



LANTHORNES
C O U R T

*Beautifully appointed modern apartments overlooking
stunning open woodland, perfectly placed and superbly
connected for all the area's best attractions.*





Welcome to Lanthornes Court

An exclusive collection of 12-luxury new homes situated minutes from the centre of historic Epsom in Surrey.

Comprising of two and three-bedroom apartments, the contemporary development is set around a private landscaped courtyard and overlooks ancient leafy woodland.

Each apartment features a fully equipped kitchen, en-suite bathroom, its own patio, balcony or terrace and includes a secure parking space.

All apartments benefit from the craftsmanship design details and high specification finish you'd expect from award-winning Mantle Developments.



‘Everything you need is on your doorstep’

With the stunning Surrey countryside and all the delights of a vibrant market town, it is no surprise that Epsom is regularly named among the best places to live in the country.

Lanthornes Court is about life quality and the great outdoors on your doorstep. With the famous Epsom Downs, Epsom Common, Horton Country Park and Roseberry Park all close by, it is a perfect place to relax and enjoy the best of both worlds. The stunning Surrey Hills lie just beyond and are easily accessible for cyclists and walkers alike to enjoy the climbs and panoramic views.

The ever popular Epsom town centre is around 1 mile away and offers fantastic shopping opportunities, including House of Fraser, Waitrose, M&S as well as numerous boutiques. Drinking and dining options are plentiful with popular town bars, cafés and restaurants and a selection of delightful rural pubs within easy reach.

For the culture and leisure minded, Epsom Playhouse offers a whole calendar of events, including film seasons, comedy nights, drama, music and dance performances, and talks. Epsom Racecourse is less than three miles away and home to the greatest flat race in the world – the Derby!





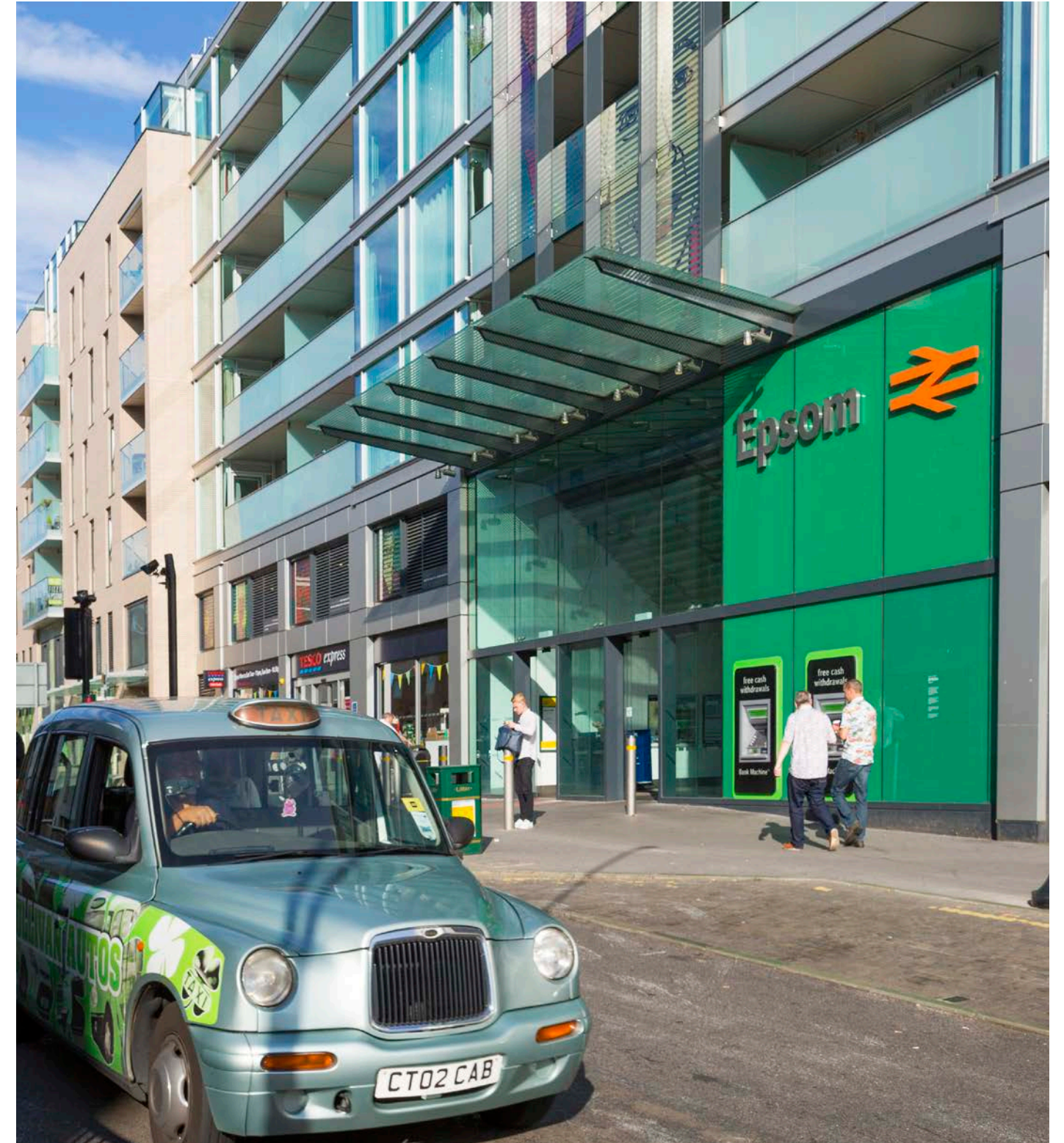
Out and about, the perfect location for going places

Epsom is served by excellent public transport links. The close by Epsom Train Station has direct services to London Waterloo (36 minutes), London Victoria (38 minutes) and Wimbledon (18 minutes). Nearby Dorking Road offers numerous local bus services to connect to Epsom and neighbouring towns.

By road, the A24 is right by the development and links to London to the north and the coast to the south. The M25 Junction 9 Leatherhead is less than 4 miles away offering excellent links to the A3 and M23.

Gatwick airport is under half an hour away by car, while Heathrow Airport can be reached in 45 minutes.

Travel times taken from tfl.gov.uk and googlemaps.co.uk





Internal Specification

The finest fixtures and fittings have been specified to ensure that everything in your home is not only a joy to use, but looks great as well.



KITCHEN

- Bespoke German designer kitchens and Quartz stone worktops

With built-in:

- Siemens active-clean multi-function oven
- Siemens IQ microwave
- Siemens induction hob
- Siemens extractor
- Siemens integrated fridge freezer
- Siemens integrated dishwasher
- Siemens integrated washer-dryer
- Stainless steel under-mounted sink with Quartz stone drainer
- Porcelanosa tiles to floor

BATHROOM

- Artesan Canaletto double ended bath
- Hansgrohe concealed thermostatic mixer valve and diverter
- Vado clicker bath waste overflow and filler
- Hansgrohe bath tub handset
- Duravit ME by Starck basin
- Hansgrohe basin mixer
- Geberit concealed push button cistern
- Duravit wall mounted WC and soft close seat
- Stainless steel electric towel rail
- Shaver socket
- Porcelanosa tiles to floor and walls

EN SUITE

- Contemporary white Simpsons stone resin shower tray
- Simpsons shower enclosure
- Hansgrohe Ecosmart showerpipe
- Duravit ME by Starck basin
- Hansgrohe basin mixer
- Geberit concealed push button cistern
- Duravit wall mounted WC and soft close seat
- Stainless steel electric towel rail
- Shaver socket
- Porcelanosa tiles to floor and walls

COMFORT & WELLBEING

- Gas fired condensing boiler
- Under-floor heating with individual room thermostats
- Dedicated TV, Sky and BT points in living room and master bedroom
- Heavy timber doors
- Chrome ironmongery to all doors and windows
- High specification wool carpet
- Double glazed window system
- Ducted ventilation system to kitchen and bathrooms
- Plastered walls and ceiling
- Colour choice to walls (depending on stage of build)
- Lift to all floors



Energy Security Environment

ENERGY SAVING FEATURES

- Sedbuk A rated condensing boilers
- Internal low energy light fittings
- External low energy light fittings
- Double glazed window system is A rated in terms of energy saving performance
- Use of increased insulation to floor, walls and roof
- All kitchen appliances have excellent eco ratings for energy and water usage
- Low flush toilets and aerated taps provided to reduce water consumption
- Building constructed and tested to meet strict airtightness criteria to reduce leakage of warm air and conserve valuable energy

PROTECT THE ENVIRONMENT

- We aim to go that little bit further in helping to protect the environment. Our sites are always selected in areas with good access to amenities and public transport to hopefully reduce reliability on travel by car
- For avoidance of contamination during construction we always operate air and ground water pollution policies
- All materials are sourced only from suppliers that can provide confirmation that they are approved and certified by appropriate environmental management systems and forestry certification schemes. A site waste management and recycling scheme is always operated during construction

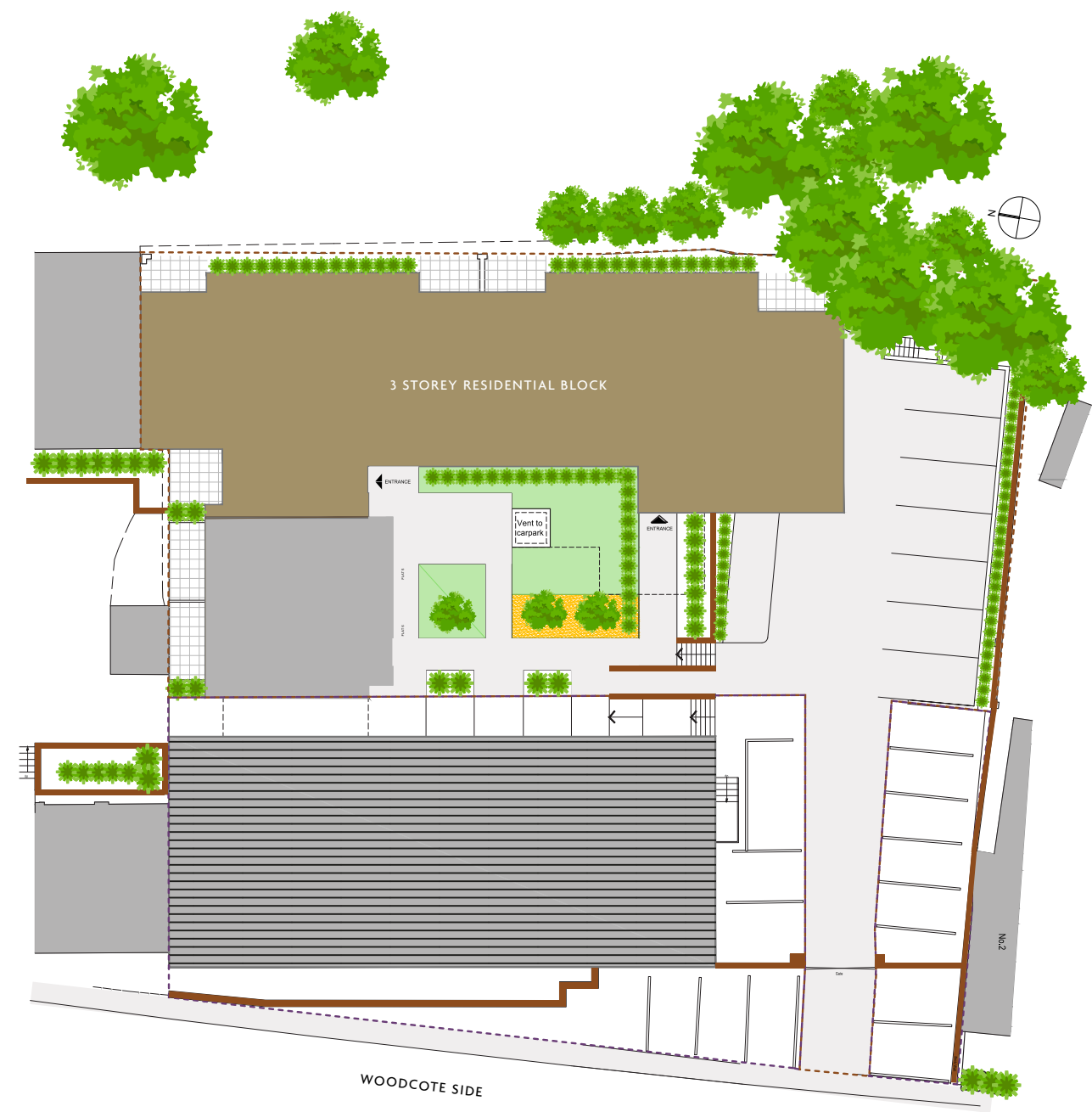
SECURITY & PEACE OF MIND

- Building Life Plans structural defect insurance (10 years) www.blpinsurance.com
- Double glazed window system incorporating multi-point locking system for added security
- Pre-wired for security alarm
- Mains wired smoke alarms and heat detectors
- Secure by design front doors

EXTERNAL FEATURES

- Marshalls paving slabs to pathways and private patios
- Landscaped communal garden
- Outside tap
- Recycling facilities
- Secure parking
- Secure cycle storage

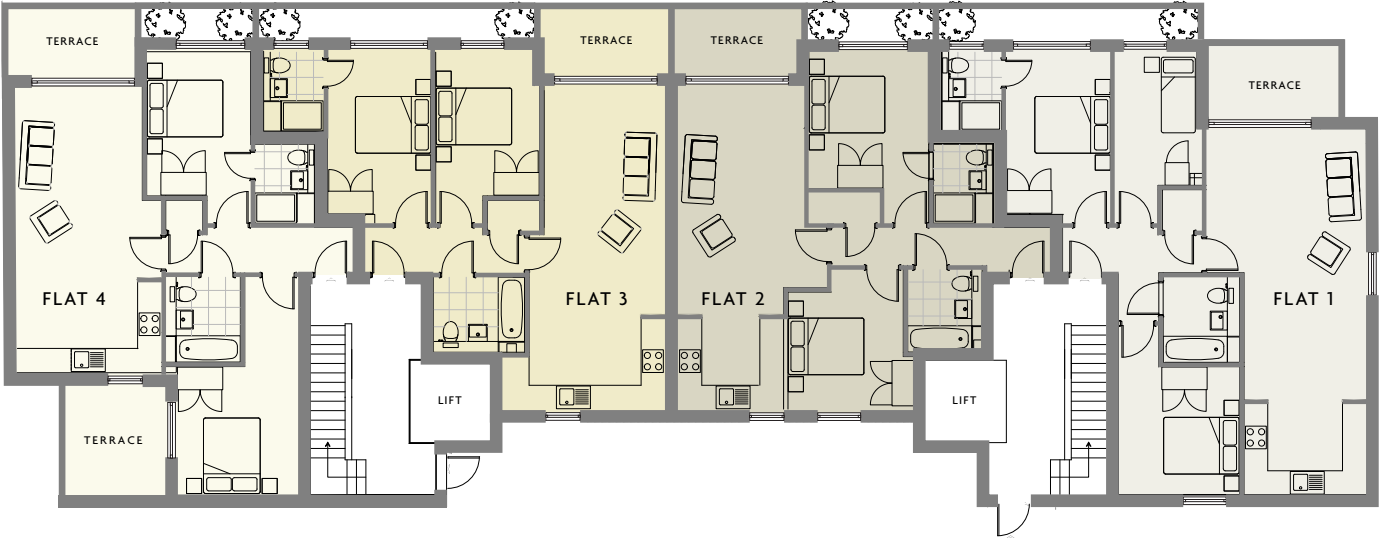
Site Plan



Basement and on-site car parking



Ground Floor



APARTMENT 1	
Kitchen / Living / Dining	9500mm x 4250mm
Bedroom 1	4300mm x 2800mm
Bedroom 2	3300mm x 3200mm
Bedroom 3	3500mm x 2150mm
Gross Internal Area	86 sq m / 925 sq ft

APARTMENT 2	
Kitchen / Living / Dining	8500mm x 3400mm
Bedroom 1	4500mm x 3200mm
Bedroom 2	3400mm x 3100mm
Gross Internal Area	70 sq m / 753 sq ft

APARTMENT 3	
Kitchen / Living / Dining	8500mm x 3500mm
Bedroom 1	4200mm x 2700mm
Bedroom 2	3700mm x 2700mm
Gross Internal Area	72 sq m / 775 sq ft

APARTMENT 4	
Kitchen / Living / Dining	7500mm x 3800mm
Bedroom 1	3700mm x 2800mm
Bedroom 2	3400mm x 3200mm
Gross Internal Area	70 sq m / 753 sq ft

Kitchen layouts are indicative only, please request the full design information on selected unit.

First Floor



APARTMENT 5	
Kitchen / Living / Dining	9500mm x 4250mm
Bedroom 1	4300mm x 2800mm
Bedroom 2	3300mm x 3200mm
Bedroom 3	3500mm x 2150mm
Gross Internal Area	86 sq m / 925 sq ft

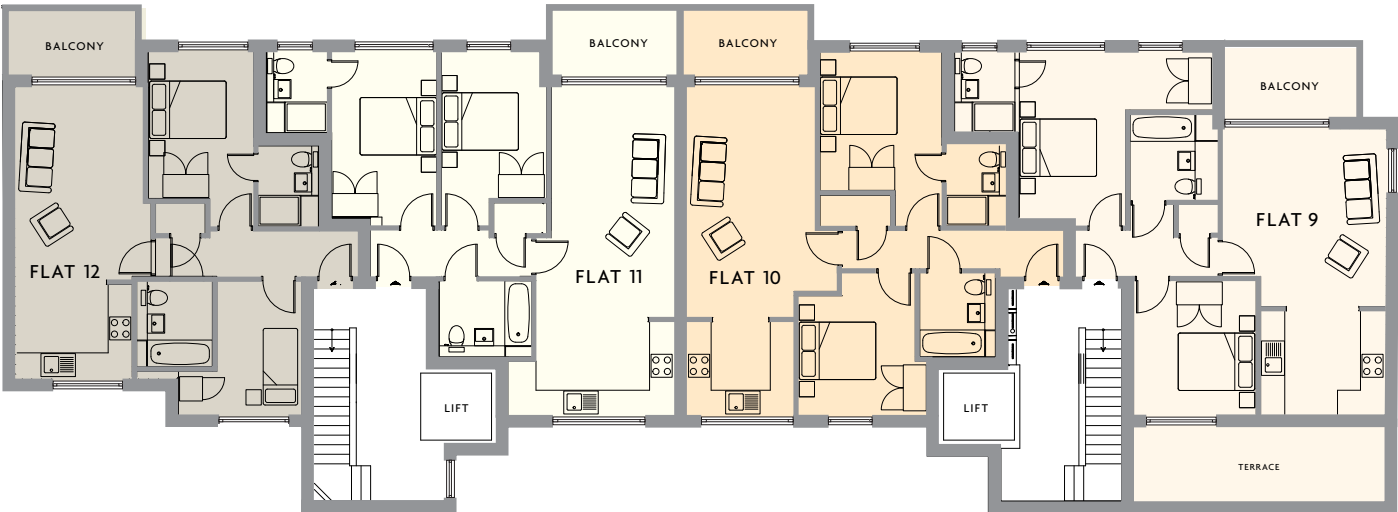
APARTMENT 6	
Kitchen / Living / Dining	8500mm x 3400mm
Bedroom 1	4500mm x 3200mm
Bedroom 2	3400mm x 3100mm
Gross Internal Area	70 sq m / 753 sq ft

APARTMENT 7	
Kitchen / Living / Dining	8500mm x 3500mm
Bedroom 1	4200mm x 2700mm
Bedroom 2	3700mm x 2700mm
Gross Internal Area	72 sq m / 775 sq ft

APARTMENT 8	
Kitchen / Living / Dining	7500mm x 3800mm
Bedroom 1	3700mm x 2800mm
Bedroom 2	3400mm x 3200mm
Gross Internal Area	70 sq m / 753 sq ft

Kitchen layouts are indicative only, please request the full design information on selected unit.

Second Floor



APARTMENT 9	
Kitchen / Living / Dining	7200mm x 4200mm
Bedroom 1	4300mm x 2800mm
Bedroom 2	3500mm x 3200mm
Gross Internal Area	70 sq m / 753 sq ft

APARTMENT 10	
Kitchen / Living / Dining	8500mm x 3300mm
Bedroom 1	3600mm x 3200mm
Bedroom 2	3400mm x 3100mm
Gross Internal Area	70 sq m / 753 sq ft

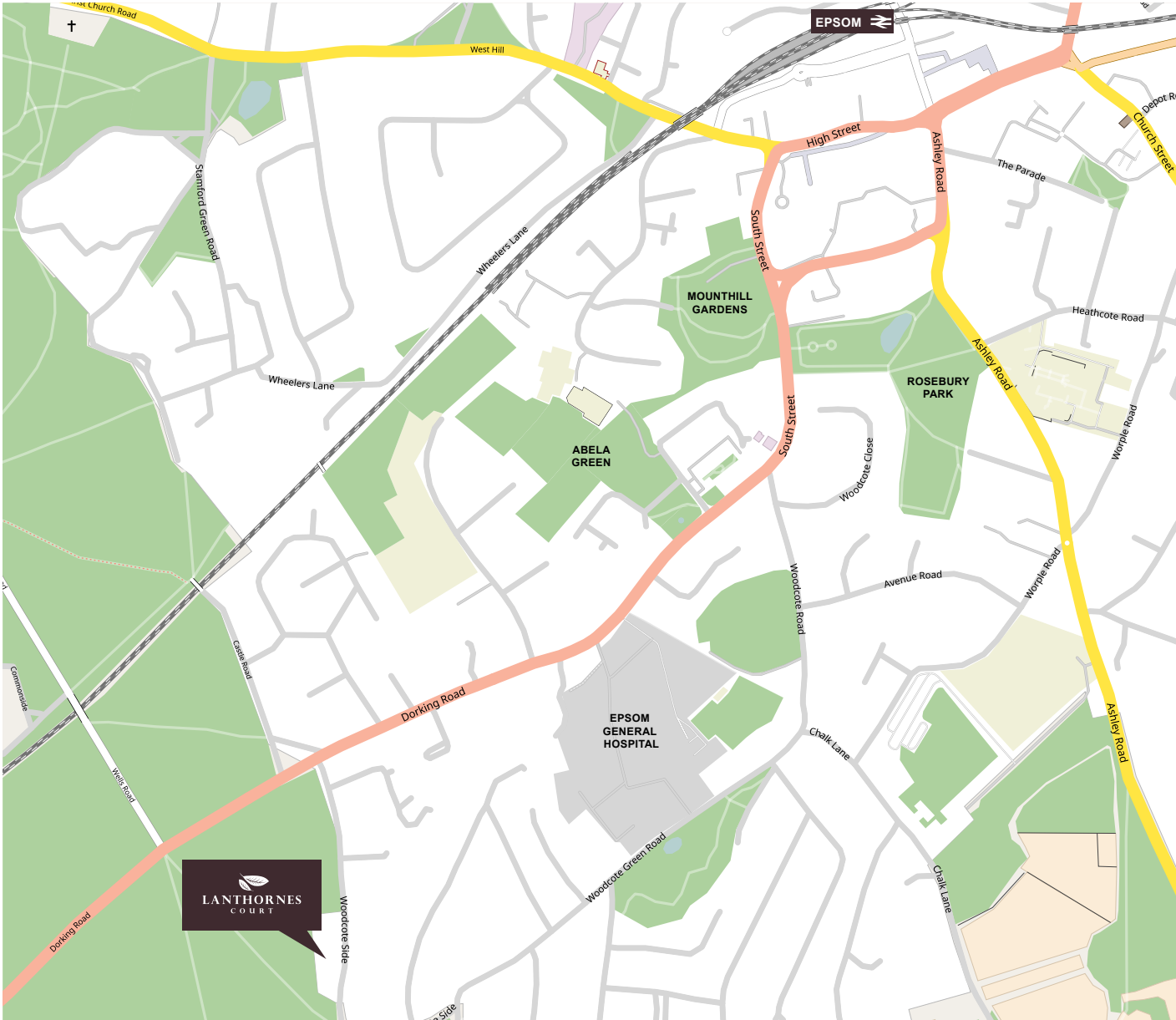
APARTMENT 11	
Kitchen / Living / Dining	8500mm x 3500mm
Bedroom 1	4500mm x 2700mm
Bedroom 2	3700mm x 2700mm
Gross Internal Area	70 sq m / 753 sq ft

APARTMENT 12	
Kitchen / Living / Dining	7500mm x 3300mm
Bedroom 1	3700mm x 2700mm
Bedroom 2	3400mm x 2200mm
Gross Internal Area	61 sq m x 656 sq ft

Kitchen layouts are indicative only, please request the full design information on selected unit.

How to find us

Lanthornes Court is located at:
11 Woodcote Side, Epsom



About Mantle

An excellent reputation for quality, craftsmanship and homeowner care.

Mantle Developments was formed in 1994 by a group of partners who wanted to combine their experience of working with time-honoured craftsmen with a thorough understanding of excellence in design, construction, internal specification and detail. From day one, our aim has been to provide “more than expected,” and to ensure that everyone who buys a Mantle home benefits from superior specifications and the best finishes.

Mantle Developments has achieved an excellent reputation for quality, craftsmanship and homeowner care. We keep close links with our customers, and offer personalisation options, like specification upgrades and alterations during early stages of a build.

Please feel free to discuss any details of your new home that you would like to personalise, prior to completion.





Mantle Development

mantle
Developments UK Ltd

www.mantledevelopment.co.uk



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