

Chobby
place

EAST STREET · EPSOM · SURREY



Chossy place

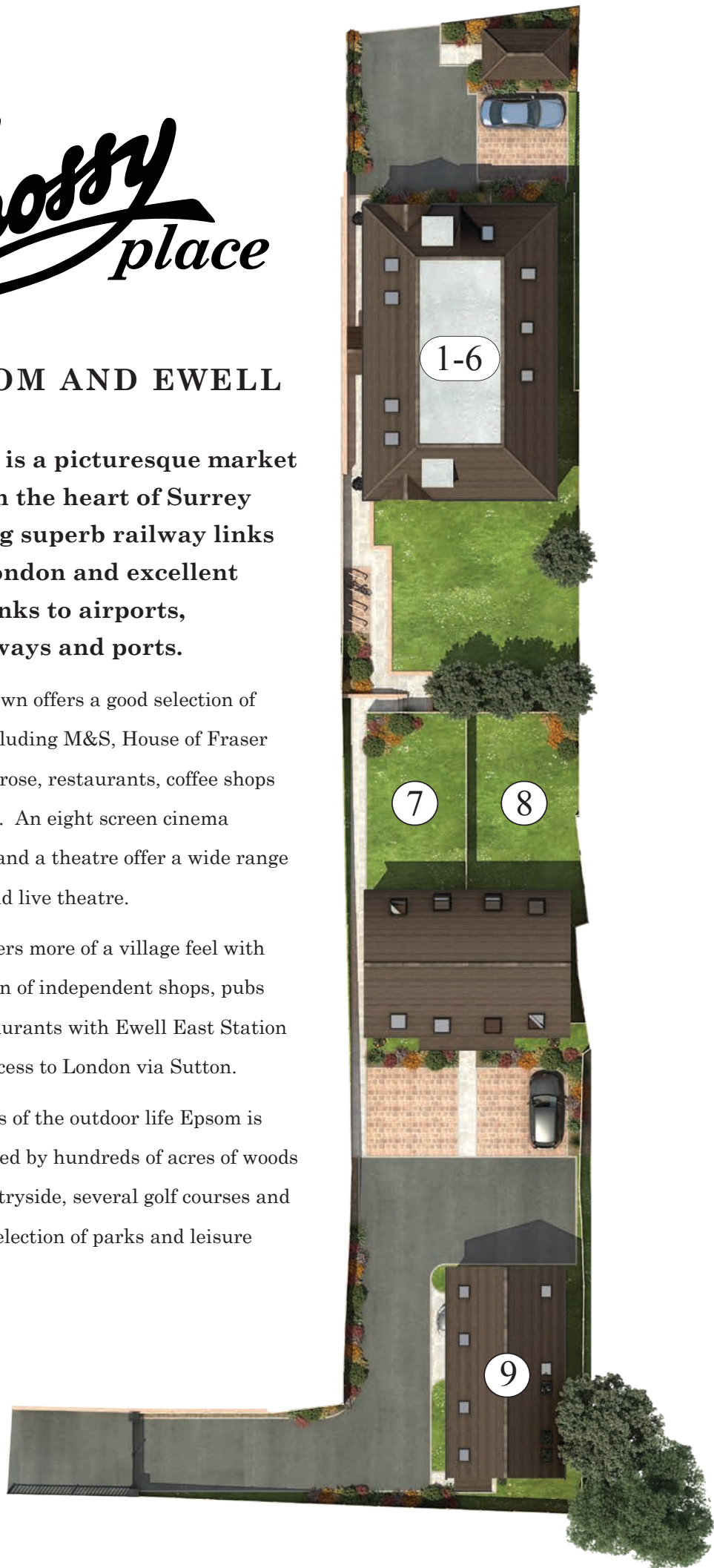
EPSOM AND EWELL

Epsom is a picturesque market town in the heart of Surrey offering superb railway links into London and excellent road links to airports, motorways and ports.

Epsom town offers a good selection of shops including M&S, House of Fraser and Waitrose, restaurants, coffee shops and pubs. An eight screen cinema complex and a theatre offer a wide range of film and live theatre.

Ewell offers more of a village feel with a selection of independent shops, pubs and restaurants with Ewell East Station giving access to London via Sutton.

For lovers of the outdoor life Epsom is surrounded by hundreds of acres of woods and countryside, several golf courses and a great selection of parks and leisure facilities.





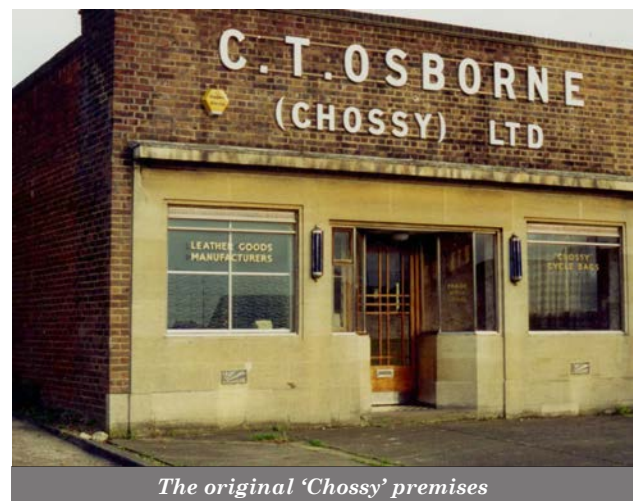
Chossy place EPSOM · SURREY

Chossy Place is named after the famous “Chossy” bicycle saddlebag which was manufactured at the leatherworks on this site until around 1992 by C T Osborne (Chossy) Ltd.

Located equidistant between the busy market town of Epsom and the slower paced Ewell village this small exclusive development of just 8 one and two bedroom homes and a detached office offers something for everyone.

The attractive red brick building fronting East Street offers 4 two double bedroom apartments and 2 one-bedroom apartments – both with use of the attractive south facing communal gardens. Two 2 bedroom semi-detached houses and a detached office building are accessed through automatic gates off Dirdene Gardens.

Each home offers generously proportioned accommodation suitable for both owner occupiers



The original ‘Chossy’ premises

and investors alike. These well designed homes come complete with fully equipped kitchens with stone work surfaces, oak veneer internal doors, coving, fitted wardrobes to master bedroom and triple glazed windows.

The detached commercial building offers 800 sq ft of light bright office space with kitchen, toilet and shower room facilities making the perfect base for any small business.

Plots 1- 4

(Two bed apartments)

Kitchen

3.65m x 1.77m

12'0" x 5'10"

Living

4.18m x 3.40m

13'9" x 11'2"

Bed 1

3.23m (max) x 2.95m

10'x 9'8"

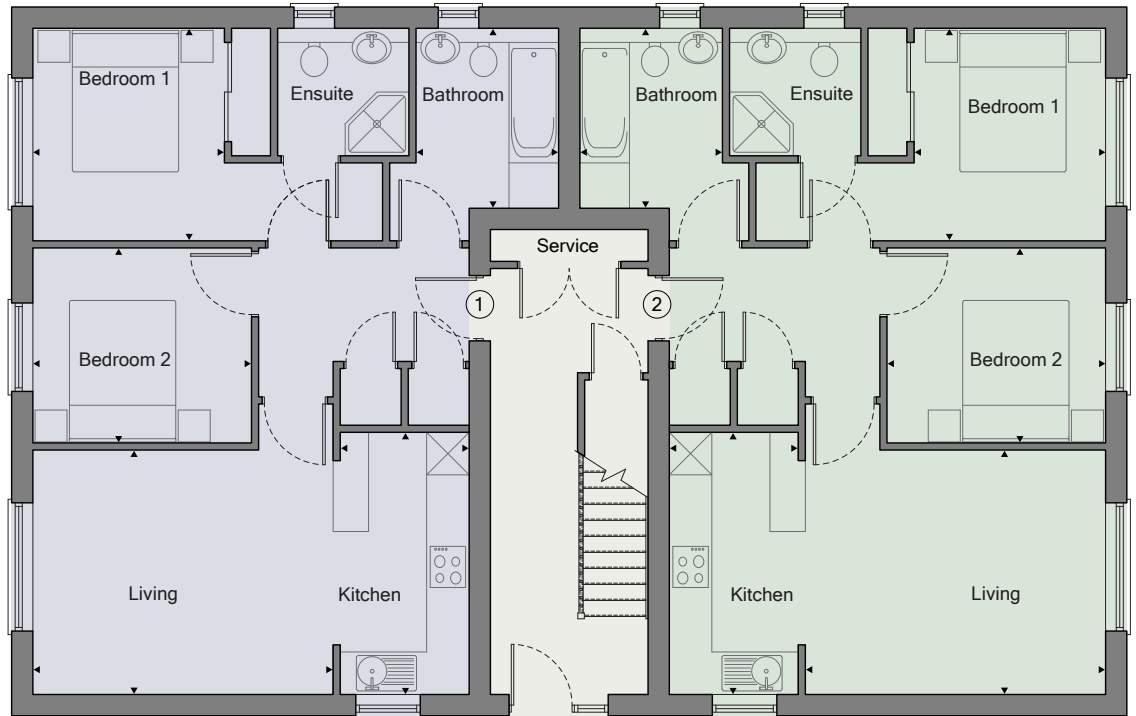
Bed 2

3.05m x 2.70m

9'11" x 8'10"

BLOCK OF 6 APARTMENTS

PLOTS 1 - 6



GROUND FLOOR & FIRST FLOOR : PLOTS 1 - 4

Plots 5 & 6

(1 bed apartments)

Kitchen

3.25m* x 2.21m

10'6"* x 7'3"

Living

4.55m* x 3.07m*

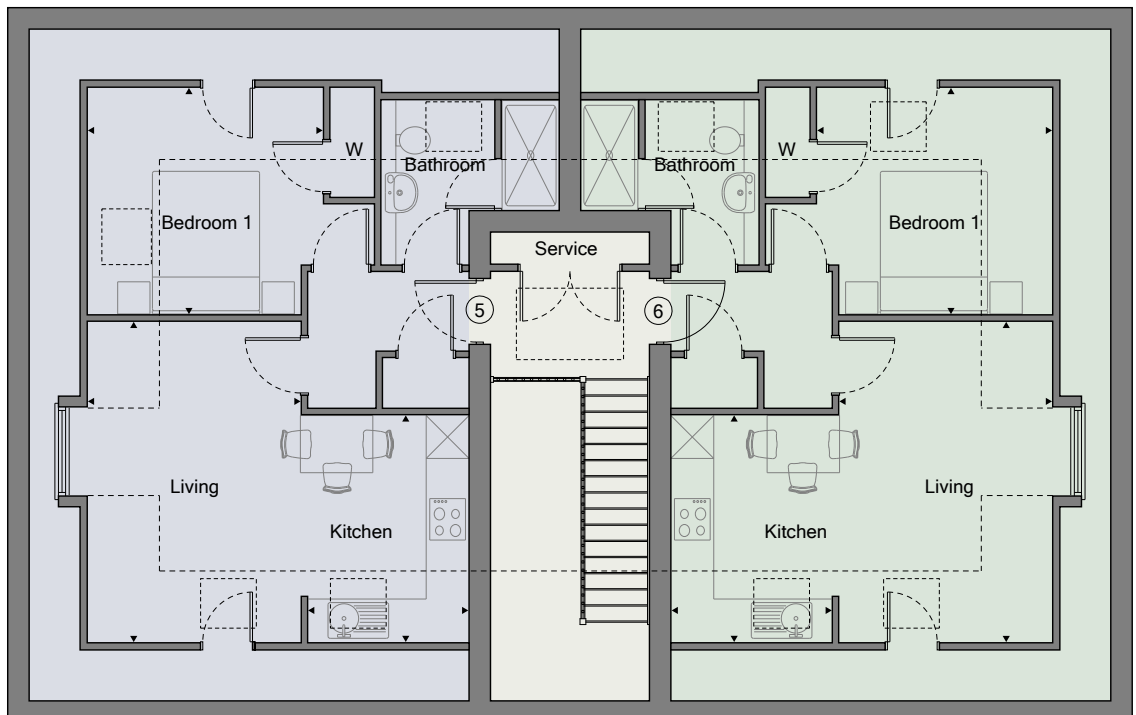
14'11"* x 10'1"*

Bed 1

3.18m* x 3.05m*

10'5"* x 10'1"

*room measurements taken from a skelting height of 1.2m



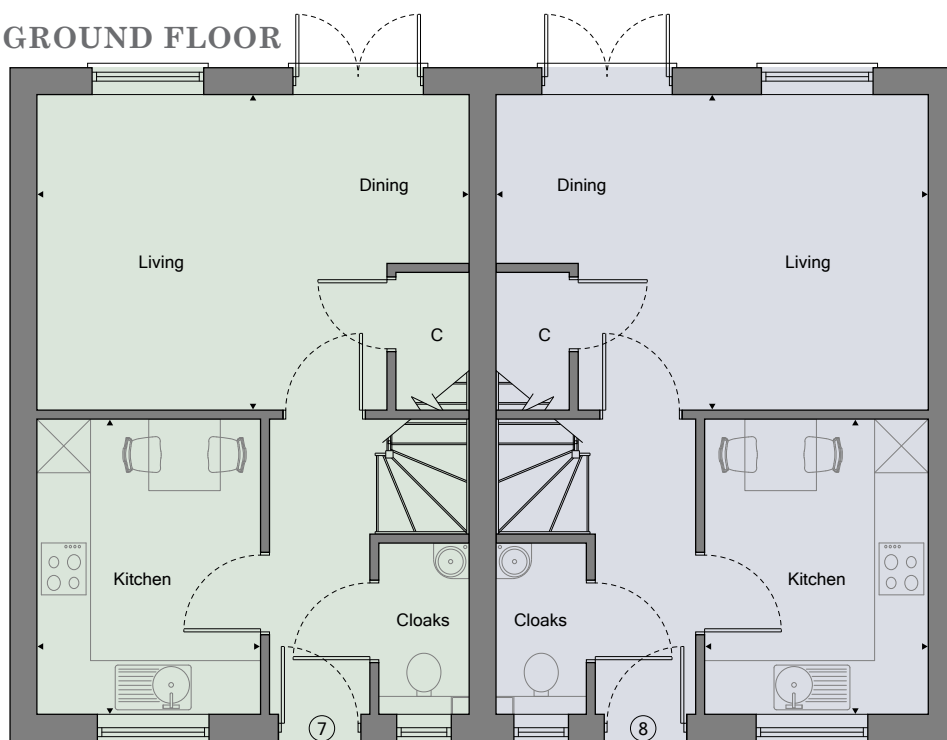
TOP FLOOR : PLOTS 5 - 6



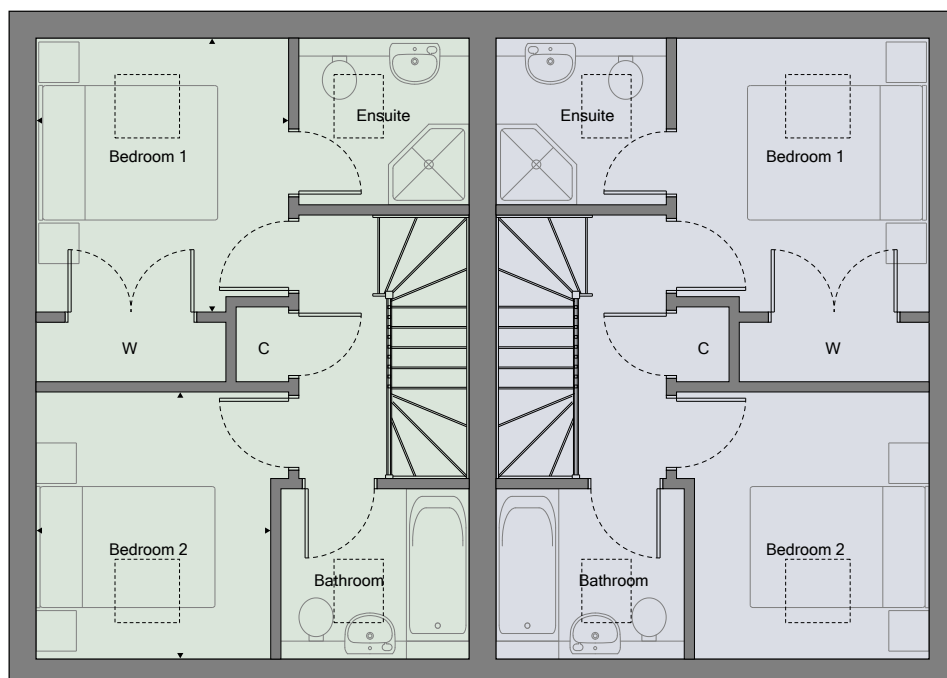


TWO SEMI DETACHED HOUSES

GROUND FLOOR



FIRST FLOOR



Plots 7- 8

Two bed semi detached houses.
(Access from Dirdene Gardens.)

Kitchen

3.29m x 2.45m
10'9" x 8'0"

Living

4.78m x 3.47m
15' 8" x 11'5"

Bed 1

2.98m x 2.80m
9'9" x 9'2"

Bed 2

2.95m x 2.58m
9'8" x 8'5"



DETACHED OFFICE

Plot 9

Detached Office (Access
from Dirdene Gardens.)

Ground Floor Office

4.14m x 2.95m

13'6" x 9'8"

First Floor Office

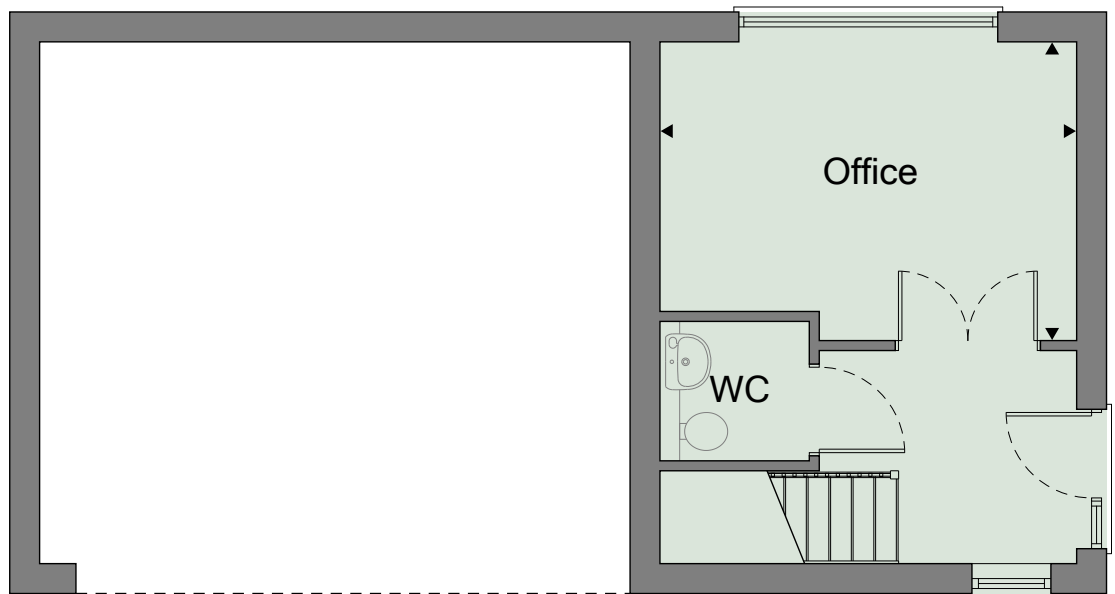
7.77m x 5.19m

25' 8" x 17'0"

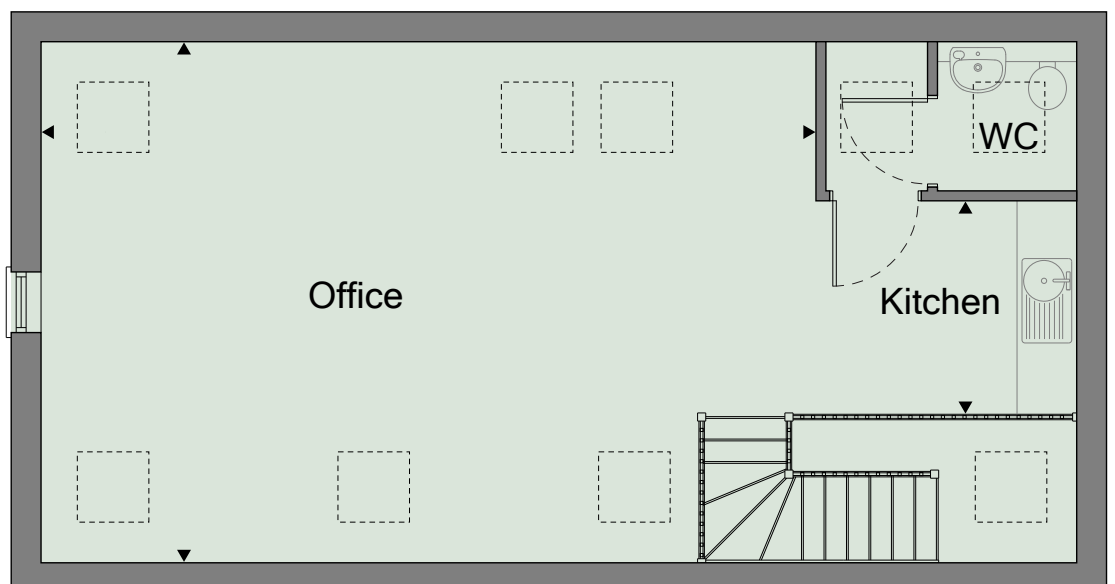
Kitchen Area

2.10m x 2.60m

6'10" x 8'6"



GROUND FLOOR



FIRST FLOOR



Specification

Attention to detail is what makes the difference between a house and a home, a philosophy that is implemented by Oakton Developments in the design and construction of their homes. The homes are constructed using traditional, quality materials integrating the latest 21st century technology.

The following items are offered as standard

Kitchens

The kitchen is fitted with a comprehensive range of high gloss handleless base and wall units with a stone work surfaces and matching up-stands

Stainless steel built under single oven

Integrated 70/30 Fridge Freezer

4 ring electric ceramic hobs

Fully integrated extractor hood

Fully integrated dishwasher

Undermounted stainless steel 1.5 sink.

Bathrooms, En-suites and Cloakrooms

Ideal Standard white sanitary ware with chrome furnishings

Ideal Standard bath with mixer tap and shower unit

Glass shower screen over the bath (main bathroom)

Thermostatically controlled showers

Porcelanosa Ceramic tiling with chrome trim

Shaver socket

Chrome heated ladder towel rails

Underfloor heating to bathrooms and en-suite shower rooms

Decoration and Finishes

All walls have a smooth plaster finish with emulsion paint

Ceilings throughout are smooth painted in white emulsion

Coving is fitted throughout excluding kitchens, cupboards and bathrooms (top floor flats may vary)

Fitted wardrobes (with internal lighting) to master bedrooms

Telephone, television and internet

Telephone and television points are located in the living room and bedrooms

Communal satellite dish and digital aerial to apartments

Digital aerial to houses

Central Heating

A highly efficient gas-fired central heating system

Radiators are fitted with individual thermostatic controls where appropriate

Electrical Installations

Each home offers a comprehensive electrical system combining a mix of chrome LED down-lighters with pendant lighting where appropriate

Chrome finish light switches and sockets in the kitchen

A central control panel for all kitchen appliances

Smoke detectors throughout

Extraction fans to all bathrooms and cloakrooms

External lighting throughout the development

External socket to rear gardens (houses and office)

Video entry to apartments and office

Wiring for security system

Internal Doors

Internal doors throughout are flush oak veneer with chrome furnishings

Staircase

A painted staircase featuring a hardwood handrail

Windows and doors

White PVCu triple glazed sealed unit windows with security-locking mechanisms where appropriate

White PVCu triple glazed sealed unit French doors to houses

External Finishes

Rear gardens (Communal and houses) are laid to lawn with quality seed grown turf

Other communal areas are planted with attractive Trees, shrubs and perennials

External water taps

External electric socket

Refuse store adjacent to street

Electric gates to houses and office

General

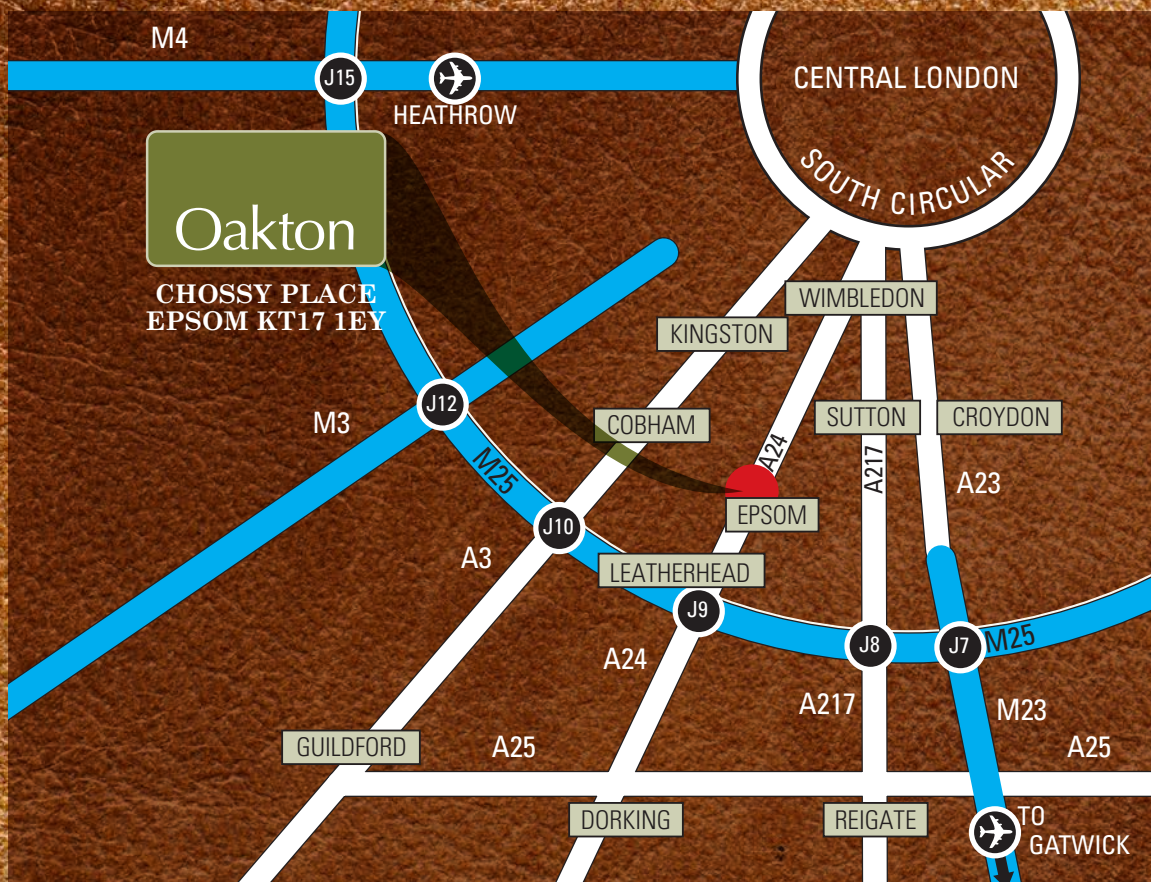
BLP 10 Year Warranty



**RESIDENTIAL HOUSING
WARRANTY INSURANCE**

Underwritten by
Allianz





ABOUT OAKTON

Oakton Developments Ltd is a privately owned local company designing and building homes of a high quality with an emphasis on good architecture, high standards of workmanship and excellent levels of specification.

Combining traditional craftsmanship and materials with the latest technological enhancements and energy efficient refinements each home is as attractive as it is functional, harmonising with and complimenting its surroundings.

Oakton pride themselves on offering an efficient and friendly customer service throughout the whole process of buying and moving into your new home.

Selling Agent



Epsom 01372 745850
www.thepersonalagent.co.uk



Epsom 01372 722633

www.oaktondevelopments.co.uk

All details contained within this brochure are intended to give a general indication of the proposed development and floor layout. We reserve the right to alter and amend specifications at any time. The contents herein shall not be deemed to form part of any contract.

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