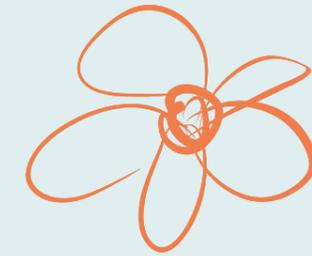


LONGCROSS

SURREY



LONGCROSS

SURREY

*An exciting collection of contemporary  
one and two bedroom shared ownership  
apartments in the heart of the idyllic  
Surrey countryside.*

A woman with her hair in a bun, wearing a light grey sweater and blue jeans, is sitting on a windowsill. She is smiling and looking down at an open book she is holding in her hands. The background is a bright window with white frames, and the overall atmosphere is calm and peaceful.

## *Home at Longcross*

You've found your dream home at Longcross.

This is the latest development in the Upper Longcross story, which brings achievable living to leafy Surrey, within easy reach of central London. Close to the station, handy for the airports and motorways, boasting breathtaking architecture and energy-efficient design, Longcross offers everything you could ask for in a contemporary community.

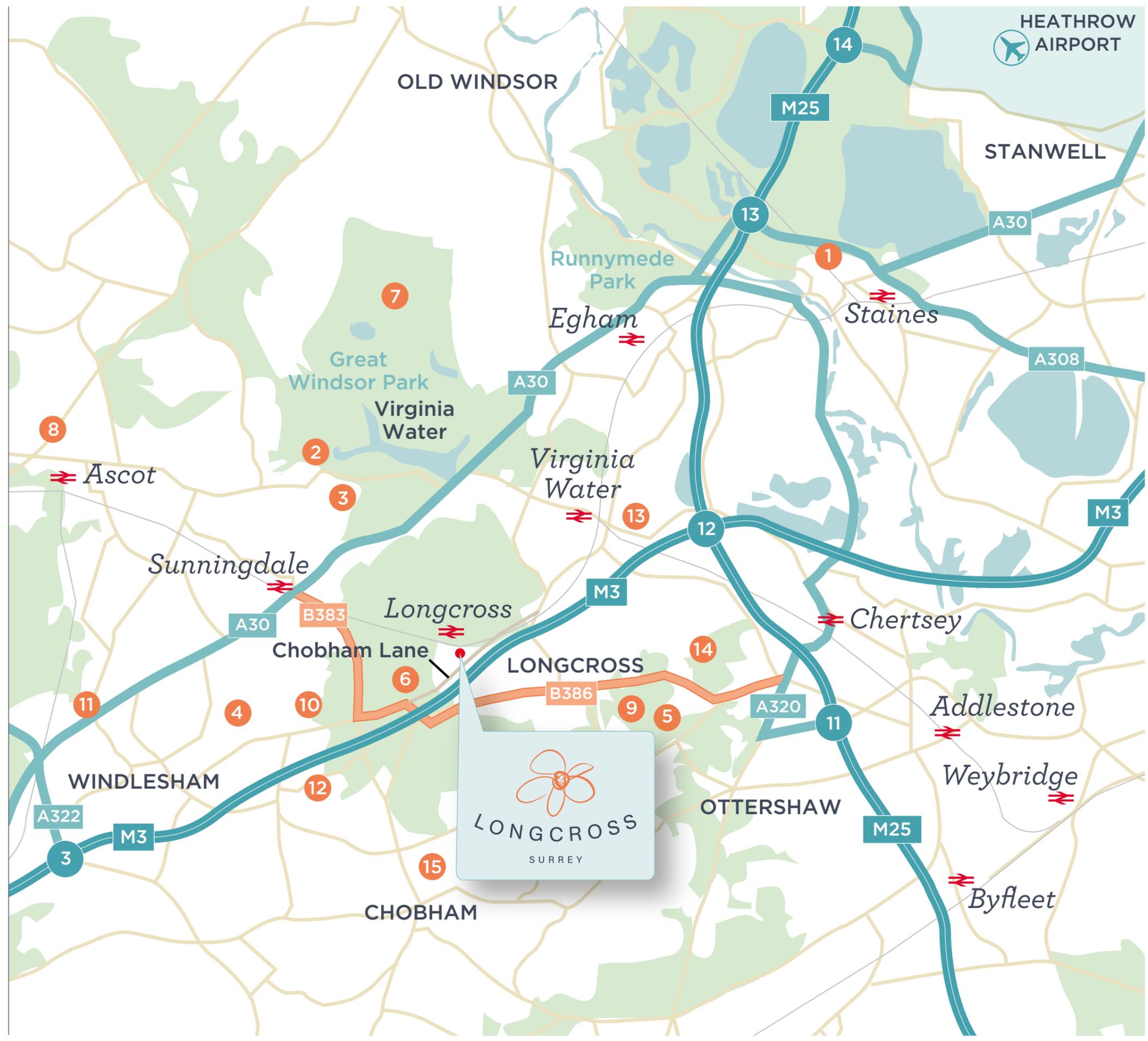
Longcross is nestled in the heart of the countryside in Surrey's newest garden village, yet close to all the amenities you need.

# Where paths cross

There really is no county quite like Surrey. Living at Longcross, you're surrounded by charming towns and villages such as Ascot, Virginia Water and Chobham, offering you all the facilities you need. There are local golf clubs, restaurants and traditional pubs to enjoy. You'll be spoilt with the choice of country walks and riverside places to explore. There are historic houses and places of national interest such as Runnymede and Westcroft Park. The area offers a wonderful choice of schools in nearby Windsor and Chobham. Yet all this idyllic rural living is less than an hour's commute to London Waterloo from the local rail station.

Which path will you take...?





# Travel across

Stay close to home or travel further afield for work or leisure, you will find everything has been considered.

With a train station just a short walk away, and easy access to the M3, M25 and two major airports, you will find getting around is simple.

## Local

- 1 Two Rivers Shopping Centre
- 2 Bluebells Restaurant
- 3 The Barn at Coworth Park
- 4 The Brickmakers
- 5 The Manor Lounge at Foxhills
- 6 Chobham Common
- 7 Windsor Great Park
- 8 Ascot Racecourse
- 9 Foxhills Country Club and Resort

## Education

- 10 Coworth Flexlands School and Nursery
- 11 Windlesham Village Infant School
- 12 Valley End C of E Infant School
- 13 St Ann's Heath Junior School
- 14 Lyne and Longcross CofE Primary School with Nursery
- 15 Wishmore Cross Academy

## Train travel

- 🚆 Longcross - 5 minutes' walk
- 🚆 Reading - 36 minutes
- 🚆 Clapham Junction - 38 minutes
- 🚆 London Waterloo - 48 minutes

## Air travel

- ✈ Heathrow Airport - 20 minutes' drive
- ✈ Gatwick Airport - 41 minutes' drive

Source: google.co.uk/maps, nationalrail.com

# Cross the bridge to the other side

Whether you take the train over Windsor Bridge, cycle across Five Arch Bridge or stroll across the Japanese Bridge, one thing is certain - Longcross, Surrey offers excellent connections across Surrey and into London.

Many of Surrey's most prestigious towns such as Ascot, Virginia Water and Chobham are just a short distance away, offering a wealth of

retail and leisure activities. If you are looking to shop, relax, eat out with family or friends or do something more active, there is plenty to choose from.

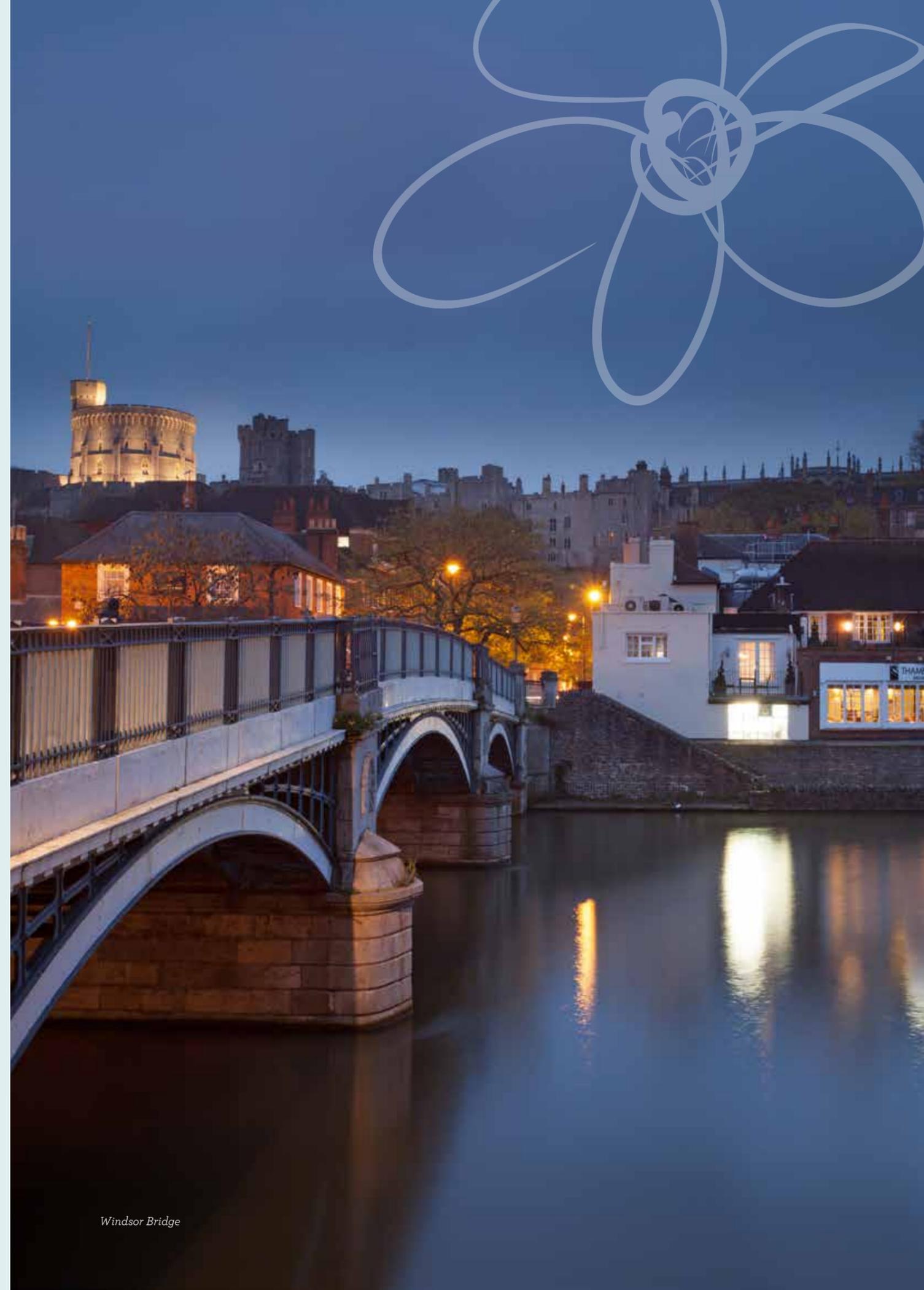
There is an excellent choice of schools for all ages in the surrounding area, including an independent boys' prep school and a popular university.



*Five Arch Bridge, Virginia Water*



*The Japanese Bridge, Egham*



*Windsor Bridge*

# *Cross the fairways... the trails and the river*

Surrey is the premier county in English golf with more golf courses in the Top 100 than any other county. It's also one of the biggest counties in English golf with 128 clubs affiliated to the Surrey Golf Union.

As well as providing ample opportunities to indulge in a round of golf, Surrey also offers other outdoor pursuits. Discover the surrounding area on bike in and around the Surrey Hills.

Charter your own electric boat and cruise along the Thames.

Have a flutter and a glass of fizz at the races at Ascot and Epsom racecourses.

Get your adrenaline pumping with a bike ride in and around the Surrey Hills.

Take to the water and hire a boat to paddle along one of Surrey's scenic rivers or canals.

Alternatively, try your hand at dingy sailing, paddleboarding, kayaking, canoeing and windsurfing or water obstacle courses at a range of Surrey based water sports activity centres, all a short drive from Longcross.





## *Across the way*

Whether you're a commuter or a work-from homer, Longcross is the perfect place to relax to after a hard day at work. This garden village features tree-lined streets, open spaces, paths and cycle ways that meander through mature woodlands to help you unwind.

Homes benefit from built-in energy-saving measures to cut your fuel bills and ample sized windows to allow more natural light. The open plan design creates a sense of space and kitchens and bathrooms are stylish and well-appointed.

Living at Longcross you'll enjoy the very best of relaxed country living, yet with everything you need for a contemporary lifestyle within easy reach.



# Specification



LONG CROSS specification

## *Kitchen*

- Contemporary gloss grey kitchen with brushed silver handles and Plinth lighting as well
- Laminate wood effect worktop with matching upstand
- Stainless steel sink with chrome mixer tap
- 4 ring electric hob and glass splashback
- Integrated cooker hood
- Electric fan oven
- Free standing washer/dryer
- Integrated fridge/freezer
- Integrated dishwasher

## *Bathroom*

- Contemporary white sanitaryware with pedestal basin, toilet and bath with glass shower screen
- Thermostatic bath/shower valve with bath spout and separate shower
- Monoblock chrome mixer tap to basin
- Wall tiling

## *En Suite*

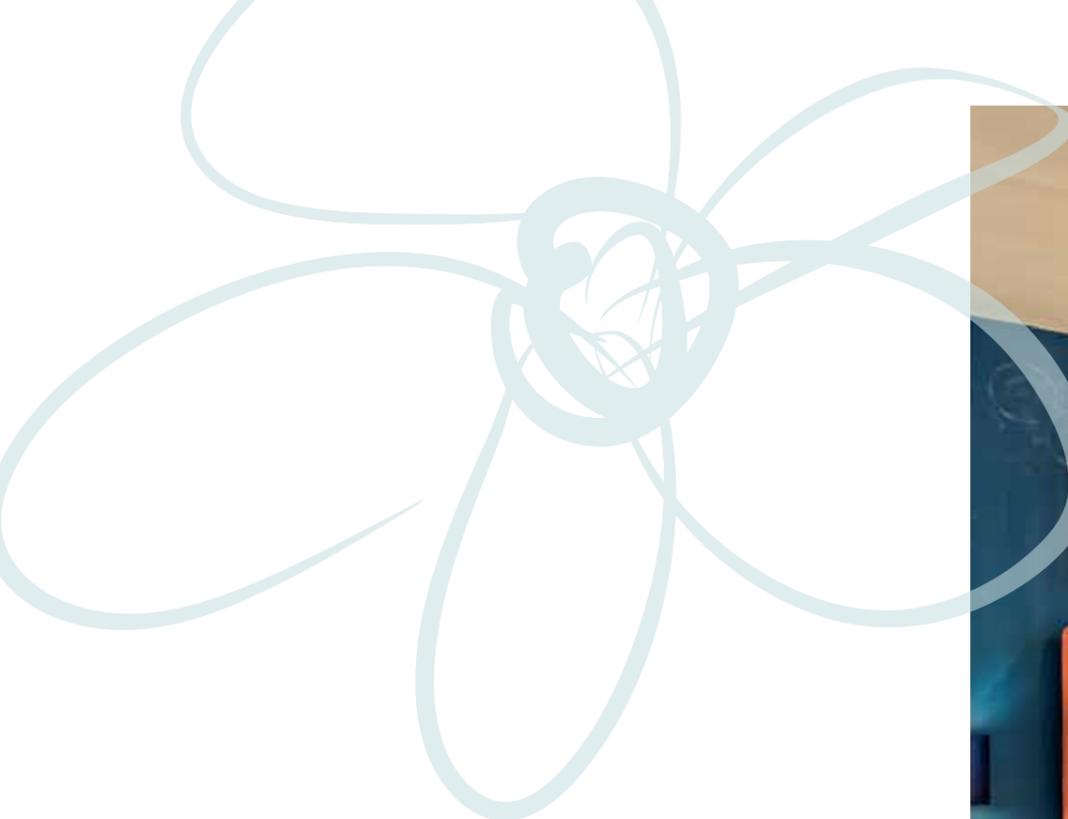
- Contemporary white sanitaryware with pedestal basin and toilet
- Concealed Thermostatic shower valve with shower head
- Chrome mixer tap to basin
- Glass shower enclosure with low profile shower tray and chrome frame
- Wall tiling

## *Flooring*

- Carpet to hall, Amtico Spacia flooring to kitchen, living room <sup>1</sup>
- Wool twist carpet to bedrooms
- Amtico floor tiles to bathrooms and ensuite

## *Heating & Electrical*

- Electric heating panel radiators
- Hot water tank/immersion,
- White heated towel rail to bathroom and ensuite
- Recessed LED downlights to kitchen, bathroom and ensuite
- Pendant light fittings to all other habitable rooms
- White sockets and switches throughout <sup>2</sup>
- Shaver socket to bathroom and ensuite
- Satellite TV, telephone points to lounge and master bedroom with Sky Q facility<sup>3</sup>
- Light to balconies
- Smoke detectors



### General

- UPVC double glazed windows with white finish internally
- White painted entrance door with viewer and multipoint locking
- Internal walls and woodwork painted white
- White painted internal doors with brushed chrome lever on rose brassware
- Fitted wardrobe with sliding doors to bedroom 1<sup>4</sup>
- Balconies to all apartments, patios to ground floor apartments and terrace's to penthouses

### Communal Areas

- Lift to all floors
- Communal post boxes
- Carpets to lobby floors, stairs and corridors
- Entrotech entry system
- Cycle store
- A management company will be appointed to maintain all communal areas; a service charge will be payable.
- One parking space provided for every apartment

### Warranty

- 12 year NHBC build warranty

1 No Amtico Spacia flooring to Plots 2064 and 2066 (Block B1) which has carpets to living area  
 2 Some 1 bedroom apartment kitchens have chrome sockets and switches  
 3 Sky Q facility is subject to purchaser subscription and installation, post occupation  
 4 Only to apartments in Block 1 - no apartments in Block 2 have wardrobes or en-suites.  
 Plots 2064 and 2066 have a large walk in wardrobe, so they do not have sliding glass wardrobes.



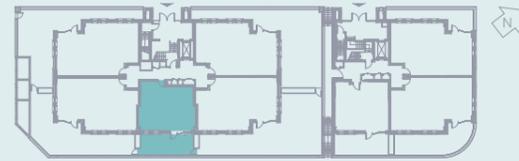
# Site Plan

LONGCROSS site plan



## One Bedroom Apartment

Block 1 / Plot 2046 / Ground Floor

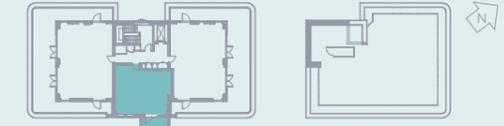


### DIMENSIONS

Living/Dining/ Kitchen	6.15m x 4.13m(max)	20' 2" x 13' 6"(max)
Bedroom	3.83m x 3.41m	12' 6" x 11' 2"
Total Area	50 sq.m.	538 sq.ft.
Patio Area	23.6 sq.m.	254 sq.ft.

## One Bedroom Apartment

Block 1 / Plot 2065 / 4th Floor

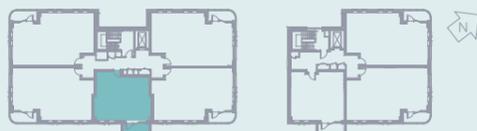


### DIMENSIONS

Living/Dining/ Kitchen	6.15m x 3.82m (max)	20' 2" x 12' 6" (max)
Bedroom	3.52m x 3.41m	11' 6" x 11' 2"
Total Area	50 sq.m.	538 sq.ft.
Balcony Area	6 sq.m.	65 sq.ft.

## One Bedroom Apartment

Block 1 / Plots 2051, 2056 & 2061 /  
1st, 2nd & 3rd Floors

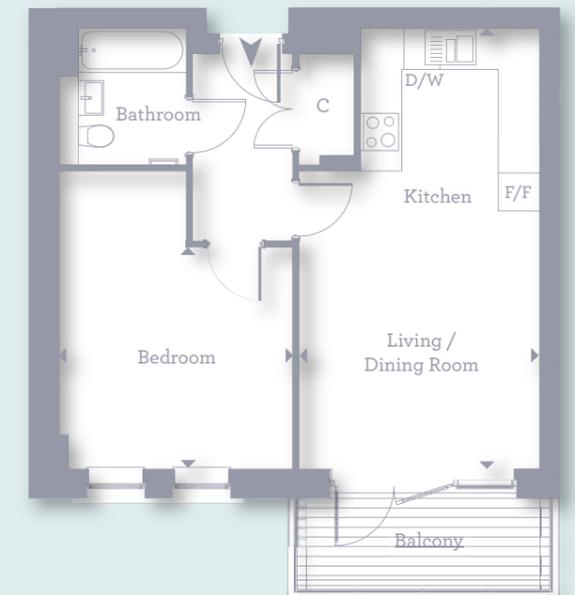
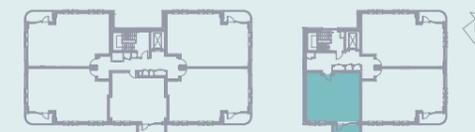


### DIMENSIONS

Living/Dining/ Kitchen	6.15m x 4.13m(max)	20' 2" x 13' 6"(max)
Bedroom	3.83m x 3.41m	12' 6" x 11' 2"
Total Area	50 sq.m.	538 sq.ft.
Balcony Area	6 sq.m.	65 sq.ft.

## One Bedroom Apartment

Block 2 / Plots 2078 / 3rd Floor

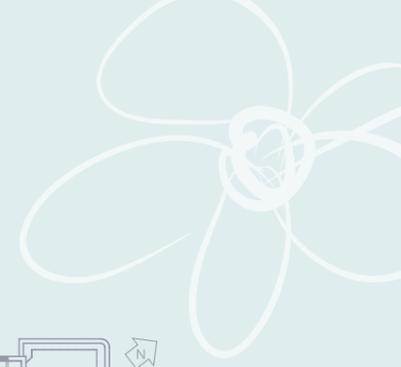


### DIMENSIONS

Living/Dining/ Kitchen	6.88m(max) x 3.76m	22' 7"(max) x 12' 4"
Bedroom	3.65m x 3.46m	11' 11" x 11' 4"
Total Area	51 sq.m.	548 sq.ft.
Balcony Area	6 sq.m.	65 sq.ft.

### Key

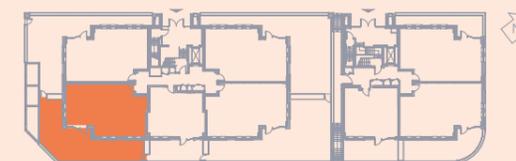
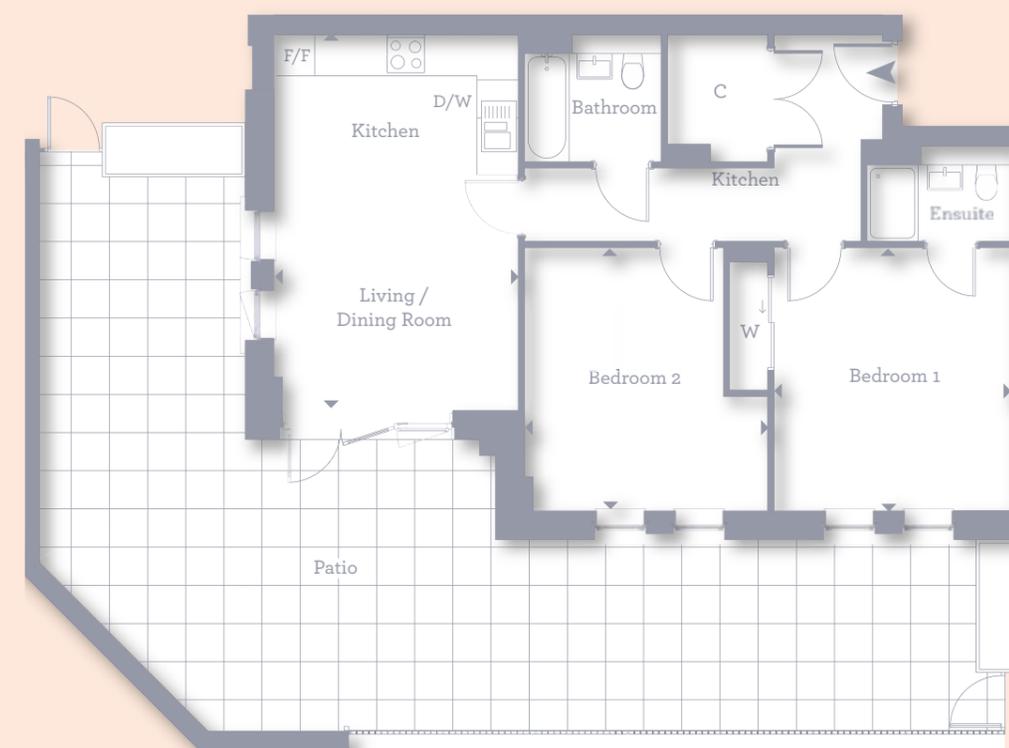
F/F - Fridge/Freezer D/W - Dishwasher B - Boiler W - Wardrobe C - Cupboard



*Two Bedroom Apartment*  
Block 1 / Plot 2045 / Ground Floor



*Two Bedroom Apartment*  
Block 1 / Plot 2047 / Ground Floor



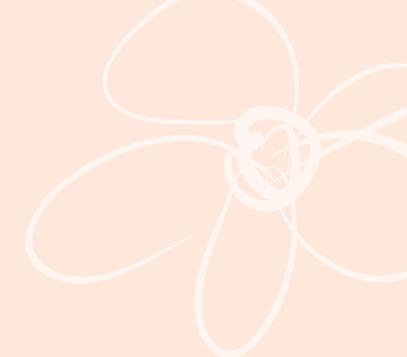
**DIMENSIONS**

<i>Living/Dining/Kitchen</i>	5.86m x 3.80m	19' 3" x 12' 5"
<i>Bedroom 1</i>	4.11m x 3.38m	13' 5" x 11' 1"
<i>Bedroom 2</i>	4.11m x 3.80m(max)	13' 5" x 12' 5"(max)
<i>Total Area</i>	74.7 sq.m.	804 sq.ft.
<i>Patio Area</i>	92.7 sq.m.	997 sq.ft.

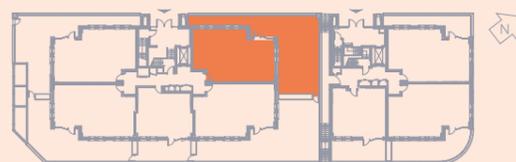
**DIMENSIONS**

<i>Living/Dining/Kitchen</i>	5.86m x 3.80m	19' 3" x 12' 5"
<i>Bedroom 1</i>	4.11m x 3.38m	13' 5" x 11' 1"
<i>Bedroom 2</i>	4.11m x 3.80m (max)	13' 5" x 12' 5" (max)
<i>Total Area</i>	74.7 sq.m.	804 sq.ft.
<i>Patio Area</i>	65.6 sq.m.	706 sq.ft.

- Key**
- F/F Fridge/Freezer
  - D/W Dishwasher
  - B Boiler
  - W Wardrobe
  - C Cupboard



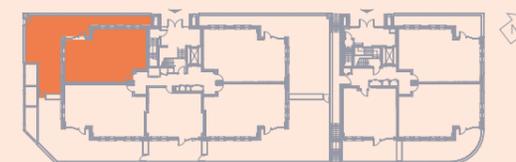
*Two Bedroom Apartment*  
Block 1 / Plot 2044 / Ground Floor



**DIMENSIONS**

<i>Living/Dining/Kitchen</i>	5.86m x 3.79m	19' 3" x 12' 5"
<i>Bedroom 1</i>	4.11m x 3.69m	13' 5" x 12' 1"
<i>Bedroom 2</i>	4.11m x 3.80m(max)	13' 5" x 12' 5"(max)
<i>Total Area</i>	75.8 sq.m.	816 sq.ft.
<i>Patio Area</i>	88.8 sq.m.	955 sq.ft.

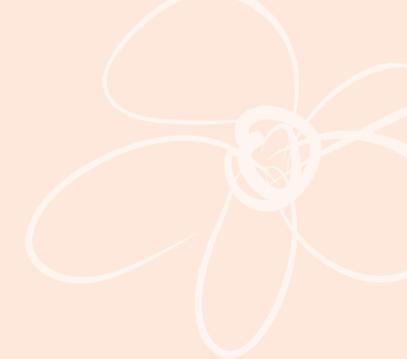
*Two Bedroom Apartment*  
Block 1 / Plot 2048 / Ground Floor

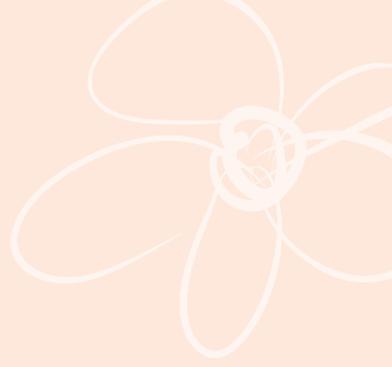


**DIMENSIONS**

<i>Living/Dining/Kitchen</i>	5.86m x 3.79m	19' 3" x 12' 5"
<i>Bedroom 1</i>	4.11m x 3.69m	13' 5" x 12' 1"
<i>Bedroom 2</i>	4.11m x 3.80m(max)	13' 5" x 12' 5"(max)
<i>Total Area</i>	75.8 sq.m.	816 sq.ft.
<i>Patio Area</i>	72 sq.m.	775 sq.ft.

- Key**
- F/F Fridge/Freezer
  - D/W Dishwasher
  - B Boiler
  - W Wardrobe
  - C Cupboard





## Two Bedroom Apartment

Block 1 / Plots 2050, 2055 & 2060 /

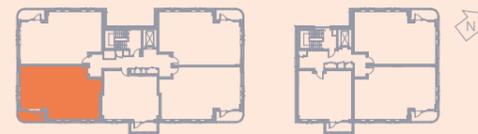
1st, 2nd & 3rd Floors



## Two Bedroom Apartment

Block 1 / Plots 2052, 2057 & 2062 /

1st, 2nd & 3rd Floors



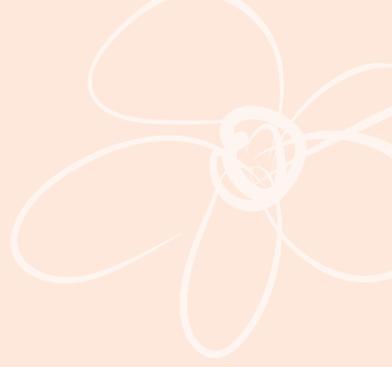
### DIMENSIONS

Living/Dining/Kitchen	5.86m x 3.79m	19' 3" x 12' 5"
Bedroom 1	4.11m x 3.38m	13' 5" x 11' 1"
Bedroom 2	4.11m x 3.80m(max)	13' 5" x 12' 5"(max)
Total Area	75.8 sq.m.	816 sq.ft.
Balcony Area	5.5 sq.m.	59.2 sq.ft.

### DIMENSIONS

Living/Dining/Kitchen	5.86m x 3.79m	19' 3" x 12' 5"
Bedroom 1	4.11m x 3.38m	13' 5" x 11' 1"
Bedroom 2	4.11m x 3.80m(max)	13' 5" x 12' 5"(max)
Total Area	75.8 sq.m.	816 sq.ft.
Balcony Area	5.5 sq.m.	59.2 sq.ft.

- Key**
- F/F Fridge/Freezer
  - D/W Dishwasher
  - B Boiler
  - W Wardrobe
  - C Cupboard



## Two Bedroom Apartment

Block 1 / Plots 2049, 2054 & 2059 /

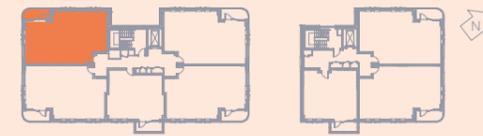
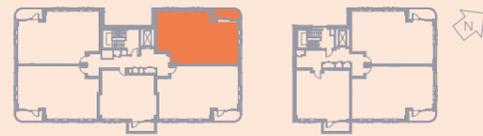
1st, 2nd & 3rd Floors



## Two Bedroom Apartment

Block 1 / Plots 2053, 2058 & 2063 /

1st, 2nd & 3rd Floors



### DIMENSIONS

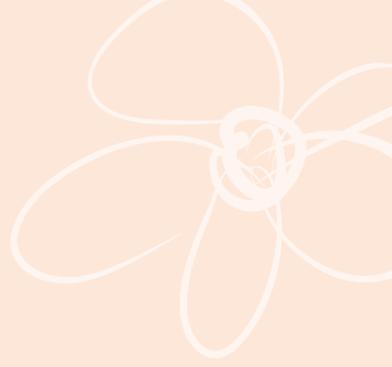
Living/Dining/Kitchen	5.86m x 3.79m	19' 3" x 12' 5"
Bedroom 1	4.11m x 3.69m	13' 5" x 12' 1"
Bedroom 2	4.11m x 3.80m(max)	13' 5" x 12' 5"(max)
Total Area	75.8 sq.m.	816 sq.ft.
Balcony Area	5.5 sq.m.	59.2 sq.ft.

### DIMENSIONS

Living/Dining/Kitchen	5.86m x 3.79m	19' 3" x 12' 5"
Bedroom 1	4.11m x 3.69m	13' 5" x 12' 1"
Bedroom 2	4.11m x 3.80m(max)	13' 5" x 12' 5"(max)
Total Area	75.8 sq.m.	816 sq.ft.
Balcony Area	5.5 sq.m.	59.2 sq.ft.

**Key**

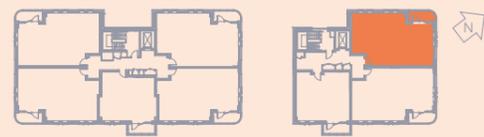
F/F	Fridge/Freezer
D/W	Dishwasher
B	Boiler
W	Wardrobe
C	Cupboard



## Two Bedroom Apartment

Block 2 / Plots 2073 & 2076 /

2nd & 3rd Floors



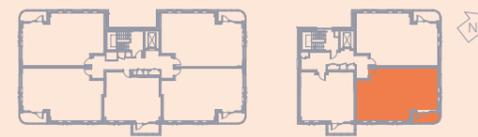
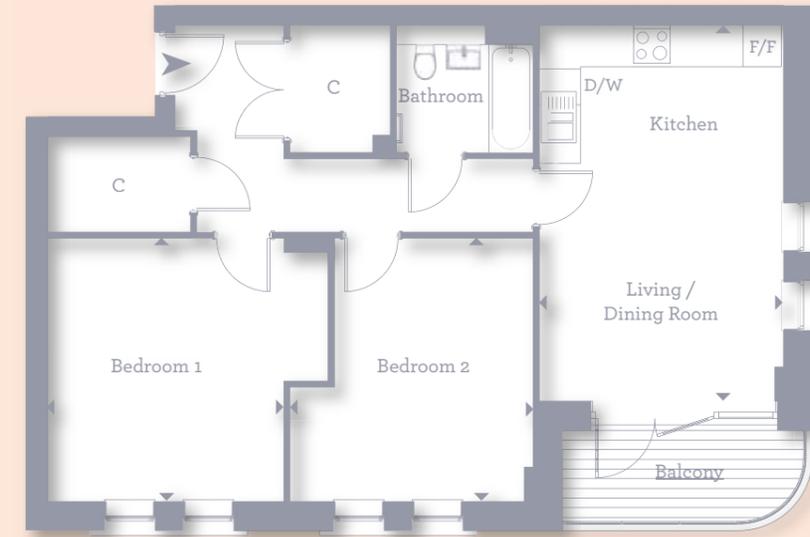
### DIMENSIONS

<i>Living/Dining/Kitchen</i>	5.86m x 3.79m	19' 3" x 12' 5"
<i>Bedroom 1</i>	4.11m x 3.69m	13' 5" x 12' 1"
<i>Bedroom 2</i>	4.11m x 3.80m (max)	13' 5" x 12' 5" (max)
<i>Total Area</i>	75.8 sq.m.	816 sq.ft.
<i>Balcony Area</i>	5.5 sq.m.	59.2 sq.ft.

## Two Bedroom Apartment

Block 2 / Plots 2074 & 2077 /

2nd & 3rd Floors



### DIMENSIONS

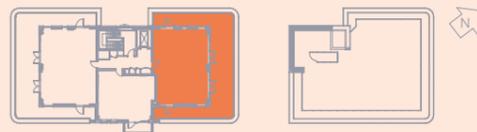
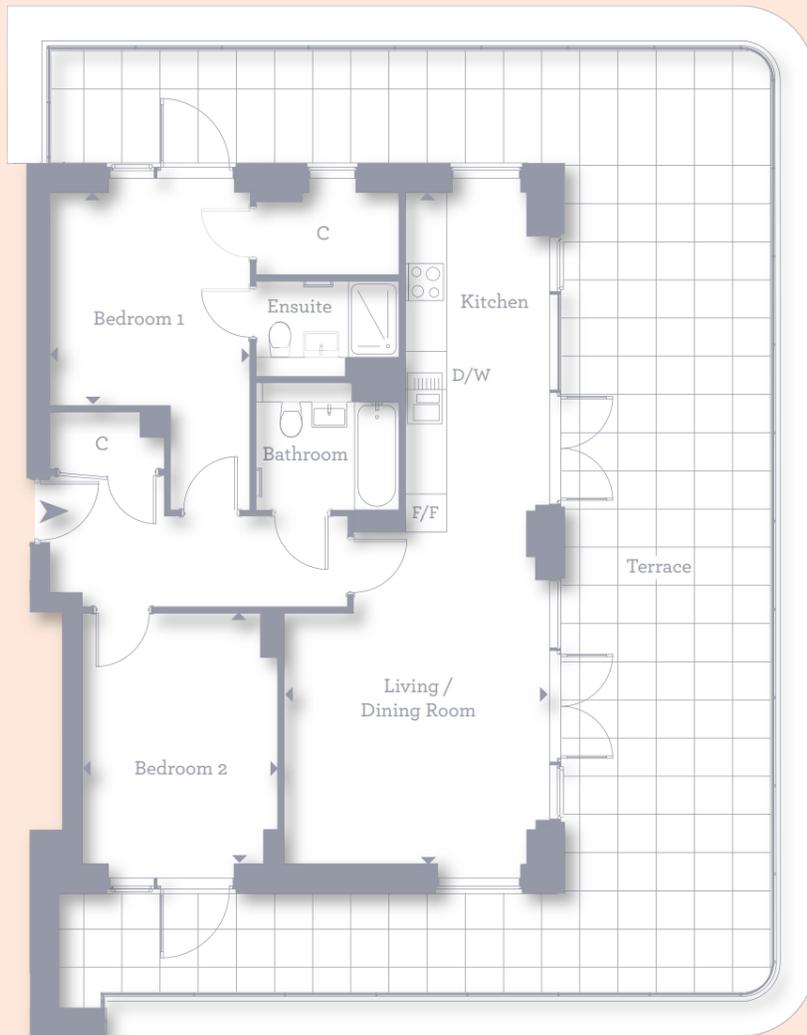
<i>Living/Dining/Kitchen</i>	5.86m x 3.79m	19' 3" x 12' 5"
<i>Bedroom 1</i>	4.11m x 3.69m	13' 5" x 12' 1"
<i>Bedroom 2</i>	4.11m x 3.80m (max)	13' 5" x 12' 5" (max)
<i>Total Area</i>	75.8 sq.m.	816 sq.ft.
<i>Balcony Area</i>	5.5 sq.m.	59.2 sq.ft.

**Key**

F/F	Fridge/Freezer
D/W	Dishwasher
B	Boiler
W	Wardrobe
C	Cupboard

## Two Bedroom Apartment

Block 1 / Plot 2064 / 4th Floor

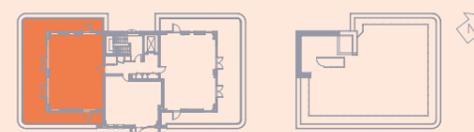


### DIMENSIONS

<i>Living/Dining/Kitchen</i>	10.50m x 3.93m(max)	34' 5" x 12' 10"(max)
<i>Bedroom 1</i>	4.96m x 3.12m	16' 3" x 10' 2"
<i>Bedroom 2</i>	3.92m x 3.05m	12' 10" x 10' 0"
<i>Total Area</i>	79.7 sq.m.	858 sq.ft.
<i>Terrace Area</i>	75 sq.m.	807 sq.ft.

## Two Bedroom Apartment

Block 1 / Plot 2066 / 4th Floor

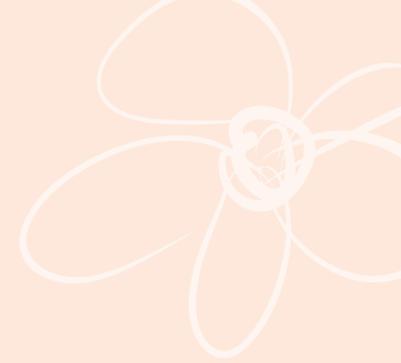


### DIMENSIONS

<i>Living/Dining/Kitchen</i>	10.50m x 4.11m(max)	34' 5" x 13' 5"(max)
<i>Bedroom 1</i>	4.96m x 3.12m	16' 3" x 10' 2"
<i>Bedroom 2</i>	3.92m x 3.36m	12' 10" x 11' 0"
<i>Total Area</i>	77.5 sq.m.	834 sq.ft.
<i>Terrace Area</i>	75 sq.m.	807 sq.ft.

**Key**

F/F	Fridge/Freezer
D/W	Dishwasher
B	Boiler
W	Wardrobe
C	Cupboard





*shosales.co.uk/longcross*  
*0300 555 2171*

