

COURTYARD GARDENS

—
OXTED · SURREY



Computer generated image, indicative only

A RARE OPPORTUNITY...

Courtyard Gardens is a calm oasis offering elegant living and peace of mind. A secluded haven made up of 111 one, two and three bedroom apartments and penthouses, with private outdoor space and gated parking. Located in the heart of Oxted, one of Surrey's most desirable, historic and affluent towns. Nestled at the foot of the North Downs, Courtyard Gardens is a short stroll from Oxted's characterful high street and mainline station providing easy routes into central

London with direct access to London Bridge in 33 minutes and London Victoria in 39 minutes. Gatwick Airport can be reached by car in under 30 minutes.

Built around magnificent tiered landscaped gardens and courtyards, these high quality apartments reflect St William's unique design concept - to lead by the landscape. Created by St William, a proud member of the Berkeley Group.



Lifestyle photography

St William
Designed for life



Showhome photography

THE DEVELOPMENT

- Located in the heart of Oxted, one of Surrey's most desirable, historic and affluent towns
- A wide choice of restaurants and cafes, independent shops and supermarkets nearby
- Oxted is very well connected by road, rail and air
- The landscape gardens are secluded, tranquil and private forming an integral part of this new community
- Elegant bedrooms with spacious wardrobes and beautifully designed bathrooms and en suites
- Conveniently positioned close to many excellent schools

APARTMENT MIX

ATKINSON HOUSE	NO.
1 bed, 1 bath	8
2 bed, 2 bath	26
3 bed, 2 bath	4
3 bed, 2 bath, 1WC	3
TOTAL	41

BEECHAM HOUSE	NO.
2 bed, 2 bath	9
3 bed, 2 bath	11
3 bed, 3 bath	1
TOTAL	21

HARDWICK HOUSE	NO.
1 bed, 1 bath	12
2 bed, 2 bath	35
3 bed, 2 bath	1
3 bed, 2 bath, 1WC	1
TOTAL	49

THE DEVELOPER

St William is a joint venture between the Berkeley Group and National Grid. Our vision is to develop sites that have been closed to the public for decades and reconnect them to the community.

We want the places built by St William to be renowned for the quality of their landscape and the open space. The term 'landscape' comes from two words meaning 'to shape a place where people belong'. The idea that inspires our approach is the space between buildings where you can create a community and somewhere that is sociable, sustainable and safe.

Backed by the strength and expertise of National Grid and the Berkeley Group, St William will regenerate sites at the heart of communities across London and the South of England, creating homes for people to enjoy.

LOCATION

Eden Place, Oxted RH8

LOCAL AUTHORITY

Tandridge District Council

TENURE

999 years leasehold

ARCHITECTS

AHR Architects

DELIVERY DESIGN TEAM

Charnwood Landscape Design

INTERIOR DESIGN

St William

BUILDING INSURANCE

10 year Premier Guarantee building warranty

St William two year Customer Warranty (this covers the first two years of the ten year policy)

ESTIMATED COMPLETION

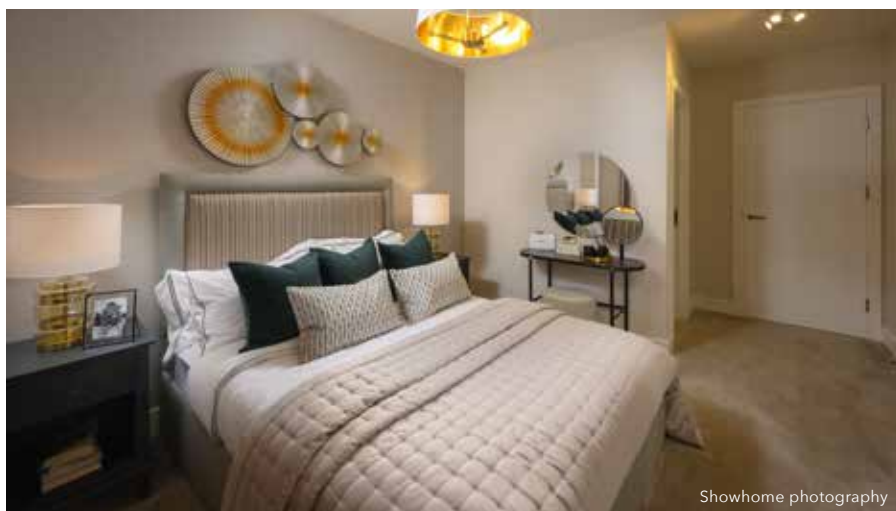
Atkinson House - June 2021 - July 2021

Beecham House - August 2021 - September 2021

Hardwick House - December 2021 - February 2022

PARKING

An allocated parking space is included with the purchase of each apartment. 3 bedroom apartments and penthouses have 2 allocated parking spaces.



Showhome photography



Showhome photography

SUPERB LOCATION

Oxford is a quintessentially English town, full of character and charm, where timberframed façades lend the busy high street a unique appeal. The high street has a wide choice of restaurants and cafés, independent shops and supermarkets, including a Waitrose.

Right in the centre of the town there is a cinema and an amateur theatre. With so many amenities within a few minutes' walk of Courtyard Gardens, you won't even have to think about using the car.

Oxford is very well connected by road, rail and air. Train services from the mainline station, located in the town centre, run direct to London Bridge and London Victoria stations frequently throughout the day. The M25 (Junction 6) is conveniently just 10 minutes' drive from the town, linking to Gatwick Airport in approximately 22 minutes.



Showhome photography



BY TRAIN

(from Oxford Station)

EAST CROYDON

16 mins

LONDON BRIDGE

33 mins

VICTORIA

39 mins

GATWICK

42 mins

CHARING CROSS

50 mins

KING'S CROSS

50 mins



BY CAR

M25 J6

10 mins

CATERHAM

12 mins

SEVENOAKS

20 mins

GATWICK

22 mins

EAST GRINSTEAD

22 mins

EAST CROYDON

26 mins



WALKING

COSTA COFFEE

2 mins

HEALTH CENTRE

3 mins

OXFORD STATION

4 mins

WAITROSE

4 mins

EVERYMAN CINEMA

5 mins

MASTERPARK

8 mins

COUNCIL TAX

(Tanbridge Council 2020/2021**)

Band A	£1,343
Band B	£1,566
Band C	£1,790
Band D	£2,014
Band E	£2,461
Band F	£2,909
Band G	£3,357
Band H	£4,028

GROUND RENT

1 bed	£300 p/a
2 bed	£400 p/a
3 bed	£550 p/a

Please note - For customers using Help to Buy and completing from the 1st April 2021 a peppercorn ground rent will be applicable.

SERVICE CHARGE

Estimated £2.95 psf p/a

TERMS OF PAYMENT

1. Reservation fee is £2,500 per unit under the sales value of £500,000 and £5,000 above £500,000.
2. Exchange deposit is 10% of purchase price less reservation fee payable via your solicitor within 21 days of reservation.
3. Balance of 90% payable on completion.

HELP TO BUY

PAYMENT TERMS

1. £500 reservation fee.
2. 5% deposit on exchange of contract, balance on completion.

PANEL SOLICITORS

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