

your residence magazine



The Aston Mead
Property Magazine
Issue eight

am
aston mead

Contents

Property Selection

Our feature homes available throughout our magazine.

- 11 Epsom sales and lettings
- 19 Sunningdale sales and lettings
- 29 Weybridge sales and lettings
- 39 Walton-on-Thames sales and lettings
- 47 Woking sales and lettings
- 53 Chertsey sales and lettings
- 60 New homes
- 66 Land

Our Services

Find out more about the additional property services we offer.

- 18 Mortgage Required
- 24 Property management
- 28 The Mayfair Office
- 38 Relocation
- 52 Conveyancing

Features

- 4 Aston Mead news
- 8 The Aston Mead Academy
- 16 A week in the life of Rob Muat
- 26 Discover Weybridge restaurants
- 34 Discover Coworth Park
- 36 It's all about doorstep appeal
- 44 BMW i8 – Efficiency & excitement combined
- 58 The Cat Vet's advice
- 59 Can you trust trusted sites?





Welcome

The Aston Mead Company Magazine

Welcome to the latest edition of *your residence* – the second issue featuring our brand-new look. Inside, you'll find a number of stories, features and, of course, properties from our network of offices across the Home Counties.

We've been delighted by readers' reactions to the last issue – our redesigned magazine has been a big hit! In fact, we've had a great few months all round, as our portfolio of properties for sale and rent has been boosted by the addition of some fantastic new homes developments that have recently gone on sale. They have been built to extremely high specifications, and are beautiful houses with plenty of quality finishing touches. See pages 60–65 for more details.

Land, too, is still in great demand in the Southeast, and we have several agents working to secure some very interesting plots that are perfect for domestic or commercial development. Our teams are looking forward to a busy time over the coming autumn and winter.

Now is a great time to consider selling or letting your property, and if you're in the market to buy, we can help you find your dream home – you might even be moved in and unpacked by Christmas! We look forward to speaking to you soon.

Charles and Adam Hesse
Founders and Directors

We welcome any local contributions to this magazine. If you would like us to consider featuring your business, please email residence@oculus.co.uk

The latest news from AM

Running the Bristol Half Marathon for a very good cause

When Adam Hesse's daughter was admitted to hospital in Bristol this summer, her family received crucial support from a very special 'home-from-home' charity. Now, Adam is determined to give something back.

In June, Adam Hesse's 20-month-old daughter, Indigo, suffered acute kidney failure after catching a particularly virulent strain of E.coli. She was admitted to the renal ward at Bristol Children's Hospital, where she spent two weeks in isolation, receiving life-saving treatment. Adam, a Director at Aston Mead, and his family also spent those two weeks in Bristol; however, only one parent was allowed to sleep beside Indigo's bed in the hospital.

Adam and his wife Elisa were referred to nearby Ronald McDonald House, run by an independent charity that provides free home-from-home accommodation and support for families of critically ill children. Thanks to the charity, the family was able to stay together during the whole traumatic fortnight. Signs are now promising and Indigo is making a good recovery, although she is not yet out of the woods and continues with regular hospital visits.

To thank Ronald McDonald House Charities and raise money to help them provide the same support to other families, Adam and Elisa ran the Bristol Half Marathon in September. They raised more than £5,000 and donations are still coming in.

Adam says, "As you can imagine, our lives were turned upside-down, and we found ourselves in a strange city, hours away from home, with nowhere to stay. Ronald McDonald House came to our aid, with a room in a nearby house. To be able to wash the few clothes we had, have a decent night's rest and a hot shower during an extremely stressful time in our lives was an absolute godsend. We wanted to repay them for the amazing work they do by raising a few quid and have been touched by the generous support we have received."

Ronald McDonald House in Bristol accommodates more than 800 families every year, yet there's still a long waiting list of families who desperately need its help. It has all the creature comforts that families might expect in their own homes, including spacious en-suite bedrooms, a fully equipped kitchen and communal living area.

To give a donation in support of Adam and Elisa's marathon run, visit their sponsorship site at [justgiving.com/indigohesse](https://www.justgiving.com/indigohesse).



“If you can spare just £5 it would really be appreciated. And it would help ease the pain of those hills in Bristol!”

Adam Hesse, Director at Aston Mead estate agents



This sponsored run started in the heart of Bristol's city centre. The race is one of the largest and most popular half marathons in the country.

AM Academy wins prestigious Sunday Times award

AM Academy, Aston Mead's in-house training scheme, scooped a prestigious accolade in the 2014 Estate Agency of the Year Awards, in association with *The Times* and *Sunday Times* newspapers.

We won the Property Academy Silver Award for Best Training and Development, and received our prize at an awards ceremony in July. According to the judges, "There seems to be a palpable sense of fun running through the syllabus at the AM Academy, which seems to have been developed sensitively, but with a clear roadmap as to what they want to achieve."

Congratulations and huge thanks to the amazing AM team!



From left: Katie Piper, AM Academy's Ellie Davison and Aston Mead's Charlie Johnson.

Anniversaries at AM

All these staff celebrate milestones through 2014:



Clare Bellman
12 years



Elisa Young
11 years



Amanda Faithfull
8 years



Katie Yeatman
7 years



Claire Churchill
7 years



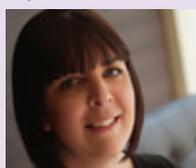
Lauren Greenwood
7 years



Richard Watkins
6 years



Elliott Lester
6 years



Sarah King
5 years



Fiona Fay
5 years



Irina Barker
5 years

Aston Mead has a summer baby bonanza!

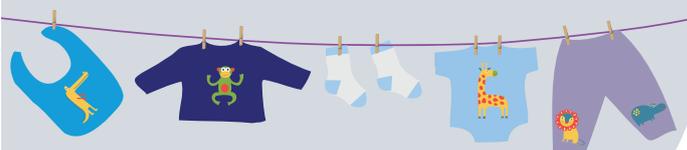
Two members of staff have recently celebrated new arrivals.

New Homes Administrator, Sharon Aitken, gave birth to baby Kade at the end of August. He weighed a healthy 7 lb 2.5 oz. Kade joins two older brothers, giving his proud father a third chance at having a son become Chelsea and England Football Captain.



Sharon with Kade

Claire Churchill in the Group Accounts team also welcomed her bundle of joy, a baby girl named Madeleine Grace, in June. Madeleine weighed 8 lb 1 oz and joins the family as a brand-new sister for two-year-old Dominic.



Going the extra mile

Aston Mead often goes the 'extra mile' to help its customers; however, at the end of August, Sales Manager Kevin Chapman found himself doing so quite literally.

Tenants moving into a house let by Aston Mead decided that they didn't want some of the furniture that came with it. The landlord was not able to arrange its removal on moving-in day, so Kevin stepped in to help instead. He took the furniture away in the back of his car, storing it upstairs in our office until the landlord was able to come and collect it. While Aston Mead is not formally branching out into storage services, we're always happy to help out in an emergency, to make the start of a new tenancy go as smoothly as possible.



New kit for Ascot United Juniors

Now that summer is over, the football season is getting into full swing. Teams that will certainly stand out on the pitch include Ascot United Junior U9 teams and the Youth U11, who are sporting brand-new kit, courtesy of the ongoing sponsorship support of our Sunningdale office. The team's new football shirts all feature the updated Aston Mead logo and look very smart indeed. We would like to wish the coaches and players every success in the 2014–15 football season.



Just one of the teams we sponsor: U11 Youth 2014–15

Looking smart: our revamped offices

All branches of Aston Mead were given a rebrand makeover, in time for autumn. The shop fronts in Chertsey, Epsom, Sunningdale, Walton-on-Thames, Weybridge and Woking have each had new signage, window cards and other branding to reflect the new Aston Mead logo.

The displays look much smarter and brighter now, and are already attracting compliments from staff and customers alike. Next time you're passing, call in and let us know what you think!



Chertsey



Epsom



Sunningdale



Walton-on-Thames



Weybridge



Woking



A welcome return for Amanda

Amanda Faithfull is returning from a maternity break to head up our Property Management department once again. Here's to her continued success! Read more about the department and its services on pages 24 and 25.



All change for Katie!

Big congratulations to Katie Yeatman, our Woking Lettings Manager, who got married on 12 September. Once Katie is back from a brief honeymoon she's taking on a new role heading up our newly established Business Development department based at head office. Good luck in the new role Katie!

Introducing Carla Gilbey



Carla Gilbey has joined Aston Mead's Chertsey office as New Homes Consultant. She comes to us after 17 years working in customer services in the travel and airline industries. The mother of two caught the property bug when she was buying, selling and letting her home in Cobham, which inspired her to make a career switch to estate agency.

When not working, Carla is a keen triathlete. She completed her first charity sprint triathlon in 2010, which led to her entering an Ironman contest last year, coming a very respectable sixth in her age group. She also took advantage of having the beautiful Surrey Hills on her doorstep and secured a place in the ballot for the inaugural Ride 100 cycle race. Despite heavy rain, Carla completed the course and finished in the top 10% of women.

Carla says of her new appointment, "I love that no two days are the same at Aston Mead, and already feel at home. Many of the key skills I developed in my previous roles, as well as the challenges we face, are much the same. I look forward to getting to know even more about Aston Mead and its customers in the months ahead."



Aiming high with the Aston Mead Academy

At Aston Mead, we know how important our people are to the success of our business. We're proud of the enthusiasm, efficiency and professionalism shown by our staff, and know that these valuable attributes play a huge part in creating value and ensuring satisfaction for our customers.

As a result, we're committed to helping our people thrive during their time at Aston Mead. We do this in a number of ways, including through our innovative Aston Mead Academy. Now in its fourth year, the Academy supports staff by helping them identify areas that could be strengthened and offering training and development opportunities to enhance existing skills.

One example of the Aston Mead Academy's support is that all staff are encouraged to study and complete the NFOPP Technical Award, which leads to membership of ARLA, the Association of Residential Letting Agents.

We believe in recognising excellence and rewarding hard work amongst our staff. The Aston Mead Academy is an ideal avenue for this, as it inspires people to believe in themselves and gives them the confidence to develop professionally.

We're proud of our reputation for providing top quality service across all our areas of operation and rely on our people having the skills and commitment to go the extra mile for us and ensure that we remain on top.

“ *One of the things I like best about working in Aston Mead is the ongoing training provided through the Aston Mead Academy. The training sessions focus on topics of our choice that we think would be beneficial and therefore constantly helps to refresh and update key knowledge.* **”**

Evie Teagle, Lettings Consultant (Sunningdale)

“ *AM Academy gives us a refreshing look at our industry, and makes you think outside the box.* **”**

Matthew Knight, Senior Sales Consultant (Weybridge)

Leading the way forward

Whether someone comes to Aston Mead with a wealth of experience behind them, or is embarking on their first estate agency job, there's always plenty to learn about our industry. We're ready to help them develop their skills, at whatever level they need. Armed with increased confidence and greater knowledge, our staff become ready in their turn to lead the way forward in the field.

Meet some of our Aston Mead Academy inspirational people

Fiona Fay
Lettings Manager MARLA
Sunningdale Office



Fiona grew up in Dublin and always had a keen interest in property. After attending Ballsbridge College of Business Studies in Dublin to study Auctioneering, Estate Agency and Valuations, she joined Aston Mead in 2009. In 2011, she was promoted to lettings manager of our Sunningdale office and has loved every minute of building its success.

Rob Muat
Residential Sales Manager
Epsom office



Rob has always had a passion for property, which started with family building projects. The natural next step was to join an estate agency, which he did by joining Aston Mead in 2013. Rob confesses to being ultra-competitive – in his spare time he is head coach for an amateur men's rugby league team.

Charlie Johnson
Lettings Manager MARLA
Walton-on-Thames Office



Educated at Box Hill School in Surrey, Charlie initially worked in insurance, moving on to property in 2010. Following a very successful three years in the Walton-on-Thames office (receiving the Employee of the Year award in his first year with AM), he was promoted to Lettings Manager in 2013. Charlie is an active golfer and keen fitness enthusiast – he's a qualified personal trainer and ski instructor.

A career with Aston Mead: Do you want to be a part of something special?

It really is possible to join us as a trainee negotiator, work through the ranks and end up as a top flight manager a few years down the line, and a number of our top managers have been through this very process.

At every stage, you'll be supported by some of the very best industry training through our in-house academy.

Most of our vacancies are in our Epsom, Sunningdale, Woking, Walton-on-Thames and Weybridge offices and range from office administrator and negotiator positions, up to management level.

Occasionally, positions become available in our head office too. This is where exciting things like marketing, PR, IT and business affairs happen.

If you're interested in a career in estate agency, or are keen to gain further experience in the field, we'd love to hear from you. Please call Charles Hesse on **01932 901108** or email charles@astonmead.com

Be Contract Ready

Get off to a flying start with Aston Mead's Contract Ready conveyancing service.

Make your home more desirable to customers, *and* speed up the sales process, at no extra cost.



All you have to do is complete the paperwork sent to you by our recommended solicitors as soon as you can. They will carry out the initial legal work and be ready to issue a contract for your sale.

Not only will this save valuable time, but it also allows us to advertise your property as being 'Contract Ready', making it much more appealing to motivated buyers.

Contract Ready is currently a free service offered in conjunction with our recommended solicitors, as part of the sale conveyancing of your property.

Leasehold properties

Leasehold properties also qualify for Contract Ready, although the contract will only contain lease details if they have been provided.

For more details and enquiries:
contractready@astonmead.com

| Contract Ready:

- Gets you ready to sell
- Speeds up the sales process
- Shows you are serious
- Gives your property an edge
- Attracts the right buyers
- Doesn't cost you anything

All-inclusive Conveyancing Fee £699 + VAT

(Payable upon completion of sale)
Property sales up to £500,000 are charged at £699 + VAT.

Epsom office

Contact the Epsom team on

t: 01372 727071 e: epsom@astonmead.com

Waterloo House, 1A Waterloo Road, Epsom, Surrey KT19 8AY



Rob Muat
Residential Sales
robert@astonmead.com



Stephanie Heasman
Lettings Manager
stephanie.heasman@astonmead.com

Focus on: Walton-on-the-Hill

History of Walton-on-the-Hill

A substantial Roman villa was excavated in Sandlands Road in Walton-on-the-Hill, and is believed to have been occupied until around 400AD. Walton Place is another area of interest in the Surrey village, housing the remains of a timber castle and early post-conquest motte. St Cross, a large building to the north of the locality, has also had a long and varied history, first as a boys' school, then a police training centre and police dog training school.

Walton-on-the-Hill today

The North Downs village is home to a thriving residential community, with several shops, restaurants and local businesses attracting regular trade. The tranquil Mere Pond greets people as they come into the village and provides a peaceful spot to sit and watch the world go by or to feed the resident swans. A number of walks take ramblers close by the village and deep into the Surrey Hills Area of Outstanding Natural Beauty.

Fascinating facts

Once in the possession of the Crown, the Manor of Walton-on-the-Hill was gifted to Catherine of Aragon by Henry VIII as part of her marriage settlement. He took the land back again on their divorce in 1533. The area is popular with racegoers who flock to the Epsom Derby every year, thanks to the quintessentially British country pubs that can be found in the village.



Facts & Figures

- Population: 1,889
- Primary schools: Walton-on-the-Hill Primary School, Chinthurst (in Tadworth)
- Nearest secondary schools: Bramley School (in Walton-on-the-Hill), The Beacon Secondary School (in Banstead), Blenheim High School (in Epsom), Epsom College (in Epsom) and Reigate School (in Reigate)
- Nearest station: Tadworth (1.1 miles away)



St Peter's Church. Photo: The Voice of Hassock





Farriers, Tilley Lane, Headley

£1,200,000

Unexpectedly reavailable, this immaculately presented four bedroom period house forms part of a magnificent country house steeped in history. It has been accurately and beautifully restored to the current owner's exacting standards. With twelve-foot high ceilings and an abundance of beautiful period features throughout, including imposing fireplaces, sweeping bay windows and finer detailing that can only be enjoyed upon closer inspection, this is a perfect combination of contemporary living enjoyed in a striking stately home.



Contact our Epsom office
01372 727071
epsom@astonmead.com



Meadow Walk, Walton-on-the-Hill

£735,000

An immaculately presented four bedroom Victorian family home situated in the heart of Walton-on-the-Hill. A moment's walk from the mainline station (Zone 6), the house also benefits from having a wonderfully sunny rear garden, garage and ample off-street parking.

Contact our Epsom office
01372 727071
epsom@astonmead.com

Woodland Walk, Epsom

£599,950

A stunning detached house situated on a private road within walking distance of the mainline station, local shops and a number of quality schools. The property has four double bedrooms, ample off-street parking, garage, and has no chain attached.

Contact our Epsom office
01372 727071
epsom@astonmead.com



Ashley Court, Epsom

£400,000

A fantastic opportunity to acquire a huge three double bedroom apartment in arguably one of Epsom's most sought-after developments. As well as being in the heart of Epsom, the flat also has allocated parking, a separate garage, and has no chain attached.

Contact our Epsom office
01372 727071
epsom@astonmead.com





Cavendish Walk, Epsom
£2,300 pcm*

This stunning modern four bedroom townhouse is in a popular development close to Epsom town centre. This property is well presented throughout with solid oak flooring, two reception rooms, four bathrooms, four large bedrooms, large sitting room, modern kitchen, utility room, garage and landscaped private garden.

Contact our Epsom office
01372 727071
epsom@astonmead.com

Heathfields, Ashted
£1,800 pcm*

This recently refurbished three bedroom property is a short walk from local amenities and close to the M25. The property has been refurbished throughout to a very high standard offering a fully fitted kitchen and large living room with doors leading to the garden. Upstairs offers a modern family bathroom and three good sized bedrooms with the master benefitting from an en-suite shower room.



Contact our Epsom office
01372 727071
epsom@astonmead.com



Sandy Lane, Epsom

£1,650 pcm*

A beautiful two bedroom mews house within a gated development close to Epsom town centre. The property comprises a modern fully fitted kitchen, cloakroom, large lounge/ dining room with French windows leading onto an enclosed private patio area looking onto well maintained, landscaped communal gardens. Upstairs comprises a master bedroom with en suite, a second double bedroom and bathroom. In addition, there is a garage and allocated parking.

Contact our Epsom office
01372 727071
epsom@astonmead.com

Capitol Square, Epsom

£950 pcm*

A fantastic large one bedroom apartment situated in Epsom town centre within walking distance of the mainline station (London Waterloo approx. 35 minutes) and the high street. The property comprises a large double bedroom, modern open-plan kitchen/reception room and a luxury family bathroom. Further benefits include lift, secure allocated underground parking and telephone entry system.

Contact our Epsom office
01372 727071
epsom@astonmead.com



A week in the life of **Rob Muat**

Residential Sales, Epsom

Born and bred in Epsom, Rob Muat is in his element, overseeing sales at Aston Mead's Epsom branch. He knows everything there is to know about the historic commuter town, and thrives on the hustle and bustle of being part of a busy team.



Rob began his working life in retail, working his way up from till operator to branch manager at builders' merchants, Screwfix. After helping with various family building projects, he discovered an interest in property and was pleased to join Aston Mead's Epsom office as a negotiator, midway through 2013.

Fifteen months later, Rob has worked his way up to Sales Manager. He says, "When I had

my interview, I was struck by how friendly everyone was. There is a happy atmosphere that makes Aston Mead a really enjoyable place to work."

Rob joined Aston Mead around the same time as the Epsom office opened. He and the rest of the Sales and Lettings teams have worked hard to make a name for the agency amidst the competitive Epsom market.

The Surrey town is a popular place to live and work, with plenty of green spaces, excellent shopping and entertainment. It offers a real sense of history too, with the world-famous Epsom Derby annual race meeting putting the town firmly on the equestrian map. Epsom is also popular with commuters, as London is less than 20 miles away.

“*A happy atmosphere makes Aston Mead a really enjoyable place to work.*”

Rob Muat



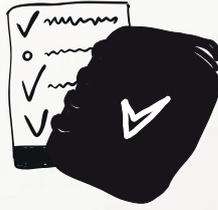
Monday

Started the day with a whole office team meeting. We do this every single day, just to make sure everyone is up to speed with everything we need to do. Plus, it's always good to have a cuppa before we start work in earnest.



Tuesday

Out and about today, valuing properties around Epsom. Valuations are a huge part of my working week, and I really enjoy meeting vendors and explaining how we can help them get a good price for their property.



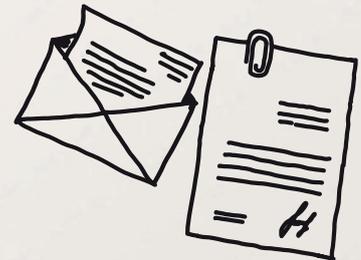
Wednesday

Great news! One of the vendors I met yesterday called to say he was appointing us to sell his house. Spent this afternoon preparing the paperwork and drawing up the contract. His is the kind of property that sells quickly; it's in good condition, on a popular road near the centre of town.



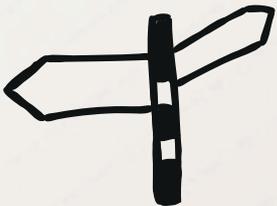
Thursday

Returned to the vendor's property today to take photos and draw up the floor plan. Then, I spent this afternoon preparing the description, ready for the house to go live on our website.



Friday

Caught up with some admin today; we have lots of people looking for flats and houses right now. Checked the diary – lots of viewings for me and my team booked in for tomorrow.



Saturday

A full schedule of viewings today, including several for the house we signed up on Wednesday. I love seeing people's reactions when they look round properties. Lots of customers looking in our windows and coming in to ask about the properties on display.



Sunday

Carried out a valuation by appointment in the morning, then it was home for Sunday lunch, followed by a glorious walk on Epsom Downs. I love living in Epsom; we are very lucky to have such beauty on our doorstep.



Two very good reasons why you should talk to us about your mortgage

1

Our clients like us

99.5%

of our clients in 2013 said they would recommend or use us again.

2

We are award winners



Mortgage Required is an award-winning, independent broker offering free advice, with a commitment to honesty and impartiality.

To arrange an appointment for an informal chat, Mortgage Required can be contacted at Aston Mead on **01932 950700**
email enquiries@mortgagerequired.com
visit mortgagerequired.com



Your home may be repossessed if you do not keep up repayments on your mortgage. Mortgage Required is authorised and regulated by the Financial Conduct Authority.

There will be no fee for Mortgage Advice. On some occasions there may be a fee for arranging a mortgage. The precise amount will depend upon your circumstances, but we estimate it to be £299.

Sunningdale office

Contact the Sunningdale team on

t: 01344 209000 e: sunningdale@astonmead.com
Broomhall Chambers, London Road, Sunningdale,
Berkshire SL5 0DJ



Kevin Chapman
Sales Manager
kevin@astonmead.com



Fiona Fay
Lettings Manager
fiona@astonmead.com

Focus on: Chobham



History of Chobham

Chobham is an attractive village and civil parish in the Borough of Surrey Heath. It has a long history, appearing as 'Cebeham' in the Domesday book, and falling under the ownership of nearby Chertsey Abbey. The village later became known for its tank factory and testing ground, carved out of Chobham Common. Chobham armour was invented in the village, which has since become the common generic term for ceramic vehicle armour.

Chobham today

Today, Chobham is home to a thriving community of shops, businesses and residents. It is one of Surrey's fastest-developing areas, thanks to its proximity to the M3 and M25 motorways and the expansion of Heathrow Airport. Chobham has excellent sporting facilities, with popular cricket and rugby clubs. Chobham Golf Club is considered one of Surrey's top courses and Chobham Rifle Club celebrated its centenary five years ago.

Fascinating facts

Events include the annual Chobham Agricultural and Horticultural Show, which was founded in 1851 and is

still a highlight of village life. The village has a distinct countryside feel to it, with the river Bourne running through the centre. Famous former residents include Genesis vocalist, Peter Gabriel and the science writer and journalist, J.W.N. Sullivan – a contemporary of Aldous Huxley.

Facts & Figures

- No. of households: 1,616
- Population: 3,799
- Primary schools: St Lawrence C of E Primary School, Holy Trinity C of E Primary School, Beaufort Community Primary School, Sythwood Primary School (all in Woking)
- Nearest secondary schools: Woking High School, Wishmore Cross Academy, Gordon's School, St Andrew's Woking School Trust (all in Woking)
- Nearest station: Woking (3.9 miles away) or Sunningdale (4.3 miles away)



New Place, Sunningdale

£875,000

An absolutely stunning first floor conversion apartment in a splendid Edwardian country house, with a superb private south-facing roof terrace. It is laid out to provide three bedrooms, the master with a modern stylish en-suite shower room. The kitchen/breakfast/family room is a stunning space with feature beams, large leaded windows and access to the south-facing private roof terrace. A west-facing drawing room, with ornate fire place and spectacular bay window overlooking the gardens, is open to the dining area, which has a wonderful triple-aspect view.

Contact our Sunningdale office
01344 209000
sunningdale@astonmead.com

Gorse Hill Lane, Chobham

£2,000,000

A very desirable house in a delightful rural setting, with a southerly rear aspect and within 50 yards of Chobham Common. The house has five bedrooms, three of which have en suites. To the ground floor a lovely spacious hallway provides access to the principal reception rooms. Of particular note is the kitchen/breakfast room and the double-aspect drawing room leading to the conservatory. This is a lovely room with doors leading directly to the garden.

Contact our Sunningdale office
01344 209000
sunningdale@astonmead.com





Dorchester Mansions, Sunningdale

£950,000

A stunning two bedroom, first-floor apartment within walking distance of Sunningdale High Street and mainline station. Elegantly proportioned rooms, beautifully decorated with a light and airy aspect and three separate private terraces, each with a rural outlook, make this apartment something special.

Contact our Sunningdale office
01344 209000
sunningdale@astonmead.com

Galton Road, Sunningdale

£875,000

A fabulous detached four bedroom Victorian villa. Built in 1880 this period home has the best of both worlds... character, style and massive curb appeal, yet internally it has been beautifully and stylishly updated to a high specification. With three well-balanced and light reception rooms, this really is a stunning home.

Contact our Sunningdale office
01344 209000
sunningdale@astonmead.com





Albany Court, Egham

£1,495 pcm*

Beautifully presented! A spacious and contemporary two bedroom, two bathroom apartment in the heart of Egham town centre, which has a mainline station and array of shops and restaurants. Also benefits from allocated parking.

Contact our Sunningdale office
01344 209000
sunningdale@astonmead.com

Brimshott Lane, Chobham

£2,495 pcm*

Idyllic setting! A charming three bedroom cottage that dates back more than 400 years. It is full of character whilst also having been refurbished throughout to include new kitchen and bathroom. Situated in an idyllic country lane that offers peace and tranquillity all within walking distance of Chobham village.

Contact our Sunningdale office
01344 209000
sunningdale@astonmead.com



London Road, Windlesham

£3,000 pcm*

Full of original features! A beautiful four bedroom detached cottage in a peaceful setting surrounded by woodland within easy reach of both Windlesham and Sunningdale. Briefly comprises four bedrooms, two bathrooms, two reception rooms and a large eat-in kitchen with conservatory area.

Contact our Sunningdale office
01344 209000
sunningdale@astonmead.com





Devenish Lane, Sunningdale

£9,500 pcm*

New build! A stunning family home built by renowned local developer Wentworth Homes. Finished to exacting standards, this five/six bedroom family home offers more than 5,000 square feet of accommodation on one of Sunningdale's premier roads. Accommodation is flexible and well thought out, with modern family living in mind. Situated within easy reach of both Sunningdale and Ascot both of which are well serviced by shops and restaurants and have a mainline station with direct links to London.

Contact our Sunningdale office
01344 209000
sunningdale@astonmead.com



*Fees apply. Consult branch for details.

Property management



Just drop off your keys and we'll take care of the rest

Managing property can be difficult and time-consuming. Whatever the size of your property portfolio, Aston Mead's award-winning Property Management team has the right solution to minimise your management effort and maximise your return.

Our property management experts work with everyone, from first-timers new to the market to seasoned professional landlords with many properties.

The services we provide include:

- Valuation and rent review
- Rent collection and accounts
- Tenant negotiation on renewals
- Empty property management
- Insurance and tax advice
- Advice on compliance with regulations

And for general maintenance and emergencies we have a team of trusted and reliable trades people available at short notice.

Don't just take our word for it, put the Aston Mead residential property management service to the test.



The Property Management and Accounts team

Aston Mead award-winning Property Management team
Email us at management@astonmead.com and visit our website at astonmead.com



“ I have rented two properties from Aston Mead and also dealt with the Sales team. I have also dealt with many other estate agents in the process of looking for a property and found Aston Mead a breath of fresh air. The girls in the rental team are extremely helpful... I hope Aston Mead continues to deliver a high standard of professionalism and knowledge to its customers. ”

Mrs L. Virginia Water

“ Aston Mead has been our rental agent for 5.5 years and they have just sold our house. The service we have received from them has been beyond the management fee required! We have never looked back on choosing Aston Mead. Thank you for having such an awesome team all around. It has been our pleasure and thank you again for the outstanding services you offer. ”

Mrs B. Woking



Eat out in style in Weybridge

Weybridge restaurants have so much to offer – and with a diverse mix of cuisine styles, there's enough to suit everyone's tastebuds.

Le Casa 2 Monument Hill, KT13 8RH t: 01932 843470



La Casa's chef Pietro Pontone works his magic on traditional Italian cuisine, revisiting old favourites and giving them a delicious modern twist. Pietro uses the highest quality fresh ingredients sourced daily to create a range of mouth-watering, exquisitely flavoured, beautifully cooked and presented dishes augmented by daily specials and an extensive wine list.

The friendly front-of-house team ensures a warm and inviting atmosphere, making La Casa the perfect choice – whether for a family meal, intimate night out, special occasion or party.

The Minnow 104 Thames Street, KT13 8NG t: 01932 831672



This beautiful country pub is the perfect place to wind down and escape the hustle and bustle of everyday life. Filled with character, the Minnow offers cosy corners, comfy armchairs, log fires, a unique light-filled dining room and a large patio area perfect for al fresco moments. With a freshly prepared menu and carefully selected wines, ales and lagers served daily from lunch right through until dinner, there's something for everyone and for all occasions.

And you don't have to go for the full works if you don't want to, just have a snack and a lovely drink in the bar with your friends.

Red Bar & Restaurant 105 Queens Road, KT13 9UJ t: 01932 850222



This contemporary and stylish venue with its padded walls, comfy seating, wooden floors and fabulous mood lighting offers something for everyone. Whether you're looking for a delicious meal in the modern restaurant, some fancy drinks in the cool interior of the cocktail bar, chill-out live music sessions or full-blown DJ sets, Red Bar and Restaurant delivers!

It's the perfect place to enjoy a quick coffee, lunch or dinner with friends or to entertain business colleagues and clients alike – and it has a really good children's menu too!

El Meson de los Hermanos 20 Baker Street, KT13 8AU t: 01932 851333



This cheerful restaurant is a little Spanish oasis. From the moment you step inside, the tinkling indoor fountains, acres of tiles, hams and wine sacks will whisk you the Mediterranean! The extensive tapas menu offers a large choice of hot, cold, griddled and salad dishes, including a healthy selection of meat, fish, rice, potato and vegetarian dishes. And if you choose the al la carte option, you'll find imaginative meals, including signature paella and blackened rice dishes.

El Meson de los Hermanos can cater for everything from private or office parties to romantic dinners for two.

Sullivans Wine Bar 39/41 Church Street, The Quadrant, KT13 8DG t: 01932 850 545



This popular restaurant bar is the perfect backdrop for creative evenings, offering regular pop-up painting events for budding artists! Sullivan's serves breakfast until 12 and an extensive ever-changing range of lunches and dinners, has a good range of options for children and offers a traditional roast on Sundays – and everything's home cooked. It's also a great local music venue, with live music every Thursday, music jam nights on the first Sunday of the month and an in-house DJ most Fridays and Saturdays.

Sullivan's also has a function room available at no extra cost and can cater for buffets if ordered in advance.

The Queen's Head 1 Bridge Road, KT13 8XS t: 01932 839 820



Built in the mid-1700s, originally as a coach house, this is a proper pub with proper grub. With all the rooms restored, The Queen's Head has brought back snugs, bars, fireplaces and even a pewter bar. There's an open kitchen, so you can see the preparation of the hearty and delicious food. For warmer days and evenings there's plenty of outside seating, including a lovely garden dining area at the rear.

Part of Raymond Blanc's White Brasserie Company, The Queen's Head offers the most popular dishes from Brasserie Blanc in a snug, welcoming setting.





The Mayfair Office

Access buyers from
the heart of London



When it comes to estate agency and property services there is only one thing better than using an excellent local firm and that is using hundreds of excellent local firms working as one across the UK and overseas. This is the way we provide the very best in local expertise and experience with the added advantage of superb exposure to the global market.

With member firms dating back to 1750 and covering every aspect of modern estate agency, land agency and property related professional services, the Mayfair Group blends multiple disciplines with outstanding expertise and geographical supremacy.

The Mayfair Group brings together all the very best independent firms to make a formidable force in property. Over 300 hundred UK offices working in 47 counties, plus 150 offices active across North America and Australia, all have one aim in common – to provide the best possible property service where you live or would like to live.



For more information on how our partnership with The Mayfair Office can help you, please contact our sales teams on **0800 1707770** for helpful advice or a valuation of your property. Email us at mayfairoffice@astonmead.com and visit our website at astonmead.com



Weybridge office

Contact the Weybridge team on

t: 01932 850030 e: weybridge@astonmead.com
28–30 High Street, Weybridge, Surrey KT13 8AB



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sarah@astonmead.com

Focus on: Oatlands

History of Oatlands

Oatlands took its name from the Royal Tudor and Stuart Oatlands Palace, which is now the site of a luxury hotel and critically-acclaimed restaurant. Evidence of an Iron Age burial ground was discovered in the grounds of St Mary Oatlands Church, indicating that the village has had a long history, although existing architecture is predominantly of classical or Georgian inspiration. Oatlands partially overlooks the River Thames and is located close to its post town, Weybridge.

Oatlands today

The village is charming in its smaller size, yet has plenty of amenities for local residents, including a park and a parade of shops and cafés. Close to Walton-on-Thames and Weybridge, the village has become a popular place to enjoy a peaceful walk and to explore the local countryside. The nearby Weybridge Club spa resort offers unforgettable relaxation, while a couple of traditional pubs provide authentic British food and drink in a stunning countryside setting.

Fascinating facts

Madeleine Albright, the US's 64th Secretary of State, went to school in Oatlands during the Second World War. She was the first ever woman to be appointed to the high-profile role, nominated by Bill Clinton in 1996. A village fayre takes place in the village every May on Oatlands Recreation Ground, attracting visitors from all over the county. Most of the residential roads in Oatlands are surrounded by parkland, with no intersections of major roads to break up the pleasing rural scene.



Photo: Nigel Cox

Facts & Figures

- No. of households: 5,739 (Walton South and Oatlands)
- Population: 6,352
- Primary schools: Oatlands School (in Weybridge), Cleves School (in Weybridge) and Walton Oak Junior School (in Walton-on-Thames)
- Nearest secondary schools: Brooklands Technical College (in Weybridge), Heathside School (in Weybridge), Rydens Enterprise School (in Walton-on-Thames)
- Nearest station: Weybridge (1.3 miles away) or Walton-on-Thames (1.5 miles away)



The Fairway, Weybridge
£850,000

An attractive four bedroom detached family house in a popular private gated road offering considerable scope to extend and upgrade to individual taste. Set on a wide plot with driveway parking, a secluded west-facing rear garden and available with no onward chain. Conveniently located for multiple shops, the David Lloyd health club and the mainline station.

Contact our Weybridge office
01932 850030
weybridge@astonmead.com

Caenshill Road,
Weybridge
£1,495,000

An extremely spacious and well presented detached family house offering versatile accommodation with a secluded west-facing garden conveniently situated in a cul de sac of only three houses and within a five minute walk of Weybridge mainline station. This modern property boasts five bedrooms, four bathrooms, large kitchen and a double garage and is within the catchment of Heathside school.

Contact our Weybridge office
01932 850030
weybridge@astonmead.com





St Albans Avenue,
Weybridge

£1,495,000

A stunning Victorian detached house in one of the town centre's most desirable roads with a large mature rear garden and driveway parking for two cars. The property has been much improved and extended yet retains a wealth of original period features and offers four double bedrooms and a superb kitchen/breakfast/family room.

Contact our Weybridge office
01932 850030
weybridge@astonmead.com

St Georges Avenue,
Weybridge

£545,000

A very desirable ground floor apartment in an attractive development set within gated landscaped grounds with allocated parking and a garage, situated within a short stroll of the Queens Road. Spacious accommodation of some 1,100 square feet comprises two double bedrooms, two bathrooms, luxury kitchen, large lounge and interconnecting dining room, both with direct access to the garden and a covered patio area.

Contact our Weybridge office
01932 850030
weybridge@astonmead.com





Castleview Road,
Weybridge

£4,000 pcm*

A brand new highly luxurious four bedroom, two reception room, three bathroom home, built to an extremely high specification with a bespoke fitted kitchen with Quartz work surfaces, integrated German appliances, and luxury bathrooms with 'Villeroy & Boch' sanitary ware. The house is in a popular town centre location and is just a short walk from the station.

Contact our Weybridge office
01932 850030
weybridge@astonmead.com

Oatlands Chase,
Weybridge

£2,250 pcm*

A recently built two bedroom, two bathroom luxury apartment offering fabulously spacious accommodation situated a short walk from Walton train station. This stunning home comprises a large living room with open-plan kitchen, master bedroom with en-suite bathroom, second double bedroom with further en-suite shower room. Also has an allocated parking space and outside storage shed.

Contact our Weybridge office
01932 850030
weybridge@astonmead.com





Oatlands Drive,
Weybridge

£2,250 pcm*

A truly unique and characterful two bedroom home set at the bottom of a quiet lane, within a short walk of Walton town centre. This spacious home has to be viewed internally to be fully appreciated. Downstairs comprises a living room, dining room, large study room/third bedroom, luxury bathroom with separate shower cubicle and a stunning, expansive rear garden.

Contact our Weybridge office
01932 850030
weybridge@astonmead.com

Whittets Ait, Weybridge

£1,685 pcm*

Situated in a private gated development, a spacious two bedroom, two bathroom luxury apartment with its own private decked area leading down to the River Wey. The property is only a short walk from Weybridge town centre and offers a spacious living room, fitted kitchen with integrated appliances, entry phone security, allocated parking space and ample visitor parking.

Contact our Weybridge office
01932 850030
weybridge@astonmead.com





Exquisite country living at

Just 45 minutes from London, Coworth Park is an idyllic country house hotel set on the borders of Windsor Great Park. The stunning grounds are said to have inspired John Lennon to write his best-known hit, 'Imagine'.

Coworth Park offers everything you could wish for in a high-end country retreat. Perfect for romantic get-aways and family breaks alike, the luxurious hotel, well-equipped facilities and top quality dining experiences are second to none. Rooms are spacious and welcoming, and the menu has a wide range of dishes to suit all ages and occasions.

Calling all adventurers

Don't forget to pack your sense of adventure, as there are plenty of sports and activities to try during your stay. Perhaps the summer's Wimbledon Championships have inspired you to try your hand at tennis? Or you might prefer to have a go at the very British sport of croquet. Then, there is the Coworth Park Equestrian Centre, where guests can enjoy horse riding or polo in the world-class grounds.

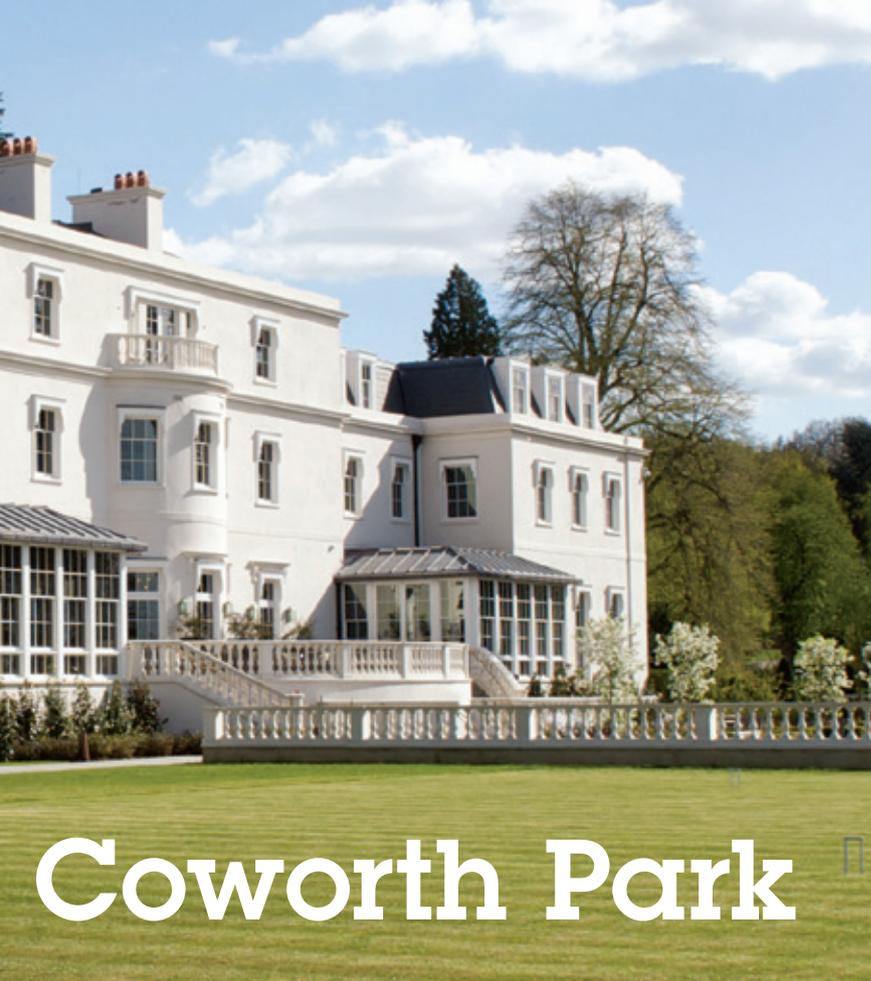
Afterwards, admire the architectural wonder that is the Coworth Park eco-luxury spa, partially submerged in the landscape to create a naturally breath-taking facility. Relax in the pool, or indulge yourself with a spa or beauty treatment. Maybe an aromatherapy massage, manicure or facial?

Tying the knot

Choosing a wedding venue in autumn or winter can be less straightforward than in spring or summer. At Coworth Park, the grounds look magnificent when the seasonal reds, yellows and gold appear in the trees around the parkland. Later in the year, the winter frost and intricate bare branches add a touch of magic to the estate, providing the perfect winter wedding backdrop.

Coworth Park offers the ultimate in bespoke country weddings, catering for intimate celebrations, or lavish receptions for up to 90 people. The banqueting suites provide ideal settings for your ceremony, while the Lime Grove or romantic sunken garden are perfect spots to toast your new life as your guests leave and the sun sets over the 240-acre grounds.





Coworth Park

Gourmet dining

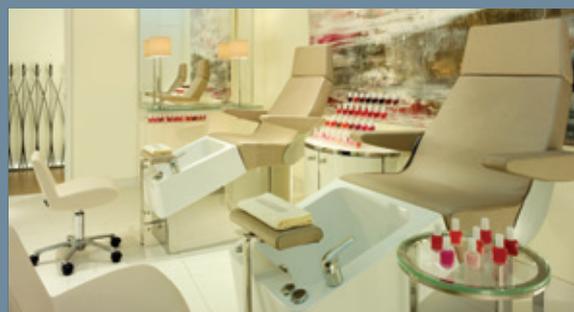
Coworth Park features several restaurants, each with its own distinctive style and flair. Restaurant Coworth Park showcases classic dishes with a modern twist, using only top quality, fresh ingredients that are locally sourced and in season wherever possible. The Drawing Room is available for cocktails, afternoon tea and a quiet read in front of the open fireplace.

The Barn Restaurant is another excellent option, offering stunning views across the parkland from the first floor bar and delicious seasonal food and drink. The Spatisserie serves healthy, flavoursome food within the Coworth Park Spa complex, and is open to hotel guests and spa-goers alike. As well as delicious light lunches, diners can also enjoy afternoon tea served with bite-sized cakes, biscuits and pastries.

After all, don't they say that a little bit of what you fancy does you good?



Perfect Peace



The Spa at Coworth Park offers a luxurious mid-week package, promising 'perfect peace' in tranquil surroundings. Revitalise yourself in the minimalist two-level spa, created by British craftsmen and artists. Swim in the indoor pool with soothing underwater music, book yourself some treatments or relax in the steam room. Feel the burn in our fully equipped gym, or enjoy the beauty of nature with a picnic in our wildflower meadow.

The Perfect Peace mid-week spa costs from £415, inc. VAT, per night (Sundays to Thursdays). Package valid until 31 December 2014. For reservations or to find out more, please call **01344 756756**.

Visit the website for more information and to book at dorchestercollection.com/ascot/coworth-park

Coworth Park, Blacknest Road, Ascot, Berkshire SL5 7SE

It's all about doorstep appeal

A photograph of a yellow brick house with a red front door and white-framed windows. The door is a bright red color with a brass handle and keyhole. The windows are white-framed and have multiple panes. The house has a classical architectural style with a pediment over the door.

Whether you're selling your home, or simply want to make sure you give the best impression, now could be the time to give your home an exterior makeover and add some sophisticated appeal.

A good tidy-up of your front garden and driveway, hiding bins and any other clutter, making sure your boundaries are clearly defined are all essential starting points, but for more impact follow our suggestions:

1. Make a statement with your front door

The front door is one of the first things people notice about your home. Is your door drab, draughty or past its prime? Paint it in a bright colour, or improve your home's energy efficiency with a new front door. A door with decorative glass accents adds more natural light while maintaining a sense of style and privacy. Go for genuine timber rather than UPVC for a feel of quality.

2. Add some new hardware

Replace your front door hardware for a quick and easy facelift. Choose hardware that fits

with your home's architectural style to achieve a polished, cohesive look. For traditional homes, oiled bronze and brushed steel have more class than shiny brass or chrome, which are more suited to newer homes. You'll be surprised what a difference new hardware on your front door can make in creating a positive look and feel.

3. Light the way

For night-time appeal and safety, add a row of exterior accent lighting to illuminate a walking path with ground-insert solar lights. Or consider solar spotlights to bring out landscaping or architectural focal points. Install new matching light fixtures outside your front door, garage door or patio door to create an inviting feel and provide well-lit doorways to greet you and visiting neighbours and guests.



4. Refresh other exterior paintwork

For a dramatic change, repaint your home's exterior. You can also change trim colours to refresh your home's exterior impact. When updating trim, choose colour schemes that match your home's primary exterior colour, or complement it with a fresh twist.

5. Use plants to add interest

A symmetrical arrangement of plants each side of the front door is pleasing to the eye, as well as simple to arrange. Add splashes of colour by arranging potted plants around your front door, or incorporate planters or container gardens of varied sizes, shapes and colours to add visual interest. Planting flowerbeds along driveways and walkways gives your home a softer, more inviting feel.

Relocation – with you every step of the way

Relocating to a new area is a major undertaking. At Aston Mead, we work closely with our customers to ensure the process is as smooth as possible.

Our professional approach has led to our appointment as the exclusive recommended Relocation Agent for Walton-on-Thames and Weybridge by Cartus. Working in more than 160 countries worldwide, Cartus is a premier provider of global relocation services with over 30 years' experience in the UK.

Cartus hand-picked Aston Mead to join its network, based on our quality of service, local knowledge and professionalism. We are delighted to be part of this global team and proud of our hard-earned reputation for excellence that has allowed us to meet their exacting requirements.

When you register with us to sell or rent your property, we will list the details on the relocation network's website, as well as our own. That means that your property will be seen by buyers throughout the UK and beyond; the network takes in more than 1,000 locations in England, Scotland and Wales alone. You will also be able to access the enhanced service of other Relocation Agents to help you find your next property in the area you're considering moving to.

So, if a move to another part of the UK, or even overseas is on the cards, register with Aston Mead and enjoy the enhanced benefits that we can offer as a local Relocation Agent Network Member.



Walton-on-Thames office

Contact the Walton-on-Thames team on
t: 01932 242442 e: walton@astonmead.com
66 High Street, Walton-on-Thames, Surrey KT12 1BU



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Charlie Johnson
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Focus on: Herisham

History of Herisham

Herisham is an attractive Surrey village with a long history. Pre-historic flint tools have been unearthed in the village, close to the River Mole. A massive eighty loads of timber was harvested from the local South Woods and used in the construction of Nonsuch Palace in Cheam for Henry VIII in 1538.

Herisham today

The village has a wealth of green spaces, from the 3.4-acre Herisham Green that forms the central focus of the community, to the beautifully appointed Herisham Village Golf Club and Burhill Golf Club. Esher Rugby Club, too, has training grounds in the locality. The stunning Painshill Park is also just a short distance away. ACS Cobham International School is located very close by in Cobham, and is very popular with young families relocating from overseas.

Fascinating facts

Oscar-winning film star Julie Andrews was born in nearby Walton-on-Thames, but wrote about her early days exploring Herisham in her autobiography, *Home*. Queen Victoria, too found plenty to write about the village, describing in her diary how she saw her first steam train there when she was a young girl. Herisham is also home to the UK's largest colony of parakeets; it is estimated that 7,000 brightly coloured birds have taken up residence near Esher Rugby Club.



Facts & Figures

- No. of households: 2,664
- Population: 6,422
- Primary schools: Bell Farm Primary School, Cardinal Newham Catholic Primary School
- Nearest secondary schools: Rydens Enterprise School, Walton Leigh School (both in Walton-on-Thames), Claremont Fan Court School (in Esher)
- Nearest station: Herisham





Queens Road, Walton-on-Thames

£1,295,000

This attractive 1920s detached family home is superbly located to the south of the town, within 0.4 miles of Walton railway station, on a broad 82-foot plot that offers plenty of future expansion potential. The owners have sympathetically retained the oak joinery and panelling in the entrance hallway and wood floors to maintain the original character of the home, and many years of effort in the glorious rear garden has created a beautiful and practical, private outside space in a plot of one third of an acre.



Contact our Walton-on-Thames office
01932 242442
walton@astonmead.com



The Heart,
Walton-on-Thames

£360,000

A third-floor, two double bedroom apartment located in the ever popular 'Heart' development of Walton-on-Thames.

The apartment consists of two bathrooms with Villeroy and Boch fittings and an open-plan kitchen/ diner that has sliding doors opening up to a balcony overlooking the beautiful communal gardens.

Contact our Walton-on-Thames office
01932 242442
walton@astonmead.com

Broadlands Avenue,
Shepperton

£995,000

A beautifully extended five bedroom detached house on a lovely tree-lined avenue within a five-minute walk of Shepperton station with London accessible in under an hour and minutes from the high street.

Contact our Walton-on-Thames office
01932 242442
walton@astonmead.com





Bowes Road,
Walton-on-Thames

£4,995 pcm*

A beautifully refurbished four bedroom semi-detached Edwardian property built in 1902. This property is superbly located on one of Walton's most prestigious roads and is only a short walk from Walton-on-Thames town centre and station.

Contact our Walton-on-Thames office
01932 242442
walton@astonmead.com

Burwood Road,
Walton-on-Thames

£8,000 pcm*

A luxury six bedroom detached family home boasting a light and fresh interior and conveniently situated with excellent transport links. The property is within walking distance of Walton-on-Thames station with London Waterloo reached in less than 30 minutes and is also within easy reach of the A3 and the M25.



Contact our Walton-on-Thames office
01932 242442
walton@astonmead.com



Carpenters House,
East Molesey

£1,595 pcm*

A uniquely positioned ground floor one bedroom apartment situated only moments from Hampton Court Palace. This property has stunning views directly over the River Thames and is only a short walk from Hampton Court train station.

Contact our Walton-on-Thames office
01932 242442
walton@astonmead.com

Ellesmere Place,
Walton-on-Thames

£1,750 pcm*

This exquisite two bedroom ground floor converted apartment is situated in a very highly regarded gated development close to Walton-on-Thames mainline station and town. This property also offers stunning communal grounds and secure underground parking.

Contact our Walton-on-Thames office
01932 242442
walton@astonmead.com



BMW i8:

Efficiency & excitement combined

This is not just another BMW. Whilst Ferrari, McLaren and Porsche slug it out with hybrid hypercars, BMW has produced a revolutionary, attainable hybrid sports car which employs futuristic technology.





Designing to a new philosophy

The low-slung, brooding looks of the BMW i8 scream 'sports car', but there is much more to it than that. It is a design devoted to two functions: efficiency and driving dynamics. The entire shape and form of the BMW i8 follows the BMW i design philosophy; to create a unique connection between ground-breaking sustainability and premium design.

Progress in motion

The combination of an electric motor and a powerful petrol engine provides the foundation for one of the most innovative sports cars of our time. The intelligent eDrive propulsion system of the BMW i8 combines the benefits of an electric motor and a petrol engine as a plug-in hybrid.

The electric drive, a powerful 131hp motor, is located on the front axle. In contrast, the rear axle is driven by a powerful BMW TwinPower Turbo 1.5-litre three-cylinder petrol engine. With 231hp of peak performance and up to 320Nm of torque, combined with the electrical boost of the hybrid system. These two drive systems combine to accelerate the BMW i8 from 0 to 62mph in 4.4 seconds – yet it can attain fuel consumption of 134.5 mpg, and CO₂ emissions of only 49 g/km. This combination gives the owner the best of both worlds in terms of performance and economy.

To arrange a test drive of the BMW i8 locate your nearest dealer at bmw.co.uk/en_GB/fastlane/bmw-partner.html

A place of superb character

Beautifully presented, conveniently located and with great links, Aston Mead have been fundraising for Shooting Star Chase for a number of years.

Shooting Star Chase is a leading children's hospice charity caring for babies, children and young people with life-limiting conditions, and their families.

Whether lives are measured in days, weeks, months or years, we are here to make every moment count. Our bespoke support is free of charge to families and available 365 days a year.

It costs £9.5 million a year just to maintain our current level of care and, with approximately 10% of our income coming from government funding, we rely on our supporters' generosity to keep the service running.

Find out how you can support us at www.shootingstarchase.org.uk



**Shooting
Star Chase**
Children's Hospice Care



Big thanks, love and respect to
Aston Mead for donating this space.

Registered Charity No: 1042495

Woking office

Contact the Woking team on

t: 01483 771188 e: woking@astonmead.com
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Focus on: Pyrford



History of Pyrford

Pyrford is on the River Wey, around two miles from Woking. The Pyrford Stone, located in the village, is thought to be a pre-historic standing stone, and there is also evidence of an early settlement there. The beautiful Norman church of St Nicholas is believed to have been built around 1140AD, while Henry VII had a cottage built on Pyrford Road in the 1500s to serve as a resting place during his frequent hunting visits to Woking Palace.

Pyrford today

With its excellent transport links and close proximity to the International School of London, Pyrford is popular with families relocating from overseas, as well as commuters looking to move away from London. Set in

attractive Surrey countryside, there is a wide network of marked trails and bridleways to enjoy locally, which link via towpaths to the nearby villages of Wisley, Weybridge and Addlestone. Pyrford has three golf courses and is home to Pyrford Cricket Club, one of Surrey's oldest cricket clubs.

Fascinating facts

Pyrford was mentioned in *The War of the Worlds*, H.G. Wells' famous science fiction work, written in 1898. In the story, the village comes under alien attack from the Martians. Lady Emma Hamilton, famous for her dalliance with Horatio Nelson, lived in the village for a while. Sixteenth-century cleric and poet, John Donne, also lived in the village during his latter years.

Facts & Figures

- No. of households: 1,985
- Population: 5,022
- Primary schools: Pyrford C of E Primary School, New Monument School, Broadmere Community Primary School (all in Woking)
- Nearest secondary schools: The Bishop David Brown School, The Park School, (all in Woking) Fullbrook School (in Addlestone)
- Nearest station: West Byfleet (2 miles away), Woking (2.5 miles away)



The Hockering, Woking
£1,795,000

Set in over half an acre of beautifully maintained grounds, this exquisite family home is in one of Woking's best-regarded private estates. Tara House offers elegant and versatile living accommodation. The drawing room has polished oak flooring, fireplace and doors leading to the garden. The generous kitchen/breakfast room leads to the dining room – ideal for entertaining. Downstairs also offers a study and a third reception room.

Upstairs, the master suite offers a generous size bedroom, a full en suite with sauna and a dressing room that was originally the fifth bedroom. There is also a guest suite with en suite, two further double bedrooms and a modern family bathroom.



Contact our Woking office
01483 771188
woking@astonmead.com



Ockenden Gardens,
Woking

£375,000

This delightful three bedroom neo-Georgian terraced house is just a short walk (0.4 miles) from the town centre and mainline station. Downstairs comprises a modern kitchen open plan to a bright and spacious lounge/dining room with bay window and direct access to the garden. Upstairs offers two double bedrooms, a third good sized single bedroom and a luxury bathroom. This property also benefits from downstairs WC and a garage in a block.

Contact our Woking office
01483 771188
woking@astonmead.com

Maybury Place, Woking

£450,000

This luxurious two double bedroom mews cottage is in one of Woking's most prestigious developments. Downstairs is a large, contemporary open-plan lounge with French doors to a tranquil courtyard shared with three other properties, kitchen fitted with high specification appliances, a WC and a large coat cupboard. Upstairs are two larger than average double bedrooms, one with exceptionally spacious en suite, plus a substantial family bathroom. There is also secure underground parking and ample visitor spaces.

Contact our Woking office
01483 771188
woking@astonmead.com





Blandford Close, Woking

£3,995 pcm*

An exceptional five bedroom, three bathroom detached family home tucked away in this very quiet close of just four houses within easy walking distance of Woking town centre and mainline station.

Contact our Woking office
01483 771188
woking@astonmead.com

Westfield Road, Woking

£5,500 pcm*

A truly stunning character property that has been refurbished to the highest specification to offer extremely versatile living accommodation with three reception rooms and a sunny conservatory.

Contact our Woking office
01483 771188
woking@astonmead.com



Olympian Heights, Woking

£1,595 pcm*

An impressive apartment situated in the sought-after New Central Development. The property was the show apartment for the whole development and is furnished to an exceptional standard.

Contact our Woking office
01483 771188
woking@astonmead.com





Dartnell Avenue, Woking

£6,500 pcm*

Having been sympathetically modernised, this exquisite Edwardian family home is surrounded by beautifully maintained mature grounds. The kitchen has been modernised and offers excellent entertaining space. A further three reception rooms and conservatory complete a spacious and sunny ground floor. Upstairs, the magnificent master bedroom suite comprises a separate dressing room and en-suite bathroom. There are five further bedrooms, one with en suite.

The house is set back on a tree-lined private road moments from the station and the privately owned boutiques, restaurants and popular public and private schools in the village.



Contact our Woking office
01483 771188
woking@astonmead.com

*Fees apply. Consult branch for details.

Conveyancing

Helping you choose the right solicitor

Choosing the right solicitor to handle the conveyancing on your property can make all the difference to how quickly and smoothly your sale or purchase proceeds. Our recommended solicitors are all conveyancing specialists with a proven record of providing our clients with a fast, friendly and efficient service. By working closely with us and keeping us updated every step of the way, they help us make sure that your property transaction goes through as quickly and smoothly as possible.

Our recommended solicitors offer valuable benefits:

Competitive fixed rates

They are competitively priced and provide you with a fixed fee quotation with a full breakdown – so you know exactly what you're paying for and have no nasty surprises

No completion, no fee

They will only charge their fees if the property sale or purchase is completed – so you don't need to worry about costs if the sale falls through.

Primed and ready

For sellers they complete all initial paperwork when you put your property on the market, without charging a penny. This saves valuable time and means you're ready to proceed as soon as a buyer is found.

Search protection

For buyers they offer fail through protection on searches, so if the purchase falls through you'll receive free searches on a subsequent purchase (subject to terms and conditions).

Conveyancing Quality Scheme kitemark

All our recommended solicitors are accredited under the Conveyancing Quality Scheme (CQS), an industry-recognised quality standard for residential conveyancing.



Chertsey office

Contact the Chertsey team on

t: 01932 562351 e: chertsey@astonmead.com

No.1 Windsor Street, Chertsey, Surrey KT16 8AY



Matthew Cooke
Sales Manager
matthew.cooke@astonmead.com



Abby Taylor
Lettings Manager
abby@astonmead.com

Focus on: Laleham



Facts and figures

- No. of households: 3,326 (Laleham and Shepperton Green)
- Population: 7,962 (Laleham and Shepperton Green)
- Primary schools: Laleham C of E Primary School
- Nearest secondary schools: The Matthew Arnold School, The Magna Carta School (both in Staines)
- Nearest station: Ashford (2.5 miles away), Chertsey (3.4 miles away)

History of Laleham

Laleham borders the River Thames, nestled between Staines-upon-Thames and Shepperton in the Borough of Spelthorne. It's a place with a fascinating history that dates back to the Domesday Book. Its parish church was built in the 12th century, and the remains of a 1st-century Roman marching camp have been discovered in the village. Much of the land around the village was farmed by the monks of Westminster Abbey, who owned a grange and watermill near the site of Laleham Abbey. In 1970, the entire village was designated an official Conservation Area.

Laleham today

Three main roads lead to the neighbouring towns of Staines-upon-Thames, Ashford and Shepperton-upon-Thames. Much of Laleham's farming heritage has disappeared now, but the village retains its rural charm. It has its own thriving archery club, and is home to Burway Rowing Club. Laleham's riverside position offers spectacular views and riverside walks, which are popular with local residents and visitors alike.

Fascinating facts

Notable British poet and critic Matthew Arnold was born in Laleham and is buried in All Saints' parish churchyard. His father was Dr Thomas Arnold, who was a distinguished headmaster of Rugby School in Warwickshire. There is an active residents' association in Laleham, which runs a series of social and fundraising events throughout the year.



Abbey Meadows,
Chertsey

£665,000

Situated within the very popular gated development of Abbey Meadows, this beautifully presented six bedroom detached family home has accommodation over three floors. Chertsey Bridge is within walking distance, offering beautiful scenery along the River Thames. The property is also in the catchment area for the highly desirable St Anne's Primary School.

Contact our Chertsey office
01932 562351
chertsey@astonmead.com

Knights Mead, Chertsey

£465,000

A beautifully presented three bedroom mid terrace family home positioned within the highly desirable modern development of Knights Mead. The development is within easy reach of the River Thames, Chertsey town centre and train station. The property has two allocated parking spaces and is offered to the market with no onward chain.



Contact our Chertsey office
01932 562351
chertsey@astonmead.com



Weymead Close,
Chertsey

£339,950

Situated within a peaceful cul de sac is this four bedroom semi detached bungalow requiring modernisation throughout. Outside is a sunny garden with access to a large L-shaped garage and workshop space. The property also benefits from off-street parking and is offered to the market with no onward chain.

Contact our Chertsey office
01932 562351
chertsey@astonmead.com

Guildford Street, Chertsey

£199,950

A beautifully presented one bedroom top floor apartment offered to the market in a very popular modern development within walking distance of both Chertsey town centre and train station. The development benefits from a secure entry phone system and this particular property is offered to the market with an exceptional long lease and no onward chain, making it an ideal first-time buy or buy-to-let investment.

Contact our Chertsey office
01932 562351
chertsey@astonmead.com





Cedars Retreat, Windsor Street, Chertsey

£1,250 pcm*

This executive top floor apartment is in a small private gated development within Chertsey town centre overlooking Abbey Field. With oak-finished laminate flooring throughout, the property comprises two double bedrooms, one with en suite, a modern eat-in kitchen, a fully fitted bathroom and a light and spacious living area. In addition, there is one allocated parking space and a communal garden.

Contact our Chertsey office
01932 562351
chertsey@astonmead.com

Laleham Reach, Chertsey

£1,450 pcm*

This detached bungalow is on a private estate and backs on to the River Thames. With two double bedrooms and a small study, this property also offers spacious living accommodation with stunning views of the river. As well as a large modern kitchen and substantial private garden, this property also benefits from a garage and parking for two cars.



Contact our Chertsey office
01932 562351
chertsey@astonmead.com



Knights Mead, Chertsey

£2,350 pcm*

This four bedroom end of terrace house is set in one of Chertsey's finest developments within easy reach of both the town centre and the River Thames. With a modern fitted kitchen and a spacious living/dining room, this property also has three double bedrooms, one with en suite, and a further single bedroom. This property also has two allocated parking spaces and really is one not to be missed!

Contact our Chertsey office
01932 562351
chertsey@astonmead.com

Bridge Wharf, Chertsey

£2,750 pcm*

This brand new eco detached three bedroom property is situated on the River Thames with spectacular views of Chertsey Bridge and the river itself. This property has been finished to the highest of standards throughout with remarkable attention to detail. The property has underfloor heating throughout the downstairs and bi-folding doors spanning the width of the living room.

Contact our Chertsey office
01932 562351
chertsey@astonmead.com



A cat makes a house a home, but what if 'home' is about to change?

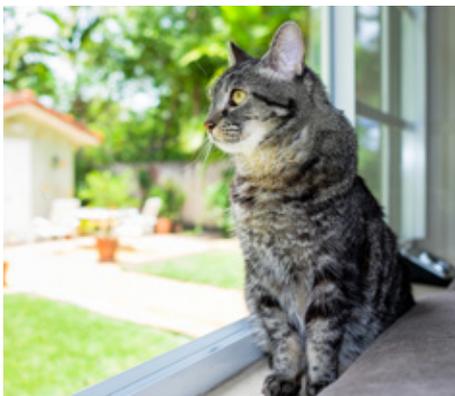


Local vet and cat lover Jo Lewis has set up a very different sort of veterinary practice. After seeing so many cats (and owners) stressed by the ordeal of visiting traditional vet practices, she decided there had to be an easier, calmer way. Approaching it from a cat's point of view, Jo created the purrfect solution and now brings her unique style of veterinary care to the place where cats feel most at ease... their home!



Jo Lewis MRCVS, The Cat Vet

Jo says, "Moving home can be a stressful time for everyone concerned, especially pets. Cats in particular are creatures of habit so don't react well to change. The key is to make them feel secure at every stage of the move by thinking ahead and being prepared."



“The key is to make them feel secure at every stage of the move by thinking ahead and being prepared.”

Jo Lewis MRCVS



The Cat Vet's Top Five Tips for Home Movers

Talk to your vet a few months before the move

Stock up on calming plug-in diffusers and supplements – these are more effective if started a few weeks before any stressful events. Cats should ideally be neutered, microchipped and vaccinated well in advance of moving home. Remember to change your address details with your vet, pet insurer and microchip database.

Provide a variety of dark, comfy spots for your cat both before and after the move

Scared cats like secure spots to take refuge and ride out the changes. A cheap, simple option is to place an empty packing box on its side and line it with familiar bedding.

Contain your cats in one quiet room for at least 48 hours while you move items in and out of your house

This avoids escapees and keeps the commotion out of sight. Make sure food, water, bedding and a litter tray are available at all times as well as reassuring favourite toys and scratching posts.

Keep cats indoors for at least 14 days after the move

Keep windows, outside doors and cat flaps locked. Make gradual outdoor excursions when your cat is hungry. Feed a meal or treats and supervise visits outside initially.

Be on the lookout for illness or injury after the move.

Curious cats exploring their new surroundings may not be welcomed by established neighbourhood pets, so check your cat for wounds daily. If your cat is overly subdued or unwell in any way, seek veterinary advice.

More information about Jo's practice is available at thecatvet.co.uk. For a free copy of *The Cat Vet's Step by Step Guide to Moving House With Cats* email jo@thecatvet.co.uk

Can you trust trusted sites?

Are directories of trusted tradesmen quite what they seem?

Finding the right tradesman

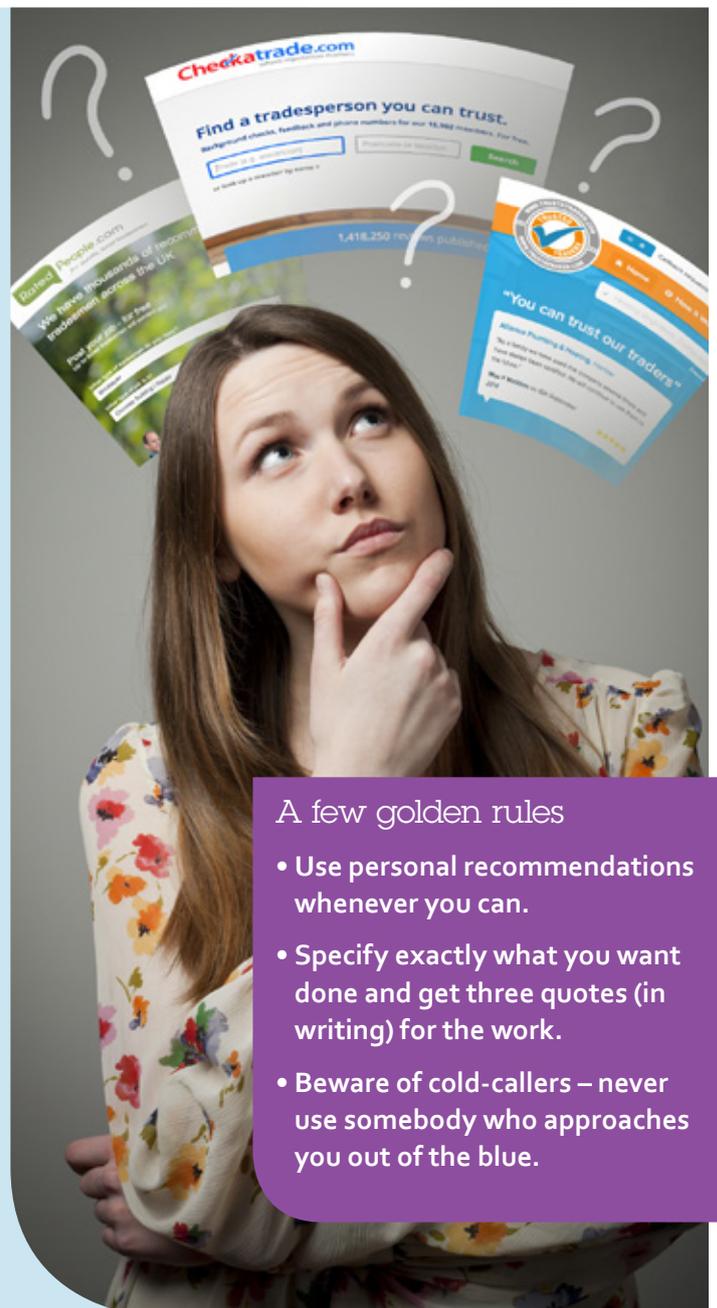
We've all struggled to find a reliable trader, particularly when new to an area. Without personal recommendations, finding that elusive good plumber or electrician can be like searching for the proverbial needle in a haystack – very difficult. However, there appears to be help at hand in the form of local directories and websites listing trusted traders, for example The Directory (the 'little green book'), Rated People (ratedpeople.com), Checkatrade (checkatrade.com) and Trust A Trader (trustatrade.com).

But all may not be as it seems

All these resources rely on personal recommendation, hopefully from satisfied customers eager to endorse the wonderful work the traders have done for them. But there are many reports that some of these recommendations are not quite what they seem. Customers report that the websites fail to publish bad reviews or edit them significantly. In some instances, traders pay to advertise on the websites, thereby introducing a conflict of interest, so it's worth doing a bit of homework to establish whether or not you're looking at a commercially operated trade directory. The HomeOwners Alliance, a useful source of advice on a wide range of subjects, has a useful online review of some of the well-known online directories, see <http://goo.gl/BWbDOB>

Use with caution

There's no doubt that the books and websites can be really valuable and are certainly a good place to start, but as ever there's no substitute for asking around. Remember that it's easy for companies to post false positive reviews on the internet, so don't believe everything you read. Whenever you can, take up references. A good tradesman will have a long list of satisfied clients and will be happy to share the names with you. If you spot a tradesman's van outside a neighbour's house, ask for a personal recommendation – you can't beat word of mouth! And pass on the good news... remember to recommend good tradesman to others too.



A few golden rules

- Use personal recommendations whenever you can.
- Specify exactly what you want done and get three quotes (in writing) for the work.
- Beware of cold-callers – never use somebody who approaches you out of the blue.



In with the new

The success of our Land department brings in its wake an enviable pipeline of new homes that developers ask us to market on their behalf. This isn't without its challenges – constantly changing market conditions mean that we always have to be one step ahead of the trends to give our clients the best advice in order to secure those all-important reservations.

Our developers have their own unique marketing requirements so we adapt our approach and work on a strategy that best suits their needs and brand. We have great partnerships with all our major developers and are able to offer a wide range of services, from production of detailed market analysis, valuation advice and site sales support through to providing extensive advertising and marketing packages.

We're really excited about projects coming on to the market in the near future. Remember to keep an eye on [astonmead.com/newhomes](https://www.astonmead.com/newhomes), or get in touch using the details on the right.

The Aston Mead New Homes team

We have a wide selection of new homes available, and are regularly adding to the portfolio. To find out more, please call our New Homes team on **01932 950500** or email us on newhomes@astonmead.com to find out the latest on current availability, or to add your name to our mailing list. Or browse our up-to-date selection of properties for sale at [astonmead.com/newhomes](https://www.astonmead.com/newhomes)

We are continually looking for new homes site staff to work weekends on our developments. Call **01932 950500** if interested.

Aston Mead sales success at Silkwoods!

Aston Mead's New Homes division has just tied everything up in one Ascot development by finding buyers off-plan for nine individually designed contemporary detached Berkeley homes. Each a masterpiece in design, the high specification properties feature outstanding attention to detail throughout, and the 'choice suite' provided a delightful opportunity for purchaser to personalise their homes.

Just six miles from Windsor and 54 minutes into London Waterloo, Ascot offers an enviable lifestyle in an exceptional location and we're delighted to be marketing new homes in several more Ascot locations.

A selection from our New Homes portfolio



Montrose and Kingsland, Ascot

Prices from
£895,000

In the heart of Ascot, this beautiful gated development provides just ten spacious luxury apartments with everything you need. Bewley Homes has ensured that each apartment has its own outside space be it a ground floor terrace or a balcony as well as well-kept communal gardens. The penthouse has its own dedicated lift. Not only does each apartment have underfloor heating but the drive to the secure (CCTV) undercroft parking is also heated for the winter months. With easy access to the M3, M25, and M4, Ascot train station within walking distance, and excellent train connections to Waterloo in under an hour, you really could have it all.

Contact the New Homes team for further details 01932 950500

A selection from our New Homes portfolio



Merels, Wentworth Estate

Guide price
£3,650,000

This exquisite property offers a life of privilege in one of the most prestigious areas in the country. Merels is a truly magnificent residence where traditional craftsmanship meets contemporary style. Generous entertaining and living space with six bedroom suites, a substantial media room, indoor gym and double garage, completed to a magnificent level of specification and finish with excellent communication links, by road, rail and air, makes Merels extremely appealing.

Contact the New Homes team for further details 01932 950500

A selection from our New Homes portfolio

Park Close, Esher

The ultimate in modern living: two individually designed luxury four and five bedroom houses in one of Esher's most desirable private roads. Each home benefits from concrete ground and first floors and underfloor heating throughout. Both properties feature sleek bespoke Shaker-style kitchens with Miele appliances, carefully selected marble, limestone and porcelain tiles in wet-room-style bathrooms, multi-room entertainment and security systems, as well as a double garage.



Oak Rise

Oak Rise is tucked away at the end of its own attractive private driveway and consists of a beautiful reception hall, large kitchen/breakfast room, drawing room, dining room, study and utility room. On the first floor you will find the master bedroom with en suite, guest bedroom with en suite, two additional bedrooms and a family bathroom.

£1,950,000

Hill Rise

Hill Rise boasts a magnificent reception hall, large kitchen/breakfast room, drawing room, dining room, study and utility room. Upstairs offers sumptuous accommodation to the master bedroom with en suite, walk-in wardrobes, a guest bedroom with en suite, and two additional bedrooms along with a family bathroom. The second floor has one additional bedroom with en suite and a large media room.

£2,750,000



Contact the New Homes team for further details 01932 950500

A selection from our New Homes portfolio



Queen's Road, Sunninghill

An exclusive development consisting of a three bedroom house and two large open-plan three bed apartments, with modern interior architecture and underfloor heating using wireless controls. The contemporary kitchens provide Corian/quartz worktops with integrated top of the range appliances as well as soft-closing doors. This development offers you the very latest up-to-date technology, including an alarm system. There is also an allocated parking space for each home.

Prices from
£550,000



Pine Grove, Weybridge

A select development of just two spacious luxury family homes, situated a short walk from some fabulous local schools and close to the amenities of the favoured Queens Road and Weybridge mainline station.

Price guide
£1,200,000

Coming soon from Aston Mead New Homes



The Lyntons, Ascot

This gated development comprises just three individual and substantial detached homes located on the exclusive tree-lined Coronation Road, Ascot. Each home will be built to Antler Homes' award-winning standard, with superb space optimisation, high ceilings and excellent specification. Offering only three unique homes with up to 5,000 square feet of living space, this is a truly unique chance to own a stunning new home in one of the best addresses.

Price to be
released



Fairacre Court, Ascot

A collection of three deluxe family homes. These prestigious properties include spacious double garages and will feature high specification interiors throughout, including fully fitted designer kitchens with granite or Silestone worktops, and Villeroy and Boch designed bathrooms with high quality ceramic tiling. These homes will also feature Vicaimia interior doors, impressive American oak staircases and the ground floors will all benefit from underfloor heating.



Price to be
released

Realise the potential of your land...



As we approach the end of the year, it has been another busy and successful period for the Aston Mead Land department. With the housing market continuing to remain strong, our developer clients are always contacting us looking for new land opportunities. The department therefore has a healthy pipeline of sales at various stages of the planning process, which sets us up nicely for 2015 and beyond.

As one of the market leaders of land brokerage in the Southeast, Aston Mead is therefore always looking for future sites to assemble on behalf of retained clients, and indeed sites with planning that we can sell to our vast database of developers.

If you own a property or land that you feel might be suitable for development, be it a long garden, wide plot, ex-commercial premises (pub, office block, garage etc.) please contact one of our highly experienced team.

Our advice and time is free and often will result in unlocking a tax-free lump sum!



The Aston Mead Land team

The Land team can be contacted on **01932 950500**, land@astonmead.com or if you are local to Chertsey, please pop in to our head office and chat to us.

Alternatively, a selection of available land for development can be found on our website at astonmead.com/land

Land for development

Recent examples of land sold for development



Abbots Drive, Wentworth

Introduced to Octagon Developments by the Land team, the property was bought unconditionally. Planning was recently granted for a large replacement dwelling.

[Similar land required](#)



Oakshade Road, Oxshott

Site with planning permission for four substantial semi-detached houses sold to Porchester Homes by the Land team. Construction due to start shortly.

[Similar land required](#)



Bagshot Road, Sunningdale

Identified as having development potential by the Land team, this site was introduced to Kebbell Homes. Planning was submitted and subsequently granted for a substantial replacement dwelling.

[Similar land required](#)



Albany Close, Esher

Introduced to Lusso Homes by the Land team, terms were agreed and an application submitted and subsequently granted for a c10,000 square feet replacement house.

[Similar land required](#)



Residential sales
Residential lettings
New homes
Land & development
Property management
Mortgages
Relocation
Conveyancing

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