AQUINNA HOMES

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HOLTWOOD MANOR

HOLTWOOD ROAD I OXSHOTT I SURREY I KT22 0QJ

AN EXCLUSIVE GATED COLLECTION OF JUST FIVE, TWO AND THREE BEDROOM APARTMENTS, INCLUDING ONE ROOFTOP PENTHOUSE, ALL EXQUISITELY SPECIFIED.

WWW.AQUINNAHOMES.COM

AQUINNA HOMES IS DELIGHTED TO PRESENT 'HOLTWOOD MANOR' – AN EXCLUSIVE COLLECTION OF LUXURY APARTMENTS IN PRESTIGIOUS OXSHOTT.

Holtwood Manor is an exclusive collection of five luxury apartments set within secluded, landscaped grounds.

With its classical proportions, red-brick elevations and refined architectural detailing, Holtwood Manor exudes timeless sophistication.

Behind its traditional façade, contemporary design meets modern convenience through expansive glazing, soaring ceilings that maximise natural light, and interiors curated with meticulous attention to quality and style.

The ground and first-floor apartments all provide generous, beautifully balanced living spaces ideal for both relaxing and entertaining. On the top floor, the spectacular Penthouse offers commanding views, exceptional volume and a remarkable sense of elevation and exclusivity.

Every home includes bespoke kitchens, refined finishes and thoughtfully designed layouts that create a perfect balance of elegance, comfort and modern convenience.

Holtwood Manor is a rare opportunity to experience craftsmanship, serenity and contemporary luxury in one of Surrey's most desirable villages.

SURREY LUXURY MEETS VILLAGE SERENITY

Set within the woodlands and gently rolling countryside of North Surrey, Oxshott offers a lifestyle defined by privacy, prestige, and a deep connection to nature. Surrounded by expansive heathland, elegant tree-lined avenues, and the tranquillity of Oxshott Woods and Heath, this highly regarded village provides a rare sense of seclusion while remaining exceptionally well connected.

Renowned for its refined character and understated luxury, Oxshott blends natural beauty with architectural distinction. Impressive family homes, ancient woodland walks, and a calm, elegant atmosphere create a setting where landscape and lifestyle are perfectly aligned. The surrounding Surrey Hills, an Area of Outstanding Natural Beauty, invite long country walks, scenic cycling routes, and moments immersed in nature.

PUBS AND RESTAURANTS

The Old Plough
The Bear
Bella Luna
The Victoria Oxshott
Pizza Express
The Star, Malden Rushett
The Coppa Club, Cobham
The Plough Inn, Cobham
The Shy Horse
The Wheatsheaf

SPORTS AND RECREATION

Oxshott Village Sports Club
Prince's Coverts (managed woodland)
Oxshott Woods Circular Trail
Esher Commons
St George's Hill Golf Club
Claremont Landscape Garden
Sandown Park Racecourse
Stoke D'Abernon Recreation Ground Cricket Club
Painshill Park
Esher Theatre

SHOPPING

Village shops, including:
Surrey Hills Delicatessen,
Goss Brothers Butchers,
Village Store, Post Office,
Pharmacy, Florist,
Hair Salon, and Bakery.
Cobham and Esher High Street
Waitrose
Sainsburys
Independent Boutiques

COBHAM – 1.3 MILES

ESHER – 2.5 MILES

GUILDFORD – 14.6 MILES

LONDON – 19.5 MILES

Disclaimer: Distance and time figures taken from the trainline.com and Google Maps

CENTURIES IN THE MAKING

Set in the distinguished village of Oxshott, this location blends natural beauty, historic character, and understated luxury. Home to part of the Crown Estate and surrounded by ancient woodland and elegant residences, Oxshott is one of Surrey's most exclusive enclaves, defined by privacy, heritage, and a strong sense of community.

First recorded in the 12th century as Okesseta, Oxshott evolved from a rural settlement into a sought-after retreat. Its forests, clay-rich soils, and traditional farmsteads long preserved a secluded character, while the arrival of the railway in the late 19th century attracted prosperous London families seeking countryside tranquillity.

Today, Oxshott remains conservation-minded and prestigious, enriched by landmarks such as Oxshott Heath and Woods and surrounded by historic estates. It is a place where heritage, nature, and refined contemporary living are gracefully balanced.

EFFORTLESS CONNECTIONS, EXCEPTIONAL LIVING

Oxshott is ideally positioned for commuters and international travellers alike.

Oxshott Station, within easy walking distance of the village centre, offers direct rail services to London Waterloo, placing the capital firmly within reach. By road, immediate access to the A3 and close proximity to the M25 ensure swift journeys to central London, Heathrow, Gatwick, and destinations across the South East, making both weekday travel and weekend escapes effortless.

Despite its peaceful, village-like setting, Oxshott remains well integrated into Surrey's wider transport network, with local bus routes connecting neighbouring towns such as Cobham, Esher, and Leatherhead.

Beyond its excellent connectivity, the village offers a wealth of leisure and wellness opportunities, including nearby sports clubs catering for tennis, golf, fitness, and family activities.

Whether seeking tranquillity, convenience, or outdoor adventure, Oxshott delivers refined rural living in perfect balance.

HEATHROW AIRPORT – 20 MILES BY CAR

OXSHOTT TO LONDON WATERLOO – 35 MINS

GATWICK AIRPORT – 21 MILES BY CAR

Disclaimer: Distance and time figures taken from the trainline.com and Google Maps

Computer-generated images (CGIs) are indicative only and may be subject to change.

GROUND FLOOR APARTMENTS

PLOT 1

	m	ft
Gross Internal Floor Area	188.11 sq m	2025 sq ft

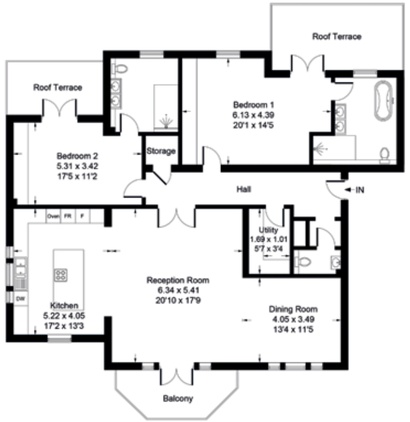
PLOT 2

	m	ft
Gross Internal Floor Area	188.11 sq m	2025 sq ft

Computer-generated images (CGIs) are indicative only and may be subject to change.

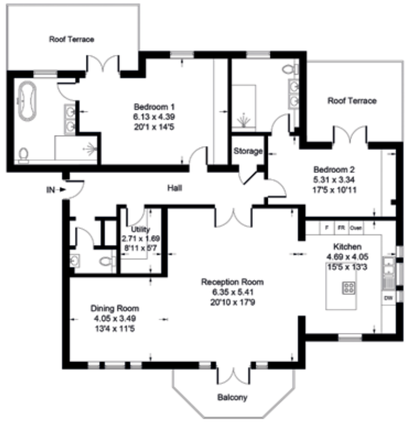
FIRST FLOOR APARTMENTS

PLOT 3



	m	ft
Gross Internal Floor Area	159.83 sq m	1720 sq ft
Gross Floor Area (Including Terraces & Balcony)	182.07 sq m	1959 sq ft

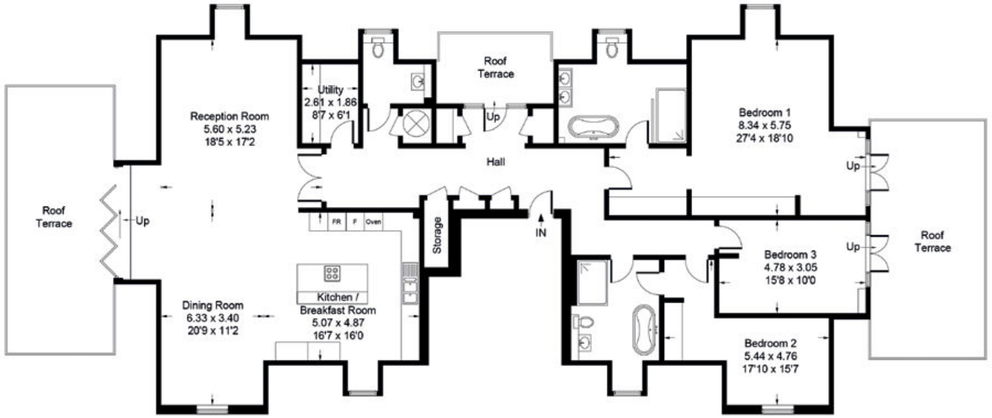
PLOT 4



	m	ft
Gross Internal Floor Area	155.27 sq m	1671 sq ft
Gross Floor Area (Including Terraces & Balcony)	181.58 sq m	1954 sq ft

PENTHOUSE APARTMENT (SECOND FLOOR)

PLOT 5



	m	ft
Gross Internal Floor Area	215.05 sq m	2315 sq ft
Gross Floor Area (Including Terraces)	283.87 sq m	3056 sq ft

Home interior images in this brochure are of previous developments by Aquinna Homes plc. Aquinna Homes reserves the right to change interior specification with a similar alternative.

THE FINER DETAILS

Each apartment has been meticulously designed to create a refined living environment, combining timeless architectural character with contemporary finishes and advanced technology.

CONSTRUCTION AND ENERGY EFFICIENCY

- Traditionally constructed brick and block apartments with concrete floors.
- Wet underfloor heating throughout, powered by a high-efficiency air source heat pump.
- Mains-pressure hot and cold-water system, eliminating the need for storage tanks and shower pumps.
- High-performance timber double-glazed windows with white finish.

INTERIOR DESIGN & FINISHES

- Built-in wardrobes (as indicated on floor plans).
- Contemporary architraves and skirting boards throughout.
- Contemporary cornicing to entrance hall, living room and Principal bedroom.
- Brushed chrome effect sockets and light switches.
- USB/C-enabled sockets to living room, kitchen, lounge and all bedrooms.
- Energy-efficient LED downlights to all rooms.
- Feature light position to kitchen and dining areas.
- Dimmer switches to lounge area and Principal bedroom.

FLOORING

- Porcelanosa ceramic flooring to kitchens, utility rooms and cloakrooms.
- Engineered timber flooring to entrance halls and dining rooms.
- Engineered timber flooring throughout living areas (where indicated).

KITCHENS & UTILITY ROOMS – BESPOKE DESIGNER SPECIFICATION

- Bespoke fully fitted Callerton or LEICHT kitchen cabinetry.
- Island units as indicated on floor plans.
- Coordinated Silestone quartz worktops and splashbacks.
- Blanco underslung stainless steel sink with fluted drainer set into Silestone worktop.
- Quooker mixer tap with three water functions, including 100°C boiling water.
- Integrated appliances by Miele, including:
  - Fridge.
  - Freezer.
  - Dishwasher.
  - Washing machine and tumble dryer (located in separate utility room).
  - Four-zone induction hob with integrated extractor.
  - Electric oven.
  - Combi microwave oven.
- Wine cooler by Caple.
- Wiring and plumbing provided for a food waste disposal unit (unit not included).
- Wiring and plumbing for a water softener (water softener not included).

BUILD WARRANTY

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

10-Year Build Warranty, Buildmark Warranty.
We operate under the Consumer Code for Home Builders.

BATHROOMS & EN-SUITES – LUXURY SPECIFICATION

- Contemporary white sanitaryware by Villeroy & Boch.
- Fully tiled walls to bathrooms and en-suites; half-height wall tiling to cloakrooms, all by Porcelanosa.
- Coordinated Porcelanosa ceramic floor tiles.
- Hansgrohe chrome mixer taps throughout.
- LED illuminated mirrors with integrated shaver points and demisting pads.
- Fully fitted shower enclosures with chrome glass panels and Hansgrohe thermostatic controls.
- Feature luxury bath to Principal en-suite.
- Double basins to Principal en-suite.
- Villeroy & Boch vanity units to bathrooms and en-suites.
- Wall-mounted WCs with concealed cisterns.
- Underfloor heating to all bathrooms and en-suites.
- Heated dual-fuel chrome ladder towel rails.

SECURITY, TECHNOLOGY & HOME ENTERTAINMENT

- Electric gated access.
- High-security apartment entrance doors.
- Multi-point locking systems to all external doors and windows.
- Video door entry system to each apartment.
- Pre-wiring for purchaser-installed alarm system.
- Mains-operated smoke and heat detectors.
- High-level TV points to living room and Principal bedroom.
- TV points to kitchen/family rooms and all bedrooms.
- Hard-wired CAT 6 Ethernet connectivity to living, dining and all bedrooms for high-speed data, VOIP and smart home use. (Smart TVs, Sky equipment, routers and VOIP systems not included).
- Full Fibre-to-the-Premises (FTTP) connectivity for ultrafast broadband speeds.

COMFORT & ACCESSIBILITY

- Air conditioning to Principal bedroom and open-plan kitchen/living areas.
- Passenger lift serving all upper-floor apartments.

EXTERNAL FEATURES & LANDSCAPING

- Extensive patio or balcony areas to all apartments.
- External power sockets to patios and balconies.
- External wall lighting to front and rear patios.
- Porcelain paving to balconies.
- Kota Brown sandstone paving to patios and rear pathways.
- Landscaped communal garden.
- Two allocated parking spaces per apartment.
- 7.3 kW electric vehicle charging provision.

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Aquinna Homes plc is an experienced and well funded homebuilder founded in 2004. We are committed to creating high quality aspirational homes in the very best locations throughout London and the South-East. Our portfolio includes luxurious city apartments, delightful village mews, signature buildings inspired by renowned architects and substantial family homes. You are in safe hands with our experienced team of professionals who take pride in creating beautiful homes of outstanding quality, each with the Aquinna hallmark of attention to detail.

Aquinna Homes plc, Award Winning Developers

SELLING AGENT

DAVIES
PROPERTY PARTNERS

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Disclaimer: Artist's perspectives, plans and diagrams used in this brochure are intended to be a general guide to the appearance of the development. However it is necessary from time to time for us to make architectural changes, therefore prospective purchasers are advised to check the latest plans with our sales consultants. Due to our policy of continual improvement, we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained in this brochure are believed to be correct, they are not regarded as statements or representations of fact and neither the Agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or a contract. The postcode shown may not be consistent with the new postal address. Winter 2026.