Merston Manor

WALTON ON THE HILL

ENTER

ELIVIA HOMES

Homes of quality in charming Surrey

A new approach to modern living

Welcome to Merston Manor. This brand-new collection of modern 2 and 3 bedroom apartments, along with spacious and detached 4-bedroom homes, is set in the pretty village of Walton on the Hill on the North Downs in Surrey. Built with Elivia Homes' trademark craftsmanship, these traditionally inspired properties offer you the convenience of contemporary living in a home that is designed to last.

Finished in a range of pleasing materials, ranging from brown heather roof tiles to red-patterned brick, these homes set a high standard of quality and aesthetics. Conveniently close to Epsom, Dorking and Reigate, Merston Manor is also just a short distance from London – ideal for both commuters and those who love what a world-class city can offer.

CLICK HERE TO DISCOVER YOUR NEW HOME

COMPUTER GENERATED IMAGE INDICATIVE ONLY.

The rewarding pace of village life

Walton on the Hill is one of Surrey's loveliest villages. With the 12th-century church of St Peter, a 14th-century Manor House and many historic houses, the settlement has at its focus the picturesque Mere Pond, which is regularly visited by herons and is home to many species of wildlife.

With just under 2,000 residents, the village has some excellent facilities. There are several pubs, including The Chequers and The Blue Ball. You'll also find a good number of shops, including a butcher, newsagent, bike shop, post office, pharmacy and a café. The Walton Fish & Chip Shop is also hugely popular, as is the Spaghetti Tree restaurant, with great views over the pond. At Walton on the Hill, you'll have all you need on your doorstop, while being less than a mile within the M25.

Your corner of Surrey

Walton on the Hill is situated on the North Downs, just a short distance from the Surrey Hills Area of Outstanding Natural beauty. The village is also close to the picture-postcard market towns of Dorking and Leatherhead, as well as being a short distance from Redhill and Reigate – both great places to shop, eat and be entertained.

Your new home is in one of England's most beautiful settings. Surrounded by enchanting green spaces, it can be hard to believe that you are within easy reach of London and the excitement of the city.

REDHILL & REIGATE
8 MILES

DORKING
7.5 MILES

LEATHERHEAD
7.1 MILES

Epsom

The home of The Derby

This much-loved town is not only famous for the annual Derby, which takes place at the Grade I listed Epsom Downs Racecourse, but also for Epsom salts. Millions of people add this naturally occurring mineral salt to their baths, thanks to its reputation for gentle cleansing and stress relief. The town itself has a strong community feel, excellent facilities and a bustling high street dominated by an attractive 70-foot clock tower, which was built in 1847.

RETAIL

EAT & DRINK

LEISURE

Closely connected

Merston Manor is only 1.5 miles from the rail station in neighbouring Tadworth. From there you can catch regular services that will take you to London Bridge in under an hour. Road connections are also excellent. You can be on the M25 in less than ten minutes, while Gatwick Airport is a convenient 23-minute drive. If you feel like spending the day by the sea in cosmopolitan Brighton, it only takes 50 minutes by car.

By train	By car
Tattenham Corner (for Epsom Downs)	4 mins
Purley	22 mins
East Croydon	35 mins
London Bridge	51 mins

*Train times are fastest route from Tadworth station; source trainline.co.uk

Merston Manor

WALTON ON THE HILL

Settled at the heart of a community

This unique collection of 2 & 3 bed apartments and 4 bedroom detached homes are nestled within the quaint village of Walton on the Hill. Individually impressive with its own character, each home is built to the highest standards to deliver striking designs that endure.

- De Clare Court — 2 & 3 BEDROOM APARTMENTS
- Woodville House — 4 BEDROOM HOME
- Harcourt House — 4 BEDROOM HOME
- Brotherton House — 4 BEDROOM HOME
- Mortimer House — 4 BEDROOM HOME

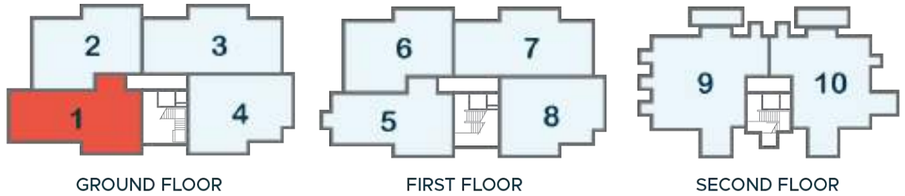
Click on a plot number to view the floorplans

SITE PLAN IS NOT TO SCALE. ELIVIA HOMES RESERVE THE RIGHT TO CHANGE SPECICATION DURING THE COURSE OF CONSTRUCTION.

De Clare Court

2 & 3 Bedroom apartments

Click on an apartment to view the floorplan



Return to Siteplan

Apartment No. 1

Kitchen/Living/Dining 8.08m x 5.54m	26’6” x 18’2”
Bedroom 1 5.63m x 3.44m (max)	18’6” x 11’3” (max)
Bedroom 2 5.63m x 2.99m (max)	18’6” x 9’10” (max)
Total Area **98.2m²**	**1057.02ft²**

Situated at the heart of the development, the De Clare Apartments are as attractive outside as they are inside. Made up of two and three bedrooms, you will find a variation of modern open plan layouts, spacious living areas as well as double bedrooms with bedroom one and two boasting en-suites. Make your way to the second floor and you will find two stunning three-bedroom apartments, both with private terraces and extensive living space; perfect for all walks of life. Each apartment is complimented by two designated parking spaces as well as communal gardens to enjoy, with ground floor apartments benefiting from a paved patio.

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Woodville House

4 Bedroom home

Idyllically placed, this striking double gable fronted four-bedroom home is on your right as you drive in. Welcoming you home is a detached double garage and landscaped approach to the front porch. Living space to the ground floor is vast; here you'll find an open plan kitchen, dining come family area with French and bi-fold doors opening to the rear garden. Completing this floor is a separate study, spacious living room, utility and W/C. Four double bedrooms populate the first floor, with an en-suite to bedrooms one and two as well as a separate family bathroom. The primary suite boasts a walk-in dressing area and an expansive en-suite with twin sinks.

View Ground Floor | View First Floor | Return to Siteplan

Ground Floor

Kitchen	
5.20m x 3.75m	17'1" x 12'4"
Dining	
3.59m x 3.44m	11'9" x 11'4"
Family Room	
4.62m x 3.45m	15'2" x 11'4"
Living Room	
5.05m x 4.21m	16'7" x 13'10"
Study	
3.36m x 3.03m	11'0" x 9'11"

Total Area
204.86m² 2205ft²

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Harcourt House

4 Bedroom home

Ideal for a growing family, Harcourt House is a statement four-bedroom detached home with a double garage. Designed to perfection with modern family living at the heart – you will find a spacious open plan U-shaped kitchen - with breakfast bar and adjoining utility room – dining and family room to the rear of the home; complete with bi-fold doors opening to the garden. Settle down for the evening in the separate living room, and work with no distractions in the secluded study. Spacious living continues to the first floor with four large bedrooms. Fitted wardrobes feature in bedrooms one, two and four whilst bedrooms one and two also enjoy an en-suite.

View Ground Floor | View First Floor | Return to Siteplan

Ground Floor

Kitchen 2.77m x 2.67m	9’1” x 8’9”
Dining 5.38m x 3.56m	17’8” x 11’8”
Family Room 4.74m x 3.97m	15’7” x 13’0”
Living Room 4.98m x 4.69m	16’4” x 15’5”
Study 3.95m x 2.32m	12’11” x 7’7”

Total Area
204.28m² 2198ft²

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Brotherton House

4 Bedroom home

Outstanding in stature, this beautiful four-bedroom home with double garage is situated within the largest plot of the site. Enjoy a generous private garden, perfect for a growing family, entertaining or simply relaxing. Inside you'll find even more space to thrive in, with an open plan kitchen, dining and family room with a separate living room and study. To the first floor the primary suite features a twin sink en-suite and a walk-in dressing room, complete with fitted wardrobe. Bedroom two also enjoys an en-suite, and bedroom four a fitted wardrobe; completing the floor is a family bathroom.

View Ground Floor | View First Floor | Return to Siteplan

Ground Floor

Kitchen	
4.29m x 3.71m	14'1" x 12'1"
Dining	
4.29m x 4.40m	14'1" x 14'4"
Family Room	
4.68m x 2.81m	15'4" x 9'3"
Living Room	
6.01m x 4.74m	19'9" x 15'7"
Study	
3.50m x 2.28m	11'6" x 7'6"

Total Area

219.75m²	**2365ft²**

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Mortimer House

4 Bedroom home

Uniquely designed, Mortimer House features an extended gable to its front and stunning tile hanging finishing touches. Carefully considered modern living layouts complement both floors of this detached four-bedroom home. On the ground floor you will find a convenient open plan kitchen, dining and family living area with bi-fold doors to the garden as well as a separate living room, utility room, study and W/C. On the first floor are four double bedrooms and a family bathroom. Bedroom one boasts its own dressing area, fitted wardrobes and en-suite, whilst bedroom two also enjoys an en-suite and bedroom three, fitted wardrobes.

View Ground Floor | View First Floor | Return to Siteplan

Ground Floor

Kitchen	
4.45m x 3.65m	14’7” x 12’0”
Dining	
5.35m x 4.45m	17’7” x 14’7”
Family Room	
4.06m x 3.88m	13’4” x 12’9”
Living Room	
5.98m x 3.78m	19’7” x 12’5”
Study	
2.98m x 2.38m	9’9” x 7’10”

Total Area
198.16m² 2133ft²

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Specification

- Kitchen & Utility
- Bathroom & En-suite
- Media & Connectivity
- Heating, Electrical & Lighting
- Finishing Details
- External & Garage

Throughout your home at Merston Manor, you will find an exemplary, luxury specification and finish that reflects the Elivia ethos of selecting only trusted high-performing brands and using skilled specialists. It means a home that will look good and perform well now and for many years ahead.

ELIVIA
HOMES

Individually crafted award winning homes

From the calibre of design and build standards to the care of our dedicated customer service team, our aim is to ensure finding, choosing, and buying your perfect home is the best experience it can be. What is more, you have the reassurance that Elivia Homes is a leading, independent house builder with a respected and established reputation for quality across the Home Counties.

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