



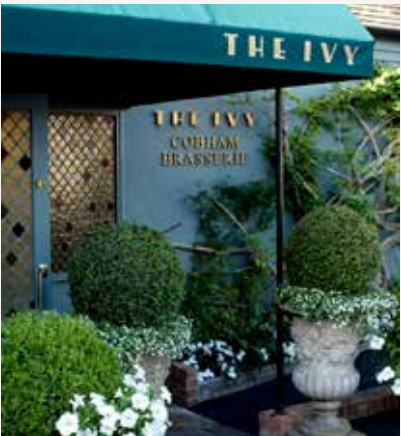
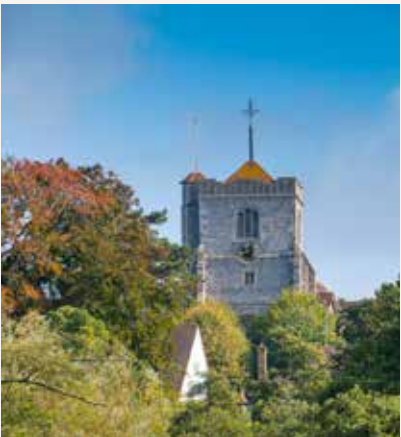
PRINCES
CHASE

LEATHERHEAD

SURREY
living



Berkeley
Designed for life



REFINED COUNTRY LIVING IN A TRULY EXCLUSIVE LOCATION

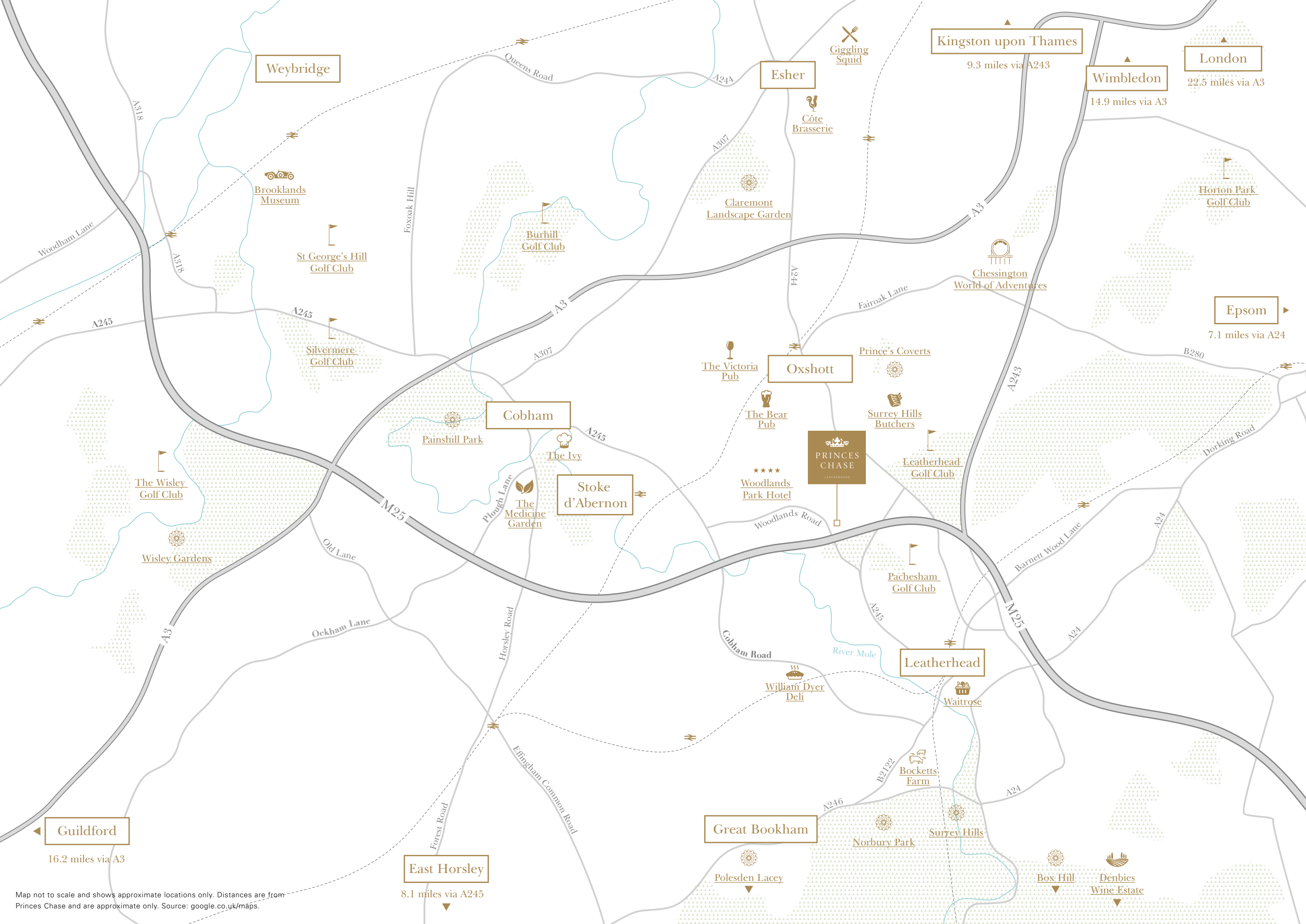
Encircled by mature woodland, Princes Chase is a collection of new homes conveniently nestled between the sought-after areas of Stoke d'Abernon and Oxshott close to Leatherhead and Cobham.

Representing the very essence of refined country living, Princes Chase is the perfect place for those looking for the best of city and countryside. Situated in affluent Surrey, just a short distance from central London, at Princes Chase residents can enjoy all the excitement of the Capital from a peaceful, private neighbourhood.

Designed by award-winning developer Berkeley Homes and showcasing stunning architecture and sophisticated interiors, this beautiful collection of new homes offers something to suit every lifestyle. From one and two bedroom apartments, to two, three and four bedroom homes perfect for families.

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QUALITY HOMES IN
A STUNNING SETTING

*Princes Chase blends traditional craftsmanship with
modern luxury to create truly inspired homes that
sit perfectly in picturesque surroundings.*



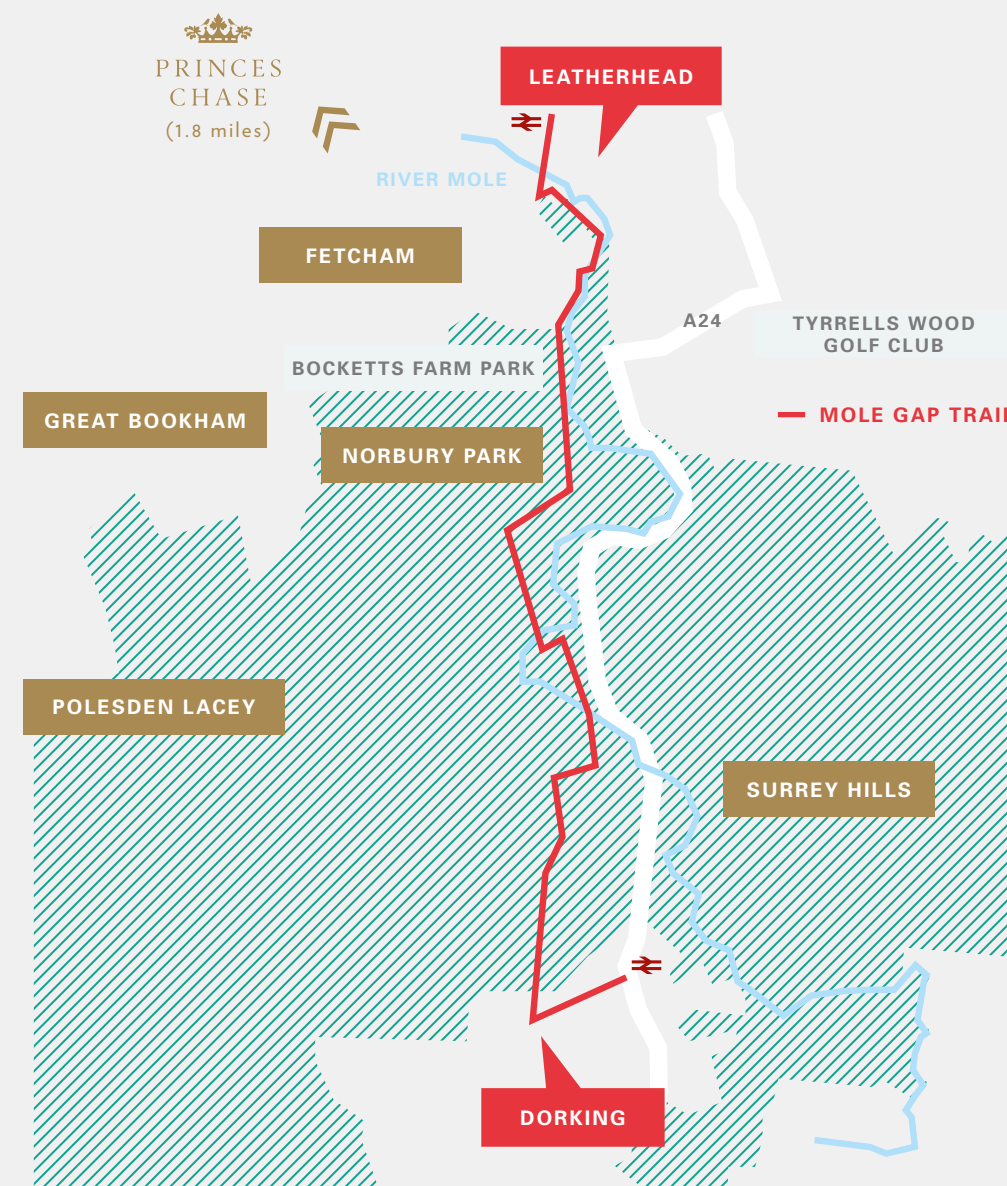
SURROUNDED BY NATURE & WOODLAND WALKS

*You are never far from nature at Princes Chase.
Beyond the mature woodland on your doorstep lies
some of the most impressive countryside in England.*

For woodland walks, Prince's Coverts is a huge expanse of forest in nearby Oxshott. Owned and managed by the Crown Estate, it adjoins the Patchesham Park Estate and Patchesham Golf Course.

Just a few miles south, the Surrey Hills Area of Outstanding Natural Beauty is the ideal place for anyone who enjoys the outdoors. From the views at Box Hill to the walking routes around the Devil's Punch Bowl or boating on Frensham Great Pond, there is plenty to discover.

Prince's Coverts, Oxshott



ENJOY A PICTURESQUE STROLL

The Mole Gap Trail (6 miles) follows the River Mole as it weaves its way through one of the few gaps in the North Downs escarpment. The route takes in suburbia, vineyards, downland, parkland, nature reserves and water meadows.

*For detailed information please visit
surreyhills.org/discover-route/mole-gap-trail*



THE MAGICAL SURREY HILLS

*The verdant backdrop to an idyllic
lifestyle ready for a select few.*



*Only a quarter of an hour drive
away from Princes Chase*



A PLETHORA OF BEAUTIFUL PARKS



7 minutes
**PRINCE'S
COVERTS**
2.8 miles



11 minutes
**PAINSHILL
PARK**
4.2 miles



13 minutes
**CLAREMONT
PARK**
5.5 miles



17 minutes
**POLESDEN
LACEY**
6.1 miles



19 minutes
BOX HILL
6.2 miles



20 minutes
SURREY HILLS
6.3 miles

All distances and times are travelling from Princes Chase. Journey times and road distances are approximate.
Source: [google.co.uk/maps](https://www.google.co.uk/maps)



ENTERTAINMENT FOR ALL THE FAMILY TO ENJOY

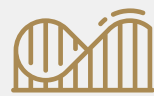
Whether you love motorsport or flying through the air on a rollercoaster, the area around Princes Chase offers a host of exciting attractions and celebrations.

3.7 miles



BOCKETTS
FARM
Fetcham

4.5 miles



CHESSINGTON
WORLD OF
ADVENTURES
Chessington

6.8 miles



DENBIES
WINE ESTATE
Dorking

7.1 miles



BROOKLANDS
MUSEUM
Weybridge

Chessington World of Adventures is just a short drive away, with 40 rides and attractions, including a zoo and Sea Life Centre. The award-winning Bocketts Farm is a great day out for younger children.

Meanwhile, adults can enjoy a tour of Denbies Wine Estate or Brooklands Museum – including an entire Motoring Village and historic racetrack.

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Source: [google.co.uk/maps](https://www.google.co.uk/maps)





CLOSE AT HAND

The neighbouring towns & villages around Princes Chase are great destinations in which to eat, drink, shop and unwind.

2.3 miles



THE VICTORIA PUB
AND BRASSERIE
Oxshott

2.7 miles



THE IVY
BRASSERIE
Cobham

3.6 miles



THE MEDICINE
GARDENS
Cobham

5.7 miles



GIGGLING
SQUID
Esher

Cobham, just eight minutes away, is a leisure destination in its own right, with a high street filled with boutique shops and a variety of restaurants and cafés including an Ivy Brasserie and the popular Medicine Gardens, a tranquil haven to enjoy a drink with friends.

Oxshott, just five minutes away, is a jewel of a village, and a wonderful area for walks on the heath or through woodland with a drink and a meal at one of its great pubs awaiting you afterwards. The nearby town of Esher also has excellent dining options, including Thai, Lebanese and Italian.

All distances and times are travelling from Princes Chase. Journey times and road distances are approximate.
Source: [google.co.uk/maps](https://www.google.co.uk/maps)



The Ivy Brasserie, Cobham



LEATHERHEAD A BRIGHT FUTURE

Once an ancient market town, Leatherhead is now being transformed into a modern town where people of all ages can shop, eat, relax and have fun by the riverside.



LEISURE CENTRE

*£12 million
refurbishment*



WAITROSE

New supermarket



SHOPPING CENTRE

Being re-developed



PUBLIC REALM

£1 million spent

As well as a newly arrived Waitrose and refurbished leisure centre, a redeveloped shopping centre will provide an attractive and sustainable mixed-use environment.

The new shopping centre will provide more retail, restaurants and leisure to meet the needs of the community.

For more details visit transformleatherhead.com

KAREN MI ENGLAND



FURTHER AFIELD

For a little retail therapy, stylish boutiques, luxury designer brands and bustling farmers' markets await in the many popular surrounding towns.

7.1 miles



EPSOM

9.3 miles



KINGSTON
UPON THAMES

14.9 miles



WIMBLEDON

16.2 miles



GUILDFORD

Guildford and Kingston upon Thames offer everything you would expect from large town centres – all the leading high street brands, a variety

of independent stores and an amazing choice of bars and restaurants, from Japanese to Sicilian. A perfect day's retail therapy is guaranteed.

All distances and times are travelling from Princes Chase. Journey times and road distances are approximate.
Source: [google.co.uk/maps](https://www.google.co.uk/maps)



EASY CONNECTIONS

*Whether travelling for business or pleasure,
Princes Chase offers an enviable range of transport links
by road, rail and air.*

			
Clapham Junction	London Waterloo	London Victoria	London Bridge
33 mins	44 mins	48 mins	53 mins

Travel times are from Leatherhead station. Oyster cards available at Ewell West and Ewell East stations.

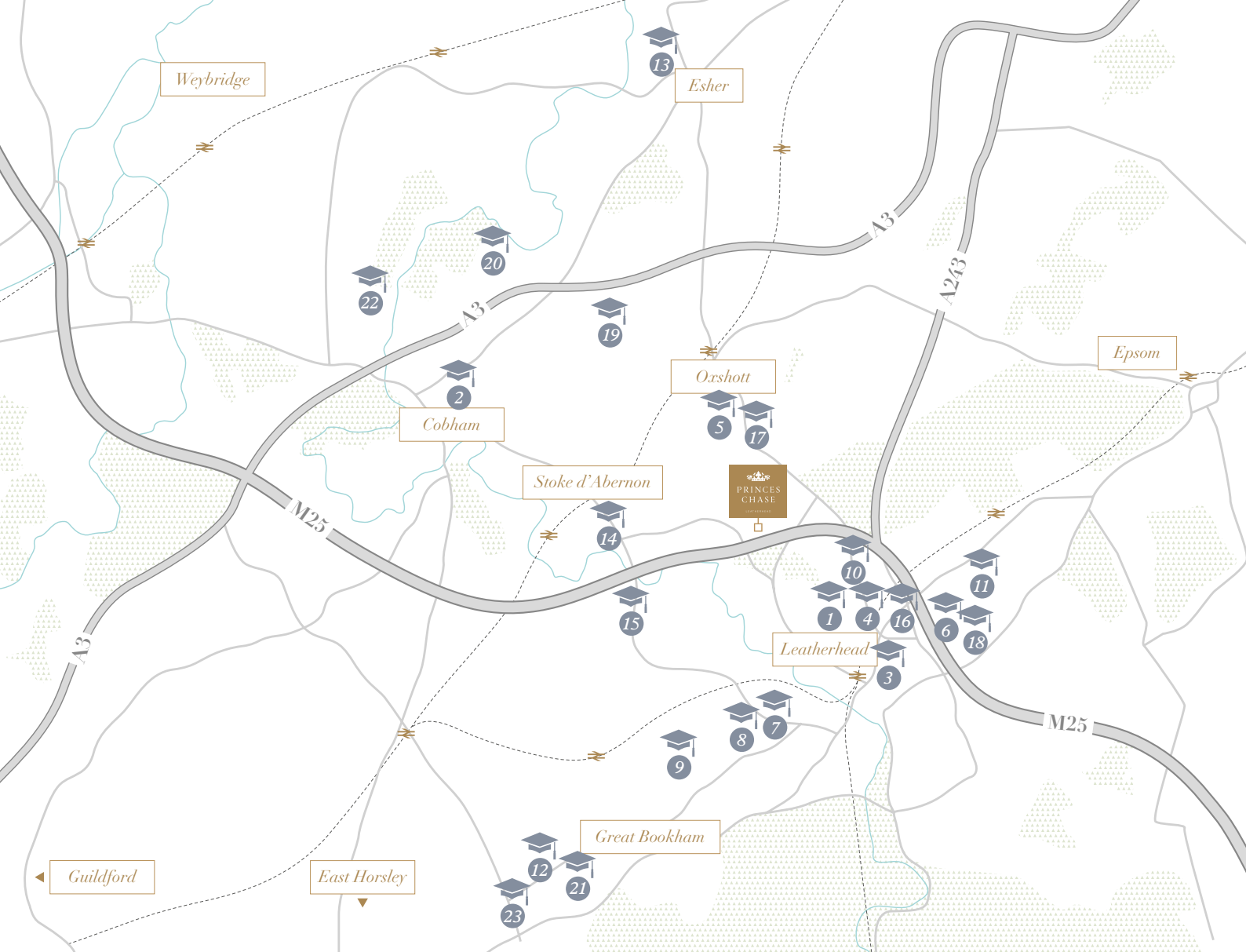
Leatherhead railway station is 1.6 miles away, with six direct trains to London each hour.

Just under two miles from Princes Chase, Stoke d'Abernon (Cobham) is an alternative station to use for your daily commute to London Waterloo.

For access to the Capital by road, the M25 is minutes away at Junction 9, as is the A3 that takes you into the heart of the city or the coast. For flights out of the UK, you can be at Heathrow or Gatwick airports in less than half an hour by car.

Train times represent the fastest journey: Source: trainline.com





Map not to scale and shows approximate locations only.

Nursery schools		DISTANCE (MILES)	DRIVE TIME
1.	Bright Stars Day Nursery	1.4	4 mins
2.	Little Angels Stoke Pre-school	1.7	5 mins
3.	Little Oaks Children's Nursery	1.9	5 mins
4.	Leatherhead Trinity School & Children's Centre	1.9	5 mins

Primary schools		DISTANCE (MILES)	DRIVE TIME
5.	The Royal Kent C of E School	2.5	6 mins
6.	St Peter's Catholic Primary	3.7	8 mins
7.	Fetcham Village Infant School	3.7	8 mins
8.	Oakfield Junior School	3.8	9 mins
9.	Eastwick Junior School	4.0	10 mins

Secondary schools		DISTANCE (MILES)	DRIVE TIME
10.	Therfield School	1.9	6 mins
11.	St. Andrew's Catholic School	2.9	8 mins
12.	Howard of Effingham	5.3	13 mins
13.	Esher High School	5.4	13 mins

Independent schools		DISTANCE (MILES)	DRIVE TIME
14.	Parkside	1.4	4 mins
15.	Yehudi Menuhin	1.8	5 mins
16.	St. John's	2.1	6 mins
17.	Danes Hill	2.3	6 mins
18.	Downsend	3.4	6 mins
19.	Reed's	3.9	10 mins
20.	ACS Cobham International	4.1	12 mins
21.	Manor House	5.4	14 mins
22.	Notre Dame School	4.3	14 mins
23.	St. Teresa's	7.3	20 mins

Travel times indicated are by car. Times are from Princes Chase and are approximate only. Source: google.co.uk/maps.



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LOOKING TO THE
FUTURE

With a wealth of renowned private and state schools nearby, Princes Chase residents can choose from an exceptional range of educational opportunities for their children.

Family life is made easier with a number of Ofsted outstanding schools nearby including St Peter's Primary School and Fetcham Infant School. Highly rated co-educational secondary schools such as St Andrew's (rated third best in the UK in 2017*) the Howard of Effingham and Esher High School are under six miles away.

Danes Hill Preparatory, Yehudi Menuhin, Downsend, St John's and Parkside public schools are less than ten minutes away.

The ACS in Cobham is a prestigious international school, while St Teresa's is set beside Ranmore Common within the Surrey Hills Area of Outstanding Natural Beauty. Reed's School provides an independent secondary education for boys and co-educational sixth form studies.

Notre Dame School is a highly regarded Catholic school for girls that offers outstanding nursery, preparatory and senior education.

*Source: World Class Schools Quality Mark (WCSQM). Travel times are from Princes Chase and based on travel time by car. Distances and travel times are approximate only. Source: google.co.uk/maps.



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BEAUTIFUL DESIGN EXQUISITELY EXECUTED

*Luxury and quality are the hallmarks
of every Berkeley home.*

With 40 years of experience building luxury homes, our expertise shines through in every detail.

Superior materials and finishes are at the core of the interior specifications.

Light and space are maximised and interior layouts designed to suit your lifestyle, offering the perfect balance of luxury, style and comfort.

Shown opposite are photographs of previous Berkeley sites, indicative only.



DIVERSE ARCHITECTURE TO SUIT EVERY TASTE

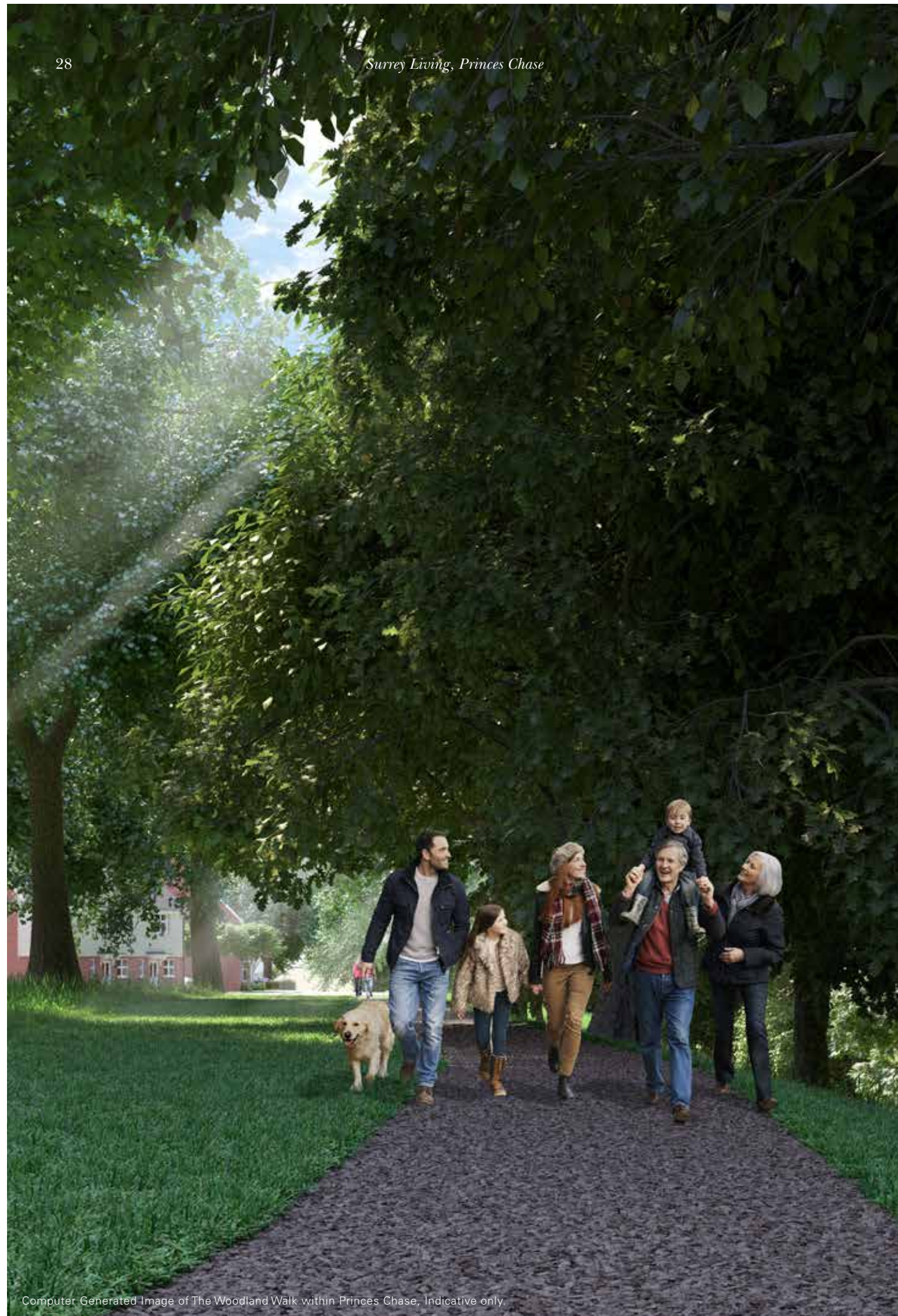
*The houses and apartments at
Princes Chase provide unprecedented choice.*

Beautifully designed, combining elegant
façades and traditional materials with
contemporary yet versatile interiors,

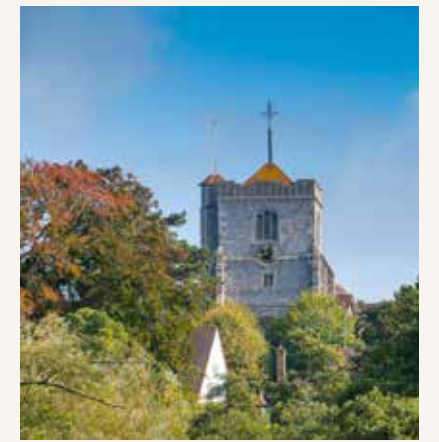
Princes Chase brings you exceptional
modern living in an environment of
timeless appeal.

Shown opposite are computer generated images of Princes Chase street scenes, indicative only.





Computer Generated Image of The Woodland Walk within Princes Chase, Indicative only.





PRINCES CHASE

LEATHERHEAD

SALES & MARKETING SUITE

Princes Chase, Woodlands Road, Leatherhead KT22 0BN

T: 01372 364 560

E: PRINCESCHASE@BERKELEYGROUP.CO.UK
PRINCESCHASE.CO.UK

CONSUMER
CODE FOR
HOME BUILDERS

www.consumercode.co.uk

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Berkeley
Designed for life