THE LAMBERT COLLECTION AT MERRYWOOD

WESTON GREEN

Sigma Homes

LOCATION + QUALITY + DESIGN





The best of

BOTH WORLDS

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Nestled in the prized Surrey village of Weston Green, The Lambert Collection at Merrywood, only a stone's throw away from London, enjoys excellent commuter links. Ideally located, it has a wealth of amenities and things to do on its doorstep.

This impressive development comprises fourteen 1, 2 and 3 bedroom apartments. Each apartment is designed to Sigma's renowned high standards, offering a quality specification, as well as being energy-efficient, through its commitment to sustainability.

The best which Surrey has to

O F F E R

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Weston Green is the perfect place to call your new home, with plenty of amenities close by, including medical and beauty facilities, along with a post office. The nearest supermarket is just a short walk away. For those wishing to explore the great outdoors, Waterhouse Woodland Gardens, located in Bushy Park, offer 60 acres of vibrant plants, trees and waterways. After a day's exploring, The Pheasantry Café, located in the park, offers a range of refreshments, including homemade cakes and sandwiches prepared using local produce.

Your new home is not short of educational opportunities, with both private and state schools nearby. A short drive away, you will find St Alban's Catholic Primary School, with an Ofsted 'outstanding' rating. For children of secondary-school age, Hinchley Wood School is just six minutes' drive away. Private education is available at Weston Green Preparatory School, catering for children aged 2–11. For those of sixth-form age, Esher Sixth Form College is within walking distance, also 'outstanding' under Ofsted. Higher-education opportunities are available at Kingston University London and St Mary's University, Twickenham, both under 20 minutes' drive away.

At The Lambert Collection at Merrywood, you are never far away from the buzz of the city, with easy access via car and train to London.













A warm welcome to your

NEW COMMUNITY

Weston Green is a bustling community with a wealth of activities and things to do. Long Ditton Village Hall is just five minutes' car drive away, offering many classes, including yoga, cake-decorating, judo and gardening clubs.

For foodies, there are plenty of opportunities to eat out and try a range of cuisines. Just a short distance away is The Six Restaurant & Bar. Located in Kings Arms Hotel, between Hampton Court Palace and Bushy Park, The Six uses locally sourced ingredients, with menus inspired by its history and its proximity to the palace. Under a five-minute drive away, you will find Henry's Kitchen, the first sustainable restaurant in the borough, serving traditional British and Mediterranean cuisines. A short drive away is The Mitre Hotel, home to 1665 (a riverside brasserie), offering alfresco terraces overlooking the Thames – the perfect dining spot.

Hampton Court Palace is a short distance from your new home. This was once home to King Henry VIII, who used the palace, through lavish banquets and expensive art, to demonstrate magnificence and power. Today, it is the ideal place for a family day out – you can take in the sights of the grounds or try to escape from the UK's oldest-surviving hedge maze. Throughout the summer months, there is a wealth of activities available, including annual garden and summer festivals, where you can enjoy a delightful picnic in the palace gardens. During the winter months, the palace grounds are host to an impressive ice rink, which the whole family can enjoy while taking in the views of the Tudor palace.

For a day's adventure, Hobbledown is just a 16-minute drive away. The park offers a 70-metre sky trail which is finished with a 40-metre zipline, as well as an adventure play area and a zoo! If you fancy a day of retail therapy, Kingston upon Thames is the ideal destination. Home to hundreds of stores, a bustling market and independent shops, there is something for everyone.

Weston Green offers plenty of sporting opportunities, with Thames Ditton Cricket Club, Thames Ditton Lawn Tennis Club and Old Cranleighan (OC) Rugby Club just a short distance away. If you wish to improve your handicap, there are many great golf clubs nearby, including Thames Ditton & Esher Golf Club, an enjoyable course for any level of golfer, and Surbiton Golf Club. One of Surrey's best-presented and admired courses, Surbiton Golf Club dates from 1895 and is surrounded by greenery and views towards London. Alternatively, for those who enjoy the equestrian side of things, spend a day at Sandown Park Racecourse, offering races throughout the day and live music events in the evening.

For those wanting to join a fitness centre, Colets Health & Fitness is within walking distance of your new home. The centre boasts a gym spread over two floors, a 25-metre pool, sauna and steam rooms, as well as offering spa treatments, a hair salon, activities to keep children entertained and its own restaurant – Basil's at Colets.





Brilliantly

CONNECTED

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Weston Green is well connected via road and rail. The A3 is close by, with great links to London and Portsmouth. Thames Ditton village train station is just a three-minute drive away, offering regular travel to London, as well as Brighton. For those going further afield, Heathrow Airport is just 37 minutes' drive away.





ESHER TRAIN STATION

3
minutes by car

SURBITON TRAIN STATION

10
minutes by car

LONDON VICTORIA

40
minutes by train

LONDON WATERLOO

35
minutes by train

HEATHROW AIRPORT

37
minutes by car

GATWICK AIRPORT

45
minutes by car

Distances and times are approximate and should not be relied on.



A computer-generated image of The Lambert Collection at Merrywood.



A collection of

IMPRESSIVE HOMES

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Perfectly placed to enjoy the tranquillity of a smaller village, yet with the hustle and bustle of London a stone's throw away, Weston Green offers homes for a variety of lifestyles. From The Lambert Collection at Merrywood, enjoy easy travel and access to a wide range of amenities and activities.



A computer-generated image of The Lambert Collection at Merrywood.

THE APARTMENTS

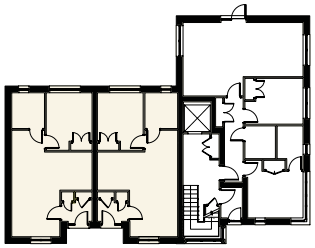


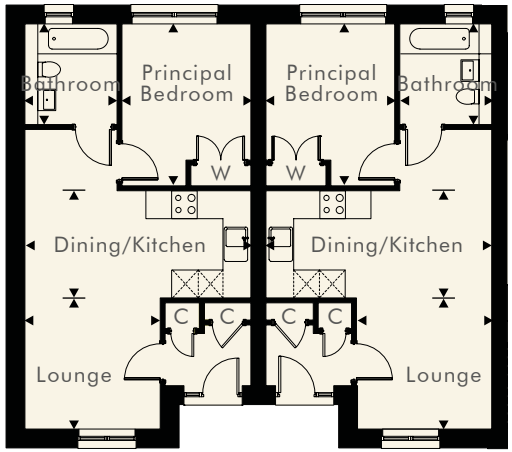
A computer-generated image of The Lambert Collection at Merrywood.

APARTMENTS 21 & 22

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46.45 sq.m / 499.98 sq.ft





Ground floor

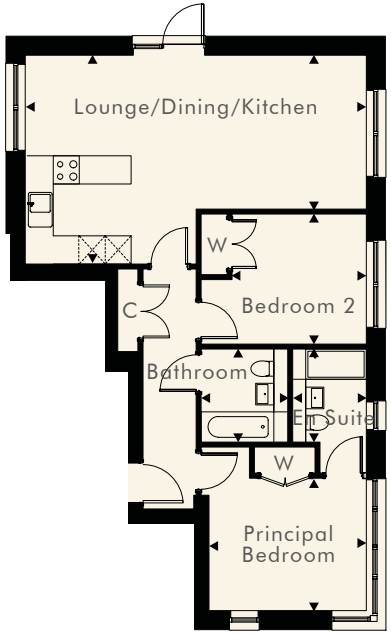
Principal Bedroom	3.06m x 3.68m	10'0" x 12'1"
Bathroom	1.90m x 2.05m	6'3" x 6'9"
Dining/Kitchen	5.17m x 2.40m	17'0" x 7'10"
Lounge	3.06m x 2.96m	10'0" x 9'9"

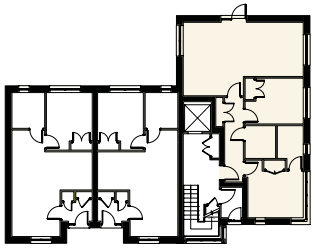
Measured at 1.5m. All dimensions are accurate to within 50mm. Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and cloaks layouts are indicative only and should not be relied upon.

APARTMENT 23

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77.49 sq.m / 834.09 sq.ft





Ground floor

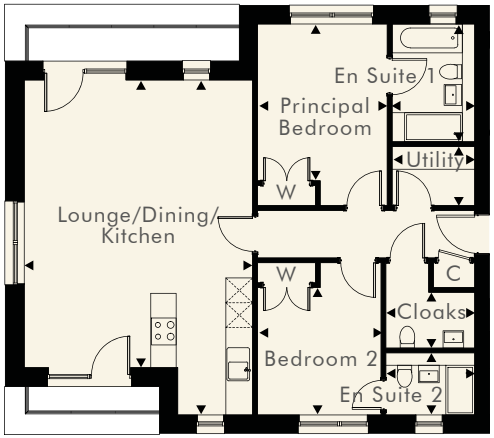
Lounge/Dining/Kitchen	7.78m x 4.72m & 3.45m	25'6" x 15'6" & 11'4"
Principal Bedroom	2.96m x 3.53m	9'9" x 11'7"
En Suite	1.60m x 2.05m	5'3" x 6'9"
Bedroom 2	3.00m x 2.90m	9'10" x 9'6"
Bathroom	1.90m x 2.05m	6'3" x 6'9"

Measured at 1.5m. All dimensions are accurate to within 50mm. Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and cloaks layouts are indicative only and should not be relied upon.

APARTMENT 24

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89.15 sq.m / 959.60 sq.ft





First floor

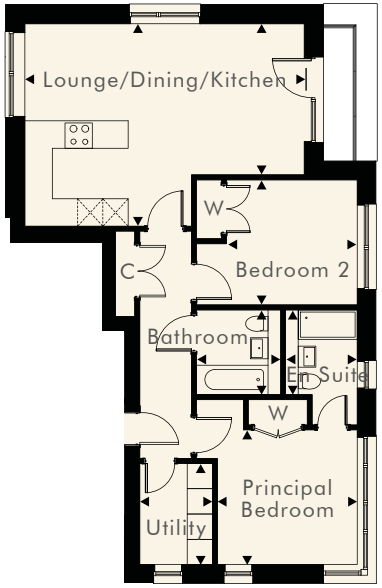
Lounge/Dining/Kitchen	5.42m x 7.02m & 8.00m	17'9" x 23'0" & 26'3"
Principal Bedroom	3.10m x 3.70m	10'2" x 12'2"
En Suite 1	1.90m x 2.75m	6'3" x 9'0"
Bedroom 2	2.90m x 3.00m	9'6" x 9'10"
En Suite 2	2.05m x 1.40m	6'9" x 4'7"
Utility	1.90m x 1.33m	6'3" x 4'4"
Cloaks	2.05m x 1.25m	6'9" x 4'1"

Measured at 1.5m. All dimensions are accurate to within 50mm. Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and cloaks layouts are indicative only and should not be relied upon.

APARTMENT 25

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78.90 sq.m / 849.27 sq.ft





First floor

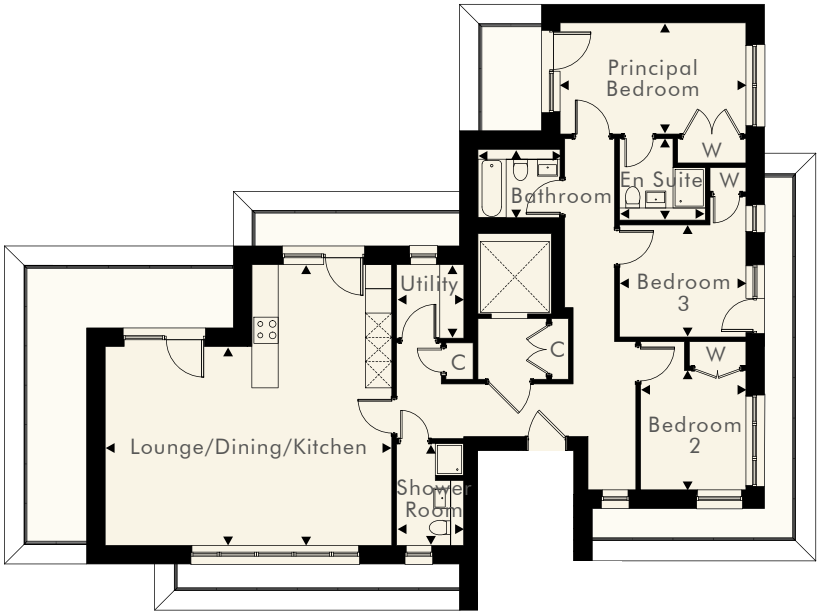
Lounge/Dining/Kitchen	6.60m x 4.75m & 3.55m	21'8" x 15'7" & 11'8"
Principal Bedroom	3.72m x 3.68m	12'3" x 12'1"
En Suite	1.60m x 2.05m	5'3" x 6'9"
Bedroom 2	3.00m x 2.87m	9'10" x 9'5"
Bathroom	1.90m x 2.05m	6'3" x 6' 9"
Utility	1.63m x 2.30m	5'4" x 7'6"

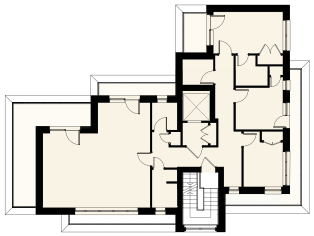
Measured at 1.5m. All dimensions are accurate to within 50mm. Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and cloaks layouts are indicative only and should not be relied upon.

PENTHOUSE 26

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116.50 sq.m / 1254.00 sq.ft





Second floor

Lounge/Dining/Kitchen	7.09m x 4.92m & 6.95m	23'3" x 16'2" & 22'10"
Principal Bedroom	4.60m x 2.75m	15'1" x 9'0"
En Suite	2.13m x 2.02m	7'0" x 6'8"
Bedroom 2	2.60m x 2.95m	8'6" x 9'8"
Bedroom 3	3.13m x 2.77m	10'3" x 9'1"
Bathroom	2.03m x 2.00m	6'8" x 6'7"
Shower Room	1.67m x 2.53m	5'6" x 8'4"
Utility	1.67m x 1.82m	5'6" x 6'0"

Measured at 1.5m. All dimensions are accurate to within 50mm. Furnishings on the above floor plans, including but not exclusive to kitchens, bathrooms, en suites and cloaks layouts are indicative only and should not be relied upon.

SUPERIOR SPECIFICATION

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INTERNAL SPECIFICATION

- Oak horizontal panel doors
- Glass balustrade with oak handrail and white newel post
- Built-in Hammond® wardrobes in all bedrooms
- Brushed stainless-steel lever door furniture
- LED downlighters in the hallway, cloakroom, kitchen, dining, living room, bathroom and en suites
- Pendant lighting in bedrooms
- Multimedia plate in living room and TV point in principal bedroom*
- Double sockets with USB point in all rooms
- Luxury floor tiles by Minoli® in bathroom and en suites
- Luxury Karndean® flooring in the hallway, kitchen, dining and living room
- 80% 42oz wool carpet in all other areas
- Matt white emulsion on walls and ceilings
- White eggshell on all skirting and architrave

HEATING & COMFORT

- Underfloor heating with thermostatic controls in each room
- Heated electric chrome towel rail in all bathrooms and en suites
- Aluminium internal and external grey windows and French doors
- Heat pump for hot water and central heating

KITCHEN

- Contemporary designed handleless kitchen created by the luxury German kitchen designer Bauformat Küchen®
- Neff® single oven and microwave combi oven
- Neff® induction hob
- Silestone® kitchen worktop, upstand and splashback on hob
- Integrated fridge-freezer
- Integrated dishwasher
- Integrated wine cooler in penthouse only
- Integrated washer-dryer in all homes without a utility room
- Units and spaces for each buyer's own appliances in homes with a utility room
- Cupboard lighting
- Stainless steel sink

BATHROOMS & EN SUITES

- Villeroy & Boch® sanitary ware
- Steel baths
- Vado® brushed black taps and shower fittings
- Villeroy & Boch® vanity unit in en suite shower rooms, family bathroom and cloakrooms
- Mirror with demister in bathroom and en suites
- Shaver socket in bathroom and en suites

EXTERNAL

- Parking for one vehicle for all apartments and the penthouse
- Communal electric car-charging points for all apartments and the penthouse†
- Landscaped communal garden

SECURITY & PEACE OF MIND

- Mains smoke detectors
- Security lighting
- External audio/visual door entry system
- Provision for wireless security system
- Communal lift
- Tiled floor to communal entrance hallway
- 10-year ICW warranty

*Satellite/cable subject to owner's subscription. †Subject to provider's charges, payable by the purchaser. Please speak to our sales adviser for more information. Sigma Homes endeavours to improve its developments, so may (occasionally) substitute specification items – which it reserves the right to do, as necessary. Please ask for further details.







Images depict a typical Sigma Homes interior.

A vision of

E X C L U S I V I T Y

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Sigma Homes is a well-respected niche developer with a simple vision and track record of creating stunning, individual developments for discerning buyers in south east England. This approach is based on over 40 years' development experience in a region with some of the most discriminating and demanding purchasers, building thoughtfully designed residences which fuse local architectural vernacular with contemporary design and environmentally conscientious specification.



Image depicts a typical Sigma Homes interior.

The Lambert Collection at Merrywood, Weston Green, Thames Ditton, Surrey, KT7 0JZ

Scan to get directions on Google Maps





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Sigma Homes
LOCATION + QUALITY + DESIGN

NEW HOMES QUALITY CODE

NEW HOMES OMBUDSMAN SERVICE

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