



THE CORNERWAYS

172 A-D EMBER LANE, EAST MOLESEY, KT8 0BT



MONTERRA
HOMES



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Once upon a Thames...

Your next chapter starts here at The Cornerways in the riverside village of Thames Ditton. The village is located between Surbiton and Esher in the borough of Elmbridge. Different to many other suburban areas of the capital, this leafy corner forms an ideal location for a family home thanks to its outstanding schools, excellent transport links and abundance of green outdoor spaces.

Thames Ditton has been crowned the fastest selling location outside of Central London between July 2020 and June 2021 (Rightmove). It is truly one of the most desirable locations in south west London.

LOCAL FEATURES

Excellent schools

Historic parks and royal gardens

Variety of sports and fitness facilities

Diverse range of national and independent retailers, cafes and restaurants

Lower than average population density

Superb transport links to Central London



The CGI is indicative and is used for illustrative purposes only.





Village Life

The Cornerways is located on Ember Lane and it is surrounded by beautiful royal gardens, tranquil riverbanks and a thriving mix of shops, cafes and restaurants.

With London Waterloo station just 25 minutes away by train, the capital is at your fingertips. Our four distinguished new homes provide a calm oasis away from the bustle of Central London. You can enjoy village living with fast-track connectivity to the city for the best of both worlds.

Start your day across the road at Imber Court pool & gym, then catch up on emails in Tiltyard Café in the garden of Hampton Court Palace. Grab your lunch at one of the many al fresco restaurants on Bridge Road in Hampton Court Village, and later head to Bushy Park for a stroll with spectacular wildlife on show. In the evening, treat yourself to fine dining at the Mitre Hotel and bring your day to a close at the Whispering Angel bar overlooking the Thames by the palace. All just moments from your home.



Stroll through the spectacular woodland gardens and waterways



“Thames Ditton is a historic riverside village, perfect for suburban village living” by Metro



Thames Ditton Village

You will fall in love with Thames Ditton Village with its peaceful and picturesque atmosphere. Just off the River Thames, the village centre hosts a selection of retailers and other amenities, including pharmacy, post office, florist, greengrocers, supermarket, antiques shop and even an art gallery.

DID YOU KNOW?

Thames Ditton hosts a regular farmer's market where you can pick up high quality home grown produce as well as locally sourced meat, dairy products and baked goods.





Discover the Surrounding Area's Royal Significance

Located just stones throw from Hampton Court Palace, The Cornerways is set within an area of royal heritage that has a rare place in British history.

Traced back to 1514, Cardinal Thomas Wolsey instructed the construction of Hampton Court Palace, built to be the finest palace in England. In 1529, King Henry VIII took up residence at the palace and it soon became one of his favourite properties. The palace today is in the possession of Queen Elizabeth II and the Crown.

Due to the Royal influence, Thames Ditton and the surrounding areas have retained their historic, characterful and semi-rural charm, making them popular places to live.

Figure 04.



Figure 01. 19th Century

A painting by Henry Bryan Ziegler (1798-1874)

Figure 02. circa 1909

A Postcard of the West Gate of Hampton Court Palace.

Figure 03. 1930

Thames boatmen preparing their vessels on the riverside at Hampton Court

Figure 04. 21st Century

The baroque south and east fronts of the palace, as viewed from the Great Fountain Garden

Figure 03.



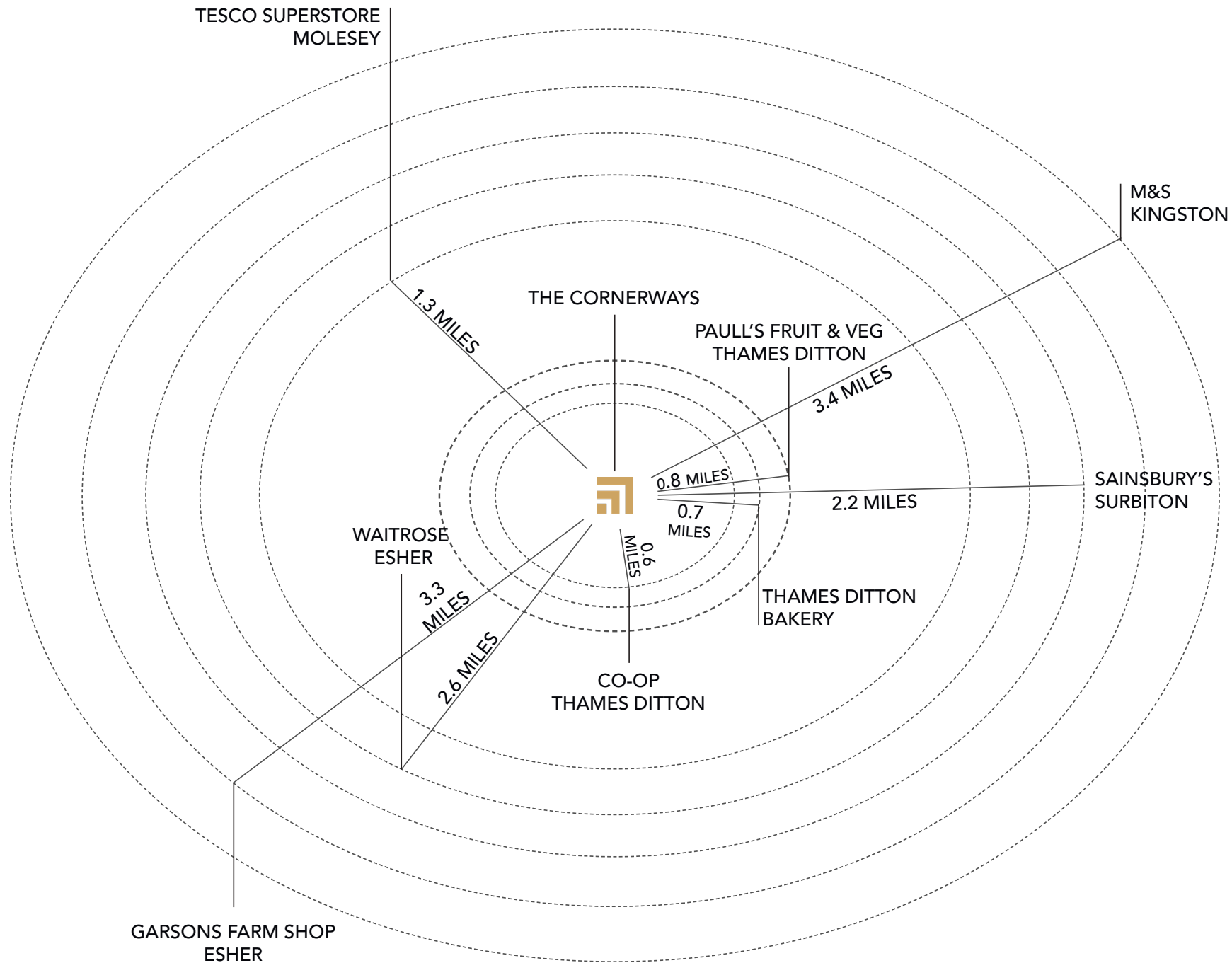
Figure 02.




Figure 01.


Make your Connections with Ease


DAILY NECESSITIES




KEY CONNECTIONS


 0.4 MILES
THAMES DITTON STATION


 1.2 MILES
SURBITON STATION

 2.9 MILES
A3

 2.2 MILES
ESHER

 16 MILES
WINDSOR

 15 MILES
HEATHROW AIRPORT

 0.9 MILES
ESHER STATION

 7.6 MILES
RICHMOND UNDERGROUND STATION


 7.9 MILES
M25 JUNCTION 10

 3.3 MILES
KINGSTON UPON THAMES


 17 MILES
GUILDFORD



 17 MILES
GATWICK AIRPORT

Train Connections are based from Esher Station

 20 MINS
CLAPHAM JUNCTION STATION

 19 MINS
WOKING STATION

 25 MINS
LONDON WATERLOO STATION

  12 MINS
WIMBLEDON TRAIN & UNDERGROUND STATION



“All the World’s a Stage”
William Shakespeare

THAMES RIVERSIDE

Walk along the tow path and take in the stunning views along this stretch of the river. Head downstream towards Kingston, you can see a unique river island, Ravens Ait. Check out what events they have on and sail across for a memorable experience. Head upstream towards Walton-on-Thames and you will reach a couple of classic English riverside pubs with great views across the water.



ROSE THEATRE

Rose Theatre has a vibrant calendar of shows. Whether you’re looking for comedy, drama, musicals or something for the kids, Rose Theatre, the largest producing theatre in south west London, has it all.



HAMPTON POOL

Known as south west London’s best kept secret, Hampton Pool’s open-air waters are warm all year round. It is always a great place to make a splash!

SANDOWN PARK

Trot down to Sandown Park for a unforgettable experience. It regularly offers horse racing on afternoons, evenings and weekends, as well as other events including concerts, exhibitions and even auctions.



Shopping

The close by, Thames Ditton Village, Molesey Village and Esher all feature traditional English high streets that should tick off your everyday shopping list.

In addition, there are also a number of boutiques where you can find weird, wonderful or quirky treasures.



SHOPAHOLIC?

Head to the historic market town of Kingston-Upon-Thames, which has a history dating back to 1170. Featuring the third highest retail floorspace in London, Kingston market town has an extensive collection of national and independent retailers, and a flourishing market for fresh produce.

Why not also check out the Bentalls Centre that offers a range of luxury brands within its own department store, and the 82 other international retailers within the shopping centre. It is indeed the ultimate one stop shopping destination.



Food and Drink

You will be spoilt for choice with the diverse variety of restaurants nearby. Less than 1 mile away along Bridge Road, there are a large selection of dine in restaurants, including Italian, Spanish, Chinese, Japanese, Thai, Indian, Lebanese, Turkish and British cuisines.

Here are our exquisite top pick's from the local area:

Thames Ditton

Marney's Village Inn, The Albany, Ye Old Swan

Hampton Court Village

The Mitre Hotel, Bridge Road,
The Mute Swan

Esher

The Good Earth, The Wheatsheaf, Bombay Social

Surbiton

The French Table, Harts Boatyard, No.97





No Need to Buy a Home Gym

Conveniently located right across the road, Imber Court Sport Centre is open 7 days a week. Why not sign yourself up for one of the many memberships on offer and enjoy their diverse facilities including:

Multifunctional Gym, Indoor Heated Pool, Sauna

Exercise Classes, Tennis, Crossfit 2012, Archery, Boxing

Bowls, Cricket, Rugby, Football

Sky & BT Sports Lounge showing all Premier League Matches

WHAT'S MORE?

They also have a hair salon, dog training school, massage centre, day nursery and children's playground.



“Outstanding” Educational Opportunities

There are 14 Outstanding, and 55 Good Ofsted rated local educational organisations within a 3-mile radius of The Cornerways. This high proportion of Good and Outstanding Ofsted rated schools makes this location well suited for families with children. Please see notable examples below:

Nurseries

Molesey Day Nursery, Busy Bees, Little Heros, Little Gems
Montessori, Muddy Puddles Pre-School

State Schools

St. Paul's Primary School
Thames Ditton Infants School
Thames Ditton Junior School

Independent Schools

Weston Green School
Shrewsbury House School
Surbiton High Girls Prep School
Claremont Fan Court School



Food and Drink

- ① Marney's Village Inn
- ② Bridge Road
- ③ The Albany, Ye Old Swan
- ④ The Mitre Hotel, Café & Restaurant Scene, The Mute Swan
- ⑤ The Good Earth, The Wheatsheaf, Bombay Social
- ⑥ The French Table, Harts Boatyard, No.97

Education

- ⑦ Molesey Day Nursery
- ⑧ Busy Bees
- ⑨ Little Heros
- ⑩ Little Gems Montessori, Muddy Puddles Pre-School
- ⑪ St. Paul's Primary School
- ⑫ Thames Ditton Infants School
- ⑬ Thames Ditton Junior School
- ⑭ Weston Green School
- ⑮ Shrewsbury House School
- ⑯ Surbiton High Girls Prep School
- ⑰ Claremont Fan Court School

Leisure

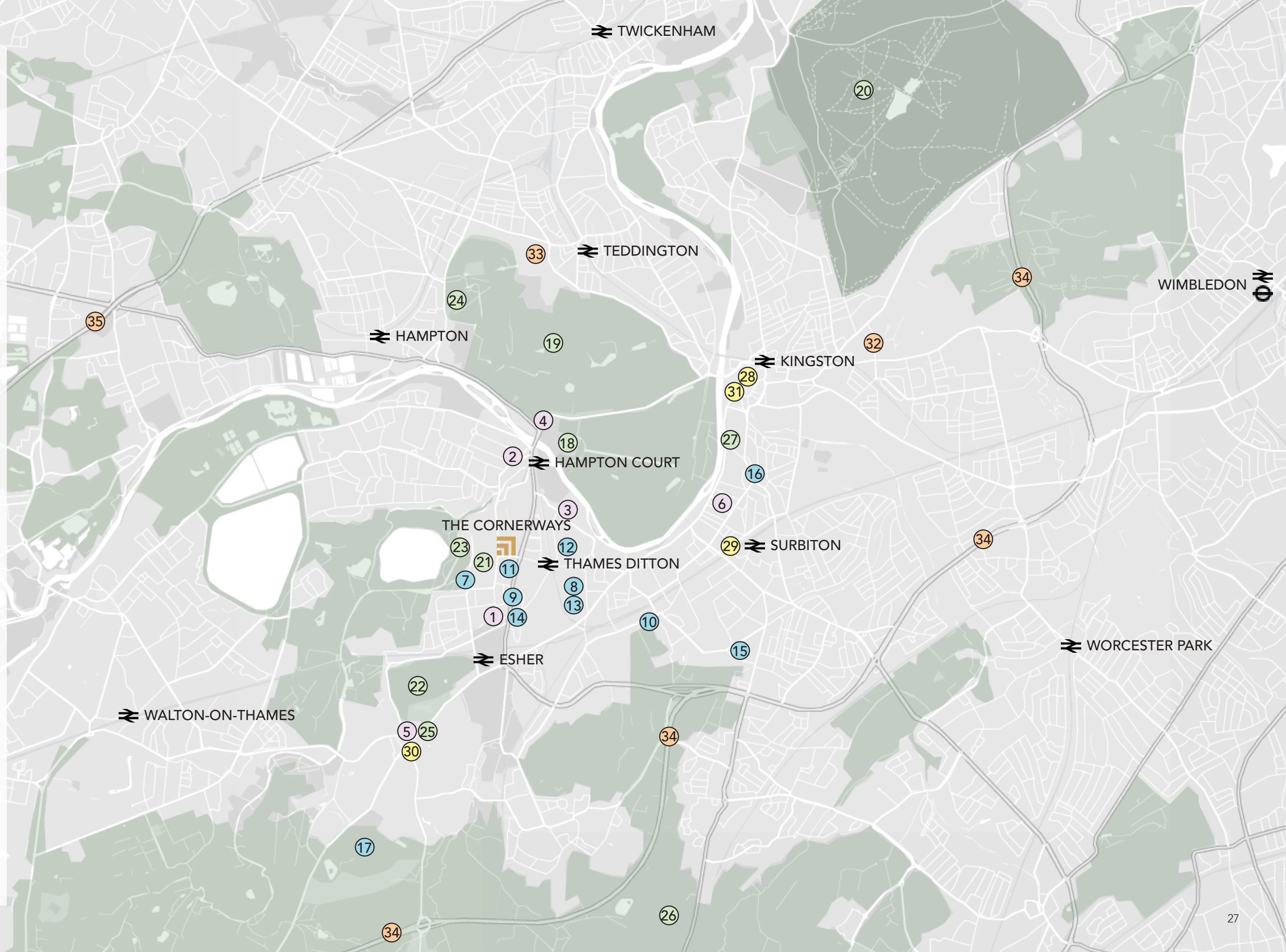
- ⑱ Hampton Court Palace
- ⑲ Bushey Park
- ⑳ Richmond Park
- ㉑ Imber Court Sports Centre
- ㉒ Sandown Park
- ㉓ Crossfit 2012
- ㉔ Hampton Pool
- ㉕ Everyman Esher
- ㉖ Chessington World of Adventures
- ㉗ Rose Theatre

Shopping

- ㉘ Bentalls Centre
- ㉙ Surbiton High Street
- ㉚ Esher High Street
- ㉛ Kingston Market Town

Services

- ㉜ Kingston Hospital A&E
- ㉝ Teddington Memorial Hospital UTC
- ㉞ A3
- ㉟ M3





The Cornerways



The CGI is indicative and is used for illustrative purposes only.



Landscaping

Situated on a prominent corner plot, this airy position captures natural light all year round thanks to there being no immediate buildings to the South.

The Cornerways consists of 4 beautiful family homes all with private gardens. Each garden features decking, a lawn and benefit from rear access.

The front landscaped communal driveway provides bin storage, electric vehicle charging points and allocated parking bays. The driveway will be finished with block paving and the pathways will be surfaced with attractive paving slabs.

We have retained the majority of the existing mature vegetation to provide an established green environment, which will be complimented with additional new planting across the plot.





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Interiors

The CGI's are indicative and are used for illustrative purposes only.



A Warm Welcome

As you step in, feel the gentle warmth in your toes from our underfloor heating, helping you unwind. This luxurious feature comes as standard throughout the ground floor.

Bathrooms

Our bathrooms are equipped with LED illuminated mirrors, back to wall toilets with concealed cisterns and stylish matt black bathroom fixtures.

Kitchens

All of our kitchens feature premium quartz worktops, integrated German appliances and contemporary shaker style cabinets.

The Cornerways' interior personality draws on the characteristics of contemporary design, ensuring functionality, simplicity and comfort are at its core. We hand select a range of natural colour palettes to create a balanced visual calmness in all of our homes.

We utilise natural light in our design language to generate a warm and welcoming ambiance. All of the units feature premium aluminium bi-fold doors to bring the outdoors in.



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Floor Plans

| House | Beds | Total Area (sqm) | Total Area (sqft) | Parking Spaces | Garden (sqm) |
|-------|------|------------------|-------------------|----------------|--------------|
| 1 | 2 | 75.5 | 813 | 1 | 54 |
| 2 | 3 | 90.2 | 971 | 2 | 37 |
| 3 | 3 | 103.4 | 1113 | 2 | 32 |
| 4 | 2 | 81.2 | 874 | 1 | 147 |

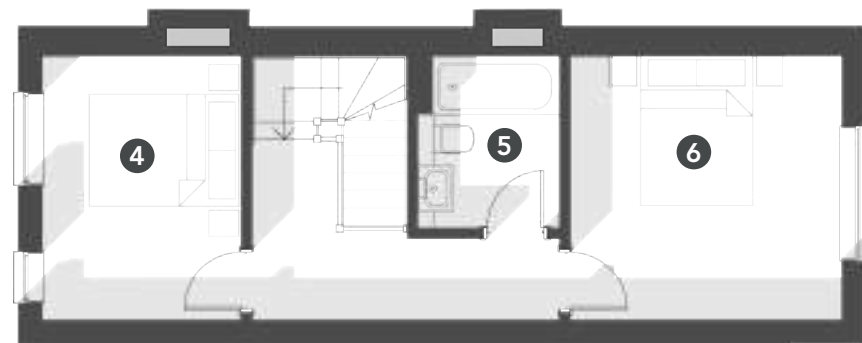
House 1

TOTAL FLOOR AREA
75.5 sqm / 813 sqft

Ground Floor



First Floor



1. STUDY:
2.66 x 2.29 m / 8'9" ft x 7'6" ft

2. WC:
1.05 x 1.31 m / 3'5" ft x 4'4" ft

3. KITCHEN / LIVING ROOM:
5.67 x 3.53 m / 18'7" ft x 11'7" ft

4. BEDROOM 1:
2.66 x 3.53 m / 8'9" ft x 11'7" ft

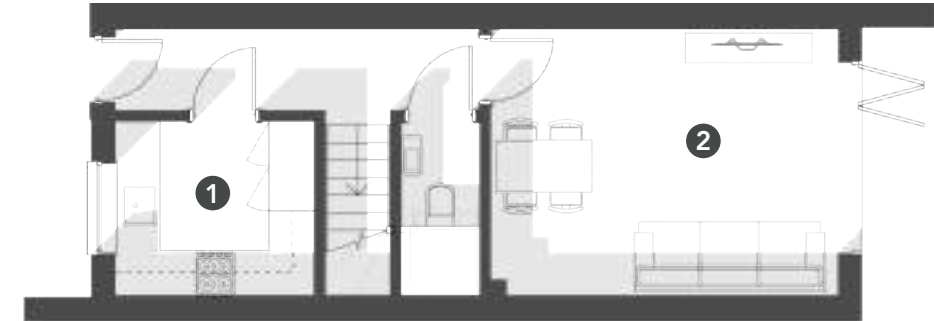
5. BATHROOM:
1.89 x 2.94 m / 6'2" ft x 9'8" ft

6. BEDROOM 2:
3.63 x 3.53 m / 11'11" ft x 11'7" ft

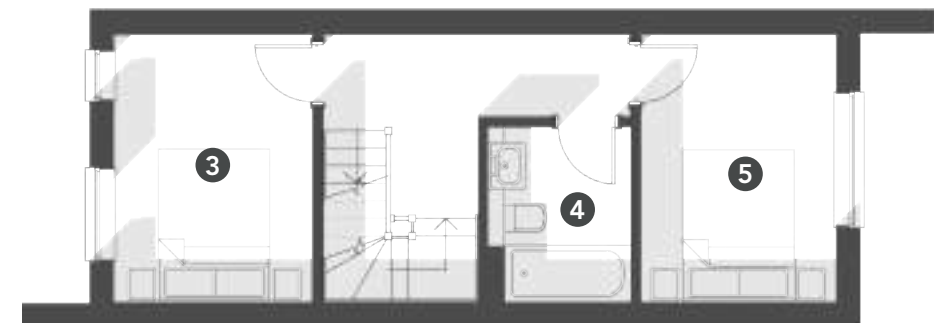
House 2 - Reserved

TOTAL FLOOR AREA
90.2 sqm / 971 sqft

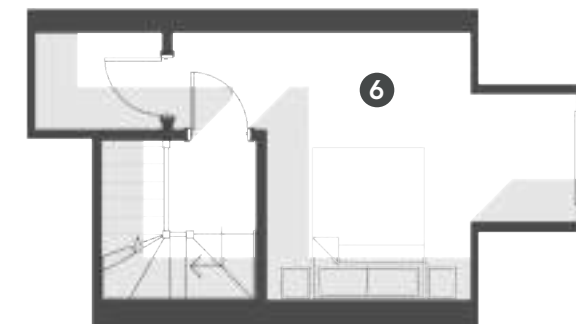
Ground Floor



First Floor



Second Floor



1. KITCHEN:
2.66 x 2.33 m / 8'9" ft x 7'8" ft

2. LIVING ROOM:
4.65 x 3.57 m / 15'3" ft x 11'9" ft

3. BEDROOM 1:
2.66 x 3.57 m / 8'9" ft x 11'9" ft

4. BATHROOM:
1.91 x 2.33 m / 6'3" ft x 7'8" ft

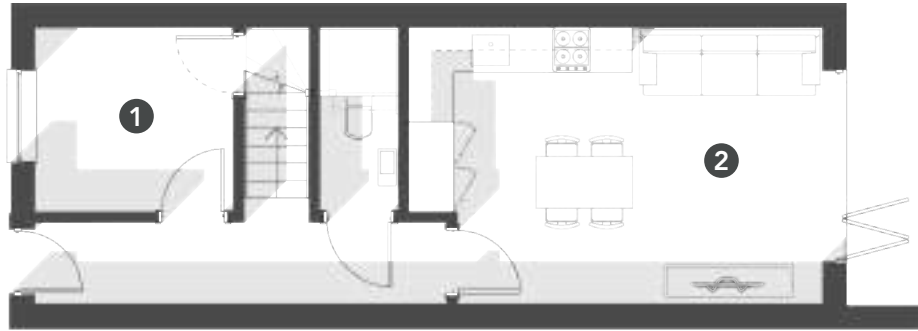
5. BEDROOM 2:
2.62 x 3.57 m / 8'7" ft x 11'9" ft

6. BEDROOM 3:
4.16 x 3.57 m / 13'8" ft x 11'9" ft

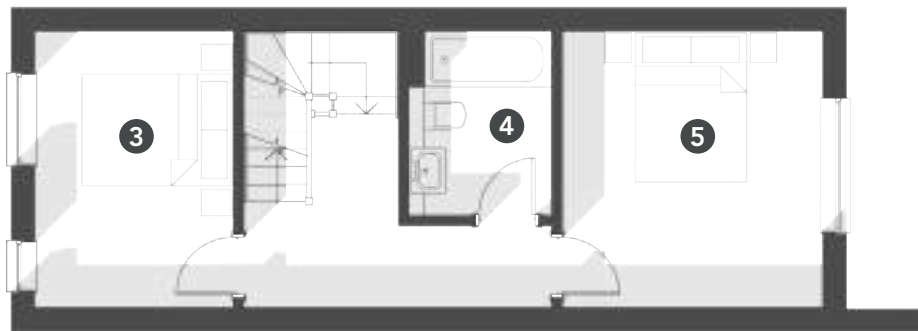
House 3 - Reserved

TOTAL FLOOR AREA
103.4 sqm / 1113 sqft

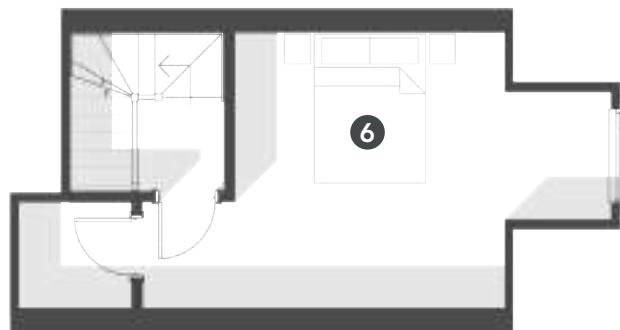
Ground Floor



First Floor



Second Floor



1. STUDY:
2.66 x 2.46 m / 8'9" ft x 8'1" ft

2. KITCHEN / LIVING ROOM:
5.55 x 3.70 m / 18'3" ft x 12'2" ft

3. BEDROOM 1:
2.66 x 3.70 m / 8'9" ft x 12'2" ft

4. BATHROOM:
1.91 x 2.46 m / 6'3" ft x 8'1" ft

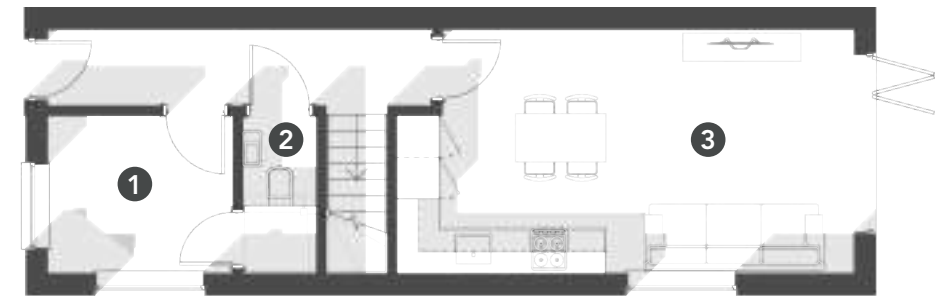
5. BEDROOM 2:
3.49 x 3.70 m / 11'5" ft x 12'2" ft

6. BEDROOM 3:
5.05 x 3.70 m / 16'7" ft x 12'2" ft

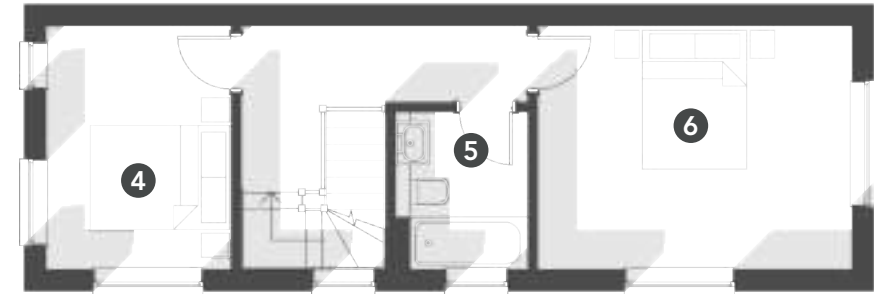
House 4

TOTAL FLOOR AREA
81.2 sqm / 874 sqft

Ground Floor



First Floor



1. STUDY:
2.66 x 2.26 m / 8'9" ft x 7'5" ft

2. WC:
1.05 x 1.31 m / 3'5" ft x 4'4" ft

3. KITCHEN / LIVING ROOM:
6.57 x 3.50 m / 21'7" ft x 11'6" ft

4. BEDROOM 1:
2.66 x 3.50 m / 8'9" ft x 11'6" ft

5. BATHROOM:
1.90 x 2.26 m / 6'3" ft x 7'5" ft

6. BEDROOM 2:
4.52 x 3.50 m / 14'10" ft x 11'6" ft



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Specification



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Kitchen & Living Room

Dove grey shaker style kitchen, fitted wall & base units with white quartz worktops

Integrated German appliances as indicated below:
Multifunction single oven, induction hob, fridge freezer, dishwasher, washing machine, microwave

Bathroom

Fully tiled flooring and walls surrounding bath
Bath with shower over
White sanitaryware
Matt black fixtures
Heated towel rail
Illuminated mirror
Floor standing back to wall toilet with concealed cistern
Soft close seat

Interior Finishes

White internal doors
Chrome ironmongery
Engineered wood flooring to ground floor
Carpet to staircases, 1st and 2nd floors
Coir matting to communal porches

Electrical Fittings

Pendant lighting to first floor bedrooms
LED downlights to all other rooms
Wiring for TV and fibre internet

Peace of mind

All houses benefit from a 10-year Advantage new build warranty.

Garden

Rear decking to all houses
Aluminium bifold door access from living rooms
Rear garden access to all properties
Outdoor electrical socket for each unit
Outdoor tap for each unit
Outdoor wall mounted lights to rear of each house

Heating

Wet underfloor heating throughout ground floor with separate room thermostats
Radiators on first and second floors
Digital thermostat

Security

Locking shared porch doors and internal front doors
Key based entry
Hardwired doorbell to each house
Composite front doors
Grey UPVC double glazed windows

Communal Area

Electric vehicle charging points – wired back to each house
Each unit is allocated specific parking space(s).
External lighting
Block paved driveway
Bin storage

Management

The buyer of each unit will own an equal 25% share of the management company which owns the communal areas. A communal meter supply will be provided to power external lighting in the communal area



Sustainability



Monterra Homes is committed to environmental sustainability. We believe we can all make a positive contribution to our environment, and together, we can help protect our future and the future of the next generations.

All of our homes are designed with the following energy efficiency features to help reduce their impact upon the environment:

- LED lighting
- Dual flush WCs
- Electric vehicle charging points
- Double glazed windows
- High level of thermal insulation
- Underfloor heating
- Induction hobs

On top of this, we are also mindful of our carbon footprint with the construction products we purchase. We comprehensively assess their supply chain, logistics, manufacturing process, constituents used and even the packaging.

Just to name a few reductions we've made:

- We use high thermal efficiency glass wool insulation that is made from up to 84% recycled material.
- We buy durable breeze blocks that are manufactured using 80% recycled PFA that would otherwise go to landfill.
- We sourced top of the range cement from CEMEX incorporating recycled fly ash, giving a 25% reduction in CO2 per tonne produced.

Developed by

Monterra Homes

Based in London, Monterra Homes is a privately owned property development company. We specialise in small scale, ground up residential schemes across the south east of England. Our core team features a range of internal and external consultants, including architects, planners, surveyors, project managers and structural engineers with a collective experience in excess of 50 years.

With all of our directors Royal Institution of Chartered Surveyors qualified, we are uniquely suited to the development industry. You can be rest assured we uphold the highest professional standards, with extensive property knowledge, contacts and experience to deliver exceptional homes.

We believe ingenious design, fine workmanship and environmental sustainability are fundamental to create the next generation of housing. Our mission is to help meet the ever-increasing demand for properties by producing high-quality, complementary and sustainable homes, to keep our neighbourhood a desirable place to live.



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