



Ashwood & Woodland  
133 Laleham Road

Staines-upon-Thames



# The local area

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Discover the riverside town of Staines-upon-Thames, a place that combines character and charm with an outdoor lifestyle and fantastic educational opportunities.

Surrounded by picturesque green space and a thriving mix of shops, cafés and restaurants at its heart. With London just over half an hour away via train, enjoy the best of both worlds as you revel in the outstanding natural beauty of the surrounding Surrey countryside.

Staines-upon-Thames is a prosperous riverside market town and, with London being close, Staines-upon-Thames is a commuter haven with immediate access to the motorway network via the M25 and M3.

Heathrow Airport is a short distance away and, with frequent train services to London Waterloo, this makes the area popular for buyers and renters alike.

The High Street is pedestrianised, with an extensive range of shops and facilities including a ten screen cinema and two shopping centres.

All local schools are regarded as 'Good' by Ofsted, demonstrating the high-quality of schooling in the local area.

## **Primary Schools**

- Staines Preparatory School (ISI inspected)
- Riverbridge Primary School (Ofsted Good)
- Our Lady of the Rosary Primary School (Ofsted Good)
- Buckland Primary School (Ofsted Good)

## **Secondary Schools**

- The Matthew Arnold School (Ofsted Good)
- Thomas Knyvett College (Ofsted Good)
- Tasis – The American School in England (ISI inspected)





# Location

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133 Laleham Road is situated minutes from the A30 London Road and the M25 junction 13.

## Train stations

Hatton Cross (Picadilly Line)	5.4 miles
Staines Station	0.6 miles

## Journey time from Staines Station

London Waterloo	35 minutes
Windsor & Eton Riverside	14 minutes
Clapham Junction	25 minutes
Reading	48 minutes

## Road links

A30/London Road	1.2 miles
Junction 13 of M25	2.0 miles
Junction 2 of M3	5.3 miles
Junction 4b of M4	5.4 miles
Heathrow airport T5	5.4 miles



# The developer

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Built on a foundation of craftsmanship, Ashwood Properties Ltd bring the precision and care of a carpenter's trade into every project. With years of hands-on experience in bespoke carpentry and an attention to detail, our unwavering commitment to quality is second nature.

Unlike large-scale developers, our focus is personal. Each site is approached as a unique opportunity to create homes that are not only built to last, but thoughtfully designed to enhance the way people live. By working only with trusted, highly skilled contractors we ensure every aspect of the build – from foundations to final finishes – meets the highest standards.

With a growing portfolio of carefully crafted local projects, we have earned a reputation for reliability, craftsmanship, and pride in our work. Our past projects include Station Approach, Ashford – three bespoke apartments and Rosewood Villas, a terrace of three-bedroom homes in Warwick Road, Ashford.

Every development reflects a dedication to traditional skills, modern design, and the belief that homes should be built with care, not compromise.



# The development

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Perfectly positioned along the sought-after Laleham Road, this exclusive development comprises just two beautifully crafted four-bedroom semi-detached homes. Designed with modern living in mind, these homes combine contemporary style, energy efficiency, and premium finishes throughout. Each home, named Ashwood and Woodland, is arranged over three spacious floors.

The ground floor features an integral garage, downstairs WC, utility area, and a stunning open-plan kitchen and family room. The bespoke kitchen boasts quartz worktops, a full suite of NEFF appliances – including oven, microwave-oven, and induction hob – alongside an integrated Lamona larder fridge, freezer, washing machine and tumble dryer. A central kitchen island with pop-up USB and 13-amp sockets forms the heart of the space, while bifold doors open seamlessly onto the landscaped rear garden with its raised patio, flowerbeds, and lawn with the added benefit of maintenance-free composite fencing.

On the first floor, you'll find two generous double bedrooms and one single bedroom, complemented by a stylish family bathroom and a private en suite to the larger double.

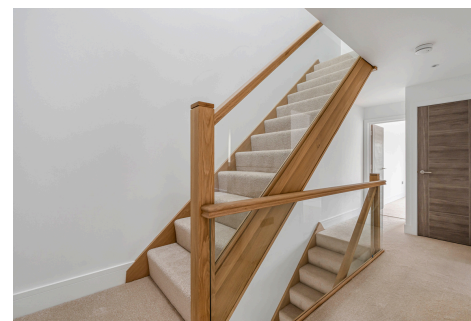
The second floor is dedicated to the impressive principal suite, complete with a luxurious en suite shower room and walk-in wardrobe.

The specification throughout has been thoughtfully considered. Features include:

- Porcelain tiled flooring with underfloor heating throughout the ground floor
- LED downlighters throughout the home
- Time-switch operated porch lighting
- Joule air source heat pump heating and hot water system for maximum efficiency
- 3-phase power supply which allows for a more constant and reliable power delivery
- Zappi 22kW EV charger, offering charging speeds over three times faster than standard wall chargers

Externally, each home provides two off-road parking spaces, a garage, and private landscaped gardens.

With a PROTEK 10-year build warranty for peace of mind, these homes offer the perfect balance of design, comfort, and practicality – tailored for modern family living.









# The specifications

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## Windows

- Aluminium and uPVC double glazed in anthracite grey

## Boiler & Heating System

- Joule air source heat pump heating and hot water system
- Underfloor heating to ground floor, radiators to 1st and 2nd floors

## Floor coverings

- Porcelain tiles to ground floor in wood effect design
- Carpet to first and second floors in shade 'sun lounge'
- Tiles to bathrooms and en suites

## Internal doors

- Daytona in grey

## Bespoke kitchen

- Quartz worktops
- Toughened safety glass splashbacks
- NEFF oven
- NEFF microwave oven
- NEFF induction hob
- Lamona extractor
- Lamona larder fridge
- Lamona freezer
- Lamona washing machine
- Lamona tumble dryer
- Pop up USB & 13 amp sockets

## Bathroom and en suites

- Floor to ceiling tiles
- Bath with overhead shower to main bathroom
- Walk-in shower to en suites
- Wall-hung vanity sinks
- Integrated mirrors
- Wall hung toilets

## Lighting

- LED downlighters throughout
- Programmable porch lighting
- Sensor lighting to bathrooms and WC's

## Building warranty

- PROTEK 10-year structural build warranty

## Electrical

- NICEIC Certified
- 3-phase supply
- ZAPPI 22KW electric car charger (more than 3x faster than other EV wall chargers)

## Garden

- Lawn with raised porcelain tiled patio area.
- Raised flowerbed
- Composite maintenance-free party fencing

## Parking

- 2 off-road parking spaces
- Integral garage

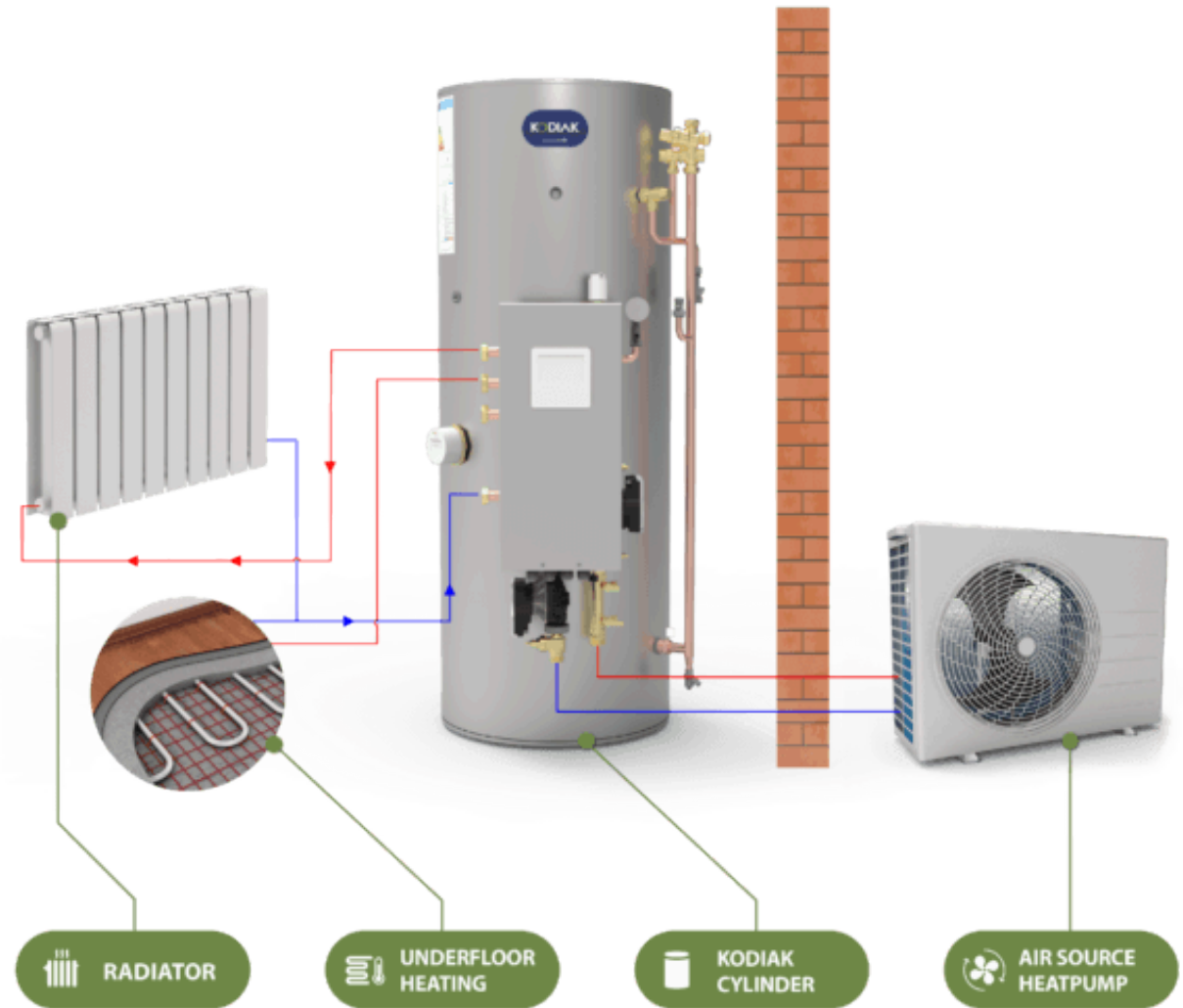




# The heat pump

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A Joule Samsung heat pump is an energy-efficient system that uses the heat from the ambient air for heating and hot water. By using the ambient air and transferring this heat into the house through a hydronic system, such as underfloor heating, a heat pump requires less power input and offers greater power output than conventional boilers.



# Plot 1

Approximate Gross Internal Area 1796 sq ft - 167 sq m  
(Including Garage)

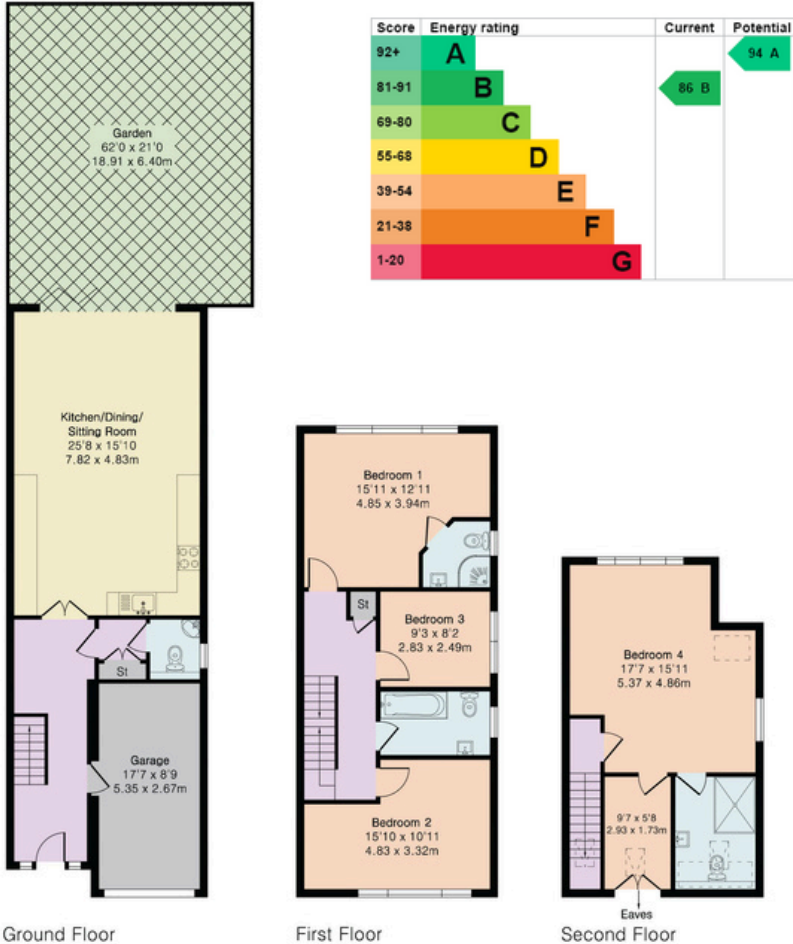
Ground Floor Area 763 sq ft - 71 sq m  
First Floor Area 616 sq ft - 57 sq m  
Second Floor Area 417 sq ft - 39 sq m



# Plot 2

Approximate Gross Internal Area 1796 sq ft - 167 sq m  
(Including Garage)

Ground Floor Area 763 sq ft - 71 sq m  
First Floor Area 616 sq ft - 57 sq m  
Second Floor Area 417 sq ft - 39 sq m





**Register your interest today.**

For all enquiries, please  
contact sole selling agents  
OASiS.



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