



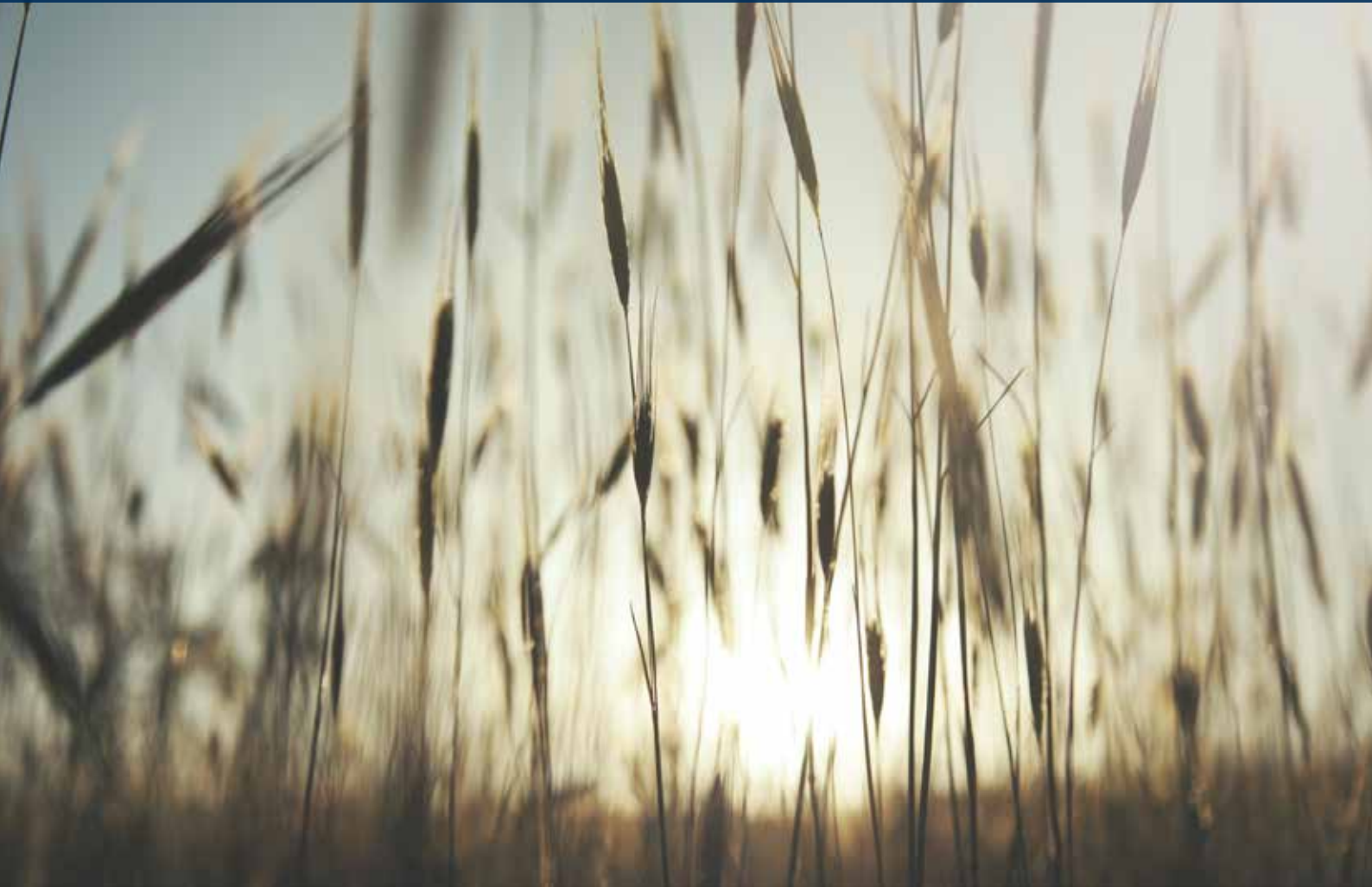
CREST
NICHOLSON

WEST VILLAGE AT UPPER LONGCROSS

CHERTSEY • SURREY

The combination of beautiful countryside and everything you need close by is what makes your new home at Upper Longcross perfectly located.

1 & 2 BEDROOM APARTMENTS





WELCOME TO LIFE IN SURREY

Whether you are remaining close to home or travelling further for work or leisure, you will find everything has been considered.

On your doorstep

If you are looking to shop, relax, eat out with family or friends or do something more active, there is plenty to choose from.

- 1 The Heart Shopping Centre
- 2 Two Rivers Shopping Centre
- 3 Bluebells Restaurant
- 4 The Barn at Coworth Park
- 5 The Brickmakers
- 6 The Manor Lounge at Foxhills
- 7 Chobham Common
- 8 Windsor Great Park
- 9 Ascot Racecourse
- 10 Foxhills Country Club and Resort
- 11 Thorpe Park Resort
- 12 Wentworth Club

Education

There is an excellent choice of schools for all ages in the surrounding area, including an independent boys' prep school and a popular university.

- 13 Rainbow Nursery and Pre-School
- 14 Coworth Flexlands School and Nursery
- 15 Windlesham Village Infant School
- 16 Valley End CofE Infant School
- 17 St Ann's Heath Junior School
- 18 Lyne and Longcross CofE Primary School with Nursery
- 19 Wishmore Cross Academy
- 20 Woodcote House School
- 21 Royal Holloway, University of London

Travel

With a train station just a short walk away, and easy access to the M3, M25 and two major airports, you will find getting around is simple.

- Longcross – 5 minutes' walk
- Reading – 36 minutes
- Clapham Junction – 38 minutes
- London Waterloo – 48 minutes
- Heathrow Airport – 20 minutes' drive
- Gatwick Airport – 41 minutes' drive





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SURREY'S NEWEST GARDEN VILLAGE

West Village is a unique collection of one and two bedroom apartments at Upper Longcross, a stunning new neighbourhood set in the heart of Surrey.

All apartments have been thoughtfully designed with spacious, open plan kitchen, living/dining areas to create a welcoming area at the heart of the home. Their perfectly placed windows offer beautiful views of the surrounding landscape, whilst also allowing natural light to flood the rooms.

Upper Longcross is the pioneering residential phase of a long term and visionary project that will establish a thriving new Garden Village for Surrey.

Comprising over 300 acres, with its own railway station and 80 acre country park, when finished the wider Longcross development will include new homes, commercial space and the very best facilities for its residents.

Careful thought has been given to the sustainability of the site, with huge importance placed on supporting the existing ecological structure.

Surrounding mature woodland has been preserved and residents of Upper Longcross will benefit from the accessible woodland area to the east of the site, directly on their doorstep, in addition to the future planned country park.

Discover the Upper Longcross lifestyle – the very best of contemporary luxury.



Some journey times include changes. Travel times are approximate only and sourced from Google Maps. Map locations are approximate. 1010658/March 2023



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WEST VILLAGE AT UPPER LONGCROSS

DEVELOPMENT PLAN

Inspired by the beauty of Surrey's quaint villages, this contemporary collection of apartments offer you a beautiful, well-designed home in a thriving neighbourhood.

1 & 2 BEDROOM APARTMENTS



ONE & TWO BEDROOM APARTMENTS

Affordable Housing

V

Visitor parking





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APARTMENT 1A

PLOTS 2003*, 2008*, 2013*, 2018*,
2026, 2031, 2036 & 2041

LIVING ROOM/DINING AREA

4.53m x 4.13m

14'10" x 13'6"

KITCHEN

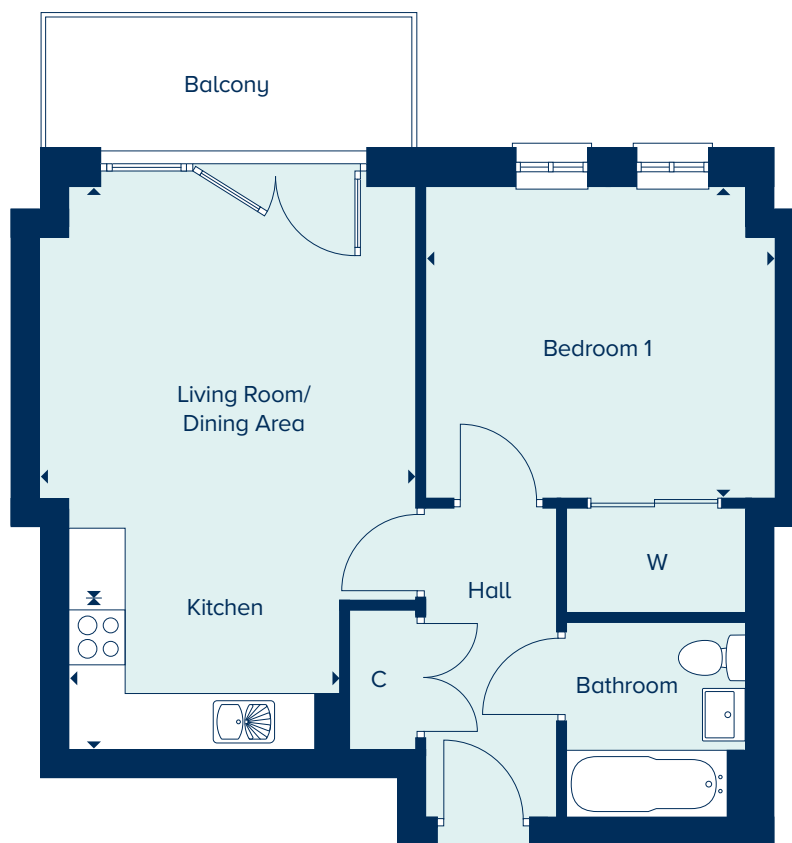
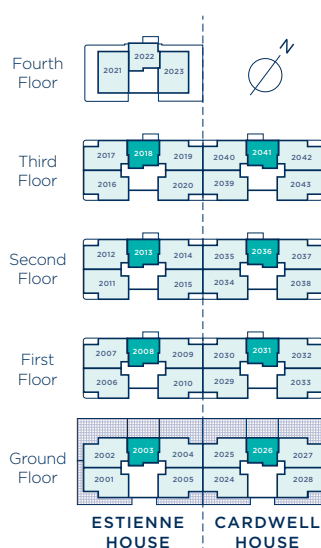
2.97m x 1.62m

9'9" x 5'4"

BEDROOM 1

3.83m x 3.41m

12'7" x 11'2"



*Handed plots

Type A1

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APARTMENT 1B

PLOT 2022

LIVING ROOM/DINING AREA

4.53m x 3.82m

14'10" x 12'6"

KITCHEN

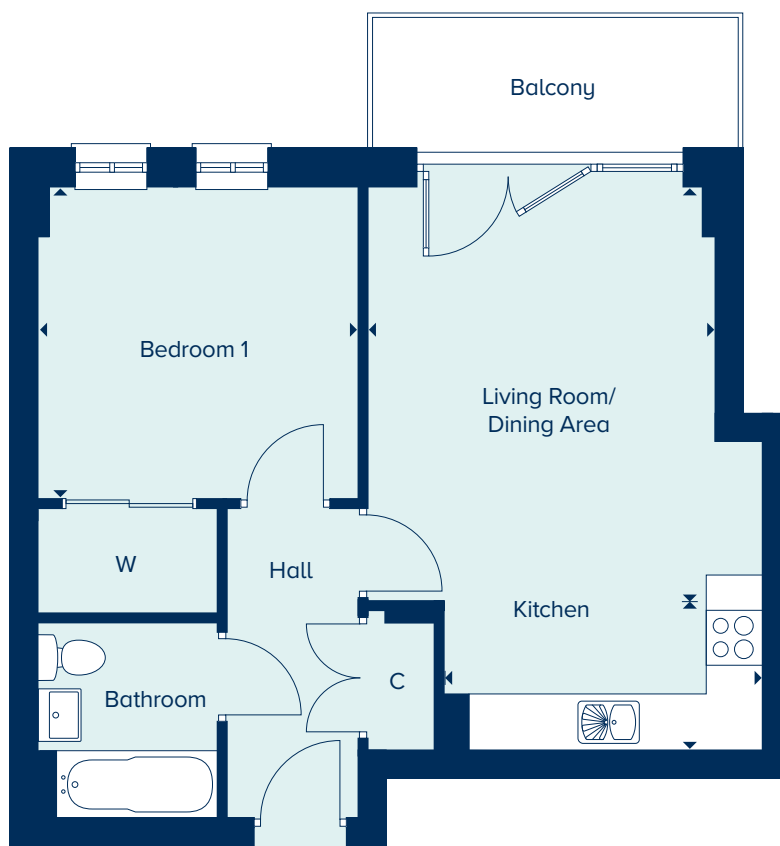
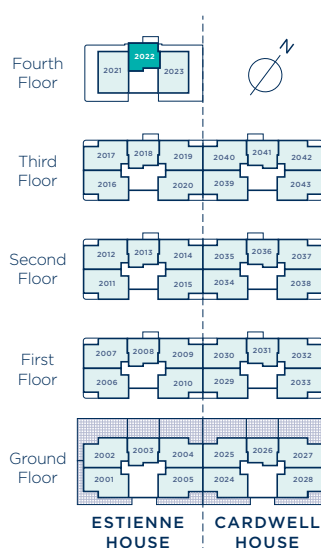
3.48m x 1.62m

11'5" x 5'4"

BEDROOM 1

3.52m x 3.41m

11'7" x 11'2"



Type A4

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APARTMENT 2A

PLOTS 2001*, 2005, 2006*, 2010, 2011*, 2015, 2016*, 2020,
2024*, 2028, 2029*, 2033, 2034*, 2038, 2039* & 2043

LIVING ROOM/DINING AREA

3.79m x 3.72m

12'5" x 12'2"

KITCHEN

3.79m x 2.14m

12'5" x 7'0"

BEDROOM 1

4.11m x 3.69m

13'6" x 12'1"

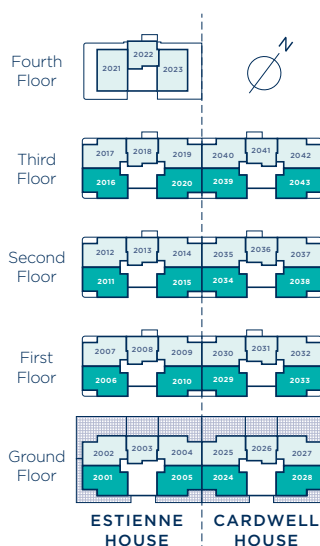
BEDROOM 2

4.11m x 3.80m

13'6" x 12'6"



*Party wall and balcony differ on plots 2005, 2010, 2015, 2020, 2024, 2029, 2034 & 2039.



*Handed plots

Type F1

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APARTMENT 2B

PLOTS 2002, 2004*, 2007, 2009*, 2012, 2014*, 2017, 2019*,
2025, 2027*, 2030, 2032*, 2035, 2037*, 2040 & 2042*

LIVING ROOM/DINING AREA

3.80m x 3.72m

12'5" x 12'2"

KITCHEN

3.80m x 2.14m

12'5" x 7'0"

BEDROOM 1

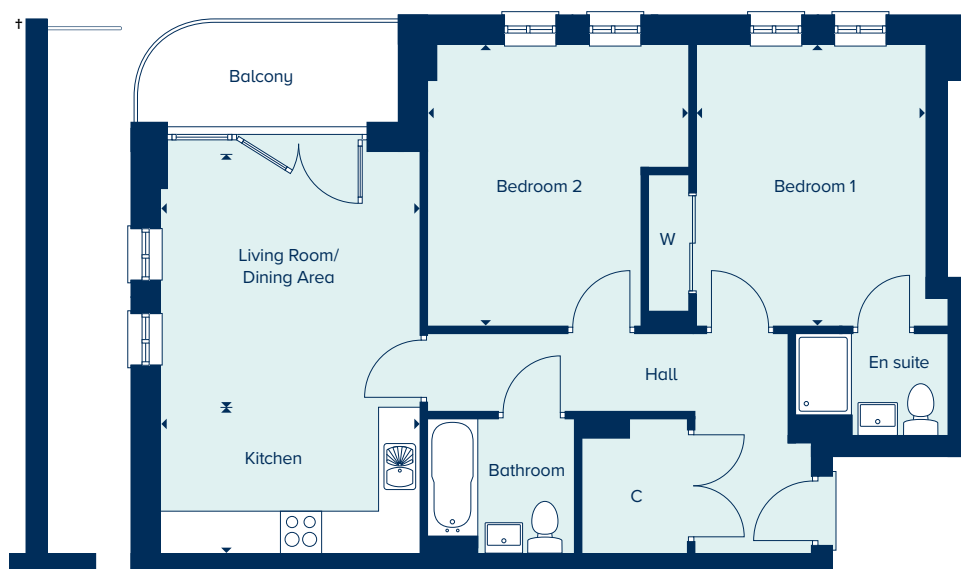
4.11m x 3.38m

13'6" x 11'1"

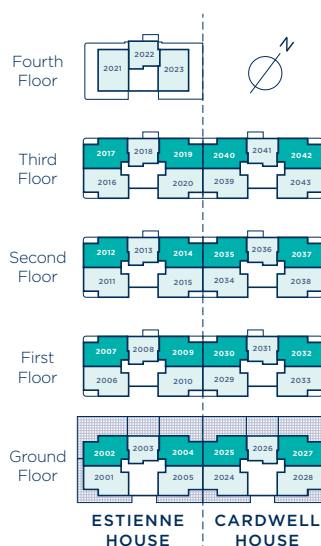
BEDROOM 2

4.11m x 3.80m

13'6" x 12'6"



*Party wall and balcony differ on plots 2004, 2009, 2014, 2019, 2025, 2030, 2035 & 2040.



*Handed plots

Type F3

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APARTMENT 2C

PLOT 2021

LIVING ROOM/DINING AREA

5.19m x 4.11m

17'0" x 13'6"

KITCHEN

5.31m x 2.02m

17'5" x 6'8"

BEDROOM 1

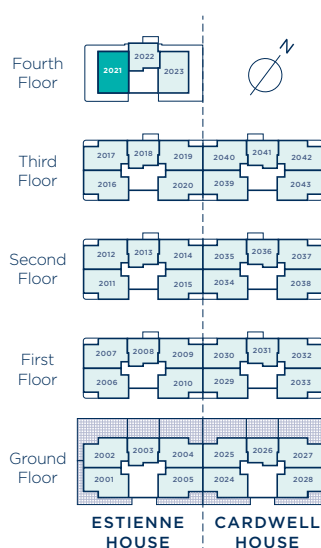
4.96m x 3.12m

16'3" x 10'3"

BEDROOM 2

3.92m x 3.38m

12'10" x 11'1"



Type G1

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APARTMENT 2D

PLOT 2023

LIVING ROOM/DINING AREA

5.19m x 3.93m

17'0" x 12'11"

KITCHEN

5.31m x 2.02m

17'5" x 6'8"

BEDROOM 1

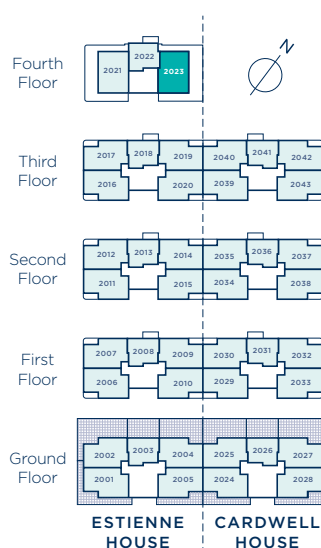
4.96m x 3.12m

16'3" x 10'3"

BEDROOM 2

3.92m x 3.05m

12'10" x 10'0"



Type G3

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SPECIFICATION

From integrated appliances to modern, clean finishes, you will find your new home includes a distinguished specification throughout.

1 & 2 BEDROOM APARTMENTS



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SPECIFICATION

KITCHEN

Fully fitted kitchen with soft close doors and drawers

Integrated single oven with 4 ring ceramic hob and brushed stainless steel splashback

Integrated extractor hood

Integrated fridge/freezer

Stainless steel sink with Bristan mixer tap in chrome

Low energy LED 4-light track light

BATHROOM & EN SUITE

Fully fitted white Roca bathroom suite

Chrome Bristan mixer taps and shower fittings

Porcelanosa tiling to bathroom and en suite

Heated towel rail to bathroom and en suite

Shaver socket to bathroom and en suite

JOINERY & DOORS

Smooth ladder internal doors in white

Polished chrome ironmongery

Fitted wardrobes to master bedroom

DECORATION

Smooth finish pure brilliant white painted walls and ceilings

Glossed woodwork

ELECTRICAL & LIGHTING

White sockets in all living areas

TV/FM and Sky Q points to living room and TV point to bedroom

Telephone point to hall area/cupboard

LED downlights to bathroom and en suite

CENTRAL HEATING & ENERGY EFFICIENCY

Electric heating boilers

Creda radiators

100% energy efficiency lighting throughout

SECURITY & PEACE OF MIND

Mains operated smoke/heat detectors, with battery backup

Battery operated carbon monoxide detector

Door entry phone system to apartment building, via main building entrance

WARRANTY & AFTERCARE

Complete NHBC 10 year warranty

Thorough demonstration of your new home before it is handed to you

Advice provided on the best way to look after your home in the future

Support from a dedicated customer care team for the first two years



Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format.





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House Type Illustration

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Development Map/Site Plan

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