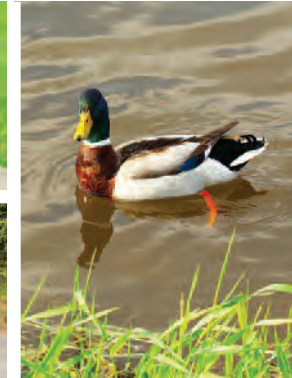




An exquisite collection of four bedroom houses, all set within the historical village of Carshalton

CARSHALTON

a village
with **real**
character



Wallace Place is a luxurious collection of nine 4 bedroom homes set within a secluded and landscaped private cul-de-sac, providing the perfect foundations for family life.

Built with imagination and dedication, the traditional architecture blends superb design features and an uncompromising attention to detail. These magnificent homes provide spacious living over three floors, with a versatile layout to deliver the practical requirements of

everyday living and to ensure there is plenty of space for a growing family.

From Carshalton, it's possible to be in London in just under half an hour. Whether you need to commute for work or just want to enjoy all the Capital has to offer, at Wallace Place you're ideally located for fast, direct travel straight into the city and beyond.

Located within the catchments of some of the most respected independent and selective state schools, Wallace Place provides access to a wealth of educational facilities for all ages, from nursery school right through to further education.

With a welcoming community, an abundance of local parkland to explore and the area's wide ranging amenities, you can look forward to settling into a friendly and thriving village.

Welcome to Wallace Place.



Homes to fill you with pride



Careful consideration has gone into designing interiors that maximise light and space in order to provide practical and desirable living.

Only the very best fittings are found at Wallace Place. Designed and built to a high specification you will find well-proportioned living rooms with large bi-folding doors, which create a space filled with vibrant light and possibility. A perfect place to watch the kids playing in the garden, entertain guests or just sit back and take it easy.

Beautiful and relaxing bathrooms will allow you to retreat from the frequently hectic world outside. The latest on trend sanitary ware, together with designer Porcelanosa tiles and contemporary chrome fittings present a sense of true luxury.

Individually designed kitchens provide a useable space, with plentiful storage. Composite stone worktops, high gloss lacquer-finished cabinets and integrated Bosch appliances create a room which will truly be the hub of the home.





Peace & quiet so close to the city

Beautiful greenery and over 30 acres of parkland surround Carshalton providing an extensive network of paths and cycle routes with wonderful wildlife, walking and cycling opportunities – the perfect ingredients for a world of relaxing and fun activities for all the family.

Wallace Place is situated just a few minutes' walk from the picturesque Carshalton ponds and village centre. The traditional high street has shops for everyday needs such as Sainsbury's, The Post Office and Costa Coffee, together with a number of small independent retailers. Sutton and

Croydon Town Centres are a stone's throw away, offering access to all of the major high street retailers including Zara, John Lewis and Gap to name but a few.



By train you're just under 30 minutes away from the Capital and all of its world famous entertainment and leisure hotspots. London is the World's

cosmopolitan hub, home to 8 million individuals and their diverse cultures; a city full of arts: theatre, music, museums and galleries.

The finest shows, restaurants, parks, galleries, concert venues and of course, shopping – everything's within easy reach and for travel further afield you can be at Gatwick Airport in just over half an hour by car.

Wallace Place is the ideal location for young professionals, families and downsizers offering secluded privacy, but with an abundance of facilities at your fingertips. In our view, a perfect combination.



Better connected



Carshalton to London Victoria

RAIL Carshalton and Carshalton Beeches stations are served by Southern and Thameslink trains, with no less than five peak services an hour to London Victoria from Carshalton, some taking under 30 minutes. There are also convenient, direct services to Epsom, Sutton and St Albans. Train times represent peak journeys. Source: tfl.gov.uk

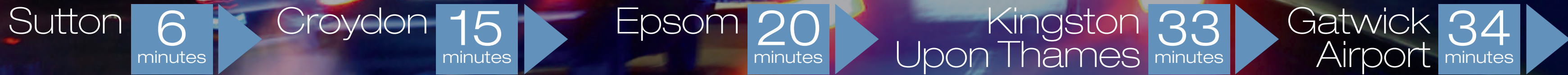


Carshalton to London Bridge

AIR Both Heathrow and Gatwick Airports are within easy and convenient reach. By road, travel to Heathrow is under an hour away, while Gatwick takes just only 35 minutes.

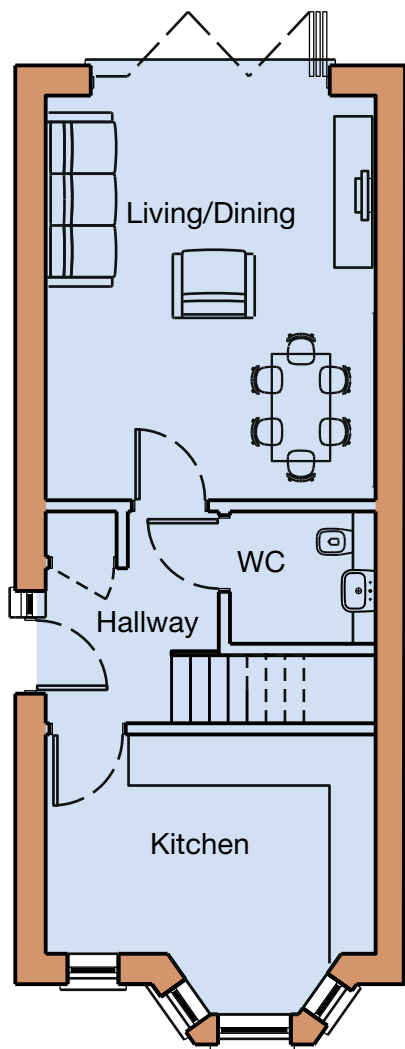


Carshalton to

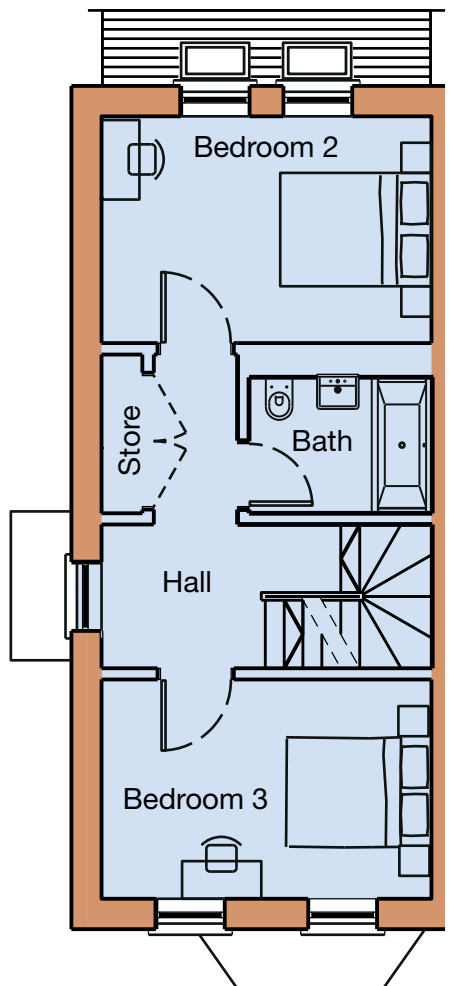


ROAD Road connections from Wallace Place mean that Junction 8 of the M25 is less than ten miles away via the A217, where you can access the rest of the motorway network, the M23 straight to Brighton or the M3 towards Southampton.

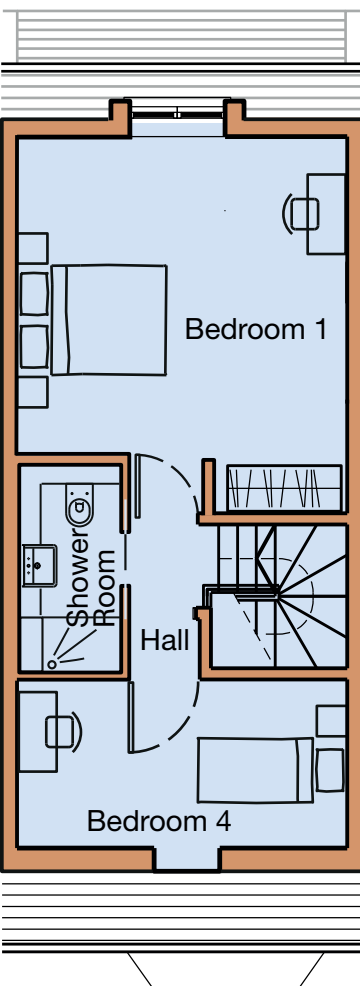
BUS The nearby and regular bus service provides direct connection with Tooting Broadway, Purley and Croydon. Road distances are approximate. Source: www.google.com.



GROUND FLOOR



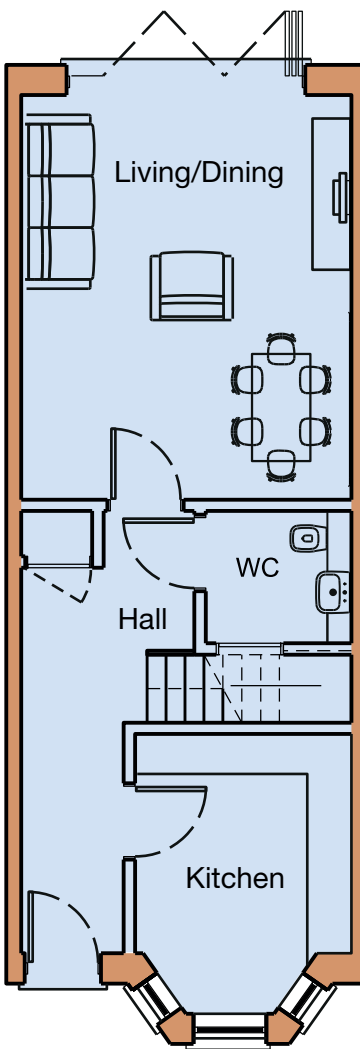
FIRST FLOOR



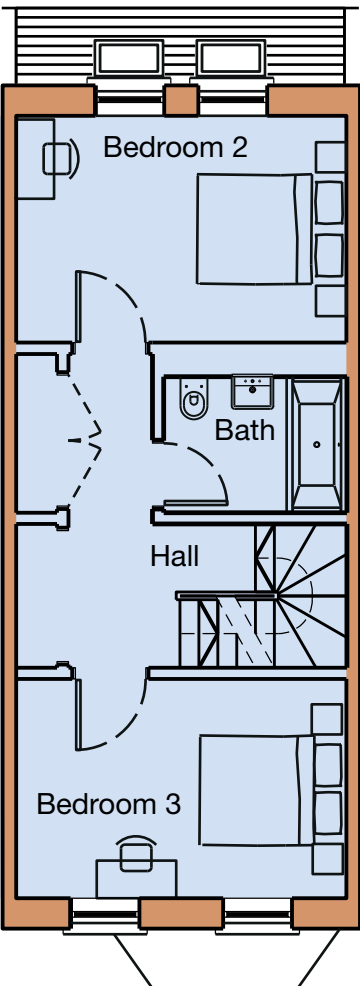
SECOND FLOOR

Dimensions
Houses 1, 3, 5, & 8

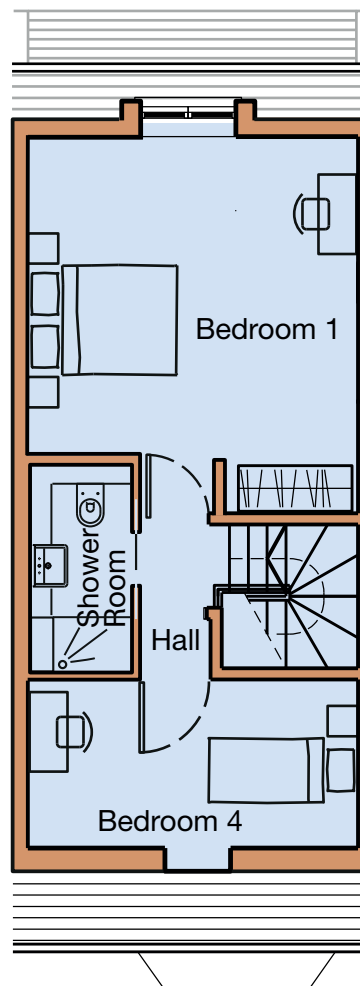
Living Room	4.4m x 5.4m	14'4" x 17'7"
Kitchen	2.9m x 3.7m	9'5" x 12'1" into bay
Bedroom 1	5.2m x 4.4m	17'0" x 14'4" into wardrobe & dormer
Bedroom 2	4.4m x 2.9m	14'4" x 9'5"
Bedroom 3	4.4m x 2.9m	14'4" x 9'5"
Bedroom 4	4.4m x 2.9m	14'1" x 10'8" restricted head height



GROUND FLOOR



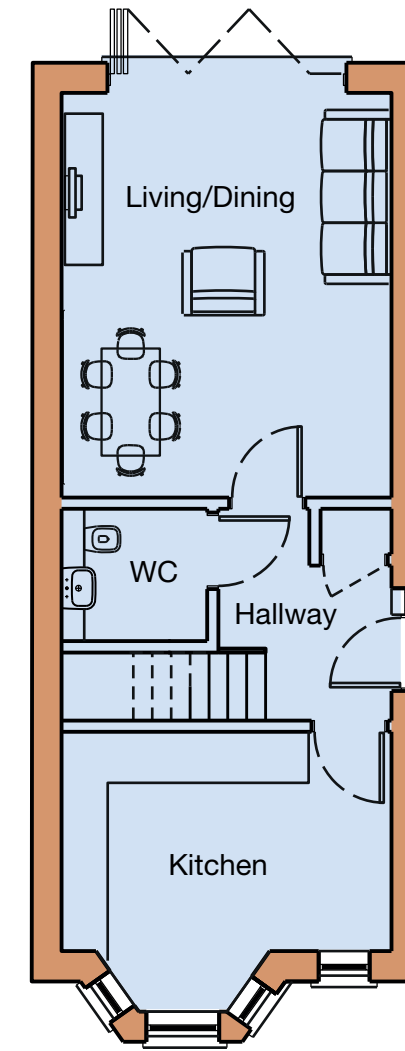
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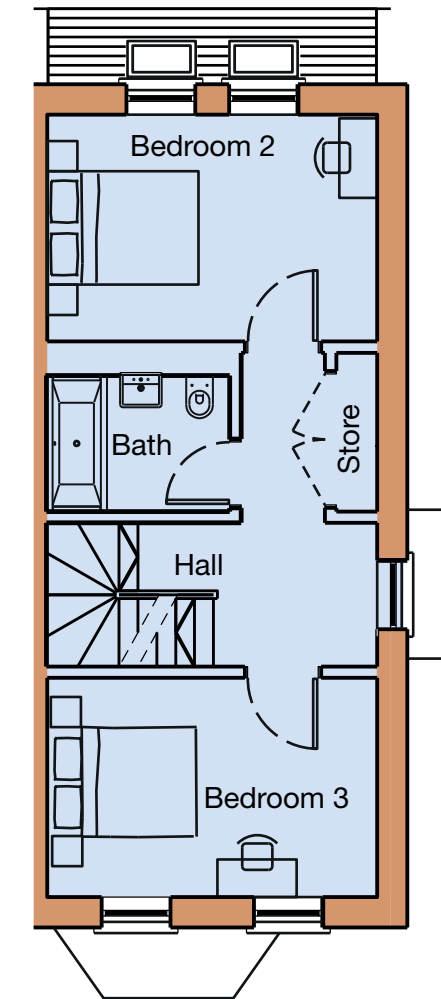
SECOND FLOOR

Dimensions
House 6

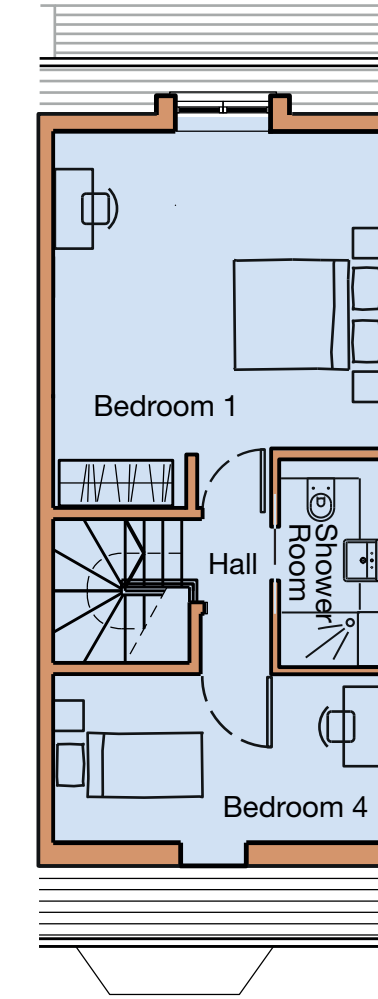
Living/Dining	5.4m x 4.3m	17'7" x 14'1"
Kitchen	2.8m x 3.7m	9'1" x 12'1" into bay
Bedroom 1	5.2m x 4.4m	17'0" x 14'4" into wardrobe & dormer
Bedroom 2	4.3m x 2.9m	14'1" x 9'5"
Bedroom 3	4.3m x 2.9m	14'1" x 9'5"
Bedroom 4	4.4m x 2.9m	14'1" x 10'8" restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Dimensions Houses 2, 4, & 7

Living Room	4.4m x 5.4m	14'4" x 17'7"
Kitchen	2.9m x 3.7m	9'5" x 12'1" into bay
Bedroom 1	4.4m x 5.2m	14'4" x 17'0" into wardrobe & dormer
Bedroom 2	4.4m x 2.9m	14'4" x 9'5"
Bedroom 3	4.4m x 2.9m	14'4" x 9'5"
Bedroom 4	4.4m x 2.9m	14'1" x 10'8" restricted head height



Computer generated image of Wallace Place





A prime location for...



...the very best of education

Wallace Place is ideally located, surrounded by excellent nursery, junior and high schools.

With fast and direct public transport access to many of London's most prestigious centres of learning, these residences are ideally located for anyone choosing to study in the capital.

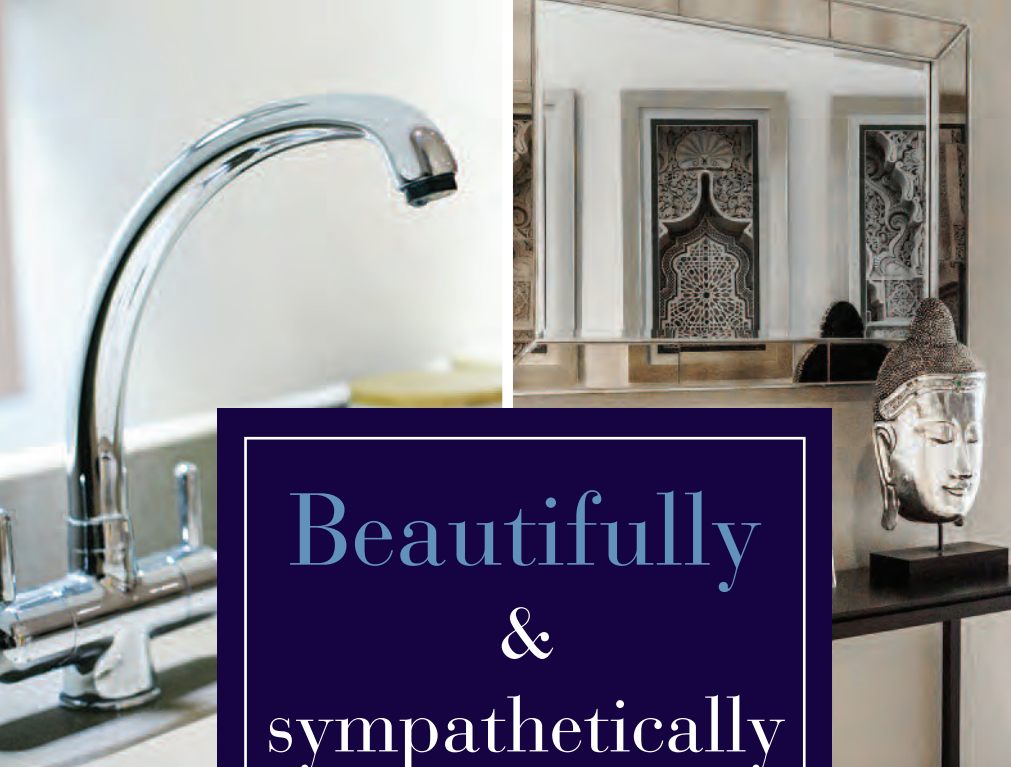
Primary Schools

- St Mary's RC Junior School
- St Mary's RC Infants School
- All Saints Carshalton Church of England Primary School
- Holy Trinity CofE Junior School
- Beddington Infants' School

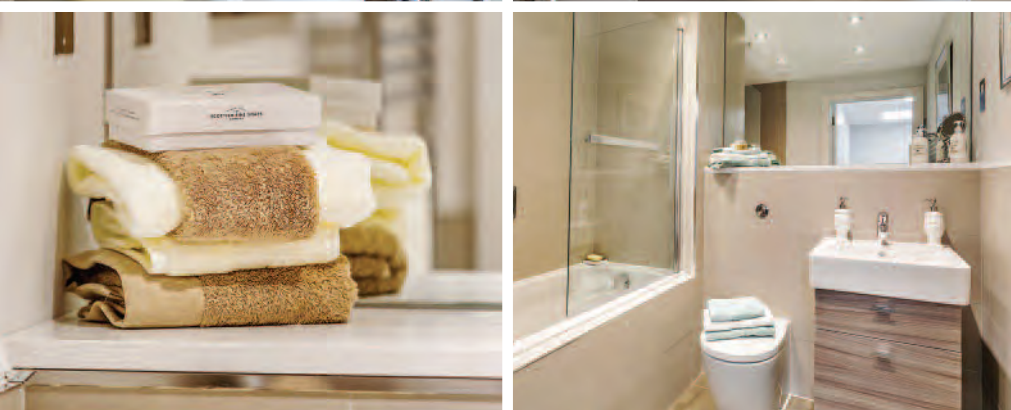
Secondary Schools

- St Philomena's School
- Wallington County Grammar School
- Wallington High School for Girls
- Sutton Grammar School
- Wilson's School
- Harris Junior Academy Carshalton





Beautifully & sympathetically designed



KITCHEN

- Professionally designed contemporary kitchens
- Bespoke European fitted units with soft closing doors
- Stone work surfaces and matching upstand*
- Underslung sink with chrome plated swan head mixer taps*
- Contemporary splashback*
- Branded integrated appliances comprising oven, hob and extractor hood, combination microwave, fridge/freezer and dishwasher all with a stainless steel finish*
- Recessed stainless steel downlights and under cupboard lighting

BATHROOMS

- Stylish contemporary white sanitaryware
- Half height ceramic quality wall tiling with full height tiling to perimeter of bath
- High quality ceramic floor tiling
- Fitted recessed mirror and shaver socket *
- Wall hung WC with soft closing seat
- Ceramic tiled bath panel to family bathroom
- Glazed shower screen above bath with Hans Grohe thermostatic mixer valve and Raindance fixed shower head
- Shower cubicles include shower doors, full height tiling and chrome fixed head shower
- Chrome plated dual control Hans Grohe mixer taps with pop-up waste to basins and baths
- Heated chrome towel rails
- Recessed stainless steel downlights

ELECTRICAL

- Recessed stainless steel downlights to living / dining room, kitchen, hallway and bathrooms
- Pendant fittings to bedrooms

- Dual TV/FM including Sky + HD enabled high level TV connection point to living / dining room and master bedroom ***
- Telephone sockets to living / dining room, kitchen and master bedroom **
- Mains fed smoke and heat detectors
- Mains fed carbon monoxide detector

HEATING AND HOT WATER

- Gas-fired central heating and hot water system provided by energy efficient boiler
- Individual thermostats to all heating zones
- Thermostatic valves provided to all radiators

INTERNAL FINISHES

- Engineered timber flooring to hallway and living /dining room
- Carpet to bedroom floors
- Smooth ceilings throughout
- Internal walls to have smooth plaster finish decorated in matt emulsion

WARDROBES

- Individually designed fitted furniture to master bedroom with shelf and chrome effect hanging rail

EXTERNAL DETAILS

- Comprehensive external lighting scheme
- High quality hard and soft landscaping scheme with rear gardens laid to lawn

GENERAL

- BLP Secure Warranty

Notes

*The appliances and furniture in the kitchens and bathrooms are subject to design. Please consult Sales Advisor for final layouts.

** Telephone subject to future connection by purchaser

*** Sky TV subject to future connection by purchaser

Designed for Life



When it comes to buying your new home it is reassuring to know that you are dealing with a company that has an unrivalled reputation built on designing and creating fine homes. We focus on meeting the demands of our customers. With this in mind, every new home we build receives individual, professional attention from the moment it first appears on the drawing board, right through to the completion of the development.

Each and every Oakwood development blends a distinct sense of place, style and community with an outstanding location.

We have a selection of exciting schemes in the pipeline across London in a broad range of locations, each situated in a highly-sought after area, where we know our buyers want to live.

Our developments appeal to a wide range of the Capital's buyers - whether you are looking for a central base, an investment opportunity, a first time buyer property or a larger family home.

We are confident that our approach to construction and customer care will provide you with many years of enjoyment in your dream home.





WALLACE PLACE • CARSHALTON • SURREY • SM5 3SU