



SUMMER MEADOWS

KT19 9UU



# Site Plan

NO. 1-4 SUMMER HOUSE APARTMENTS  
NO. 5-9 SUMMER MEADOWS HOUSES

*Welcome to*



## SUMMER MEADOWS

91 CHESSINGTON ROAD KT19 9UU

Situated in one of Surrey's most favoured villages, close to the Hogsmill River and historic natural springs coveted since Roman times. Summer Meadows is a stunning new development of detached and semi-detached houses and luxury duplex and maisonette apartments, all just under a third of a mile (6mins walk)\* from Ewell West Station providing frequent services to London Waterloo in just 37 minutes.



# SUMMER HOUSE *Apartments*

A spacious two bedroom duplex apartment with large office space on the second floor.

A one bedroom duplex apartment with large home office space and store on the second floor.

A one bedroom ground floor apartment maisonette with an entrance hall and lots of storage, open planned living. French doors which open onto a private patio.

4

3

2

1

Two bedroom apartment with large kitchen and living space and good storage. French doors which open onto a private patio.

# SUMMER HOUSE *Apartments*



# SUMMER HOUSE

## *Apartments*

No.1 - 525 sq ft    No.2 - 665 sq ft



### Ground Floor (No.1)

Living/Kitchen/Dining    4070 (13'4) x 6150 (20'2)  
 Bedroom                    2750 (9'0) x 4050 (13'3)

### Ground Floor (No.2)

Living/Kitchen/Dining    6150 (20'2) x 4616 (15'2)  
 Bedroom 1                    3480 (11'5) x 3289 (10'10)  
 Bedroom 2                    2575 (8'5) x 4895 (16'1)

# SUMMER HOUSE *Apartments*

No.3-710 sq ft    No.4-1070 sq ft

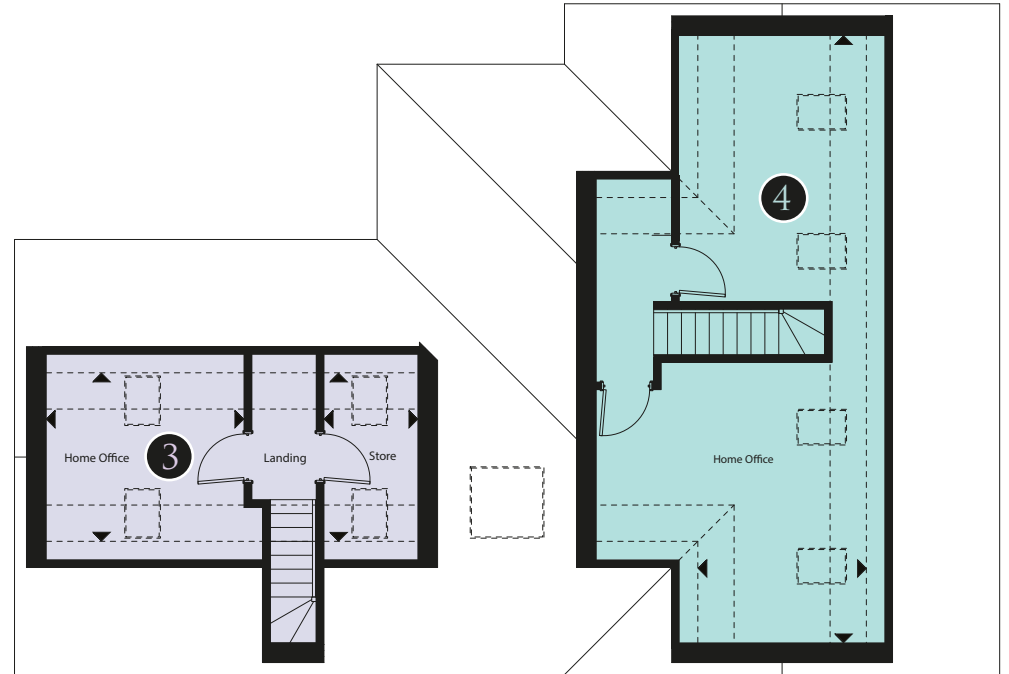


## First Floor (No.3)

Living/Kitchen/Dining 3612 (11'10) x 6150 (20'2)  
 Bedroom 2750 (9'0) x 4050 (13'3)

## First Floor (No.4)

Living/Kitchen/Dining 4955 (16'3) x 4616 (15'2)  
 Bedroom 1 3480 (11'5) x 3289 (10'10)  
 Bedroom 2 2575 (8'5) x 3289 (10'10)



## Second Floor (No.3)

Home Office 3272 (10'9) x 2788 (9'2)  
 Store 1555 (5'1) x 2788 (9'2)

## Second Floor (No.4)

Home Office 2788 (9'2) x 10050 (33'0)



# SUMMER MEADOWS *Houses*

A three bedroom semi-detached house with two ample bathrooms, the master suite also featuring a large walk-in wardrobe.

A spacious three bedroom semi-detached house with two bathrooms and large home office, large kitchen open to a well sized living/dining room.

A well sized three bedroom semi-detached house with two bathrooms, large home office spacious kitchen open to a living/dining room.

5

6

7

8

9

A four bedroom , three bathroom detached house with spacious living/dining/kitchen and separate utility with bi-fold doors to a secluded garden.

A spacious three bedroom, three bathroom semi-detached house with home office, spacious kitchen with breakfast bar arranged open to a living/dining room.

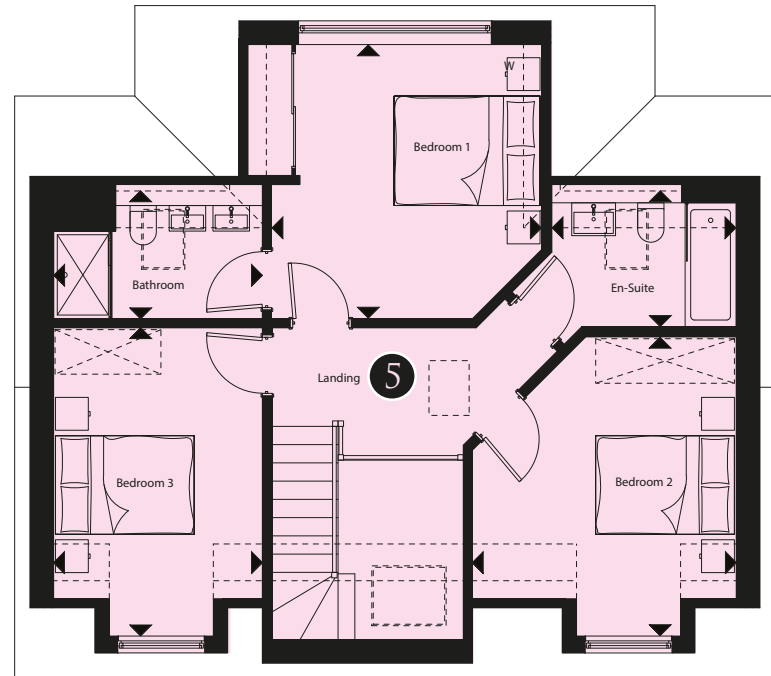
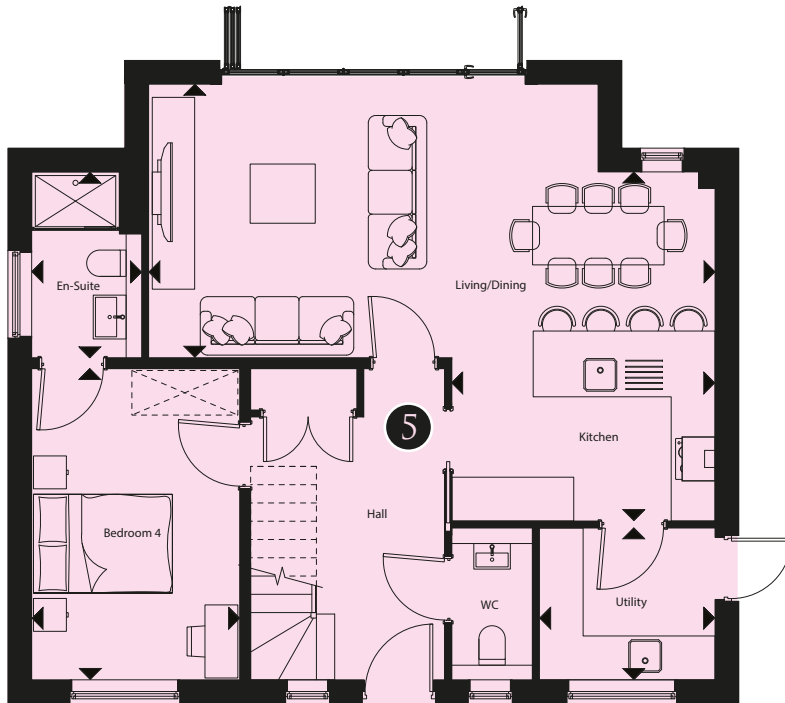
# SUMMER COTTAGE *House*



# SUMMER COTTAGE

## House

No.5 - 1378 sq ft



### Ground Floor (No.5)

Living/Dining	7750 (25'5)	x	3743 (12'3)
Kitchen/Dining	3601 (11'10)	x	4777 (15'8)
Utility	2077 (6'10)	x	2405 (7'11)
Bedroom 4	4257 (14'10)	x	2846 (9'4)

### First Floor (No.5)

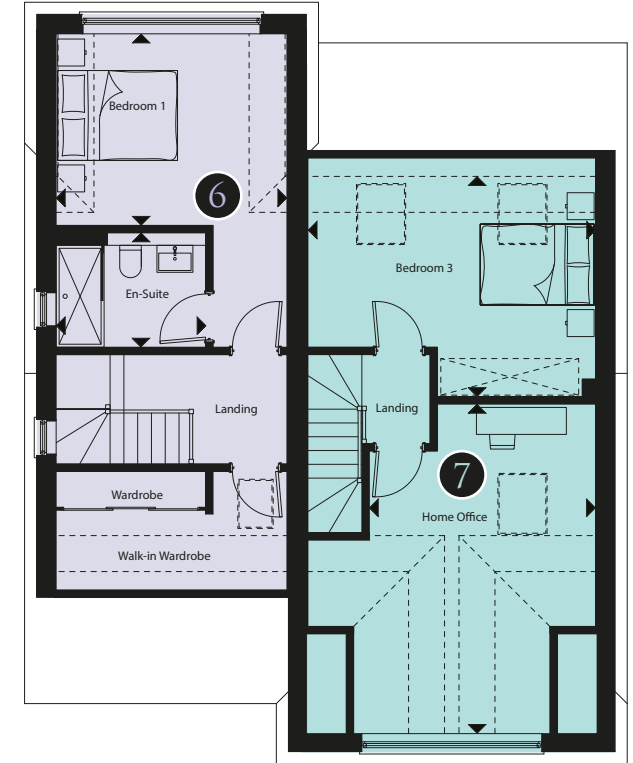
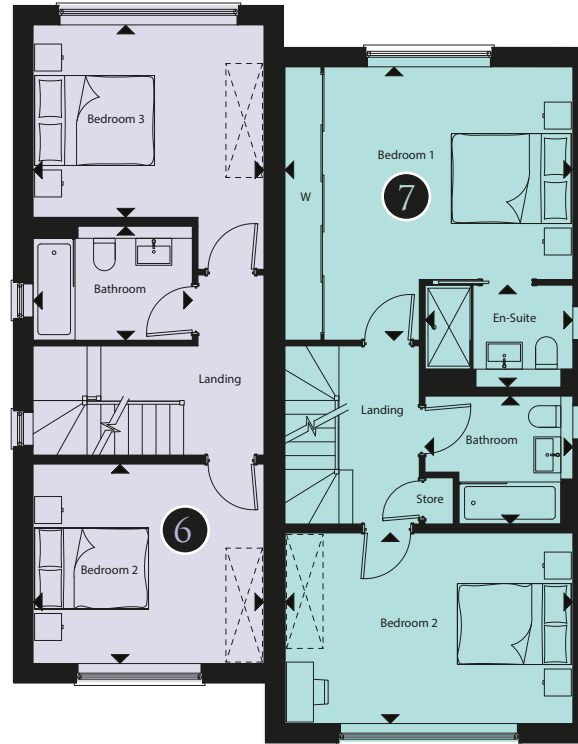
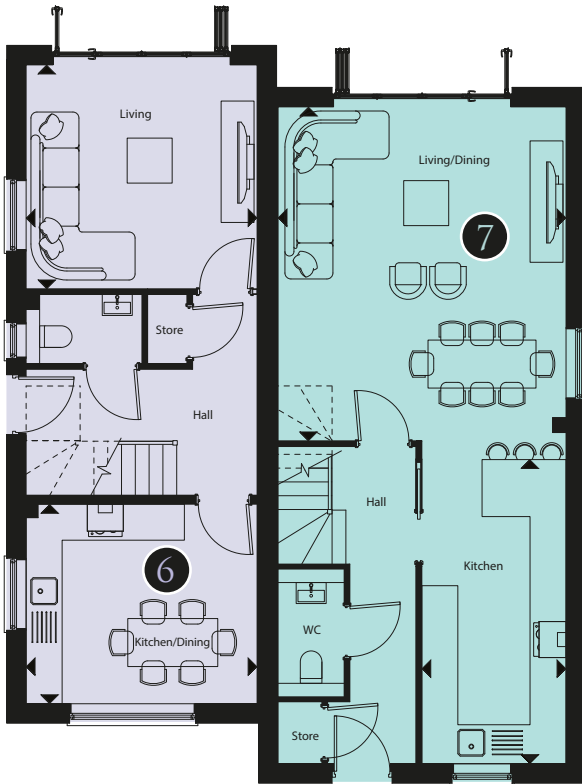
Bedroom 1	3704 (12'2)	x	3755 (12'4)
Bedroom 2	3614 (11'10)	x	4098 (13'5)
Bedroom 3	2859 (9'5)	x	4222 (13'10)

SUMMER MEADOWS  
*Houses*  
NO.6 & NO.7



# SUMMER MEADOWS Houses

No.6 - 1253 sq ft    No.7 - 1514 sq ft



## Ground Floor (No.6)

Living	3850 (12'8) x 3733 (12'3)
Kitchen/Dining	3850 (12'8) x 3327 (10'11)

## Ground Floor (No.7)

Living/Dining	4800 (15'9) x 5567 (18'3)
Kitchen	2404 (7'11) x 5070 (16'8)

## First Floor (No.6)

Bedroom 1	3850 (12'8) x 3339 (10'11)
Bedroom 2	3850 (12'8) x 3209 (10'6)

## First Floor (No.7)

Bedroom 1	4800 (15'9) x 4557 (14'11)
Bedroom 2	4800 (15'9) x 3178 (10'5)

## Second Floor (No.6)

Bedroom 3	3850 (12'8) x 3196 (10'6)
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## Second Floor (No.7)

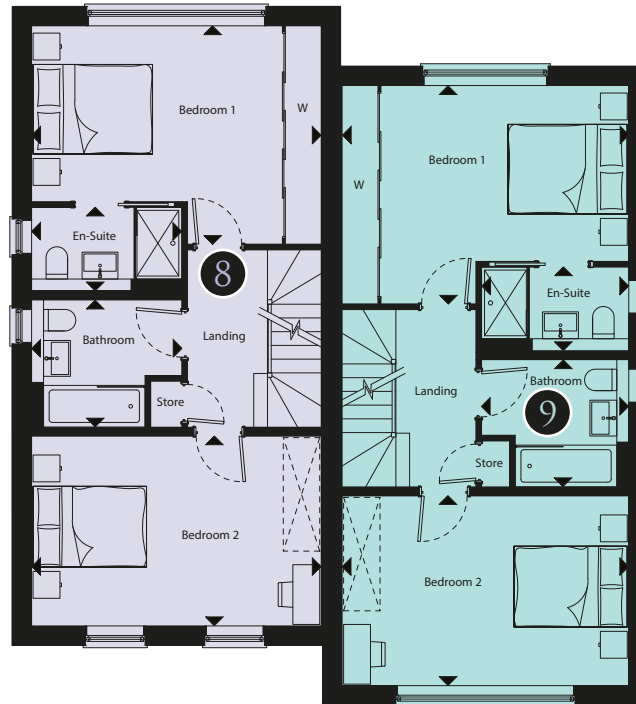
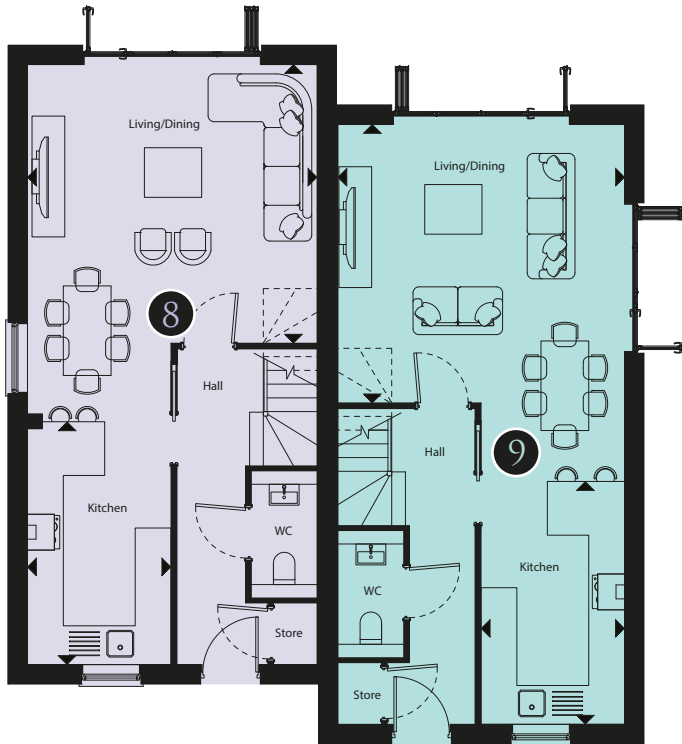
Bedroom 3	4800 (15'9) x 3674 (12'1)
Home Office	3775 (12'5) x 5485 (18'0)

SUMMER MEADOWS  
*Houses*  
NO.8 & NO.9



# SUMMER MEADOWS Houses

No.8 - 1390 sq ft    No.9 - 1443 sq ft



## Ground Floor (No.8)

Living/Dining      4850 (15'11) x 4667 (15'4)  
Kitchen              2404 (7'11) x 4068 (13'4)

## First Floor (No.8)

Bedroom 1          4850 (15'11) x 3657 (12'0)  
Bedroom 2          4850 (15'11) x 3178 (10'5)

## Second Floor (No.8)

Bedroom 3          4850 (15'11) x 3309 (10'10)  
Home Office        4850 (15'11) x 4938 (16'2)

## Ground Floor (No.9)

Living/Dining      4800 (15'9) x 4667 (15'4)  
Kitchen              2404 (7'11) x 4068 (13'4)

## First Floor (No.9)

Bedroom 1          4800 (15'9) x 3657 (12'0)  
Bedroom 2          4800 (15'9) x 3178 (10'5)

## Second Floor (No.9)

Bedroom 3          4319 (14'2) x 4524 (14'10)  
Home Office        4800 (15'9) x 1948 (6'5)

# Specification



## Kitchens

- Shaker style kitchen (colour options subject to build stage)
- Stone worktop, upstand and splashback to houses
- Laminate worktops and upstands to apartments (upgrade to stone available subject to build stage)
- Under cupboard LED lighting
- Floor finish in a wood effect flooring
- Smeg appliances include:
  - Single oven & electric induction hob and cooker hood
  - Microwave with grill
  - Fridge freezer 70/30
  - Washer-dryer
  - Dishwasher
- Stainless steel sink and single lever tap
- Integrated bins for easy recycling
- No 5 only has a separate utility, with separate washing machine and tumble dryer and sink



## Stylish Bathrooms & En-suites

- Contemporary vanity units with 600mm basin
- Back to wall W/C 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 flooring
- Mirrors not included

Interiors from previous Rushmon developments





Interiors from previous Rushmon developments

# Specification

## Cloakroom

- Basin
- W/C - back to wall with soft close seat
- Chrome push flush plates
- Chrome mixer taps
- Floor finish in wood effect flooring
- Porcelain tiles to basin splashback and boxing
- Mirrors not included

## Interior Features

- White walls and white ceilings
- Doors - 5 vertical panel
- Ironmongery in matt black
- Fitted mirror fronted wardrobes to master bedroom only
- Floor finishes to kitchen, cloakroom, hall, bathroom & en-suite in wood effect flooring
- Floor finishes to bedrooms, landing & stairs are not included
- No 6 - floor finish to living area not included
- Pendant & feature lighting to key areas

## 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

- The houses each have private gardens with paved patio, pathways, and turf to garden
- Wall lights to individual homes
- One parking space per apartment
- Two parking spaces per house

## Energy Saving features

- Electric car charging points to each property
- Thermostatically controlled gas central heating throughout with radiators
- A-rated boiler to minimise gas usage
- Double-glazed PVCu windows providing a high level of thermal insulation
- Kitchen appliances have excellent eco ratings for energy and water usage
- Dual flush mechanisms 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, kitchens and bathrooms
- Dusk-to-dawn sensors to external lighting to reduce electricity usage
- Mains operated smoke/carbon monoxide detector (with battery back-up)

## Warranty & After Care

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







## Village Life

Pretty Ewell Village dates back to the Domesday Book with the name Ewell deriving from an Old English word meaning river source or spring. Bronze Age remains have been found in the village and the Romans are known to have inhabited the village too.

Today, Ewell Village is bustling with a wide choice of places to eat and drink, as well as shops, including the well known Spring Inn. For day to day needs there's a large Sainsbury's Local and a Costa, an ideal place to meet friends and catch up. There are also a handful of boutique shops and restaurants including the superb Hanedan Restaurant & Meze, Il Capriccio and La Familia Italian eateries and for lovers of Indian food, there's Dhansiri, Indian Ocean and Orissa.

The village is home to Grade II listed Bourne Hall, a striking contemporary building which hosts a range of services including a public library with underground theatre, gym, cafe and museum. The hall overlooks the headsprings of the river Hogsmill and the surrounding landscaped gardens, formerly the grounds of Garbrand Hall, providing a beautiful, calming, rural village setting for social and business functions.

This remarkable modern building, with unique architectural interest, opened in 1970.

On the outskirts of the village you'll also find Ewell Court House which offers the perfect retreat from the hustle and bustle of everyday life. Set in beautiful, historical grounds complete with fountains, cascades, rock pools and its own secret Grotto, this Grade II listed house stands proud at the entrance to the extensive Green flag parkland.

There's also St Mary's Church (C of E) which was designed by Henry Clutton in the Decorated Neo-Gothic style which sits dominant on the Old London Road, a replacement for an earlier church building on the site.





## Beyond the Village

The local town of Epsom is regularly praised for being one of the best places to live in the UK. Like the village, the town offers a superb range of restaurants and eateries as well as a whole host of high street names including Waitrose, Pandora and Marks & Spencer. The Epsom Playhouse hosts a range of professional and community productions throughout the year and there is a monthly farmer's market offering artisan products from local producers. Epsom & Ewell is a popular area for families who want to make sure their children get the very best education. Ofsted 'Outstanding' schools include Danetree Primary School, West Ewell Primary School & Nursery, Glyn School and Rosebery School for Girls.

Epsom Downs is home to Epsom Racecourse, a Grade I racecourse which is world renowned for thoroughbred horse racing. The "Downs" referred to in the name are part of the North Downs. The course is probably best known for hosting the Derby Stakes which has come to be widely referred to as The Derby, the UK's premier thoroughbred horse race for three-year-old colts and fillies run over a mile and a half. The course also hosts the Oaks Stakes for three-year-old fillies, and the Coronation Cup for horses aged four years and upwards.

Nearby Horton Country Park Local Nature Reserve is open all year round. The park is 400 acres in size and its recorded history, like so much of the surrounding area, goes back to medieval times. Visitors to the reserve can enjoy walking, cycling, running, dog walking, nature watching and kite flying whilst organised events include orienteering, horse riding, fruit picking, golf and much more.



# Superb Connectivity

Summer Meadows is exceptionally well positioned for the commuter or regular traveller, being under a third of a mile\* from Ewell West Station, 1.28 miles\* to Ewell East Station and just 3.16 miles\* from the A3 junction at Tolworth which in turn provides direct road access to central London and the M25 at junction 10. Heathrow Airport is just over 13 miles\* away (38 mins\*) and Gatwick 19.48 miles\* (31 mins\*)



The following infographics provide travelling times from the two local stations:

## Ewell West

- Stoneleigh 3 mins
- Worcester Park 7 mins
- Motspur Park 10 mins
- Raynes Park 14 mins
- Wimbledon 18 mins
- Earlsfield 22 mins
- Clapham Junction 26 mins
- Vauxhall 31 mins
- London Waterloo 37 mins

## Ewell East

- Cheam 3 mins
- Sutton 6 mins
- Carshalton Beeches 9 mins
- Wallington 12 mins
- Waddon 15 mins
- West Croydon 19 mins
- Norwood Junction 25 mins
- London Bridge 38 mins

\* Times and distances from RAC Routeplanner, rail travelling times from National Rail





# 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.





# SUMMER MEADOWS

91 CHESSINGTON ROAD, EWELL VILLAGE, SURREY KT19 9UU



## RUSHMON

H O M E S

Call 01932 586777 for more information

[www.rushmon.co.uk](http://www.rushmon.co.uk)



Whilst these particulars are prepared with all due care and attention, they do not form part of any contract, nor is their accuracy guaranteed and they may be subject to correction and modification without notice as availability and other considerations demand.

This brochure was prepared in September 2023 (Revision 2) and all the information was believed to be correct at that time. Distance and travel times have been referenced from The RAC.\* All train times have been taken from National Rail Enquiries.

