



HILL CLOSE
ASHFORD





HILL CLOSE
ASHFORD



HILL CLOSE
ASHFORD

ASHFORD AND THE SURROUNDING AREA

Nestled in the heart of the suburb of Ashford, Surrey; Hill Close provides excellent connectivity allowing you to explore the gorgeous surroundings of Surrey, without straying too far from the magnetic bustle of London.

Ashford's high-street is home to a collection of popular retail and fashion names, whilst also maintaining the irresistible 'small town' charm for which it is well-known. You will also find yourself spoiled for choice when it comes to immaculate parks and vast leafy spaces. In fact, you only have to venture a few minutes down the road to tee-off on the exquisitely manicured green at the Ashford Manor Golf Club.

In addition to that, the Bedfont Lakes County Park is located a leisurely 20-minute-walk away. This 72.5-hectare nature reserve is home to some of the most superb wetlands, woodlands, lakes, and wildflower meadows that can be found for miles around; the perfect place to unplug yourself from the madness of modern day life and reconnect with nature.





HILL CLOSE
ASHFORD

A GREAT LOCATION

Sunbury-On-Thames (AKA Sunbury) is a charming town on the North bank of the River Thames in the Borough of Spelthorne, approximately 13-miles (21 km) Southwest of Central London. Historically part of the county of Middlesex, Sunbury was later transferred to Surrey in 1965 where it has been thriving ever since.

This laid back community adjoins Feltham to the North; Hampton to the East; Ashford to the North-West; Shepperton to the South-West; and Walton-On-Thames to the South—on the opposite bank of the River Thames.

The town has two main focal points: Lower Sunbury and Sunbury Common. Lower Sunbury (referred to locally as Sunbury village), is the older part, adjoining the river. Sunbury Common on the other hand, is to the North and surrounds the railway station, and the London end of the M3 motorway. Lower Sunbury contains most of the town's parks, pubs and listed buildings, whereas Sunbury Common is more urbanised and includes offices and hotels. In addition to that, Lower Sunbury holds an annual fair and regatta every August since 1877.

Sunbury railway station is on the Shepperton branch line. Trains to-and-from London Waterloo are operated by South Western Railway.





Our modern club is more of a gym really. Recently upgraded with state-of-the-art Technogym equipment, we offer dedicated training areas, exciting new boutique classes, and versatile equipment for all fitness levels.

So, whether you're new to exercise or training for something specific, our Technogym transformation will allow you to achieve your goals and so much more in the gym.

Nuffield Health

Sunbury Fitness & Wellbeing Gym

The Avenue,
Sunbury-on-Thames
TW16 5EQ



KEMPTON PARK

A Jockey Club Racecourse

Kempton Park Racecourse is a horse racing track coupled with a licensed entertainment and conference venue in Sunbury-On-Thames, 16-miles South-West of Charing Cross, just on the border of Greater London.

Fine drinking and the best seat in the house. Complete your race day experience whilst enjoying our full à la carte menu alongside some of the finest views available in UK horseracing.

Kempton Park Racecourse

Staines Road East,
Sunbury-on-Thames
TW16 5AQ



HILL CLOSE ASHFORD

SHOPPING CENTRES

Sunbury Cross Shopping Centre
The Bentsalls Centre
Elmsleigh Centre

PARKS

Upper Halliford Park
Sunbury Park
Groveley Road Recreation Ground
Alexandra Park

NURSERY

Pomfrett Cottage Nursery

PRIMARY SCHOOLS

Meadhurst Primary School
Ashford CofE Primary School
The Echelford Primary School
St Michael Catholic Primary School
Littleton CofE Primary School
Springfield Primary School

SECONDARY SCHOOLS

The Bishop Wand CofE School
Sunbury Manor School
Halliford School
St Paul's Catholic College

THINGS TO DO

Harfield Dance Studios
Kidabulous
Hampton & Kempton Waterworks Railway
Hampton Court
Sunbury-on-Thames
Bushy Park
Kempton Steam Museum
Thorpe Park Resort
Chessington World of Adventures Resort
Kew Gardens
Kempton Park Racecourse
London Irish Amateur Rugby Football Club
Richmond Park
Meadhurst Club
Ashford Manor Golf Club
Spelthorne Sports Club



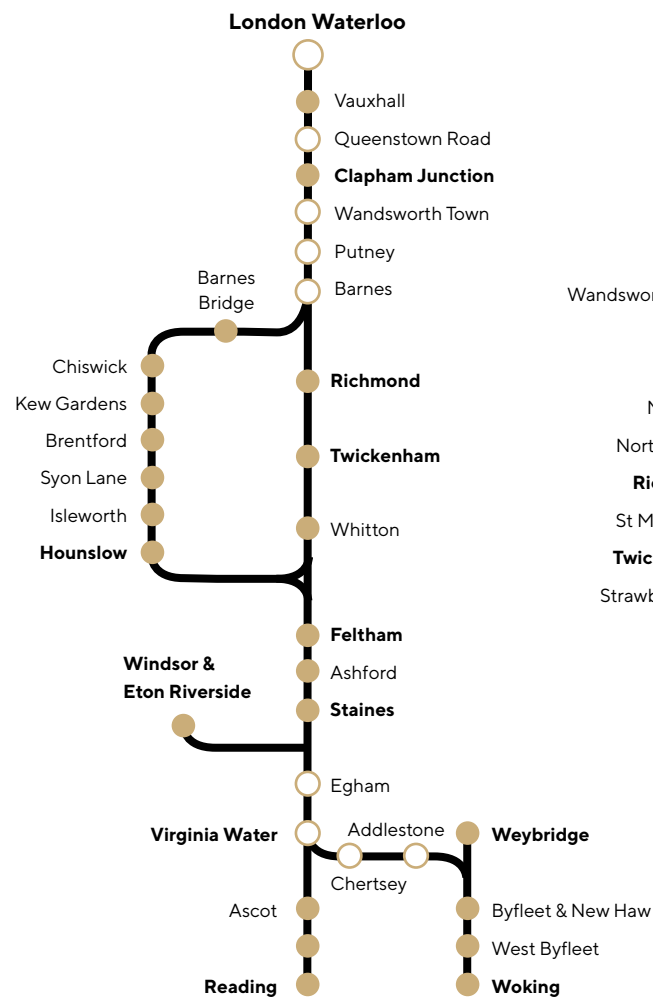
HILL CLOSE
ASHFORD

WELL CONNECTED TRANSPORT

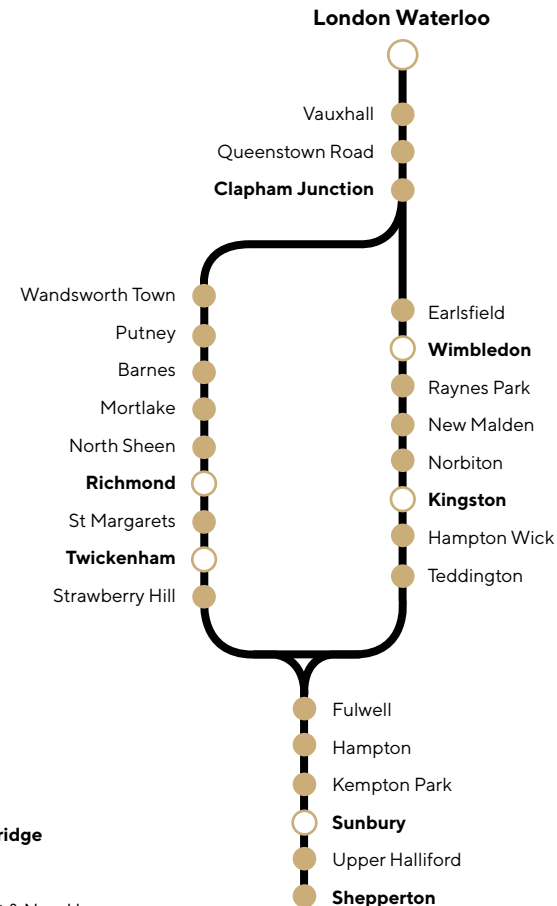
It takes an average of 52-minutes to travel from Sunbury to London Waterloo by train, over a distance of around 14-miles (23km). There are normally 39 trains running per day, travelling from Sunbury to London Waterloo. Tickets for this journey start from only £8.20 when you book in advance.

- **Distance to Sunbury Station:** 1.0-miles via Staines Rd
- **Distance to Ashford Station:** 2.1-miles via Feltham Hill Rd
- **Distance to Heathrow Airport:** 4.2-miles via Chertsey Rd
- **Distance to Gatwick Airport:** 38.4-miles via M25

ASHFORD



SUNBURY







HILL CLOSE
ASHFORD

WORK FROM HOME

Each house in Hill Close is well-suited to those who work from home either permanently or on a semi-regular basis. With a modern, spacious environment that boasts plenty of natural light during the day, you can enjoy working from your beautiful new living area in comfort. You can either work at the dining room table, on the sofa, or even outside in your garden (if the weather permits of course). Alternatively, if you are looking for a more permanent solution, you can easily convert the second bedroom into a home office with views over your luscious garden for inspiration throughout the day.





THE HOUSES

PLOT 1

Ground Floor

Living Room

4.3 X 5.4m / 14'1" x 17'6"

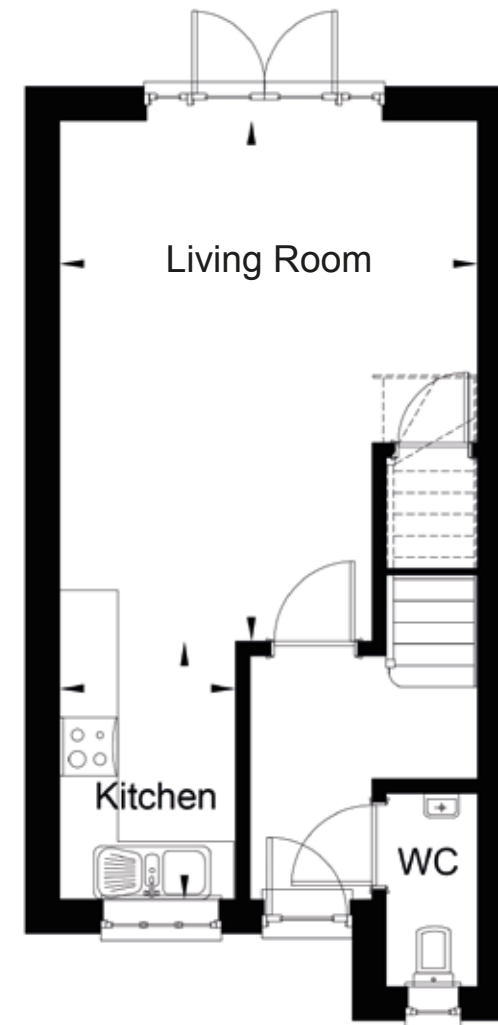
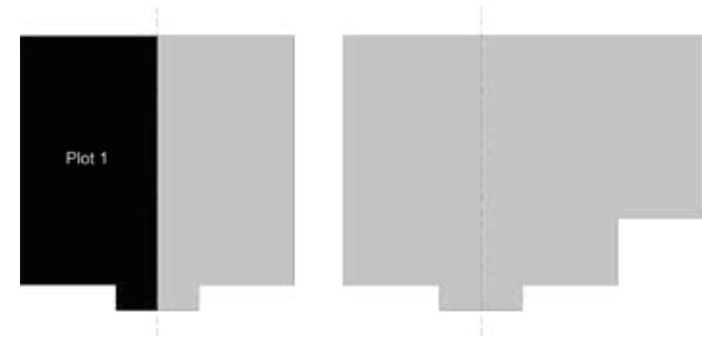
Kitchen

1.8 x 2.6m / 5'11" x 8'6"

Total Living Space

35.6m² (383ft²)

All stated dimensions are subject to tolerances. You are advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and are subject to change.





PLOT 1

First Floor

Master Bedroom

4.3 X 3.3m / 14'1" x 10'10"

Bedroom 2

4.3 x 2.5m / 5'11" x 8'2"

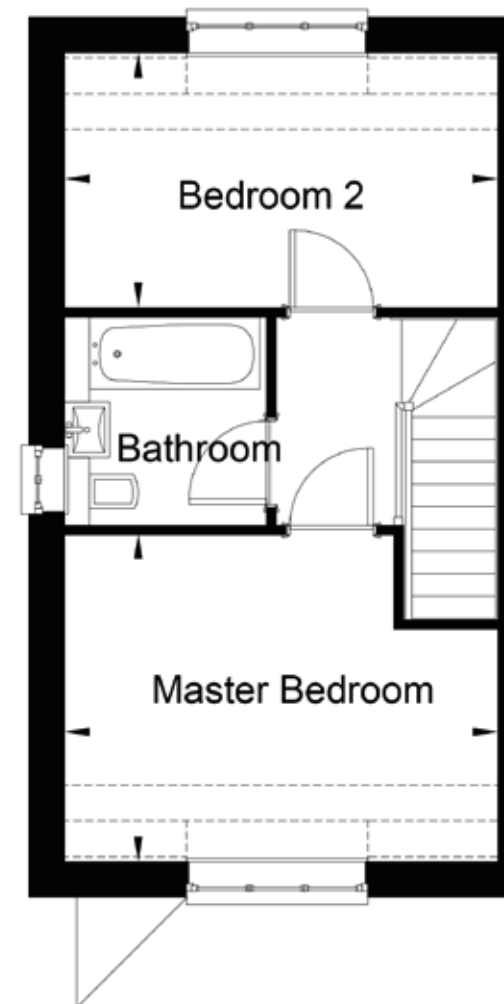
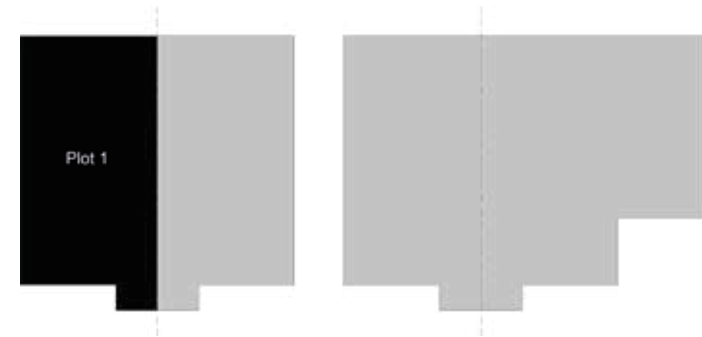
Bathroom

2.0 x 2.0m / 6'6" x 6'6"

Total Living Space

34.8m² (374.6ft²)

All stated dimensions are subject to tolerances. You are advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and are subject to change.



PLOT 2

Ground Floor

Living Room

4.3 X 5.4m / 14'1" x 17'6"

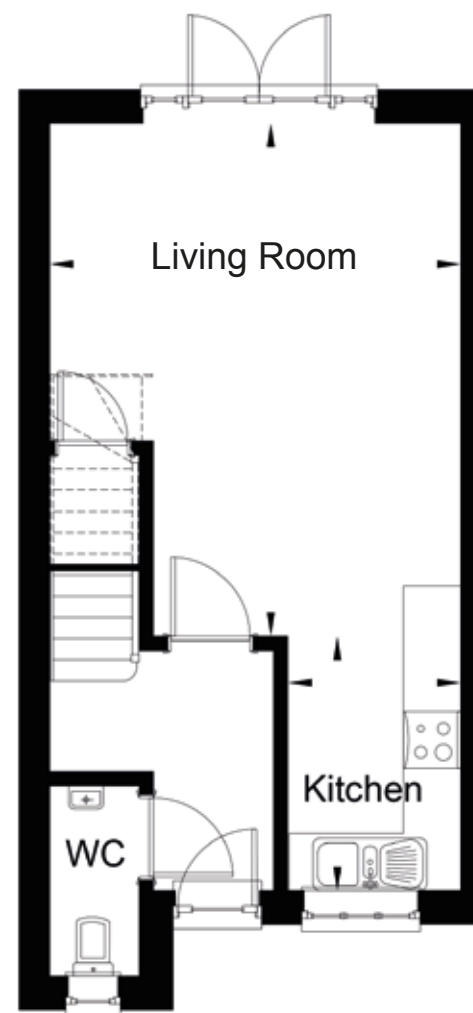
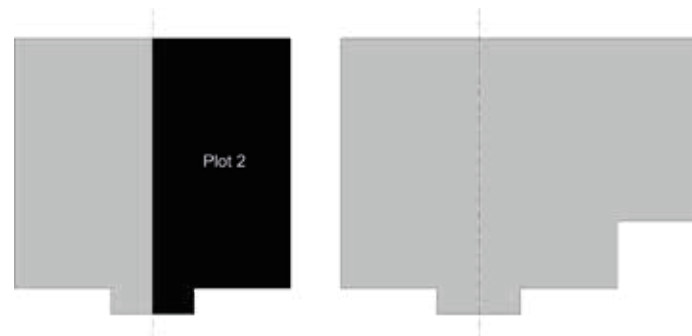
Kitchen

1.8 x 2.6m / 5'11" x 8'6"

Total Living Space

35.6m² (383ft²)

All stated dimensions are subject to tolerances. You are advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and are subject to change.



PLOT 2

First Floor

Master Bedroom

4.3 X 3.3m / 14'1" x 10'10"

Bedroom 2

4.3 x 2.5m / 5'11" x 8'2"

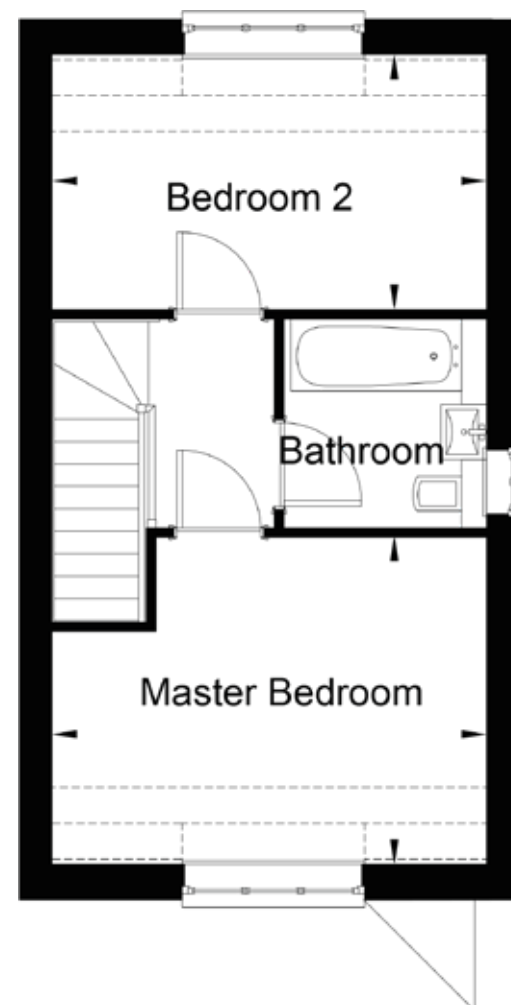
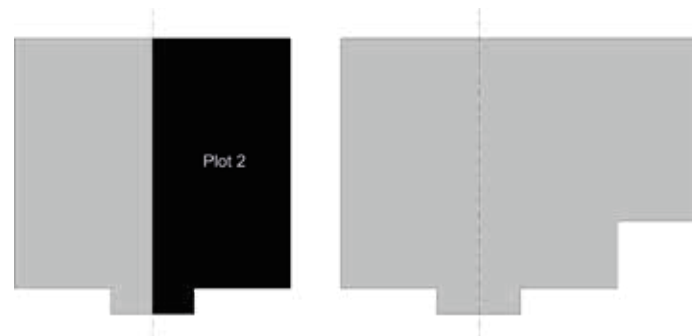
Bathroom

2.0 x 2.0m / 6'6" x 6'6"

Total Living Space

34.8m² (374.6ft²)

All stated dimensions are subject to tolerances. You are advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and are subject to change.



PLOT 3

Ground Floor

Living Room

4.3 X 5.4m / 14'1" x 17'6"

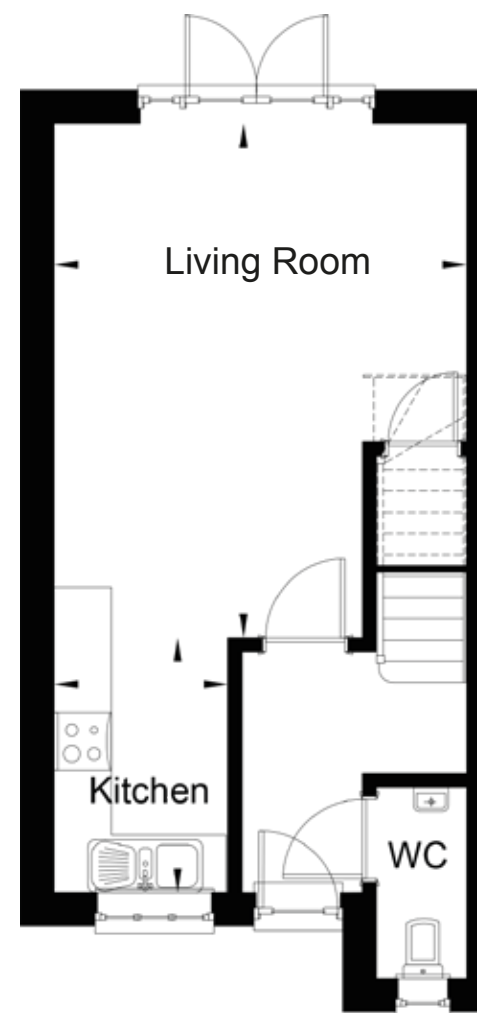
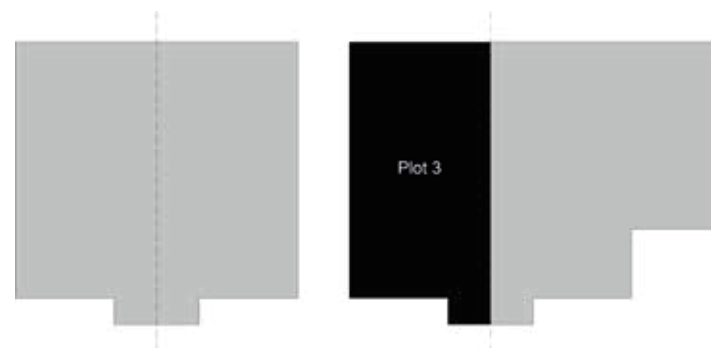
Kitchen

1.8 x 2.6m / 5'11" x 8'6"

Total Living Space

35.6m² (383ft²)

All stated dimensions are subject to tolerances. You are advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and are subject to change



PLOT 3

First Floor

Master Bedroom

4.3 X 3.3m / 14'1" x 10'10"

Bedroom 2

4.3 x 2.5m / 5'11" x 8'2"

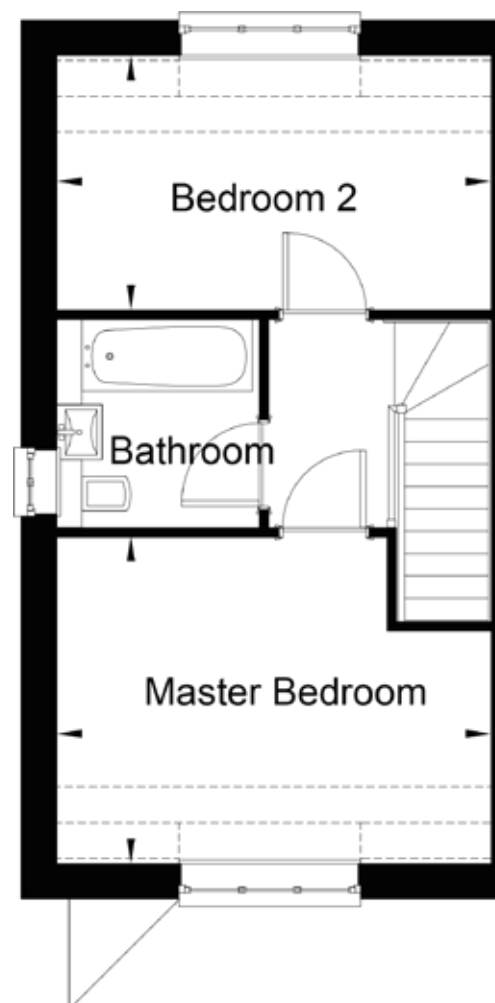
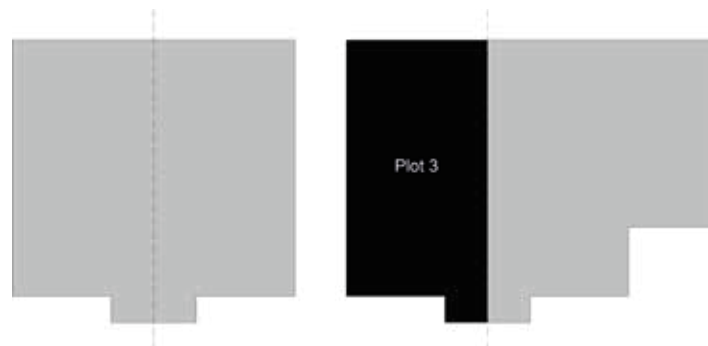
Bathroom

2.0 x 2.0m / 6'6" x 6'6"

Total Living Space

34.8m² (374.6ft²)

All stated dimensions are subject to tolerances. You are advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and are subject to change



PLOT 4

Ground Floor

Living Room

4.3 X 5.4m / 14'1" x 17'6"

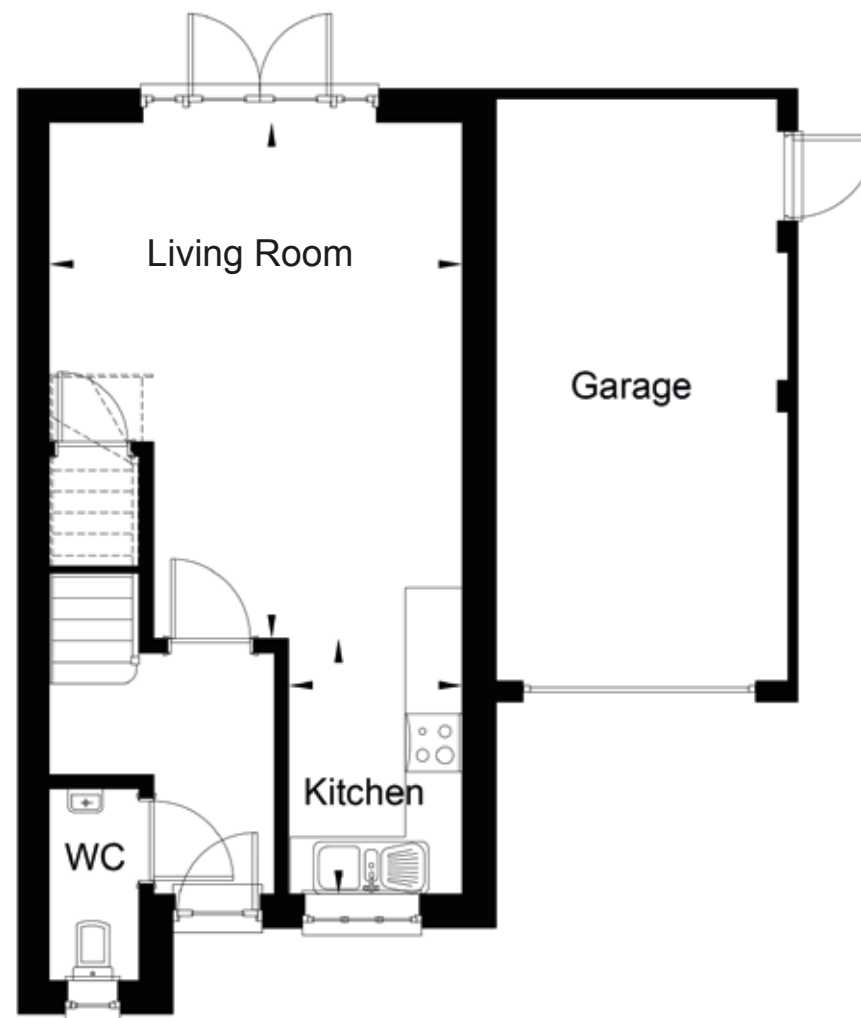
Kitchen

1.8 x 2.6m / 5'11" x 8'6"

Total Living Space

35.6m² (383ft²)

All stated dimensions are subject to tolerances. You are advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and are subject to change.



PLOT 4

First Floor

Master Bedroom

4.3 X 3.3m / 14'1" x 10'10"

Bedroom 2

4.3 x 2.5m / 5'11" x 8'2"

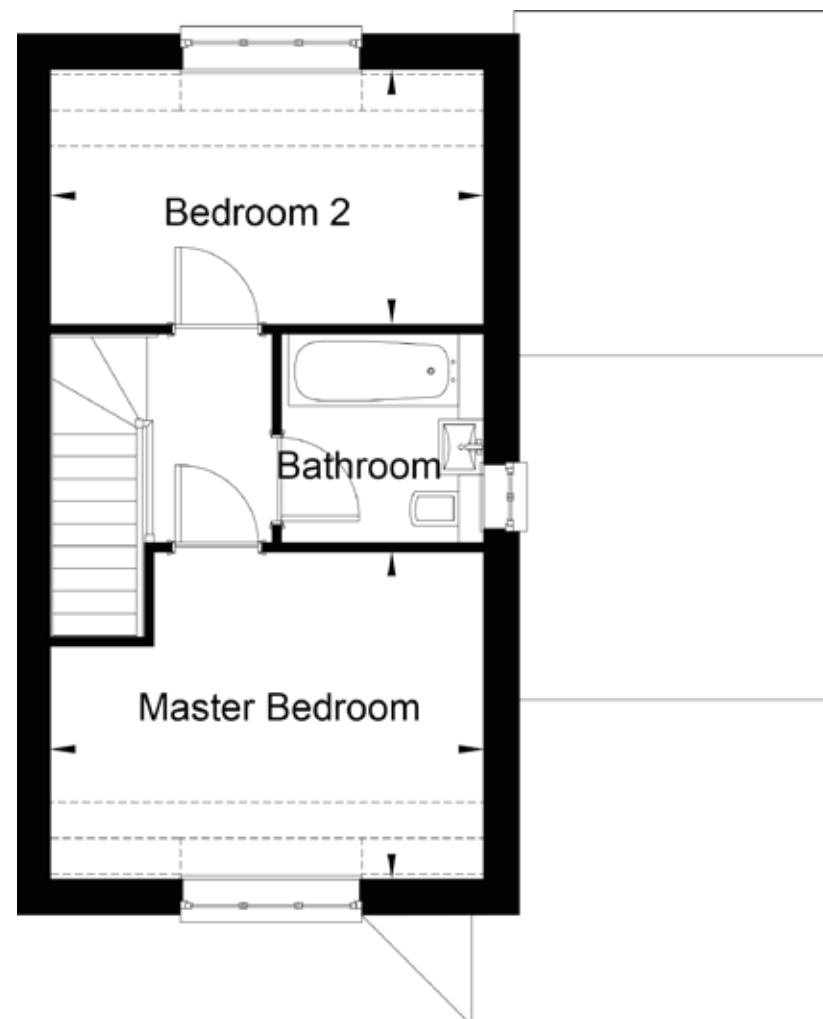
Bathroom

2.0 x 2.0m / 6'6" x 6'6"

Total Living Space

34.8m² (374.6ft²)

All stated dimensions are subject to tolerances. You are advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and are subject to change.





HILL CLOSE ASHFORD

AN ENVIABLE SPECIFICATION

Each house at Hill Close has been designed and finished by Canbury Homes to an exceptional standard, paying close attention to the provision of premium-quality specifications throughout.

ALL HOUSES

GENERAL

- Downlighters through all living areas
- Worcester Bosch combi-boilers with wireless thermostat controls
- Photovoltaic (PV) solar panels per house
- Sockets with USB in living areas and bedrooms
- Contemporary Radiators throughout
- White oak veneer doors throughout
- Internet and Sky TV ports installed++
- Telephone Line installed to all houses++
- Contemporary LVT flooring throughout downstairs areas
- Built in wardrobe to bedroom 1 only





KITCHEN

- British made, luxury designer kitchen by Terence Ball
- Gloss Grey handleless fitted kitchen units with soft closing cupboard doors and drawers
- Quartz worktops with drainage grooves, splashback to hob and 100mm upstands
- Fully integrated appliances including double oven, gas hob, canopy hood, fridge freezer, dishwasher and washer dryer
- Franke Stainless Steel undermounted sink and monobloc taps
- Under cupboard led lighting

BATHROOM

- 600x300 Porcelain tile to walls
- 600x600 Porcelain tile to floors
- Matt black tapware
- Matt black fixed shower head and additional handheld shower mixer
- Matt black tall towel rail
- Modern white bathroom sanitaryware
- WC with soft close seat c/w concealed system and black flush plate
- Shaver socket
- Glass shower screen
- Mirror



DECORATION AND FINISH

- Internal fire doors and chrome ironmongery
- Emulsion paint in natural grey to ceilings and walls
- Satinwood paint to all woodwork
- Grey twist carpet for bedrooms and stairs.

EXTERNAL AREAS

- Private Driveway for each house
- Electric car charging port
- Landscape gardens
- Garage (plot 4 only)

WARRANTY

- 10-year structural warranty provided by ICW
- ++ Service provider to connect



GET THE HOME YOU LOVE

Are you ready to put down some roots and move your life into a gorgeous new home that you'll adore? Somewhere with great connectivity (both to nature and the big city), a rich, cultural tapestry, and a friendly, thriving community? If so, Hill Close, Ashford has it all. Get the home you love!

A man with glasses and a patterned shirt is lifting a woman with curly hair and a white t-shirt into the air. They are both laughing and smiling. The background shows a modern living room with a sofa, a lamp, and a potted plant.

ONLY
£1000
Reservation
Fee



HILL CLOSE
ASHFORD

Alexandra Road,
Ashford,
TW15 1TW





Seymours



Seymours Estate Agents

12 Commercial Way,
Woking,
Surrey,
GU21 6ET



01483 757 700



seymours-estates.co.uk



sales@seymours-woking.co.uk

A development by:



Canbury Homes



canburyhomes.co.uk



[canburyhomes](#)

Please note: It is not possible in a brochure of this kind to do more than convey a general impression of the range, quality and variety of the properties on offer. The artists impressions, photographs, floor plans, configurations and layout are included for guidance only. The developer and agent therefore give notice to prospective purchasers that none of the material issued or depictions of any kind made on behalf of the developer and agent can be relied upon as an accurate description in relation to any particular or proposed house or development.