

The
Maples



HAMPTON WICK



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Photograph shows Hampton Court Park



John Lewis

River Thames

Bushy Park

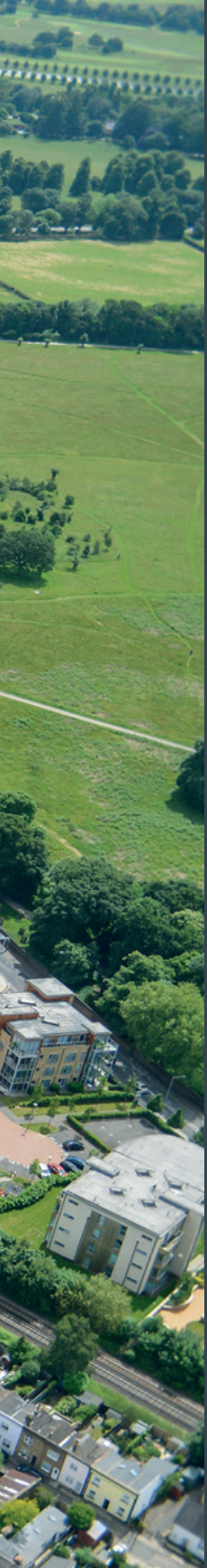
Hampton Wick Train Station

The Maples

HAMPTON WICK

Upper Teddington Road





The name Hampton Wick has its origins in three Anglo-Saxon words that were combined to describe the ‘village on an enclosure in the bend of a river’. The old village enjoyed a strategic position on the River Thames, providing a crossing point between the Royal Palace of Hampton Court and the bustling town of Kingston. Today it enjoys easy access to London or its surrounds for the commuter due to its good road and rail links. The real beauty of Hampton Wick lies in its surroundings – the parkland on the west and the Thames to the east.

Well placed and well heeled

Hampton Wick is conveniently located in a semi-rural setting across the river from Kingston and less than 15 miles (as the crow flies) from central London.

Hampton Wick village has its own distinct character, with a mixture of Georgian, Victorian and Edwardian buildings, narrow winding streets and green parks reflecting its long and interesting history.

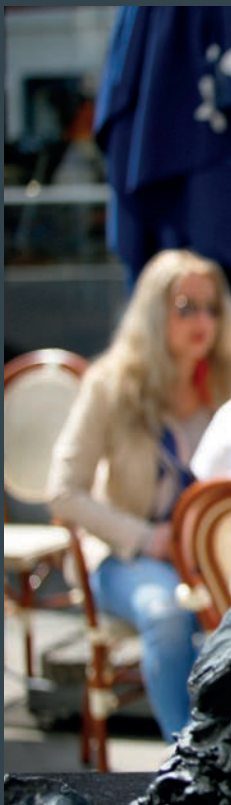
There is a choice of excellent schools for younger children in Hampton Wick and nearby Kingston upon Thames. For secondary-age children, Kingston Grammar School (an independent, co-educational school for pupils aged 11-18) and the Tiffin School (ranked No. 12 in the UK's Top 100 state schools in 2014) are both less than a mile and a half from The Maples development.

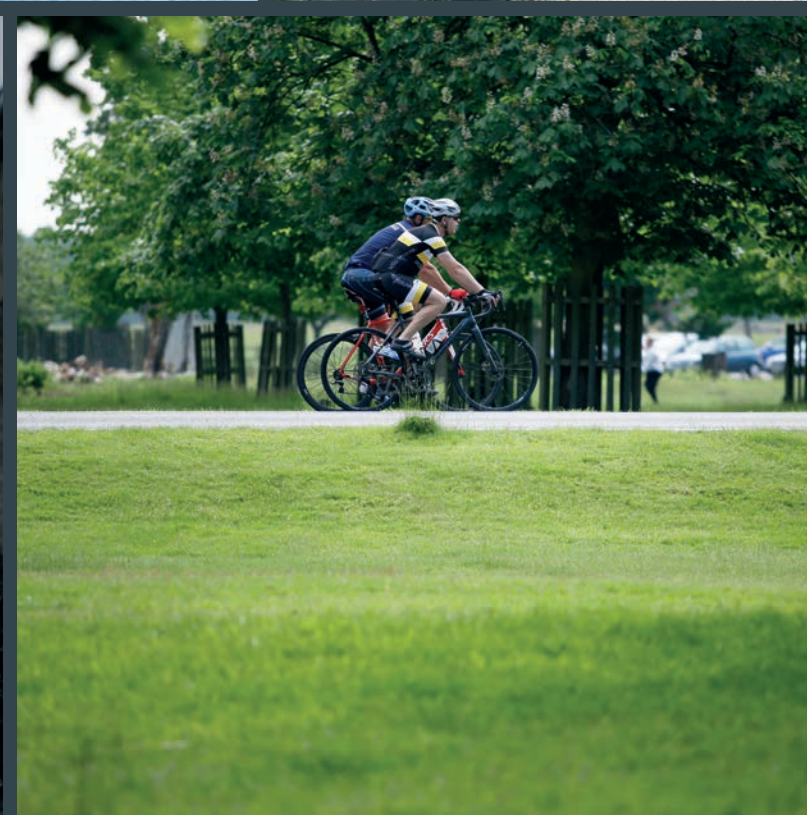
Hampton Wick has everything you could wish for to enjoy this established and lively local community. This includes a post office and convenience store, a dental centre and doctor's surgery, hair and beauty salons and Hampton Wick Library. There are also several specialist retailers and a wide range of pubs, cafés and restaurants.

Hampton Wick Association, formed in 1962 takes an active role on issues affecting the local residents, businesses and environment. It's also responsible for organising the annual Hampton Wick Festival and Grand Parade, which sees the high street closed to allow villagers to party in style.

Bushy Park lies west of Hampton Wick and offers a host of attractions. These include the famous maze at Hampton Court, the bronze Diana Fountain on Chestnut Avenue, the Baroque-style pools, cascades and basins of the Upper Lodge Water Gardens and the picturesque rhododendrons, azaleas and camellias in the Waterhouse Woodland Gardens.

Head over the bridge into Kingston upon Thames and you'll find plenty more to enjoy. There are over 500 shops to explore, including a John Lewis and Bentalls department store, and regular outdoor entertainment and events at Kingston's historic Market Place. For cultural pursuits Kingston also boasts two theatres, many galleries and museums and a 14-screen cinema.









Easy access to the places you work, rest and play

Whether you need to get away by road or rail, head up river or overseas,
you'll find excellent transport links in Hampton Wick.

From March to September you can take one of the many scheduled boat trips that run each day between Hampton Court, Kingston and Richmond. These will allow you a peek at some of London's most scenic landscapes, including the famous Eel Pie Island at Twickenham.

By road it's just a short drive to the A3 and the South Circular, the M25 and the M3. By rail, trains from the local Hampton Wick station get to London Waterloo in under 40 minutes, stopping at Clapham, Vauxhall and Wimbledon along the way. For air travellers, it's less than 10 miles to London Heathrow Airport, around 18 miles to London City and under 20 miles to Gatwick, putting the rest of the world within easy reach.

The arrangement of houses

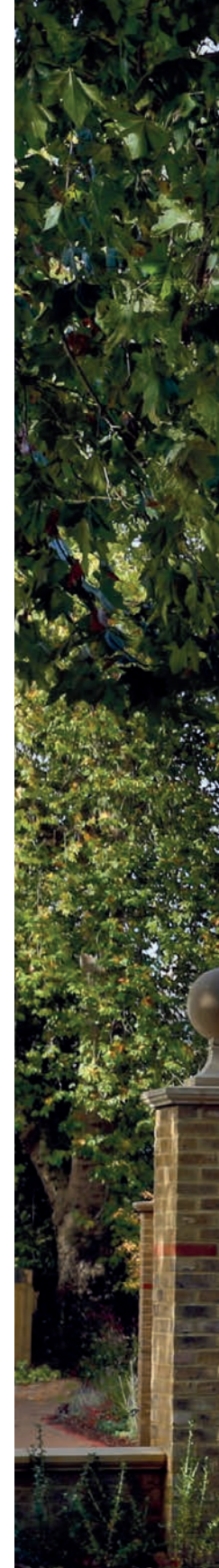
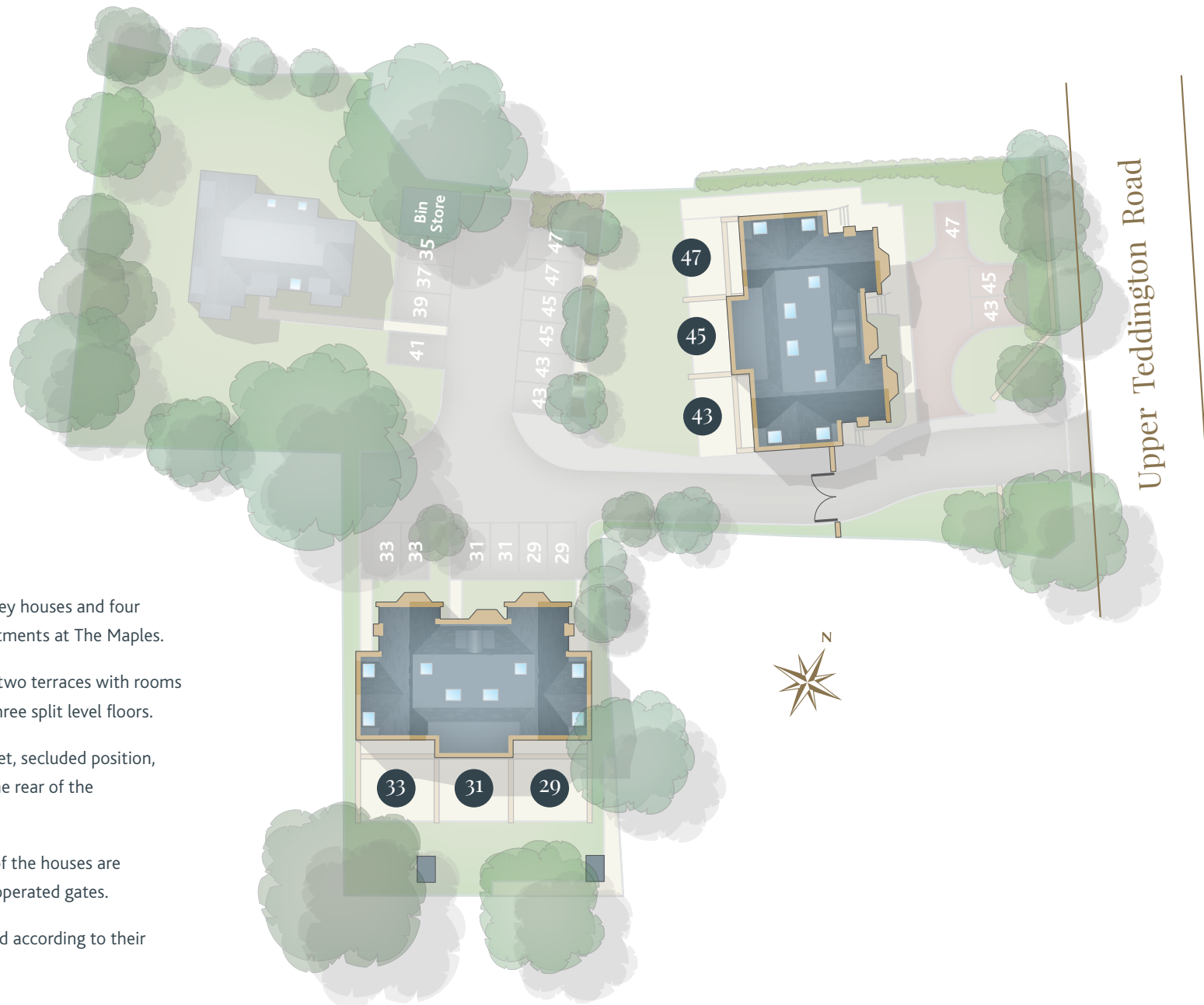
There are just six three-storey houses and four one and two bedroom apartments at The Maples.

The houses are arranged in two terraces with rooms interestingly laid out over three split level floors.

The apartments enjoy a quiet, secluded position, surrounded by gardens at the rear of the development.

The apartments and three of the houses are accessed via electronically operated gates.

The properties are numbered according to their postal addresses.







Specification: The houses

Designed for a modern and carefree lifestyle, with luxury touches you'll love, the homes have a classical façade behind which lies a unique split-level design finished to a very high specification.

The kitchens

- Contemporary precision made German kitchens by Häcker, with beautiful sleek Silestone work surface
- Integrated Siemens appliances include:
 - Two stainless steel wall mounted ovens, one with integrated microwave
 - Glass and stainless steel extractor canopy in 31 and 45
 - 5 burner touch control 'quick lite' induction ceramic hob
- Dishwasher
- Contemporary Elica Seashell extractor hood to numbers 29, 33, 43 and 47
- Full height fridge
- Full height freezer
- Wine cooler by CDA
- Waste disposal
- Washer/dryer in laundry cupboard in kitchen to numbers 29, 33, 43 and 47
- Large stainless steel sink with stylish mixer tap
- Luxurious ceramic floor tiling
- Polished chrome switch plates
- LED under wall unit lighting

Utility rooms (numbers 31 and 45)

- Complementary range of wall and base units with stylish laminate work surface
- Plumbing and wiring for washing machine
- Wiring for tumble dryer

Bathrooms, en-suites and cloakrooms

- Sophisticated sanitaryware from Villeroy and Boch
- En-suites are fitted with vanity furniture with stone tops for a touch of luxury with large inset mirror above
- Generous number of polished chrome, low energy down lights
- Demisters to mirrors in master en-suites
- Impressive ceramic floor tiles with full height wall tiling
- Contemporary polished chrome taps, showers and bathroom fitments
- Shaver sockets to all bathrooms and en-suites
- Chrome towel warmers to all bathrooms and en-suites

Stylish internal finishes

- Beautiful bespoke wardrobes by Draks to master bedrooms
- Built in wardrobes with shelf and hanging rail to other bedrooms
- Expansive bi-fold doors to terraces
- The drawing room has limestone surround gas fire to numbers 29, 33, 43 and 47. 31 and 45 have an electric fire set in a limestone surround
- Low energy light fittings throughout
- Classical 4 panel oak lacquered internal doors with contemporary polished chrome furniture
- Glazed door to the drawing room, kitchen and sitting room/study



- Staircase with oak handrail and painted newel and balustrades
- Gloss painted woodwork and emulsions walls and ceilings
- Impressive coving to drawing room, hall and landings

Communications and security

- CAT6a cabling and Wi-Fi throughout
- Each home is pre-wired for smart TV viewing via Ethernet connection, with outlets to the drawing room, family room, study and all bedrooms (a router will be required by the resident)
- The drawing room is wired for Sky Plus with adjacent TV point
- Telephone outlet and power point to the hall cupboard for internet access via a router to be installed by the purchaser
- Comprehensive intruder alarm, in accordance with NACOSS/SSAIB standards
- Video entry system to entrance gate

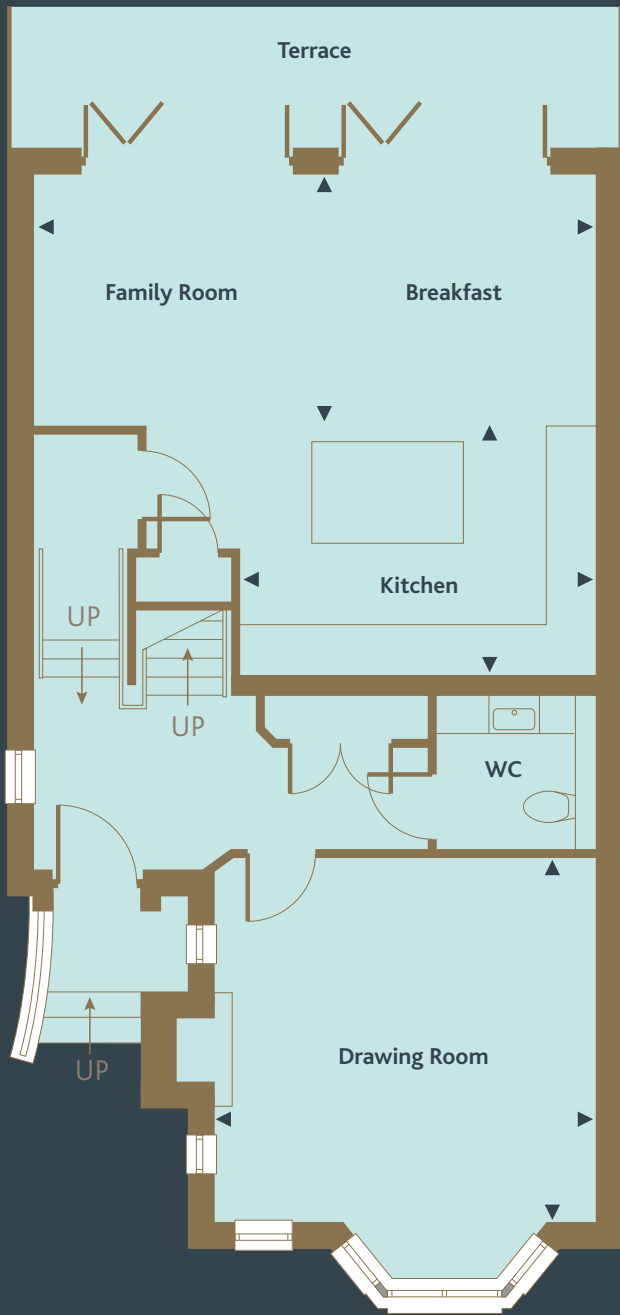
Gardens and outside areas

- At least two parking spaces for each house
- Electrically operated entrance gates to numbers 29, 31 and 33
- Generous external communal lighting on dawn-dusk control

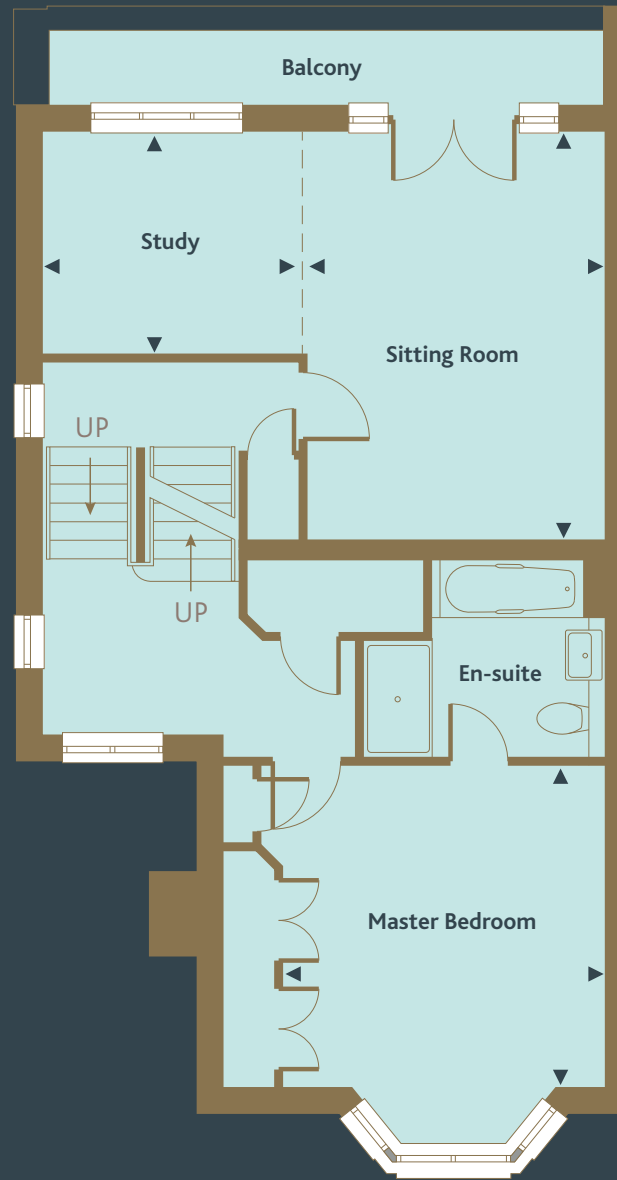
- Paths and terraces in Indian sandstone
- Rear gardens are fenced with 1.8m close boarded fence and part walling. All have a mix of lawns and planted areas

Underfloor heating

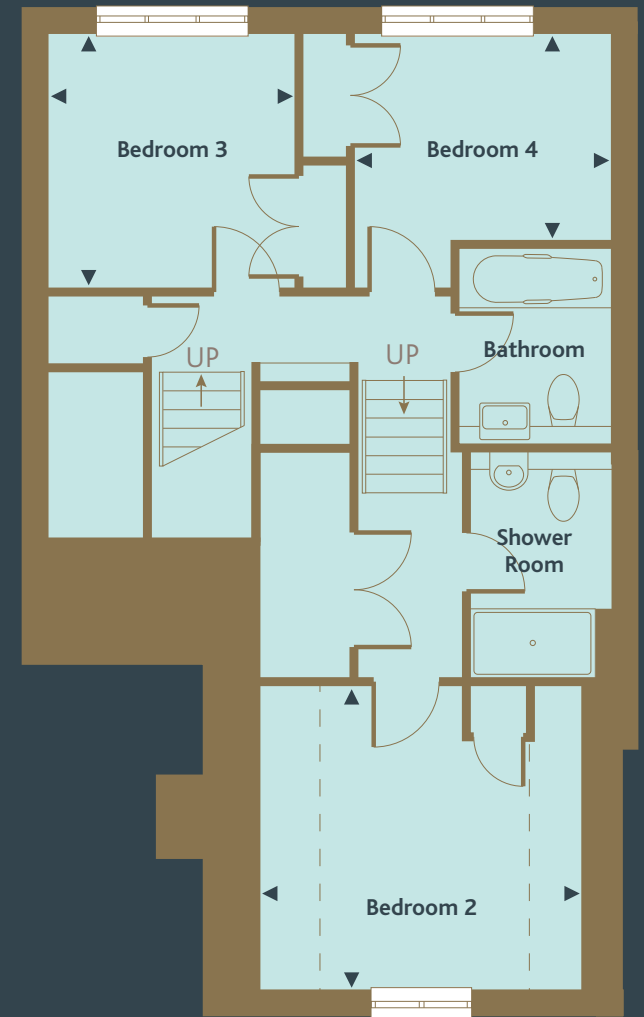
- All of the homes have underfloor heating throughout, which is efficient, cost effective, clean, healthy, silent and invisible, providing heat precisely where and when you require it and no need for radiators



Ground floor



First floor



Second floor

Numbers 29 and 43

Lower Ground Floor

Kitchen	4.15m x 2.90m	13'7 x 9'6
Breakfast/Family Room	6.60m x 2.90m	21'7 x 9'6

Upper Ground Floor

Drawing Room	4.45m x 4.25m	14'7 x 13'11
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Lower First Floor

Sitting Room	4.75m x 3.45m	15'7 x 11'3
Study	2.95m x 2.55m	9'8 x 8'4

Upper First Floor

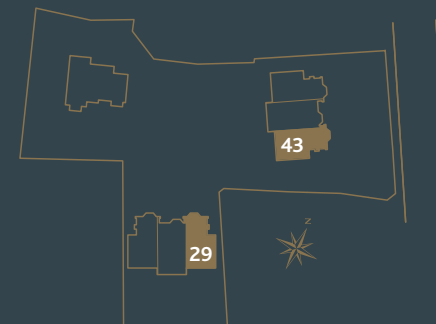
Master Bedroom	3.75m x 3.70m	12'3 x 12'1
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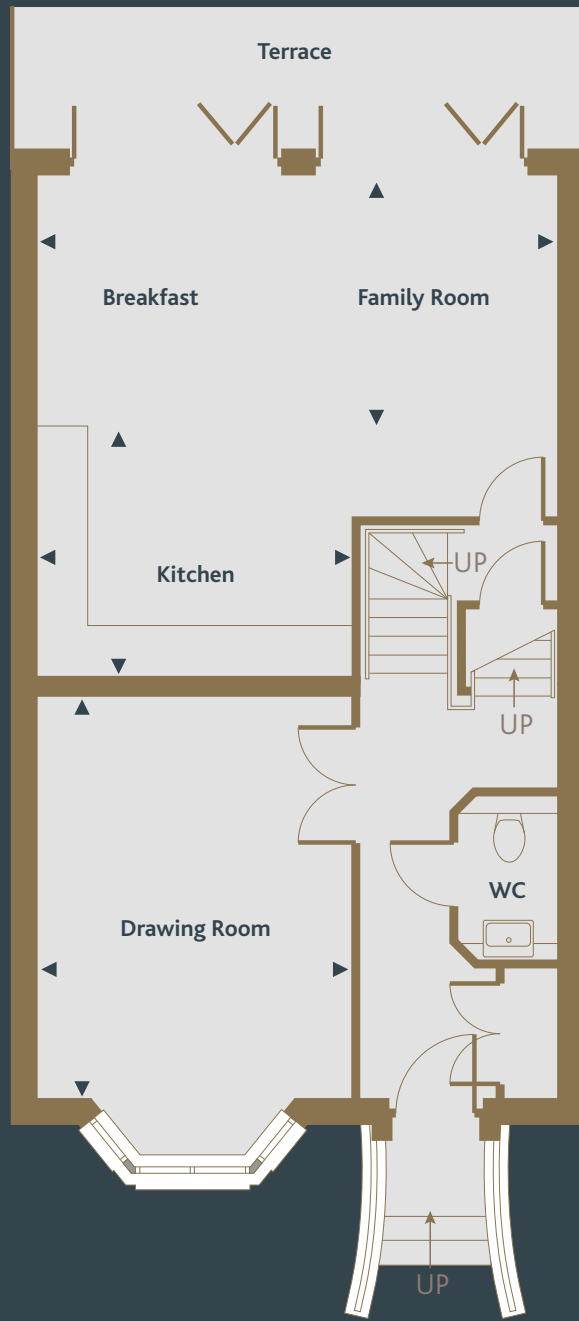
Lower Second Floor

Bedroom 3	2.95m x 2.85m	9'8 x 9'4
Bedroom 4	3.00m x 2.35m	9'10 x 7'8

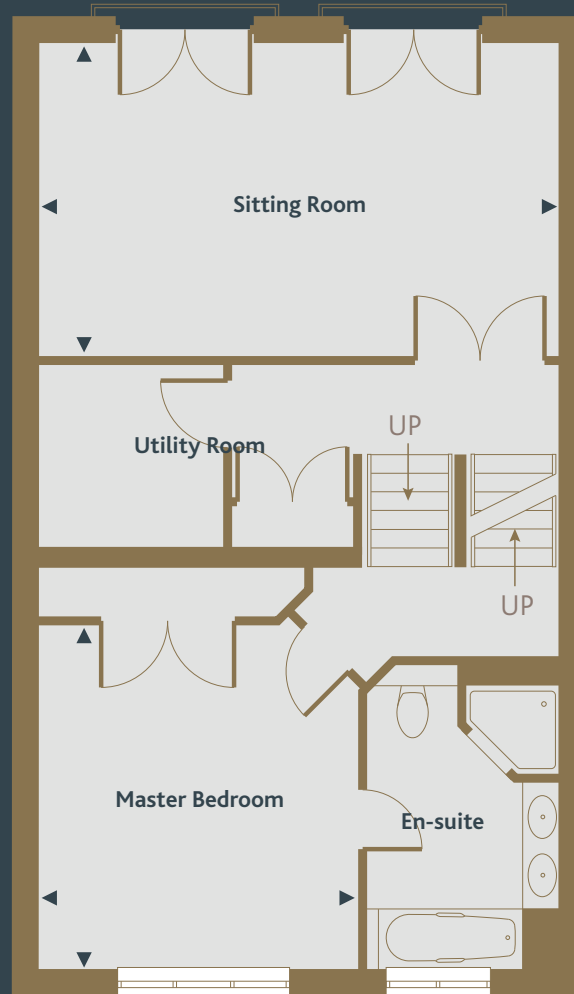
Upper Second Floor

Bedroom 2	3.75m x 3.50m	12'3 x 11'5
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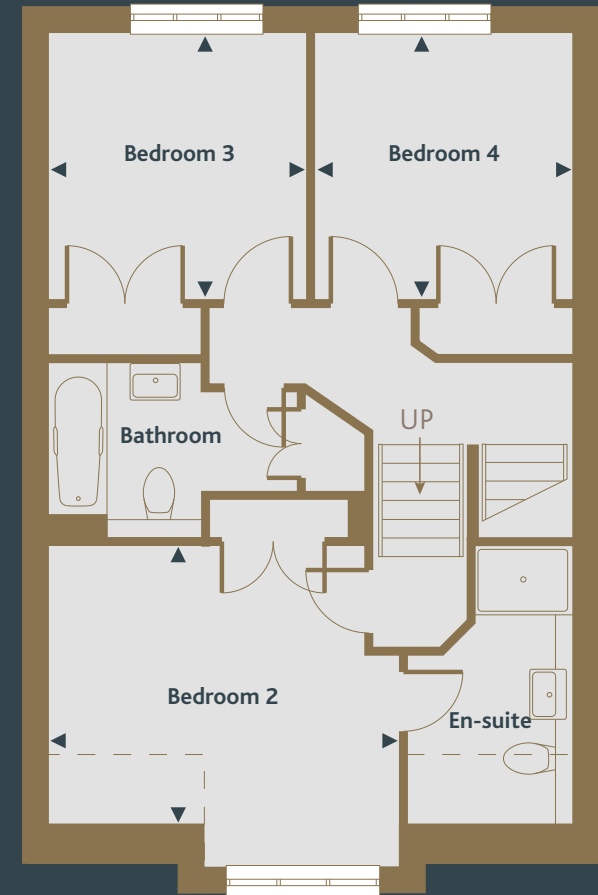




Ground floor



First floor



Second floor

Number 31

Lower Ground Floor

Kitchen	3.20m x 2.90m	10'5 x 9'6
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Breakfast/Family Room	5.75m x 2.90m	18'9 x 9'6
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Upper Ground Floor

Drawing Room	4.65m x 3.35m	15'3 x 11'0
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Lower First Floor

Sitting Room	5.80m x 3.65m	19'0 x 11'11
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Utility	3.35m x 2.1m	11'0 x 6'9
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Upper First Floor

Master Bedroom	3.95m x 3.60m	12'5 x 11'8
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Lower Second Floor

Bedroom 3	3.05m x 2.75m	10'0 x 9'0
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Bedroom 4	3.05m x 2.87m	10'0 x 9'4
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Upper Second Floor

Bedroom 2	3.90m x 3.20m	12'8 x 10'5
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Number 45

Lower Ground Floor

Kitchen	3.65m x 2.90m	11'11 x 9'6
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Breakfast/Family Room	6.10m x 2.90m	20'0 x 9'6
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Upper Ground Floor

Drawing Room	4.65m x 3.65m	15'3 x 11'11
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Lower First Floor

Sitting Room	6.15m x 3.65m	20'2 x 11'11
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Utility	3.65m x 2.1m	12'0 x 6'9
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Upper First Floor

Master Bedroom	3.95m x 3.75m	12'5 x 12'3
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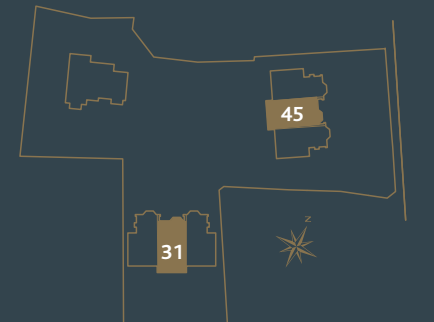
Lower Second Floor

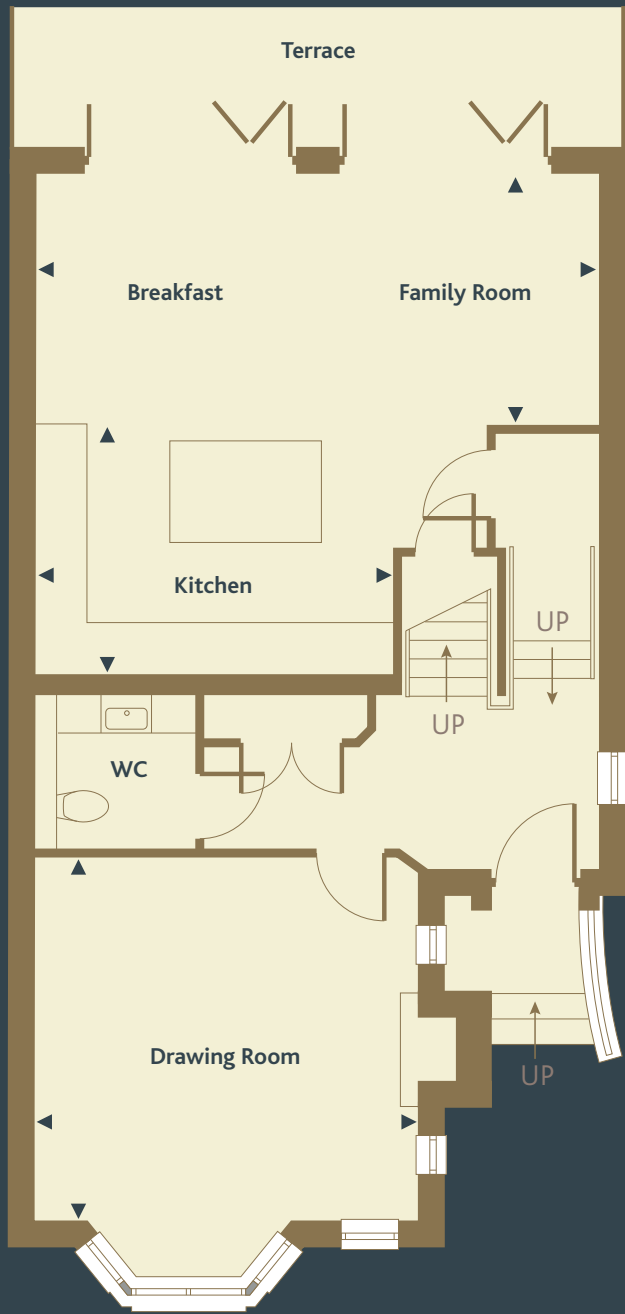
Bedroom 3	3.05m x 3.00m	10'0 x 9'10
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Bedroom 4	3.05m x 2.95m	10'0 x 9'7
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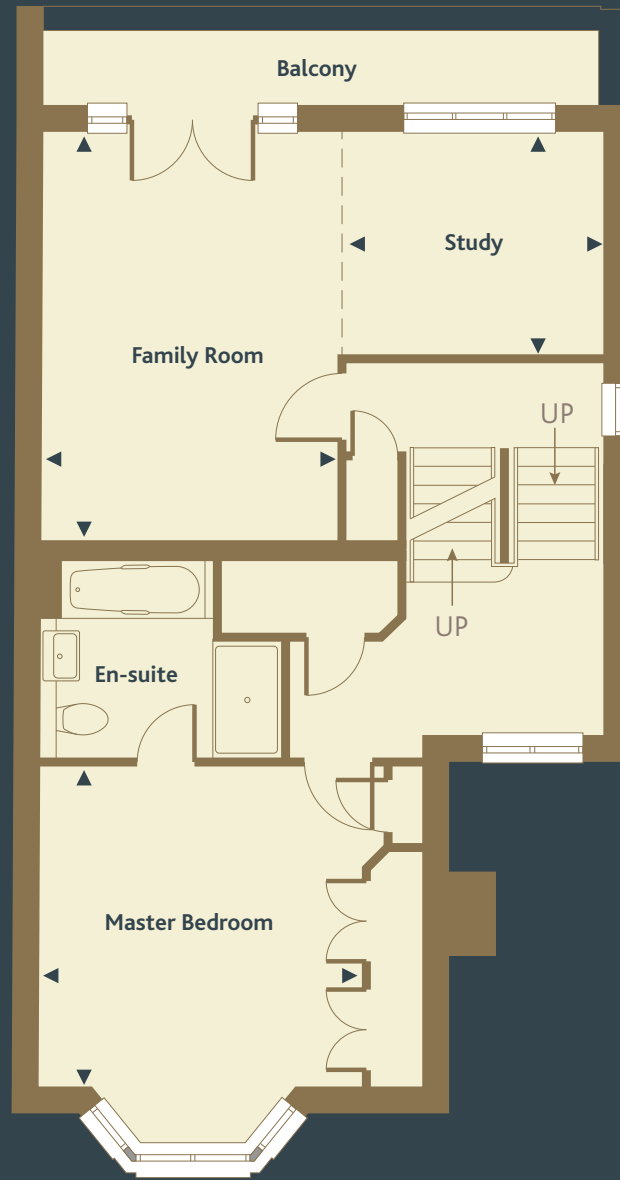
Upper Second Floor

Bedroom 2	4.05m x 3.20m	13'3 x 10'5
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Ground floor



First floor



Second floor

Numbers 33 and 47

Lower Ground Floor

Kitchen	4.15m x 2.90m	13'7 x 9'6
Breakfast/Family Room	6.60m x 2.90m	21'7 x 9'6

Upper Ground Floor

Drawing Room	4.45m x 4.25m	14'7 x 13'11
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Lower First Floor

Family Room	4.75m x 3.45m	15'7 x 11'3
Study	3.45m x 2.55m	11'3 x 8'4

Upper First Floor

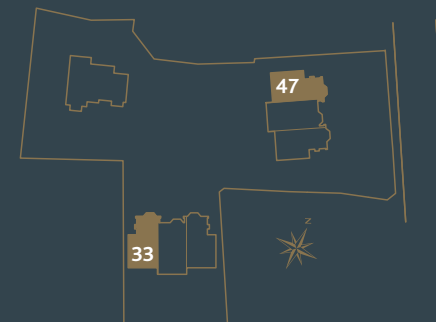
Master Bedroom	4.45m x 3.70m	14'7 x 12'1
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Lower Second Floor

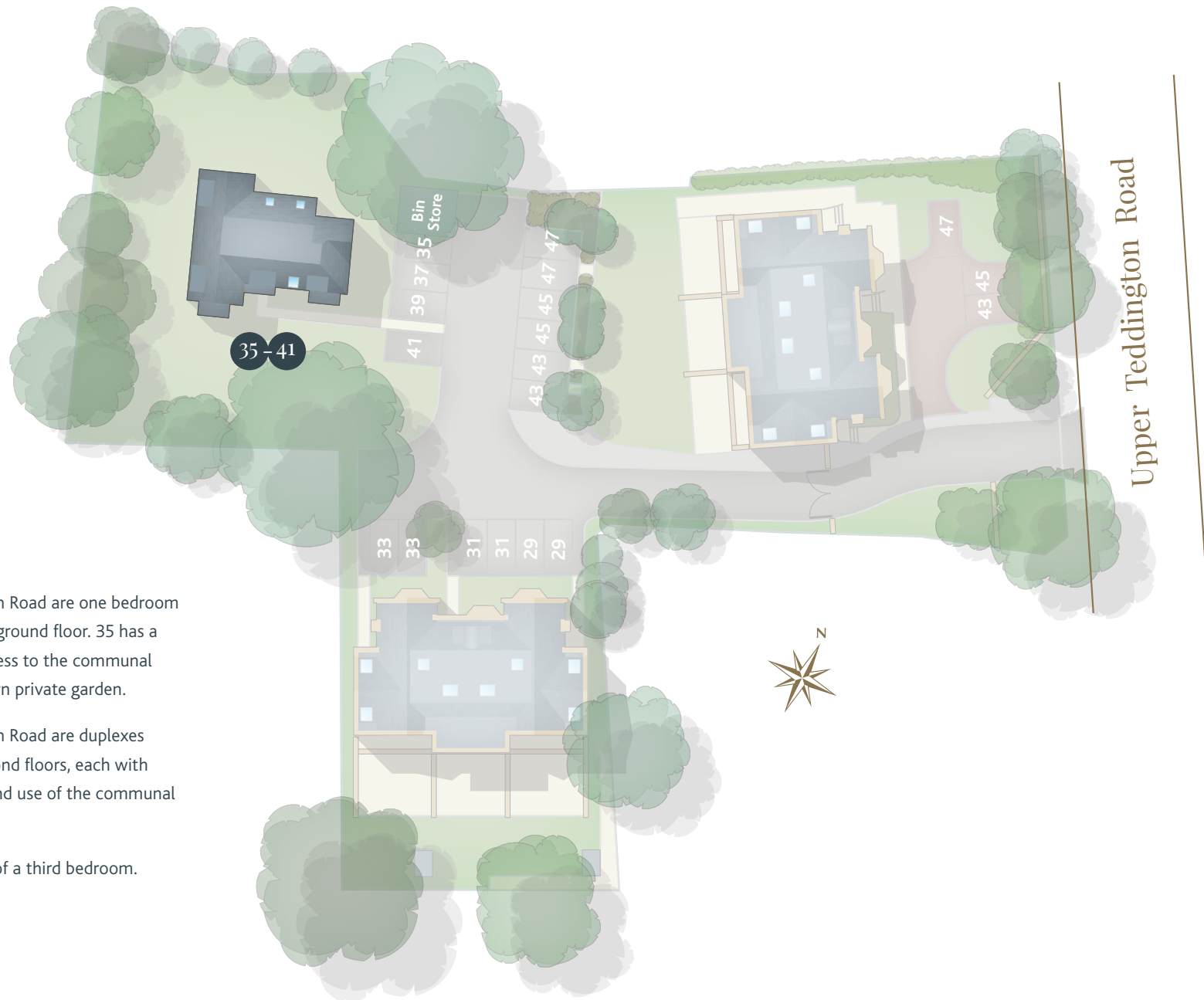
Bedroom 3	2.90m x 2.85m	9'6 x 9'4
Bedroom 4	2.85m x 2.35m	9'4 x 7'8

Upper Second Floor

Bedroom 2	3.70m x 3.50m	12'1 x 11'5
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The arrangement of apartments



35 and 37 Upper Teddington Road are one bedroom apartments located on the ground floor. 35 has a private patio and direct access to the communal gardens, while 37 has its own private garden.

39 and 41 Upper Teddington Road are duplexes occupying the first and second floors, each with two bedrooms, a balcony and use of the communal gardens.

Number 41 has the option of a third bedroom.



Computer generated image of 35-41 Upper Teddington Road



Specification: The apartments

The apartments have been thoughtfully designed and specified to ensure life here is relaxed, carefree and sophisticated. The finishes have been meticulously selected to create a luxurious and practical contemporary home.

The kitchens

- Thoughtfully designed kitchen by Manor Cabinets with sleek lines and a smart Silestone work surface and upstand
- Integrated appliances include:
 - Stainless steel oven and separate microwave
 - Glass and stainless steel extractor canopy
 - Touch control 'quick lite' ceramic hob
- Dishwasher
- Fridge/freezer
- Apartments 35, 39 and 41 have a washer/dryer in the hall cupboard. Apartment 37 has an integrated washer/dryer in the kitchen
- Stainless steel sink with stylish mixer tap
- Brushed chrome switch plates
- Under wall unit lighting

Bathrooms, shower rooms, en-suites and cloakrooms

- Stylish contemporary sanitaryware from Villeroy and Boch
- En-suites are fitted with vanity furniture with stone tops for a touch of luxury with large inset mirror above
- Generous number of polished chrome, low energy down lights
- Luxury ceramic floor tiles with complementary wall tiling
- Polished chrome taps, showers and bathroom fittings
- Shaver sockets to all bathrooms and en-suites
- Chrome towel warmers to all bathrooms and en-suites



Stylish internal finishes

- Sleek wood veneered internal doors with contemporary polished chrome handles
- Part glazed door to the living room
- Staircase with oak handrail and painted newel and balustrades to numbers 39 and 41
- Gloss woodwork and emulsioned walls and ceilings
- Generous number of built-in wardrobes with shelf and chrome hanging rail and shelves
- Each home is pre-wired to receive satellite and terrestrial TV reception with outlets to the living room
- The living room is wired for Sky Plus
- Telephone outlet and power point to the hall cupboard for internet access via a router to be installed by the purchaser
- Telephone points in living room (next to the TV for interactive viewing) and master bedroom
- Low energy downlights in the kitchen, en-suites, bathrooms and cloakrooms
- Karndean floor to hall, living room and kitchen
- Low energy light fittings throughout



Communications and security

- CAT6a cabling and Wi-Fi
- Intruder alarm to ground floor apartments

Communal hall

- Practical yet attractive tiles to entrance hall and luxurious carpet to stairs and landings
- Video entry system connected to entry gates

Communal garden and outside areas

- Paths and patios are paved with riven flagstones
- The generous landscaped communal gardens are a notable feature of these exclusive apartments. The view over them is enjoyed by the balcony to the first floor duplexes whilst the ground floor apartments have direct access from their own private patio
- Private garden to apartment 37

Underfloor heating

- The underfloor heating is efficient, cost effective, clean, healthy, silent and invisible, providing heat precisely where and when you require it and no need for radiators

Apartment numbers 35, 37, 39 and 41

35

Ground Floor

Kitchen / Living Room	4.90m x 3.75m	16'0 x 12'3
Bedroom	3.75m x 3.10m	12'3 x 10'2



37

Ground Floor

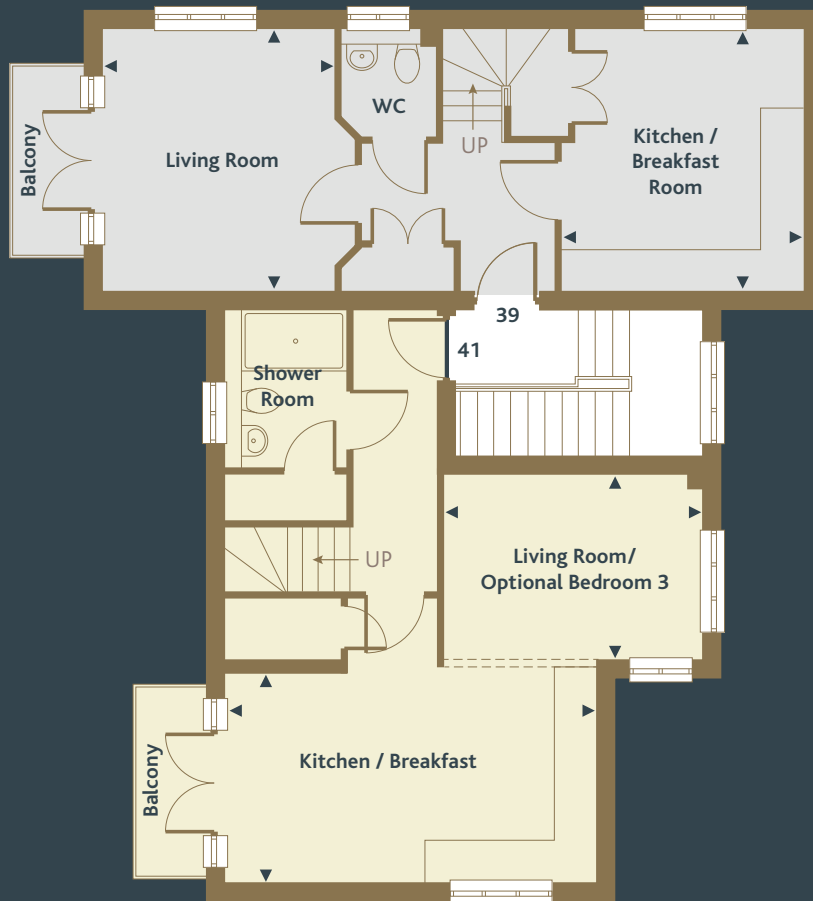
Kitchen / Living Room	4.90m x 3.75m	16'0 x 12'3
Bedroom	3.75m x 3.10m	12'3 x 10'2



39

First Floor

Living Room/Bedroom 3	3.75m x 3.30m	12'3 x 10'10
Kitchen / Breakfast Room	3.75m x 3.55m	12'3 x 11'7



39

Second Floor

Master Bedroom	4.70m x 3.05m	15'3 x 10'0
Bedroom 2	3.30m x 2.95m	10'10 x 9'0



41

First Floor

Living Room	3.75m x 2.65m	12'3 x 8'8
Kitchen / Breakfast Room	5.35m x 3.00m	17'6 x 9'10

41

Second Floor

Master Bedroom	3.85m x 3.00m	12'7 x 9'10
Bedroom 2	4.45m x 2.60m	14'7 x 8'6

The Kebbell philosophy

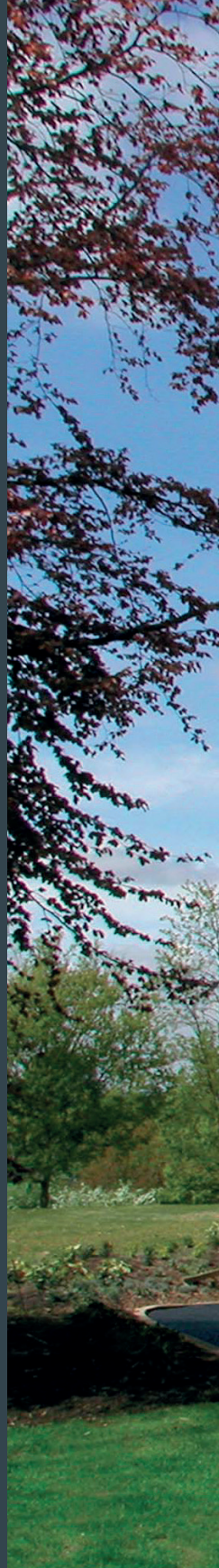
Kebbell Homes was established over 60 years ago and continues to trade as a family business as one of the most respected new homes developers in England.



Developments extend through and around London, the Home Counties, Hampshire and in North Yorkshire. The secret of its success lies within its passion to embrace good design and harmony with purchasers, business partners, suppliers and staff.

The company aims to create distinguished, architecturally handsome, beautifully designed and specified family homes in much coveted locations. Understanding the relationship between the home and the way people live within it is given close consideration and is the key to successful design.

KEBBELL
Homes





Charlewood House, Aspley Heath, Bedfordshire



The
Maples
HAMPTON WICK

Ham House

Richmond Park

Strawberry Hill

Fulwell

A312

Upper Lodge

Teddington

B358

B307

Hampton

Bushy Park

Library

Hampton Wick

Kingston

Tiffin School

Norbiton

Kingston Grammar School

Diana Fountain

New Malden

Hampton Court Palace

Hampton Court Park

Berrylands

B307

A240

Surbiton

B309

A3

A316

A305

A310

A308

A238

B3050

B308

A2043

B3050

B307

B309

A3



Kingston Bridge, Kingston upon Thames

The
Mrs. Myers
HAMPTON WICK



The Maples

HAMPTON WICK

