



# Cavendish Grove

Cavendish Grove is a collection of 1, 2, 3 & 4 bedroom apartments and houses in Raynes Park.

**Bellway** | London



## Urban energy and suburban serenity

Near historic charm, picturesque countryside and vibrant city life

Raynes Park is a rare pocket of London that finds the perfect balance. While its many green spaces provide tranquillity and its close proximity to the city brings excitement, there is also a great selection of local amenities that cover everything in between.

Cavendish Grove is located close to the A3 and A24, which between them provide easy links into the city or out to the M25 and the national motorway network. Such great road connections put both Gatwick and Heathrow Airports around 40 minutes away by car. By rail, Raynes Park Station is within walking distance and provides convenient direct links into central London in less than half an hour.

The essentials are taken care of by the local supermarket, which is just a stone's throw away, however, you'll find much more in the bustling centre. Aside from convenience stores, pharmacies and a Post Office, there is an interesting selection of independent shops, welcoming cafés and diverse eateries.

Additionally, it's easy to keep active at one of many local sports facilities. Whether it's football, tennis, cricket or golf, there is something for all ages and abilities nearby.



## Unrivalled location

From shopping trips in the city and the daily commute to weekend jaunts in the country and summer holidays abroad

This exceptional collection of homes is nestled in one of London's desirable neighbourhoods, Raynes Park – a popular, suburban town, close to world class schools and is within half an hour of central London. Each home at Cavendish Grove has been thoughtfully designed, using energy efficient techniques and benefits from facilities including Electric Vehicle charging points, an open air gym, all weather sports pitch and tennis courts. The development is also within walking distance to Raynes Park station, which offers direct links to London.

Cavendish Grove is surrounded by the abundance of green space, parkland and sports facilities of Raynes Park, yet within walking distance of everyday amenities and transport links. Shops, services, cafés and restaurants can all be found close by, while the nearby train station puts you just minutes from the urban buzz of the city centre.







CAVENDISH  
GROVE  
RAYNES PARK

Aerial image of Cavendish Grove.

# Development plan

## Apartments


 Bradshaw Court  
Plots 21-40

## 2 Bedroom Homes

 The Johnston  
Plots 87, 88, 89, 92, 93 & 94

## 3 Bedroom Homes

 The Charles  
Plot 51


 The Harness  
Plots 52, 53, 54, 55, 56, 57, 79, 80, 81, 82, 83, 84, 85, 101, 104, 105, 106 & 107

 The Taylor  
Plots 86 & 91

 The Mitchell  
Plots 90 & 95

## 4 Bedroom Homes

 The Allsop  
Plots 72, 78 & 96

 The Morgan  
Plots 73, 74, 75, 76, 77, 97 & 98

 The Gregory  
Plots 99, 100, 102 & 103

## 2-3 Bedroom Homes

 Affordable Homes



### Key to plan

LEAP Local Equipped Area for Play

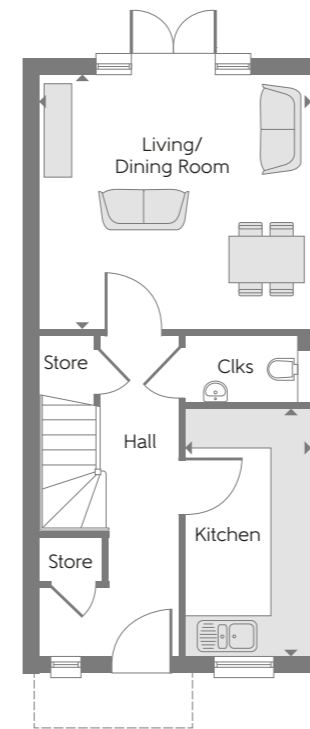
The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.



# The Johnston

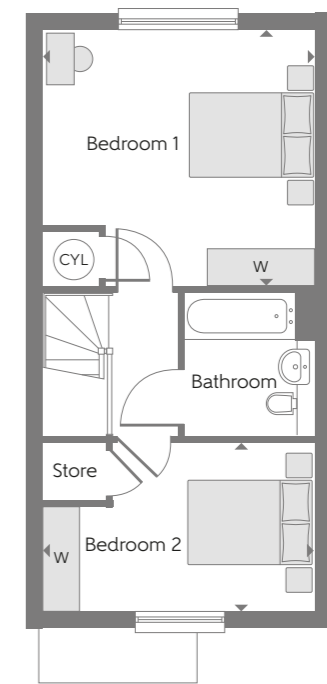
TWO BEDROOM HOME

**Bellway** | London



**GROUND FLOOR**

Kitchen	3.73m x 1.89m	12'3" x 6'2"
Living/Dining Room	4.11m x 3.820m	13'6" x 12'6"
Cloakroom	0.98m x 1.88m	3'3" x 6'2"



**FIRST FLOOR**

Bedroom 1	4.11m x 3.88m	13'6" x 12'9"
Bedroom 2	4.11m x 2.55m	13'6" x 8'4"
Bathroom	1.97m x 2.15m	6'5" x 7'1"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

**Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.**

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# The Charles

THREE BEDROOM HOME

**Bellway** | London



**GROUND FLOOR**

Kitchen	3.56m x 1.90m	11'10" x 6'3"
Family/Dining Room	4.02m x 3.99m	13'2" x 13'1"
Cloakroom	1.9m x 1.5m	6'3" x 4'11"

**FIRST FLOOR**

Bedroom 2	3.99m x 3.00m	13'1" x 9'10"
Living Room	3.99m x 3.00m	13'1" x 9'10"
Bathroom	2.22m x 1.9m	7'3" x 6'3"

**SECOND FLOOR**

Bedroom 1	3.99m x 3.00m	13'1" x 9'10"
En Suite	2.22m x 1.87m	7'3" x 6'2"
Bedroom 3	4.00m x 2.64m	13'2" x 8'8"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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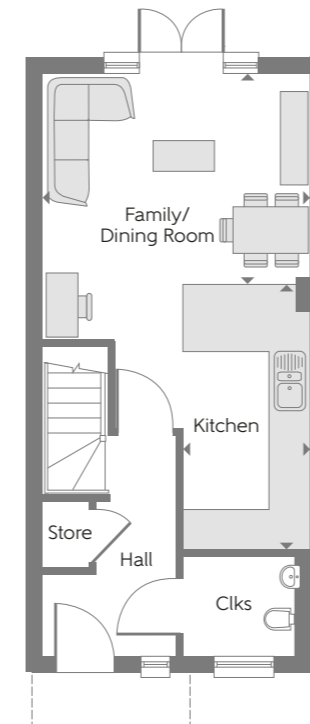
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# The Harness

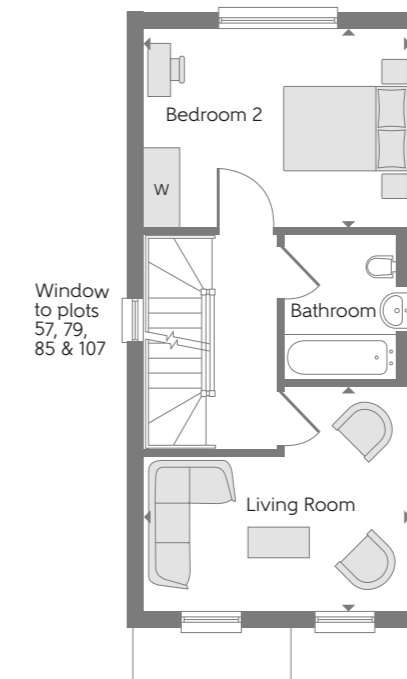
THREE BEDROOM HOME

**Bellway** | London



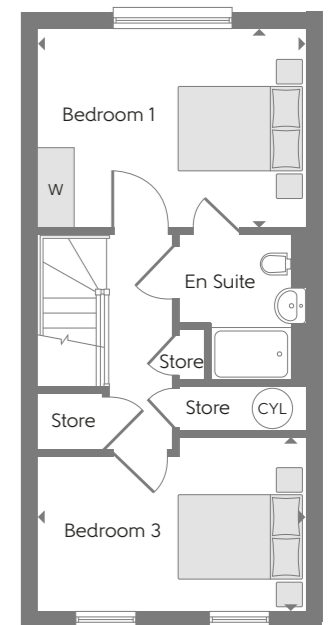
**GROUND FLOOR**

Kitchen	3.56m x 1.90m	11'10" x 6'3"
Family/Dining Room	4.02m x 3.99m	13'2" x 13'1"
Cloakroom	1.9m x 1.5m	6'3" x 4'11"



**FIRST FLOOR**

Bedroom 2	3.99m x 3.00m	13'1" x 9'10"
Living Room	3.99m x 3.00m	13'1" x 9'10"
Bathroom	2.22m x 1.9m	7'3" x 6'3"



**SECOND FLOOR**

Bedroom 1	3.99m x 3.00m	13'1" x 9'10"
En Suite	2.22m x 1.87m	7'3" x 6'2"
Bedroom 3	4.00m x 2.64m	13'2" x 8'8"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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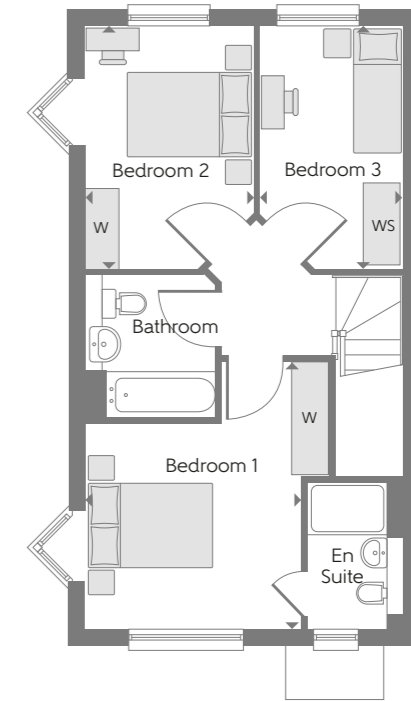
# The Mitchell

THREE BEDROOM HOME



### GROUND FLOOR

Kitchen	3.94m x 2.65m	12'11" x 8'8"
Living/Dining Room	4.80m x 3.38m	15'9" x 11'1"
Cloakroom	2.64m x 1.6m	8'8" x 5'3"



### FIRST FLOOR

Bedroom 1	3.29m x 3.09m	10'10" x 10'2"
Bedroom 1 En Suite	2.21m x 1.41m	7'3" x 4'8"
Bedroom 2	2.56m x 3.68m (max)	8'5" x 12'1" (max)
Bedroom 3	2.15m x 3.68m (max)	7'1" x 12'1" (max)
Bathroom	1.97m x 2.17m	6'6" x 7'1"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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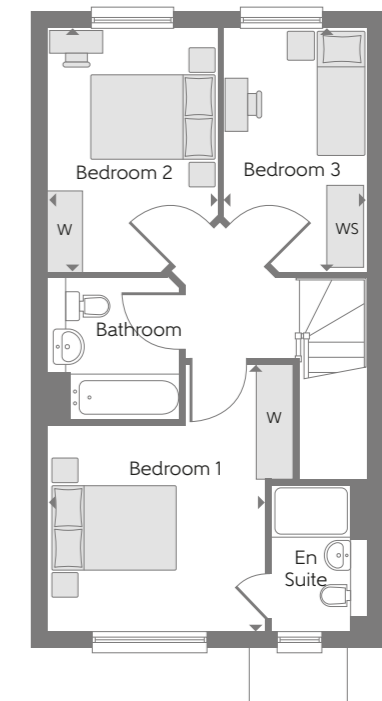
# The Taylor

THREE BEDROOM HOME



### GROUND FLOOR

Kitchen	3.94m x 2.65m	12'11" x 8'8"
Living/Dining Room	4.80m x 3.38m	15'9" x 11'1"
Cloakroom	2.64m x 1.6m	8'8" x 5'3"



### FIRST FLOOR

Bedroom 1	3.29m x 3.09m	10'10" x 10'2"
Bedroom 1 En Suite	2.21m x 1.41m	7'3" x 4'8"
Bedroom 2	2.56m x 3.68m (max)	8'5" x 12'1" (max)
Bedroom 3	2.15m x 3.68m (max)	7'1" x 12'1" (max)
Bathroom	1.97m x 2.17m	6'6" x 7'1"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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**GROUND FLOOR**

Kitchen	4.35m x 1.85m	14'3" x 6'1"
Dining	3.67m x 2.18m	12'1" x 7'2"
Family	4.74m x 3.05m (max)	15'6" x 10'0" (max)
Cloakroom	1.91m x 1.44m	6'3" x 4'9"

**FIRST FLOOR**

Living Room	4.74m x 3.62m (max)	15'6" x 11'11" (max)
Bedroom 1	4.74m x 3.00m	15'6" x 9'10"

**SECOND FLOOR**

Bedroom 2	4.74m x 2.55m	15'6" x 8'4"
Bedroom 3	4.11m x 2.70m	13'5" x 8'10"
Bedroom 4/Study	3.04m x 2.02m	9'11" x 6'7"
Bathroom	1.9m x 2.22m	6'3" x 7'3"

# The Morgan

FOUR BEDROOM HOME



Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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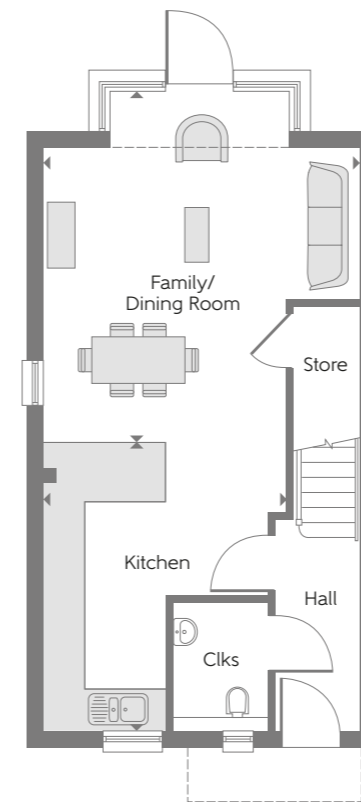
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# The Allsop

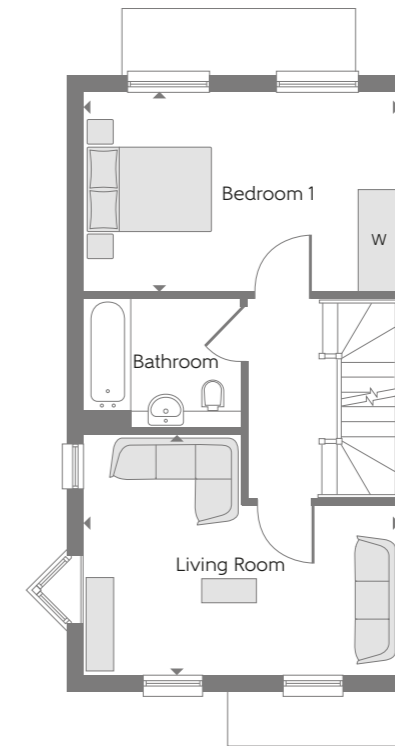
FOUR BEDROOM HOME

**Bellway** | London



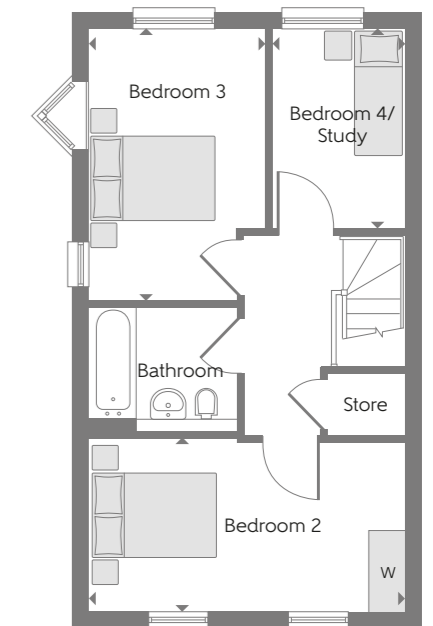
**GROUND FLOOR**

Kitchen	4.35m x 1.85m	14'3" x 6'1"
Dining	3.67m x 2.18m	12'1" x 7'2"
Family	4.74m x 3.05m (max)	15'6" x 10'0" (max)
Cloakroom	1.91m x 1.44m	6'3" x 4'9"



**FIRST FLOOR**

Living Room	4.74m x 3.62m (max)	15'6" x 11'11" (max)
Bedroom 1	4.74m x 3.00m	15'6" x 9'10"



**SECOND FLOOR**

Bedroom 2	4.74m x 2.55m	15'6" x 8'4"
Bedroom 3	4.11m x 2.70m	13'5" x 8'10"
Bedroom 4/Study	3.04m x 2.02m	9'11" x 6'7"
Bathroom	1.9m x 2.22m	6'3" x 7'3"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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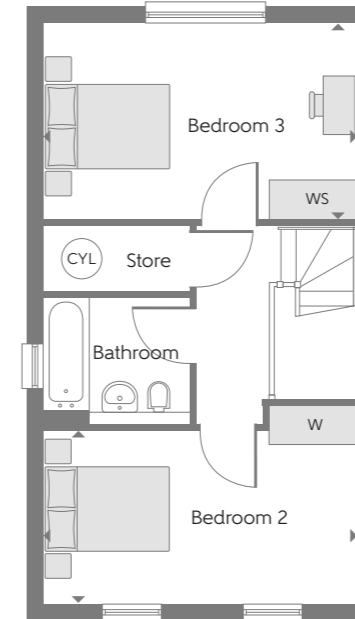
# The Gregory

FOUR BEDROOM HOME

**Bellway** | London

The Gregory

Four bedroom home

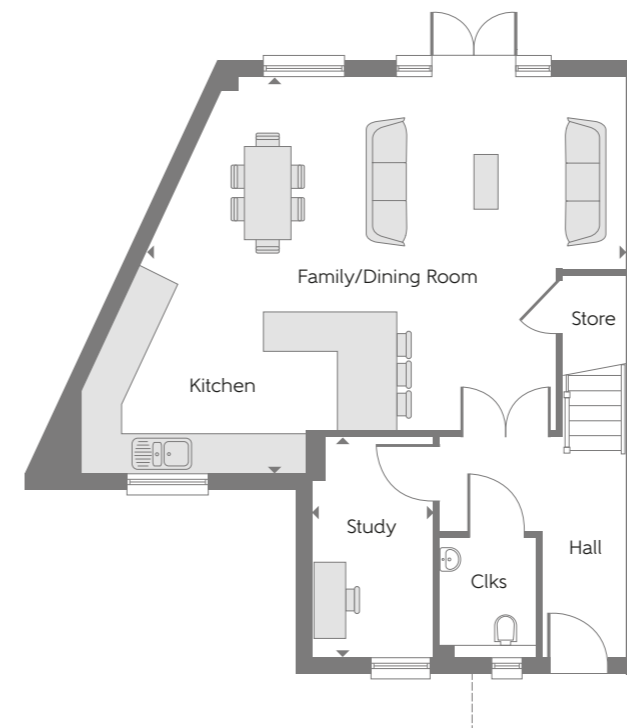
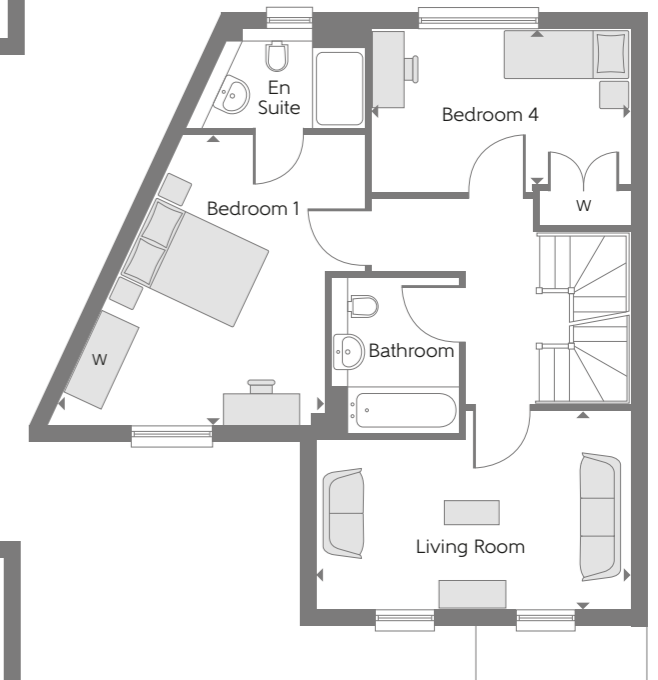


**SECOND FLOOR**

Bedroom 2	4.74m x 2.61m	15'6" x 8'7"
Bedroom 3	4.74m x 3.00m	15'6" x 9'0"
Bathroom	1.9m x 2.22m	6'3" x 7'3"

**FIRST FLOOR**

Living Room	4.74m x 3.01m (max)	15'6" x 9'10" (max)
Bedroom 1	4.40m x 3.13m	14'5" x 10'3"
En Suite	1.99m x 1.49m	6'6" x 4'11"
Bedroom 4	3.91m x 2.49m	12'10" x 8'2"



**GROUND FLOOR**

Kitchen/Family/Dining Room	4.91m x 3.06m (max)	16'1" x 10'1" (max)
Study	3.34m x 1.83m	11'0" x 6'0"
Cloakroom	1.44m x 1.84m	4'9" x 6'0"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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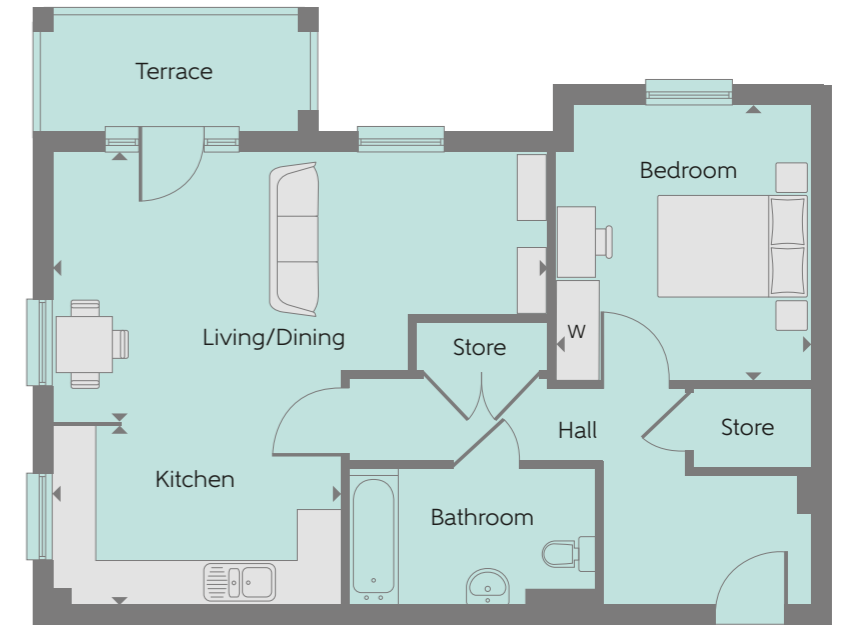


# Bradshaw Court

ONE AND TWO BEDROOM APARTMENTS

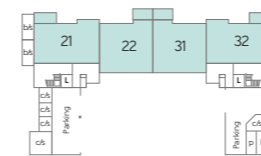
## Walker - Plots 21 & 32

Kitchen	4.09m x 2.51m	13'5" x 8'3"
Living/Dining	7.04m x 3.81m (max) (max)	23'1" x 12'6" (max) (max)
Bedroom	3.92m x 3.61m	12'10" x 11'0"
Bathroom	1.92m x 3.54m	6'4" x 11'7"

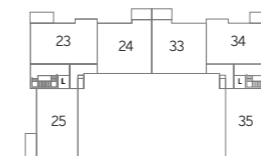


## Plumbe - Plots 22 & 31

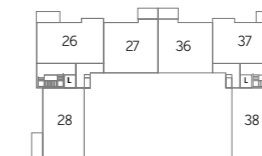
Kitchen	3.71m x 2.89m	12'2" x 9'6"
Living/Dining	5.13m x 4.78m (max) (max)	16'10" x 15'8" (max) (max)
Bedroom	4.22m x 3.51m	13'10" x 11'6"
Bathroom	2.68m x 2.22m	8'10" x 7'3"



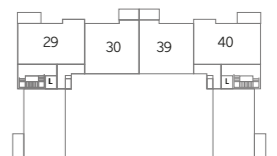
Ground Floor



First Floor



Second Floor



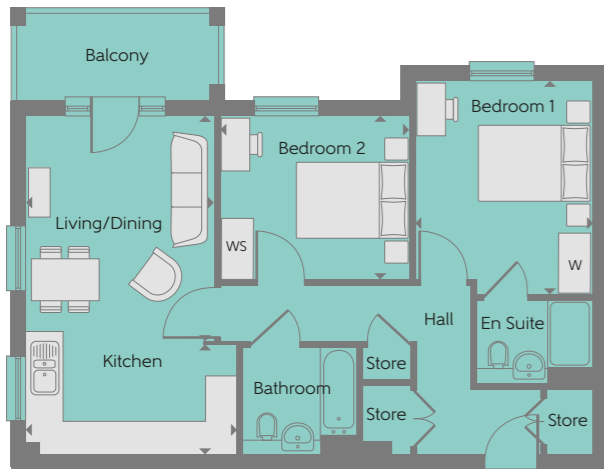
Third Floor

1 bed

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

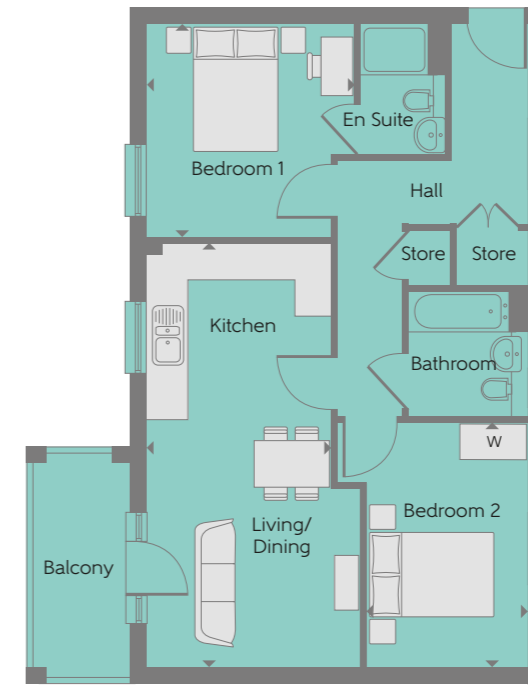
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Harrison - Plots 23, 26, 29, 34, 37 & 40

Kitchen	3.96m x 2.1m	12'12" x 6'11"
Living/Dining	3.55m x 4.26m	11'8" x 13'12"
Bedroom 1	4.0m x 3.3m	13'1" x 10'10"
Bedroom 1 En Suite	2.19m x 1.64m	7'2" x 5'5"
Bedroom 2	3.1m x 3.71m	10'2" x 12'2"
Bathroom	2.19m x 2.06m	7'2" x 6'9"

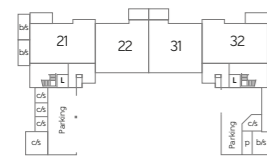


Wright - Plots 25, 28, 35 & 38

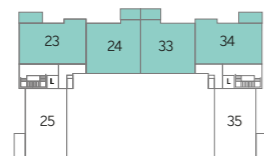
Kitchen/Living/Dining Room	7.29m x 3.14m	23'11" x 10'4"
Bedroom 1	3.61m x 3.51m	11'10" x 11'6"
Bedroom 1 En Suite	2.19m x 1.54m	7'2" x 5'1"
Bedroom 2	4.18m x 2.75m (max)	13'9" x 9'0" (max)
Bathroom	2.06m x 2.18m	6'9" x 7'2"

Dylan - Plots 24, 27, 30, 33, 36 & 39

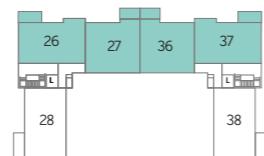
Kitchen/Living/Dining Room	8.48m x 2.89m	27'10" x 9'6"
Bedroom 1	4.30m x 2.82m	14'1" x 9'3"
Bedroom 1 En Suite	1.5m x 2.07m	4'11" x 6'9"
Bedroom 2	4.66m x 2.66m (max)	15'4" x 8'9" (max)
Bathroom	2.19m x 2.06m	7'2" x 6'9"



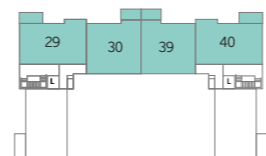
Ground Floor



First Floor



Second Floor



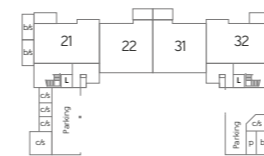
Third Floor

■ 2 bed

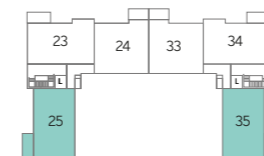
Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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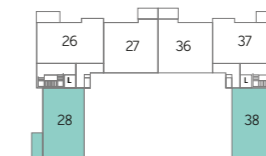
The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes and landscaping may vary. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



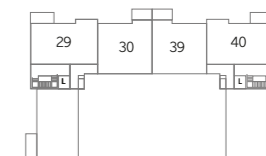
Ground Floor



First Floor



Second Floor



Third Floor

■ 2 bed

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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# House Specification

Spec for downloadable brochure with option to change 3 interiors or keep with group approved.

## Kitchen

- Contemporary kitchen with Porcelain on worktops with upstand
- Built in electric stainless-steel oven, splashback and cooker hood
- Induction hob
- Washing machine is included
- Integrated fridge/freezer
- Integrated dishwasher
- Chrome sockets and switches with black inserts

## Bathroom

- Roca sanitaryware
- Chrome Roca fittings
- Roca WC with concealed cistern
- Half height tiling to bathroom and en suite (wet walls only)
- Roca splash 'T' shower
- Heated matt black electric towel rail to bathroom and en suite

## General

- Under floor heating downstairs and radiators upstairs
- Sliding fitted wardrobes to bedrooms 1 & 2
- Air source heat pump
- Smoke, heat and carbon monoxide detectors
- External tap
- Turf to front and rear gardens
- 10-year NBC warranty

## Electrical

- Chrome recessed spotlights to kitchen, bathroom and en suites
- Energy efficient pendant lights to living room and bedrooms
- Dedicated power, USB and data points for home working
- USB points to kitchen, living room, bedroom 1, 2 and study
- TV point and Cat 6 network point to living room, family room, bedroom 1 and study
- Telephone point and dual connection satellite point to living room (subject to future connection by purchaser)
- External up and down wall lights to front and rear



Information correct at time of going to print. In the event of product discontinuation or issues with stock availability Bellway will always fit a suitable alternative.

10 year **NHBC** warranty



# Apartment Specification

Spec for downloadable brochure with option to change 3 interiors or keep with group approved.

## Kitchen

- Contemporary kitchen with Silestone worktops with upstand
- Built in electric stainless-steel oven, splashback and cooker hood
- Induction hob
- Integrated fridge/freezer
- Integrated dishwasher
- Washer/dryer
- Microwave
- Smoke, heat and carbon monoxide detectors
- Chrome sockets and switches with black inserts

## Bathroom

- White Roca sanitaryware
- Roca WC with concealed cistern and chrome flush
- Half height tiling to bathroom and en suite (wet walls only)
- Mira Mode digital control with ERD
- Heated matt black electric towel rail to bathroom and en suite

## General

- Video entry system
- Walls and ceilings painted in Crown matt white emulsion
- Sliding fitted wardrobes to bedrooms 1 and 2
- Air source heat pump
- 10-year NHBC warranty

## Electrical

- Chrome recessed spotlights
- Energy efficient pendant lights to living room and bedrooms
- Dedicated power, USB and data points for home working
- USB points to kitchen, living area and bedroom 1
- TV point and Cat 6 network point to living area and bedroom 1
- Telephone point to living area



Information correct at time of going to print. In the event of product discontinuation or issues with stock availability Bellway will always fit a suitable alternative.

10 year **NHBC** warranty

# Connections map

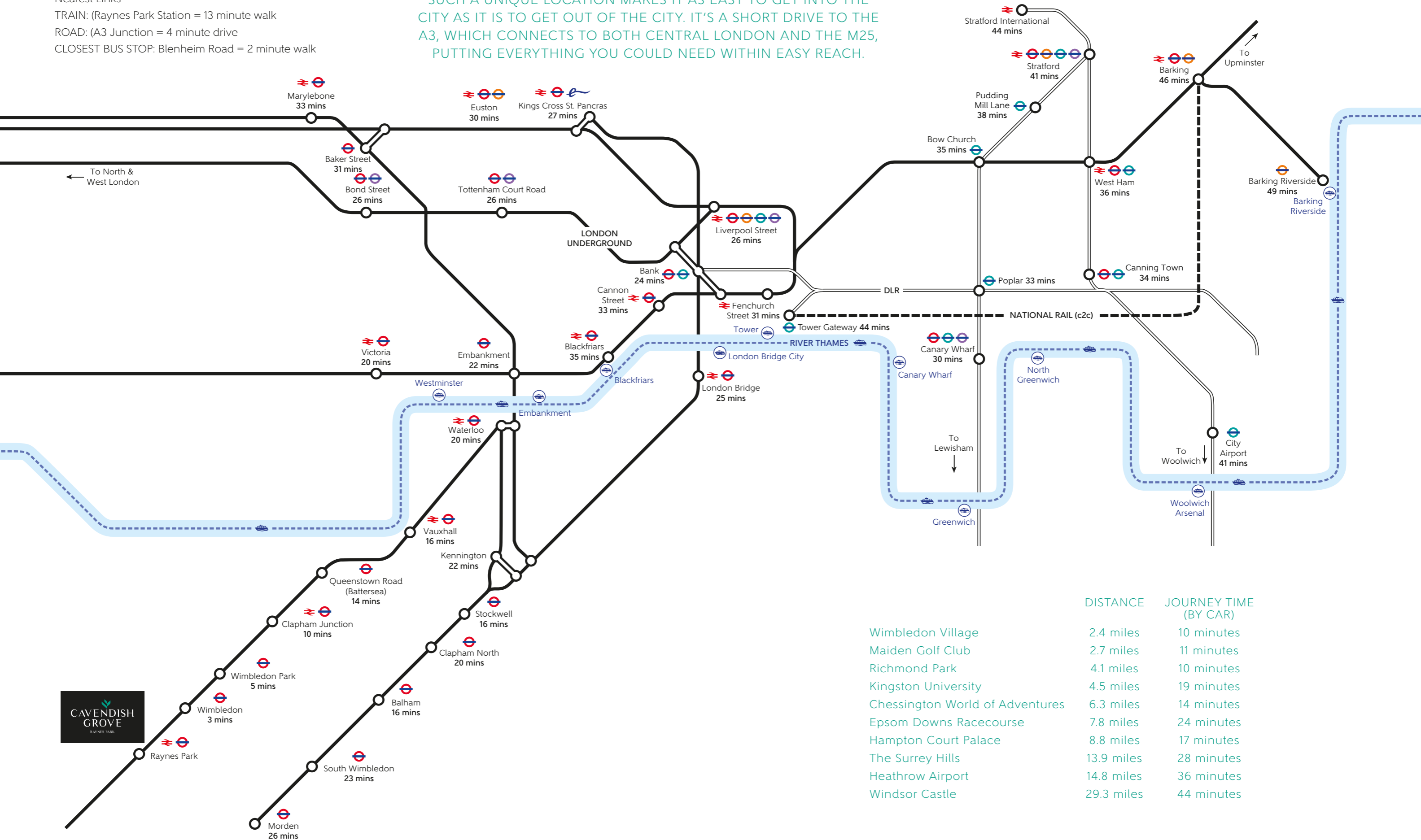
## Nearest Links

TRAIN: (Raynes Park Station = 13 minute walk)

ROAD: (A3 Junction = 4 minute drive)

CLOSEST BUS STOP: Blenheim Road = 2 minute walk

SUCH A UNIQUE LOCATION MAKES IT AS EASY TO GET INTO THE CITY AS IT IS TO GET OUT OF THE CITY. IT'S A SHORT DRIVE TO THE A3, WHICH CONNECTS TO BOTH CENTRAL LONDON AND THE M25, PUTTING EVERYTHING YOU COULD NEED WITHIN EASY REACH.



	DISTANCE	JOURNEY TIME (BY CAR)
Wimbledon Village	2.4 miles	10 minutes
Maiden Golf Club	2.7 miles	11 minutes
Richmond Park	4.1 miles	10 minutes
Kingston University	4.5 miles	19 minutes
Chessington World of Adventures	6.3 miles	14 minutes
Epsom Downs Racecourse	7.8 miles	24 minutes
Hampton Court Palace	8.8 miles	17 minutes
The Surrey Hills	13.9 miles	28 minutes
Heathrow Airport	14.8 miles	36 minutes
Windsor Castle	29.3 miles	44 minutes



## Five star facilities



### MULTI-USE GAMES AREA

The Village Green in the first phase features a basketball court, children's play areas and informal seating for relaxation.



### TENNIS COURTS

Combine the best of fitness and socialising with a game of tennis on the residents' courts.



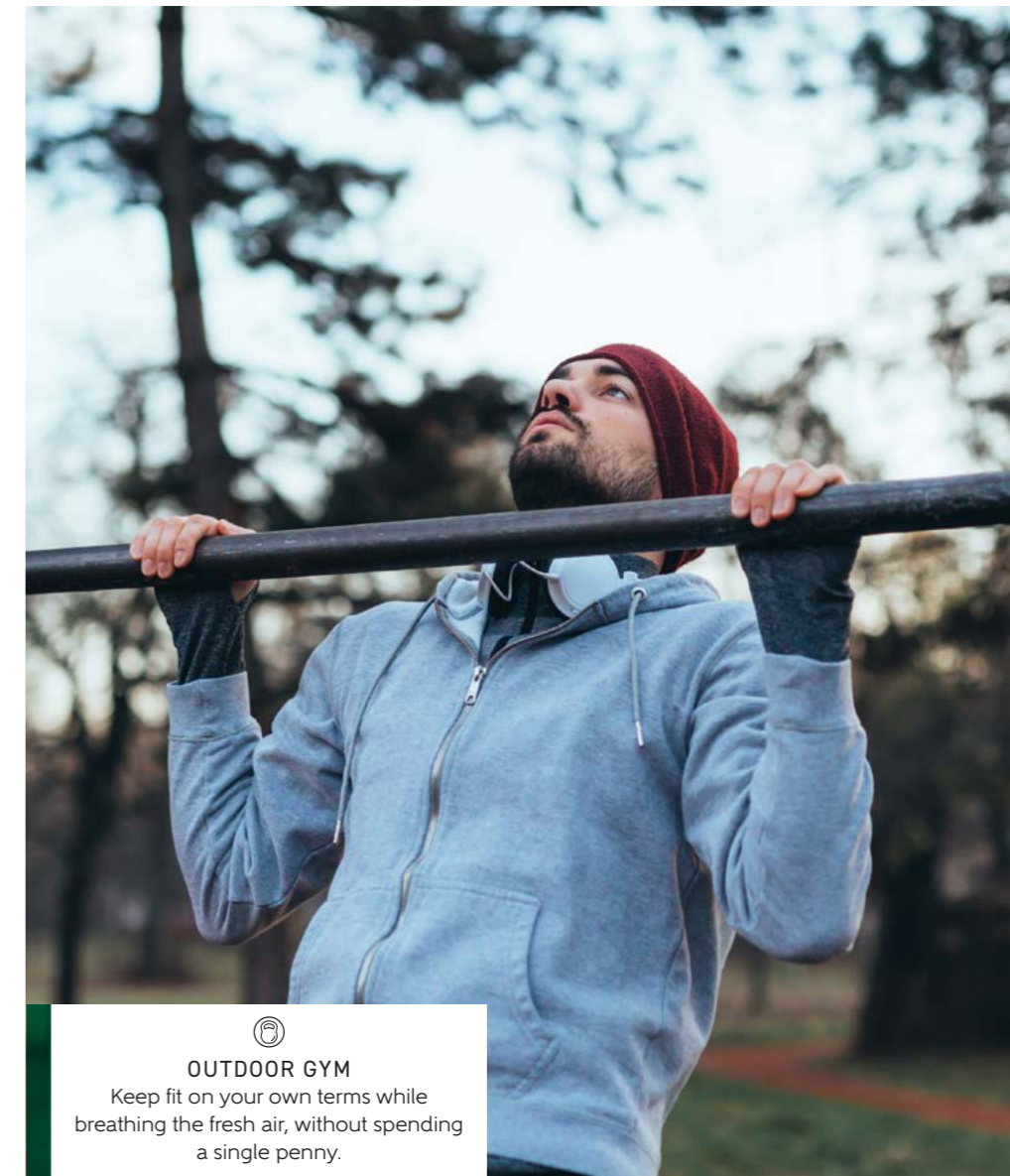
### PLAYPARK

A brand-new purpose-built play park provides the perfect place for the kids to let off steam.



### FOOTBALL PITCH

If you're a lover of the beautiful game, you have a beautiful pitch to match, right on your doorstep.



### OUTDOOR GYM

Keep fit on your own terms while breathing the fresh air, without spending a single penny.

# How to find us



Bellway | London



Bellway London abides by the New Homes Quality Code (NHQC), an independent industry code established to champion quality new homes and deliver better outcomes for customers.

