



PEGASUS  
COBHAM BOWERS





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WELCOME TO COBHAM

# A GREAT PLACE TO LIVE

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These spacious, stylish homes, designed by award-winning Coffey Architects, are set in a tranquil and leafy idyll just a short stroll from Cobham town centre.

Step through the wide doors into the central pavilion, which is the social heart of Cobham Bowers. Here, your dedicated Lifehost will greet you with a warm welcome, helping you with queries and requirements – before you wander through to explore the lovely indoor and outdoor shared spaces, where neighbours, friends and family gather to relax, mingle and enjoy time together.

**CHRIS POWELL**  
Development Director,  
Pegasus Cobham Bowers



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## THE PERFECT LOCATION

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Cobham Bowers resides in leafy surroundings just a ten-minute stroll from Cobham's thriving high street. Here, you will find superb shopping at a wealth of independent boutiques, as well as top-drawer culinary experiences at restaurants including The Ivy, and charming pubs set on the picturesque River Mole.

When you feel like stretching your legs, Cobham Bowers gives you a sporting chance at the neighbouring recreation ground and local tennis and bowls clubs. Nearby Painshill Park features an 18th-century landscaped garden with follies, grottoes, waterwheel and a vineyard to explore. And when the lure of the big city calls you, London is a quick 40-minute train ride from Cobham & Stoke D'Abernon station.



# COBHAM AT A GLANCE

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Cobham Mill



Painshill Park



Cobham Tennis Club

## TENNIS COURT

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A small and friendly tennis club with three courts, coaching, competitions and social events.

## HIGH STREET & LOCAL CENTRE

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A wealth of independent boutiques and high-end stores, cafés, restaurants and bars make Cobham a bustling and lively place to live.



The Ivy



The High Street

## OUTDOOR SPACES

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Wander tree-lined paths in Painshill Park and picnic on the banks of the lazy river Mole.

## THE WINE RESERVE

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This celebrated local wine merchant offers only the best award-winning wines, handpicked and road-tested for quality.



The Wine Reserve



Coppa Club

## THE IVY

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Hardly needing an introduction, The Ivy offers a seasonal menu of British and international dishes in salubrious surroundings.

## COPPA CLUB

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This new spot in town is perfect for a quick catch up over cocktails, long lunch or a more celebratory affair in one of the magical private dining igloos.



## A PLACE TO CALL HOME

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Come in and feel instantly refreshed by Cobham Bowers' sanctuary-like atmosphere. The 53 apartments are luxurious, stylish and contemporary, many with their own private outdoor spaces and designed to make the most of the views. Top-storey apartments feature vaulted ceilings, while some of the two-bedroom apartments offer the space and flexibility to make a third bedroom.

Created with sociability at its heart, and featuring its own yoga and exercise space, Cobham Bowers will nurture the happiness and well-being of those who live here. At every turn you will find opportunities to create positive new connections and the chance to deepen friendships. Your Lifehost will enthusiastically support you, helping everyone to make the most of life at Cobham Bowers.





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## SECRET GARDEN

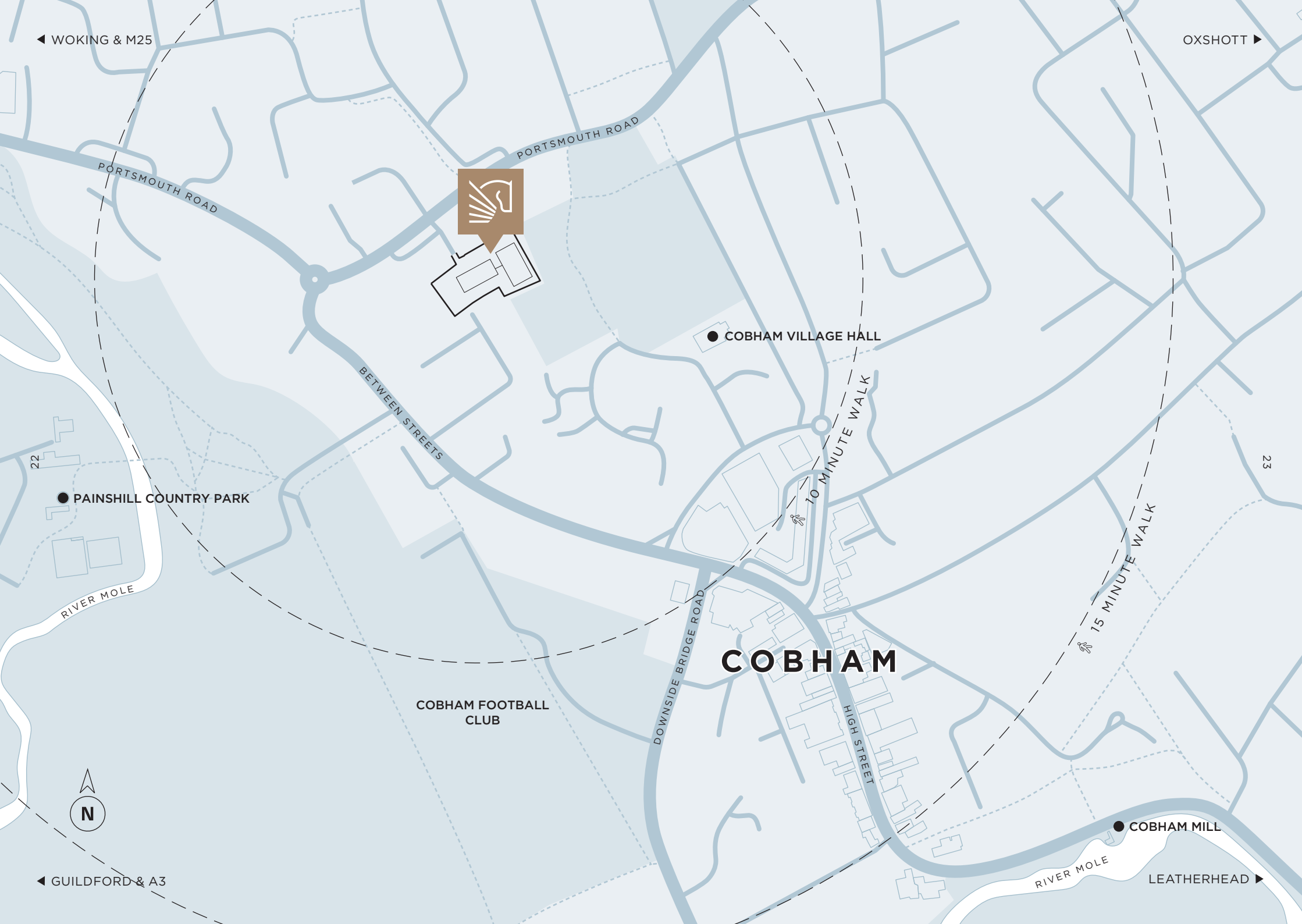
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Cobham Bowers takes inspiration from the sociable character of Cobham – sometimes called “the Beverley Hills of Britain” due to its many illustrious residents. Meanwhile, the landscape design was influenced by the picturesque gardens of the nearby historic Painshill Park. Overlooked by the studio, the garden creates a lovely backdrop for your morning meditations.

The beautifully landscaped communal garden is the perfect place to gather with friends. Wander out onto the terrace to enjoy a drink and conversation, or find a tranquil spot to relax and unwind. And when the weather turns, take the party indoors into the luxurious shared bar and lounge.



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◀ WOKING & M25

OXSHOTT ▶

PORTSMOUTH ROAD

PORTSMOUTH ROAD



● COBHAM VILLAGE HALL

BETWEEN STREETS

10 MINUTE WALK

15 MINUTE WALK

● PAINSHILL COUNTRY PARK

RIVER MOLE

**COBHAM**

COBHAM FOOTBALL CLUB

DOWNSIDE BRIDGE ROAD

HIGH STREET

● COBHAM MILL

RIVER MOLE

LEATHERHEAD ▶



◀ GUILDFORD & A3

TYPE A  
1 BEDROOM APARTMENT

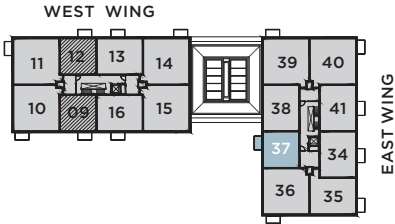
APARTMENTS

	EAST WING	WEST WING
GROUND FLOOR	-	01, 04, 05, 06
FIRST FLOOR	37	09, 12
SECOND FLOOR	45	17, 2
THIRD FLOOR	53	-

DIMENSIONS

TOTAL AREA	66 SQ M	720 SQ FT
LIVING	4397 X 3475	14'10" X 11'11"
KITCHEN / DINING	3697 X 4705	12'3" X 15'4"
BEDROOM	3700 X 3430	12'1" X 11'3"
BATHROOM	2100 X 2450	6'9" X 8'0"

FIRST FLOOR PLAN



APARTMENT 37  
FLOORPLAN EXAMPLE



Floor plans are for illustrative purposes only. Room measurements are taken from the floor plans and are to be used as a guide only.

APARTMENT 25  
FLOORPLAN EXAMPLE



TYPE B  
2 BEDROOM APARTMENT

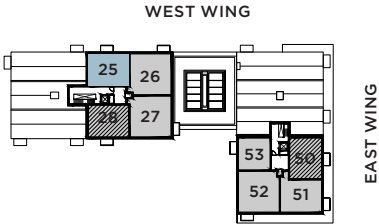
APARTMENTS

	EAST WING	WEST WING
GROUND FLOOR	29, 33	07
FIRST FLOOR	34, 38, 41	13, 16
SECOND FLOOR	42, 46, 49	21, 24
THIRD FLOOR	50	25, 28

DIMENSIONS

TOTAL AREA	84 SQ M	911 SQ FT
LIVING	4150 X 3600	13'5" X 11'0"
KITCHEN / DINING	3625 X 4580	11'0" X 15'3"
MASTER BEDROOM	2965 X 5600	9'8" X 18'8"
BEDROOM	2975 X 4065	9'6" X 13'7"
BATHROOM	2100 X 2450	6'9" X 8'0"
EN-SUITE	2100 X 2450	6'9" X 8'0"

THIRD FLOOR PLAN



Floor plans are for illustrative purposes only. Room measurements are taken from the floor plans and are to be used as a guide only.

# TYPE C 2 BEDROOM APARTMENT

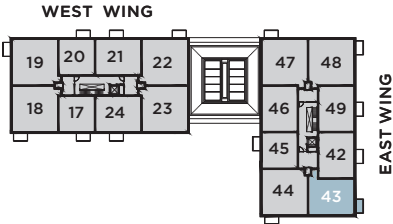
APARTMENTS

	EAST WING	WEST WING
GROUND FLOOR	30	-
FIRST FLOOR	35	-
SECOND FLOOR	43	-
THIRD FLOOR	51	-

DIMENSIONS

TOTAL AREA	90 SQ M	968 SQ FT
LIVING	3285 X 4262	10'6" X 13'11"
KITCHEN / DINING	4120 X 4560	13'0" X 14'7"
MASTER BEDROOM	4330 X 3150	14'0" X 10'7"
BEDROOM	3000 X 4560	9'6" X 14'7"
BATHROOM	2100 X 2450	6'9" X 8'0"
EN-SUITE	2100 X 1400	6'9" X 4'2"

SECOND FLOOR PLAN



## APARTMENT 43 FLOORPLAN EXAMPLE



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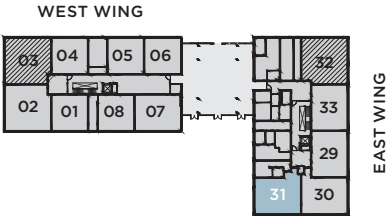
APARTMENT 31  
FLOORPLAN EXAMPLE



# TYPE D 2 BEDROOM APARTMENT

APARTMENTS		
	EAST WING	WEST WING
GROUND FLOOR	31	-
DIMENSIONS		
TOTAL AREA	91.7 SQ M	987 SQ FT
LIVING	4305 X 4085	14'0" X 13'2"
KITCHEN / DINING	3780 X 3950	12'6" X 12'3"
MASTER BEDROOM	3000 X 4575	9'6" X 15'10"
BEDROOM	3000 X 4135	9'6" X 13'3"
BATHROOM	2100 X 2450	6'9" X 8'0"
EN-SUITE	2100 X 1400	6'9" X 4'2"
GARDEN	24 SQ M	

GROUND FLOOR PLAN



Floor plans are for illustrative purposes only. Room measurements are taken from the floor plans and are to be used as a guide only.

# TYPE E

## 2 BEDROOM APARTMENT

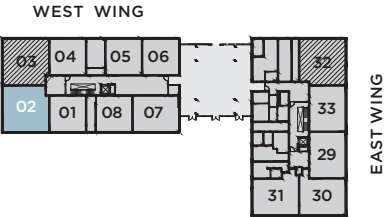
APARTMENTS

	EAST WING	WEST WING
GROUND FLOOR	32	02, 03
FIRST FLOOR	36, 39, 40	10, 11, 14, 15
SECOND FLOOR	44, 47, 48	18, 19, 22, 23
THIRD FLOOR	52	26, 27

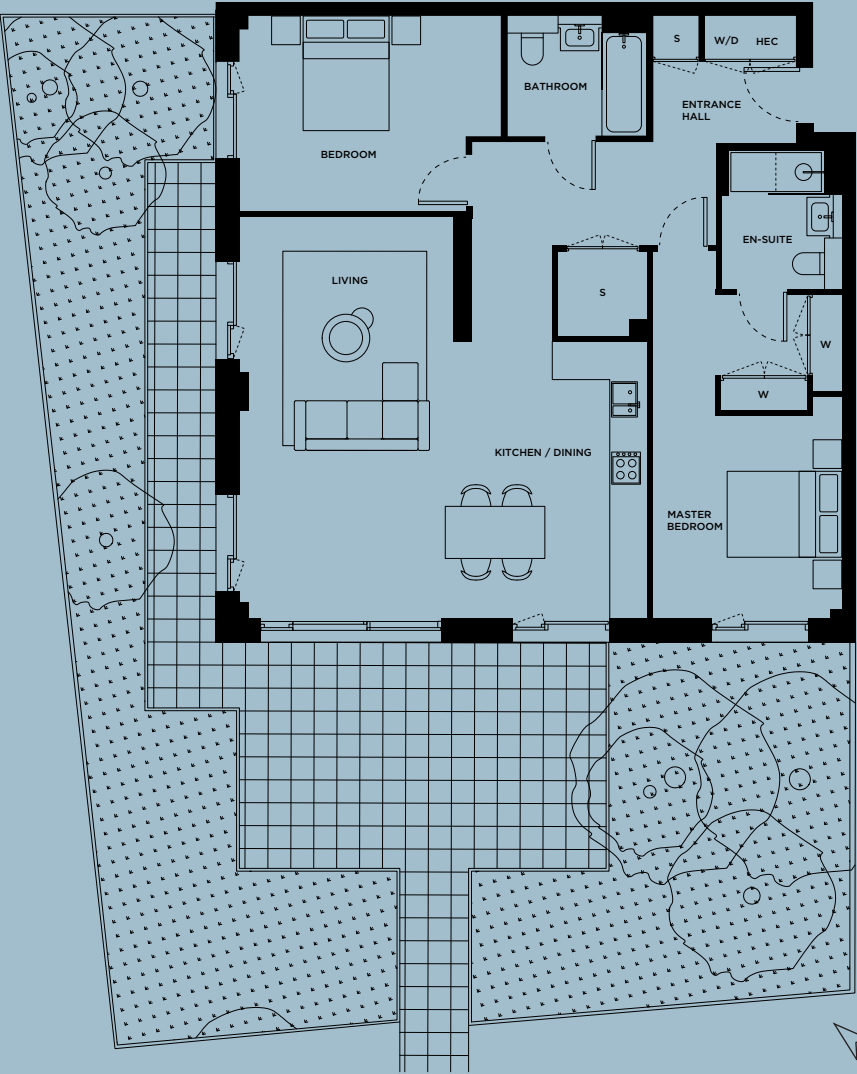
DIMENSIONS

TOTAL AREA	108 SQ M	1164 SQ FT
LIVING	3730 X 7005	12'6" X 22'3"
KITCHEN / DINING	3375 X 4810	11'10" X 15'10"
MASTER BEDROOM	3300 X 5630	10'9" X 18'1"
BEDROOM	4555 X 3400	14'2" X 11'10"
BATHROOM	2450 X 2100	8'0" X 6'9"
EN-SUITE	2100 X 2450	6'9" X 8'0"
GARDEN	123 SQ M	

GROUND FLOOR PLAN



### APARTMENT 02 FLOORPLAN EXAMPLE



Floor plans are for illustrative purposes only. Room measurements are taken from the floor plans and are to be used as a guide only.

# HOME SPECIFICATIONS

Combining timeless quality and design innovation, our homes exude excellence. Features are carefully specified to help life run smoothly, with a focus on the details that make a home comfortable, from large handles to slide-and-hide oven doors.



PEGASUS



KITCHEN	BATHROOM/SHOWER ROOM	INTERIOR FINISHES
Custom designed fully fitted ROK range kitchen with a mix of floor and wall hung cabinets in Pebble Grey	Full height porcelain Saloni ceramic wall and floor tiling in a Natural finish	Luxury Parador Trendtime Oak Loft White laminate flooring throughout
Silestone quartz worktops and full height splashback	Sottini ceramic white wall mounted wash basin	Tufted twist Victoria carpets throughout bedrooms
Abode single mixer tap with stainless steel undermount sink	Ideal Standard raised height toilet with soft close seat and cover	Built in wardrobes to all principal bedrooms with hanging rail, shelf and automatic light
Neff ceramic 4-ring hob	Bette rectangular steel bath with anti-slip base with grip handles	Double glazed floor to ceiling Ideal Combi windows
Neff stainless steel oven with 'slide and hide' door	Roman glass fixed bath screen	Satin stainless steel ironmongery
Neff stainless steel microwave	Crosswater rectangular stone resin shower tray	Full height internal doors
Neff integrated dishwasher	Vado chrome brassware - mixer tap, shower head, handset hose, shower thermostatic valve	2.5m high ceilings throughout the apartment
Neff freestanding washer dryer	Chrome heated tower rail	Vaulted ceilings in top floor apartments
Neff integrated fridge freezer	Keuco chrome grab bar (installed upon request)	
Integrated bins for recycling and waste	Recessed ceiling downlights and strip lighting	
Oak wood extendable cutlery tray in drawer	Silestone vanity shelf	
Base pull out corner shelves (where possible)	Shaver socket inside joinery cabinet above toilet basin	
LED strip lights underside of wall units	Mechanical extract ventilation	
Tau gunmetal kitchen handles	Emergency call button	

ELECTRICALS	SECURITY	HEATING AND COOLING
Directional downlights throughout	IP room unit for internal calls and door entry	All heating supplied by communal gas boilers and distributed by individual heat interface units (HIUs). Heating can be controlled in each room of the apartment
Pendant light in living room and dining area	Host present on-site from 9:00am – 4:30pm, Monday – Friday	Floor and wall mounted radiators
White 5 Amp single sockets (some with USB ports) and light switches	Tunstall call centre for out of hours	Mechanical ventilation throughout the apartment
Lighting to utility and storage cupboards	Smoke detectors / fire alarms ring in every apartment	
TV (Freeview, Terrestrial, Sky, Freesat, FM points) to principal bedroom and living room	Sprinkler system fitted to each apartment	<b>PEACE OF MIND</b>
Fibre optic broadband	Multi-point locking doors and spy hole	999 year lease
Telephone datapoints in living rooms and bedrooms	Fob entry to development and communal areas	All apartments benefit from a 10 year Premier Guarantee building warranty
	Each resident provided with safety pendant	
RESIDENTS' AMENITIES	CAR PARKING	
Communal bar and lounge	On-site parking (some with electric car points)	
Stretch studio with equipment		
Landscaped wall garden		
Guest suite		

*Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide and Lifestory reserve the right to amend the specification as necessary and without notification.*

*Please contact the Sales Advisor for further information.*



## OUR ASSURANCE TO YOU

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We at Pegasus are responsible for taking care of all the external building maintenance, buildings insurance and communal utility bills. We also ensure all the shared areas are meticulously cleaned and maintained.

Our dedicated team of friendly and approachable Lifehosts work to ensure the support provided is always tailored to owners' needs.

# CONTACT INFORMATION

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## PEGASUS

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## DISCLAIMER

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All images including computer generated images are indicative only.  
The floorplans depict typical layouts. All dimensions are + or - 50mm and floor plans are not shown to scale. For exact home specification, details of external and internal finishes, dimensions and floor plan differences, please consult your Sales Advisor.

