'5")
EN SUITE 1	2.78m x 2.15m	(9'2" x 7')
EN SUITE 2	2.47m x 2.20m	(8'2" x 7'3")
TOTAL AREA	168.5m ²	(1814 sq ft)



Computer generated image



LUXURY IN EVERYTHING

For those attracted to Number One Oxshott, luxury will be a given. As with the car you drive, the holidays you take, the restaurants you visit – you'll expect your new home to be the best. In every respect, the quality here will exceed your expectations.

The internal décor and specification of these apartments has been carefully designed and considered by Newcourt's interior design team. Traditional materials are blended with the most up-to-date technologies to create homes that combine elegance with all the essentials required for modern luxury living.

Luxury is everywhere at Number One Oxshott. From your very first visit, your head and your heart will be sold.

APARTMENT THREE

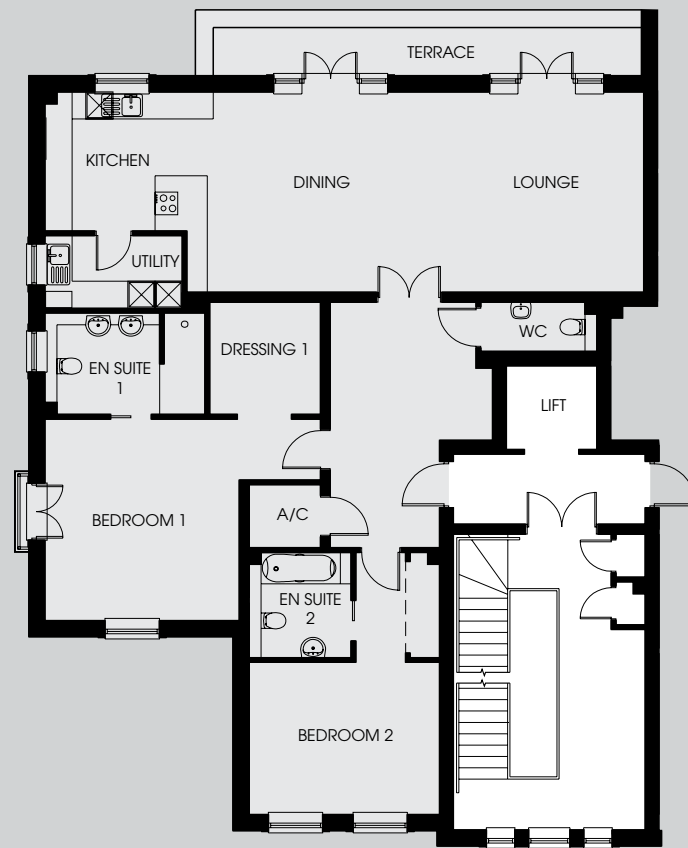
FIRST FLOOR

The large balcony adjoining the living area of this first floor apartment will add another dimension to your lifestyle. Whether you're socialising with friends and family, or simply enjoying the peaceful surroundings, the combination of spacious balcony and a living area adds up to an inspired yet highly practical design.

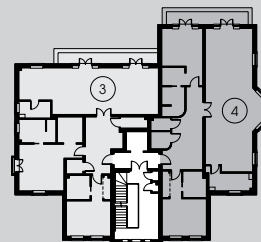
As with all bedrooms and dressing areas in these apartments, the two en suite bedrooms are fitted with high quality carpets. Similarly, all dressing rooms to master bedrooms feature walk-in wardrobes with a full range of internal fittings.

DINING ROOM IMAGE

Elegant dining couldn't have a better backdrop! With traditional sash windows and views over leafy, landscaped gardens, the scene is set for a fine dining experience.



KITCHEN	3.70m x 3.05m	(12'2" x 9'11")
DINING/LOUNGE	9.46m x 4.37m	(31' x 14'4")
UTILITY	2.98m x 1.55m	(9'8" x 5')
BEDROOM 1	4.40m x 4.24m	(14'5" x 13'11")
BEDROOM 2	4.15m x 3.31m	(13'7" x 10'10")
DRESSING 1	2.43m x 2.42m	(7'11" x 7'11")
EN SUITE 1	3.51m x 2.20m	(11'6" x 7'3")
EN SUITE 2	2.27m x 2.20m	(7'6" x 7'3")
TERRACE	9.44m x 1.06m	(30'11" x 3'6")
TOTAL AREA	146.1m ²	(1572 sq ft)



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APARTMENT FOUR

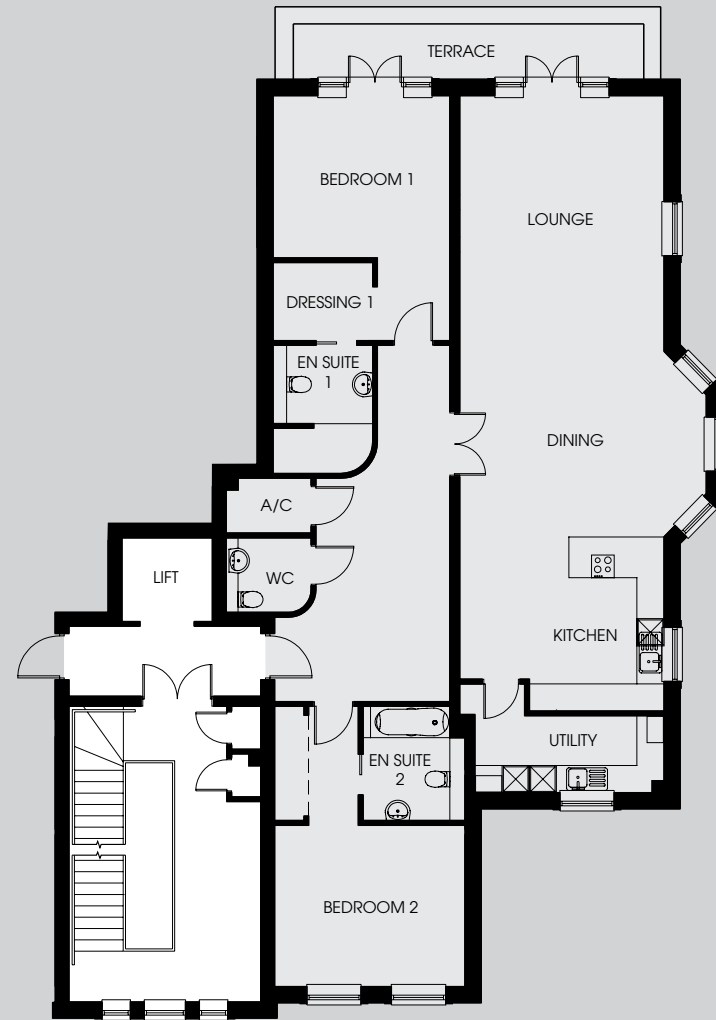
FIRST FLOOR

This superbly designed first floor apartment has a wide range of attractive features in a spacious, lifestyle-friendly format. The capacious living area, for example, is augmented by a large balcony, which can also be accessed from the master bedroom.

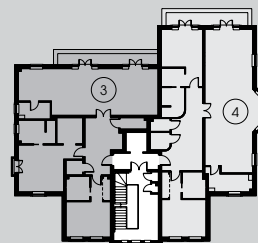
In the dining area is a magnificent bay-window feature, which floods the area with natural light. The traditional styling of the sash windows has echoes in other interior finishes such as the ornate cornices, solid oak doors and parquet flooring. With its two en suite bedrooms – including a dressing room to the master – few apartments combine style and space in such an appealing way.

KITCHEN IMAGE

The handcrafted Italian designer kitchens are individually designed by Snaidero. Each kitchen is fully equipped with the latest appliances by Miele. The ultra-slim stone work surfaces complement the look and discreet LED mood lighting completes the stylish picture.



KITCHEN	4.46m x 3.82m	(14'7" x 12'6")
DINING/LOUNGE	9.71m x 4.46m	(31'9" x 14'7")
UTILITY	4.12m x 1.65m	(13'6" x 5'5")
BEDROOM 1	3.85m x 3.53m	(12'7" x 11'6")
BEDROOM 2	4.15m x 3.51m	(13'6" x 11'5")
DRESSING 1	2.15m x 1.65m	(7' x 5'5")
EN SUITE 1	2.78m x 2.15m	(9'2" x 7')
EN SUITE 2	2.47m x 2.20m	(8'2" x 7'3")
TERRACE	7.72m x 1.22m	(25'4" x 4')
TOTAL AREA	156.6m ²	(1686 sq ft)



Computer generated image



BEAUTY IN DETAIL

The quest for perfection through attention to detail has found its ultimate expression in both the apartments and communal areas at Number One Oxshott.

Working within a superb architectural framework, the application of design flair, high quality materials and the latest technology has produced beautiful results.

These can be seen in the outstanding stone and brick façade, with all its intricate detailing, right through to the quality of the space and the interior itself. At Number One Oxshott, the choice of quality materials is complemented by the craftsmanship of the installation to give an unrivalled finish. Examples include solid wood parquet flooring, sliding-sash timber windows and solid oak doors.

Meanwhile, the combination of technology and style can be seen in the range of controllable lighting options, together with the latest multimedia home entertainment system, both of which allow you to control your home environment at the touch of a button.

APARTMENT FIVE

PENTHOUSE

There's a tangible aura of exclusivity about this second floor, three bedroom penthouse apartment. A lift from the car park will whisk you directly to the heart of your apartment, using your own exclusive secure code. From the impressive entrance hall, you enter the vast space that integrates kitchen, dining room and lounge. This leads via French doors to the spacious terrace that's ideal for relaxing or entertaining your guests.

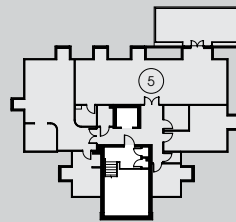
The master suite has its own fully fitted dressing room, whilst the impressive master bathroom boasts his and hers basins, alongside a free-standing bath and walk-in shower. In addition, there's a second double bedroom and a smaller third bedroom that could double as a study.

MASTER BEDROOM IMAGE

Decorated to the highest possible standard, the majority of the spacious master bedrooms at Number One Oxshott are part of a self-contained mini-suite, comprising a dressing room with fitted walk-in wardrobes and beautifully finished en suites.



KITCHEN	4.07m x 4.17m	(13'4" x 13'7")
DINING/LOUNGE	10.22m x 4.17m	(33'6" x 13'7")
UTILITY	1.96m x 1.93m	(6'5" x 6'4")
BEDROOM 1	5.91m x 4.62m	(19'5" x 15'2")
BEDROOM 2	3.57m x 4.29m	(11'7" x 14')
BEDROOM 3/STUDY	2.35m x 2.35m	(7'8" x 7'8")
DRESSING 1	2.96m x 2.54m	(9'4" x 8'4")
BATHROOM	3.06m x 2.63m	(10' x 8'8")
EN SUITE 1	4.22m x 2.63m	(13'10" x 8'8")
TERRACE	8.16m x 3.31m	(26'9" x 10'9")
TOTAL AREA	196.1m ²	(2111 sq ft)



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STRUCTURE

- Traditional construction, external walls constructed of dense blockwork with a red brick outer skin laid in a Flemish bond with twice weathered pointing
- Basement car park: waterproof reinforced concrete
- Internal walls: dense block-work finished with plasterboard
- Floors and stairs: concrete
- Special attention to sound proofing throughout

CAR PARK

- Two parking spaces per apartment plus visitor spaces
- Generous lockable storage area allocated for each apartment
- Lift access (2 x lifts)
- Automated security roller gate operated by remote control

GYM

- Fully equipped gym with state of the art equipment
- Air conditioned
- Entertainment system
- Locker room with independent WC

LIFTS AND LOBBIES

- Marble flooring to entrance hall
- Marble clad staircase with contemporary metal balustrades
- Two 8-person lifts serving all floors, with direct access to penthouse apartments 5 and 10 via secure code

SECURITY & FIRE

- Fully automated vehicle and pedestrian entrance
- CCTV cameras to entrances, car park & gym with central monitoring station
- Intruder alarm system and panic alarm in each apartment, with facility to connect to 24hr security monitoring station off site
- PIR detectors to all rooms and contacts to external doors
- Apartment entrance doors equipped with multipoint locking, security chain and spy hole
- Fire alarm in each apartment connected to smoke and heat detectors
- Communal alarm system connected to central unit within car park

GARDENS, TERRACES & BALCONIES

- Well screened, paved and planted gardens to all ground floor apartments (1, 2, 6 & 7)
- Balconies to bedrooms and living areas to all first floor apartments (3, 4, 8 & 9)
- Terraces to Penthouses decked or tiled providing substantial entertaining and seating areas (5 & 10)
- Communal garden with lawn areas, seating and water feature
- External power, PIR controlled lighting and water provision

KITCHENS

- Ultra slim line 12mm stone work-surfaces in a Blanco Zeus Finish (options available subject to cut-off dates)
- Glass splash back (options available subject to cut-off dates)
- Porcelain tiles or engineered timber floor (options available subject to cut-off dates)
- High quality bespoke Italian cabinetry, glass and micalized finishes by Snaidaro

- Concealed LED ceiling down-lighters and concealed LED lighting under wall cabinets and kitchen island
- Integrated Miele appliances including: induction or gas hob, stainless steel oven, combination microwave oven, fridge, freezer, warming drawer and coffee machine
- Other integrated appliances including: dual climate wine cooler, dishwasher and triple recycling bin
- Pro 3 Quooker instant hot water tap

UTILITY ROOMS

- High quality bespoke Italian cabinetry, glass and micalized finishes by Snaidaro
- Miele washing machine and tumble dryer
- Vaillant Ecotech boiler
- Porcelain tiles or engineered timber floor (options available subject to cut-off dates)
- Glass splash back (options available subject to cut-off dates)

CLOAKROOMS

- Wall hung white WC pan with soft close lid and concealed cistern with Grohe dual flush plate
- Stone basin with wall mounted mixer
- Polished chrome thermostatically controlled heated towel rail
- Porcelain tiles or engineered timber floor with mosaic splash back (options available subject to cut-off dates)

BATHROOMS

- Free-standing baths to penthouses and baths to all second en suites
- Walk-in shower areas with frameless glass shower panel, sliding doors, 'rain shower' showerhead and complete hand shower set



- Concealed thermostatic mixer/diverter to showers
- Wall hung white WC pan with soft close lid and concealed cistern with Grohe dual flush plate
- Bespoke wall mounted vanity units with moulded basin top, storage drawers and a wall mounted basin mixer
- Polished chrome thermostatically controlled heated towel rail
- Marble or porcelain floor tiles and feature wall tiles to selected shower and basin areas of bathrooms where applicable (options available subject to cut-off dates)
- Bespoke large recessed cabinetry with fixed mirror and concealed lighting inside shelving unit
- Recessed LED down-lighters to bathrooms/shower rooms
- Accessories including WC holder, robe hook and wall mounted brush set

INTERIOR DECORATION

- Outstanding decorative finish throughout (options available subject to cut-off dates)
- Solid core bespoke timber oak doors
- Decorative cornices throughout
- Bespoke architraves and skirtings, stone skirtings to wet areas where applicable
- Fitted wardrobes to master bedroom dressing areas, with internal fittings including rails, shelves, drawers and concealed LED lighting (options available subject to cut-off dates)
- Engineered timber floor finishes stained and sealed to principle reception rooms, hallways and cupboards (options available subject to cut-off dates)
- Carpet to all bedrooms and dressing areas (options available subject to cut-off dates)



CEILINGS

- Suspended plasterboard ceilings giving easy access to services above
- 2.65 - 2.75m ceiling height
- Finished with ornate cornices

WINDOWS & DOORS

- Double-glazed timber sliding sash windows with chrome ironmongery
- All windows and external glazed doors have security locks, which can be locked in part-open position
- Designer polished chrome ironmongery to all internal doors

HEATING AND COOLING

- Air conditioning to master bedroom and principle rooms in penthouse apartments
- Gas fired central heating with mains pressure hot water
- Underfloor heating throughout (wet system) with individually zoned rooms
- Gas fires to lounges
- Individually metered electricity, gas and water

LIGHTING & POWER

- State of the art lighting control system operated remotely or via push dimming switch, with multiple-circuit mood lighting to all principle rooms
- Provisions for chandeliers in drawing rooms and dining rooms
- White LED ceiling down-lighters
- Wall feature lights to hallways
- Feature 5 amp lamp circuit to living rooms, dining rooms, bedrooms and hallway
- Black nickel switches and sockets throughout
- Floor boxes to lounge areas



COMMUNICATION

- Two high-speed telephone lines per apartment (structured category 5e cabling system)

TV, SATELLITE AND MULTI-MEDIA

- Central TV, FM and satellite aerial system
- Outlets fitted to all principle rooms
- Control 4 multi-zone home smart sound and entertainment system to all principal rooms and en suite bathrooms allowing independent switching in each room between TV, DVD, CD and radio. Controlled via 7" touch screen panels
- Discreetly installed ceiling speakers and equipment
- 100w ceiling speakers to kitchens, dining rooms, lounges and master bedrooms
- HDTV network points to allow for digital and satellite TV distribution to principle rooms

AFTERCARE

- 10 year Platinum Premier Construction Warranty
- 24 month defect liability period
- Full comprehensive home user manual with online access to all information

MANAGEMENT AND FREEHOLD

A professional management company will be appointed to administer the operation and maintenance of communal facilities for which a service charge will be levied and apportioned as set out within the contract.

YOUR VERY OWN PROFESSIONAL GYM...

For the fitness conscious, Number One Oxshott has a luxurious and spacious, fully equipped gymnasium.

State of the art and fully air conditioned, it comes complete with the very latest equipment. The experience will compare with everything you would enjoy at your local fitness centre.

There are mirrored walls, feature ceiling and a fantastic entertainment system, including a TV and an iPod docking station that can play music from speakers within the ceiling. Additionally there is a locker room, together with independent WC.

All of this is for your personal use to assist in providing you with a great living experience!



Computer generated image

APARTMENT SIX

GROUND FLOOR

'Lifestyle' is the keynote of this impressive ground floor, two bedroom apartment. The open plan living area, for example, combines a stylish Italian kitchen, dining room and lounge, which also features high ceilings and sliding sash windows. This creates a truly attractive space, which is ideal for entertaining.

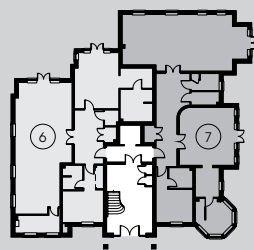
Al fresco dining is also an option thanks to the private garden, which can be accessed through French doors from the living area or master bedroom. This generously proportioned bedroom has a fitted dressing room leading off to a large en suite. Bedroom two also has a luxury en suite.

HALLWAY IMAGE

High ceilings and a sense of space set the tone as soon as you enter the apartment. The hallway is a masterpiece of interior design, featuring bespoke architraves and skirting, decorative cornices and a stunning parquet floor.



KITCHEN	4.21m x 3.00m	(13'10" x 9'10")
DINING/LOUNGE	9.40m x 5.36m	(30'6" x 17'6")
UTILITY	4.21m x 1.65m	(13'10" x 5'5")
BEDROOM 1	5.26m x 4.15m	(17'3" x 13'7")
BEDROOM 2	3.84m x 2.94m	(12'6" x 9'8")
DRESSING 1	3.05m x 1.86m	(9'11" x 6')
EN SUITE 1	3.05m x 3.03m	(9'11" x 9'11")
EN SUITE 2	2.27m x 1.89m	(7'6" x 6'1")
TOTAL AREA	150.7m ²	(1622 sq ft)



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APARTMENT SEVEN

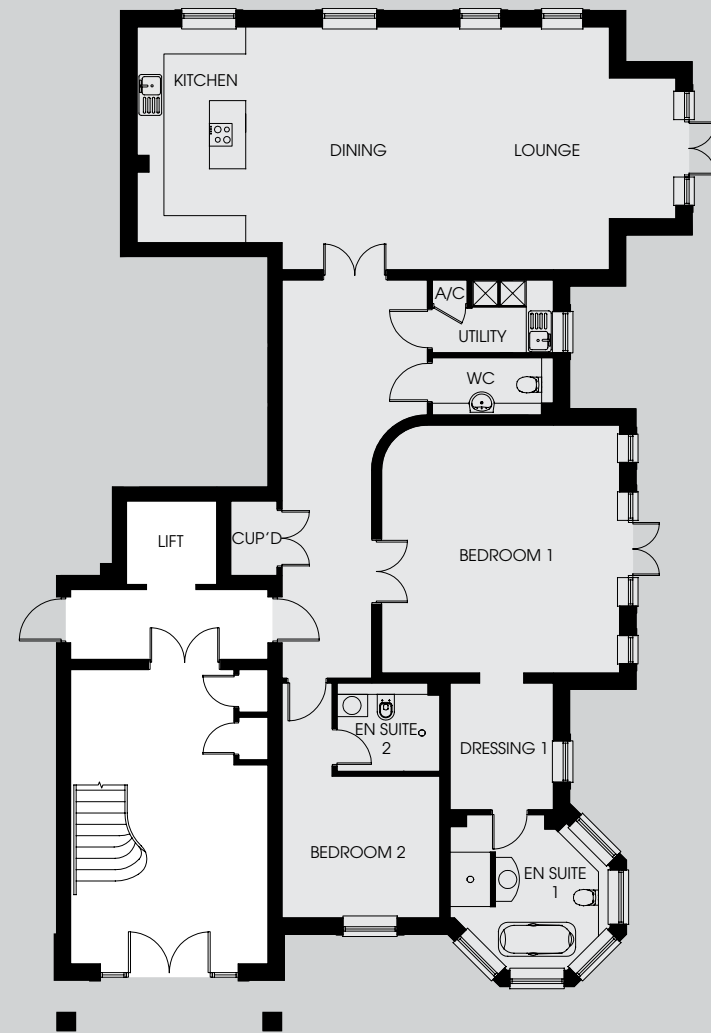
GROUND FLOOR

The imaginative layout of this two bedroom ground floor apartment makes it truly unique at Number One Oxshott. Its inviting living area is flooded by natural light, which highlights the modernity of the Italian designer kitchen and leads the eye naturally to the French doors in the living area. These open onto the large private garden.

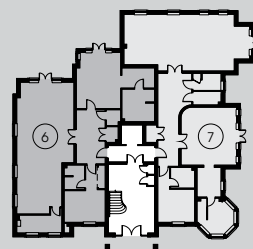
Equally impressive is the huge master bedroom, which also provides garden access. The adjoining dressing room leads to a splendid octagonal en suite. With high quality contemporary fittings such as a free-standing bath, walk-in shower and large format tiled walls and floors, this room makes a lifestyle statement all on its own!

EN SUITE IMAGE

Like all bathrooms here, this contemporary octagonal en suite has its own unique design and is complemented by the finest sanitary and brassware. All master bathrooms benefit from an audio entertainment system, so you can listen to your favourite music whilst relaxing.



KITCHEN	2.38m x 4.71m	(7'9" x 15'5")
DINING/LOUNGE	9.46m x 5.31m	(30' x 17'5")
UTILITY	2.68m x 1.62m	(8'8" x 5'4")
BEDROOM 1	5.42m x 5.20m	(17'8" x 17')
BEDROOM 2	3.44m x 3.12m	(11'4" x 10'2")
DRESSING 1	2.74m x 2.22m	(8' x 11')
EN SUITE 1	3.39m x 3.51m	(11'2" x 11'6")
EN SUITE 2	2.25m x 1.96m	(7'4" x 6'3")
TOTAL AREA	159m ²	(1711 sq ft)



Computer generated image

It's a great feeling – shutting the door on the world and indulging yourself with whatever little luxury you choose.

At Number One Oxshott, there are plenty of those. It starts when you drive into the beautiful grounds, and continues when you step out of the lift into your own piece of paradise. Every room is luxury personified – bathrooms where every detail is amazing; dressing rooms fitted for your every need; and kitchens where everything is catered for.

When it comes to socialising, the living area is a welcoming space for family and friends, whilst your garden or terrace is perfect for those al fresco events!

RELAX & UNWIND

APARTMENT EIGHT

FIRST FLOOR

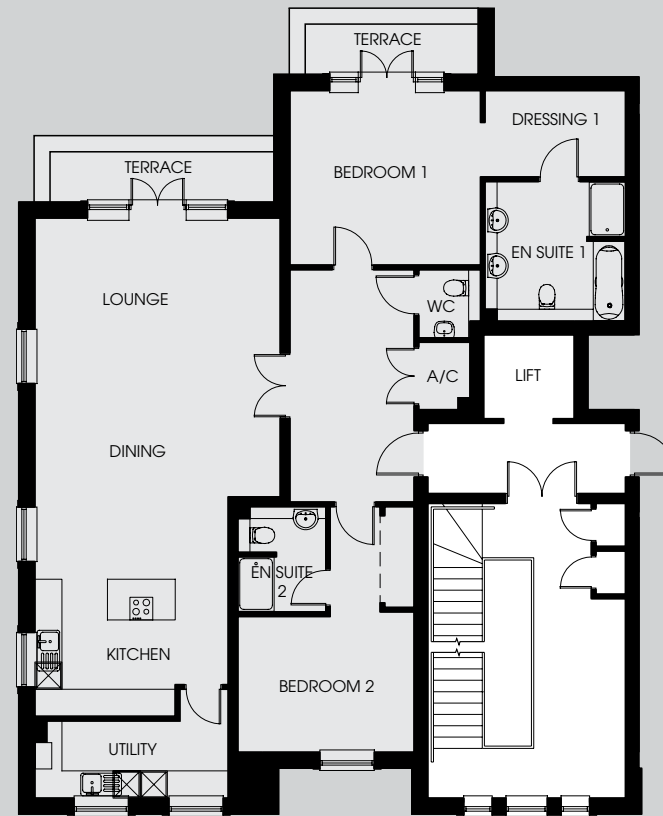
The subtle inclusion of twin balconies at the rear of this two bedroom first floor apartment has created a remarkable sense of space and freedom!

With the French doors thrown open onto the sizeable open-air balcony, the ambience of the interior living area is totally transformed.

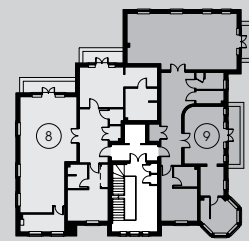
Similarly with the master bedroom, the private balcony provides opportunities for away-from-it-all relaxation. This complements the spacious dimensions of the bedroom, walkthrough dressing room and impressively specified en suite, whose features can also be found in bedroom two.

SECOND BEDROOM IMAGE

A combination of sumptuous carpeting, extravagant cornices, large sash windows and oak doors creates an opulent backdrop for this magnificent second bedroom.



KITCHEN	4.21m x 3.00m	(13'10" x 9'10")
DINING/LOUNGE	7.94m x 5.36m	(26' x 17'6")
UTILITY	4.21m x 1.65m	(13'10" x 5'5")
BEDROOM 1	4.15m x 3.80m	(13'7" x 12'6")
BEDROOM 2	3.84m x 2.94m	(12'6" x 9'8")
DRESSING 1	3.05m x 1.86m	(9'11" x 6')
EN SUITE 1	3.05m x 3.03m	(9'11" x 9'11")
EN SUITE 2	2.27m x 1.89m	(7'6" x 6'1")
TERRACE TO D/L	4.94m x 1.11m	(16'3" x 3'7")
TERRACE TO B1	3.81m x 1.11m	(12'6" x 3'7")
TOTAL AREA	137.3m ²	(1478 sq ft)



Computer generated image

APARTMENT NINE

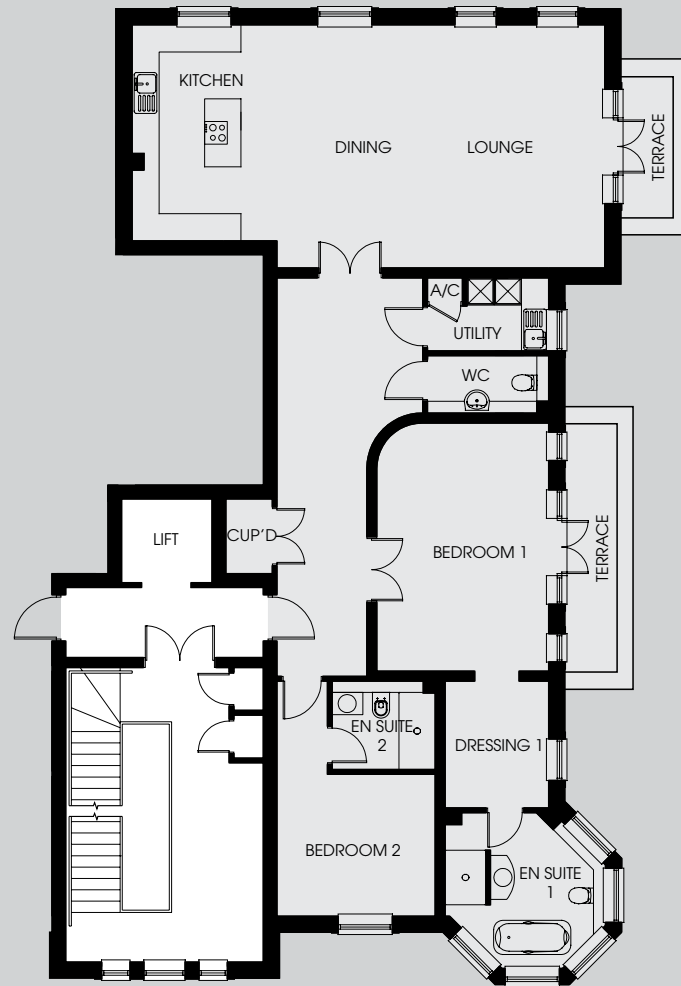
FIRST FLOOR

A glorious mix of space and amenity is revealed throughout this first floor apartment. From the generous entrance hall, the master bedroom is entered through two stained oak doors.

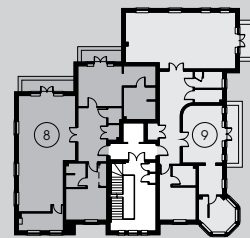
A large balcony adds to the sense of space, complemented by the fully fitted dressing area, which leads directly into the splendid octagonal master bathroom. This features a free-standing bath and walk-in shower, together with contemporary fixtures and fittings. The integrated living area is equally impressive, with its large sash windows lavishing endless natural light on the Italian designer kitchen and the lounge area, which also has its own balcony accessed through elegant French doors.

MASTER BEDROOM IMAGE

The spacious master bedrooms at Number One Oxshott (except penthouses) all have access to either private gardens or terraces, providing a light and airy feel throughout.



KITCHEN	2.38m x 4.71m	(7'9" x 15'5")
DINING/LOUNGE	7.95m x 5.31m	(26' x 17'5")
UTILITY	2.68m x 1.62m	(8'8" x 5'4")
BEDROOM 1	5.42m x 3.75m	(17'8" x 12'4")
BEDROOM 2	3.44m x 3.11m	(11'4" x 10'2")
DRESSING 1	2.74m x 2.22m	(8' x 11')
EN SUITE 1	3.39m x 3.51m	(11'2" x 11'6")
EN SUITE 2	2.25m x 1.96m	(7'4" x 6'3")
TERRACE TO D/L	3.11m x 1.16m	(10'3" x 3'8")
TERRACE TO B1	5.47m x 1.16m	(17'11" x 3'8")
TOTAL AREA	146.4m ²	(1576 sq ft)



Computer generated image



NUMBER
ONE
OXSHOTT

The relaxing ambience of Number One Oxshott finds its ultimate expression in the professionally designed communal gardens. These include a planting scheme of beautiful trees, shrubs and mature planting, with lawned areas and pathways, seating and a water feature. All this contributes to the total tranquillity you can enjoy in the private grounds.

Ground floor apartments have their own well-screened, paved and planted gardens, whilst all first floor apartments have balconies to master bedrooms and living areas. The two penthouse apartments, meanwhile, have tiled or decked terraces to provide impressive outdoor spaces for entertaining and seating.

TRANQUIL
& PRIVATE

APARTMENT TEN

PENTHOUSE

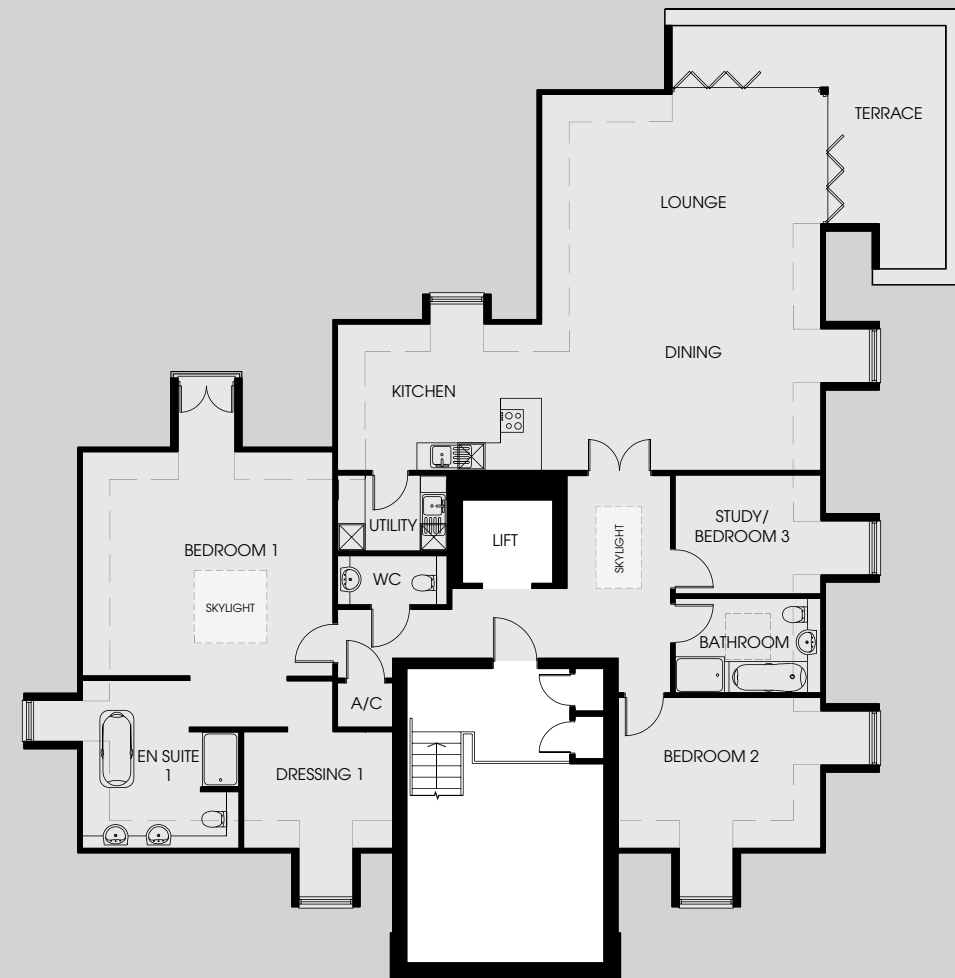
The fantasy of penthouse living is made real in this stunning three bedroom apartment. Its outstanding layout delivers hugely on the promise of space and exclusivity.

The vast open plan living area includes a stylish contemporary kitchen with adjoining dining room and lounge. A unique feature is the large terrace area leading off the lounge. Bi-folding doors can be pulled back to connect the terrace and lounge in a continuous space that is perfect for entertaining.

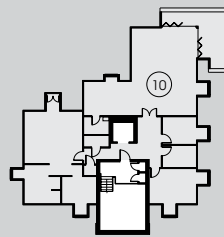
An outstanding master bedroom boasts generous dimensions, augmented by a fully-fitted dressing area and luxury en suite. This opulent theme continues in two further bedrooms and a large, separate bathroom.

TERRACE IMAGE

The decked or tiled terraces that are part of the penthouse designs at Number One Oxshott add a substantial outdoor area to the accommodation for either relaxation or entertaining, together with unspoilt views over the treetops.



KITCHEN	4.48m x 3.19m	(14'7" x 10'6")
DINING/LOUNGE	8.29m x 6.17m	(27'2" x 20'3")
UTILITY	2.38m x 1.64m	(7'10" x 5'5")
BEDROOM 1	5.49m x 4.90m	(17'11" x 16')
BEDROOM 2	4.43m x 3.31m	(14'6" x 10'9")
BEDROOM 3/STUDY	3.23m x 2.60m	(10'6" x 8'4")
DRESSING 1	3.25m x 2.53m	(10'7" x 8'4")
BATHROOM	3.23m x 2.10m	(10'6" x 6'9")
EN SUITE 1	3.66m x 3.42m	(12' x 11'3")
TERRACE	6.04m x 5.36m	(19'10" x 17'6")
TOTAL AREA	192.6m ²	(2073 sq ft)



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COMPLETE PEACE OF MIND

Security at this stylish gated development is discreet yet comprehensive.

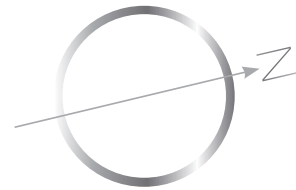
The basement car park has fob access, roller shutters and CCTV. The car park lift goes to all floors, with direct access to the penthouses using a secure code. Each apartment has two parking spaces, lockable storage areas and dedicated visitor parking. The car park has a showroom finish, with heated ramp access, excellent lighting and tiled floors.

CCTV surveillance extends to all communal areas. Each apartment also has its own independent burglar alarm, high security locks to windows and doors, together with audio and visual intercom links to main gates and entrance doors.





SITE & SCENE



Number One Oxshott, Oxshott Lodge, Leatherhead Road, Surrey, KT22 0JE



CONTACT

For further information, please contact the Newcourt sales team on:

e: luxury@newcourt.co.uk

t: 01883 621120

www.numberoneoxshott.co.uk

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ABOUT NEWCOURT

NEWCOURT RESIDENTIAL

The exclusive portfolio of residences that Newcourt has created in London and the South East bears testimony to our commitment to excellence. Needless to say, our expertise in creating new and renovated homes has won many accolades.

Paramount in Newcourt's strategic planning processes is selecting only the best locations in which to build. Essential to this approach is respecting the local architectural heritage, as well as the immediate surroundings.

Wherever possible, a Newcourt home is crafted from traditional materials and built to classic proportions. We also embrace the view that today's lifestyles demand nothing less than the most exacting and luxurious specifications in both interior and exterior details.

Every aspect of the design and build process is managed in infinite detail – with your satisfaction our priority. Our commitment to delivering an exceptional living experience is maintained in every aspect of what we do.

SUCCESS THROUGH SUSTAINABILITY

By 2020, environmental and social sustainability will be fully integrated into our business strategy and operations.

Among our aims, we make a commitment to minimising the carbon footprint of our operations through resource-efficient construction techniques.

Already part of our future plans is a commitment to developing a greater understanding of how our homes perform when it comes to the consumption of electricity, gas and water, as well as improving indoor air quality. Key to this will be introducing new technology as a part of our standard specifications.





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