

A large, leafy tree with a small building visible through its branches. The tree is the central focus, with its branches spreading out across the frame. The building is a small, light-colored structure with a dark roof, partially obscured by the tree's foliage. The background is a clear blue sky.

CHATLEY PARK

OCKHAM • COBHAM • SURREY



CHATLEY PARK

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Rhododendrons line the entrance to Chatley Park in early summer

OUTSTANDING NATURAL SURROUNDINGS...



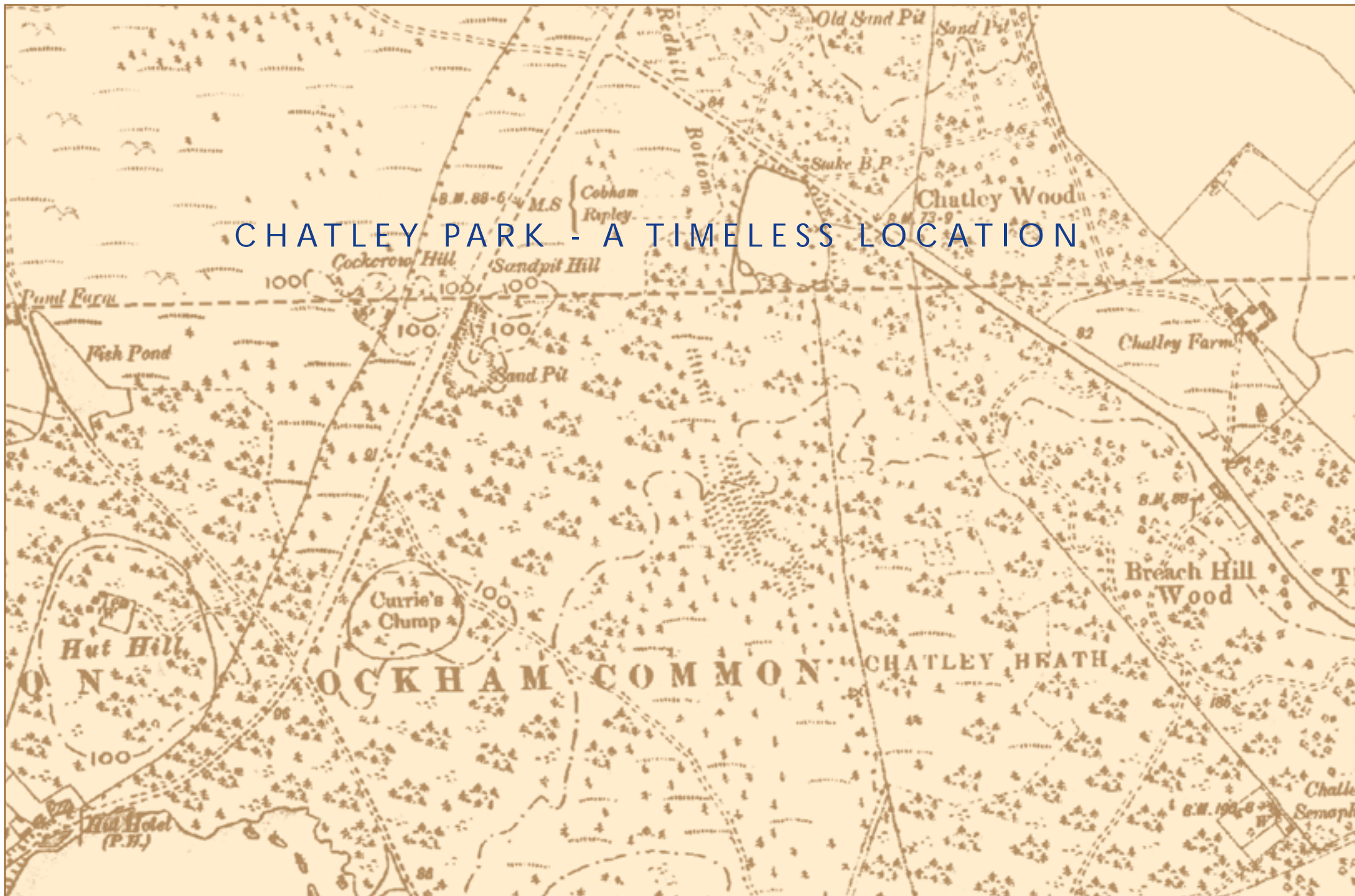
Panoramic image of the open countryside views immediately surrounding Chatley Park

Beautiful countryside and farmland form the backdrop to a stunning sixteenth century farm conversion, with equestrian facilities. This exclusive collection of just three, new and converted luxury homes is set within natural surroundings as far as the eye can see on the outskirts of Ockham, near Cobham in Surrey.



NATURALLY OUTSTANDING LIVING

CHATLEY PARK - A TIMELESS LOCATION







Ockham Common, Ockham



Wisley Golf Club, Wisley



The Black Swan Gastropub, Ockham



Chatley Heath Semaphore Tower

Ockham is an idyllic traditional English village surrounded by acres of common and farmland with neighbouring towns and villages such as East Horsley, Cobham, Effingham and West Horsley. It combines wonderful countryside with the added convenience of easy access to London

OCKHAM, COBHAM AND BEYOND

and the South Coast. The village itself dates back to 1086, appearing in the Domesday Book as Bocheham and witnessed the birth of one of the greatest medieval philosophers William of Ockham - the advocate of Occam's razor.

A sense of its long history is evident in the decorated brick of the period 19th century buildings, originally belonging to the Lovelace family who lived at the Ockham Park Estate, where once stood the fine Jacobean mansion, Ockham Park. The small church, All Saints, dating in part from the 13th century, can be found in its grounds. The picturesque village is home to The Black Swan public house, formerly known to locals as 'The Mucky Duck'. In September 2006, it underwent an extensive refurbishment; an imaginative transformation featuring a double-sided open fire, comfy sofas and a more formal dining area with a vaulted ceiling. Popular with locals and visitors alike, The Black Swan offers a varied menu using locally sourced produce.

The surrounding countryside is extremely beautiful with Ockham and Wisley Commons and Chatley Heath, all designated Sites of Special Interest, situated to the north east of the village. Here the historic Grade II* listed Chatley Heath Semaphore Tower stands, one of the 13 semaphore stations that passed communications between the Admiralty in London and the Naval Dockyard at Portsmouth in the early 19th century. Chatley Tower is the last surviving example of the Royal Naval Telegraph. Ockham is also a delight for those who enjoy cricket as it has its own cricket club and recreation ground.



High Street, Cobham



The Royal Horticultural Society Wisley Gardens




Cobham Mill, Cobham

PAINSHILL PARK

CHATLEY PARK





Nearby Cobham, a thriving country town, has a lively shopping centre and a wide variety of retail outlets. It is home to both Waitrose and Sainsbury's supermarkets, a bakery, newsagents, post office, pharmacy, several national banks, specialist shops and designer boutiques. Cobham has an enticing array of restaurants from Indian to Mediterranean with inns and pubs to suit all tastes. For a wider variety of shops, bars, restaurants and entertainment facilities Guildford is less than ten miles away whilst Kingston-upon-Thames is no more than twelve miles from Ockham. The neighbouring rural village of East Horsley offers an array of picturesque views and walks, local stores, amenities, restaurants and traditional inns and pubs. With no shortage of schooling options, the local area has an excellent selection of state, primary and secondary schools. Danes Hill, Reeds and Notre Dame schools can be found nearby, in addition to the American Community School.

There are no shortages of places to visit for leisure and pleasure. Enjoy a day out at the Royal Horticultural Society Wisley Gardens with its state-of-the-art new glasshouse or try the nearby Painshill Park, one of Europe's finest eighteenth century landscape gardens in Cobham, or the National Trust Claremont Gardens in Esher. There are a number of renowned golf courses nearby such as The Wisley, Effingham or St George's Hill in Weybridge as well as private health clubs. For keen race-goers, Sandown Park, Epsom Downs and Kempton Park racecourses are all within easy reach.



COBHAM

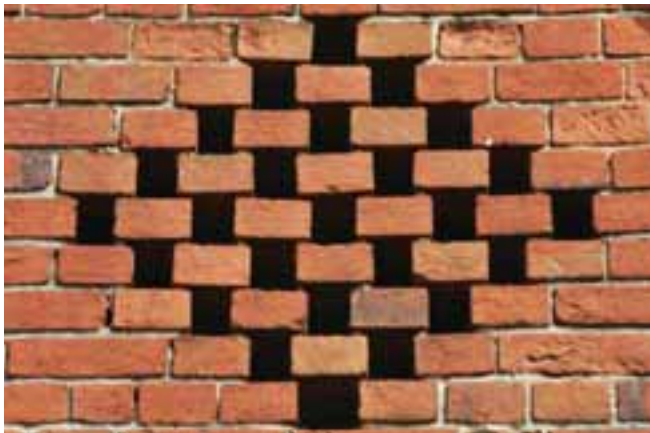
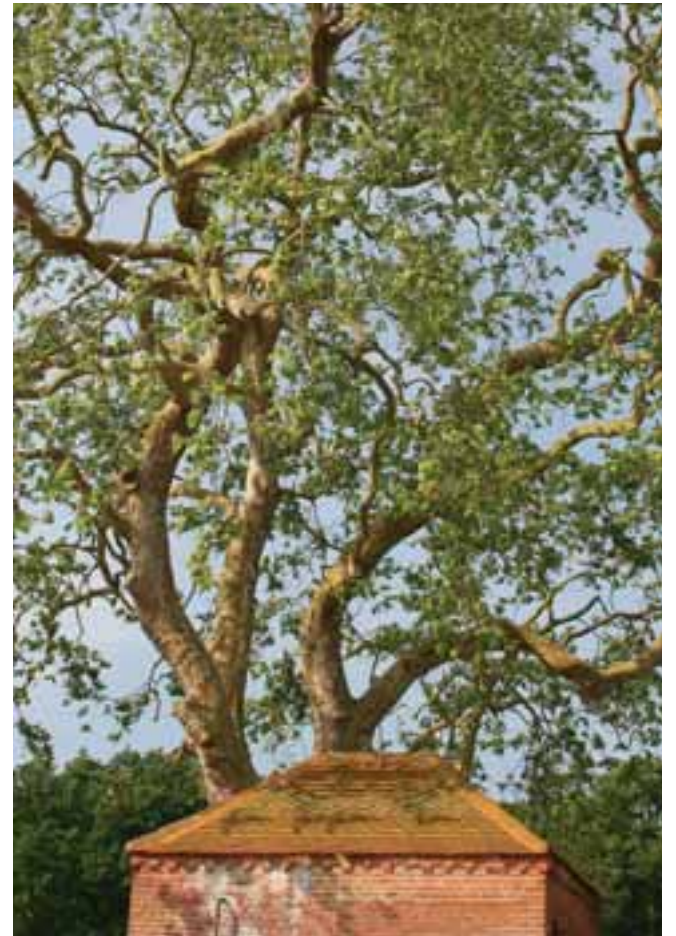
DOWNSIDE

Nestling between Ockham and Cobham, Chatley Park is an exclusive development of just three, new and period detached luxury homes set in acres of breathtaking open countryside, with far reaching views, in the heart of Surrey.

UNIQUE HOMES WITH A SENSE OF HISTORY

The sweeping driveway at Chatley Park is as impressive as it is rural and is fringed by mature trees, a variety of shrubs and banks of rhododendrons. The approach leads to the superbly converted and extended 16th Century Grade II Listed Farmhouse with a stable building, the original brick-built converted Great Barn with a stable building and a newly built detached home that takes its name from the converted Dovecote. A magnificent London Plane tree provides the focal point of this impressive estate.

These three exclusive properties are surrounded by open countryside and offer an abundance of character and original features throughout whilst the newly built house, with its feature windows and brickwork, matches the style of the period buildings. The generous proportions of the carefully planned interior spaces complement the rustic elevations inspired by the Lovelace family architecture.





The five bedroom Farmhouse retains much of its age-old charm. The Grade II Listed warm red brick Farmhouse has been sympathetically converted, capturing a bygone age and carefully extended with the addition of a northwest wing. Exposed brickwork, restored oak beams and rare and unusual features such as an 18th century 'Hand-In-Hand' Fire Mark (used to signify the building was insured against fire) enhance the rich sense of character and heritage, whilst the high quality specification, design and finish suits modern lifestyles. Within the landscaped grounds there is a new triple garage together with an oak boarded stable-building designed to be sympathetic to the style and period of the Farmhouse.

ONE DEDICATED APPROACH



The Great Barn has been imaginatively and stylishly converted and extended into a well-proportioned living space, achieved by skillfully blending character with modern appointment. This four bedroom home benefits from exposed brickwork, vaulted ceilings and restored oak beams. The Great Barn has fabulous views across the countryside beyond. French doors provide access to private terraces overlooking the surrounding farmland. Sympathetic in design, a new double garage and oak boarded stable building are situated adjacent to the Great Barn, accessed via its own courtyard.



In keeping with the historic charm of the estate, the newly built five bedroom home, with an integral double garage, offers a sense of character with timeless elegance that stems from a combination of both the traditional and the contemporary. Built of warm red brick with matching tiling and stained timber windows, The Dovecote has been designed to complement the era of the surrounding period buildings. Within the grounds and in keeping with the splendour, a carefully converted two storey Dovecote is shaded by the impressive ornamental London Plane tree.

From the outset The Farmhouse and The Great Barn have been sympathetically converted, retaining a wealth of original character features whilst providing a modern interior.

The Dovecote has been carefully designed to be complementary in both style and design,

SUPERBLY APPOINTED - INSIDE & OUT

with the individuality and warmth of their period architecture. Existing materials have been restored and reused wherever possible, whilst new complementary features are introduced where appropriate.

Each home at Chatley Park boasts an exceptional specification based upon a combination of innovative and contemporary design. Materials and finishes combine quality and aesthetic appeal with the sheer practicality of everyday living needs. Bespoke, modern kitchens with fully integrated appliances and stone worktops, underfloor heating throughout the ground floors, stylish Villeroy & Boch sanitaryware and contemporary taps and fittings, feature and period fireplaces, exposed oak beams and sympathetic lighting, all reveal the attention to detail that has been paid.

The specification at Chatley Park includes a home cabling system with multiple telephone links and internet access. Cabling for a home entertainment system with full digital TV compatibility is also provided. Each home is wired for a security alarm system and enjoys carefully designed private stone terraces and landscaped gardens to take advantage of the spectacular views across the open countryside. The stables have their own water supply and the garages benefit from electric doors.



Images featured are from previous projects and are indicative of the quality upheld by Latchmere. They are not intended to specifically represent any items of specification included at this development.

Latchmere, the creators of these three magnificent bespoke homes, hope that they have provided you with a detailed background to Chatley Park. To appreciate fully the location and layout of the development we would suggest a personal visit.

PLANS AND TECHNICAL DETAILS

A representative of Latchmere, or our selling agent, will be only too happy to make an appointment with you to present the homes at Chatley Park and to provide you with a fully comprehensive set of plans and sales information.

Beautifully presented in branded plan tubes, each set of details provides large format, floor by floor layouts of the selected property and its out buildings. The rolled information will feature room dimensions, artists impressions, specific internal and external specification details and an overall site plan.



Branded plan tubes present detailed layouts and technical information for each of the three properties.



Images featured are from previous projects and are indicative of the quality and diversity upheld by Latchmere,



NATURALLY BEAUTIFUL HOMES THROUGHOUT SURREY

Founded in 1971, Latchmere has become one of the leading developers of fine homes in Surrey.

Outstanding architecture, exceptional design and luxurious, contemporary specification are all hallmarks of the individual homes created by Latchmere.

Over the years, Latchmere's creation of traditional homes, constructed of high quality materials and displaying careful attention to detail, has ensured the company's continued success. This success has, in turn, been recognised by the judging panel of a number of prestigious property Awards, ranging from design and build to conservation and landscaping.



ELMBRIDGE BOROUGH COUNCIL
CONSERVATION AWARD 2007

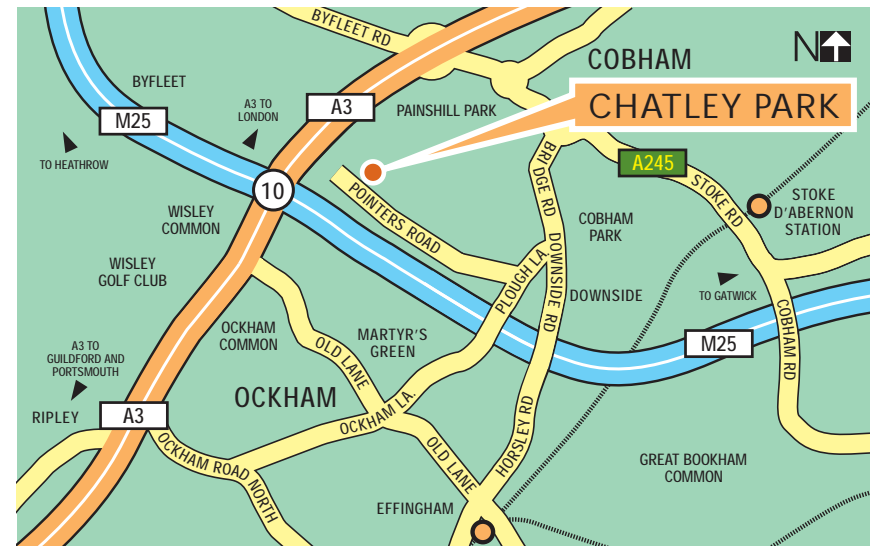


Evening Standard
New Home Awards
2001



Ockham lies to the east of the A3 near East Horsley offering excellent road and rail links, the A3 provides access to London, Guildford and the South Coast. The M25, M3, M4, and the national motorway network beyond, are all easily accessible. Junction 10 of the M25 provides access to both London Heathrow and Gatwick airports. For commuters, Effingham Junction train station is less than 3 miles away and provides a regular service to London Waterloo with a journey time of approximately 3/4 of an hour.

CHATLEY PARK - WELL CONNECTED



From the M25 Junction 10, take the exit to join the A3 heading northbound to London. After approximately 1 mile, take the exit signposted Walton, Esher, Cobham and Weybridge. At Painshill roundabout, take the third exit to Cobham/Leatherhead A245. Continue along the A245 straight over a mini roundabout. At the next roundabout take the 2nd exit to Cobham/Leatherhead. Continue on the A245 for approximately 1/4 mile taking the first right into Downside Bridge Road, opposite the Waitrose supermarket. Continue for approximately 1/3 mile and take the first right into Plough Lane, adjacent to the Plough Public House. Continue down Plough Lane and then take the first right into Pointers Road. The development can be found after approximately 1 mile on the right hand side.

CHATLEY PARK. POINTERS ROAD, OCKHAM, NR COBHAM, SURREY. KT11 1PJ

SELLING AGENT



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These particulars are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. The descriptions, distances and all other information are believed to be correct, but their accuracy is in no way guaranteed. Any intending purchasers must therefore satisfy themselves by inspection or otherwise as to their correctness. As the scheme is in the course of construction, we must reserve the right to alter the specifications without notice and substitute materials, equipment or fittings of a similar quality. AUGUST 2008.



LATCHMERE

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