

# COURTYARD GARDENS

—  
OXTED · SURREY

## FLOORPLANS

*Atkinson House & Beecham House*



Created by St William





## AN EXQUISITE PRIVATE RETREAT

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Courtyard Gardens is a calm oasis offering elegant living and peace of mind. A secluded haven made up of 111 one, two and three bedroom apartments and penthouses, with private outdoor space and gated parking. Located in the heart of Oxted, one of Surrey's most desirable historic and affluent towns.

Nestled at the foot of the North Downs, Courtyard Gardens is a short stroll from Oxted's characterful high street and mainline station serving easy routes into central London with direct access to London Bridge in 33 minutes and London Victoria in 39 minutes. Gatwick Airport can be reached by car in under 30 minutes.

Built around magnificent tiered landscaped gardens and courtyards, these high quality apartments reflect St William's unique design concept – to lead by the landscape.





Views across to Atkinson House, computer generated image, indicative only.

# A SECLUDED SETTING

Courtyard Gardens occupies a secluded position, set back from Station Road East and consists of three apartment buildings. The apartments are accessed from a private road, leading to residents' secure parking, from where there is lift access to apartments.



Site plan is indicative only. \*Block name subject to planning approval.





Computer generated image of the landscaped gardens, indicative only.

# ATKINSON HOUSE



## *Floorplans*

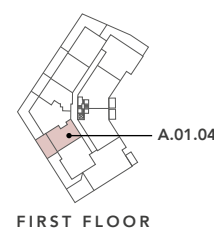
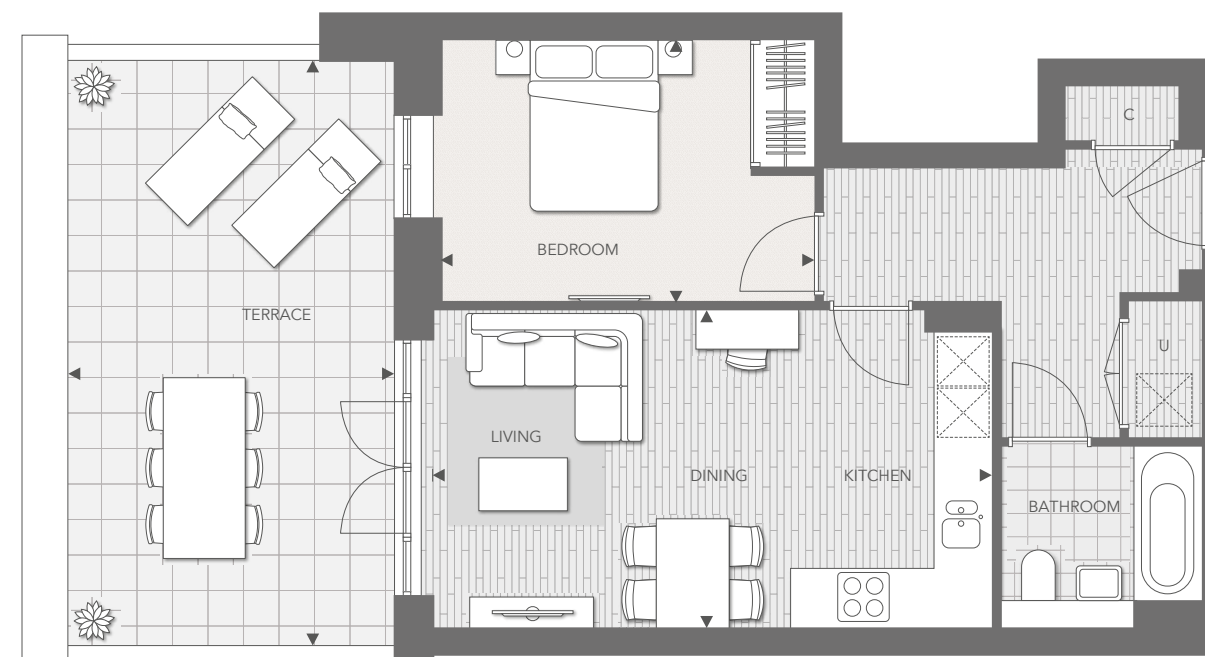
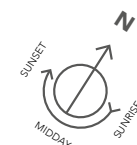




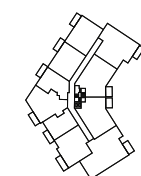
Computer generated image of the penthouse living room, indicative only.

ONE BEDROOM APARTMENT

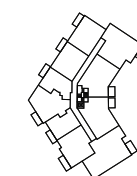
A.01.04



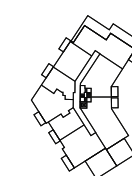
FIRST FLOOR



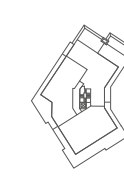
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



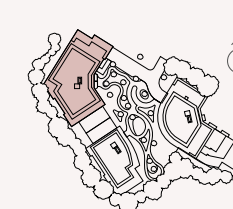
FIFTH FLOOR

ROOM DIMENSIONS

Living / Dining / Kitchen Areas	6.17m x 3.50m	20'3" x 11'6"
Bedroom	4.11m x 2.87m	13'6" x 9'5"
Terrace	3.58m x 6.50m	11'9" x 21'4"

Total Internal Area	49.9 sq m	537 sq ft
Total External Area	23.4 sq m	251 sq ft

LOCATION



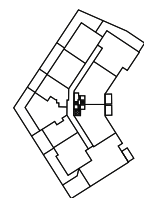
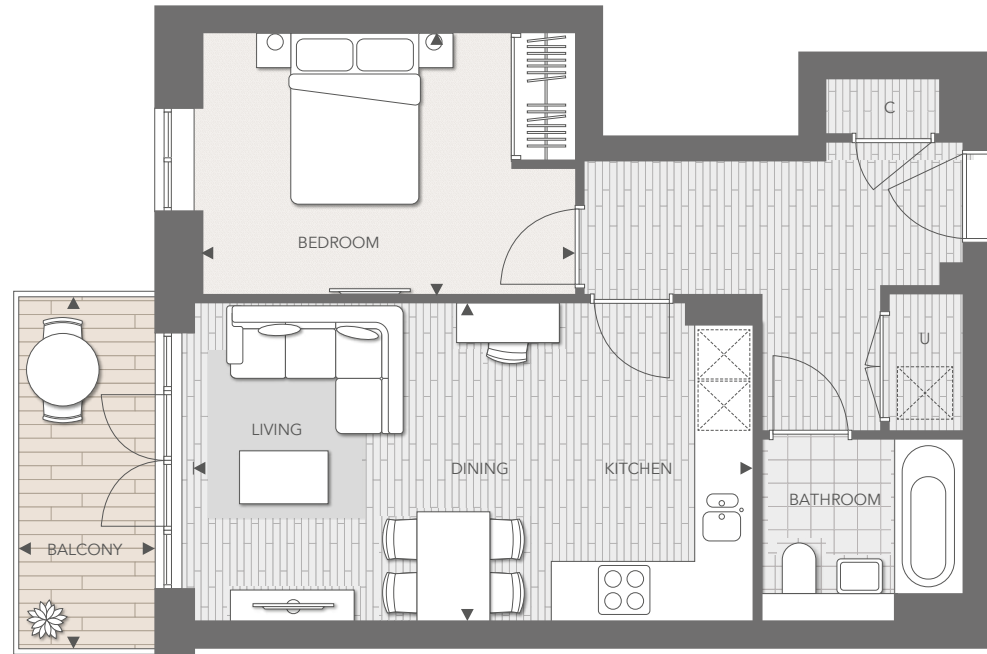
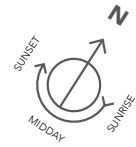
C Cupboard U Utility Cupboard ◀ ▶ Measurement points

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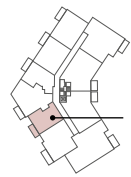


ONE BEDROOM APARTMENT

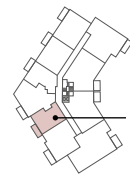
A.02.14, A.03.24 & A.04.33



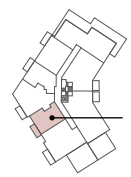
FIRST FLOOR



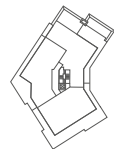
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

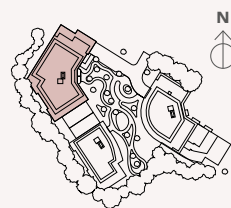


FIFTH FLOOR

ROOM DIMENSIONS

Living / Dining / Kitchen Areas	6.17m x 3.50m	20'3" x 11'6"	Total Internal Area	49.9 sq m	537 sq ft
Bedroom	4.11m x 2.87m	13'6" x 9'5"	Total External Area	5.8 sq m	62 sq ft
Balcony	1.50m x 3.88m	4'11" x 12'9"			

LOCATION

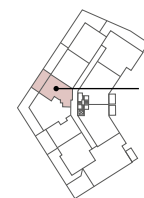
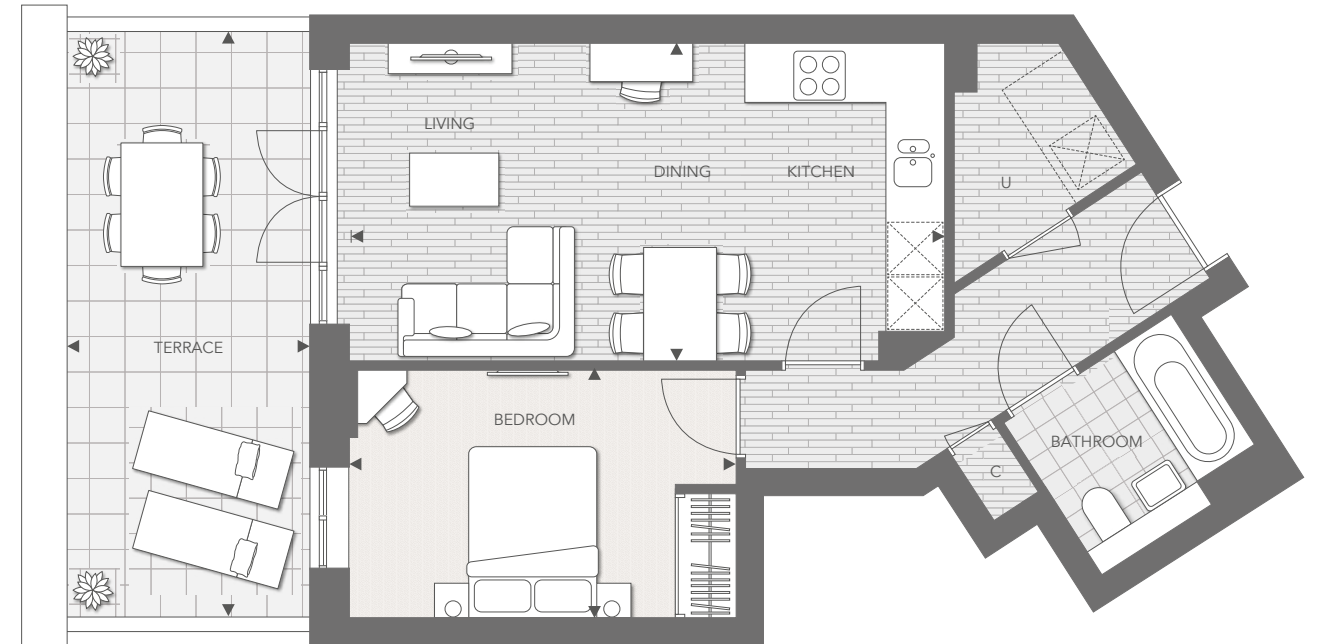
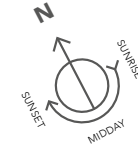


C Cupboard U Utility Cupboard ◀▶ Measurement points

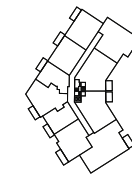
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ONE BEDROOM APARTMENT

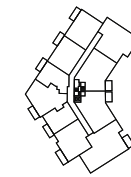
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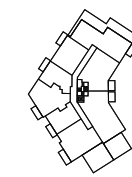
FIRST FLOOR



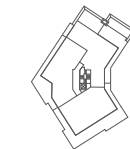
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

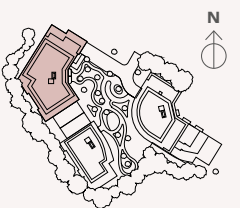


FIFTH FLOOR

ROOM DIMENSIONS

Living / Dining / Kitchen Areas	6.57m x 3.50m	21'7" x 11'6"	Total Internal Area	51.3 sq m	551 sq ft
Bedroom	4.27m x 2.75m	14'0" x 9'0"	Total External Area	17.3 sq m	186 sq ft
Terrace	2.65m x 6.49m	8'8" x 21'3"			

LOCATION



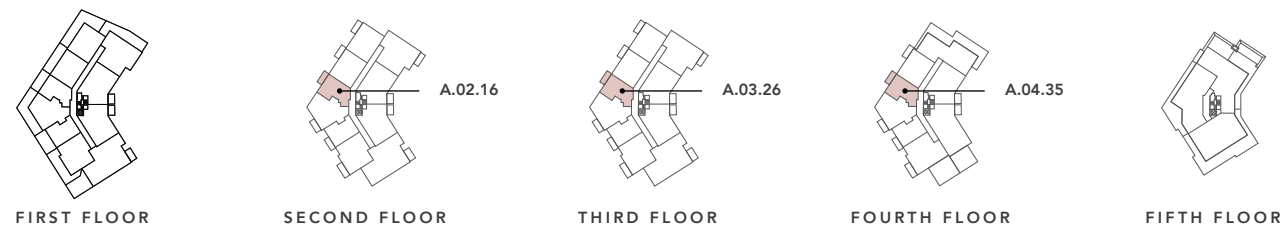
C Cupboard U Utility Cupboard ▶▶ Measurement points

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ONE BEDROOM APARTMENT

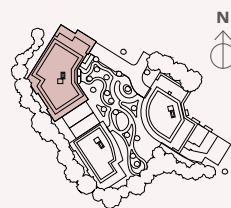
A.02.16, A.03.26 & A.04.35



ROOM DIMENSIONS

Living / Dining / Kitchen Areas	6.57m x 3.50m	21'7" x 11'6"	Total Internal Area	51.3 sq m	551 sq ft
Bedroom	4.27m x 2.75m	14'0" x 9'0"	Total External Area	5.8 sq m	62 sq ft
Balcony	1.50m x 3.88m	4'11" x 12'9"			

LOCATION

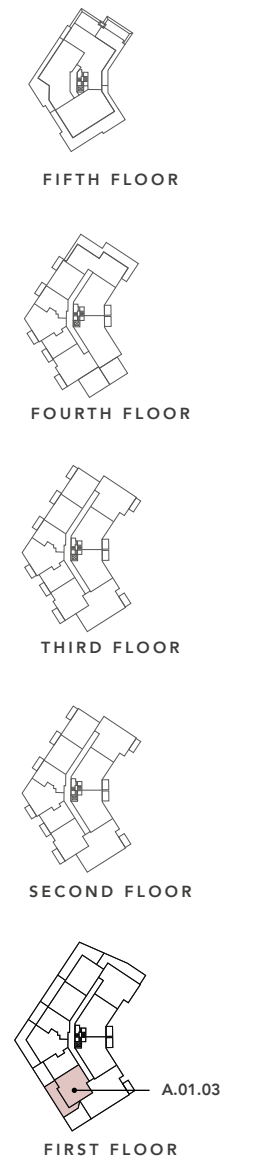
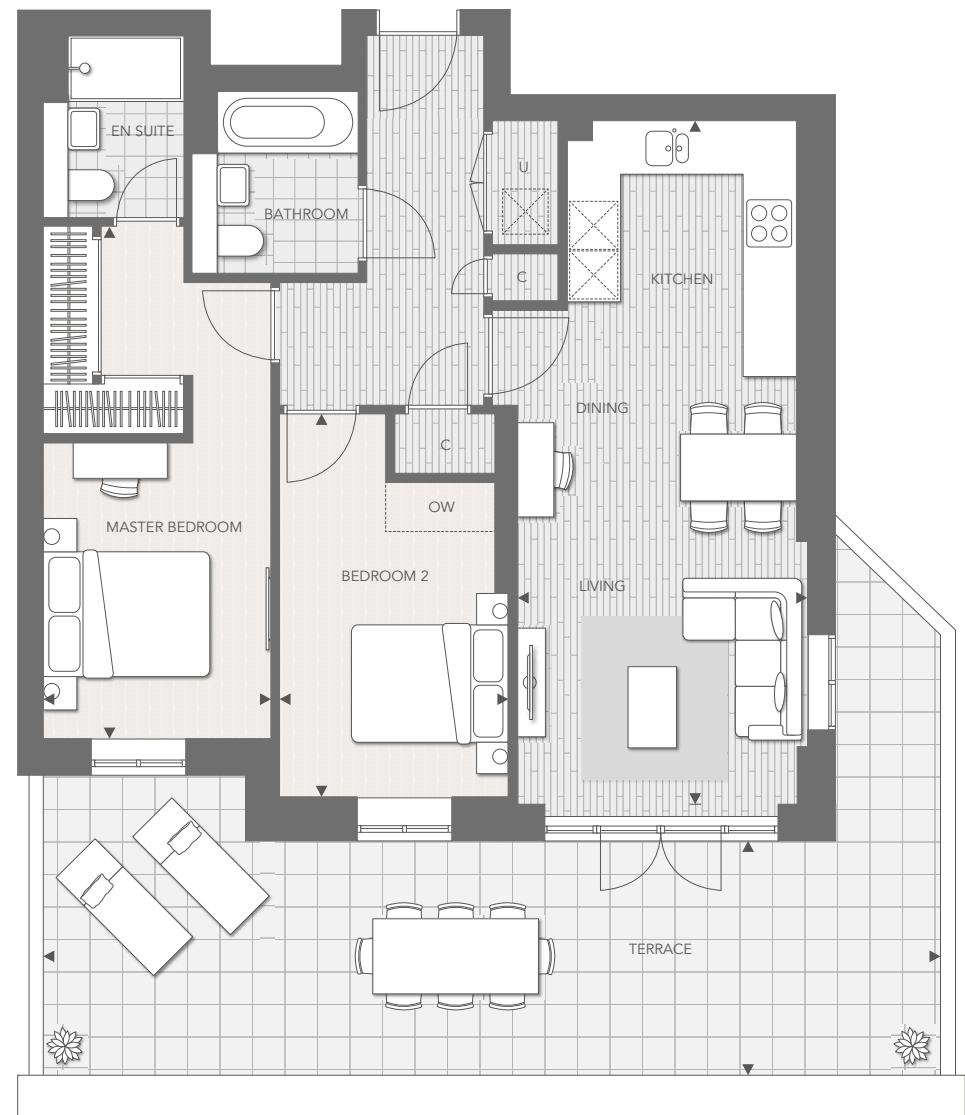
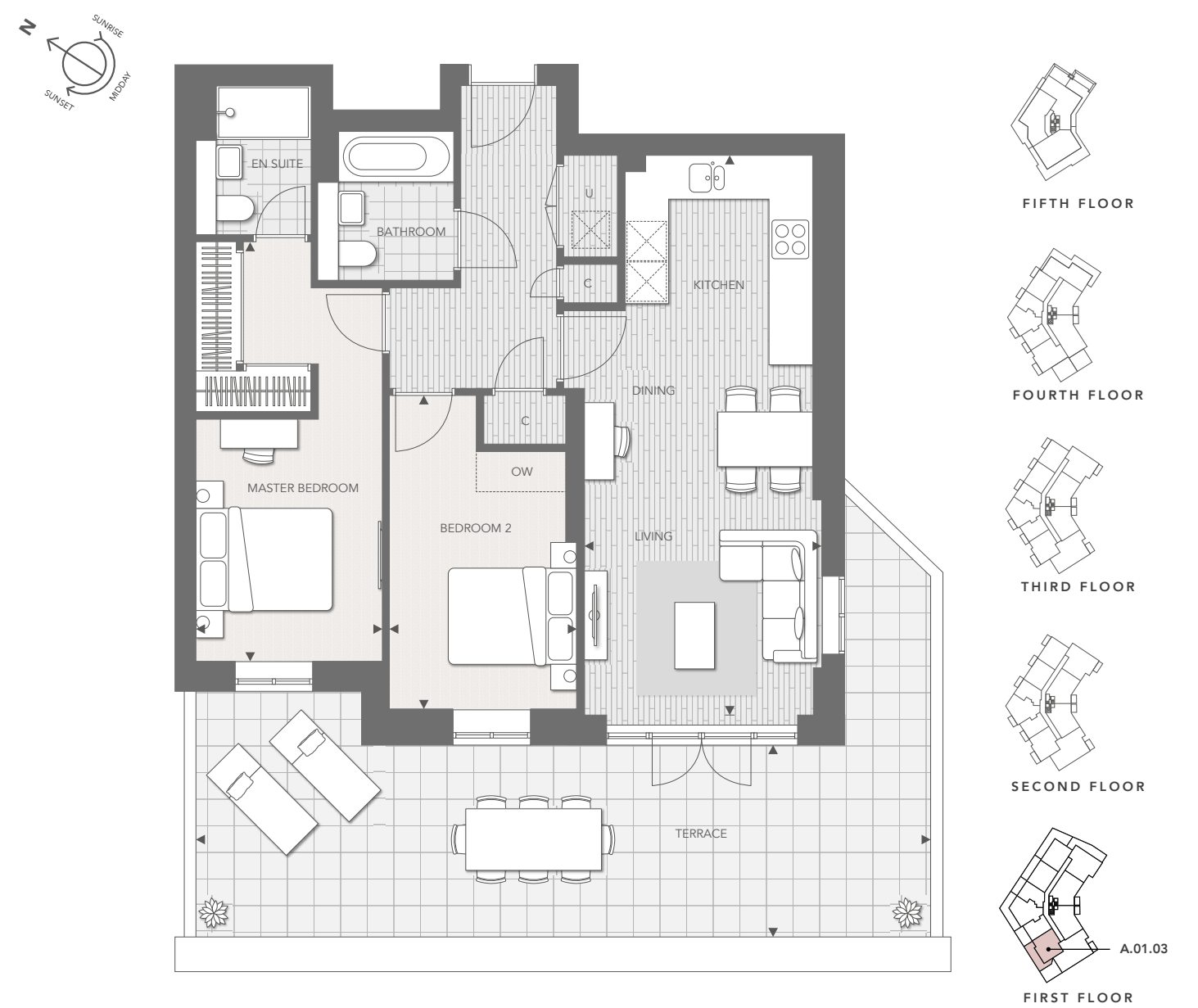


C Cupboard U Utility Cupboard ◀▶ Measurement points

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TWO BEDROOM APARTMENT

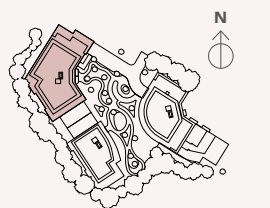
A.01.03



ROOM DIMENSIONS

Living / Dining / Kitchen Areas	8.23m x 3.50m	27'0" x 11'6"	Total Internal Area	76.3 sq m	821 sq ft
Master Bedroom	6.17m x 2.75m	20'3" x 9'0"	Total External Area	38.4 sq m	413 sq ft
Bedroom 2	4.60m x 2.75m	15'1" x 9'0"			
Terrace	2.80m x 10.93m	9'2" x 35'8"			

LOCATION



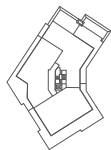
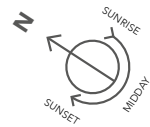
C Cupboard U Utility Cupboard OW Optional Wardrobe ▶◀ Measurement points

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**TWO BEDROOM APARTMENT**

A.02.13 & A.03.23



FIFTH FLOOR



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR

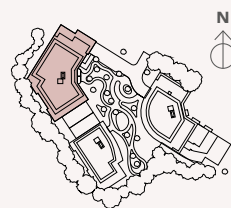


FIRST FLOOR

**ROOM DIMENSIONS**

Living / Dining / Kitchen Areas	8.23m x 3.50m	27'0" x 11'6"	Total Internal Area 76.3 sq m	821 sq ft
Master Bedroom	6.17m x 2.75m	20'3" x 9'0"		
Bedroom 2	4.60m x 2.75m	15'1" x 9'0"	Total External Area 5.8 sq m	62 sq ft
Balcony	1.50m x 3.88m	4'11" x 12'9"		

**LOCATION**

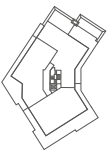
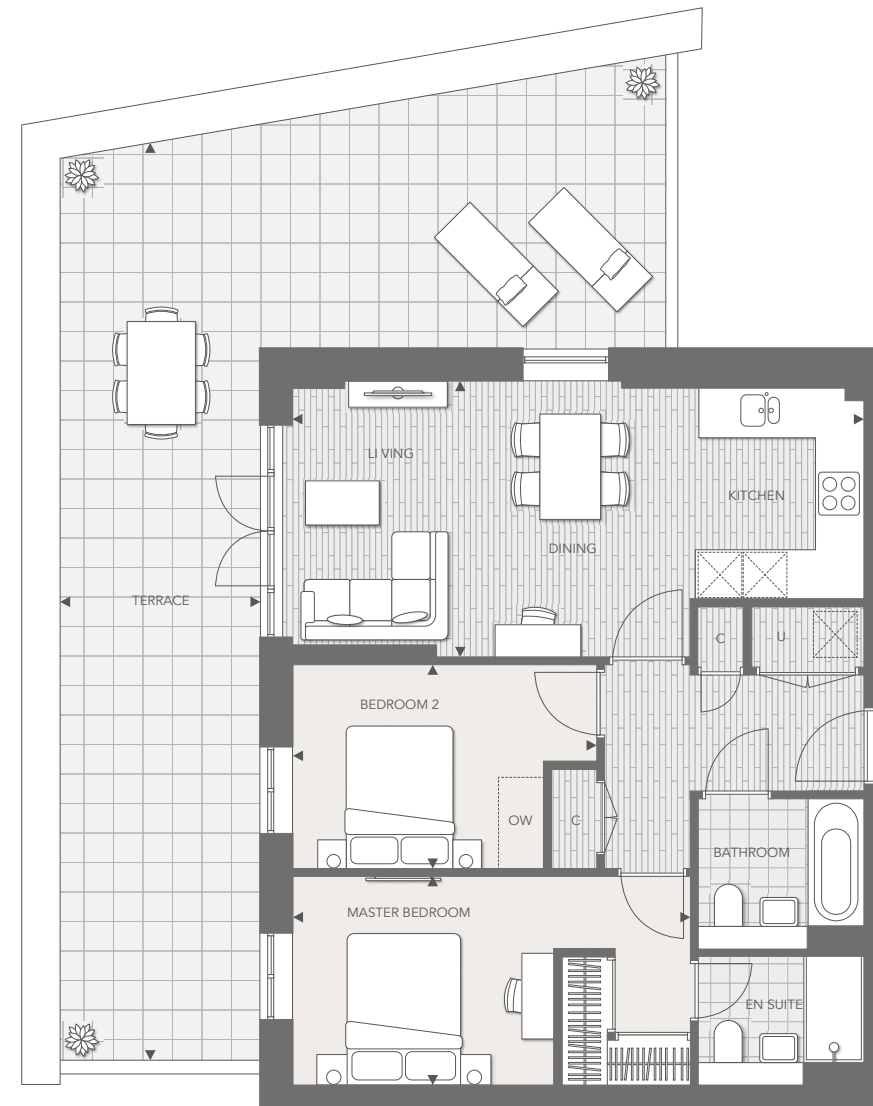
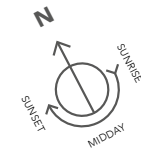


C Cupboard U Utility Cupboard OW Optional Wardrobe ◀▶ Measurement points

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**TWO BEDROOM APARTMENT**

A.01.08\*



FIFTH FLOOR



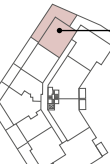
FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR

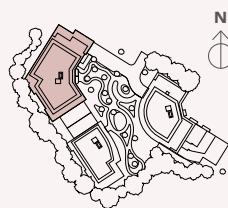


FIRST FLOOR

**ROOM DIMENSIONS**

Living / Dining / Kitchen Areas	7.57m x 3.65m	24'8" x 11'10"	Total Internal Area 70.2 sq m	755 sq ft
Master Bedroom	5.27m x 2.77m	17'3" x 9'1"		
Bedroom 2	4.03m x 2.70m	13'3" x 8'10"	Total External Area 52.4 sq m	564 sq ft
Terrace	2.65m x 12.10m	9'2" x 39'7"		

**LOCATION**



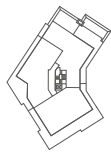
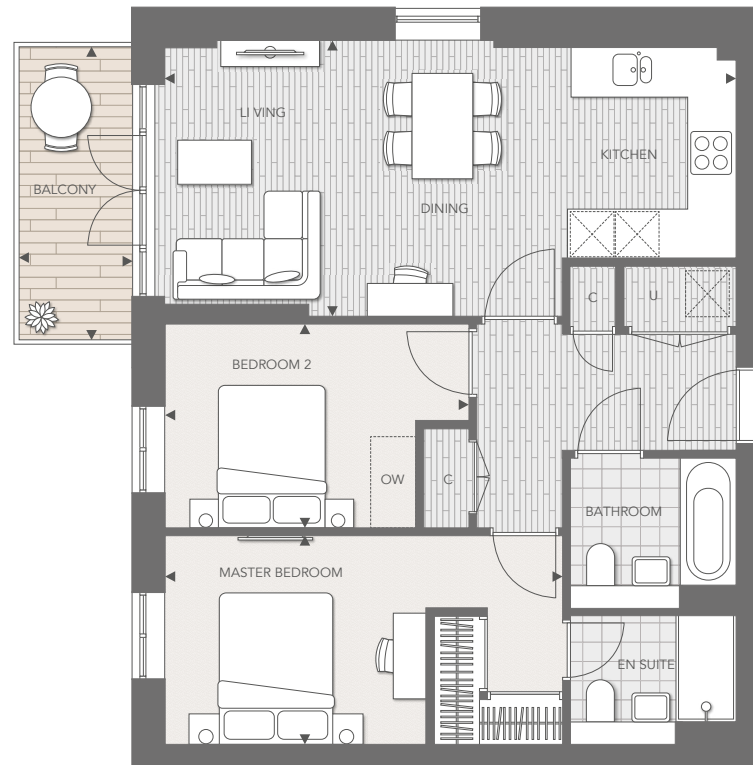
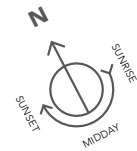
\* Privacy Glass C Cupboard U Utility Cupboard OW Optional Wardrobe ▶◀ Measurement points

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**TWO BEDROOM APARTMENT**

A.02.18\* & A.03.28\*



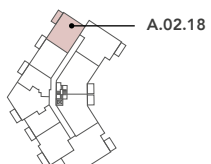
FIFTH FLOOR



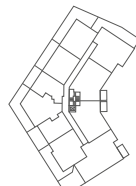
FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR

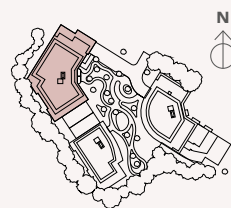


FIRST FLOOR

**ROOM DIMENSIONS**

Living / Dining / Kitchen Areas	7.57m x 3.65m	24'8" x 11'10"	Total Internal Area 70.2 sq m	755 sq ft
Master Bedroom	5.27m x 2.77m	17'3" x 9'1"		
Bedroom 2	4.03m x 2.70m	13'3" x 8'10"	Total External Area 5.8 sq m	62 sq ft
Balcony	1.50m x 3.88m	4'11" x 12'9"		

**LOCATION**

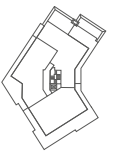
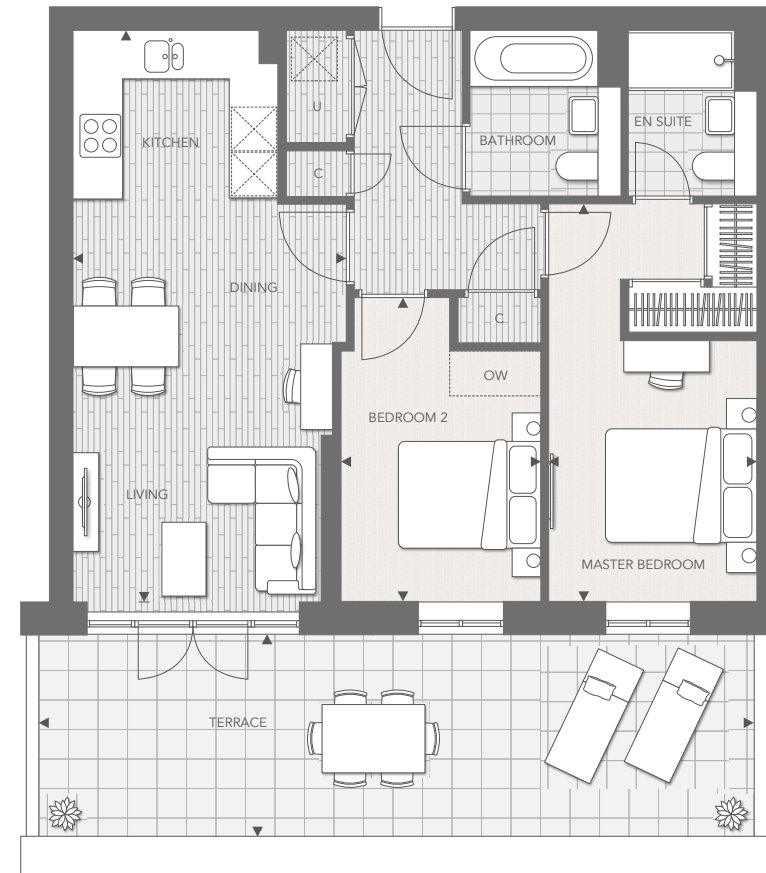
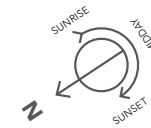


\* Privacy Glass C Cupboard U Utility Cupboard OW Optional Wardrobe ◀▶ Measurement points

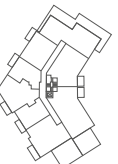
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**TWO BEDROOM APARTMENT**

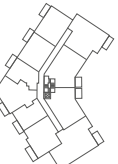
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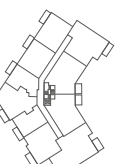
FIFTH FLOOR



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR

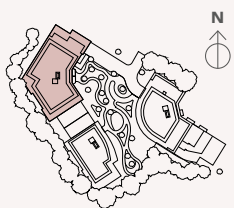


FIRST FLOOR

**ROOM DIMENSIONS**

Living / Dining / Kitchen Areas	7.57m x 3.62m	24'10" x 11'9"	Total Internal Area 68.5 sq m	737 sq ft
Master Bedroom	5.27m x 2.75m	17'3" x 9'0"		
Bedroom 2	4.03m x 2.65m	13'3" x 8'8"	Total External Area 25.5 sq m	274 sq ft
Terrace	2.65m x 9.60m	8'7" x 31'5"		

**LOCATION**



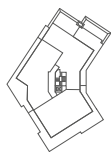
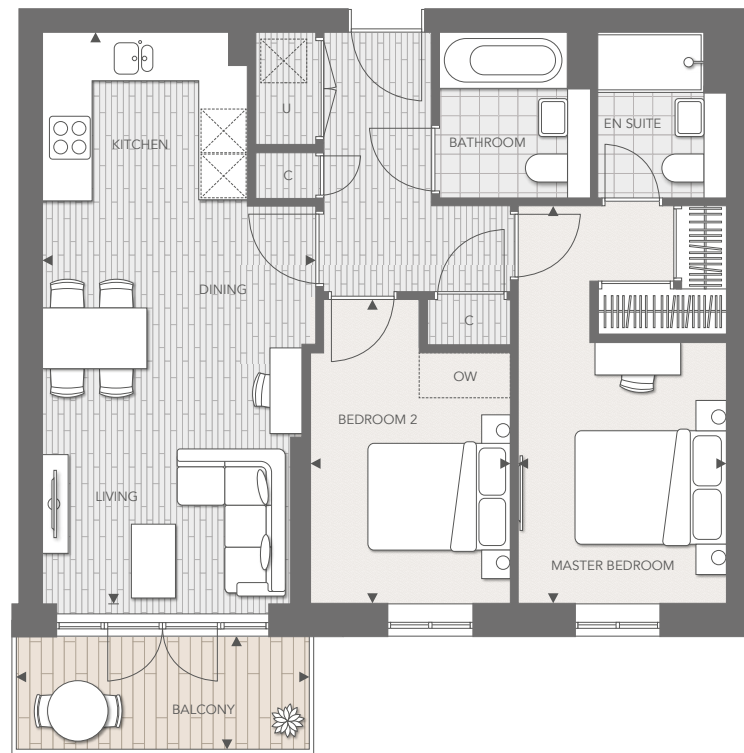
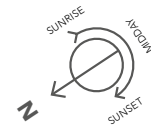
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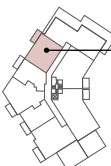


**TWO BEDROOM APARTMENT**

A.02.17, A.03.27 & A.04.36



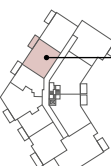
FIFTH FLOOR



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR

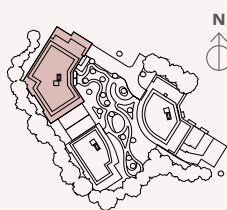


FIRST FLOOR

**ROOM DIMENSIONS**

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Bedroom 2	4.03m x 2.65m	13'3" x 8'8"	Total External Area 5.8 sq m	62 sq ft
Balcony	1.50m x 3.88m	4'11" x 12'9"		

**LOCATION**

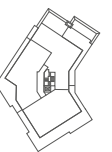
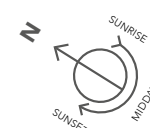


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**TWO BEDROOM APARTMENT**

A.01.05



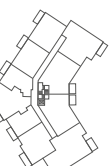
FIFTH FLOOR



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR

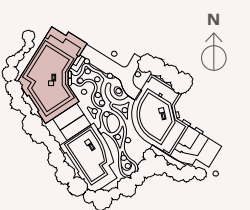


FIRST FLOOR

**ROOM DIMENSIONS**

Living / Dining / Kitchen Areas	8.25m x 3.53m	27'1" x 11'5"	Total Internal Area 77.2 sq m	830 sq ft
Master Bedroom	4.15m x 3.55m	13'7" x 11'8"		
Bedroom 2	4.47m x 2.75m	14'8" x 9'0"	Total External Area 44.0 sq m	474 sq ft
Terrace	2.79m x 10.35m	9'8" x 34'0"		

**LOCATION**



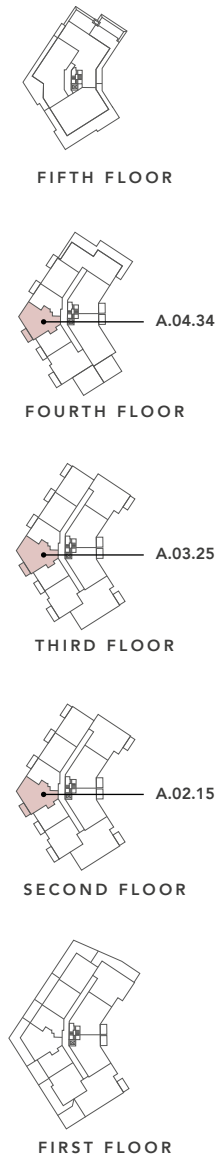
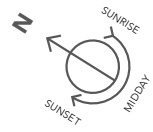
C Cupboard U Utility Cupboard OW Optional Wardrobe ▶◀ Measurement points

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**TWO BEDROOM APARTMENT**

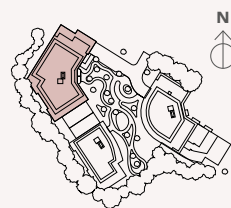
A.02.15, A.03.25 & A.04.34



**ROOM DIMENSIONS**

Living / Dining / Kitchen Areas	8.25m x 3.53m	27'1" x 11'5"	Total Internal Area	77.2 sq m	830 sq ft
Master Bedroom	4.15m x 3.55m	13'7" x 11'8"	Total External Area	5.8 sq m	62 sq ft
Bedroom 2	4.47m x 2.75m	14'8" x 9'0"			
Balcony	1.50m x 3.88m	4'11" x 12'9"			

**LOCATION**

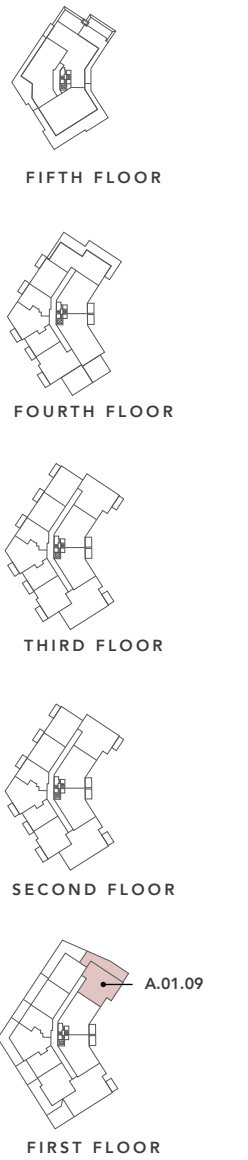
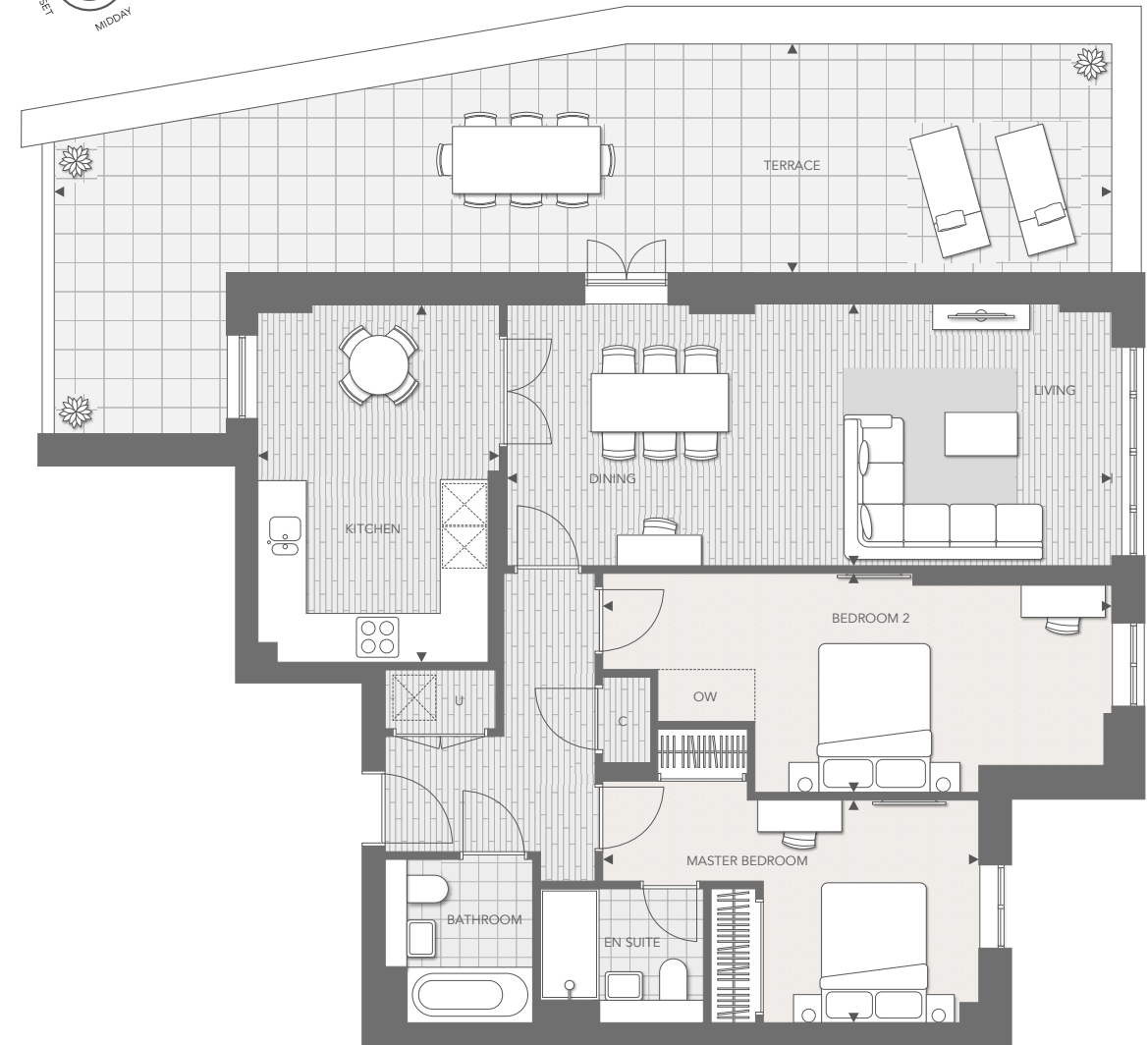
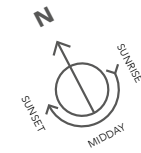


C Cupboard U Utility Cupboard OW Optional Wardrobe ◀▶ Measurement points

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**TWO BEDROOM APARTMENT**

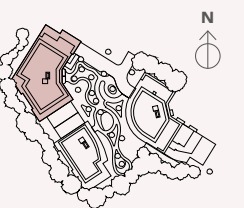
A.01.09\*



**ROOM DIMENSIONS**

Living / Dining Areas	8.15m x 3.52m	26'7" x 11'6"	Total Internal Area	96.6 sq m	1039 sq ft
Kitchen	3.25m x 4.82m	10'7" x 15'9"	Total External Area	45.9 sq m	494 sq ft
Master Bedroom	5.08m x 3.00m	16'8" x 9'10"			
Bedroom 2	6.86m x 2.95m	22'6" x 9'8"			
Terrace	3.21m x 14.23m	10'6" x 47'0"			

**LOCATION**



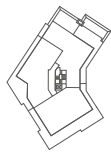
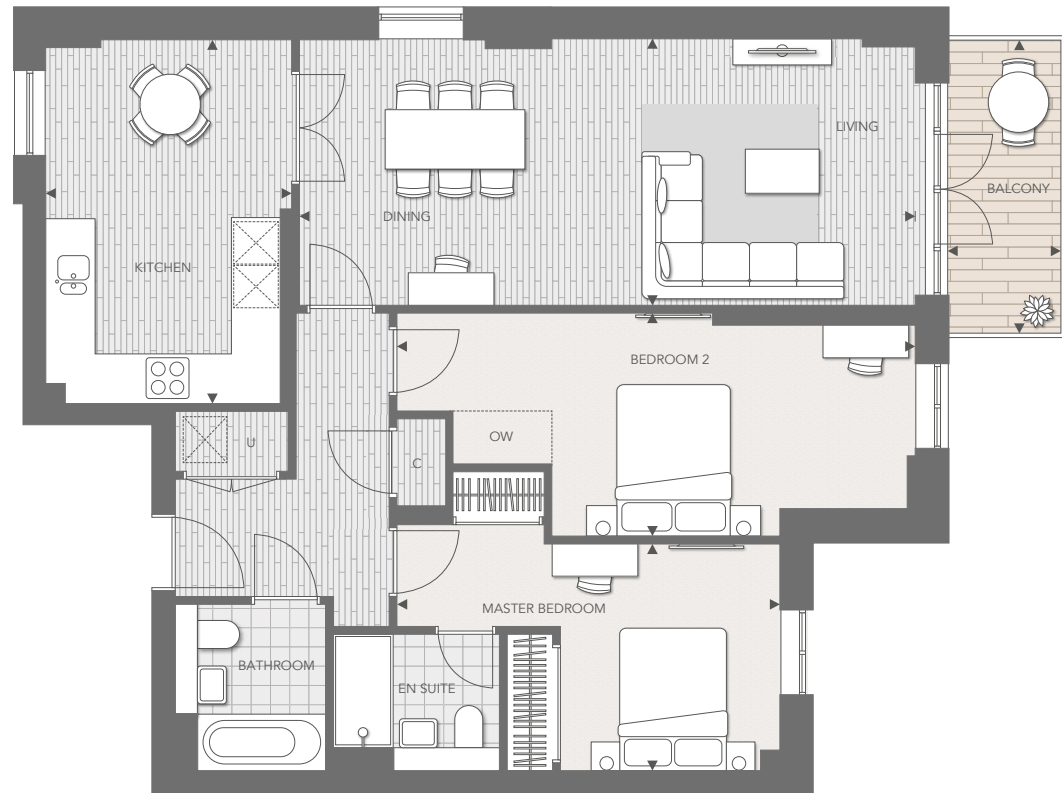
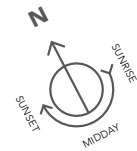
\* Privacy Glass C Cupboard U Utility Cupboard OW Optional Wardrobe ◀▶ Measurement points

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**TWO BEDROOM APARTMENT**

A.02.19\* & A.03.29\*



FIFTH FLOOR



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR

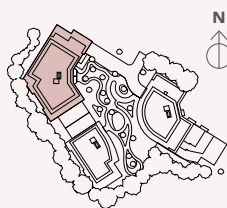


FIRST FLOOR

**ROOM DIMENSIONS**

Living / Dining Areas	8.15m x 3.52m	26'7" x 11'6"	Total Internal Area 96.6 sq m	1039 sq ft
Kitchen	3.25m x 4.82m	10'7" x 15'9"		
Master Bedroom	5.08m x 3.00m	16'8" x 9'10"	Total External Area 5.8 sq m	62 sq ft
Bedroom 2	6.86m x 2.95m	22'6" x 9'8"		
Balcony	1.50m x 3.88m	4'11" x 12'9"		

**LOCATION**

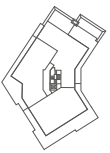
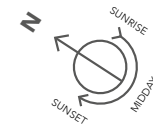


\* Privacy Glass C Cupboard U Utility Cupboard OW Optional Wardrobe ◀▶ Measurement points

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**TWO BEDROOM APARTMENT**

A.04.32



FIFTH FLOOR



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR

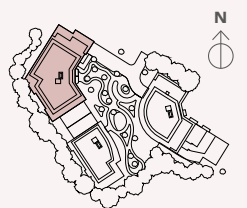


FIRST FLOOR

**ROOM DIMENSIONS**

Living / Dining / Kitchen Areas	10.96m x 3.50m	35'10" x 11'5"	Total Internal Area 89.8 sq m	966 sq ft
Master Bedroom	6.17m x 2.75m	20'3" x 9'0"		
Bedroom 2	4.59m x 2.75m	15'1" x 9'0"	Total External Area 41.7 sq m	511 sq ft
Terrace	6.04m x 7.05m	19'10" x 23'1"		
Balcony	1.50m x 3.88m	4'11" x 12'9"		

**LOCATION**



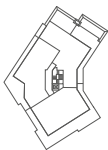
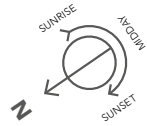
C Cupboard U Utility Cupboard OW Optional Wardrobe ◀▶ Measurement points

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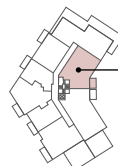


**TWO BEDROOM APARTMENT**

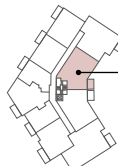
A.01.10, A.02.20, A.03.30 & A.04.38



FIFTH FLOOR



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR

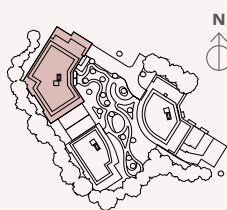


FIRST FLOOR

**ROOM DIMENSIONS**

Living / Dining Areas	5.64m x 3.03m	18'5" x 9'11"	Total Internal Area 86.1 sq m	926 sq ft
Kitchen	3.17m x 2.65m	10'4" x 8'7"		
Master Bedroom	5.72m x 3.00m	18'9" x 9'10"	Total External Area 5.3 sq m	57 sq ft
Bedroom 2	3.72m x 3.00m	12'3" x 9'10"		
Balcony	1.74m x 3.08m	5'8" x 10'1"		

**LOCATION**

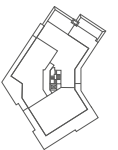
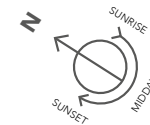


C Cupboard U Utility Cupboard OW Optional Wardrobe ◀▶ Measurement points

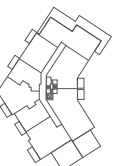
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**TWO BEDROOM APARTMENT**

A.01.01, A.02.11 & A.03.21



FIFTH FLOOR



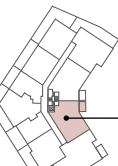
FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR

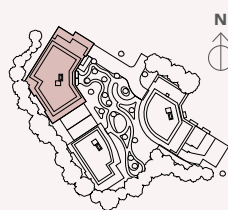


FIRST FLOOR

**ROOM DIMENSIONS**

Living / Dining Areas	5.64m x 3.23m	18'5" x 10'6"	Total Internal Area 82.1 sq m	883 sq ft
Kitchen	2.82m x 2.71m	9'3" x 8'9"		
Master Bedroom	5.32m x 3.00m	17'5" x 9'10"	Total External Area 5.4 sq m	57 sq ft
Bedroom 2	3.40m x 2.85m	11'2" x 9'4"		
Balcony	1.74m x 3.11m	5'9" x 10'2"		

**LOCATION**



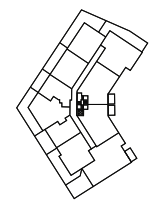
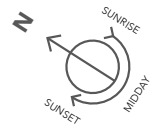
C Cupboard U Utility Cupboard OW Optional Wardrobe ▶◀ Measurement points

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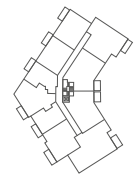


**TWO BEDROOM APARTMENT**

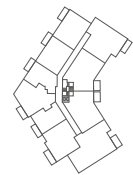
A.04.31



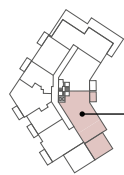
FIRST FLOOR



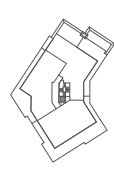
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



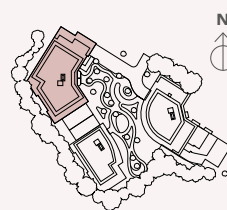
FIFTH FLOOR

**ROOM DIMENSIONS**

Living / Dining Areas	6.64m x 4.12m	21'8" x 13'5"
Kitchen	5.64m x 3.40m	18'5" x 11'2"
Master Bedroom	3.54m x 3.20m	11'7" x 10'6"
Bedroom 2	4.12m x 3.75m	13'6" x 12'4"
Terrace	5.59m x 6.58m	18'4" x 21'7"
Balcony	1.74m x 3.10m	5'8" x 10'2"

<b>Total Internal Area</b>	109.7 sq m	1180 sq ft
<b>Total External Area</b>	43.6 sq m	469 sq ft

**LOCATION**

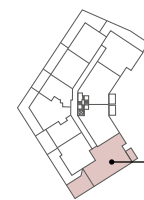
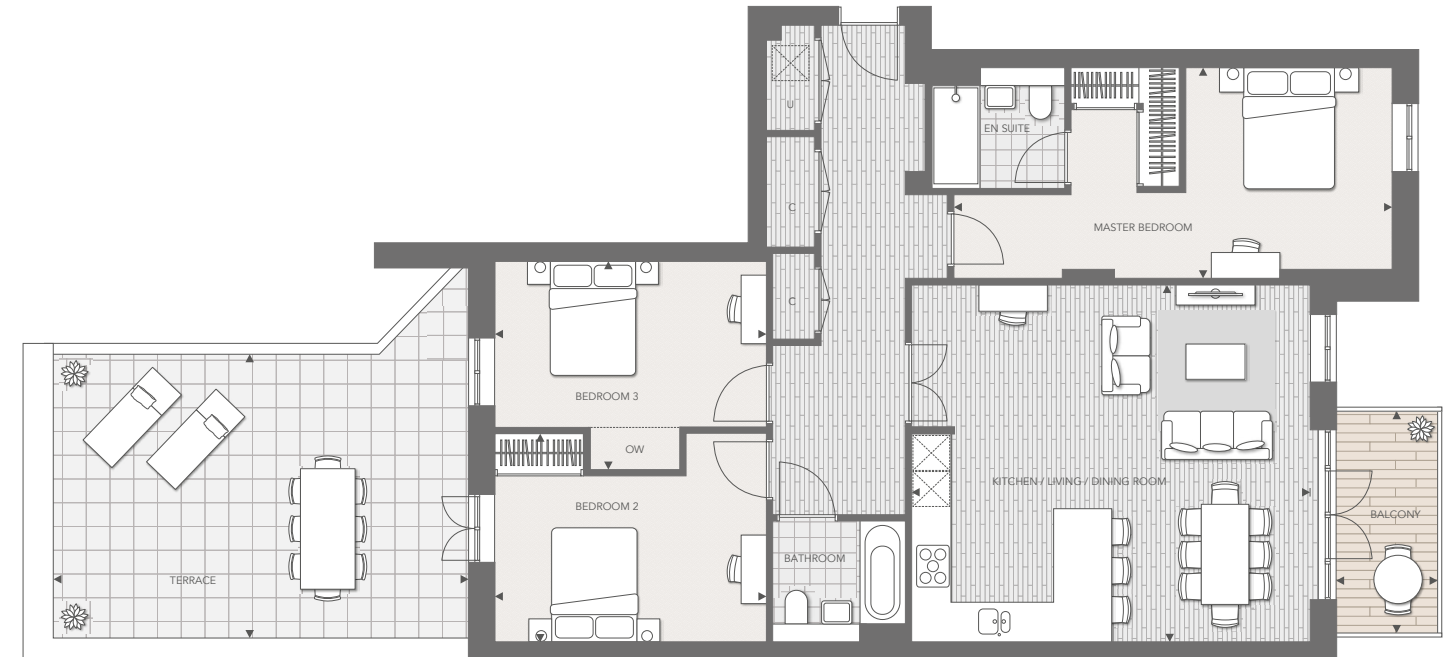
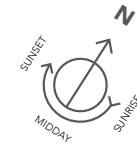


C Cupboard U Utility Cupboard OW Optional Wardrobe ◀▶ Measurement points

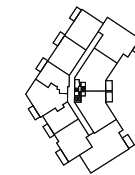
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**THREE BEDROOM APARTMENT**

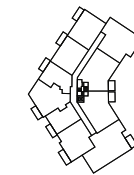
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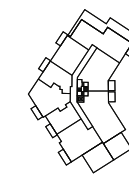
FIRST FLOOR



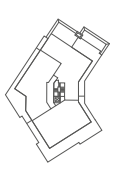
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



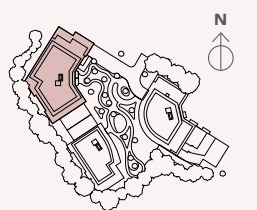
FIFTH FLOOR

**ROOM DIMENSIONS**

Living / Dining / Kitchen Areas	6.59m x 5.91m	21'6" x 19'4"
Master Bedroom	7.24m x 3.49m	23'9" x 11'5"
Bedroom 2	4.50m x 3.45m	14'9" x 11'4"
Bedroom 3	4.50m x 3.45m	14'9" x 11'4"
Terrace	4.78m x 6.83m	15'4" x 22'4"
Balcony	1.68m x 3.68m	5'6" x 12'1"

<b>Total Internal Area</b>	119.8 sq m	1289 sq ft
<b>Total External Area</b>	39.7 sq m	427 sq ft

**LOCATION**

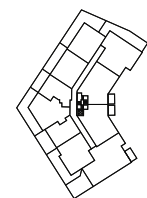
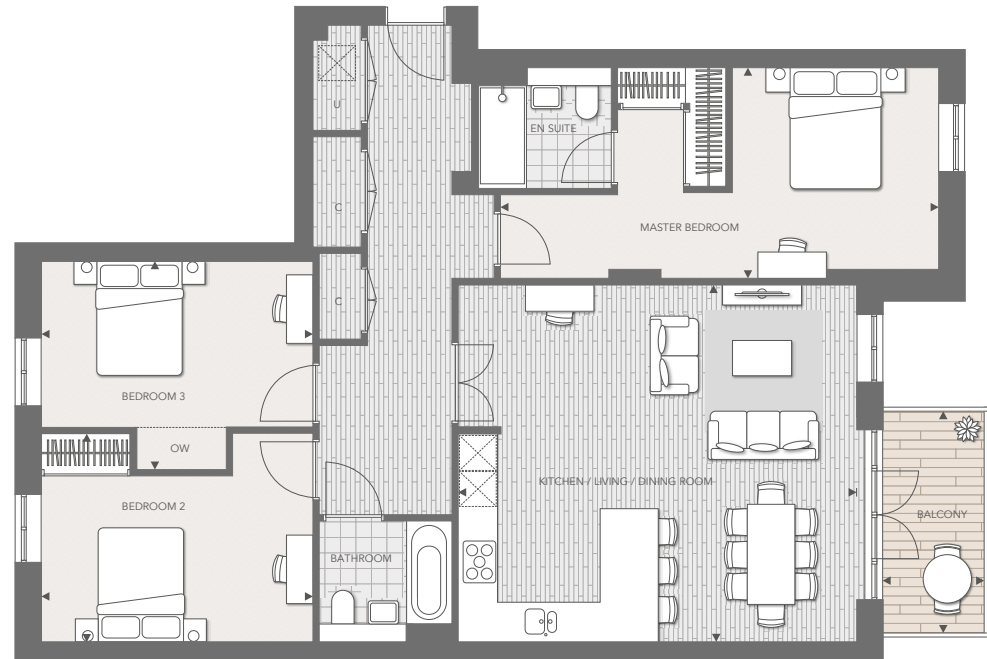
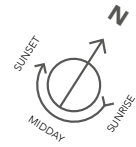


C Cupboard U Utility Cupboard OW Optional Wardrobe ▶◀ Measurement points

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THREE BEDROOM APARTMENT

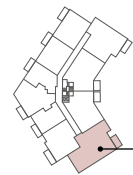
A.02.12 & A.03.22



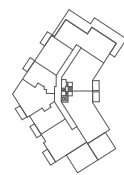
FIRST FLOOR



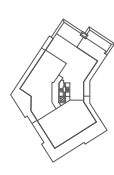
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

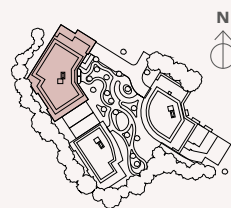


FIFTH FLOOR

ROOM DIMENSIONS

Living / Dining / Kitchen Areas	6.59m x 5.91m	21'6" x 19'4"	Total Internal Area	119.8 sq m	1289 sq ft
Master Bedroom	7.24m x 3.49m	23'9" x 11'5"	Total External Area	6.2 sq m	67 sq ft
Bedroom 2	4.50m x 3.45m	14'9" x 11'4"			
Bedroom 3	4.50m x 3.45m	14'9" x 11'4"			
Balcony	1.68m x 3.68m	5'7" x 12'1"			

LOCATION

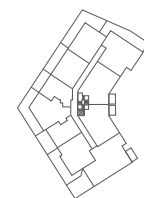
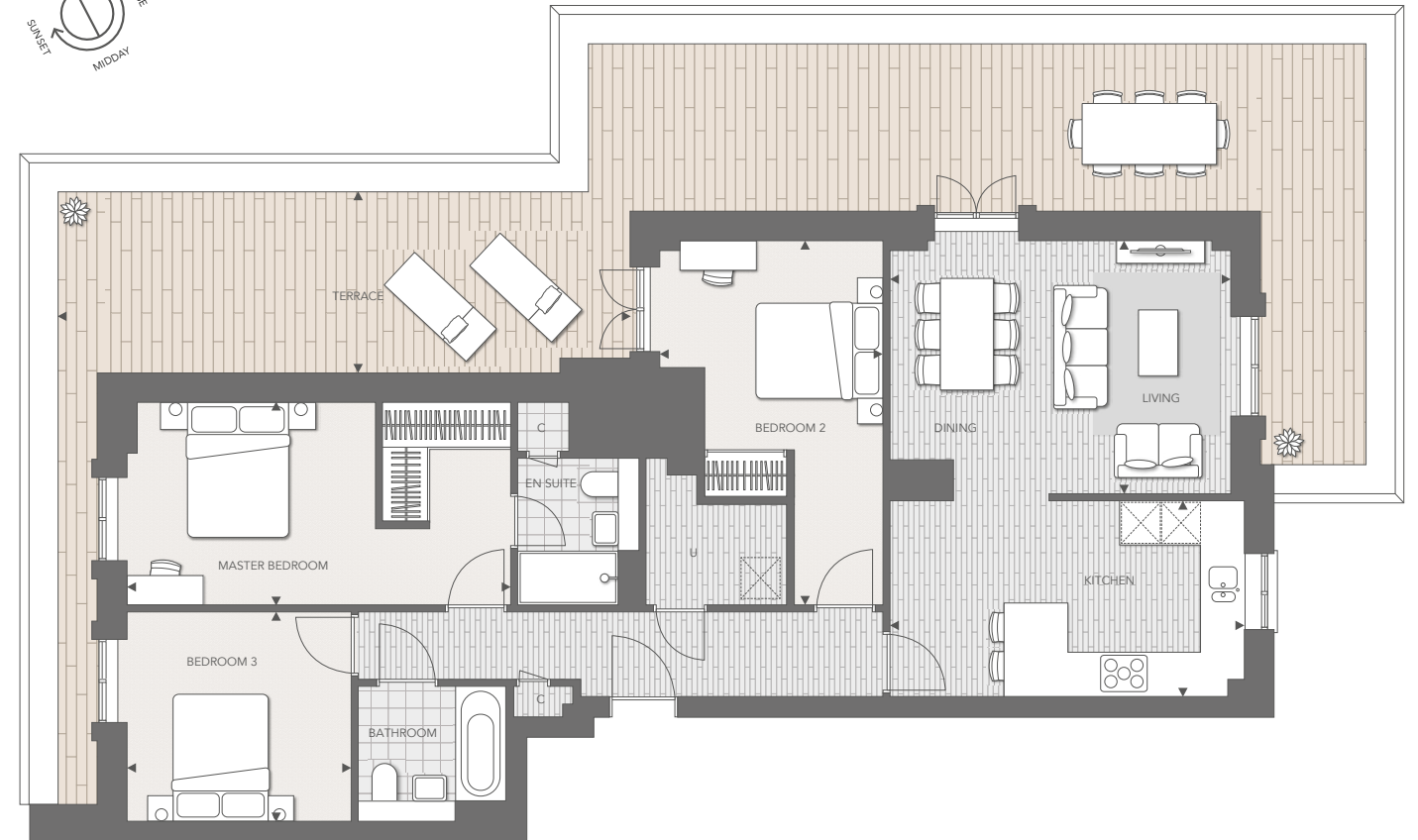
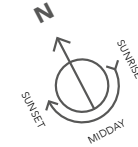


C Cupboard U Utility Cupboard OW Optional Wardrobe ◀▶ Measurement points

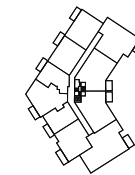
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THREE BEDROOM APARTMENT

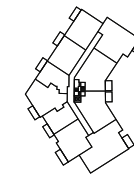
A.04.37



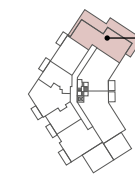
FIRST FLOOR



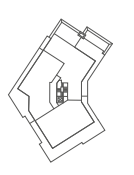
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

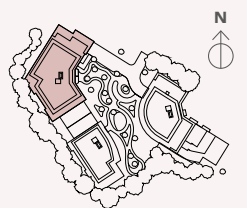


FIFTH FLOOR

ROOM DIMENSIONS

Living / Dining Areas	5.06m x 3.77m	16'6" x 12'4"	Total Internal Area	101.0 sq m	1086 sq ft
Kitchen	5.27m x 2.90m	17'3" x 9'5"	Total External Area	60.6 sq m	653 sq ft
Master Bedroom	5.70m x 3.01m	18'8" x 9'11"			
Bedroom 2	3.32m x 5.41m	10'11" x 17'9"			
Bedroom 3	3.34m x 3.11m	10'11" x 10'2"			
Terrace	2.68m x 8.48m	8'10" x 27'10"			

LOCATION



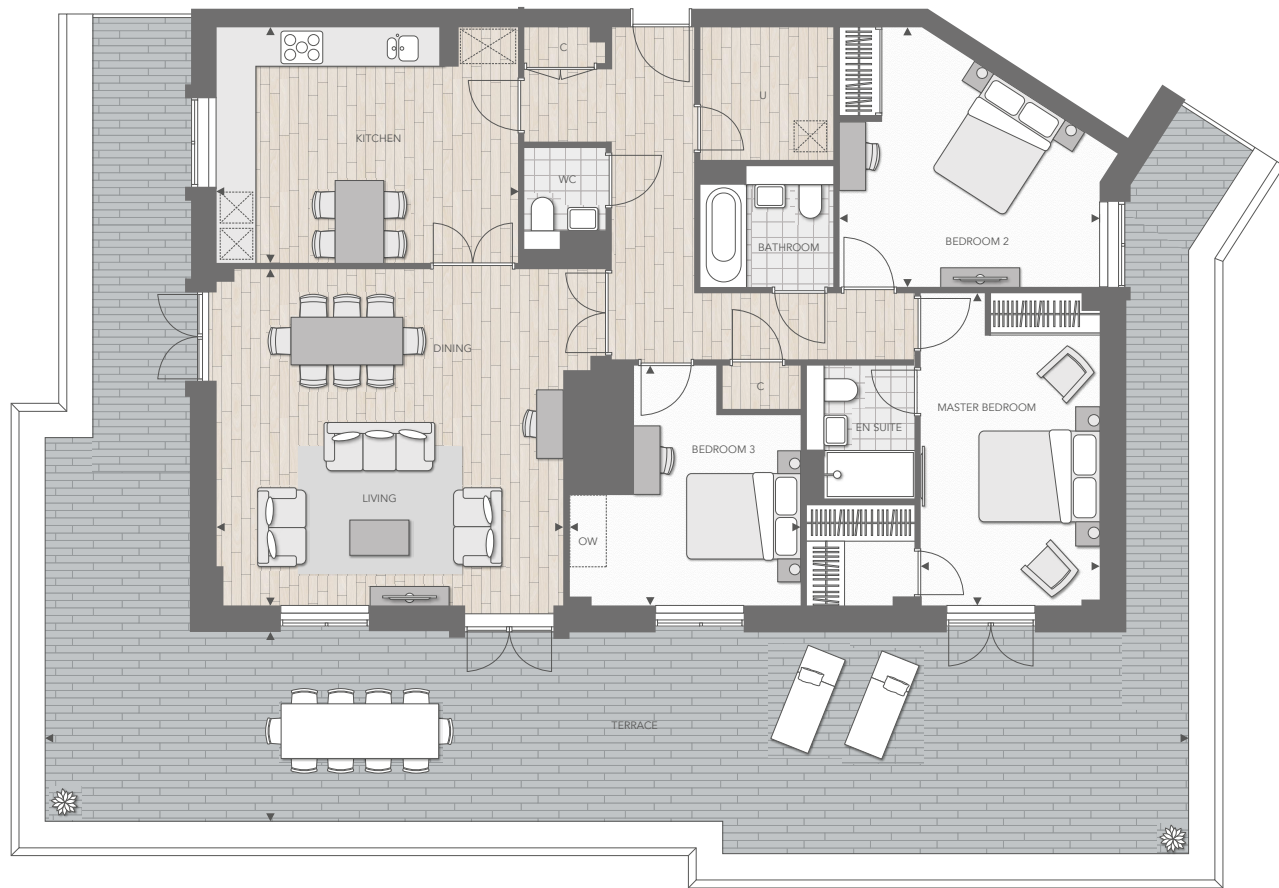
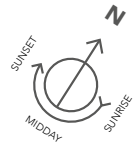
C Cupboard U Utility Cupboard ▶▶ Measurement points

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**THREE BEDROOM PENTHOUSE**

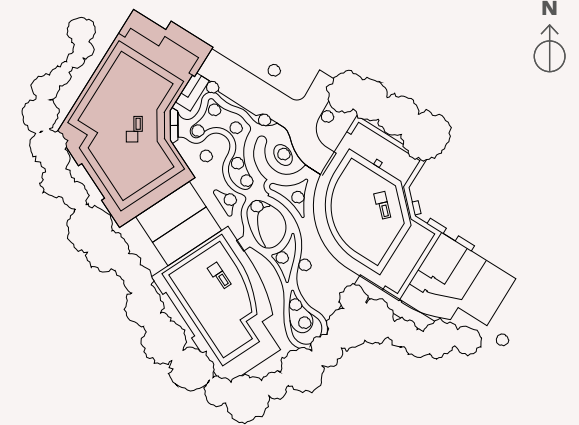
A.05.39



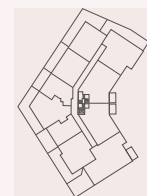
**ROOM DIMENSIONS**

Living / Dining Areas	5.57m x 5.75m	18'3" x 18'7"
Kitchen	4.99m x 3.90m	16'4" x 12'8"
Master Bedroom	5.18m x 2.97m	17'0" x 9'9"
Bedroom 2	4.31m x 4.30m	14'2" x 14'1"
Bedroom 3	3.80m x 3.98m	12'6" x 13'1"
Terrace	18.91m x 3.13m	62'0" x 10'3"
<b>Total Internal Area</b>	<b>136.5 sq m</b>	<b>1469 sq ft</b>
<b>Total External Area Levels</b>	<b>91.2 sq m</b>	<b>981 sq ft</b>

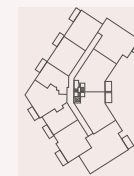
**BLOCK LOCATION**



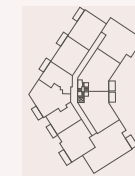
**APARTMENT LOCATOR**



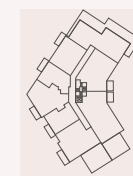
FIRST FLOOR



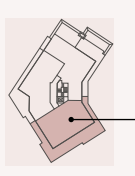
SECOND FLOOR



THIRD FLOOR



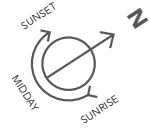
FOURTH FLOOR



FIFTH FLOOR

**THREE BEDROOM PENTHOUSE**

A.05.40

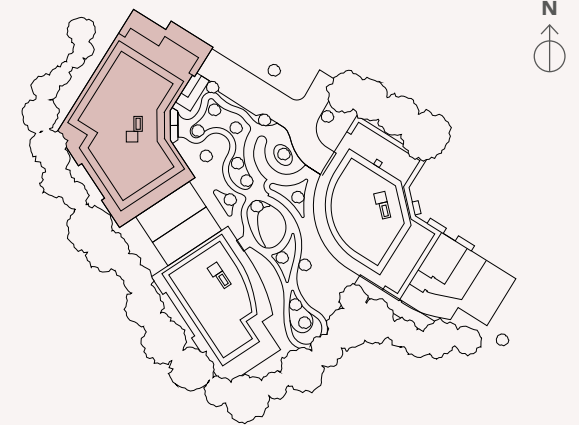


**ROOM DIMENSIONS**

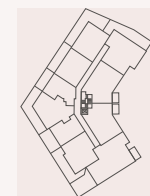
Living Room	4.65m x 6.60m	15'3" x 21'8"
Kitchen	4.85m x 3.59m	15'11" x 11'9"
Dining Room	3.99m x 4.00m	13'1" x 13'1"
Master Bedroom	3.26m x 7.20m	10'8" x 23'7"
Bedroom 2	3.84m x 2.80m	12'7" x 9'2"
Bedroom 3	3.84m x 2.75m	12'7" x 9'0"
Terrace	10.88m x 4.69m	35'7" x 15'1"

Total Internal Area	137.1 sq m	1475 sq ft
Total External Area	50.1 sq m	540 sq ft

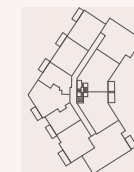
**BLOCK LOCATION**



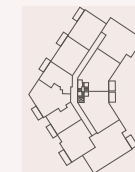
**APARTMENT LOCATOR**



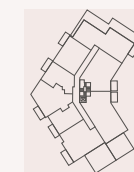
FIRST FLOOR



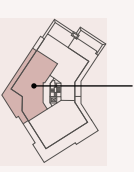
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

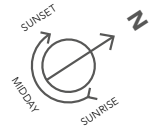


FIFTH FLOOR



**THREE BEDROOM PENTHOUSE**

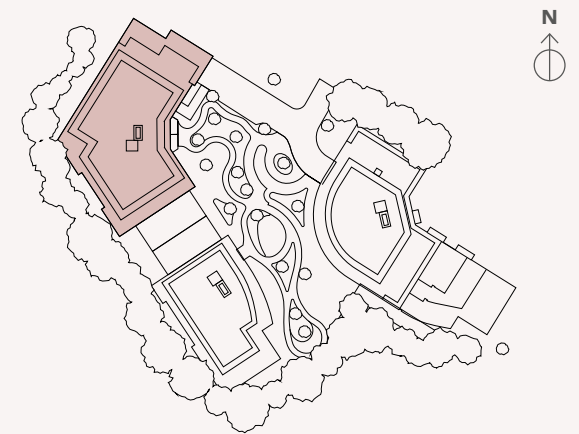
A.05.41



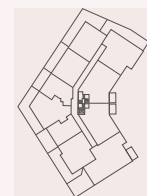
**ROOM DIMENSIONS**

Living / Dining Area	7.8m x 3.77m	25'6" x 12'4"
Kitchen	5.5m x 3.94m	18'0" x 12'10"
Master Bedroom	3.81m x 4.31m	12'6" x 14'2"
Bedroom 2	5.14m x 2.86m	16'10" x 9'5"
Bedroom 3	3.29m x 2.65m	10'9" x 8'8"
Terrace 1	1.08m x 3.96m	3'7" x 13'0"
Terrace 2	3.11m x 9.00m	10'2" x 29'9"
<b>Total Internal Area</b>	<b>125.5 sq m</b>	<b>1351 sq ft</b>
<b>Total External Area</b>	<b>45.3 sq m</b>	<b>487 sq ft</b>

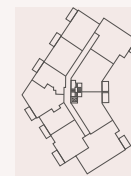
**BLOCK LOCATION**



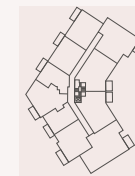
**APARTMENT LOCATOR**



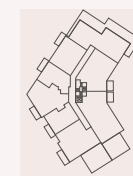
FIRST FLOOR



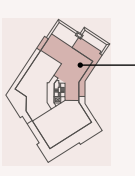
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR





Computer generated image of Beecham House, indicative only.

# BEECHAM HOUSE

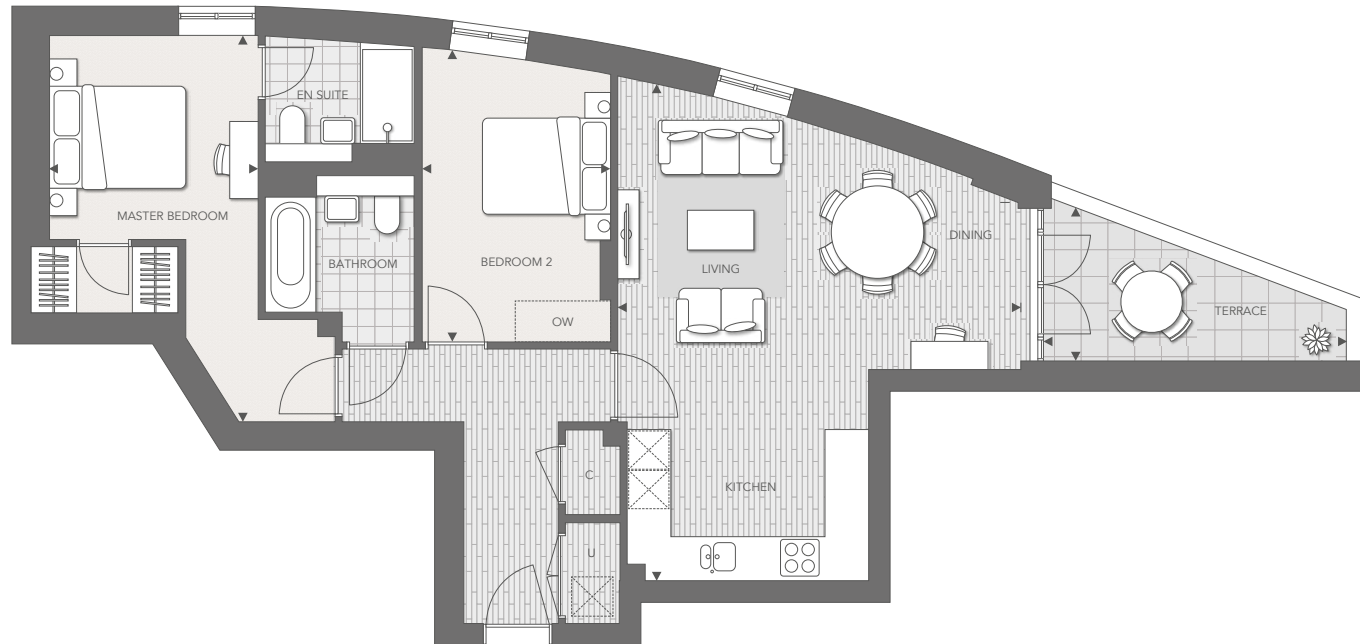
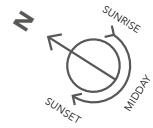


*Floorplans*



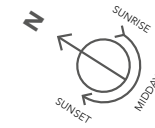
TWO BEDROOM APARTMENT

B.01.01



TWO BEDROOM APARTMENT

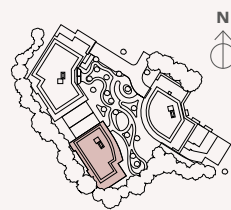
B.04.19



ROOM DIMENSIONS

Living / Dining / Kitchen Areas	7.42m x 5.94m	24'3" x 19'5"	Total Internal Area	82.0 sq m	882 sq ft
Master Bedroom	5.68m x 3.12m	18'6" x 10'2"	Total External Area	8.2 sq m	88 sq ft
Bedroom 2	4.33m x 2.78m	14'3" x 9'1"			
Terrace	4.68m x 2.66m	15'4" x 8'9"			

LOCATION



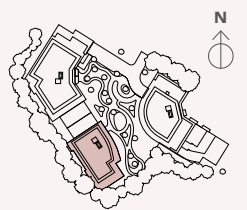
C Cupboard U Utility Cupboard OW Optional Wardrobe ◀▶ Measurement points

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ROOM DIMENSIONS

Living / Dining / Kitchen Areas	10.42m x 3.76m	34'2" x 12'3"	Total Internal Area	80.7 sq m	868 sq ft
Master Bedroom	5.30m x 2.81m	17'4" x 9'3"	Total External Area	43.8 sq m	471 sq ft
Bedroom 2	4.05m x 2.75m	13'3" x 9'0"			
Terrace	6.15m x 6.27m	20'2" x 20'7"			
Balcony	1.50m x 3.88m	4'11" x 12'9"			

LOCATION

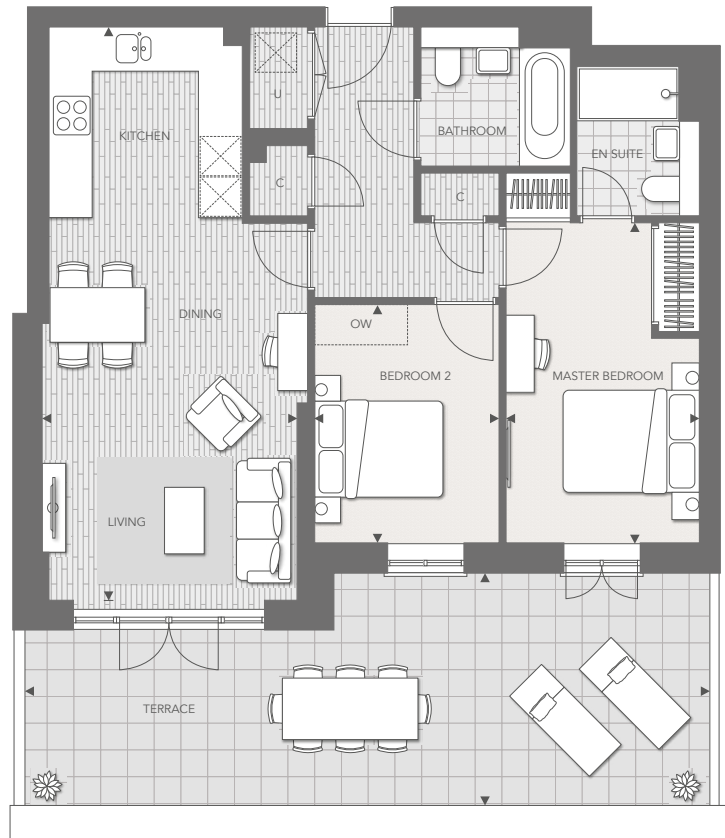
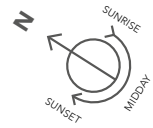


C Cupboard U Utility Cupboard OW Optional Wardrobe ▶◀ Measurement points

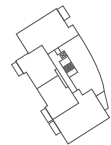
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TWO BEDROOM APARTMENT

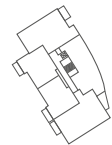
B.01.04



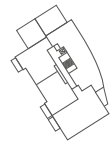
FIRST FLOOR



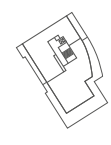
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

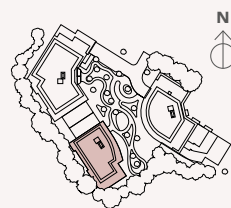


FIFTH FLOOR

ROOM DIMENSIONS

Living / Dining / Kitchen Areas	8.43m x 3.76m	27'6" x 12'4"	Total Internal Area	75.0 sq m	807 sq ft
Master Bedroom	4.72m x 2.85m	15'6" x 9'4"			
Bedroom 2	3.52m x 2.71m	11'6" x 8'11"	Total External Area	31.0 sq m	333 sq ft
Terrace	10.10m x 3.43m	33'1" x 11'3"			

LOCATION

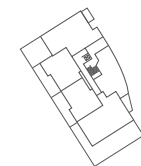
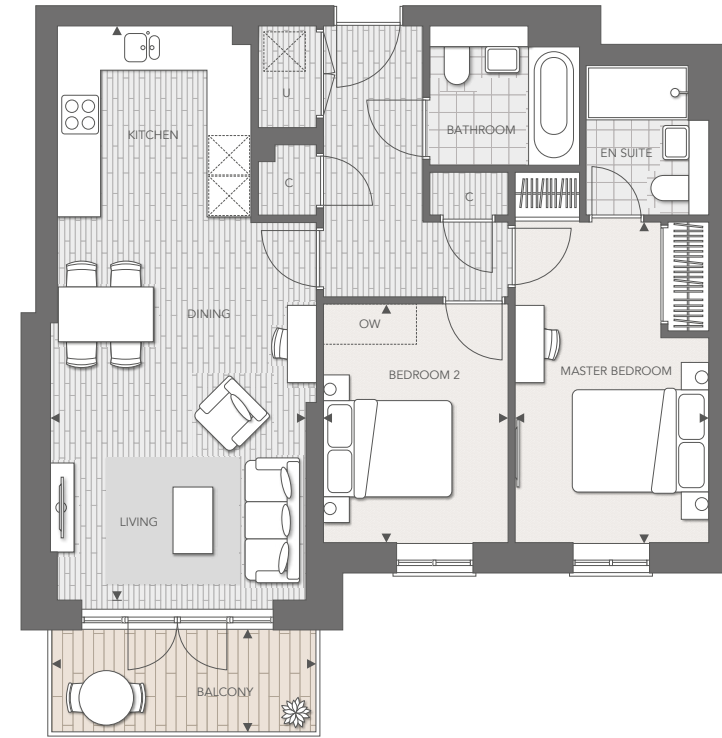
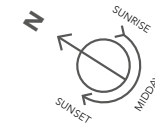


C Cupboard U Utility Cupboard OW Optional Wardrobe ◀▶ Measurement points

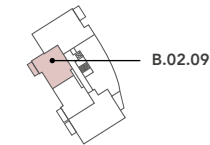
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TWO BEDROOM APARTMENT

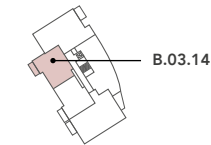
B.02.09 & B.03.14



FIRST FLOOR



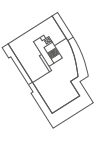
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

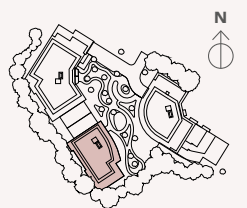


FIFTH FLOOR

ROOM DIMENSIONS

Living / Dining / Kitchen Areas	8.43m x 3.76m	27'6" x 12'5"	Total Internal Area	75.0 sq m	807 sq ft
Master Bedroom	4.72m x 2.85m	15'6" x 9'4"			
Bedroom 2	3.52m x 2.71m	11'6" x 8'11"	Total External Area	5.8 sq m	62 sq ft
Balcony	1.50m x 3.88m	4'11" x 12'9"			

LOCATION



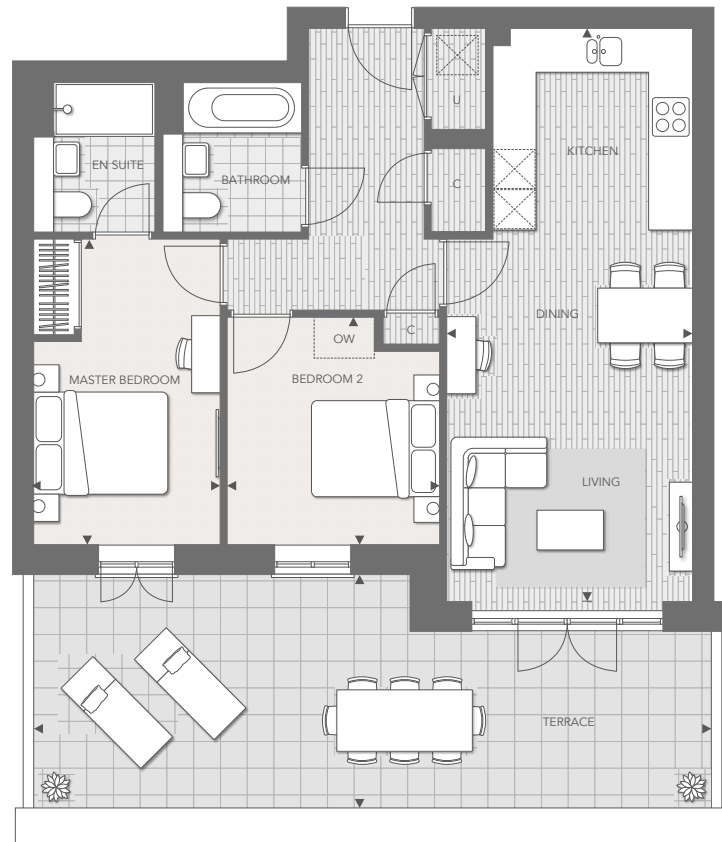
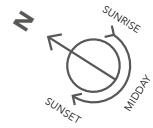
C Cupboard U Utility Cupboard OW Optional Wardrobe ▶▶ Measurement points

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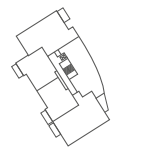


TWO BEDROOM APARTMENT

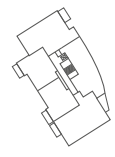
B.01.03



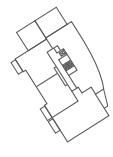
FIRST FLOOR



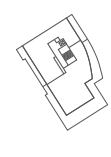
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

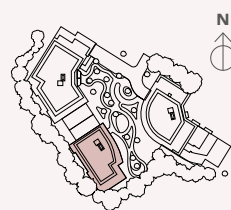


FIFTH FLOOR

ROOM DIMENSIONS

Living / Dining / Kitchen Areas	8.43m x 3.62m	27'6" x 11'9"	Total Internal Area	73.3 sq m	789 sq ft
Master Bedroom	4.50m x 2.75m	14'9" x 9'0"	Total External Area	30.7 sq m	330 sq ft
Bedroom 2	3.35m x 3.13m	11'0" x 10'3"			
Terrace	10.06m x 3.43m	33'0" x 11'3"			

LOCATION

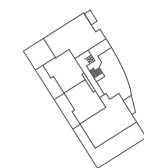
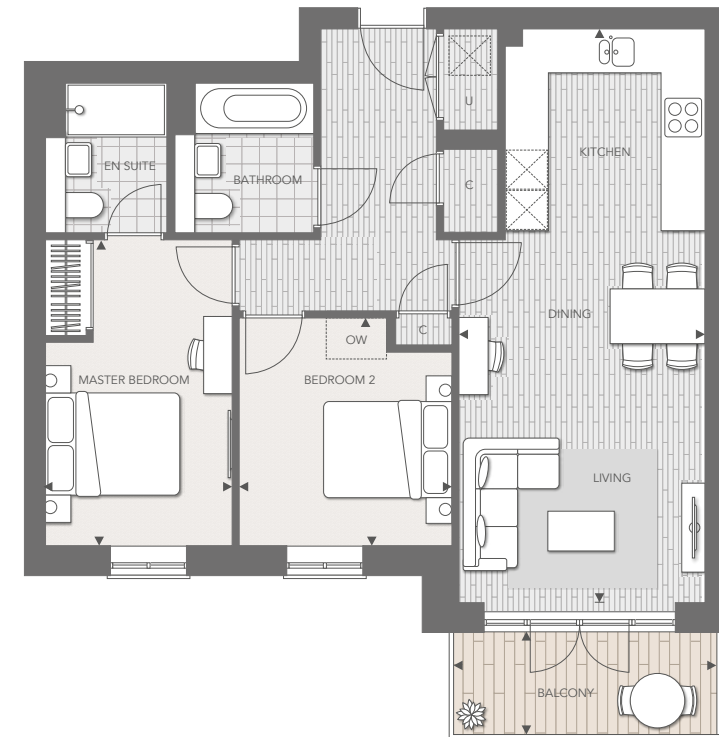
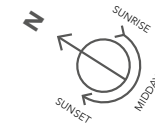


C Cupboard U Utility Cupboard OW Optional Wardrobe ◀▶ Measurement points

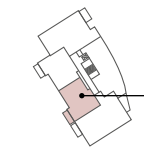
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TWO BEDROOM APARTMENT

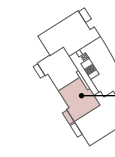
B.02.08, B.03.13 & B.04.18



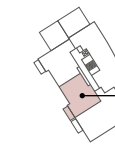
FIRST FLOOR



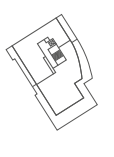
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

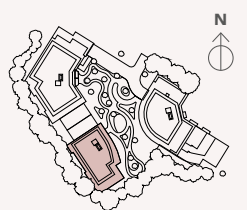


FIFTH FLOOR

ROOM DIMENSIONS

Living / Dining / Kitchen Areas	8.43m x 3.62m	27'6" x 11'9"	Total Internal Area	73.3 sq m	789 sq ft
Master Bedroom	4.50m x 2.75m	14'9" x 9'0"	Total External Area	5.8 sq m	62 sq ft
Bedroom 2	3.35m x 3.13m	11'0" x 10'3"			
Balcony	1.50m x 3.88m	4'11" x 12'9"			

LOCATION

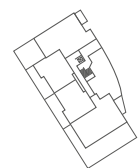
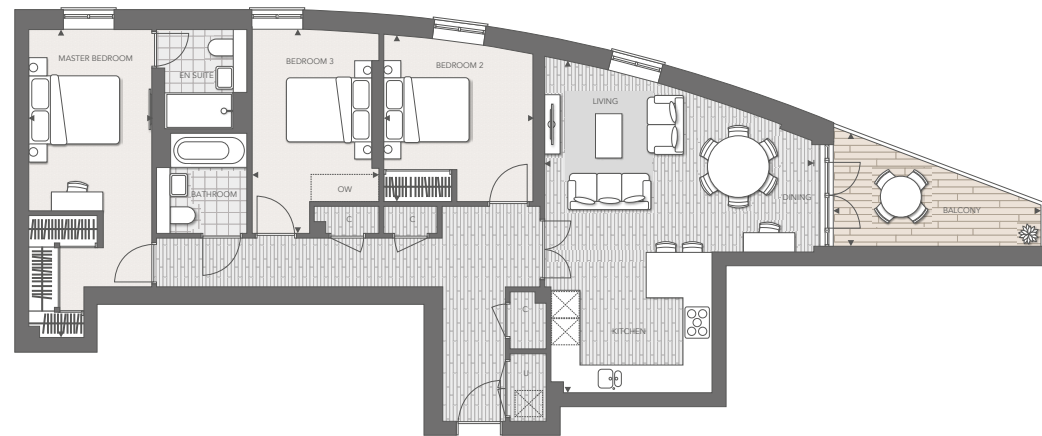
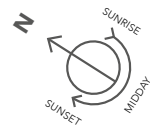


C Cupboard U Utility Cupboard OW Optional Wardrobe ▶◀ Measurement points

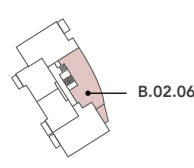
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THREE BEDROOM APARTMENT

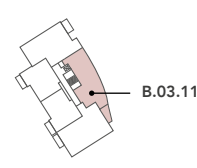
B.02.06 & B.03.11



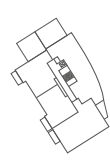
FIRST FLOOR



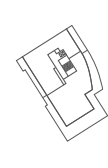
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

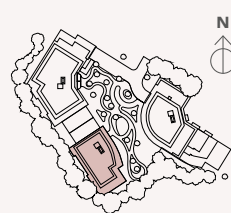


FIFTH FLOOR

ROOM DIMENSIONS

Living / Dining / Kitchen Areas	7.33m x 5.94m	24'0" x 19'5"	Total Internal Area 104.2 sq m	1121 sq ft
Master Bedroom	6.80m x 2.74m	22'4" x 9'0"		
Bedroom 2	3.69m x 3.30m	12'1" x 10'10"	Total External Area 8.1 sq m	87 sq ft
Bedroom 3	4.50m x 2.81m	14'9" x 9'3"		
Balcony	4.58m x 2.64m	15'0" x 8'8"		

LOCATION

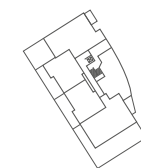
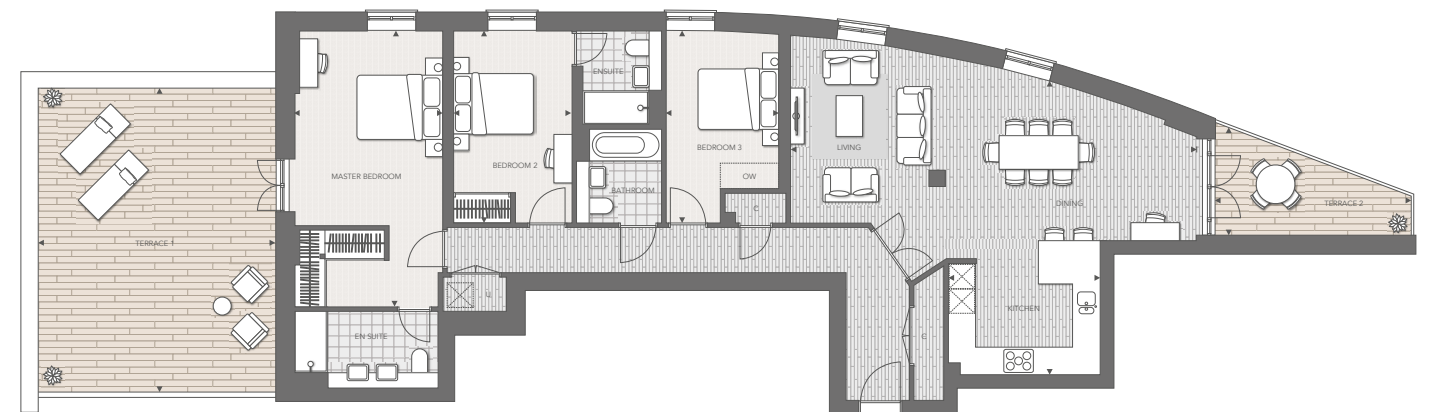
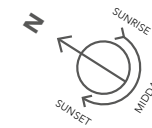


C Cupboard U Utility Cupboard OW Optional Wardrobe ◀▶ Measurement points

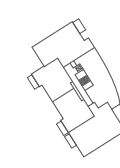
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THREE BEDROOM APARTMENT

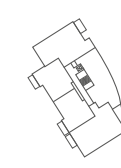
B.04.16



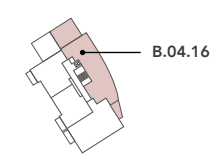
FIRST FLOOR



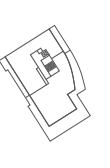
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

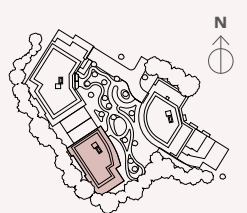


FIFTH FLOOR

ROOM DIMENSIONS

Living / Dining / Kitchen Areas	9.48m x 6.88m	31'1" x 22'6"	Total Internal Area 134.4 sq m	1446 sq ft
Master Bedroom	6.45m x 3.46m	21'2" x 11'4"		
Bedroom 2	4.50m x 2.77m	14'9" x 9'1"	Total External Area 48.2 sq m	519 sq ft
Bedroom 3	4.50m x 2.65m	14'9" x 8'8"		
Terrace 1	5.59m x 7.12m	18'4" x 23'4"		
Terrace 2	4.68m x 2.64m	15'4" x 8'8"		

LOCATION



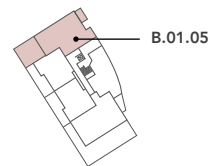
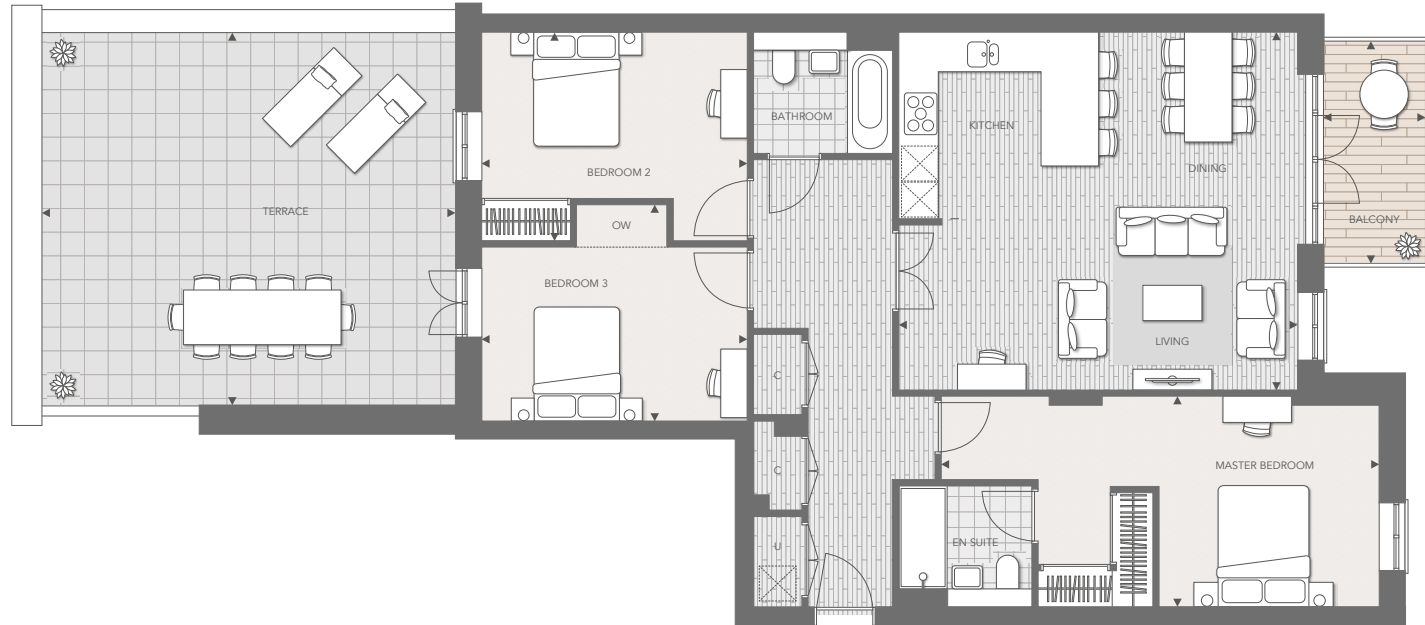
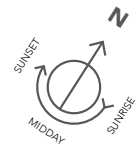
C Cupboard U Utility Cupboard OW Optional Wardrobe ◀▶ Measurement points

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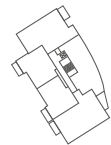


THREE BEDROOM APARTMENT

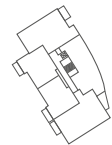
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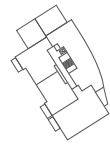
FIRST FLOOR



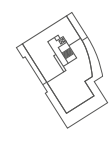
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR

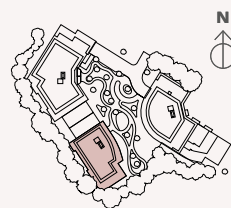
ROOM DIMENSIONS

Living / Dining / Kitchen Areas	6.59m x 5.91m	21'6" x 19'4"
Master Bedroom	7.24m x 3.49m	23'9" x 11'5"
Bedroom 2	4.39m x 3.45m	14'5" x 11'4"
Bedroom 3	4.39m x 3.57m	14'5" x 11'9"
Balcony	1.69m x 3.68m	5'6" x 12'0"
Terrace	6.36m x 6.83m	20'9" x 22'4"

Total Internal Area  
118.8 sq m      1279 sq ft

Total External Area  
50.9 sq m      546 sq ft

LOCATION

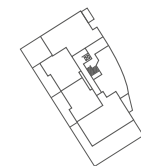
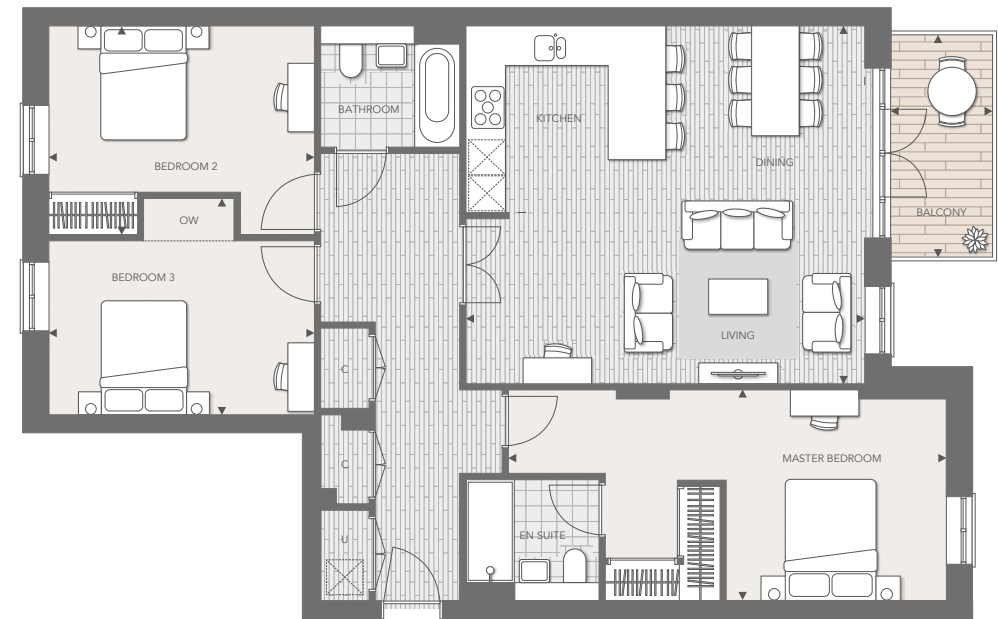
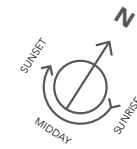


C Cupboard U Utility Cupboard OW Optional Wardrobe ◀▶ Measurement points

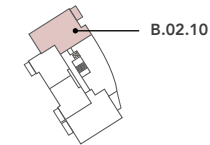
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THREE BEDROOM APARTMENT

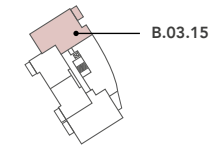
B.02.10 & B.03.15



FIRST FLOOR



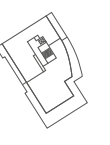
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR

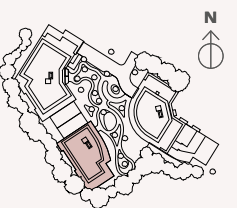
ROOM DIMENSIONS

Living / Dining / Kitchen Areas	6.59m x 5.91m	21'6" x 19'4"
Master Bedroom	7.24m x 3.49m	23'9" x 11'5"
Bedroom 2	4.39m x 3.45m	14'5" x 11'4"
Bedroom 3	4.39m x 3.57m	14'5" x 11'9"
Balcony	1.69m x 3.68m	5'6" x 12'0"

Total Internal Area  
118.8 sq m      1279 sq ft

Total External Area  
6.2 sq m      66 sq ft

LOCATION

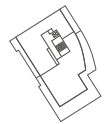
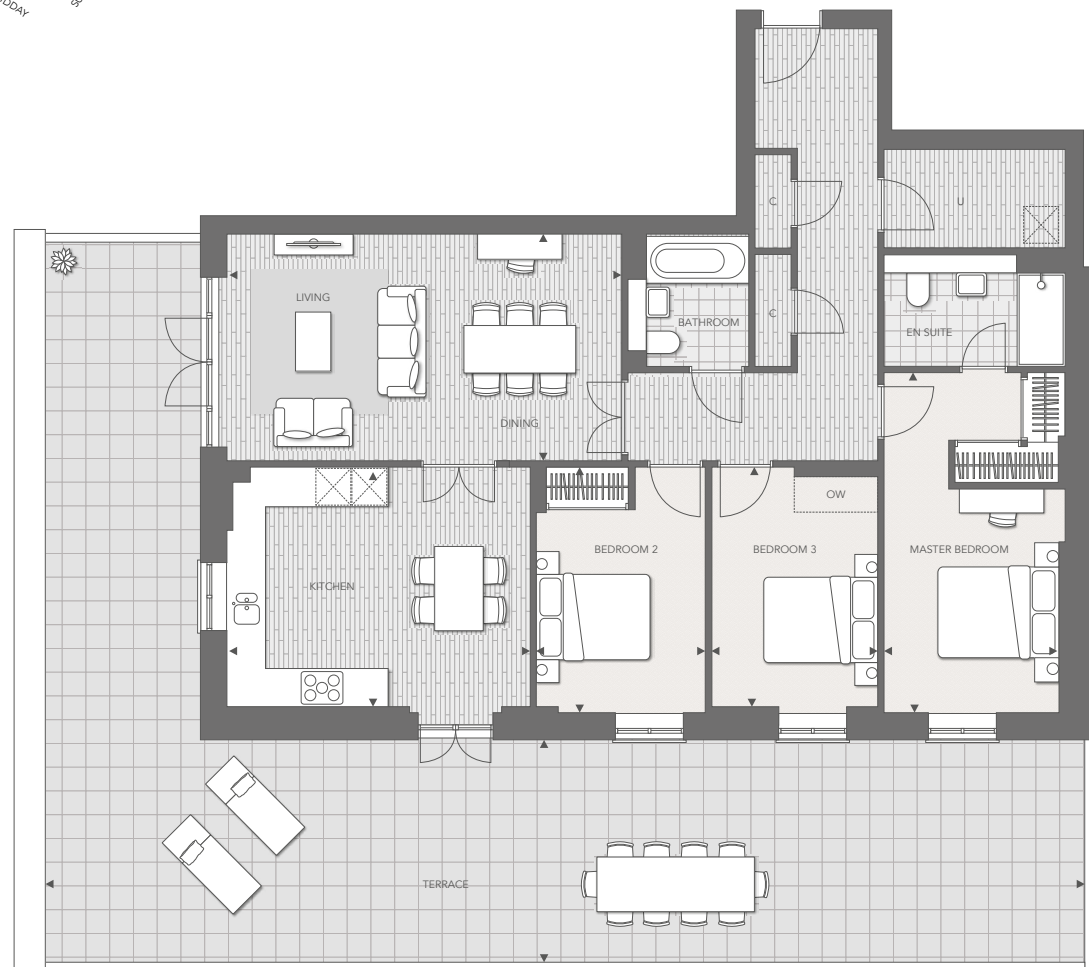
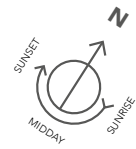


C Cupboard U Utility Cupboard OW Optional Wardrobe ▶▶ Measurement points

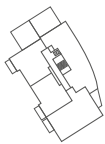
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THREE BEDROOM APARTMENT

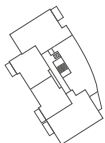
B.01.02



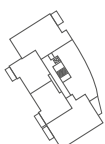
FIFTH FLOOR



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



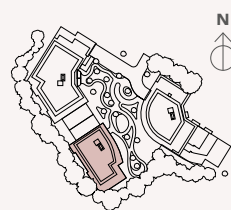
FIRST FLOOR

ROOM DIMENSIONS

Living / Dining Areas	6.53m x 3.76m	21'4" x 12'3"
Kitchen	5.02m x 3.98m	16'5" x 13'1"
Master Bedroom	5.63m x 2.91m	18'6" x 9'6"
Bedroom 2	4.07m x 2.80m	13'4" x 9'2"
Bedroom 3	3.98m x 2.75m	13'1" x 9'0"
Terrace	17.02m x 5.30m	55'8" x 17'4"

Total Internal Area	120.2 sq m	1293 sq ft
Total External Area	111.0 sq m	1195 sq ft

LOCATION

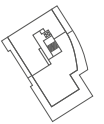
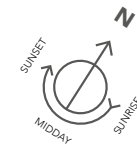


C Cupboard U Utility Cupboard OW Optional Wardrobe ◀▶ Measurement points

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THREE BEDROOM APARTMENT

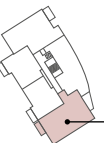
B.02.07, B.03.12 & B.04.17



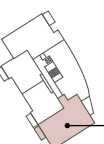
FIFTH FLOOR



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



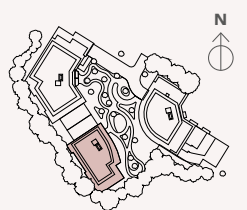
FIRST FLOOR

ROOM DIMENSIONS

Living / Dining Areas	6.53m x 3.76m	21'4" x 12'3"
Kitchen	5.02m x 3.98m	16'5" x 13'1"
Master Bedroom	5.63m x 2.91m	18'6" x 9'6"
Bedroom 2	4.07m x 2.80m	13'4" x 9'2"
Bedroom 3	3.98m x 2.75m	13'1" x 9'0"
Balcony	1.50m x 4.21m	4'11" x 13'10"

Total Internal Area	120.2 sq m	1293 sq ft
Total External Area	5.8 sq m	62 sq ft

LOCATION



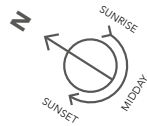
C Cupboard U Utility Cupboard OW Optional Wardrobe ▶◀ Measurement points

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THREE BEDROOM PENTHOUSE

B.05.20



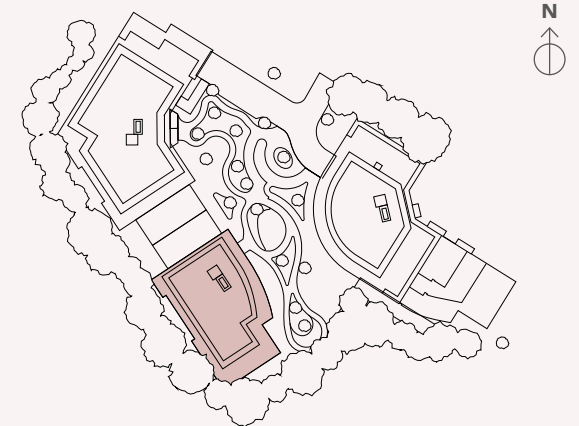
C Cupboard U Utility Cupboard OW Optional Wardrobe ◀ ▶ Measurement points

ROOM DIMENSIONS

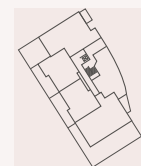
Living Room	3.88m x 5.27m	12'9" x 17'4"
Kitchen	7.25m x 5.83m	23'9" x 19'1"
Dining Room	3.56m x 4.25m	11'8" x 13'11"
Master Bedroom	5.16m x 3.42m	16'11" x 11'3"
Bedroom 2	3.61m x 3.26m	11'10" x 10'8"
Bedroom 3	2.99m x 3.22m	9'10" x 10'7"
Terrace	13.89m x 3.59m	45'6" x 11'5"

Total Internal Area	136.4 sq m	1467 sq ft
Total External Area	104.4 sq m	1124 sq ft

BLOCK LOCATION



APARTMENT LOCATOR



FIRST FLOOR



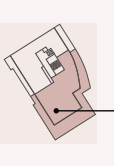
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

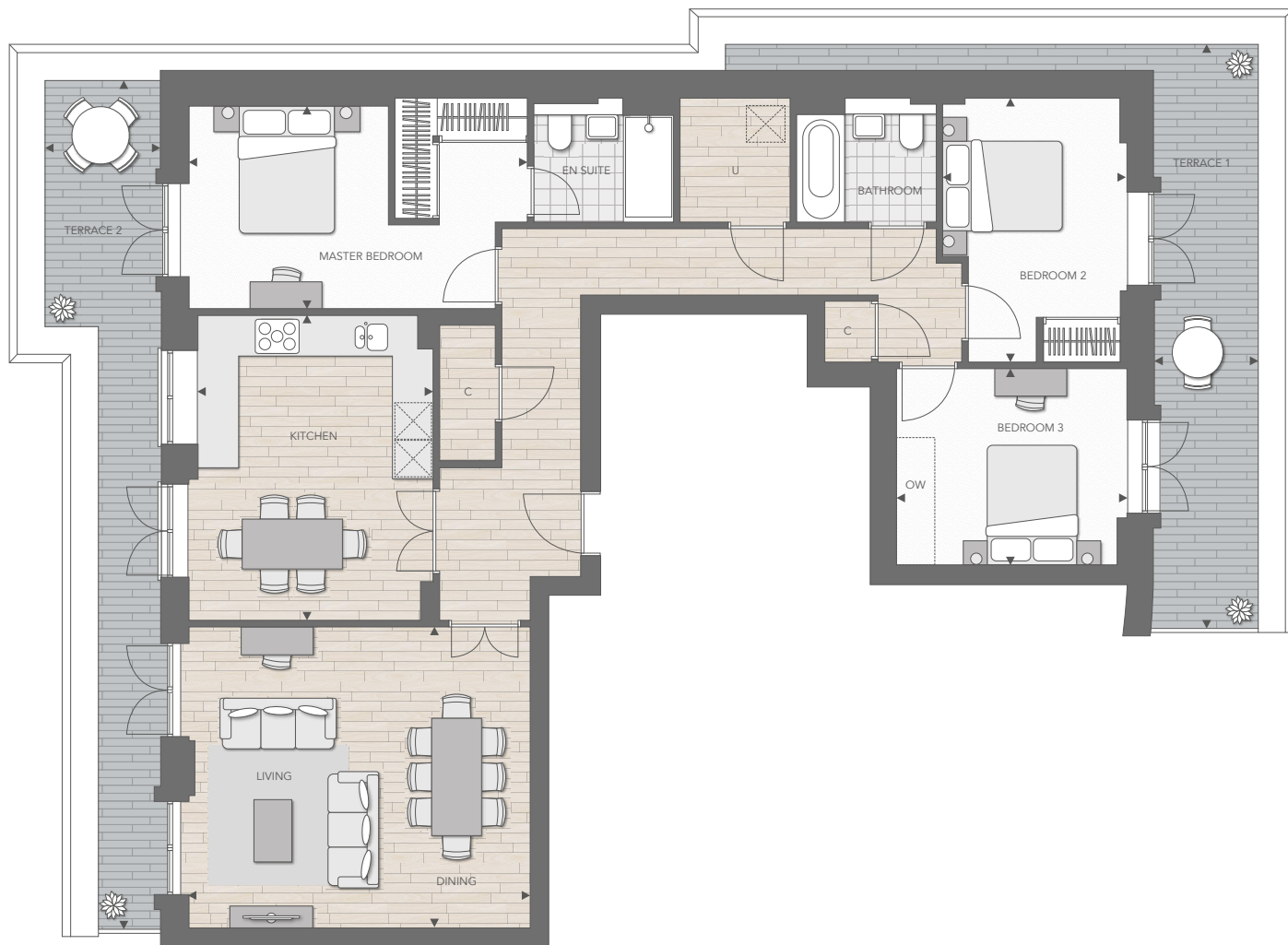
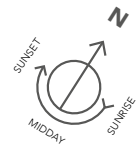


FIFTH FLOOR

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**THREE BEDROOM PENTHOUSE**

B.05.21

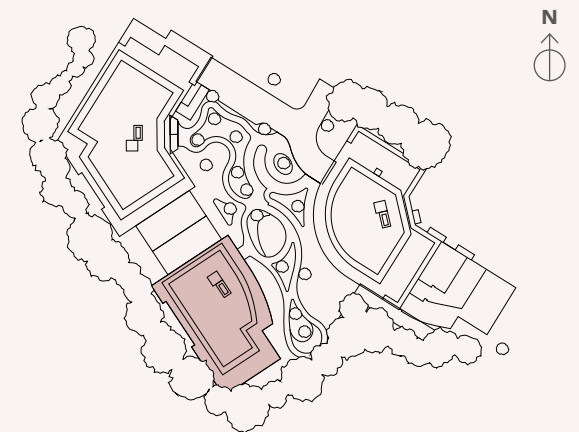


**ROOM DIMENSIONS**

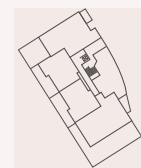
Living / Dining Areas	5.39m x 4.74m	17'7" x 15'6"
Kitchen	4.81m x 3.72m	15'8" x 12'2"
Master Bedroom	5.35m x 3.18m	17'7" x 10'5"
Bedroom 2	4.16m x 2.91m	13'8" x 9'5"
Bedroom 3	3.63m x 3.09m	11'11" x 10'2"
Terrace 1	1.65m x 8.55m	5'5" x 28'0"
Terrace 2	1.83m x 13.38m	6'0" x 43'11"

Total Internal Area	118.4 sq m	1274 sq ft
Total External Area	30.1 sq m	323 sq ft

**BLOCK LOCATION**



**APARTMENT LOCATOR**



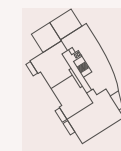
FIRST FLOOR



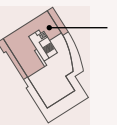
SECOND FLOOR



THIRD FLOOR



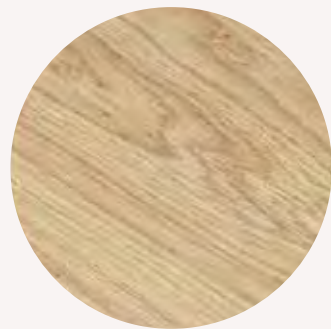
FOURTH FLOOR



FIFTH FLOOR



## A CONSIDERED SPECIFICATION



### KITCHENS

- Individually designed kitchens featuring handle-less cabinets with contemporary doors
- All cabinet doors and drawers include soft-closing feature
- Laminate worktops with full height splashback\*
- Stainless steel 1 or 1½ bowl sink with drainer and designer brushed nickel mixer tap
- Siemens built-in oven
- Siemens built-in microwave
- Siemens induction hob
- Elica concealed telescopic extractor hood
- Bosch fully integrated fridge / freezer
- Bosch fully integrated dishwasher
- LED feature lighting to underside of wall cabinets
- Integrated waste separation recycling bins

### UTILITY CUPBOARDS

- Bosch washer / dryer

### BATHROOMS

- Three-door recessed mirrored bathroom cabinet
- Integrated shaver point
- Thermostatic shower controls with shower head and riser rail
- Contemporary wall hung washbasin with designer chrome mixer tap
- Contemporary white WC with concealed cistern, soft-close seat and cover
- Chrome heated electric towel rail
- Glass shower enclosure with sliding door to shower rooms and selected bathrooms
- White steel bath with white bath panel and glass screen to selected bathrooms

### ELECTRICAL & LIGHTING

- LED downlights in entrance hall, kitchen / living / dining area, bathrooms and en suites
- Pendant lights to bedrooms
- Automatic sensor lighting to hall cupboards
- Brushed steel switch plates and sockets at high level, white sockets at low level
- Wiring for Sky Q (subject to future purchaser subscription) to living / dining areas
- Television point provided to living / dining area and all bedrooms
- Telephone point provided to living / dining area
- BT Openreach provision and Hyperoptic provision for Wi-Fi

### INTERIOR FINISHES

- Wood effect laminate flooring to entrance hall and kitchen / living / dining area\*
- Carpet to bedrooms\*
- Built-in wardrobe to master bedroom. Internals to include shelf and hanging rail
- White painted single panelled internal doors with polished chrome lever handles
- White painted walls and ceilings throughout
- White painted skirtings and architraves

### HEATING

- White radiators with individual thermostatic control

### EXTERNAL FINISHES

- White uPVC double glazed windows and doors
- Multipoint locking entrance and casement doors
- Decking to balconies
- Decking or paving slabs to terraces where appropriate
- Contemporary stainless steel wall-mounted light to balconies / terraces

### 3 BED & PENTHOUSE:

#### KITCHENS

- Composite worktops\*
- Full height glass splashback\*
- Siemens double oven
- Siemens 5-zone ceramic induction hob

#### UTILITY CUPBOARDS

- Bosch washing machine and tumble dryer

#### INTERIOR FINISHES

- Built-in wardrobe to bedroom 2. Internals to include shelf and hanging rail
- Engineered timber flooring to kitchen/ living/dining area\*

### OPTIONAL UPGRADES

#### TO 1 & 2 BED APARTMENTS

- Composite worktops\*
- Full height glass splashback
- Engineered timber flooring\*

### OPTIONAL UPGRADES

#### TO 2 & 3 BED APARTMENTS

- Built-in wardrobe to bedroom 2 in 2-bedroom apartments and bedroom 3 in 3-bedroom apartments and penthouses. Internals to include shelf and hanging rail

### SECURITY & PEACE OF MIND

- Secure by design door set to individual apartments, single panel painted white, with polished chrome door lever with multipoint locking system and security escutcheon
- Mains fed smoke / heat detectors
- Video entry system linked to main entrance doors

### DESIGNED FOR LIFE

- 2-year St William warranty
- 10-year Premier Guarantee for peace of mind



## FIND US



Courtyard Gardens, Oxted RH8 0BE

**Sales and Marketing Suite**

Robert Leech, 72 Station Road East, Oxted RH8 0PG

Telephone: **01883 770600** | Email: [courtyardgardenssales@stwilliam.co.uk](mailto:courtyardgardenssales@stwilliam.co.uk)

Website: [www.courtyardgardensoxted.co.uk](http://www.courtyardgardensoxted.co.uk)



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St William policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Beecham House name subject to planning approval. All journey travel times are approximate only and taken from [www.tfl.gov.uk](http://www.tfl.gov.uk), [www.google.co.uk/maps](http://www.google.co.uk/maps). W450/05CA/0519

