





WELCOME *to*
BROADOAKS
PARK

*Inspirational homes for
aspirational lifestyles*

An exclusive development of luxurious homes by award winning housebuilders Octagon Developments, Broadoaks Park offers the best of countryside living in the heart of West Byfleet, coupled with excellent connections into London.

Spread across 25 acres, the gated parkland estate offers a mixture of stunning homes ranging from new build 2 bedroom apartments and 3-6 bedroom houses, to beautifully restored and converted apartments and a mansion house.

Built by Ernest Seth-Smith, the striking Broadoaks Manor will create the centrepiece of Broadoaks Park.

Descending from a long-distinguished line of Scottish architects responsible for building large areas of Belgravia, from Eaton Square to Wilton Crescent, Seth-Smith designed the mansion and grounds as the ultimate country retreat. The surrounding lodges and summer houses were added later over the following 40 years, adding further gravitas and character to the site.







Surrey LIVING
at its BEST



Painshill Park, Cobham

18th-century landscaped garden with follies, grottoes, waterwheel and vineyard, plus tearoom.



Experience the best of Surrey living at Broadoaks Park, with an excellent range of restaurants, parks and shopping experiences on your doorstep.

Home to artisan bakeries, fine dining restaurants and cosy pubs, West Byfleet offers plenty of dining with options for all occasions. For a quick coffee run, independent café Bella Amico, serves authentic Italian coffee and is within easy walking distance from Broadoaks Park – or to celebrate something special, London House is a contemporary restaurant with a Chef's Table and serves a six-course tasting menu.


Providing all the necessities, a Waitrose is located in the village centre, and for a wider selection of shops, Woking and Guildford town centres are a short drive away.

Opportunities to explore the outdoors are plentiful, with the idyllic waterways of the Basingstoke Canal and River Wey both close by. RHS Wisley, the flagship garden of the Royal Horticultural Society and one of the great gardens of the world, as well as Painshill Park and Claremont Landscaped Garden, are all a short drive from the development.



Retail therapy

Guildford's cobbled High Street is brimming with department stores and independent boutiques alike, offering one of the best shopping experiences in Surrey.



Surrey provides both the perfect backdrop for outdoor activities and a host of high-quality educational establishments from primary schools, all the way through to university.



For sporting fanatics, West Byfleet Golf Course is a traditional members club. There are two fully equipped gyms close by – the Nuffield Health Fitness and Wellbeing Centre, and Speedflex. For those who prefer to spectate, nearby Sandown Park or Epsom Downs Racecourse host regular race days and events.

The Wisley, with its exceptional golf course, is owned and cherished by its members and just 3.5 miles from Broadoaks Park.

Ride your luck

Home of the world famous Derby since 1780, Epsom Downs Racecourse plays host to a multitude of family fun days, auctions, business functions and music events, including the summer series of concerts.

West Byfleet has no shortage of educational establishments, with plenty of primary and secondary state schools nearby, as well as a wide selection of independent schools. For more information on local schooling, please see our Schools List.

Tee time

Nestled in 224 acres of Surrey countryside,
The Wisley Golf Course offers state-of-the-art
facilities and a welcoming atmosphere.



From HORSES to
COURSES





Better CONNECTED LIVING

Whether you are looking for a quick commute into London, access to the Surrey countryside, a stroll to the local shops or easy links to airports, Broadoaks Park is in the ideal location.



- LONDON WATERLOO
from 30 MINS
- CLAPHAM JUNCTION
23 MINS
- WIMBLEDON
22 MINS
- SURBITON
10 MINS
- WEST BYFLEET**
- WOKING
5 MINS
- GUILDFORD
14 MINS
- BASINGSTOKE
32 MINS
- WINCHESTER
54 MINS

All train journey times are estimated from West Byfleet Station and are taken from thetrainline.com. Car journey times are estimated from the centre of the Broadoaks Park development and taken from Google Maps. All times correct at the time of publication.



From **30** minutes by train

LONDON WATERLOO

Trains from West Byfleet station to London Waterloo take from just 30 minutes, making the Surrey village ideal for city commuters looking for a countryside home. Clapham Junction can be reached in just 23 minutes, which connects to the London Overground and train services down to the South Coast.

26

minutes by car

HEATHROW AIRPORT

Taking less than half an hour in the car, Heathrow Airport is easily accessible for business travel, long haul holidays and short family breaks. Gatwick Airport is also just a 45 minute drive, offering yet more destinations for jet setters.

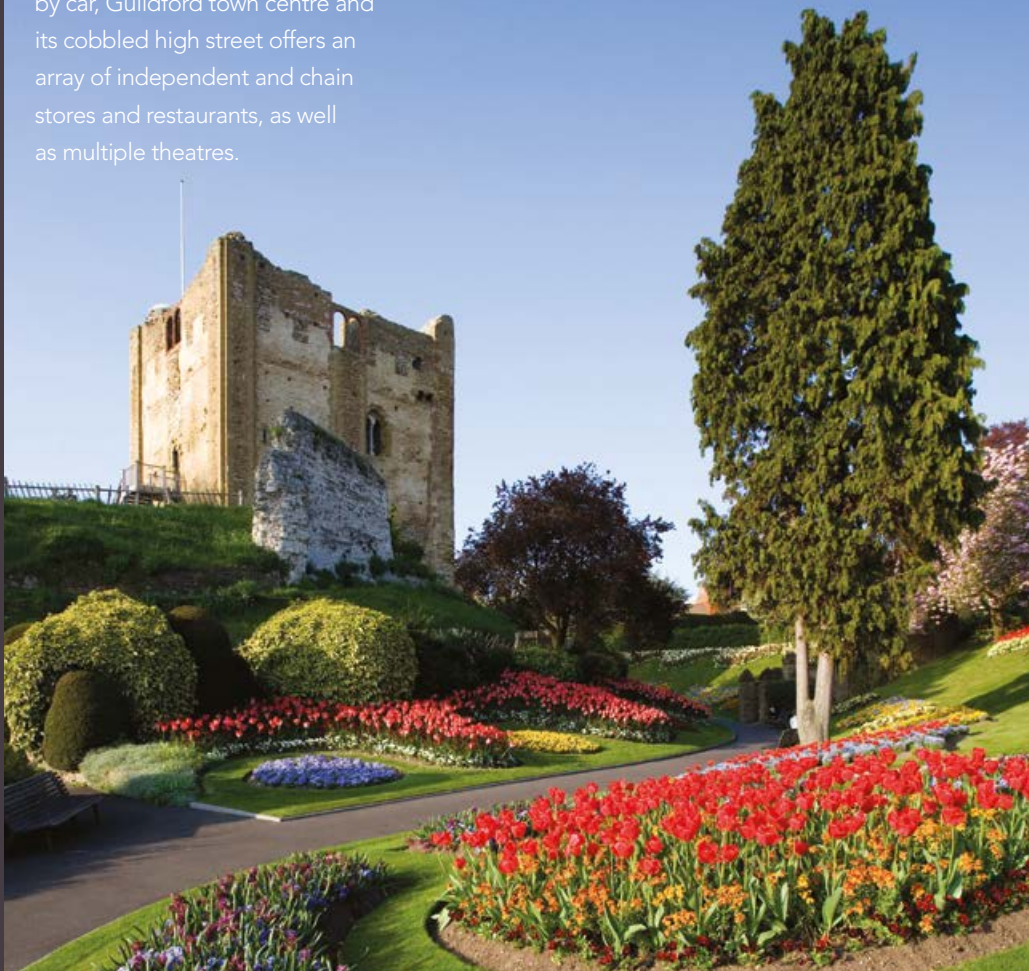


14

minutes by train

GUILDFORD

Under 15 minutes by train from West Byfleet station, or just over by car, Guildford town centre and its cobbled high street offers an array of independent and chain stores and restaurants, as well as multiple theatres.



12

minutes by car

M25

Circling Greater London and linking to major motorways for journeys up and down the country, it takes just 12 minutes to join the M25 at Junction 10.



5

minutes by train

WOKING

With large indoor shopping malls and a brand new public space in the heart of the town centre called 'Jubilee Square', Woking is just a 5 minute journey by train from West Byfleet station and around a 15 minute drive.





Find YOUR perfect
PLACE

Set around the original Listed mansion house, its adjoining lodges, coach house and ornamental gardens, are a stunning range of new build homes - each one sympathetically designed to complement the 19th century architecture, with a central open courtyard garden and beautiful landscaping throughout the 25 acre development.



The substantial 4-bedroom detached family homes overlooking the Garden Square offer circa 2,200 sq ft of versatile accommodation with all the modern-day essentials, including open plan ground floor super rooms, with sleek fitted and fully integrated kitchens extending to airy dining and living areas, three bathrooms (2 of which are en-suite) and a ground-floor guest cloakroom. All homes feature private parking for at least 2 cars, as well as a landscaped east-facing private rear garden.



INTRODUCING *a selection*
of our HOMES



**THE COACH HOUSE
2 BEDROOM
APARTMENTS**

*A Listed building meticulously
converted into 6 apartments.*

*Each apartment comes with
2 allocated parking spaces.
First floor apartments include
private terraces. Ground floor
apartments have private patios.*

*Plot No.
119 | 120 | 121
122 | 123 | 124*



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Computer Generated Image

3/4 BEDROOM HOUSES

*Elegant family
homes featuring
open plan living
with a garage
and parking.*

Plot No.

110 | 111 | 112

113 | 114 | 115

SOLD

**3/4 BEDROOM
HOUSES**

*Expansive 3 storey
accommodation
featuring open
plan living areas.*

*Plot No.
99 / 100 / 101
104 / 105 / 106*

SOLD



Computer Generated Image



**4/5 BEDROOM
DETACHED HOUSE**

*Offering substantial
accommodation of
circa 2,500 sq ft*

*Plot No.
86*

SOLD

**4/5 BEDROOM
DETACHED HOUSE**

*Elegant family home
with private west-
facing gardens.*

*Plot No.
87*

SOLD



Computer Generated Image



4 BEDROOM HOMES

*Period-inspired
family homes
set over 3 floors
with south
facing gardens.*

*Plot No.
116 | 117 | 118*

SOLD



**4/5 BEDROOM
DETACHED HOUSE**

*Arranged over 3 floors
with integral garage.*

*Plot No.
85*

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**5/6 BEDROOM
DETACHED HOUSE**

*Stunning family homes
offering luxurious
accommodation over
3 floors with garaging
and landscaped gardens.*

*Plot No.
108 | 109*

**6/7 BEDROOM
DETACHED HOUSE**

*A magnificent 3 storey
family home with
south-facing gardens
and integral garage.*

*Plot No.
107*

SOLD



Computer Generated Image



**4 BEDROOM
DETACHED HOUSE**

Substantial family homes overlooking Garden Square. All homes feature private parking for at least 2 cars, as well as a landscaped east-facing private rear garden.

*Plot No.
79 / 80 / 81
82 / 83 / 84*



The LAST WORD *in*
LUXURY



Computer Generated Image



Internal
photographs
of plot 109

THE FINEST MATERIALS

Octagon have an unrivalled reputation for creating classical homes using the finest contemporary materials – and the interiors are no exception.

Homes at Broadoaks Park feature the a superior standard of finishes, with high quality appliances, sanitaryware and specification throughout, as befitting the Octagon brand.

Bespoke kitchens have lacquer finished cabinets with quartz work surface, a full range of Siemens appliances and boiling water hot tap, whilst the impressive bathrooms include white sanitaryware by Villeroy & Boch, finished with polished chrome fittings.

Additional high-tech fittings include whole house ventilation, RAKO mood lighting controls, automated garage doors and underfloor heating.

For more information on finishes, please see our Specification List.



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Restoration

Our superior craftsmen and their attention to detail have contributed greatly to Octagon's enviable reputation as one of the country's premier housebuilders.

SETTING THE STANDARD FOR NEW-BUILDS

Our expert in-house team of architects and designers have used their skills and unrivalled talent to create new aspirational homes for many years. Their extensive knowledge, attention to detail and passion for perfection has helped Octagon become the award winning luxury house builder it now is.

With an uncompromising focus on quality over quantity, Octagon's new-build properties offer a timelessness that makes them feel homely from day one, whilst incorporating the latest advancements in home design and technology.

Incorporated across Broadoaks Park, Octagon's new-build homes are identifiable by a range of characteristics – original architecture, lavish landscaping, and a high level of specification.

MAGNIFICENT RESTORATIONS OF PERIOD BUILDINGS

Some of Octagon's most memorable homes and biggest challenges have been those in desperate need of sympathetic restoration and conversion. Virtually all are Grade I and II Listed, requiring highly skilled professionals to transform them into practical, environmentally friendly 21st century homes, without intruding on their original grandeur and historic significance.

An uncompromising eye for detail has secured Octagon's position as a specialist in the restoration and conversion of period properties, bringing back to life every element of a property, both inside and out. The Listed mansion house, coach house and lodges at Broadoaks Park are no exception, each being meticulously restored and converted into residential properties.

Hands on

Octagon have transformed historic properties into stunning, award-winning masterpieces. Through meticulous hand crafted detail, the Broadoaks Mansion will be beautifully restored and brought back to its former glory piece by piece.



Other award-winning restoration projects by Octagon Developments include a Grade II Listed mansion in Wimbledon Village, Gordon House at Richmond Lock, and Virginia Park, Virginia Water.

“We couldn't be happier with the end result. Every element is exactly how we envisaged, from the exquisite stone detailing on the exterior, to the beautiful landscaping surrounding the home.”

Mr Hopkins – Octagon Client

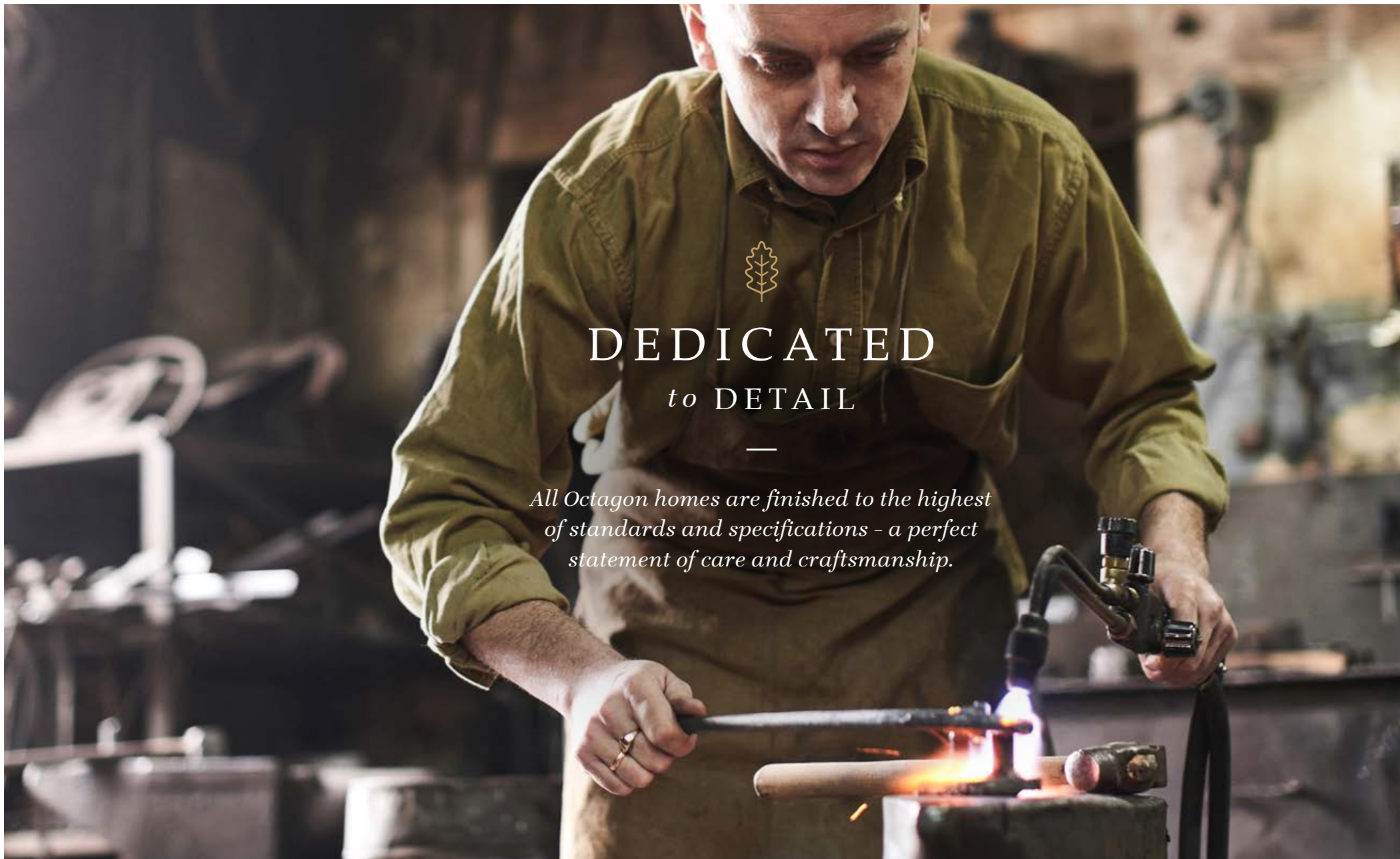




DEDICATED

to DETAIL

All Octagon homes are finished to the highest of standards and specifications - a perfect statement of care and craftsmanship.





START your JOURNEY

Inspirational homes for aspirational lifestyles

Broadoaks Park Sales Suite



CUSTOMER CARE

Octagon Developments has earned an excellent reputation for high standards of design, build quality and customer service. From location, to the design and materials used, we ensure that our impeccable attention to detail is at the forefront of our build process.

These high standards are also reflected within the Customer Care Service we offer, which is renowned within the property industry due to its unique and personal touch.

From quality control and ensuring our clients understand the various running aspects of their new home, to advice on the local leisure facilities and schooling, the Customer Service Team are there to ensure the 'Octagon experience' is positive.

As well as abiding by the Consumer Code, an independent industry code developed to make the home buying process more transparent for purchasers, a 10 year warranty is included for every home as well as a 2 year Octagon warranty, providing further peace of mind.



DISCOVER BROADOAKS PARK

Broadoaks Parks is located in the heart of Surrey and accessed easily via the A3 from Junction 10 of the M25.

A regular service runs from West Byfleet train station to London Waterloo from just 30 minutes.

Broadoaks Park, Parvis Road,
West Byfleet, Surrey
SAT NAV: KT14 6FE

CONTACT US

For an introductory discussion or to arrange a private appointment, we invite you to contact our team of representatives.

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IMPORTANT NOTICE

All particulars in this brochure, including the illustrations, are for guidance only. It may have been necessary to introduce some alterations to these or their specification since publication. This brochure cannot therefore form any part of the contract or be taken as an indication of warranty or guarantee on the properties. To reserve a property, a reservation fee of £5,000 will be required, together with the name and address of your solicitor. Upon exchange of contracts, 10% of the purchase price is payable, less the reservation fee. The balance of the purchase money is payable on legal completion.







WWW.BROADOAKSPARK.CO.UK

OCTAGON