

Newlands House



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Newlands House, Lockwood & Lyon's House

Newlands House is a fully private residential development, comprising of one, two- and three-bedroom apartments, nestled within the Oakhill Conservation Area.

Involving the restoration and conversion of No.3 Oakhill (Newlands House) and the erection of three new residential blocks; (Newlands Block B, a new build extension, in the form of an additional side wing to Newlands House and two new blocks, Lockwood House (Block C) and Lyon's House (Block D), which incorporate many of the Victorian architectural features seen in Newlands House.

Newlands House has been designed to reflect the historic Victorian architecture that encapsulates this part of Surbiton and the character and history of Oakhill, including the stucco finish, which incorporates the ornate Victorian styled gables and bays.





Kingmead Homes

Building new homes to an exceptional standard.

Established in 2001, the privately owned Kingmead Group focuses on exclusive developments in prime locations.

Over the past 20 years, Kingmead homes and affiliates' have concentrated on the development and ownership of a range of real estate; Kingmead Homes has established a reputation for first class building, using the highest quality materials and professional tradespeople and is headed up by a management team committed to the achievement of excellence. Their portfolio includes a range of property, including luxury residential developments, through to hotels and data centres.



The background of the image is a dense, repeating pattern of concentric circles. Each circle is composed of multiple thin, light-colored lines, creating a textured, ripple-like effect across the entire surface. The circles are arranged in a staggered, overlapping manner, filling the space from edge to edge.

location

Surbiton, KT6

Surbiton is a leafy suburban neighbourhood within the Royal Borough of Kingston upon Thames, located next to the River Thames.

The Newlands House development is located within an area known as Oakhill, on the corner of Oak Hill and Oak Hill Road. The location provides a peaceful residential setting benefitting from close proximity to Surbiton Station and the surrounding local amenities such as Sainsbury's, Waitrose and an abundance of local shops, coffee shops and restaurants.

Sometimes described as a 'commuter haven', London Waterloo can be reached from Surbiton in 17 minutes and Clapham Junction in just 15 minutes. Surbiton's Mainline station is just 280 metres South-East of the development and easily accessed on foot via Oakhill Path.

The property itself has been positioned to allow its residents to enjoy an important urban/rural balance.

Oakhill

Oakhill forms a small corner of Surbiton of approximately 37 acres (15.5 hectares). The immediate location was historically home to a number of large detached villas constructed in the early-mid 19th Century. A number of these villas remain, while some have been redeveloped to provide purpose built residential accommodation, together with Surbiton Health Centre and Lime Street Primary School.

The area is complemented by the surrounding open space, 'The Wood', immediately to the north of the site, which incorporates public green space as well as a nature reserve, while the River Thames and Hampton Court Park are both within close proximity.

The area also benefits from excellent schools, with St Andrews, St Marks, Tiffin Boys and Tiffin Girls' School close by; all of which have Ofsted Outstanding ratings. Also closeby are independent private schools such as Surbiton High School and Kingston Grammar School.



Submission

Areas of Interest

1 2 3 4 5

Surbiton sits within the Royal Borough of Kingston upon Thames, running alongside the River Thames,

*Surbiton Train
Station*

Waitrose

Ewell Road (A240)

*Surbiton Health
Centre/Lime Tree
Primary School*

Sainsbury's



Surbiton High Street

Best-known as the fictional home of 1970s sitcom, The Good Life, Surbiton has become a byword for suburban living.

- Visit on the right weekend and you will find anything from makeshift ski slopes to golf with dough balls. The area is home to some of London's most well renowned restaurants, including The French Table and The Gordon Bennett, which are well complemented by an evening walk riverside.



Photos are for illustrative purposes and may not be the final product.

What is close-by?



Retail and Leisure
From Kingston Town's Ancient Market, to Bentalls and Surbiton Farmer's market, you'll find a range of retail options close by. For gym and swim lovers, Nuffield Health Centre is just a mile away



The Social Scene
If you are looking to stay close to home in the evening, Surbiton has all the options; from Michelin starred restaurants to sophisticated cocktail bars such as the Bosco Lounge



Culture & Architecture
Family living and weekend wanders are what Surbiton is all about. Take a walk around the town on the weekend and you will see an array of Victorian and Edwardian architecture, including The clock tower or 'Coronation Clock Tower' in Surbiton Town centre



Parks, Peace & Tranquility
The area is home to an abundance of green space and beautiful views of the passing river. Oakhill is also just a stones throw from London's greatest parks including Richmond Park and Hampton Court

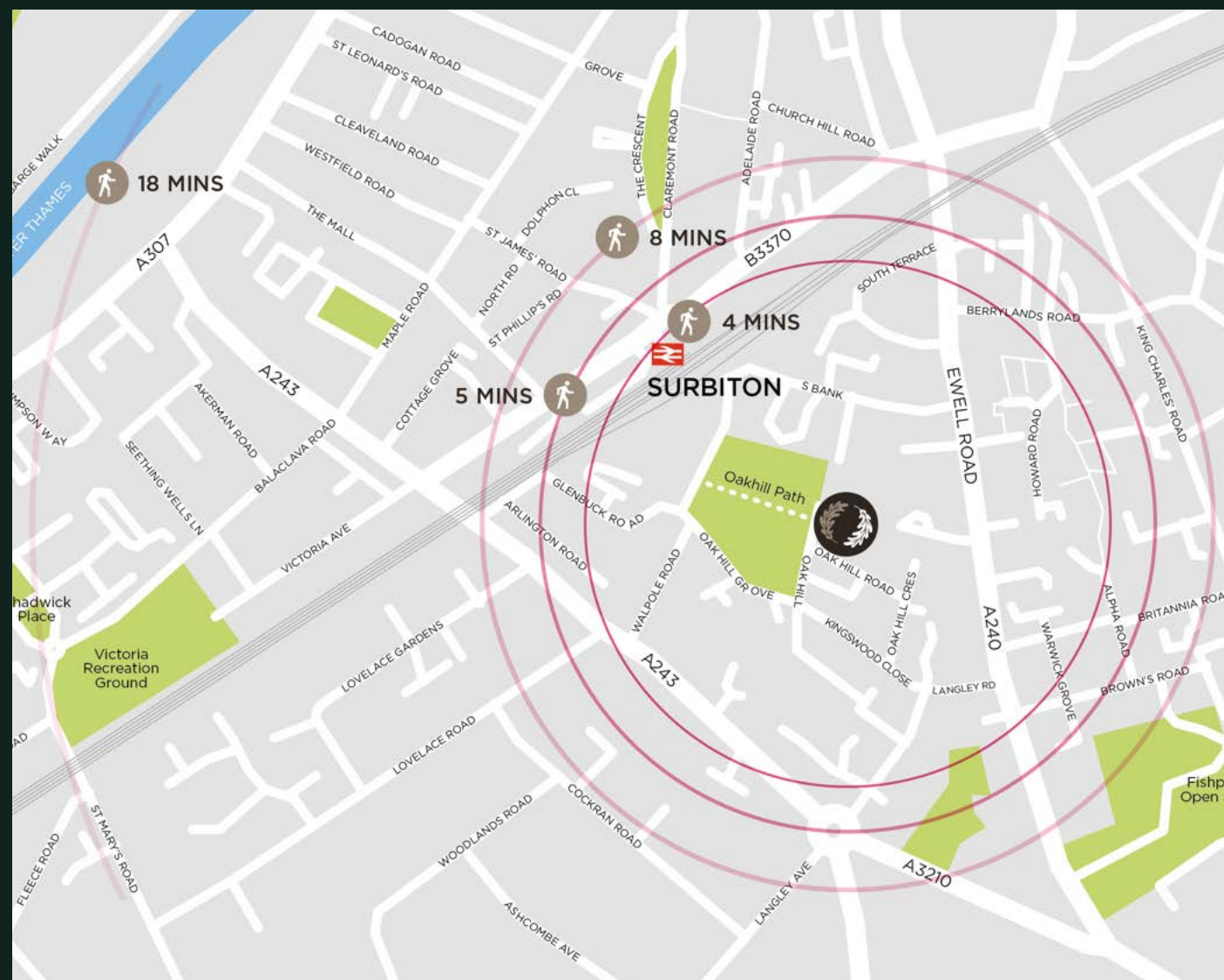


Surbiton and its neighbouring Surrey Towns provide a route to Central London

Surbiton benefits from train lines to have you in Waterloo in less than 20 minutes and 15 minutes via the A3 to the West End

During the week the area gives you an efficient route to the City, whilst on the weekends it allows you to have a sense for the countryside, with blissful walks alongside the Thames or Richmond Park

Transport



The location benefits from excellent transport links and is situated less than 300 metres of Surbiton Mainline station, providing access to regular trains (10 per hour) to London Waterloo (20 mins) and Clapham Junction (15 mins) as well as providing easy access to the South East and South Coast (Woking, Reading, Basingstoke, Portsmouth, Southampton).

The site is situated approximately 800 metres from a range of local bus routes provided on Upper Brighton Road, Ewell Road and Victoria Road providing easy access to numerous locations including Kingston, Twickenham and Ealing Broadway.

Surbiton station has also been identified as a Crossrail 2 station which the London Borough of Kingston supported and if approved would provide direct access to Victoria, Tottenham Court Road, Euston, and Kings Cross.



By Foot

SURBITON STATION
4 MINS



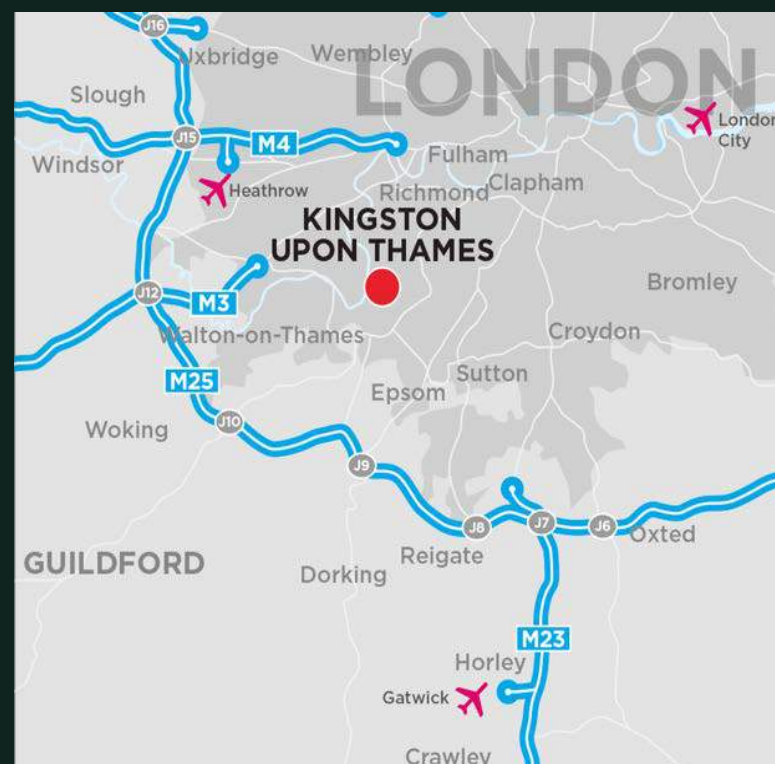
By Car

KINGSTON UPON THAMES
9 MINS



By Train

WIMBLEDON
8 MINS



SAINSBURY'S LOCAL
5 MINS

RESTAURANTS / PUBS / BARS
5 MINS

WAITROSE
8 MINS

RIVER THAMES
18 MINS

HAMPTON COURT PARK
11 MINS

RICHMOND PARK
15 MINS

M25 JUNCTION 9
20 MINS

GATWICK & HEATHROW
40 MINS

CLAPHAM JUNCTION
15 MINS

WATERLOO
20 MINS

GATWICK
56 MIN

41

Luxury apartments

24+

Zones of interest nearby

Newlands

House

16

1 bed apartments

20

Minutes to Waterloo

17

2 bed apartments

8

3 bed apartments

13

Parking spaces

3

Parks nearby

Beautiful Specifications

Exquisite standard of living with no detail overlooked.

Kitchen

Individually designed layouts

1 bowl sink and mixer tap

Quartz worktop with splash back

Bosch microwave, oven, dish washer and washer/dryer

Bosch integrated fridge/freezer

Integrated extractor

LED ceiling downlights and concealed LED lighting



Photos are for illustrative purposes and may not be the final product.



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Open plan apartments

Single step coffer profile to living area and kitchen

Wet underfloor heating or central heating system

Video entry phone system

Mains supply smoke detectors

TV points wired for terrestrial, SKY and BT as well as hyperoptic and BT connection

USB sockets outlets to kitchens, living room, and bedrooms

Bedrooms

Video entry phone system

Beautiful Specifications

Exquisite standard of living with no detail overlooked.

Bathroom

All apartments to come with a bath in bathrooms (3-way diverter) and all en-suites to have shower(2-way diverter) enclosures

Low-level vanity unit with under counter basin

Glass shower enclosure and shower head with separate hand shower

Electric heated towel rail

Display shelving with high-level fixed mirror

BagnoDesign appliances and basin

Extract ventilation to exterior of building



Photos are for illustrative purposes and may not be the final product.



Gardens and Terraces

13 car parking spaces

External lighting to balconies or terraces

Lower ground apartments incorporating lightwells to ensure maximised natural lighting

Cast iron rails surrounding perimeter of development and applied to all terraced apartments

Management

A managing agent will be appointed to manage the operation and maintenance of communal area and facilities, to collect service charge payments from residents who are home owners, which will then be used to meet the costs required for the management services.

With Newlands House undergoing a much anticipated renovation amongst the local community; Kingmead Homes has ensured the finest design and materials used in the renovation of No.3 and building of Blocks A, C & D.

The proposed landscape looks to enhance the style of the local area, with opportunities for 25 new small trees coupled with York stone driveways situated around the development and close to inviting entrances.

The existing high timber fence to the boundary will be replaced with a low wall, with railings and planting behind to the front boundaries. Together with the new high quality oak trees, a beautiful frontage to Oak Hill and Oak Hill Road will form to create a sense of seclusion and bliss. There will be communal gardens for residents to enjoy, including a grass lawn framed by herbaceous and perennial planting beds, to the centre and rear of the development



Photos are for illustrative purposes and may not be the final product.



Block A

Block A is the conversion of Newlands House to provide eight units comprising 688.9 sqm (7,415 sq ft) NSA; including five 2-bedroom and three 3-bedroom units

	1 Bed	2 Bed	3 Bed
No. Available	0	5	3
SQM	0	404.2	284.7
SQFT	0	4,351	3,065

Block B

Block B is a new build extension in the form of an additional side wing to Newlands House, providing units comprising 415.7 sqm (4,475 sq ft) NSA; including six 1-bedroom and one 3-bedroom unit

	1 Bed	2 Bed	3 Bed
No. Available	6	0	1
SQM	300.6	0	115.1
SQFT	3,236	0	1,239

Block C

Blocks C & D are separate new build blocks located on the site of the former health centre, providing a combined total of 26 units comprising 1,764.5 sqm (18,993 sq ft) NSA. Each block contains five 1-bedrooms, six 2-bedrooms and two 3-bedrooms units

	1 Bed	2 Bed	3 Bed
No. Available	5	6	2
SQM	268.8	431.6	181.8
SQFT	2,893	4,646	1,957

- A
- B
- C
- D

Block D

	1 Bed	2 Bed	3 Bed
No. Available	5	6	2
SQM	268.8	431.6	181.8
SQFT	2,893	4,646	1,957





frormplams

Block A

Newlands House

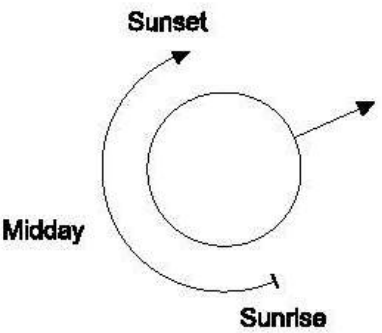


Oak Hill Road

Block A (Conversion)

Flat	Plot	Type	Floor	SQM	SQFT	Amenity
1	LG.01	2B4P	LG	84.8	913	2x Terrace
2	LG.02	3B5P	LG	103.7	1,116	3x Terrace
3	UG.01	2B4P	UG	85.9	925	
4	UG.02	3B5P	UG	90.2	971	Terrace
5	1.01	2B4P	1	81.1	873	Terrace
6	1.02	3B5P	1	98.4	1,059	Terrace
7	2.01	2B4P	2	79.3	854	
8	2.02	2B4P	2	73.8	794	Terrace
Sub Total		8		697.2	7505	

FLAT 1 - Newlands House, 3 Oak Hill (2 Bed Apartment)



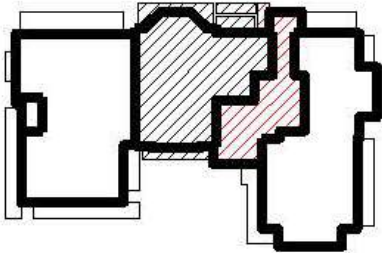
Dimensions

Circulation	9.7 Sq. m	104.5 Sq. '
Storage	6.0 Sq. m	64.7 Sq. '
Kitchen/Living/Dining room	33.2 Sq. m	357.1 Sq. '
Bathroom	4.5 Sq. m	48.8 Sq. '
En-suite	3.6 Sq. m	41.7 Sq. '
Bedroom 1	14.6 Sq. m	157.3 Sq. '
Bedroom 2	12.8 Sq. m	137.4 Sq. '
Patio 1/2/3	19.3 Sq. m	207.8 Sq. '
Total Gross Internal	84.8 Sq. m	913.0 Sq. '

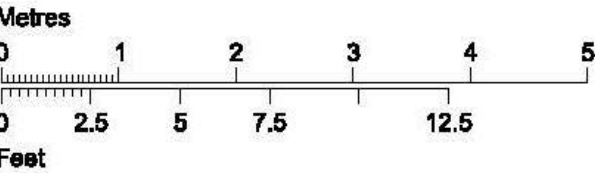
Level location

Floor locator

- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor

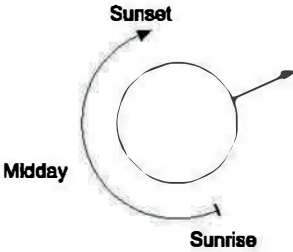


Lower Ground Floor





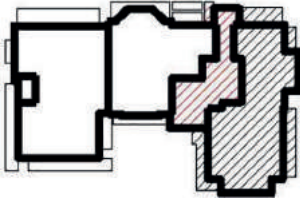
FLAT 2 - Newlands House, 3 Oak Hill (3 Bed Apartment)



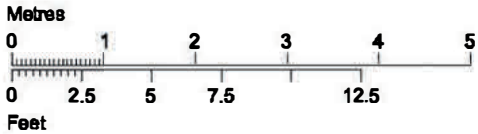
Dimensions		
Circulation	15.2 Sq. m	163.2 Sq. '
Storage	3.2 Sq. m	34.9 Sq. '
Kitchen/Living/Dining room	38.7 Sq. m	416.8 Sq. '
Bathroom	4.9 Sq. m	52.4 Sq. '
En-suite	3.9 Sq. m	41.7 Sq. '
Bedroom 1	13.8 Sq. m	148.2 Sq. '
Bedroom 2	12.3 Sq. m	132.4 Sq. '
Bedroom 3	7.7 Sq. m	83.0 Sq. '
Patio 1/2/3	27.8 Sq. m	298.9 Sq. '
Total Gross Internal	103.9 Sq. m	1118.4 Sq. '

Level location	Floor locator
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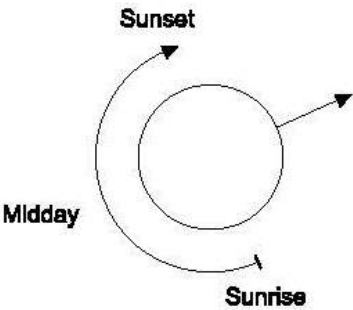
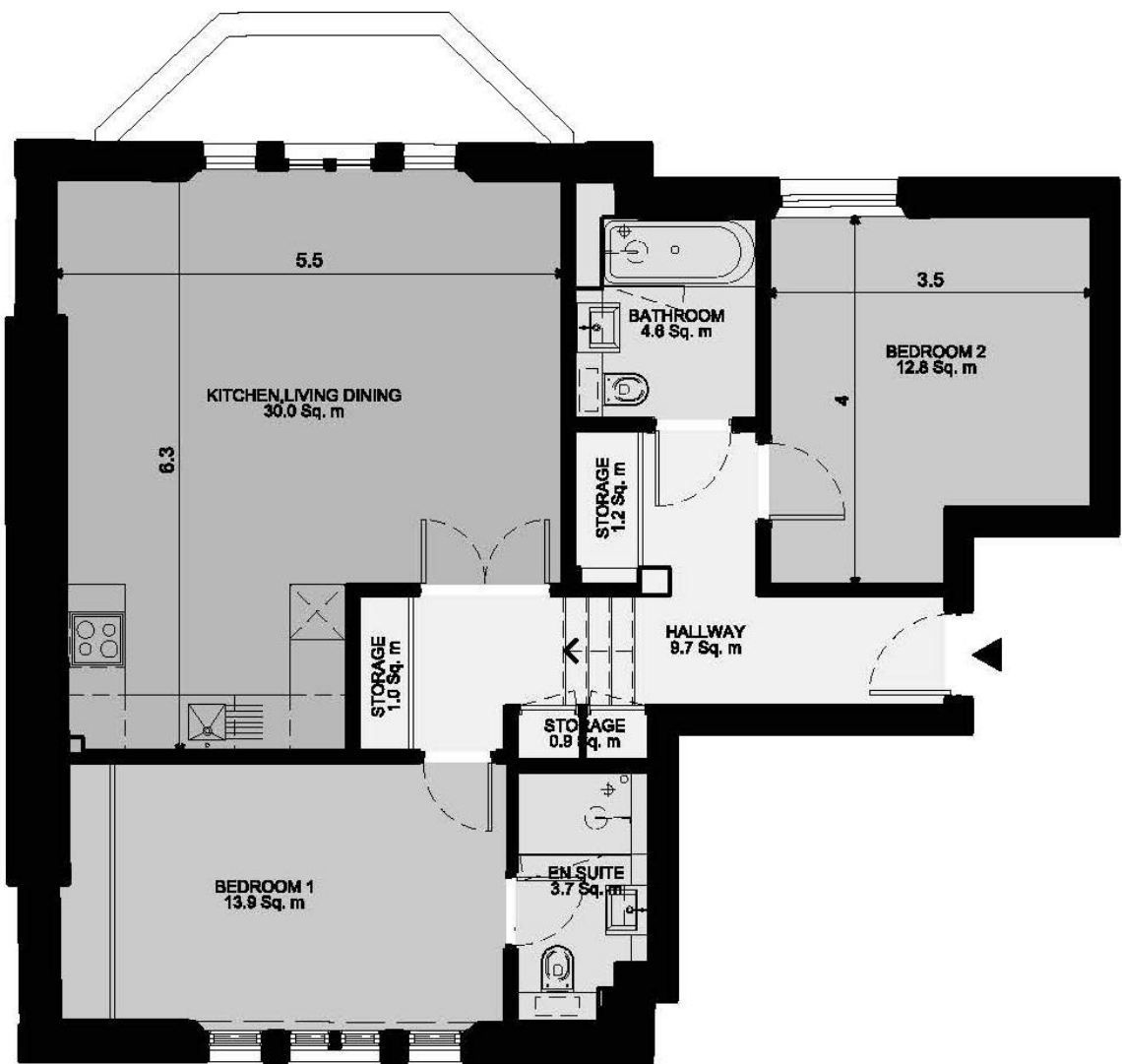
- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor



Lower Ground Floor



FLAT 5 - Newlands House, 3 Oak Hill (2 Bed Apartment)

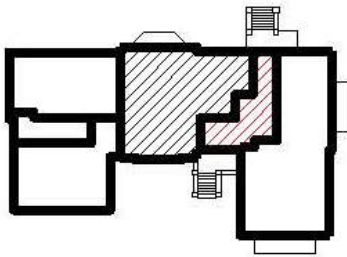


Dimensions

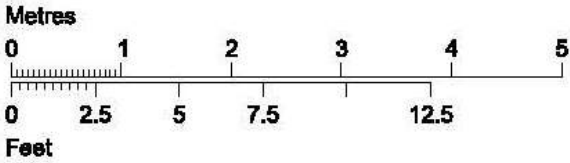
Circulation	9.7 Sq. m	104.5 Sq. '
Storage	3.1 Sq. m	33.7 Sq. '
Kitchen/Living/Dining room	30.0 Sq. m	323.0 Sq. '
Bathroom	4.6 Sq. m	49.3 Sq. '
En-suite	3.7 Sq. m	39.4 Sq. '
Bedroom 1	13.9 Sq. m	149.5 Sq. '
Bedroom 2	12.8 Sq. m	137.5 Sq. '
Total Gross Internal	81.1 Sq. m	872.9 Sq. '

Level location	Floor locator
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- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor



First Floor

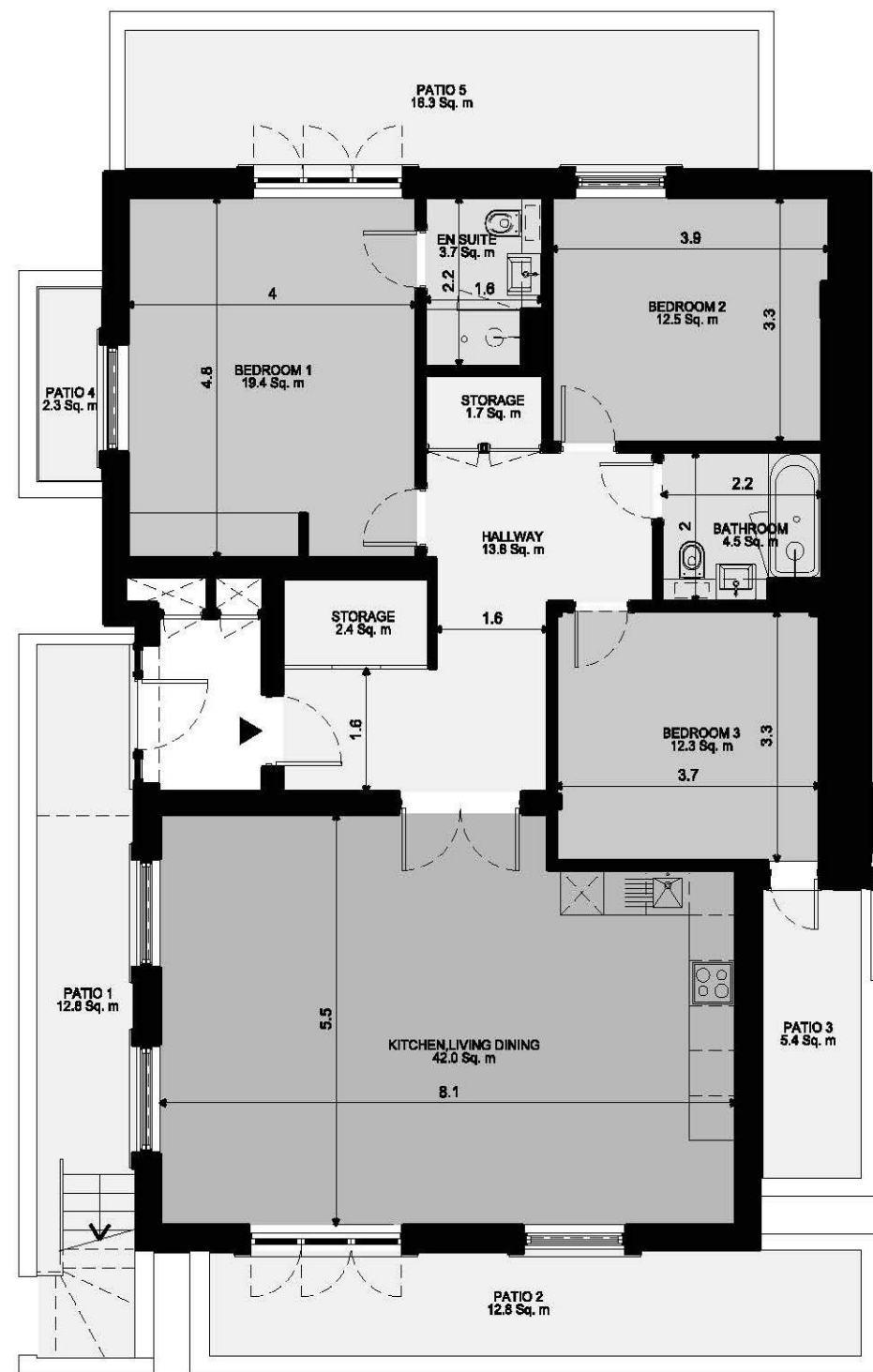


Block B

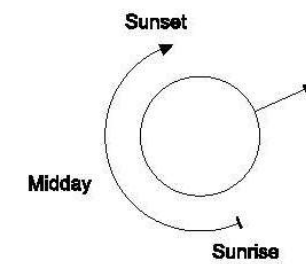
New Build Extension

Block B (New Build Extension)						
Flat	Plot	Type	Floor	SQM	SQFT	Amenity
9	LG.01	3B6P	LG	117.1	1,260	2x Terrace
10	UG.01	1B2P	UG	50.6	545	
11	UG.02	1B2P	UG	50.9	548	
12	1.01	1B2P	1	50.5	544	
13	1.02	1B2P	1	50.8	547	Terrace
14	2.01	1B2P	2	50.6	545	
15	2.02	1B2P	2	50.9	548	
Sub Total		7		421.4	4,536	
Sub Total		8		697.2	7505	





FLAT 1 - Newlands House, 1 Oak Hill Road (3 Bed Apartment)



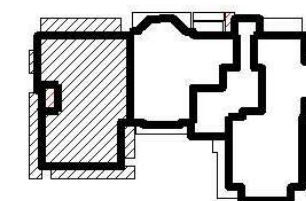
Dimensions

Circulation	13.6 Sq. m	148.1 Sq. '
Storage	4.1 Sq. m	44.2 Sq. '
Kitchen/Living/Dining room	42.0 Sq. m	452.6 Sq. '
Bathroom	4.5 Sq. m	48.2 Sq. '
En-suite	3.7 Sq. m	40.0 Sq. '
Bedroom 1	19.4 Sq. m	208.7 Sq. '
Bedroom 2	12.5 Sq. m	134.2 Sq. '
Bedroom 3	12.3 Sq. m	132.3 Sq. '
Patio 1/2/3/4/5	49.6 Sq. m	534.0 Sq. '
Total Gross Internal	117.4 Sq. m	1264.2 Sq. '

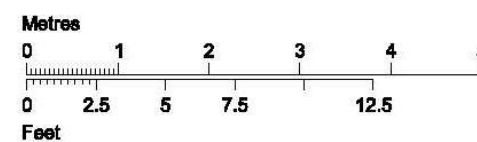
Level location

Floor locator

- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor



Lower Ground Floor



Block C

Lockwood House

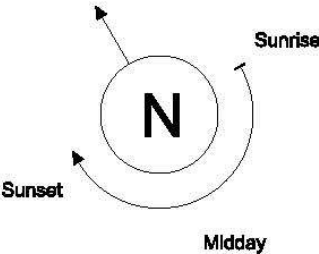
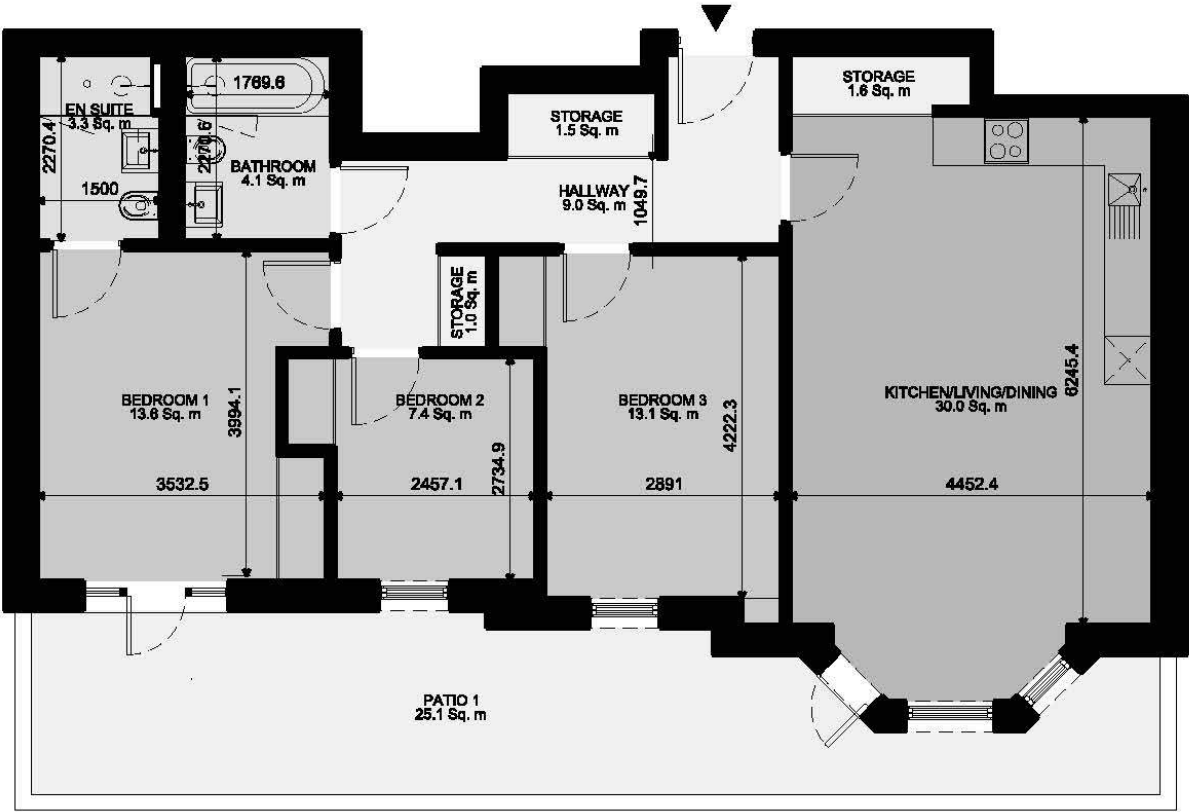
Block C (New Build)						
Flat	Plot	Type		Amenity		
16	LG.01	3B5P	LG	88.8	956	Terrace
17	LG.02	3B5P	LG	95.8		2x Terrace
18	UG.01	1B2P	UG	54.1	582	
19	UG.02	1B2P	UG	54.4	586	Terrace
20	UP.03	1B2P	UG	63.6	685	2x Terrace
21	1.01	1B2P	1	50.7	546	
22	1.02	2B4P	1	74	797	Terrace
23	1.03	2B3P	1	72	775	Terrace
24	2.01	1B2P	2	48.4	521	Terrace
25	2.02	2B4P	2	74	797	Terrace
26	2.03	2B3P	2	69.7	750	2x Terrace
27	3.01	2B4P	3	70.7	761	Terrace
28	3.02	2B4P	3	85.9	925	Terrace
Sub Total		13				

Block D (New Build)						
Flat	Plot	Type		SQM	SQFT	Amenity
29	LG.01	3B5P	LG	88.6	954	Terrace
30	LG.02	3B5P	LG	95.8	1,031	Terrace
31	UG.01	1B2P	UG	54.1	582	
32	UG.02	1B2P	UG	54.4	586	Terrace
33	UG.03	1B2P	UG	63.6	685	Terrace
34	1.01	1B2P	1	50.7	546	
35	1.02	2B4P	1	74	797	Terrace
36	1.03	2B3P	1	72	775	Terrace
37	2.01	1B2P	2	48.4	521	Terrace
38	2.02	2B4P	2	74	797	Terrace
39	2.03	2B3P	2	69.7	750	2x Terrace
40	3.01	2B4P	3	70.7	761	Terrace
41	3.02	2B4P	3	85.9	925	Terrace
Sub Total		13		9,708		

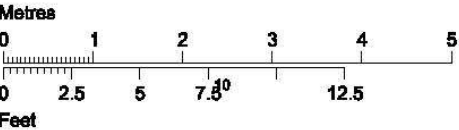
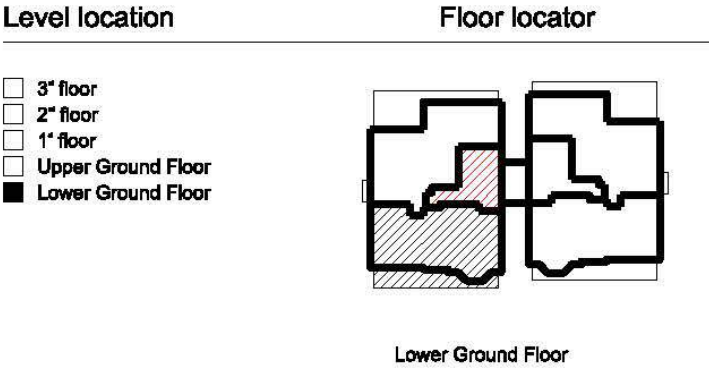
Block D

Lyon's House

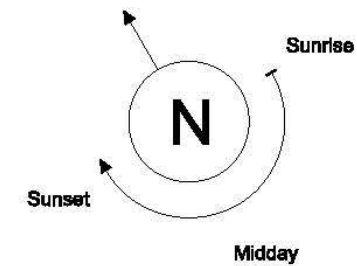
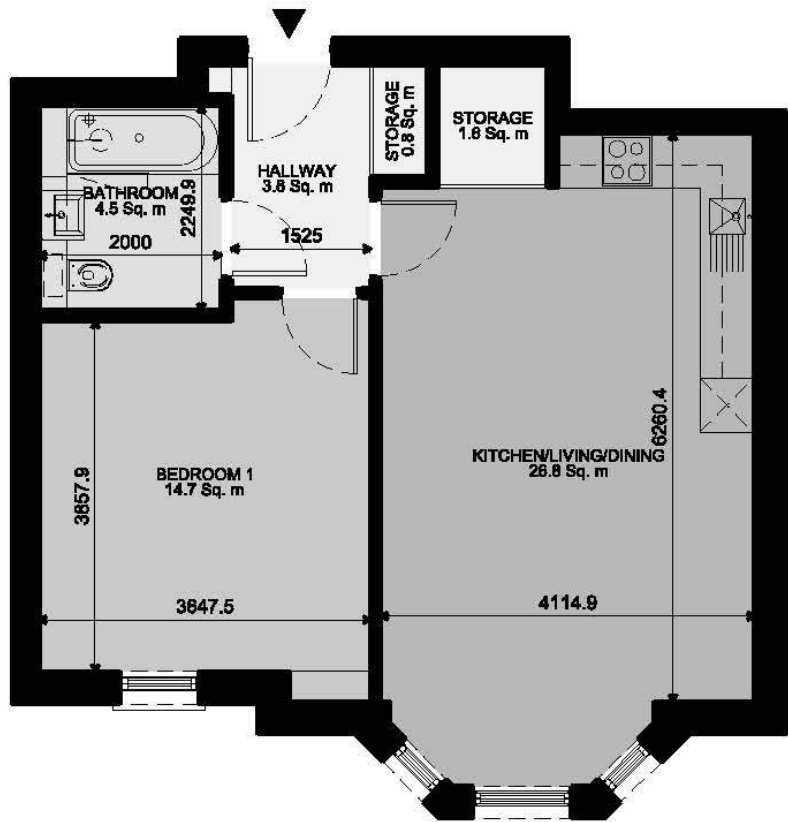
FLAT 2 - Lockwood House, 1A Oak Hill Road (3 Bed Apartment)



Dimensions		
Circulation	9.0 Sq. m	96.7 Sq. '
Storage	3.8 Sq. m	41.0 Sq. '
Kitchen/Living/Dining room	30.0 Sq. m	323.2 Sq. '
Bathroom	4.1 Sq. m	44.0 Sq. '
En-suite	3.3 Sq. m	35.9 Sq. '
Bedroom 1	13.6 Sq. m	146.4 Sq. '
Bedroom 2	7.4 Sq. m	79.4 Sq. '
Bedroom 3	13.1 Sq. m	140.5 Sq. '
Patio 1	25.1 Sq. m	269.7 Sq. '
Total Gross Internal	88.6 Sq. m	953.2 Sq. '



FLAT 5 - Lockwood House, 1A Oak Hill Road (1 Bed Apartment)



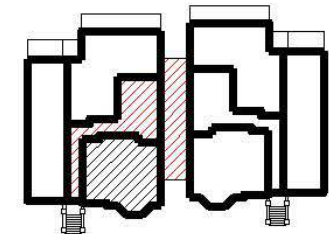
Dimensions

Circulation	3.8 Sq. m	41.2 Sq. '
Storage	2.4 Sq. m	25.7 Sq. '
Kitchen/Living/Dining room	26.8 Sq. m	288.8 Sq. '
Bathroom	4.5 Sq. m	48.4 Sq. '
Bedroom 1	14.7 Sq. m	158.7 Sq. '
Total Gross Internal	54.1 Sq. m	581.8 Sq. '

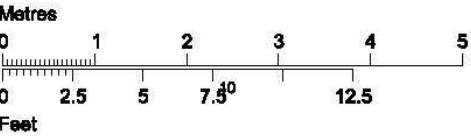
Level location

Floor locator

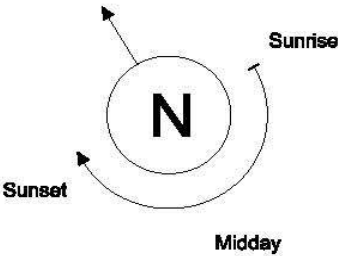
- 3rd floor
- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor



Upper Ground Floor



FLAT 1 - Lyon's House, 1B Oak Hill Road (3 Bed Apartment)



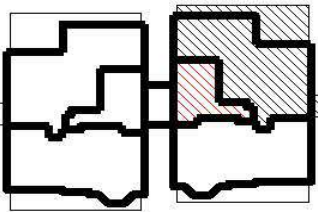
Dimensions

Circulation	9.3 Sq. m	99.6 Sq. '
Storage	3.7 Sq. m	39.5 Sq. '
Kitchen	16.3 Sq. m	175.5 Sq. '
Living/Dining room	22.2 Sq. m	238.5 Sq. '
Bathroom	4.5 Sq. m	48.4 Sq. '
En-suite	3.9 Sq. m	41.6 Sq. '
Bedroom 1	12.5 Sq. m	134.2 Sq. '
Bedroom 2	11.9 Sq. m	128.6 Sq. '
Bedroom 3	7.3 Sq. m	78.1 Sq. '
Patio 1/2	37.1 Sq. m	399.9 Sq. '
Total Gross Internal	95.6 Sq. m	1028.7 Sq. '

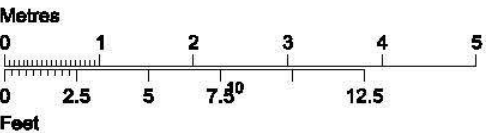
Level location

Floor locator

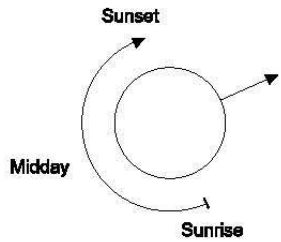
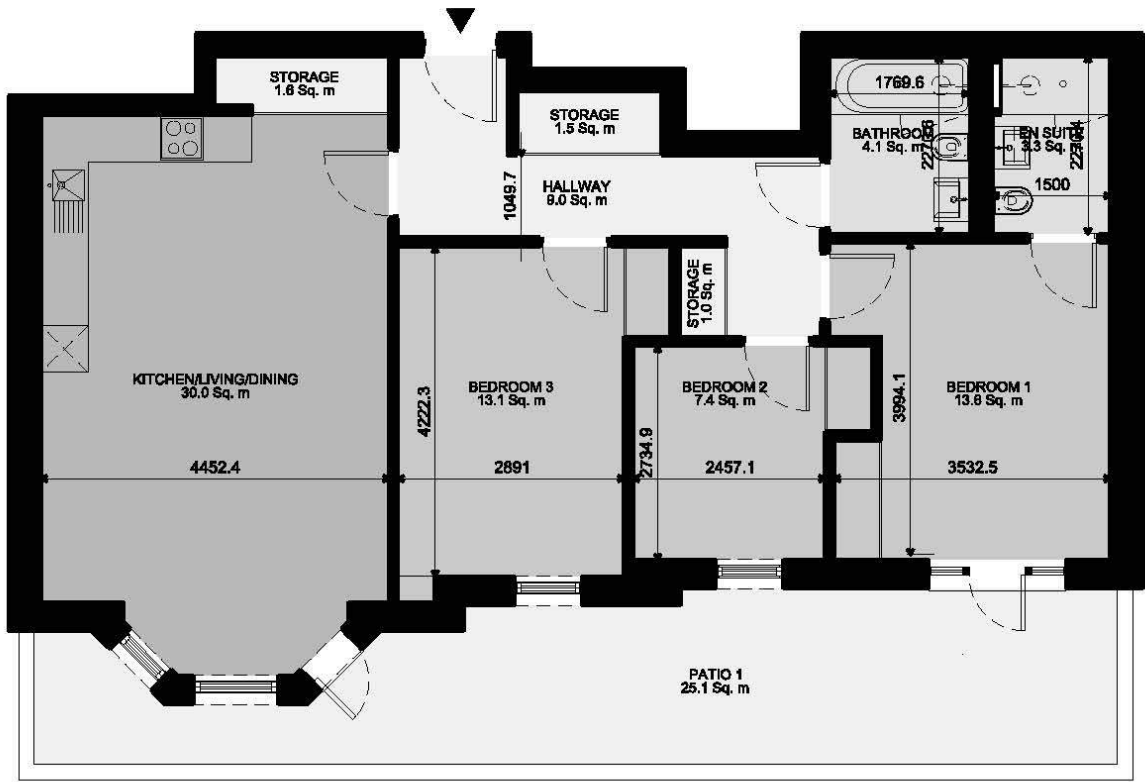
- 3rd floor
- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor



Lower Ground Floor



FLAT 2 - Lyon's House 1B Oak Hill Road (3 Bed Apartment)



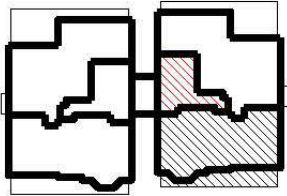
Dimensions

Circulation	9.0 Sq. m	96.7 Sq. '
Storage	3.8 Sq. m	41.0 Sq. '
Kitchen/Living/Dining room	30.0 Sq. m	323.2 Sq. '
Bathroom	4.1 Sq. m	44.0 Sq. '
En-suite	3.3 Sq. m	35.9 Sq. '
Bedroom 1	13.6 Sq. m	146.4 Sq. '
Bedroom 2	7.4 Sq. m	79.4 Sq. '
Bedroom 3	13.1 Sq. m	140.5 Sq. '
Patio 1	25.1 Sq. m	269.7 Sq. '
Total Gross Internal	88.6 Sq. m	953.2 Sq. '

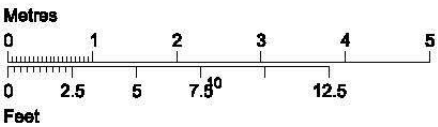
Level location

Floor locator

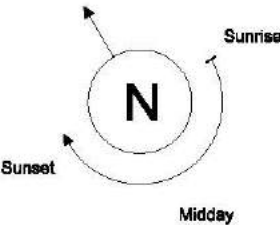
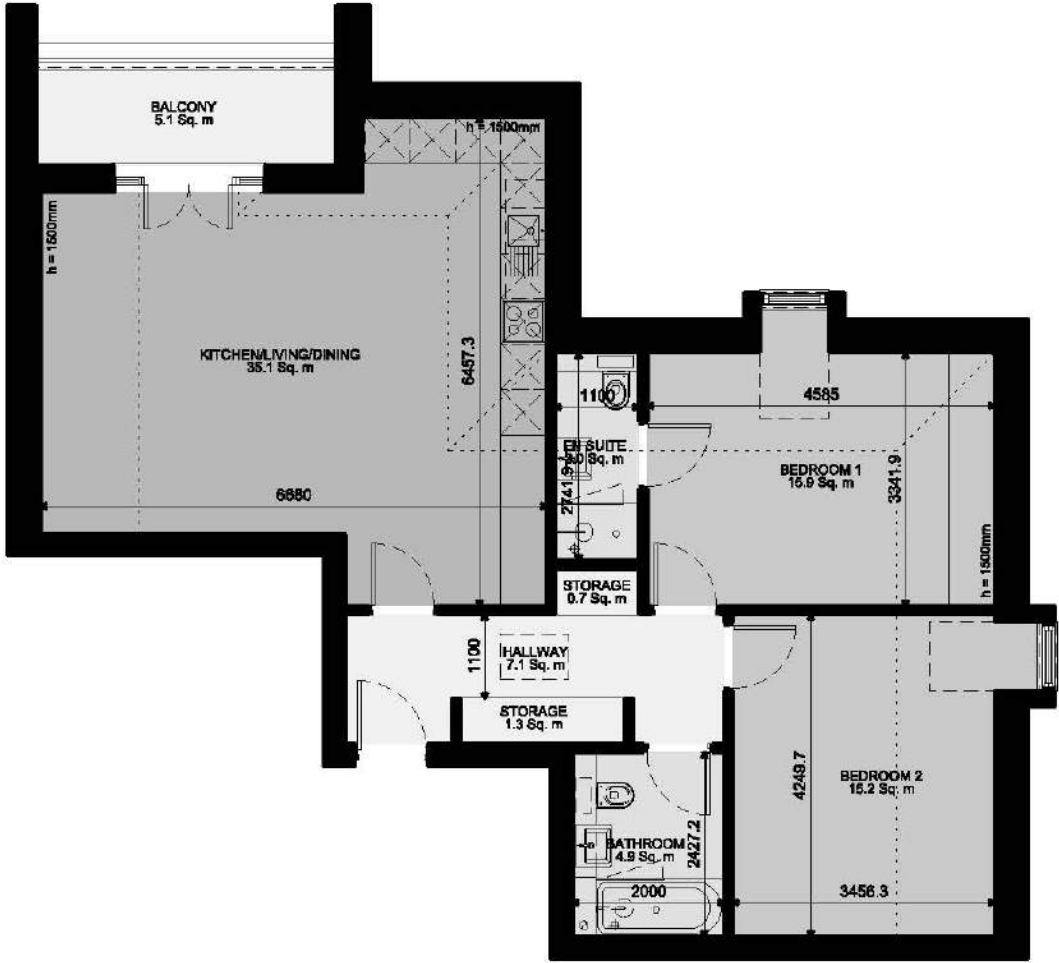
- 3rd floor
- 2nd floor
- 1st floor
- Upper Ground Floor
- Lower Ground Floor



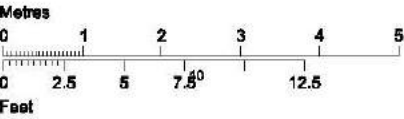
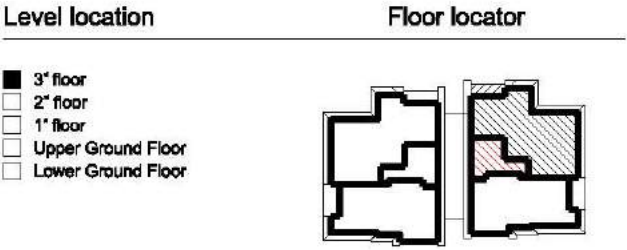
Lower Ground Floor



FLAT 12 - Lyon's House, 1B Oak Hill Road (2 Bed Apartment)



Dimensions		
Circulation	7.1 Sq. m	76.0 Sq. '
Storage	2.0 Sq. m	21.0 Sq. '
Kitchen/Living/Dining room	35.1 Sq. m	378.0 Sq. '
Bathroom	4.9 Sq. m	52.3 Sq. '
En-suite	3.0 Sq. m	32.5 Sq. '
Bedroom 1	15.9 Sq. m	170.8 Sq. '
Bedroom 2	15.2 Sq. m	163.9 Sq. '
Balcony	5.1 Sq. m	55.1 Sq. '
Total Gross Internal	85.9 Sq. m	924.4 Sq. '





Contacts

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