

# MOLE PLACE

KT8 2AG

*It's all about you*





# Welcome

Mole Place is a stunning collection of brand new apartments. With just three one bedroom apartments on the ground floor with private gardens, the two bedroom apartments have en-suite shower rooms plus a family bathroom. Lift access to all floors and video entry system at the main entrance. Select apartments are south facing with either private balconies, Juliet balconies or private gardens.



# VILLAGE *Living*

Renowned for the village's pretty, narrow tree-lined roads, home to an array of antique emporiums, florists, boutiques, artisan bakeries and delis, coffee houses and a fabulous selection of restaurants offering cuisine from around the world, Molesey is famous for its friendly and welcoming atmosphere.

The village lies on the banks of the Thames where the river Mole converges, just 12 miles south of Charing Cross and a short drive or cycle ride from the shopping mecca of Kingston-upon-Thames and Richmond beyond. Riverside towpaths (the Thames Path) provide uninterrupted access to Walton-on-Thames to the south and Hampton Court and beyond to the north with Hampton Court Station, on the south side of the river, offering a direct, frequent and regular service to the capital. There's also one of the last remaining Thames ferries, the Hampton Ferry, crossing between East Molesey and Hampton on the north bank.

Steeped in history and just moments from Hampton Court Palace, Molesey's rich and varied past dates back centuries, however, the village was catapulted into the limelight during the Tudor period when Henry VIII took up residence at the palace in 1529 with the surrounding area forming part of Henry's beloved hunting estate. Indeed, Anne Boleyn was held captive at Esher Place, just 10 minutes drive away, prior to her transportation to the Tower of London for execution.

Hampton Court Palace is the UK's most popular attraction, bringing visitors to the area from all over the world and every summer the palace is host to one of the world's largest flower shows. In addition and throughout the year, the palace now hosts a raft of international superstars for open air concerts within the stunning landscaped grounds.

Molesey is also home to one of the UK's oldest cricket clubs near Hurst Park and to the famed Molesey Boat Club, a rowing club which has produced such names as Jonnie and Greg Searle and Andy Triggs-Hodge. For those feeling a little less energetic, there's the Thames Motor Yacht Club based on the north side of the Thames with a very active membership of full boating members and social members.



# SITE PLAN



Walton Road



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Computer generated site plan for illustrative purposes only







# SPECIFICATION

## Kitchens

- Magnet kitchen
- Stone worktop, upstand and splashback.
- Under cupboard LED lighting
- Floor finish in a wood effect finish by Karndean
- Smeg appliances to include:
  - Single oven
  - Gas hob with cooker hood
  - Microwave with grill
  - Fridge Freezer 70/30
  - Washer-Dryer
  - Dishwasher
- Stainless steel sink and single lever tap
- Integrated bins – for easy recycling

*Photographs are of the Mole Place Show Home*

## Stylish Bathrooms & En-suites

- Contemporary vanity units in Pine Grey with basin
- W/C - Back to wall with soft close seat
- Chrome push plate cistern with dual flush system
- Porcelain tiles to bath/shower areas and behind w/c
- Chrome mixer taps and shower controls
- Thermostatically controlled shower
- Bath with shower attachment and glass screen
- Low profile shower tray with screen
- Ladder style chrome heated towel rail to bathroom and en-suite
- Shaver point to bathroom and en-suite
- Floor finish in wood effect finish by Karndean
- Bathroom mirrors not included







Photographs are of the Mole Place Show Home

# SPECIFICATION

## Interior Features

- White walls and white ceilings
- Doors - 5 vertical panel
- Ironmongery in matt black
- Fitted mirror fronted wardrobes to master bedroom
- Floor finish to kitchen, hall, bathroom & en-suite in wood effect
- Floor Finish to bedrooms not included

## Energy Saving features

- Electric car charging points available
- Thermostatically controlled gas central heating throughout with radiators
- A-rated boiler to minimise gas usage
- Double-glazed PVCu windows provided a high level of thermal insulation
- Kitchen appliances have excellent eco ratings for energy and water usage
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof space and external wall cavities limiting heat loss
- LED energy efficient down-lighting to hallways kitchen and bathrooms
- Mains operated smoke/carbon monoxide detector (with battery back-up)



## Home Entertainment & Communication

- TV point to living room and master bedroom
- BT Fibre available to all properties
- Multimedia plate to living area include BT, TV, DAB, Sky Q, Terrestrial Channels, for connection by individual purchasers

## Communal & External Areas

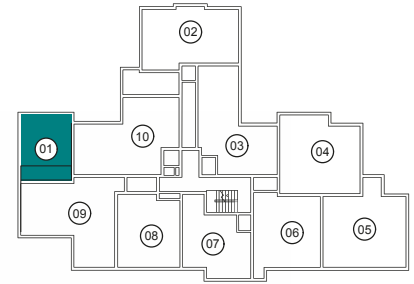
- Some apartments have gardens with turf and some with paved patio areas
- Some apartments have balconies
- Wall lights to individual homes
- One parking space per apartment
- Video entry system
- Lift to all floors

## Warranty & After Care

- 10 year NHBC warranty
- Full demonstration of your new home before we hand you your keys
- Dedicated customer care team

# NO.01 *The Cottage*

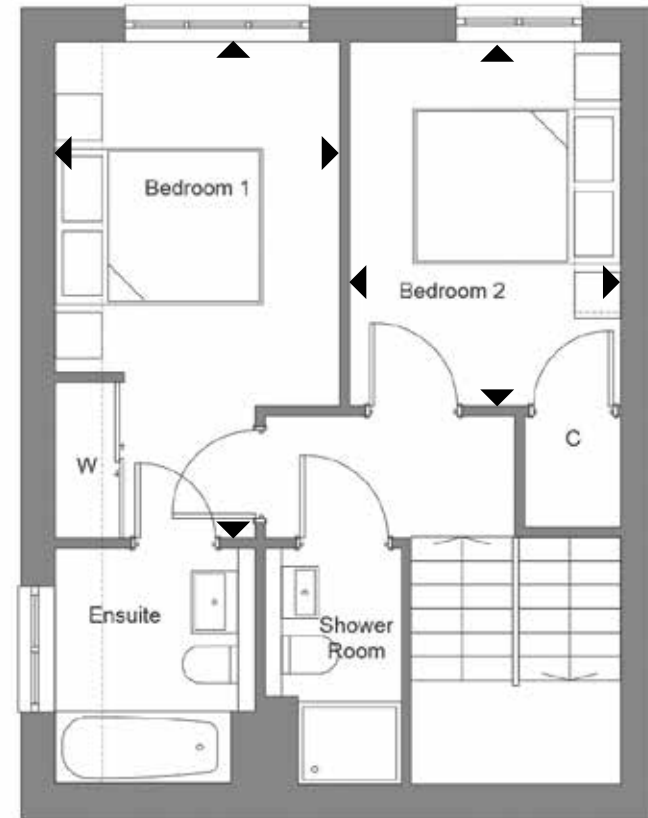
Total GIA\*  
839 sq ft  
Garden Area  
395 sq ft



**GROUND FLOOR**

**No. 1**

Living/Kitchen/Dining	3103 x 7148	10' 2" x 23' 5"
Front Garden	8800 x 2454	28' 10" x 8' 1"
Side Garden	7519 x 2746	24' 8" x 9' 0"



**FIRST FLOOR**

Bedroom 1	2750 x 4776	9' 0" x 15' 8"
Bedroom 2	2610 x 3503	8' 7" x 11' 6"

\*Gross Internal Area

# NO.02 GROUND FLOOR

Total GIA\*

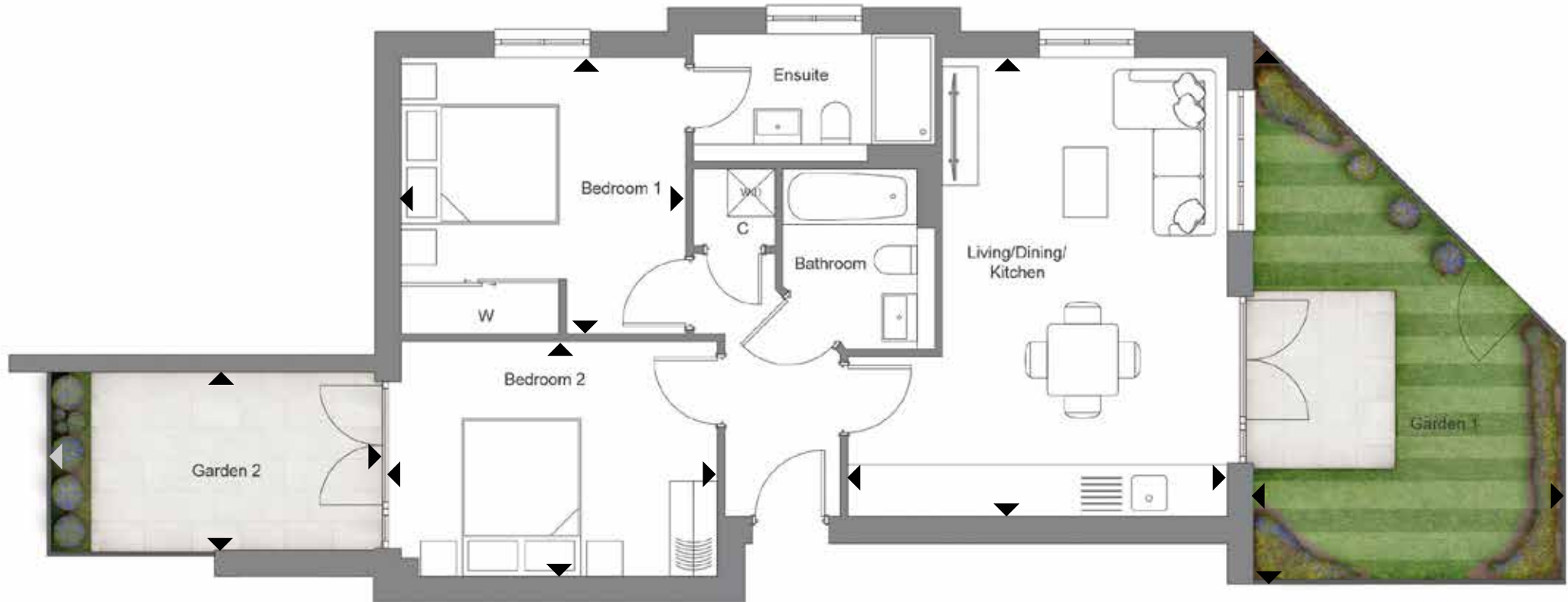
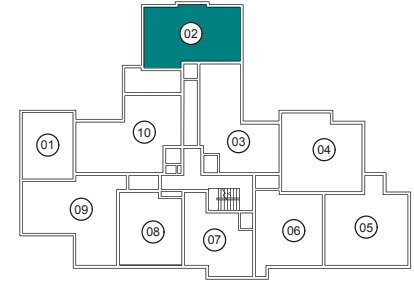
695 sq ft

Garden 1 Area

203 sq ft

Garden 2 Area

100 sq ft

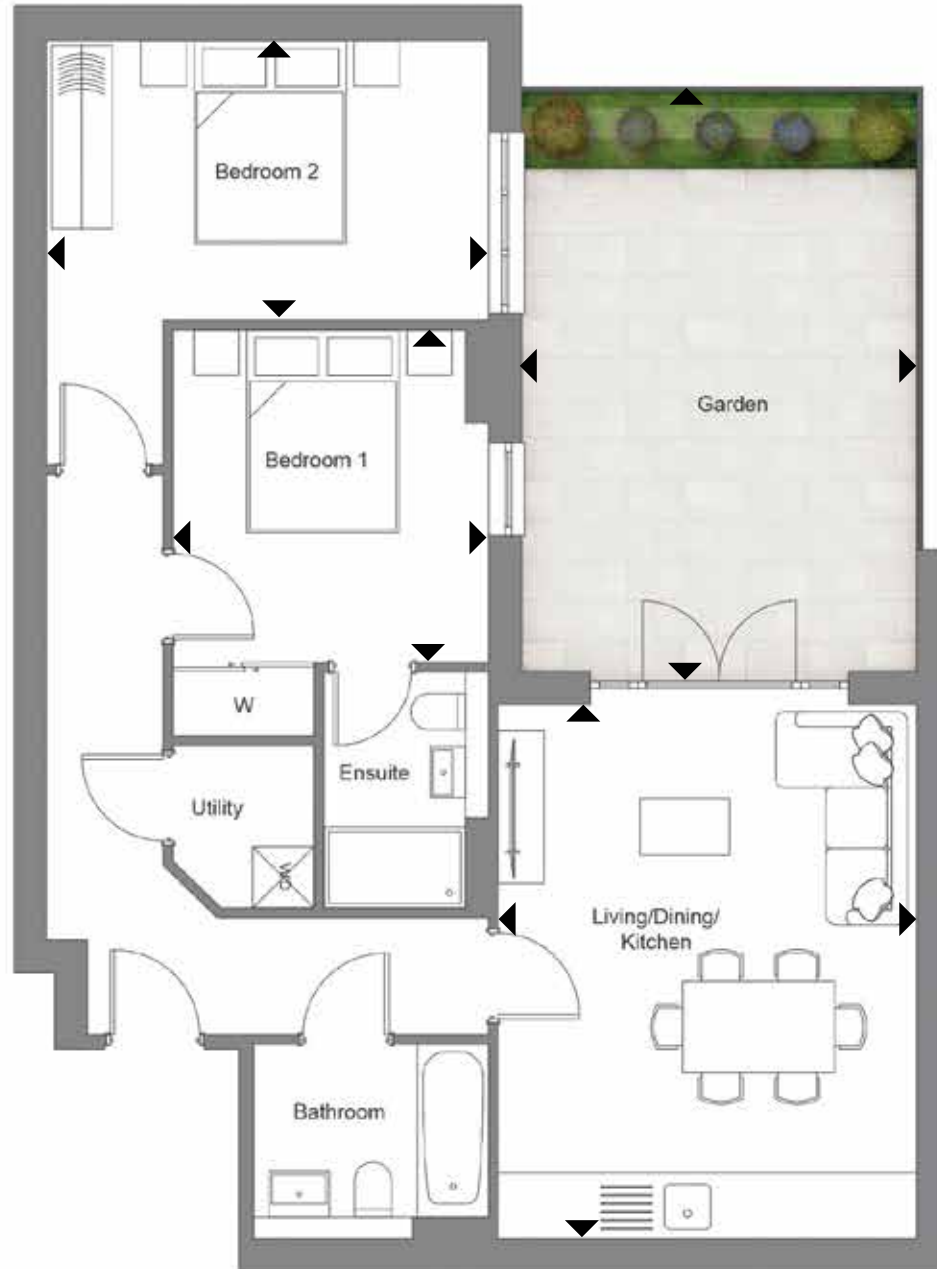


### No. 2

Living/Kitchen/Dining	4800 x 5803	15' 9" x 19' 0"
Bedroom 1	3617 x 3495	11' 10" x 11' 6"
Bedroom 2	4002 x 2971	13' 2" x 9' 9"
Garden 1	3842 x 6846	12' 7" x 22' 6"
Garden 2	4095 x 2282	13' 5" x 7' 6"

# NO.03 GROUND FLOOR

Total GIA\*  
742 sq ft  
Garden Area  
240 sq ft

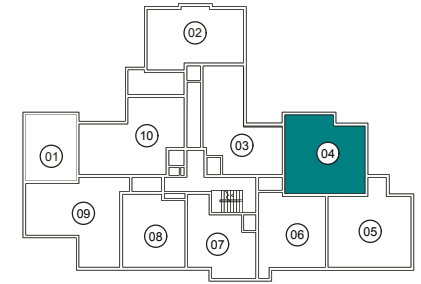
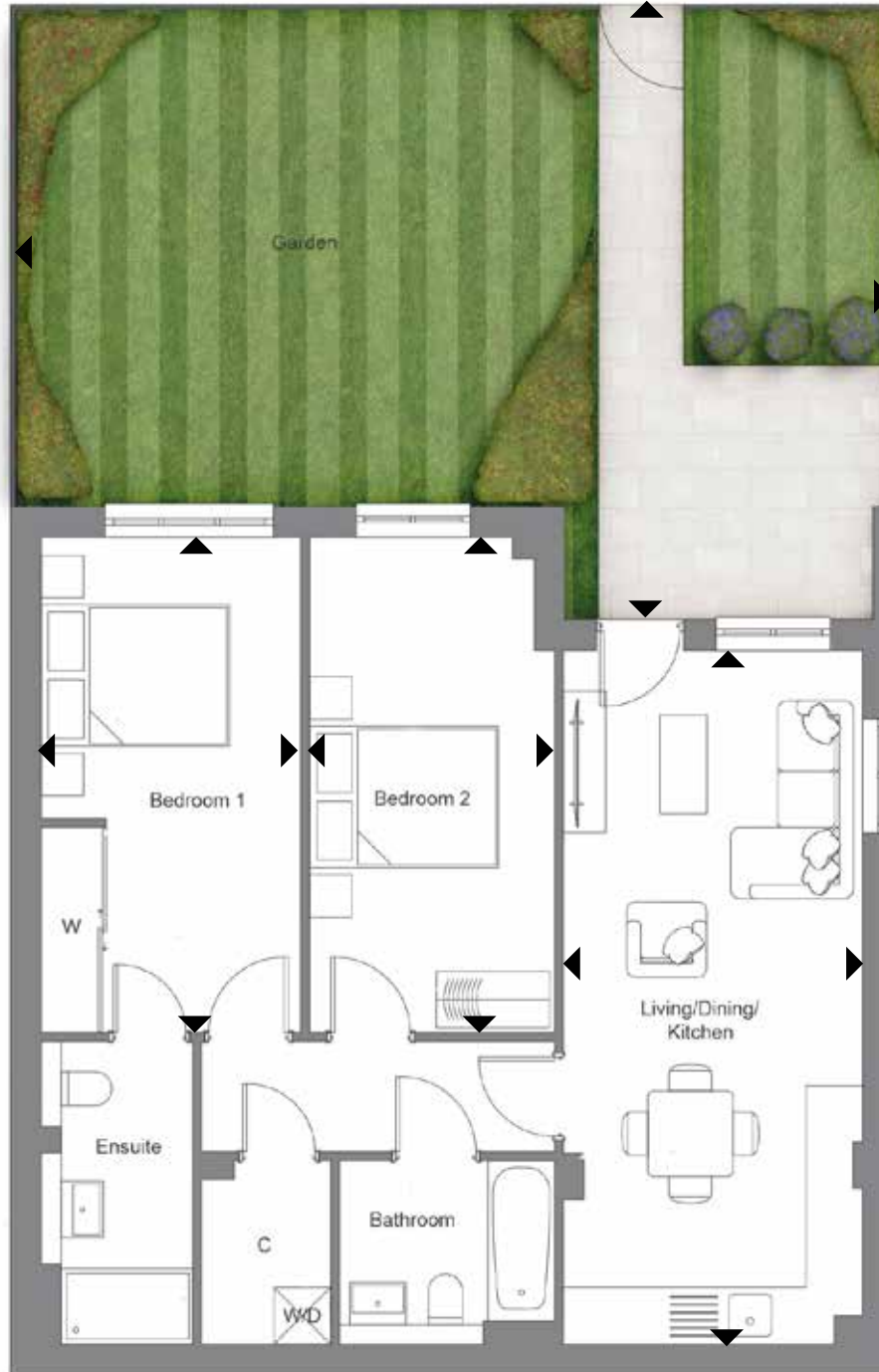


## No. 3

Living/Kitchen/Dining	5253 x 4109	17' 3" x 13' 6"
Bedroom 1	3273 x 3111	10' 9" x 10' 2"
Bedroom 2	4180 x 4357	13' 9" x 14' 4"
Garden	5724 x 3899	18' 9" x 12' 10"

# NO.04 GROUND FLOOR

Total GIA\*  
756 sq ft  
Garden Area  
566 sq ft

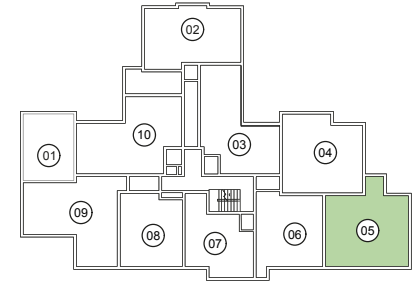


## No. 4

Living/Kitchen/Dining	3171 x 7353	10' 5" x 24' 1"
Bedroom 1	2750 x 5250	9' 0" x 17' 3"
Bedroom 2	2592 x 5249	8' 6" x 17' 3"
Garden	9253 x 5271	30' 4" x 17' 4"

# NO.05 GROUND FLOOR

**Total GIA\***  
785 sq ft  
**Front Garden Area**  
229 sq ft  
**Rear Garden Area**  
428 sq ft

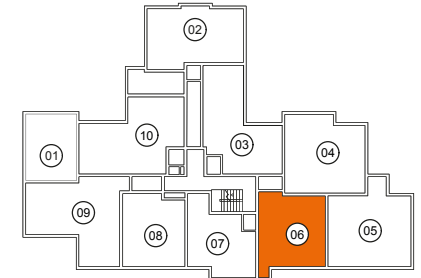


No. 5		
Living/Kitchen/Dining	3441 x 7650	11' 3" x 25' 1"
Bedroom 1	2771 x 5282	9' 1" x 17' 4"
Bedroom 2	2605 x 3877	8' 7" x 12' 9"
Front Garden	4951 x 6929	16' 3" x 22' 9"
Rear Garden	9448 x 4216	31' 0" x 13' 10"

\*Gross Internal Area

# NO.06 GROUND FLOOR

Total GIA\*  
624 sq ft  
Garden Area  
240 sq ft

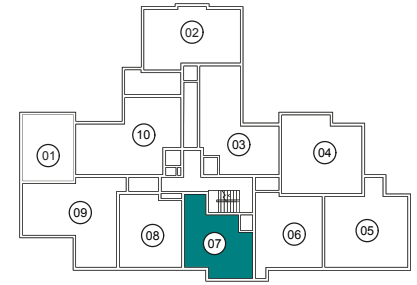
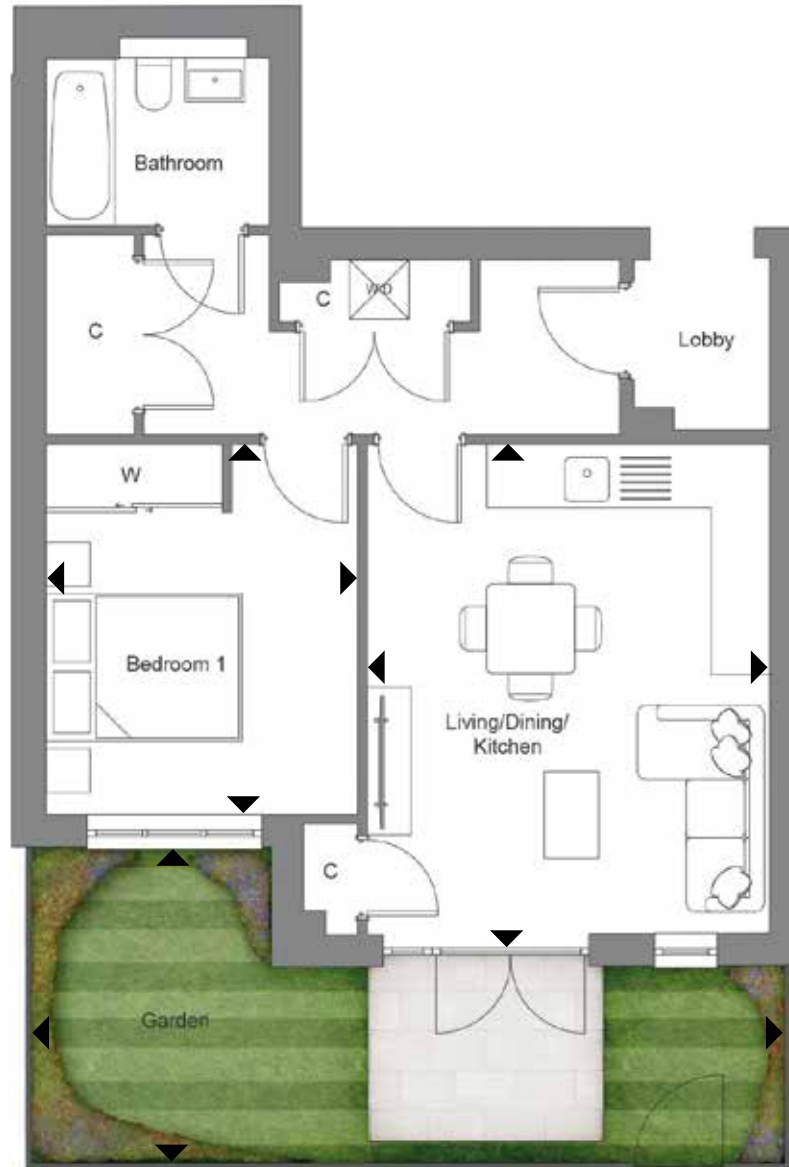


No. 6		
Living/Kitchen/Dining	4068 x 6032	13' 4" x 19' -9"
Bedroom 1	3042 x 5283	10' 0" x 17' 4"
Garden	7531 x 3222	24' 9" x 10' 7"



# NO.07 GROUND FLOOR

Total GIA\*  
538sq ft  
Garden Area  
199sq ft

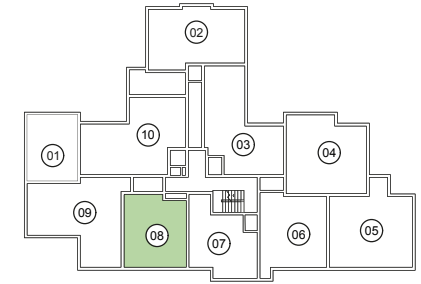
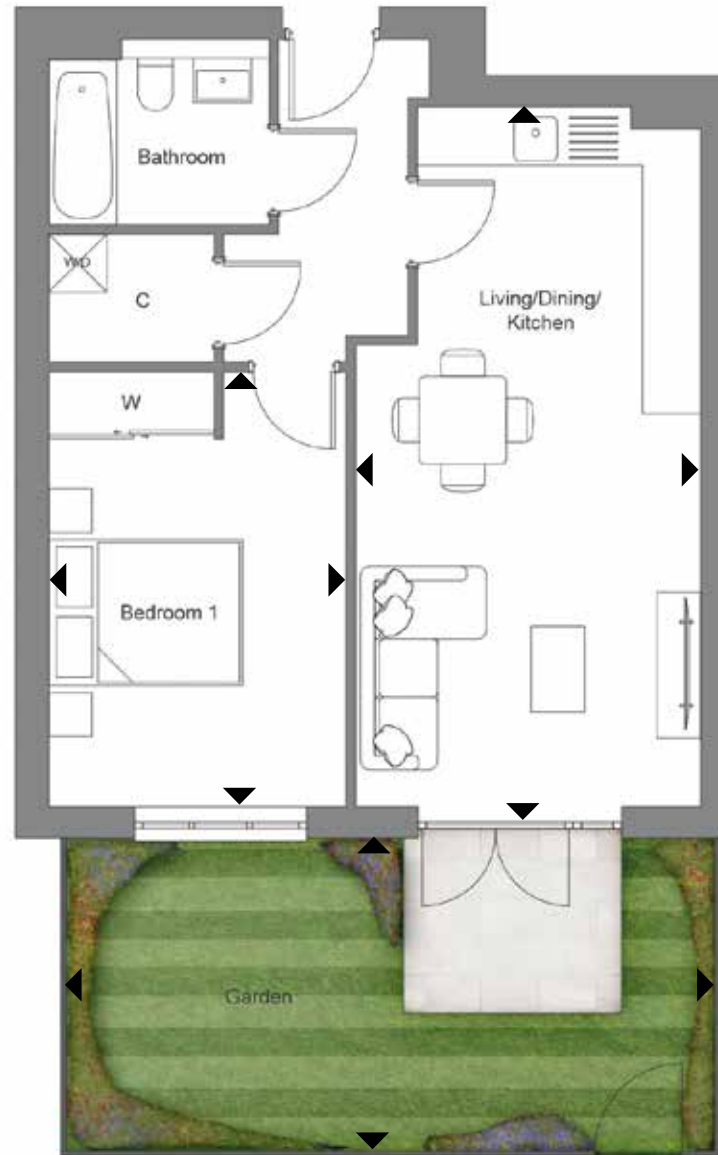


## No. 7

Living/Kitchen/Dining	4104 x 4972	13' 6" x 16' 4"
Bedroom 1	3181 x 3772	10' 5" x 12' 4"
Garden	7726 x 3222	25' 4" x 10' 7"

# NO.08 GROUND FLOOR

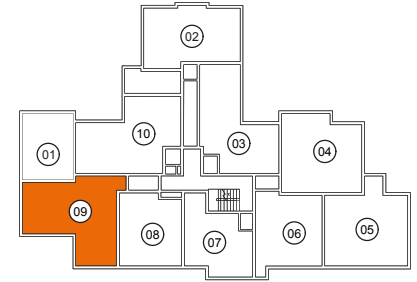
Total GIA\*  
553 sq ft  
Garden Area  
233 sq ft



## No. 8

Living/Kitchen/Dining	3563 x 7207	11' 8" x 23' 8"
Bedroom 1	3068 x 4482	10' 1" x 14' 8"
Garden	6697 x 3222	22' 0" x 10' 7"

# NO.09 GROUND FLOOR



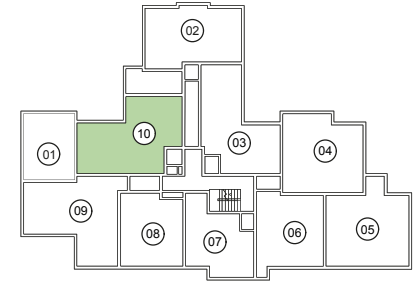
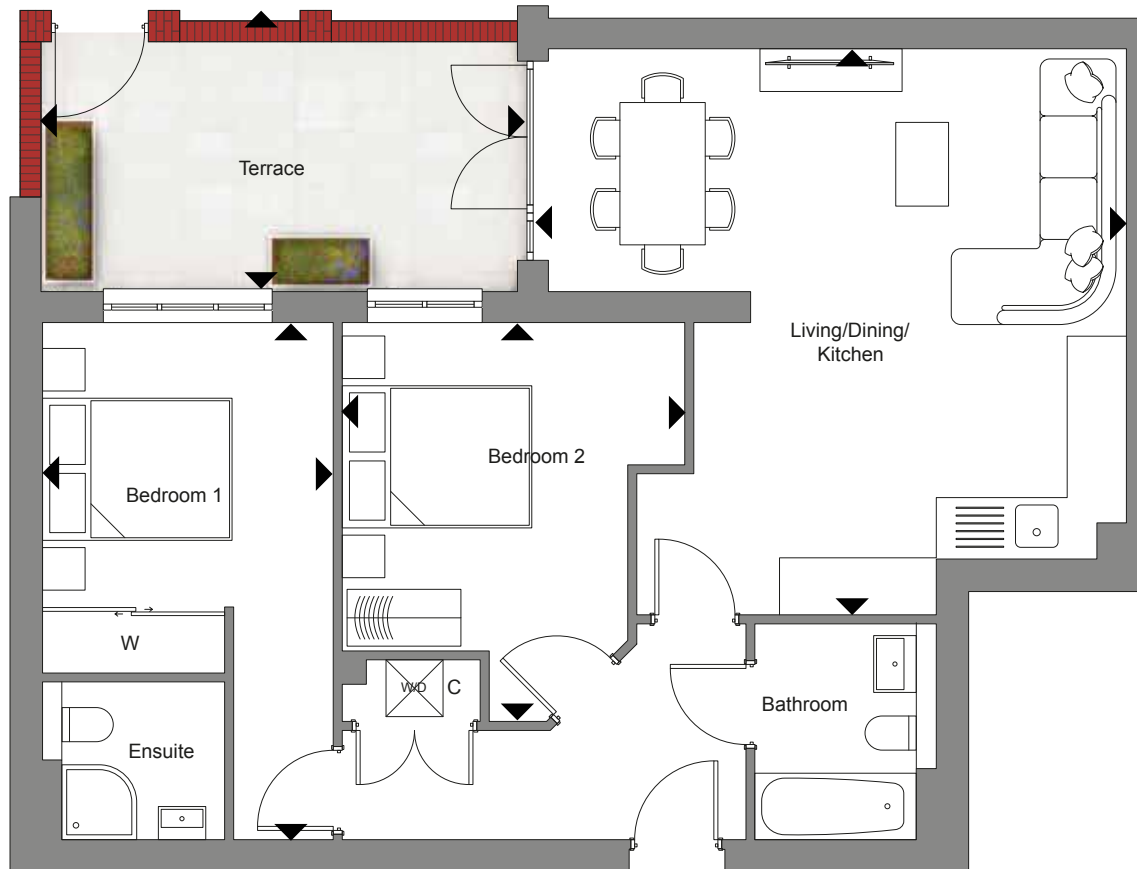
**Total GIA\***  
826 sq ft  
**Garden Area**  
709 sq ft

<b>Plot 9</b>		
Living/Kitchen/Dining	4406 x 6312	14' 5" x 20' 9"
Bedroom 1	5787 x 2810	19' 0" x 9' 3"
Bedroom 2	4300 x 2652	14' 1" x 8' 8"
Side Garden	7635 x 2749	25' 1" x 9' 0"
Rear Garden	11001 x 6722	36' 1" x 22' 1"

\*Gross Internal Area

# NO.10 GROUND FLOOR

Total GIA\*  
795 sq ft  
Garden Area  
158 sq ft

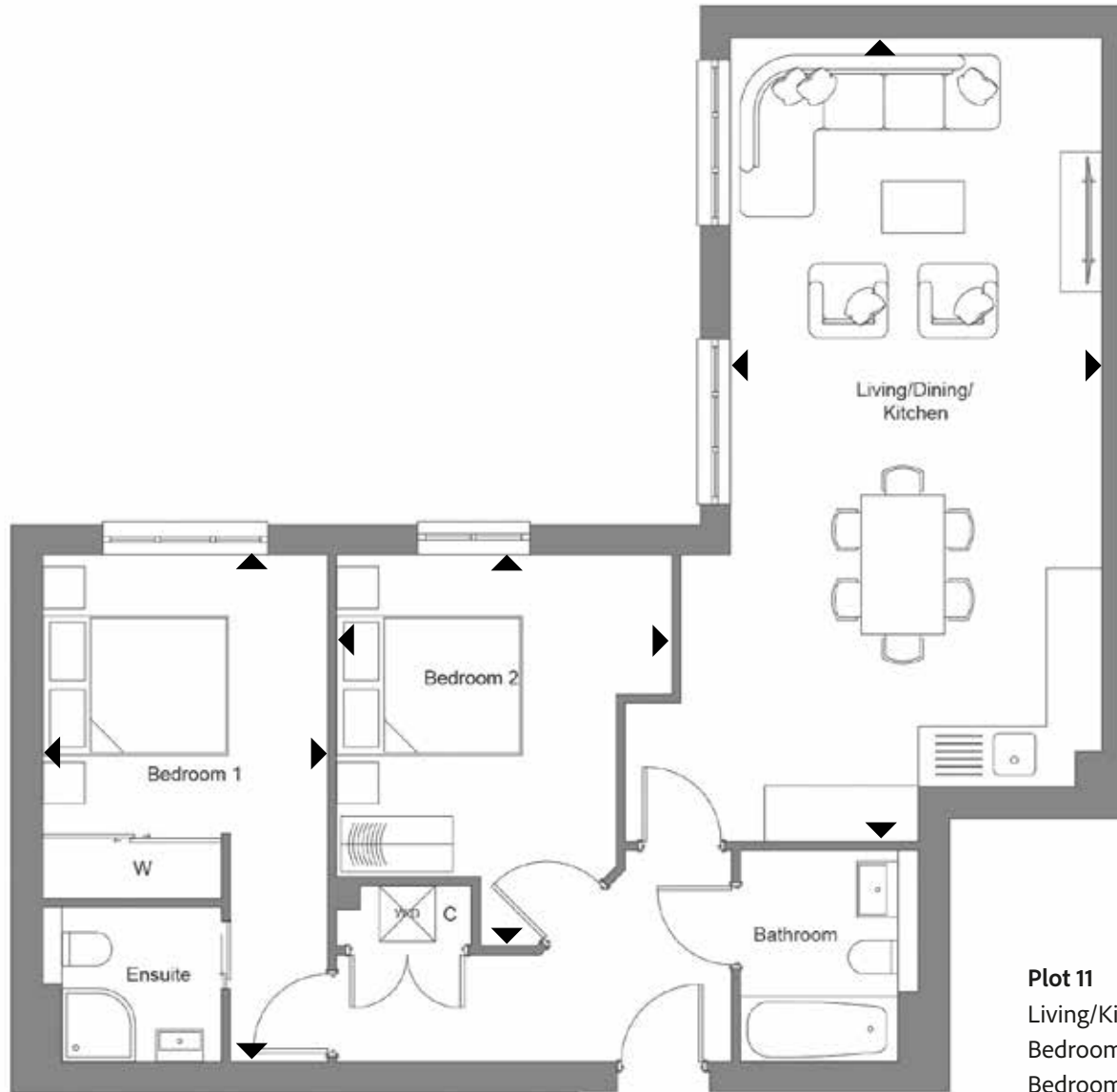
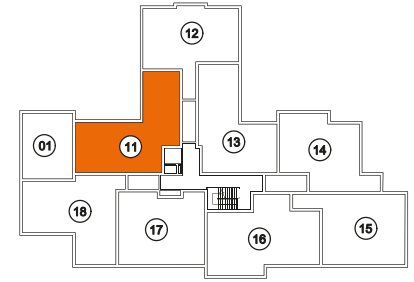


## Plot 10

Living/Kitchen/Dining	6071 x 5968	19' 11" x 19' 7"
Bedroom 1	3065 x 5453	10' 1" x 17' 11"
Bedroom 2	3615 x 4207	11' 10" x 13' 10"
Terrace	4977 x 2630	16' 4" x 9' 9"

# NO.11 FIRST FLOOR

Total GIA\*  
846 sq ft



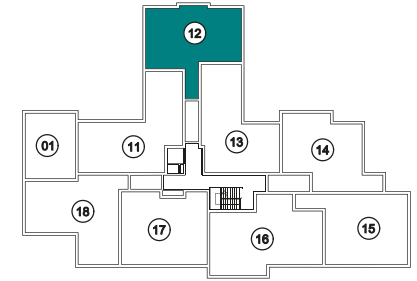
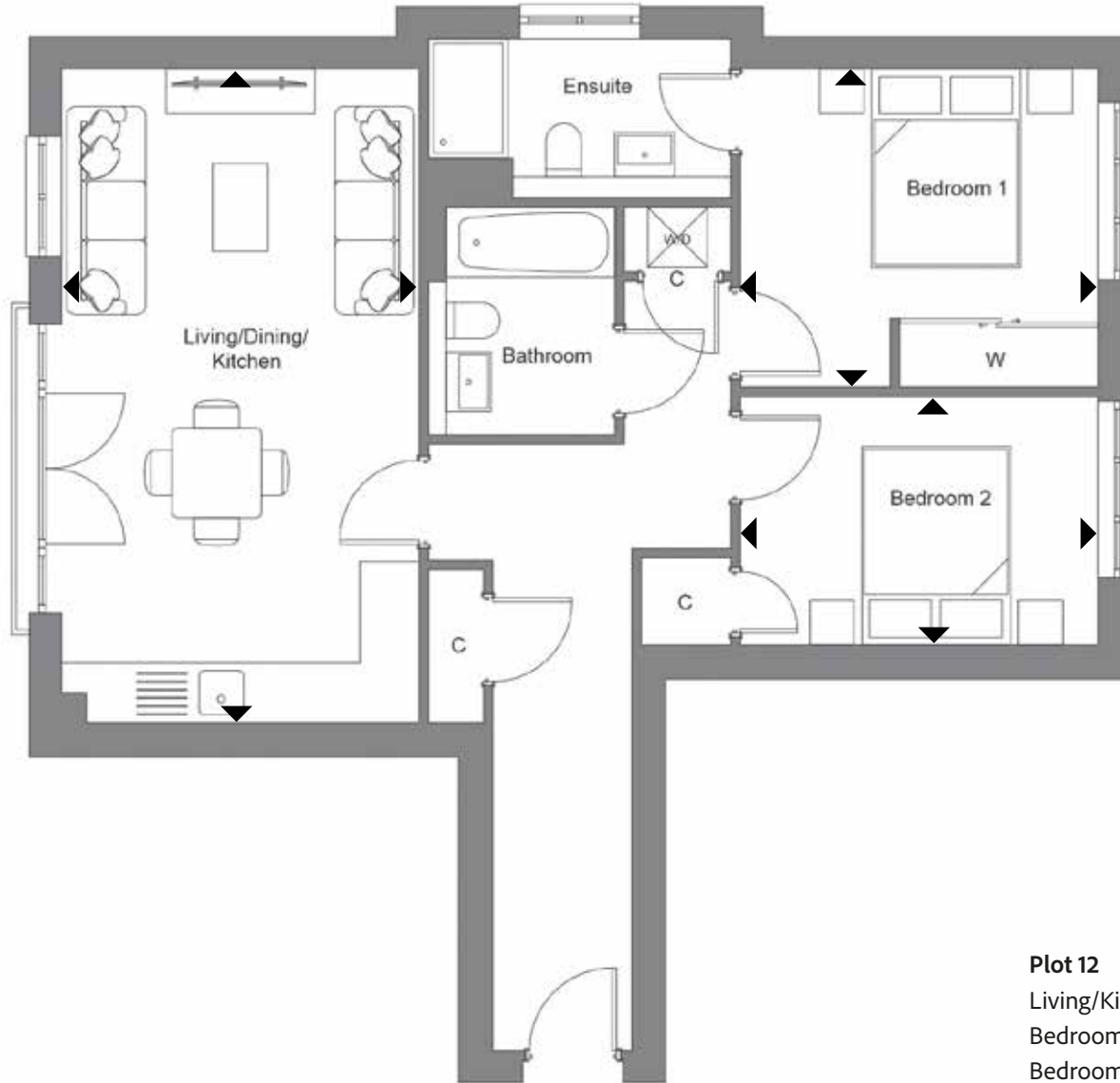
**Plot 11**

Living/Kitchen/Dining	4003 x 8637	13' 2" x 28' 4"
Bedroom 1	3065 x 5453	10' 1" x 17' 11"
Bedroom 2	3610 x 4207	11' 10" x 13' 10"

\*Gross Internal Area

# NO.12 FIRST FLOOR

Total GIA\*  
761sq ft

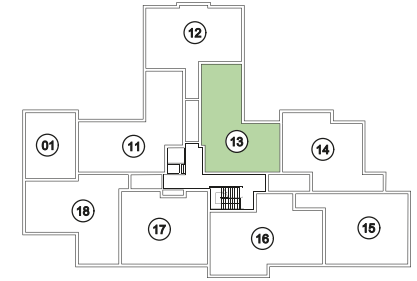
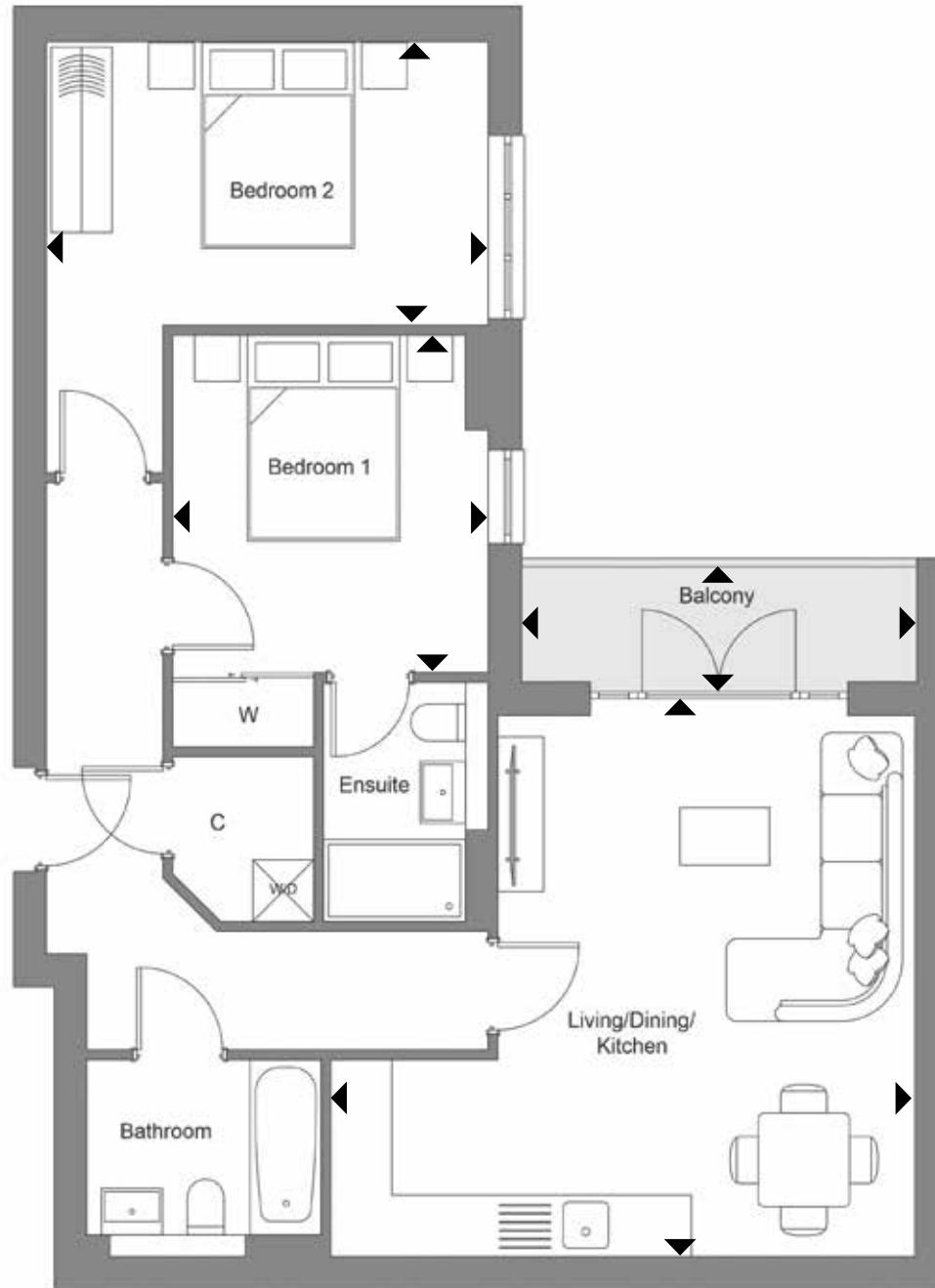


### Plot 12

Living/Kitchen/Dining	3605 x 6560	11' 10" x 21' 6"
Bedroom 1	3065 x 3207	11' 10" x 10' 6"
Bedroom 2	3065 x 2501	11' 10" x 8' 2"

# NO.13 FIRST FLOOR

Total GIA\*  
778sq ft

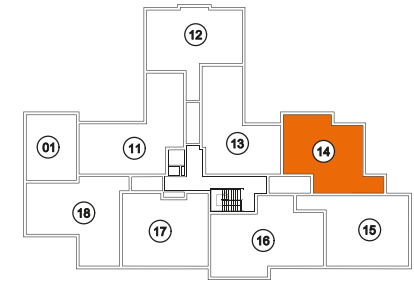
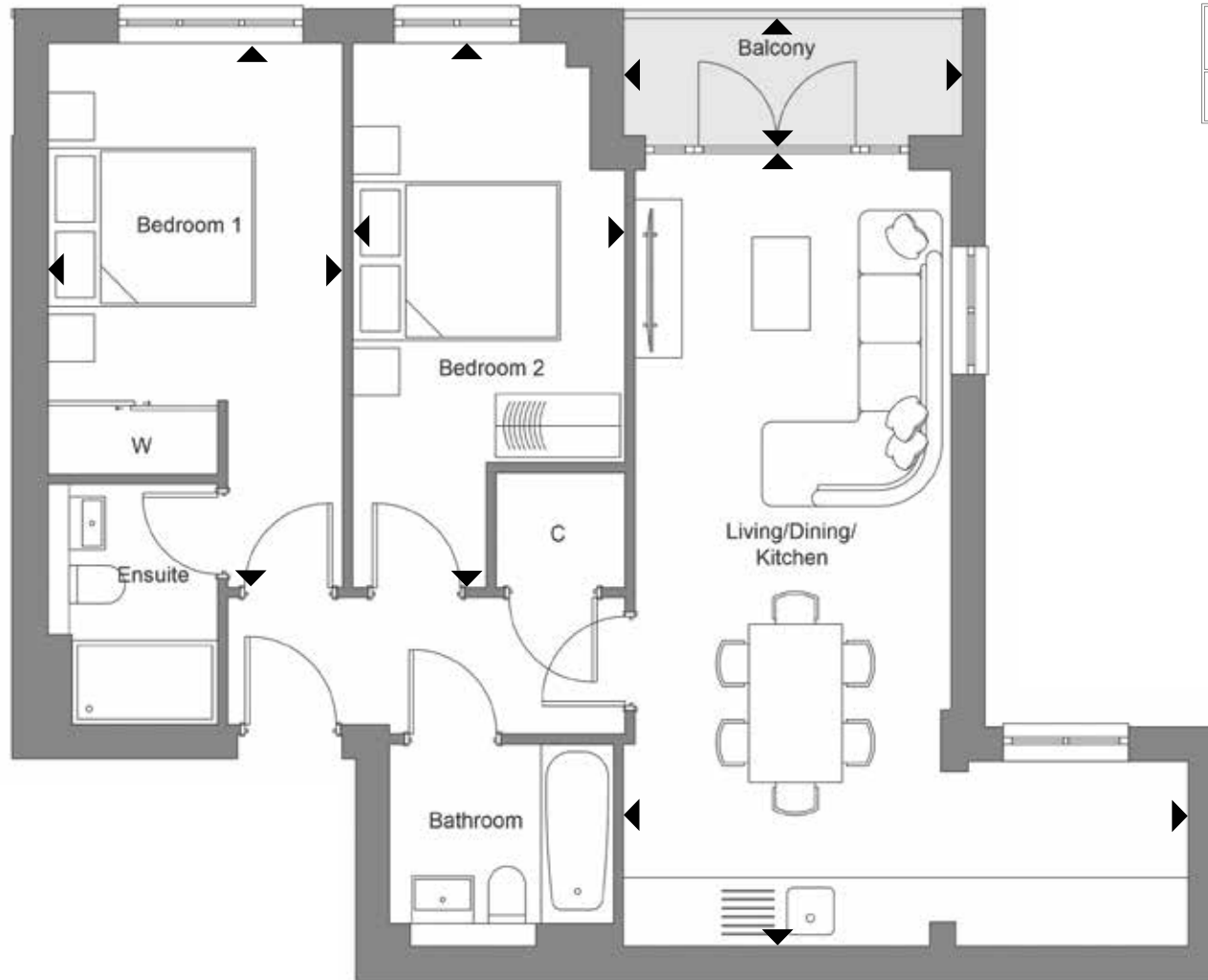


## Plot 13

Living/Kitchen/Dining	5253 x 5755	17' 3" x 18' 11"
Bedroom 1	3273 x 3111	10' 9" x 10' 2"
Bedroom 2	2751 x 4357	9' 0" x 14' 4"
Balcony	1120 x 3899	3' 8" x 12' 10"

# NO.14 FIRST FLOOR

Total GIA\*  
725 sq ft



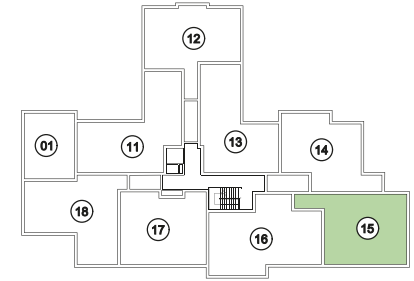
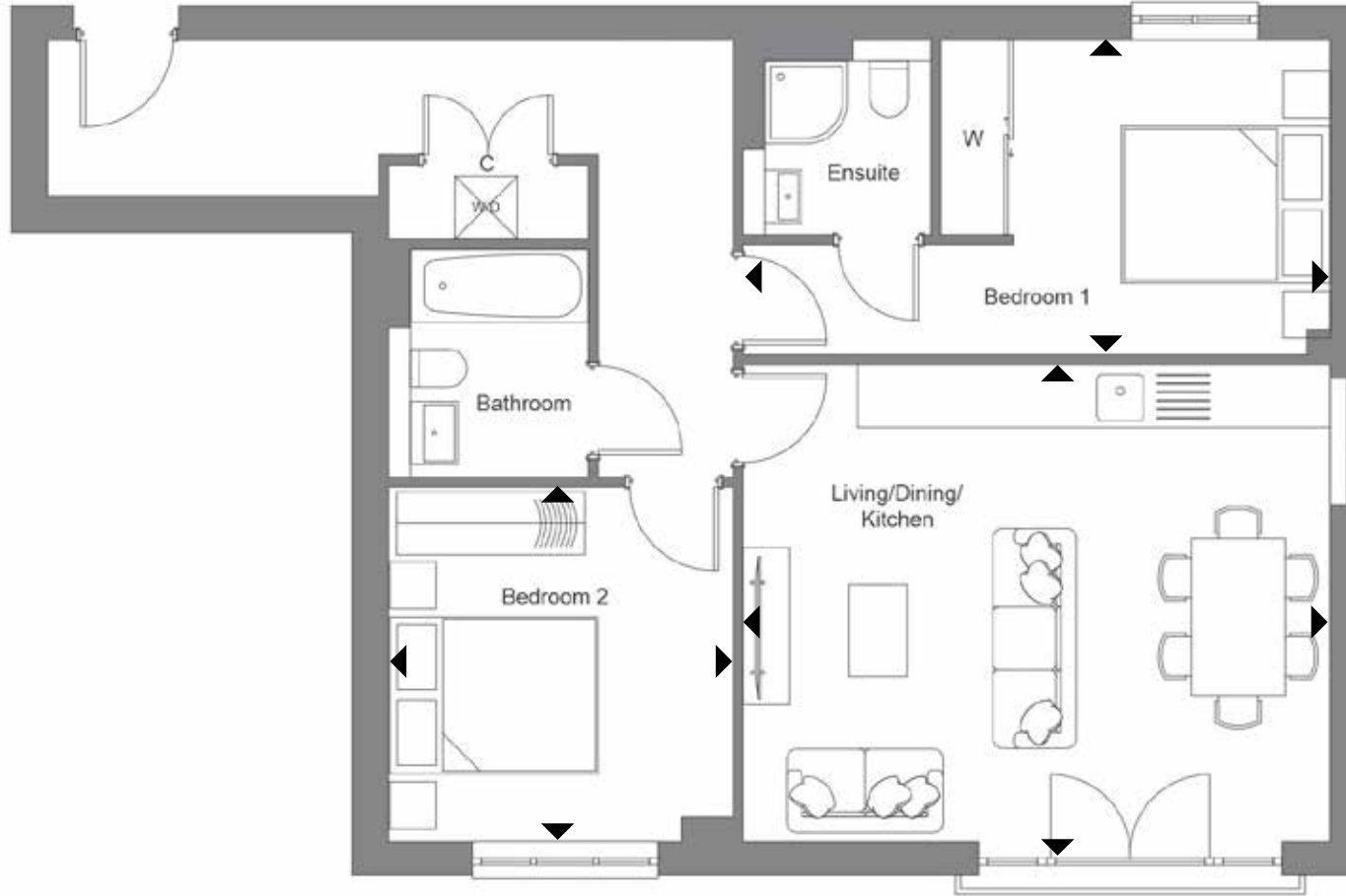
## Plot 14

Living/Kitchen/Dining	5443 x 7376	17' 10" x 24' 2"
Bedroom 1	2842 x 5157	9' 4" x 16' 11"
Bedroom 2	2625 x 5157	8' 7" x 16' 11"
Balcony	3262 x 1120	10' 8" x 3' 8"



# NO.15 FIRST FLOOR

Total GIA\*  
794 sq ft

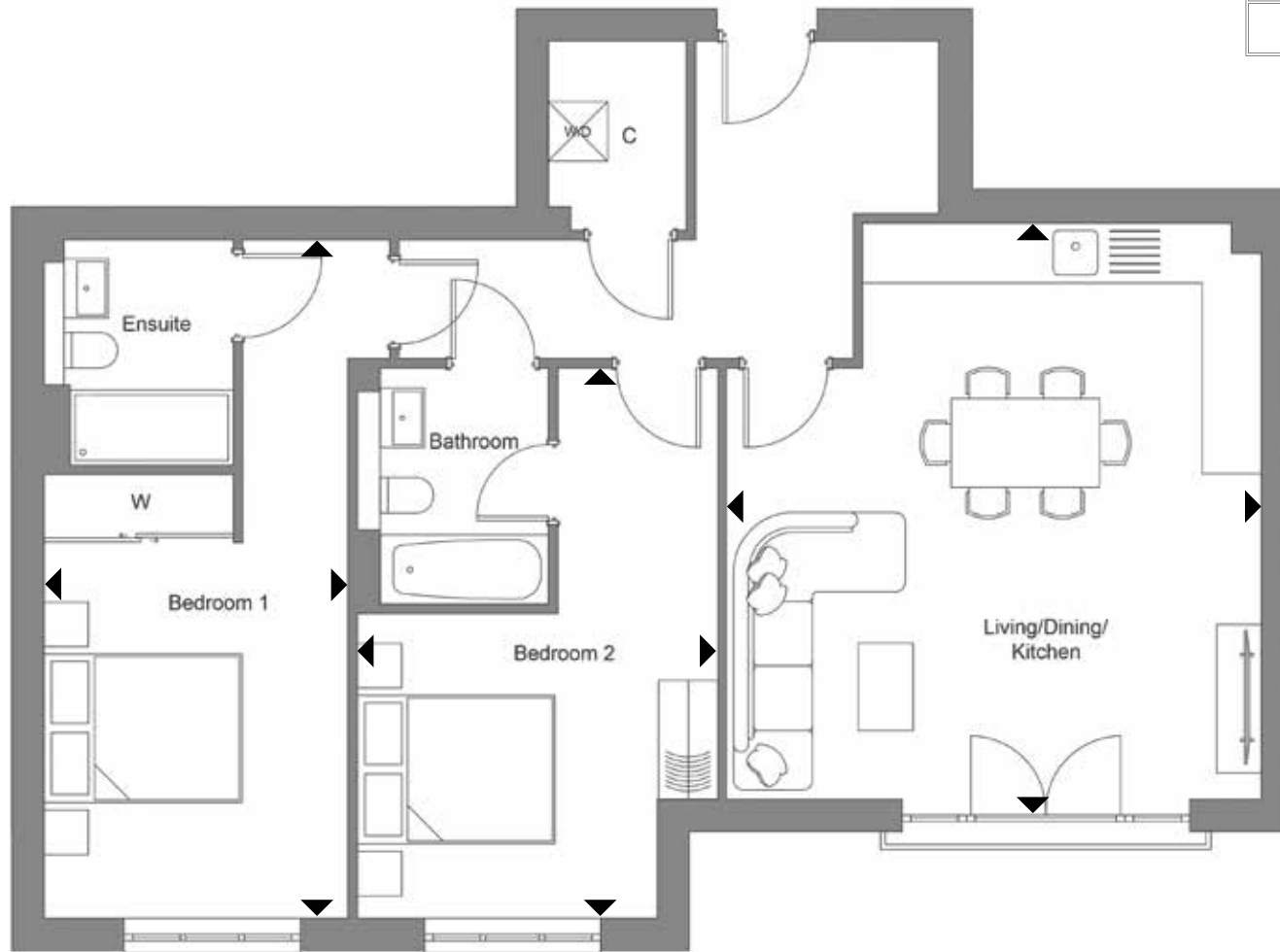
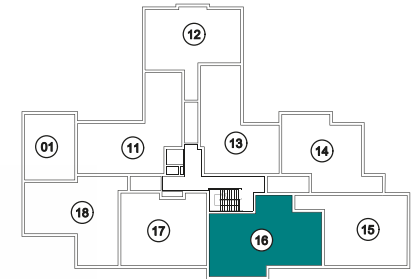


## Plot 15

Living/Kitchen/Dining	5619 x 4544	18' 5" x 14' 11"
Bedroom 1	5620 x 3007	18' 5" x 9' 10"
Bedroom 2	3297 x 3383	10' 10" x 11' 1"

# NO.16 FIRST FLOOR

Total GIA\*  
918sq ft

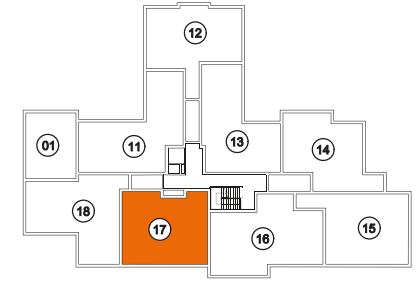
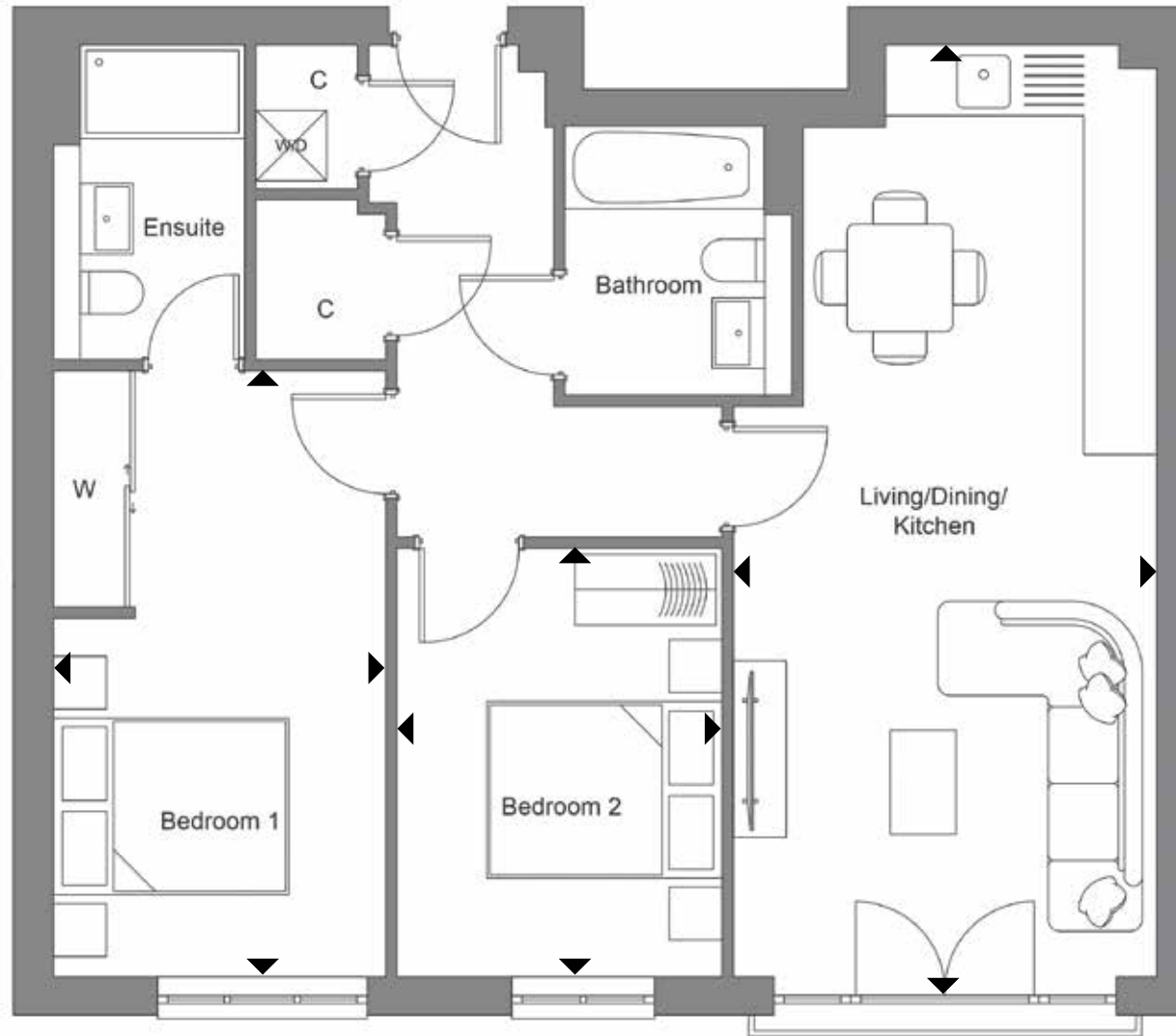


### Plot 16

Living/Kitchen/Dining	5407 x 5812	17' 9" x 19' 1"
Bedroom 1	3071 x 6846	10' 1" x 22' 6"
Bedroom 2	3634 x 5551	11' 11" x 18' 3"

# NO.17 FIRST FLOOR

Total GIA\*  
774sq ft

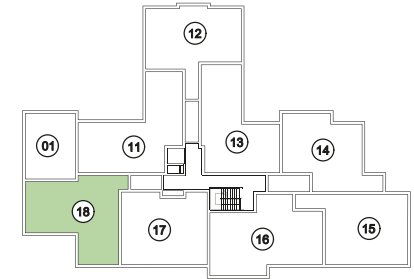
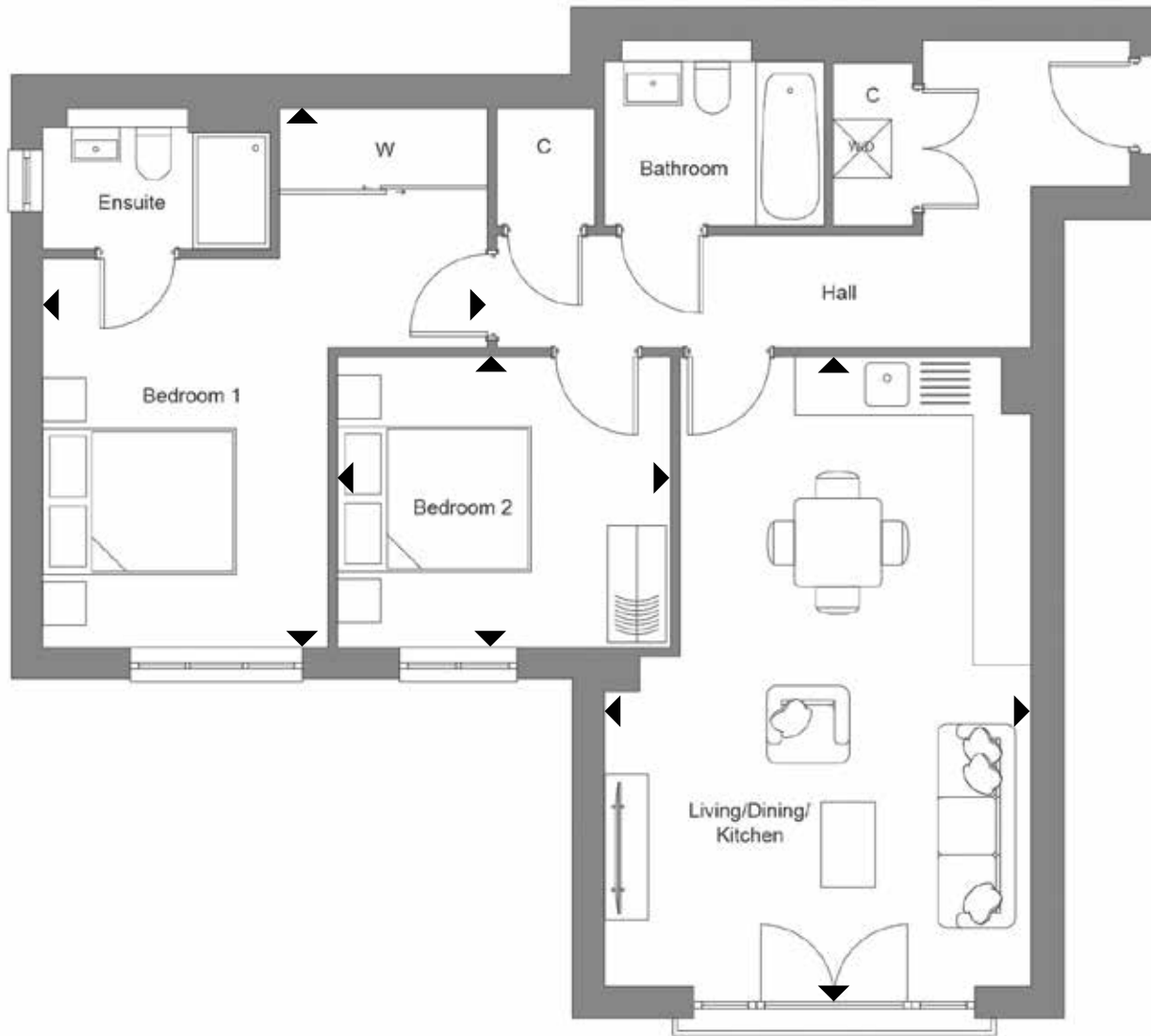


## Plot 17

Living/Kitchen/Dining	3580 x 7867	11' 9" x 25' 10"
Bedroom 1	2822 x 5142	9' 3" x 16' 10"
Bedroom 2	2763 x 3636	9' 1" x 11' 11"

# NO.18 FIRST FLOOR

Total GIA\*  
826 sq ft

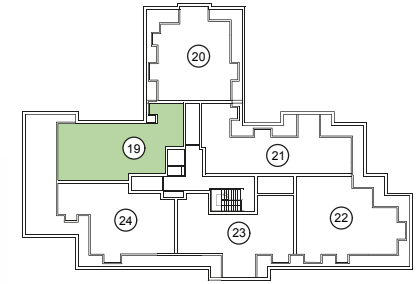
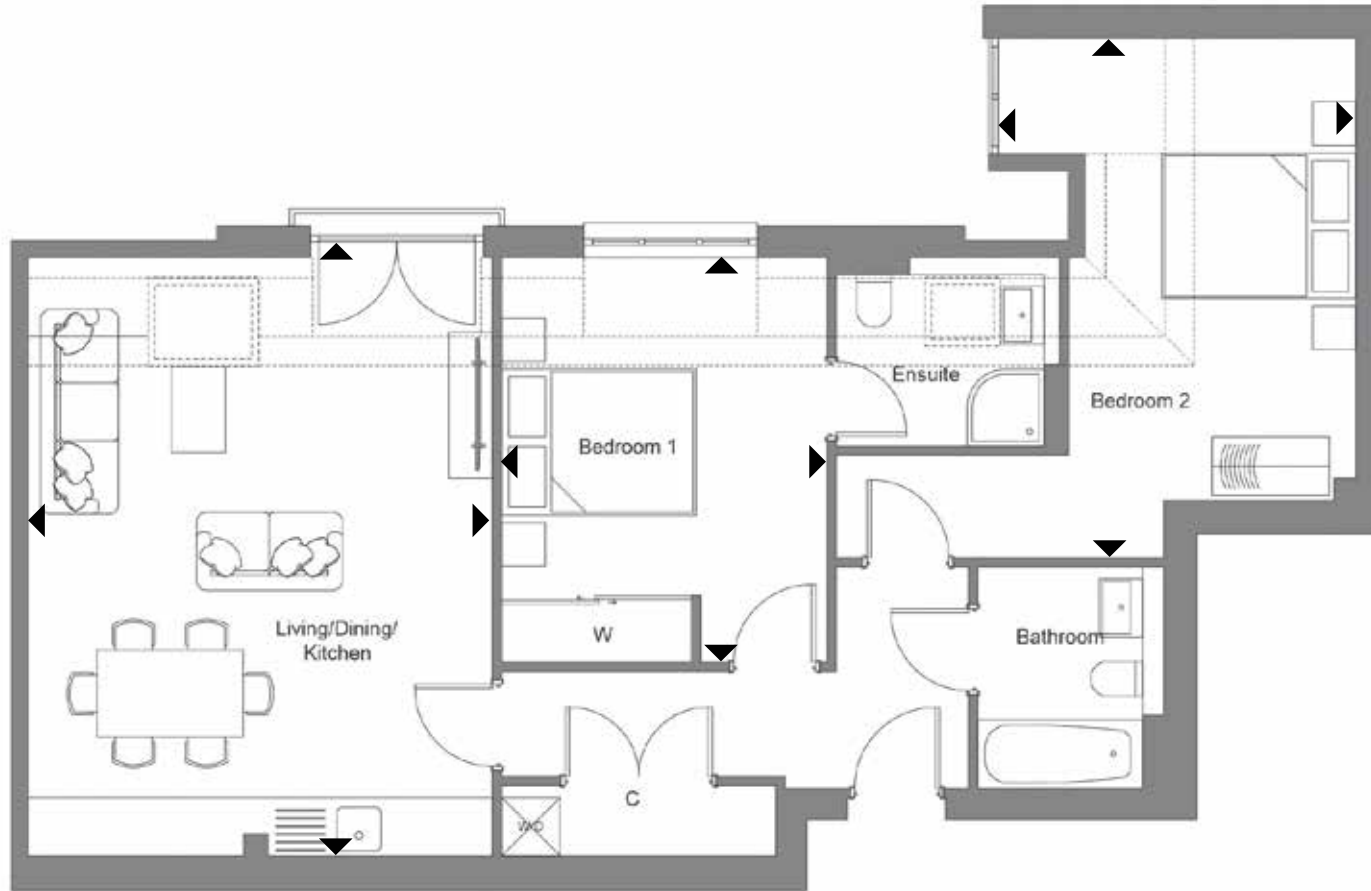


## Plot 18

Living/Kitchen/Dining	4406 x 6492	14' 5" x 21' 4"
Bedroom 1	4607 x 4013	15' 1" x 13' 2"
Bedroom 2	3442 x 2992	11' 4" x 9' 10"

# NO.19 SECOND FLOOR

Total GIA\*  
856 sq ft

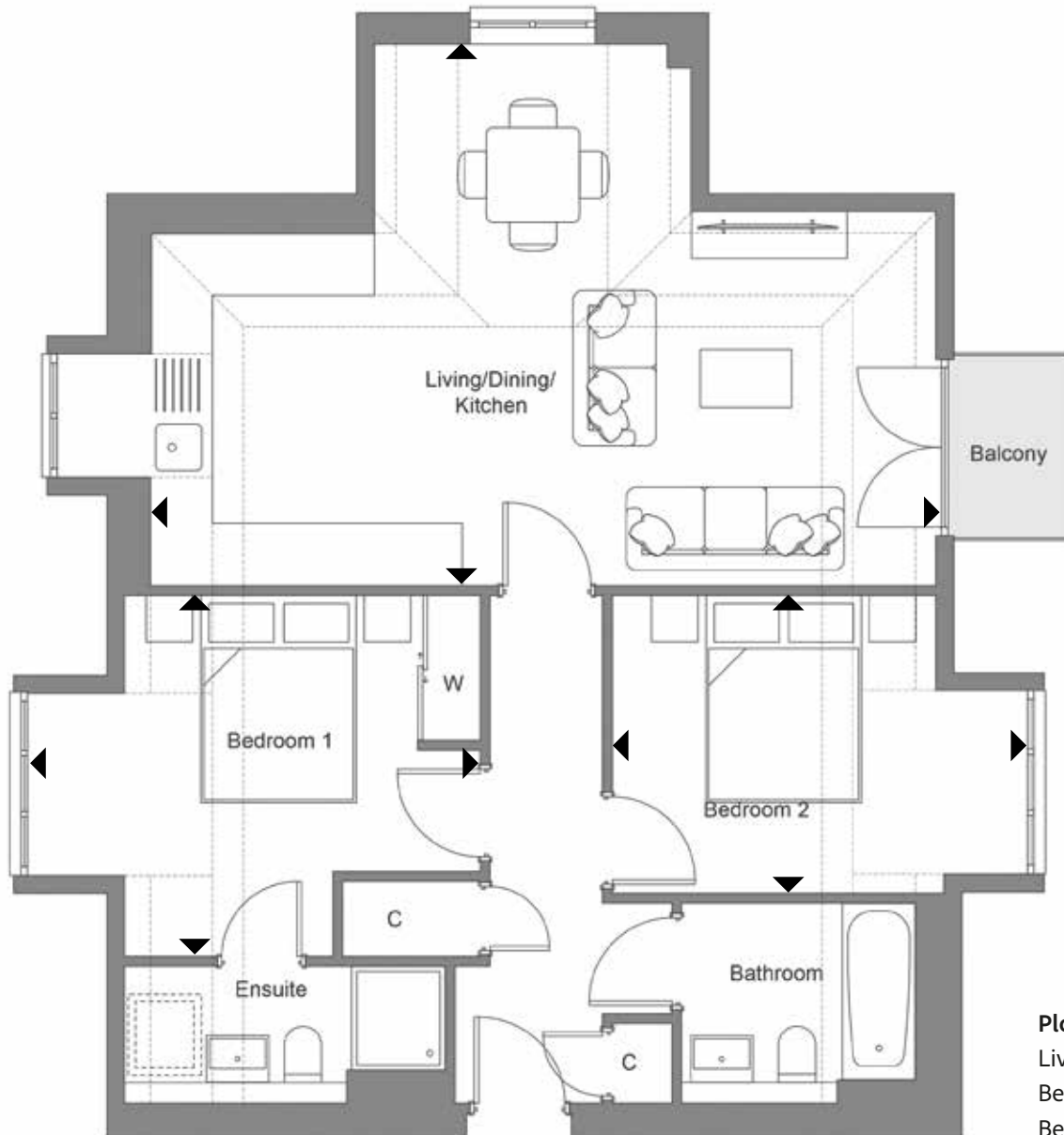
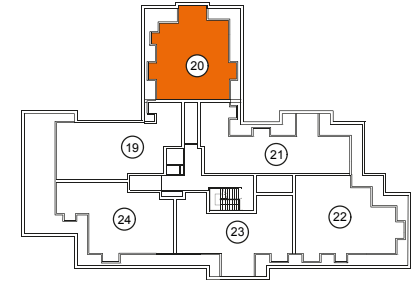


### Plot 19

Living/Kitchen/Dining	4777 x 6147	15' 8" x 20' 2"
Bedroom 1	3347 x 4156	11' 0" x 13' 8"
Bedroom 2	3687 x 5334	12' 1" x 17' 6"

# NO.20 SECOND FLOOR

Total GIA\*  
761sq ft

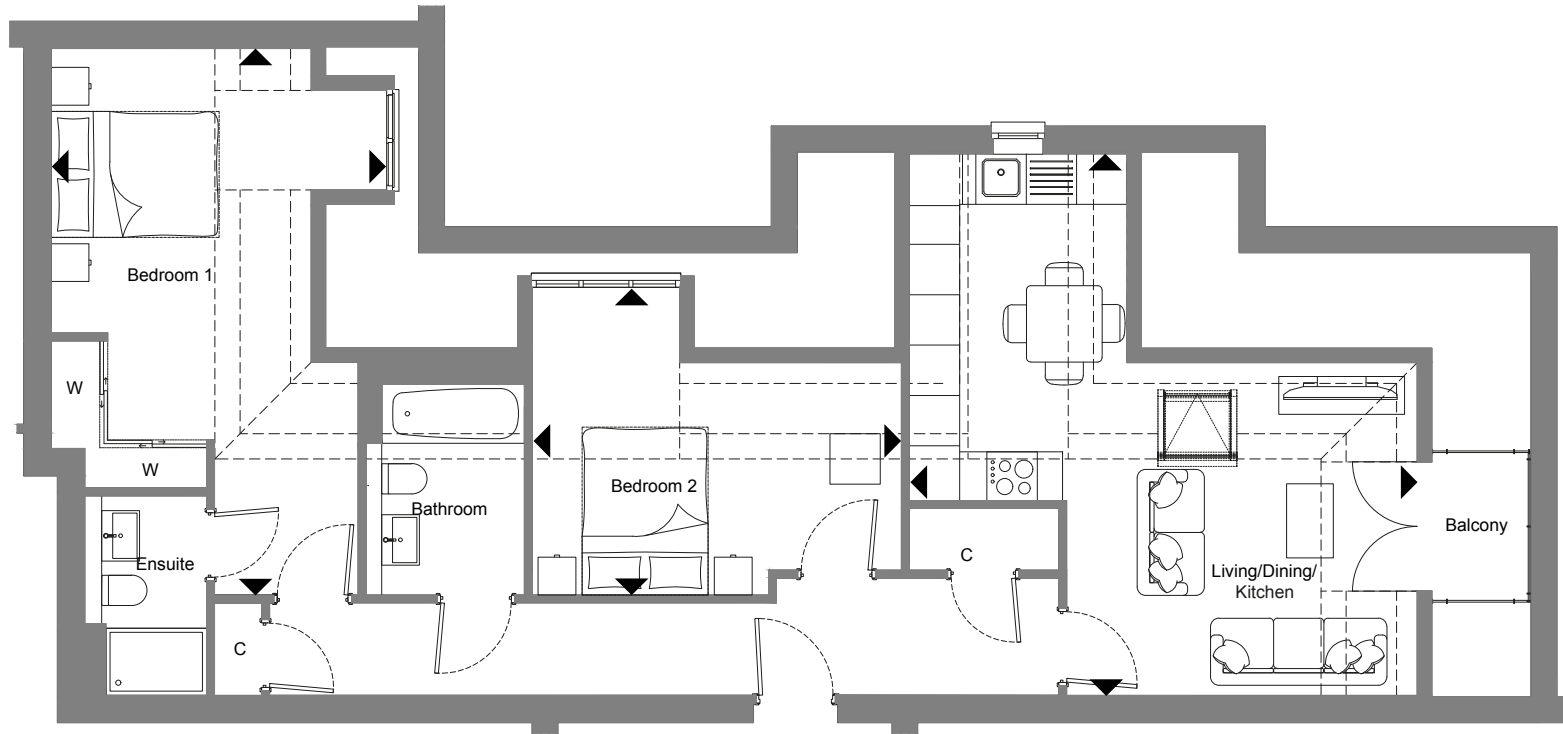
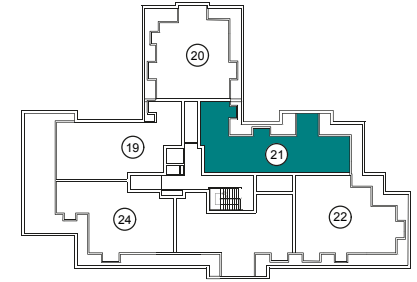


### Plot 20

Living/Kitchen/Dining	7568 x 5218	24' 10" x 17' 1"
Bedroom 1	4365 x 3480	14' 4" x 11' 5"
Bedroom 2	4002 x 2871	13' 2" x 9' 5"

# NO.21 SECOND FLOOR

Total GIA\*  
846 sq ft

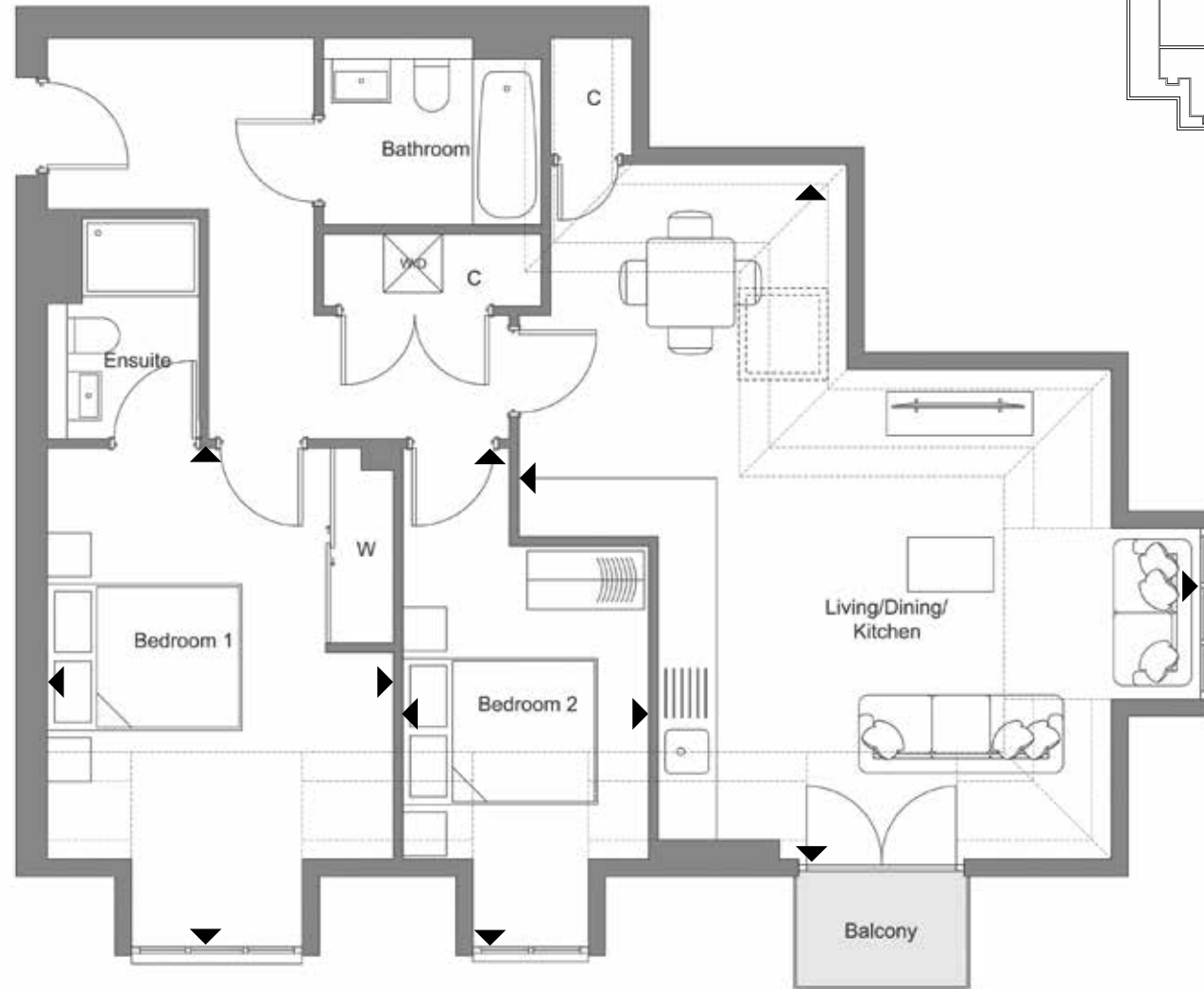
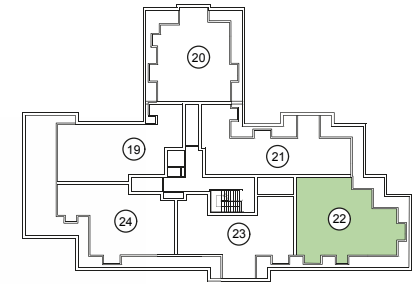


### Plot 21

Living/Kitchen/Dining	5805 x 6445	19' 1" x 21' 2"
Bedroom 1	3996 x 6522	13' 1" x 21' 5"
Bedroom 2	4396 x 3664	14' 5" x 12' 0"

# NO.22 SECOND FLOOR

Total GIA\*  
848 sq ft



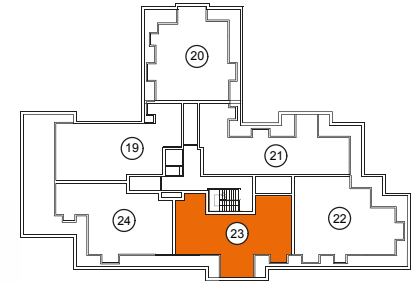
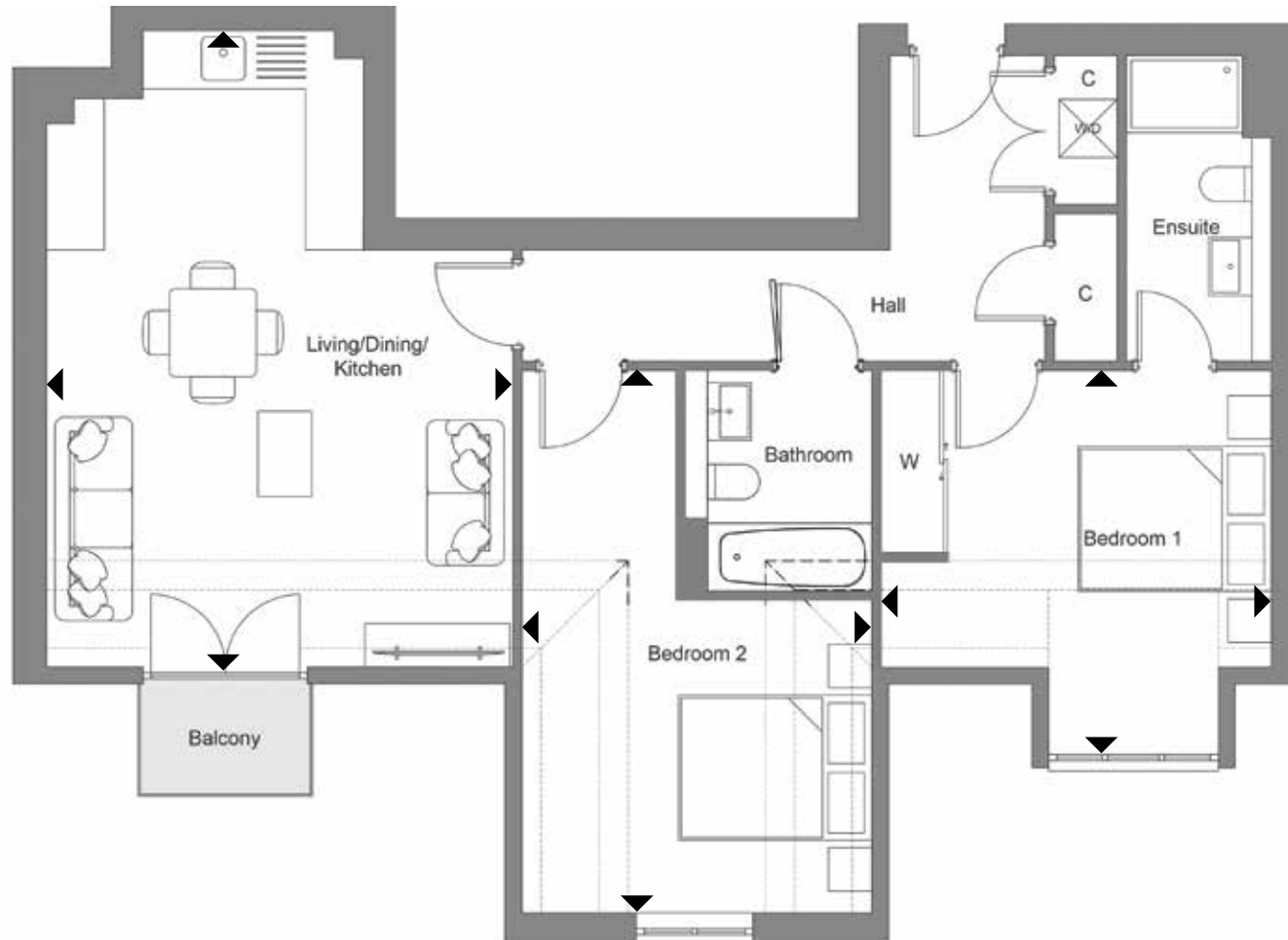
### Plot 22

Living/Kitchen/Dining	7008 x 6934	23'0" x 22' 9"
Bedroom 1	3557 x 5115	11' 8" x 16' 9"
Bedroom 2	2529 x 5117	8' 4" x 16' 9"



# NO.23 SECOND FLOOR

Total GIA\*  
824 sq ft

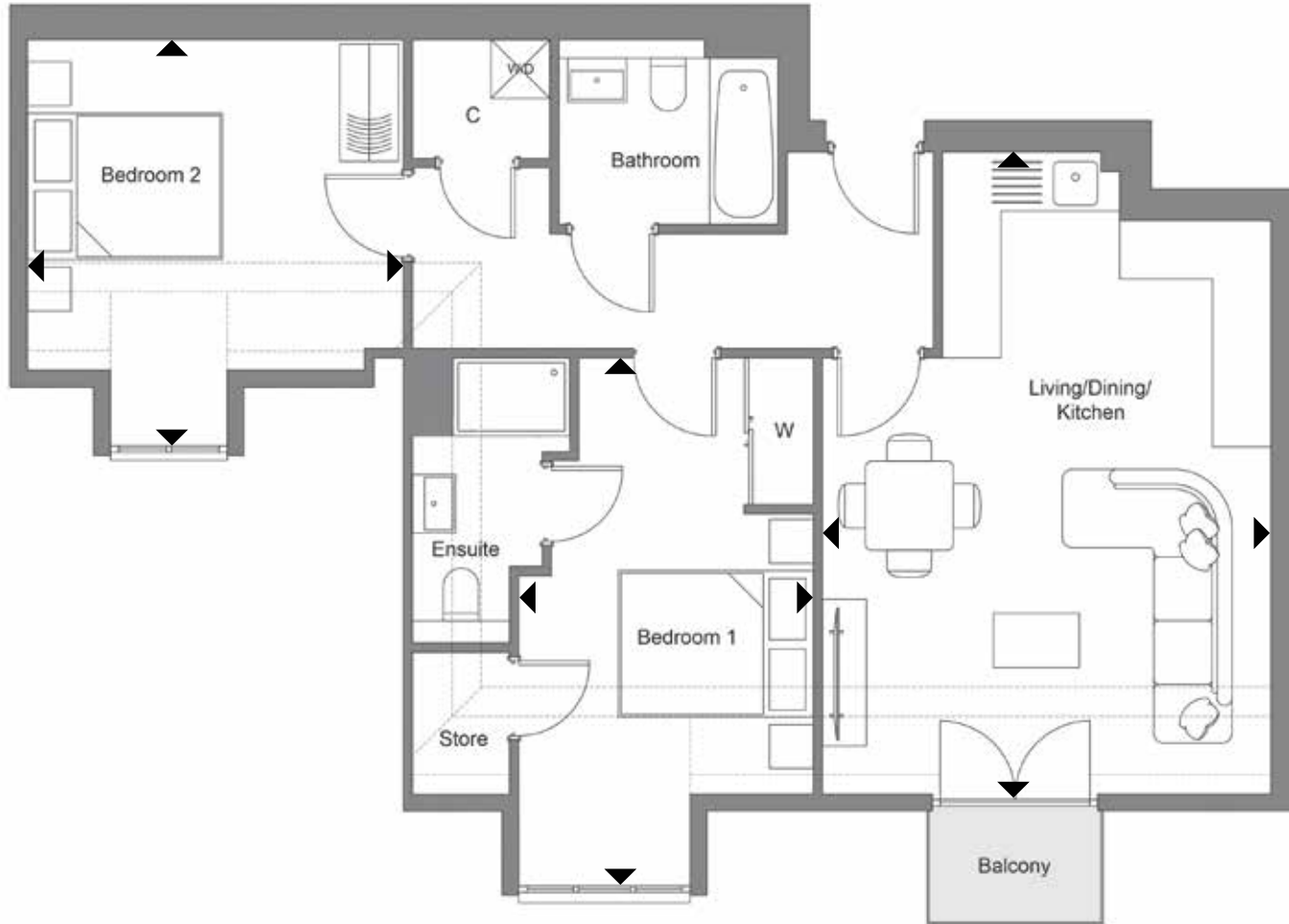
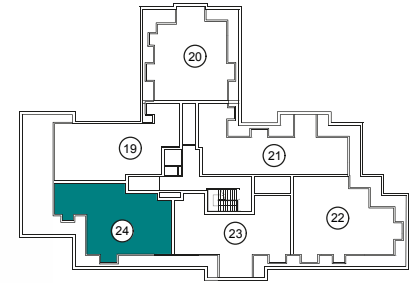


## Plot 23

Living/Kitchen/Dining	4822 x 6568	15' 10" x 21' 7"
Bedroom 1	3616 x 5599	11' 10" x 18' 4"
Bedroom 2	4036 x 3963	13' 3" x 13' 0"

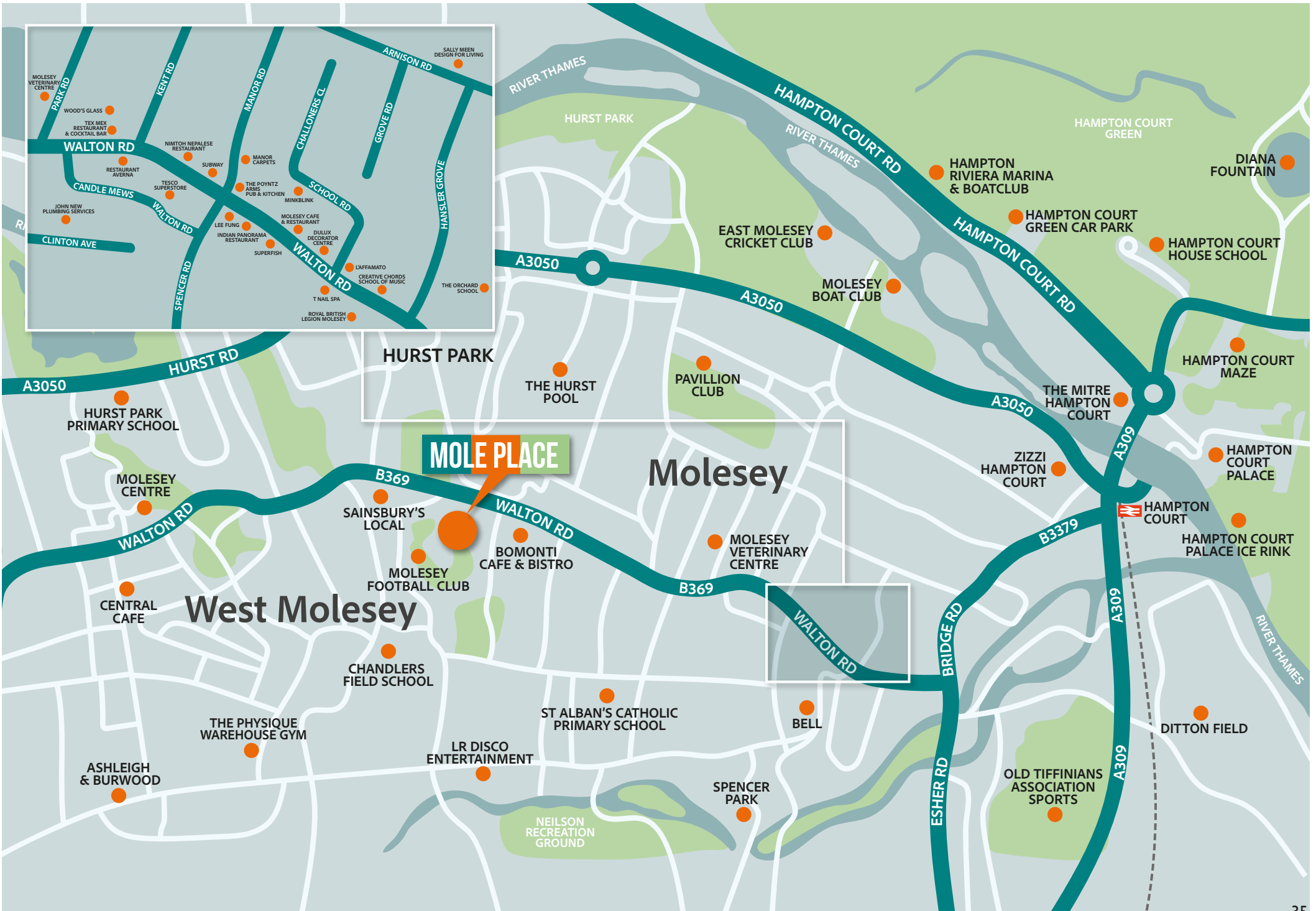
# NO.24 SECOND FLOOR

Total GIA\*  
809 sq ft



### Plot 24

Living/Kitchen/Dining	4596 x 6568	15' 1" x 21' 7"
Bedroom 1	3015 x 5403	9' 11" x 17' 9"
Bedroom 2	3853 x 4156	12' 8" x 13' 8"





## SUPERB *Connectivity*

Mole Place is exceptionally well positioned for the commuter, regular visitor to the capital or international traveller being just 1.38 miles (5 mins)\* from Hampton Court Station, 2.6 miles (7 mins) to Hersham Station, (London Waterloo in as little as 26 mins) 10.12 miles (28 mins)\* from Heathrow Airport and 33 miles from Gatwick Airport (45 mins)\*.

For those regular road users, Mole Place is just 6.87 miles (17 mins) from the A3 southbound, 4.2 miles (11 mins)\* northbound at the Kingston Bypass and 8.2 miles (20 mins)\* from the M25 at Junction 10 (Cobham).

There are also regular bus services to Walton-on-Thames, Esher, Hinchley Wood and beyond, including Richmond.



# BEYOND THE VILLAGE

## *Close by*

Putting the River Thames and all the associated activities to one side, the area is also home to an almost unrivalled selection of beautiful parks and open spaces including Bushy Park just 1.85 miles (7 mins)\* away.

This Royal Park of some 1,100 acres is only surpassed in size by Richmond Park and is flanked by Teddington, Hampton, Hampton Hill and Hampton Wick. The park is home to herds of both red and fallow deer as well as model boating and fishing ponds and is the base for Hampton Wick Royal Croquet Club and Hawks Hockey Club. Indeed, the rules of modern hockey were mainly devised at Bushy Park. And there's the Pheasantry Café for anyone fancying coffee or a light snack. There's even a substantial flock of parakeets who inhabit the park, the result of a mass aviary escape in the 1950s from nearby Esher.

The town of Teddington is found to the north of Bushy Park where you'll find not only the once famous TV studios, but independent boutique shops and a plethora of places to eat and unwind. To the north of Teddington lies Twickenham, the home of English rugby and the shoppers' paradise that is Kingston-upon-Thames is just 3.64 miles (13 mins)\* away for those looking for some serious retail therapy.

Richmond Park is not far either being some 6.46 miles (23 mins)\* from Mole Place and Richmond centre, with its bustling nightlife, theatre, riverside bars and eateries is just 7.2 miles (27 mins)\* away.

Whatever you're after, this delightful area to live in always has something for everyone.



## ABOUT

# Rushmon Homes



RUSHMON  
H O M E S



At Rushmon Homes we've been creating a warm welcome in our new homes for over 50 years.

As an established family business with our own children and grandchildren, we're able to understand the evolving needs of our purchasers as they and their families change and grow over the generations.

"Our homes are design-led to provide light, spacious, adaptable living spaces that are a joy to be in – whether you're relaxing peacefully, socialising with friends or celebrating with loved ones."

Over the years, our customers have consistently found the quality of our homes reassuring. Our keen eye for design certainly makes our properties look elegant and inviting, but they're also refreshingly practical, functional and durable.

Our craftsmen use time-honoured building traditions and only the best materials to produce a fine finish.

Based in Surrey, we have acquired a wealth of local knowledge which enables us to develop homes in some of the most sought-after areas in the South East, yet virtually all our developments are created on recycled land.

Perhaps it's a combination of all of these things that has won us a number of prestigious awards over time, with one judging panel noting of our Twin Trees scheme in Woking, "This development shows the value of well-thought-out regeneration, especially for those looking for that elusive object – the ideal family home".

Of course it's always very rewarding to receive such recognition, but our greatest accolade remains the positive feedback we hear from the people who matter most – our purchasers.



# MOLE PLACE

Mole Place, 412 Walton Road, West Molesey, Surrey KT8 2AG



## RUSHMON

H O M E S

Call 01932 586777 for more information  
[www.rushmon.co.uk](http://www.rushmon.co.uk)

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