

THAMES PLACE

Russell Road, Shepperton, TW17 9HX

A superb waterside development by Woldingham Homes





Thames Place

Thames Place offers the ultimate in waterside luxury, with a selection of just 3 traditional refurbished cottages and 7 contemporary apartments to choose from, this boutique development offers the very best of both worlds.


OLD
SHEPPERTON






SHEPPERTON
WINE BAR & GRILL

Shepperton – *A movie star attraction*

Shepperton is synonymous for its film studios and its glamorous movie stars. Now it has another star attraction, Thames Place; a signature new development from Woldingham Homes.

Thames Place is situated on the banks of the River Thames to the south of Old Shepperton, considered to be the best address in the area, which still retains a wonderful village feel with a Green and the delightful Church Square. Pevsner, the famous architectural historian, described the view looking towards the south east of the square with its listed buildings and river opening as 'one of the most perfect village pictures that the area has to offer'. The area has inspired artists such as J.M.W Turner and Canaletto to paint its shimmering river.

This makes Shepperton a highly sought after location. Combining the delights of waterside living with a thriving community spirit it is little wonder that it has an enviable reputation as a desirable place to live. One of the highlights of the year is the Fair where the whole village is festooned in bunting and colourful floats and raft races on the river.

There are a number of good restaurants and excellent riverside pubs offering warm welcomes with locals recommending the Trout Farm, Thames Court and the King's Head in particular.

Water is everywhere; there is angling at Halliford and on the Thames itself, boating along the river and lovely little islands for picnicking on. For nature lovers there is the nearby Swan Sanctuary and two Sites of Special Scientific Interest. The tow path is ideal for cycling to glorious destinations such as Shepperton Lock and its lovely tea rooms. Shepperton also has an excellent Cricket Club and there are many parks and open spaces, in fact, Shepperton boasts the first green belt outside of London.

For golfers, Sunbury Golf Course is a short drive away and the nearby reservoirs offer sailing and diving. There are many attractions nearby including Hampton Court Palace, Thorpe Park and Chessington World of Adventures to name but a few.

Despite its tranquil location, Shepperton is effortlessly accessible; the motorway network and train services to Central London are only minutes away making it particularly popular with commuters.





Thames Place

Thames Place offers the ultimate in waterside luxury. Excellence is in the detail and at Woldingham Homes we have a devotion to detail... that turns houses into homes.

Thames Place – *Waterside Luxury*

Thames Place offers the ultimate in waterside luxury, with a selection of just 3 traditional cottages refurbished to a high standard and 7 contemporary apartments to choose from, this boutique development offers the very best of both worlds.

Each home has been thoughtfully designed to allow each home a stunning view of the River Thames and whether you are looking for the perfect family home or simply appreciate the best in luxurious comfort, our new development has both the warmth and charm of a traditionally styled home; and with a choice from a beautiful cottage or a luxurious apartment there is a home to suit everyone.

Its location on the banks of the River Thames provides the peace and tranquillity of one of Shepperton's most desirable roads.

Inside, stylish fittings, sleek surfaces and generous room sizes add to the feel of comfort, whilst bi-fold doors allow inside-out living to the cottages and the garden apartments.

Outside, the homes have been architecturally designed to blend gracefully and sympathetically into their surroundings and have been built from materials carefully selected to stand the test of time.

Thames Place is truly the ultimate in modern luxury living

The Cottages

The three cottages being offered at Thames Place have three bedrooms with the master bedroom benefitting from an en suite bathroom.

Each home is finished to an excellent standard and is fitted with a professionally designed contemporary kitchen that features integrated appliances and stainless steel oven and hob.

The cottages have their own individual private garden which is accessed via the carefully designed open plan kitchen, dining and garden room.

Each cottage has 2 allocated parking spaces. River Cottage has one space to the front of the property with a second space allocated in a secure parking area accessed by an electric barrier with a side pedestrian gate operated by a keypad control. Chestnut Cottage and Bend Cottage both have 2 allocated spaces in the secure parking area.

All of the cottages have en suites to the master bedroom offering practicality and sophisticated styling, with high quality Hansgrohe taps.



The Cottages

GROUND FLOOR

Total area (GIA)		
Chestnut Cottage	**146.4m²**	**1575.8ft²**
Bend Cottage	**143.8m²**	**1547.8ft²**
River Cottage	**146.6m²**	**1577.9ft²**

Chestnut Cottage (Ground floor GIA)	**85.8m²**	**923.5ft²**
Kitchen/Garden/Dining Area	4.71m x 7.58m	15'4" x 24'8"
Reception	3.47m x 7.29m	11'3" x 23'9"

Bend Cottage (Ground floor GIA)	**84.2m²**	**906.3ft²**
Kitchen/Garden/Dining Area	4.34m x 8.82m	14'2" x 28'9"
Reception	4.05m x 4.91m	13'2" x 16'1"
Utility	2.14m x 2.52m	7'2" x 8'2"

River Cottage (Ground floor GIA)	**89.4m²**	**962.3ft²**
Kitchen/Dining Area	3.54m x 5.16m	11'6" x 16'9"
Reception	3.30m x 4.91m	10'8" x 16'1"
Garden Room	4.95m x 3.32m	16'2" x 10'8"
Utility	2.22m x 2.58m	7'2" x 8'4"



The Cottages

FIRST FLOOR

Chestnut Cottage (First floor GIA)	60.6m²	652.3ft²
Bedroom 1	3.59m x 3.67m	11'7" x 12'0"
Bedroom 2	3.61m x 3.50m	11'8" x 11'4"
Bedroom 3	2.93m x 3.43m	9'6" x 11'2"

Bend Cottage (First floor GIA)	59.6m²	641.5ft²
Bedroom 1	3.42m x 3.58m	11'2" x 11'7"
Bedroom 2	2.98m x 3.20m	9'7" x 10'4"
Bedroom 3	2.95m x 3.35m	9'6" x 10'9"

River Cottage (First floor GIA)	57.2m²	615.7ft²
Bedroom 1	3.30m x 3.16m	10'8" x 10'3"
Bedroom 2	2.72m x 5.14m	8'9" x 16'8"
Bedroom 3	3.13m x 3.16m	10'2" x 10'3"



The Apartments

Thames Place offers just seven luxury apartments with a choice of two or three bedrooms.

The apartments feature light and spacious interiors with quality finishes throughout. The ground floor garden apartments benefit from French doors leading out to private landscaped gardens. Apartments 3 & 5 on the first floor boast French doors to private terraces.

Each apartment has 2 allocated parking spaces in a secure parking area accessed by an electric barrier with side pedestrian gate operated by a keypad control.

The apartments have professionally designed contemporary kitchens with an open plan reception area. Perfect for relaxing and entertaining.

All of the apartments have en suites to the master bedroom offering practicality and sophisticated styling, with high quality Hansgrohe taps.



The Apartments

GROUND FLOOR

Apartment 1 (GIA)	72.2m²	777.2ft²
Kitchen	2.70m x 3.39m	8'8" x 11'2"
Reception	4.41m x 3.39m	14'5" x 11'2"
Bedroom 1	4.20m x 2.71m	13'8" x 8'9"
Bedroom 2	3.52m x 2.48m	11'5" x 8'1"

Apartment 2 (GIA)	107.2m²	1153.9ft²
Kitchen	3.35m x 2.24m	10'9" x 7'3"
Dining	3.73m x 3.42m	12'2" x 11'2"
Reception	3.99m x 3.79m	13'1" x 12'4"
Bedroom 1 *Not including Bay*	3.95m x 2.99m	13'0" x 9'8"
Bedroom 2 *Not including Bay*	5.01m x 2.99m	16'4" x 9'8"
Bedroom 3	3.86m x 2.51m	12'7" x 8'2"



The Apartments

FIRST FLOOR

Apartment 3 (GIA)	69.3m²	745.9ft²
Kitchen	2.70m x 3.39m	8'8" x 11'2"
Reception	5.10m x 3.39m	16'7" x 11'2"
Bedroom 1	4.09m x 3.73m	13'4" x 12'2"
Bedroom 2	4.09m x 2.48m	13'4" x 8'1"

Apartment 4 (GIA)	72.7m²	782.5ft²
Kitchen	2.70m x 2.54m	8'8" x 8'3"
Reception	5.90m x 3.51m	19'4" x 11'5"
Bedroom 1	4.48m x 3.08m	14'7" x 10'1"
Bedroom 2	3.35m x 2.47m	10'9" x 8'1"

Apartment 5 (GIA)	84m²	904.2ft²
Kitchen *Not including Bay*	3.99m x 2.70m	13'1" x 8'9"
Reception *Not including Bay*	3.99m x 3.96m	13'1" x 12'9"
Bedroom 1	4.04m x 3.48m	13'2" x 11'4"
Bedroom 2	4.09m x 3.85m	13'4" x 12'6"



The Apartments

SECOND FLOOR

Apartment 6 (GIA)	68.2m²	734.1ft²
Kitchen	2.99m x 2.50m	9'8" x 8'2"
Dining	2.99m x 2.67m	9'8" x 8'8"
Reception	4.42m x 2.89m	14'5" x 9'5"
Bedroom 1	3.56m x 2.90m	11'7" x 9'5"
Bedroom 2	3.56m x 2.47m	11'7" x 8'1"

Apartment 7 (GIA)	104.1m²	1120.5ft²
Kitchen	3.96m x 2.77m	12'9" x 9'1"
Dining	2.22m x 2.10m	7'3" x 6'9"
Reception	5.23m x 3.58m	17'2" x 11'7"
Bedroom 1	4.16m x 3.46m	13'6" x 11'4"
Bedroom 2	3.85m x 3.41m	12'6" x 11'2"
Bedroom 3	3.20m x 3.19m	10'5" x 10'5"



The Ultimate Specification

Each property is finished to an exceptional standard. It is our devotion to detail that turns houses into homes, an essential part of the Woldingham Homes philosophy.

Kitchen

- Fully fitted kitchens Axiom 38mm laminate worktops with 100mm upstands
- Stainless steel appliances including a Bosch electric oven and Siemens induction hob
- Siemens three speed chimney hood
- Integrated Siemens fridge / freezer
- Integrated Bosch dishwasher
- Integrated Bosch microwave
- Space for washer / dryer
- Stainless steel sink with CDA chrome monobloc mixer tap
- Concealed low energy lighting to underside of the wall units
- Recycling bins fitted to one kitchen cupboard
- Spacia flooring by Amtico
- Wood flooring to garden rooms and kitchens *(Cottages only)*

Bathroom, En Suite & Cloakroom

- Fully fitted Omina sanitaryware in white
- Roman shower enclosure *(where applicable)*
- Hansgrohe chrome taps and shower fittings
- Choice from selected range of Saloni ceramic wall tiles including *(subject to build stage)*:
  - Half height tiling to walls with sanitaryware
  - Full height tiling to shower cubicle and if shower, over bath *(where applicable)*
  - Tiled splashback to basin *(where applicable)*
- Shaver socket to master bedroom en suites *(where applicable)*
- Chrome towel rail to bathrooms and en suites *(where applicable)*
- Spacia flooring by Amtico

Joinery & Doors

- White painted, pencil rounded, gloss finish architraves and skirting boards
- Internal Rockport & Marseille glazed doors with chrome furnishings to Cottages
- Internal Cube doors with chrome furnishings to Apartments
- White PVCu windows
- Wardrobes to master bedrooms *(Wardrobes are not shown in all properties)*
- By-fold doors to garden rooms and kitchens *(Cottages only)*

Decoration

- Smooth finish white painted ceilings
- All internal walls are painted white

Electrical

- Low energy downlighters to the kitchen
- Energy efficient fittings where applicable
- Extractor fans to wet rooms
- TV points and SKY+ provided to the living room and master bedroom *(subject to customer subscription to SKY product)*
- Telephone points provided to the hall, living room and master bedroom
- External low energy security light with motion detector
- Front doorbell

Central Heating

- Gas fired boiler system with thermostatically controlled radiators *(excluding the hall)*

Security and peace of mind

- High standard of wall and loft insulation
- Multipoint locking to all windows and doors
- Mains operated interconnected smoke and carbon monoxide detector to each floor with battery back up
- 10 year NHBC warranty *(Apartments only)*

Gardens and Externals *(refer to layouts)*

- External tap
- Water butt
- Landscaped frontages

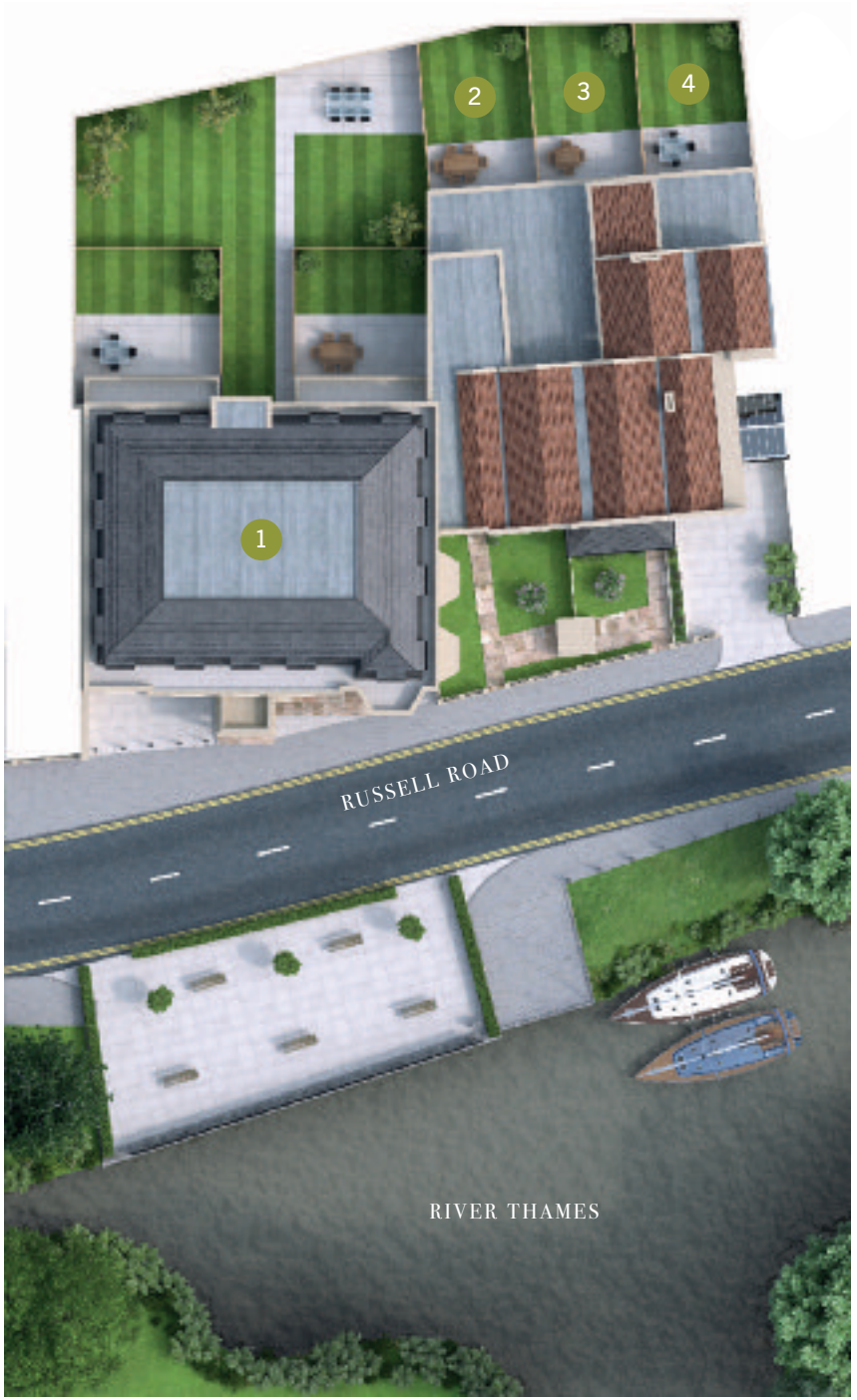
The Site Plan

1. The Apartments

2. Chestnut Cottage

3. Bend Cottage

4. River Cottage



Woldingham Homes

"setting new standards in housing"

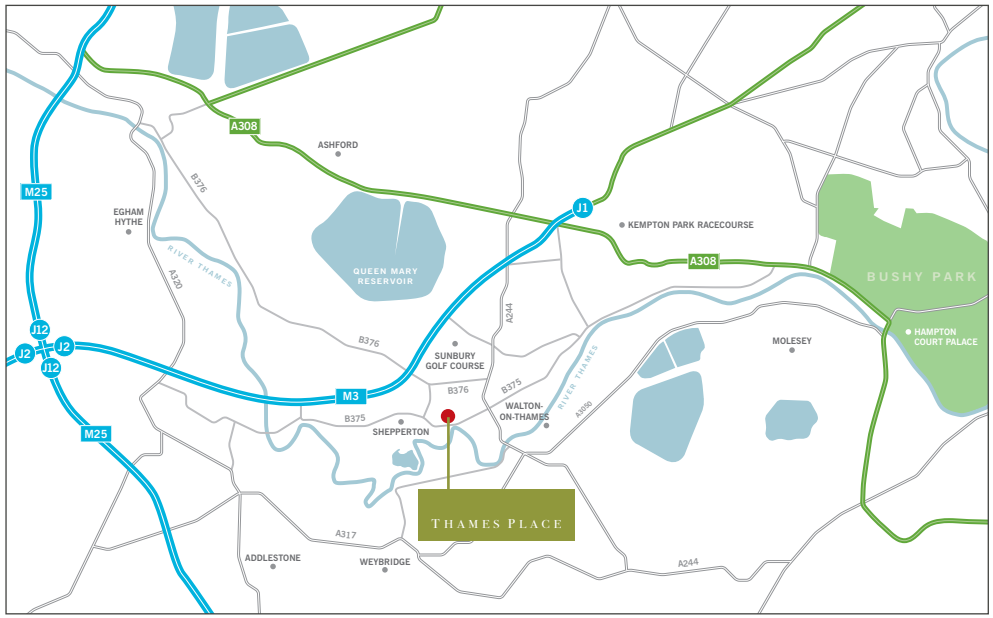
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'A housing company that is recognised for exceeding expectations in every aspect of the development process'





THAMES PLACE





Sat Nav Reference – TW17 9HX

Distances:

By Road from Thames Place:

- Shepperton Village Centre – 0.5 miles
- Shepperton Railway Station – 0.7 miles
- Upper Halliford Railway Station – 1.1 miles
- Walton-on-Thames Railway Station – 2.4 miles
- M25 – 3.5 miles

Airports:

- London Heathrow – 9.6 miles
- London Gatwick – 33 miles
- London City – 45 miles

By Rail from Shepperton Station:

- London Waterloo – 55 mins

Ferry:

- Shepperton Ferry Landing to Weybridge Ferry Landing – 1.1 miles
- Molesey – Hurst Park Ferry Landing – 4.2 miles

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HAMPTONS INTERNATIONAL

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