



THE STABLES

O L D M A L D E N L A N E



WELCOME TO THE STABLES, OLD MALDEN LANE

The Stables is an exclusive new build development of just nine 4-bedroom detached and semi-detached contemporary homes. Each home has been carefully designed to offer a luxurious and unique environment, complemented by beautiful countryside views and tranquil surroundings whilst remaining within easy reach of amenities and transport connections.

The homes have a predicted EPC rating of 'A' and will appeal to discerning buyers who demand exceptional attention to detail and a superior finish. Each house is arranged over three floors and has been cleverly designed to offer bright, voluminous and adaptable living space; refined in design and practical in nature – the epitome of understated luxury.

Buyers who reserve off plan will have the added benefit of being able to choose their own kitchen, bathrooms and flooring.

COMMUNITY

These homes make an ideal place for the next chapter in your life. With a whole host of local amenities, you'll be sure to find plenty to do in your free time.

LONGEVITY

All homes created by Mac Group Ltd have been crafted to stand the test of time providing future-proof technology systems and versatile living spaces that accommodate growing families multi-generational living.

DESIGN

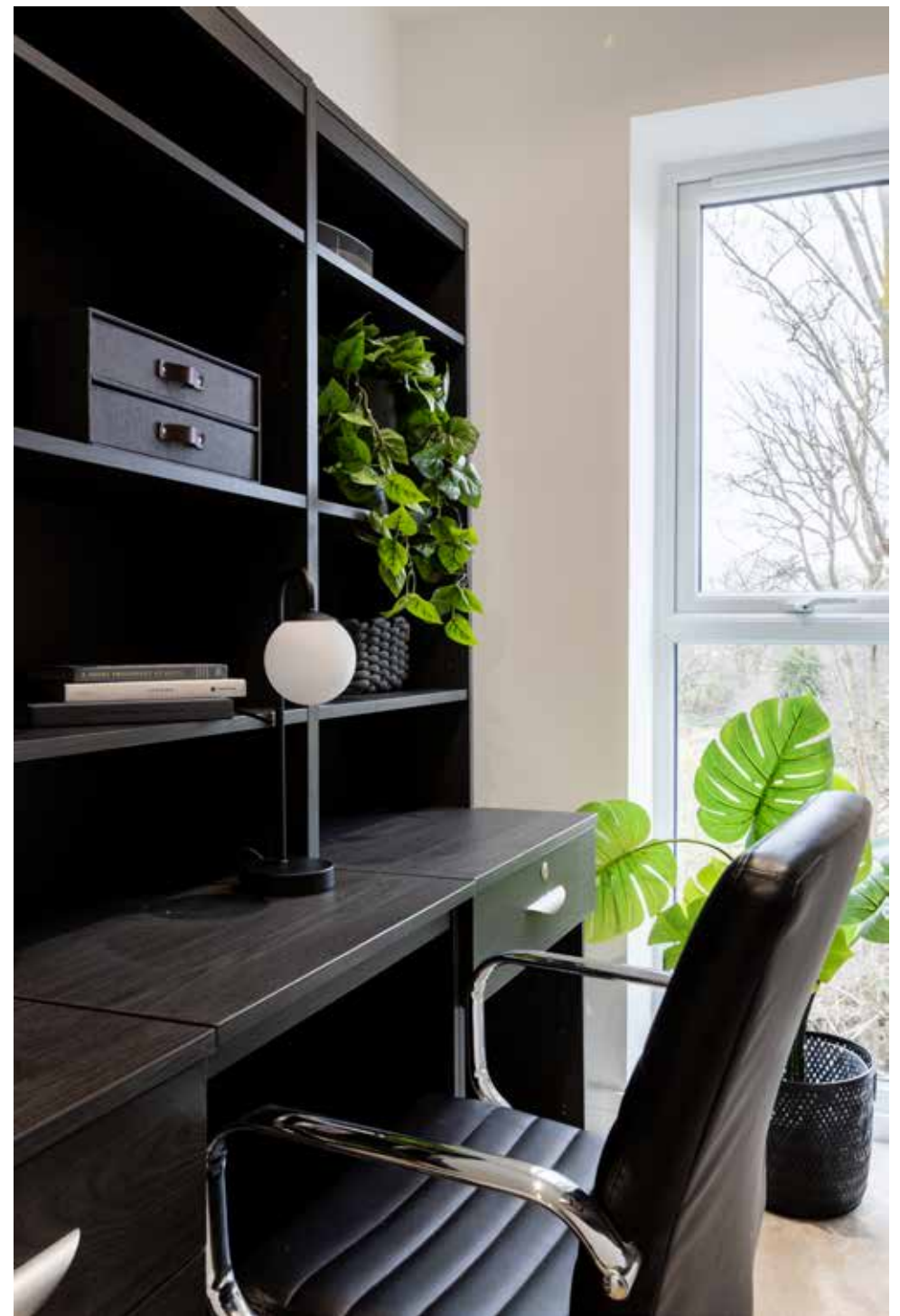
Completed with high end specifications and impeccable attention to detail these homes are set over 3 floors; are cleverly designed offering adaptable space; boast striking clean lines with exceptional finishes throughout.

Each home at The Stables will have the added benefit of 2 parking spaces with an EV charging point and beautifully landscaped gardens.















UNRIVALLED LOCATION

Located on the outskirts of Worcester park in a semi-rural setting with all the amenities to suit young professionals and families.

The beautiful Riverside Health club is located just to the rear of this development and offers everything from beauty treatments , personal training, tennis and golf, there is something for all the family located on this 12 acre Surrey parkland.

ENJOY THE OUTDOORS

Nonsuch park 1.7 miles

This area is steeped in history and beautiful countryside, Enjoy a walk or a Saturday morning park run though Nonsuch Park which was It is the last surviving part of the Little Park of Nonsuch, a deer hunting park established by Henry VIII of England surrounding the former Nonsuch Palace.

The unusual name derives from the old English language as Henry VIII describes there is “nonsuch place to rival its beauty and magnificence”.

Richmond Park: 4.4 Miles

One of London’s eight Royal Parks and covers an area of 2,500 acres offers activities. This park has something for everyone from cycling to horse riding.

Sandown Racecourse: 4.3 Miles

Horton Park Golf club: 1.5 Miles

Hobbedown Adventure Farm and Zoo: 3.4 Miles



S H O P S A N D R E S T A U R A N T S

Worcester park is home to a growing community of London professionals, creatives and young families. You are just as likely to find evening activities at the pubs and restaurants as you are early morning park runs and gatherings over coffee and brunch.

Some of our favourites in the area are Ristorante Sorrento Italian cuisine or The Grumpy Mole offers a more traditional fare with everything from Afternoon teas to an excellent Sunday roast, for the Sushi lovers we can highly recommend Sushi Tama in nearby Cheam



S C H O O L S

The local schools include the Outstanding rated Burlington Infants for your little ones and Coombe Girls School if you have teenagers. Other Good schools in the area include Malden Manor Primary and Raynes Park High School.



T R A V E L L I N K S

There are 3 train stations within easy reach, offering a commute to London in under 30 minutes.

Malden Manor Train station 0.3 Miles

Worcester Park Train station 0.7 Miles Zone 4

Tolworth Train station 0.7 Miles

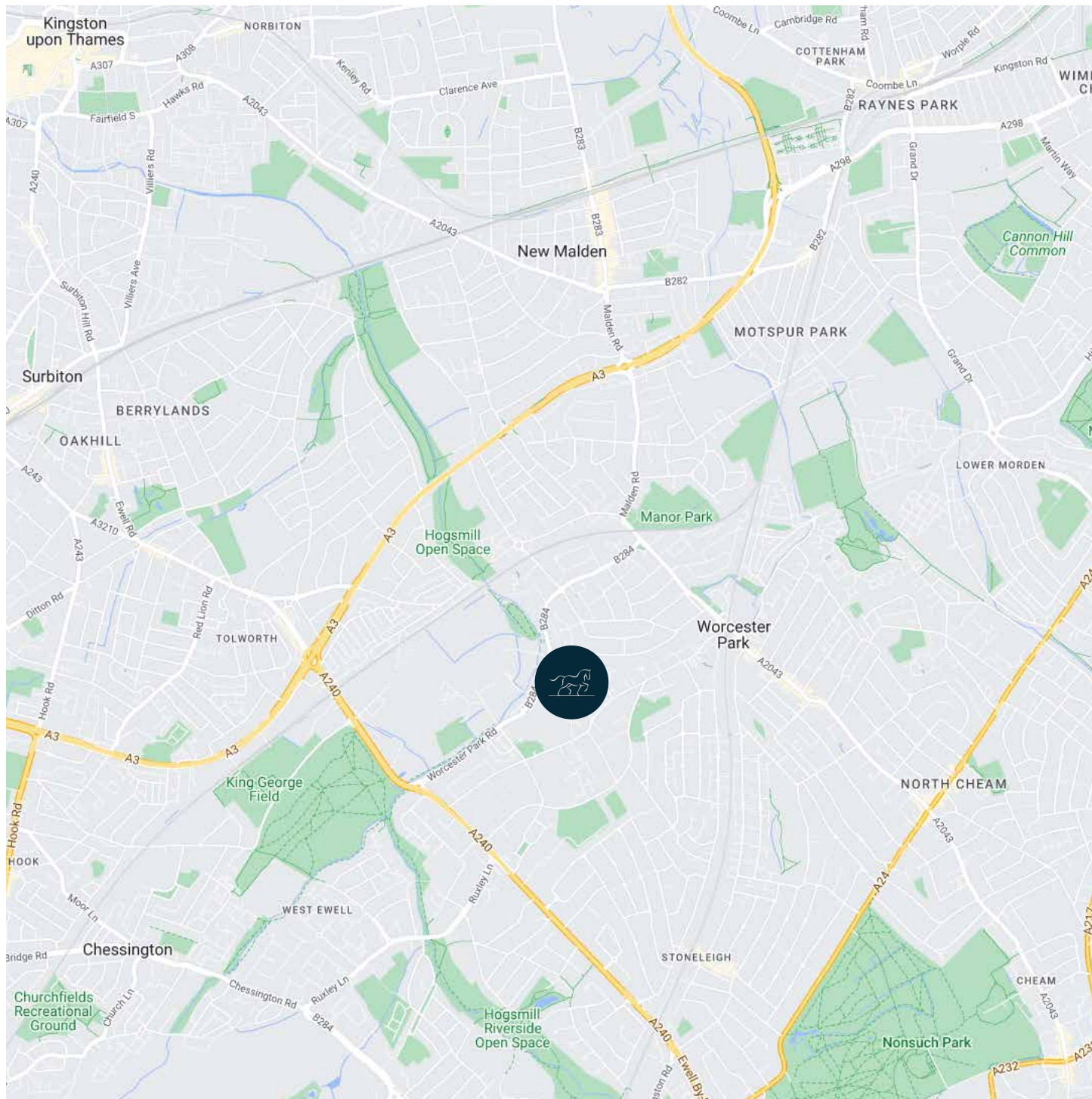
The A3 provides access by car to central London, the airports, and the south of England.

A short drive away

Wimbledon 3.8 Miles

Kingston Upon Thames 3.7 Miles

Hampton Court Palace 5.1 Miles



Hampton Court Palace 3.8mi

Horton Park Golf Club 1.5mi

Lidl 2.3mi

Nonsuch Park 1.8mi

Richmond Park 4.4mi

Sandown Park Racecourse 4.3mi

Surbiton Train Station 2.1mi

The Bentall Centre 3mi

The River Club Leisure Centre 0.1mi

Tolworth Train Station 0.8mi

Worcester Park Train Station 0.8mi



THE RIVER CLUB

Welcome to the River Club, health club & spa

Balancing health and fitness with relaxation and affordable luxury, our state of the art gym and work-out studios provide all the facilities you need to work out, get fit or just have some fun!

We are offering a free 1 year membership to The River Club which is situated just behind the development.

THE STABLES SPECIFICATION

DESIGN

The Stables is an exclusive new build development of just nine 4-bedroom detached and semi-detached contemporary homes. Mac Group goes beyond the expected and offers an opportunity to buyers with a taste for superior construction and exceptional attention to detail. Offering contemporary, voluminous residences that are the epitome of understated luxury, The Stables by Mac Group is refined in its design and practical in its nature.

These impressive dwellings came from the Architects desire for light, open spaces and a modern, streamlined look.

This allowed architects Sense of Space to create spectacular living zones and ability to bring the outdoors inside in every room.

KITCHEN & APPLIANCES

Stylish German made contemporary kitchen

LED lighting beneath wall hung cupboards

LED lighting to low level cupboards and drawers

Quartz worktops with undermounted sink and full height splash back

A range of integrated Bosch appliances to include:

- Induction Hob with Boost Zone
- Electric combination oven
- Microwave
- Contemporary extractor hood
- Side by side integrated full height Bosch fridge/freezer
- Integrated Bosch Dishwasher

Recessed LED lighting

UTILITY ROOM

Built out utility room with countertop

HEATING & ELECTRICAL

Individual air source heat pump for the provision of heating and hot water

Underfloor heating to ground floor, bathrooms & en-suites

Wall hung radiators upstairs

Recessed brushed chrome LED lighting in living room

Recessed LED lighting in master bedroom and bedroom 2

Pendent lighting in master bedroom and bedroom 2

USB points in kitchen and all bedrooms

Mains powered smoke and heat detectors with battery backup

BATHROOMS, EN-SUITES & WCS

Bathrooms to be fitted with Porcelanosa tile and black fittings for a contemporary look

White sanitary ware

Ceramic bath with combined water filler and overflow

Glass hinged bath shower screen

Fixed head shower and handheld spray attachment controlled by thermostatic diverter valve

Wall hung basin and cabinet

Mirrored recessed vanity unit

Grohe wall hung WC with dual flush concealed cistern and soft close seat

Ceramic tiling to walls and floor

Underfloor heating

Heated towel rail

Shaver socket

CONNECTIVITY

High speed fiber optic broadband direct into the property

Pre-wired to for SKY TV

CAT5 data cabling to living room and bedrooms

OUTSIDE

Landscaped gardens laid to lawn

Contemporary style paved terrace and steps

Fence panels

Paved driveways

EV charging points

Feature lighting to front and rear

Water tap

Outdoor power

GENERAL

Large format Porcelanosa tiled entrance and kitchen

Composite front door

Aluminium sliders

PVC Windows

Internal Solid core fire door

Fitted wardrobes in master bedroom plus bedroom 2

Stairs are solid wood with contemporary glass

Contemporary detail on skirting

Contemporary architrave

Ceiling detail to include led strip lighting

PEACE OF MIND

Built and certified to comply with all relevant current building regulations

2-year fixture and fittings warranty

10-year structural warranty



A RATED HOMES AT THE STABLES

From concept to completion, your new home has been designed with the highest energy conservation standards. Mac Group strive to build all new homes with an A-rated EPC to keep heating costs as low as possible.

Below is a list of system explanations included on our newest development The Stables in Worcester Park

Quote from the director Mark McElduff

"Our cars are switching to clean energy, it's time our homes did the same. And when those efforts are built into the fabric of your home, it's even easier to radically reduce your energy costs and play your part in a net-zero future"

AIR SOURCE HEAT PUMPS

ASHP or GSHP are alternatives to standard gas boilers and can provide hot water and heating to homes in the same way. They only use electricity to operate and reduce the carbon footprint significantly. Typically homes with one of these systems will not require mains gas and therefore benefit from no gas bill.

Air or ground source heat pumps do not create heat in the same way a gas boiler creates heat. Simply put, they move heat from one place to another through the vapour compression cycle (or refrigeration process) to make it more usable.

Heat from the air or ground gets absorbed into a fluid, which causes it to 'boil' and become a gas. The gas is then compressed, raising its temperature. The higher temperature is then transferred into the heating system (i.e. the radiators and hot water tank). The gas cools and becomes a fluid which is returned to the system to start the cycle again. This process is potentially three times more efficient than the highest-rated equivalent gas boiler system.

Heat pump systems do not produce carbon when operating and can be combined with PV or electrical batteries to improve their efficiency further. The efficiency of a heat pump system is directly affected by the heat it can absorb from the air or ground. As the temperature in winter is lower, the efficiency drops; however, air source heat pumps can operate in temperatures as low as -20 and are used in cold climates around the world.

PHOTOVOLTAIC SOLAR PANELS – SOLAR PVS

Commonly referred to as renewable energy, Solar electricity panels, also known as photovoltaics (PV), capture the sun's energy and convert it into electricity you can use in your home.

A solar PV panel consists of many cells made from layers of semi-conducting material, most commonly silicon. When light shines on this material, a flow of electricity is created.

The cells don't need direct sunlight and can even work on cloudy days. However, the stronger the sunshine, the more electricity is generated.

The system generates direct current (DC) electricity. Because the electricity used for household appliances is alternating current (AC), an inverter is installed along with the system to convert DC electricity to AC. This electricity can be used throughout your home.

Each dwelling is designed differently, and as a result, the total output of each array will differ; however, any PV will help to reduce your electricity bills.

EVCP

Each home at The Stables will come with 1 EVCP located either in the carport or at your designated parking bay.

Home charging is the most convenient and cost-effective way to charge an electric vehicle. That's why the Government brought out a new law to help facilitate home charging for EV drivers across the country.

Let's take a closer look at the main benefits of home charging:

- Faster Charging
- Option to Charge Overnight
- Save on Electricity Costs With an EV-Friendly Tariff
- Hassle-Free
- Low Break-Down Risk







Tenure: Freehold

Service Charge: £765 per annum

EPC Rating: A

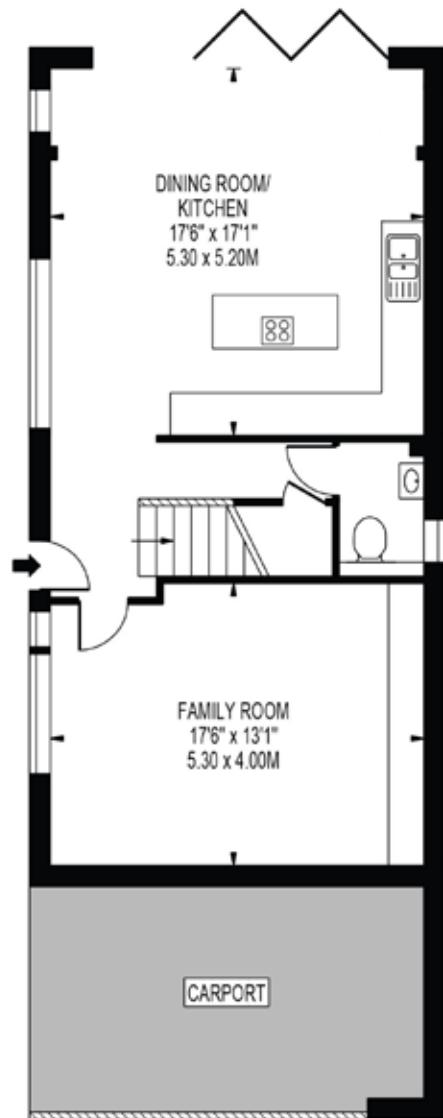
Council Tax Band: TBA

Expected completion: Spring 2024

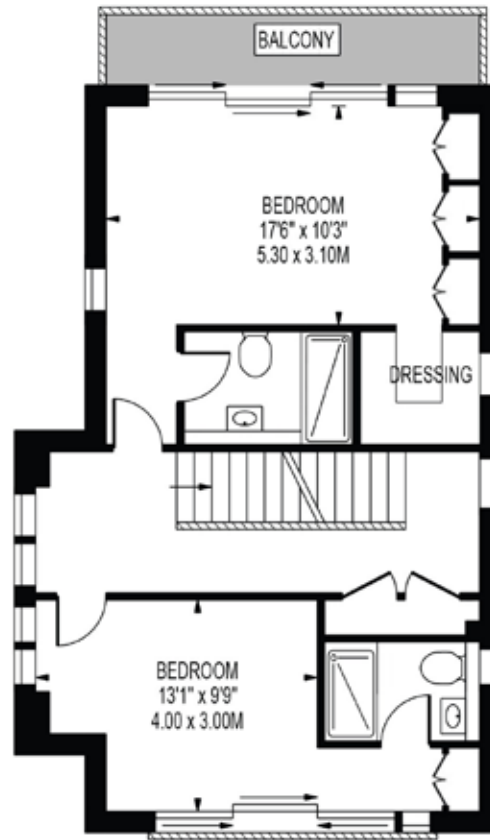
*Some images are CGI and are for indicative purposes only.

FLOORPLAN PLOT 1

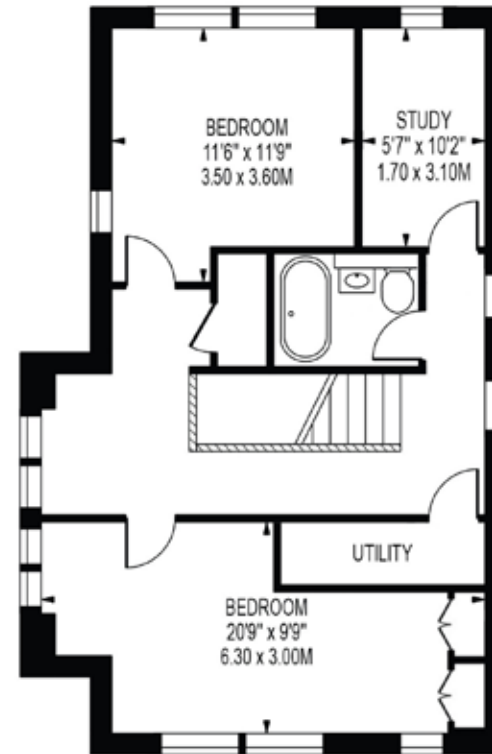
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1808 SQ FT -167.97 SQ M



PLOT 1:
GROUND FLOOR PLAN

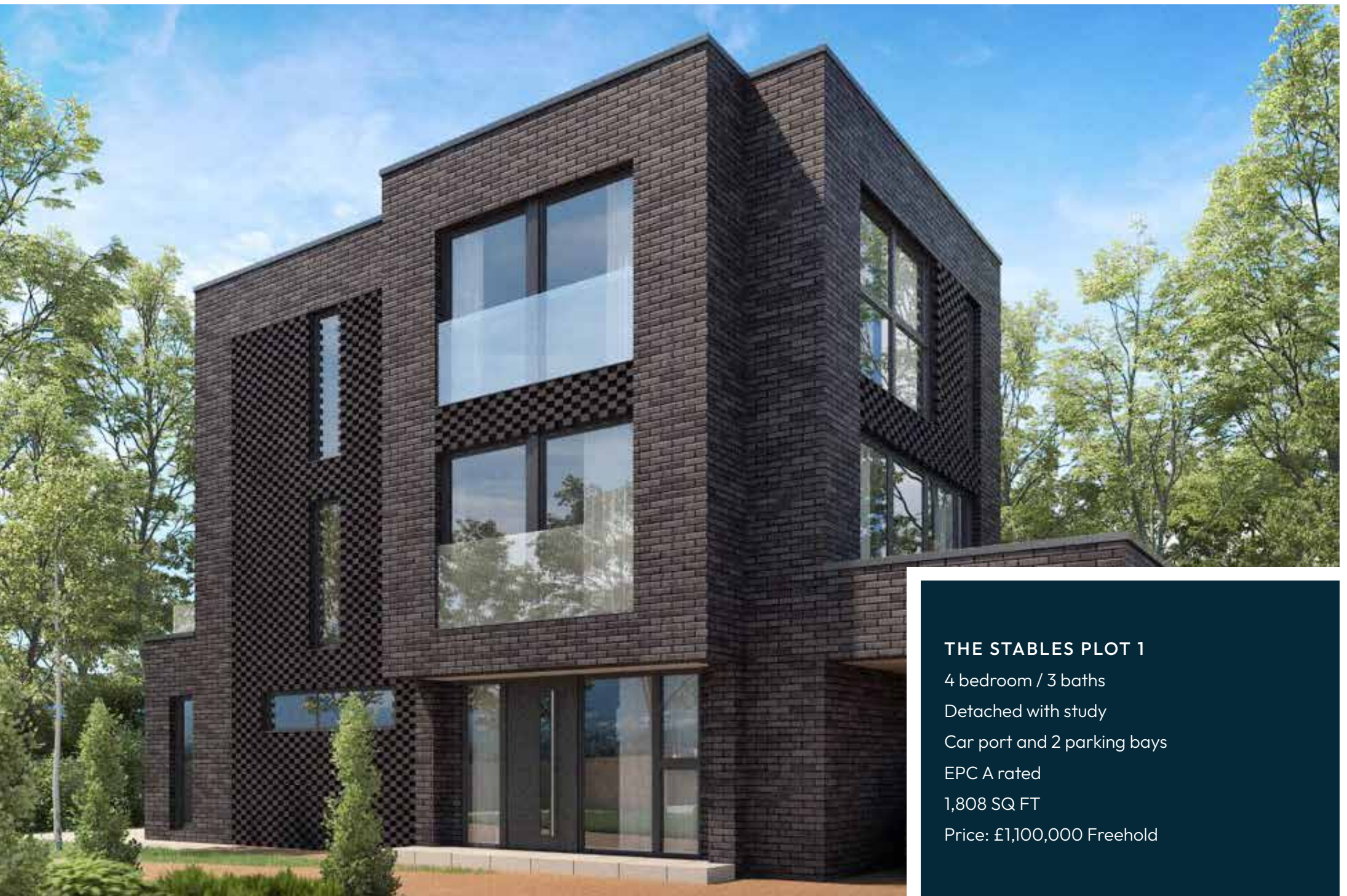


PLOT 1:
FIRST FLOOR PLAN



PLOT 1:
SECOND FLOOR PLAN





THE STABLES PLOT 1

4 bedroom / 3 baths

Detached with study

Car port and 2 parking bays

EPC A rated

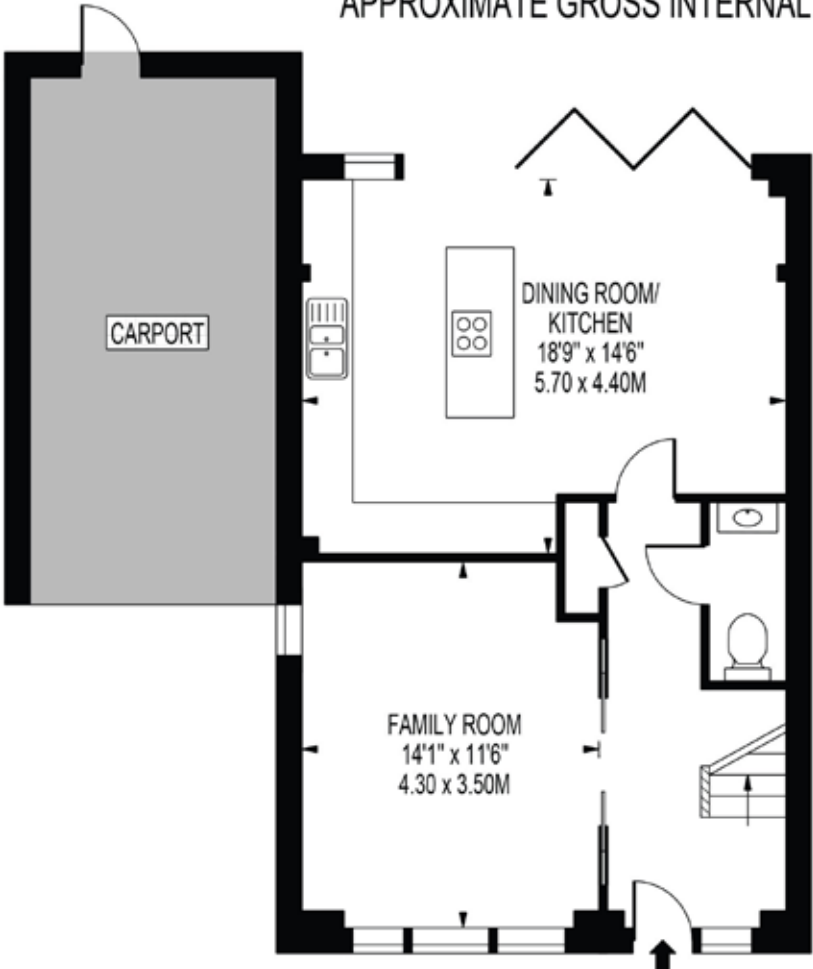
1,808 SQ FT

Price: £1,100,000 Freehold

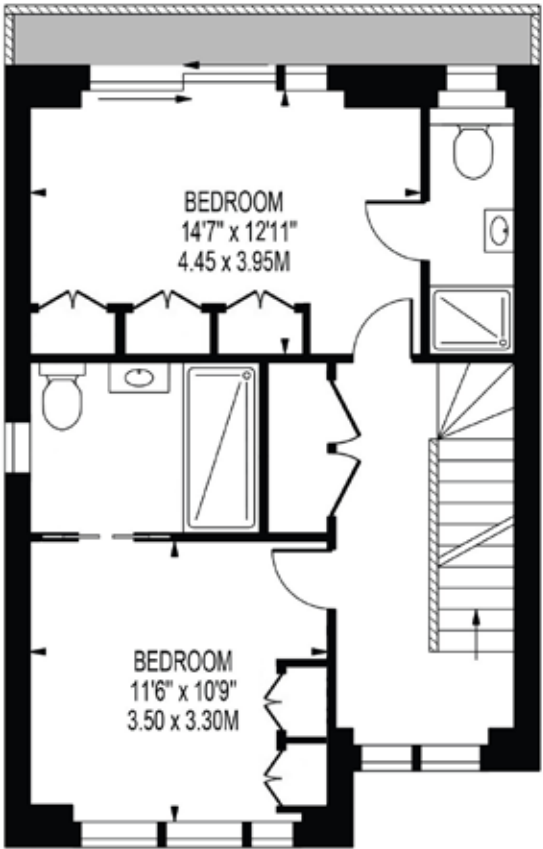
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(INCLUDING RESTRICTED HEIGHT AREA)

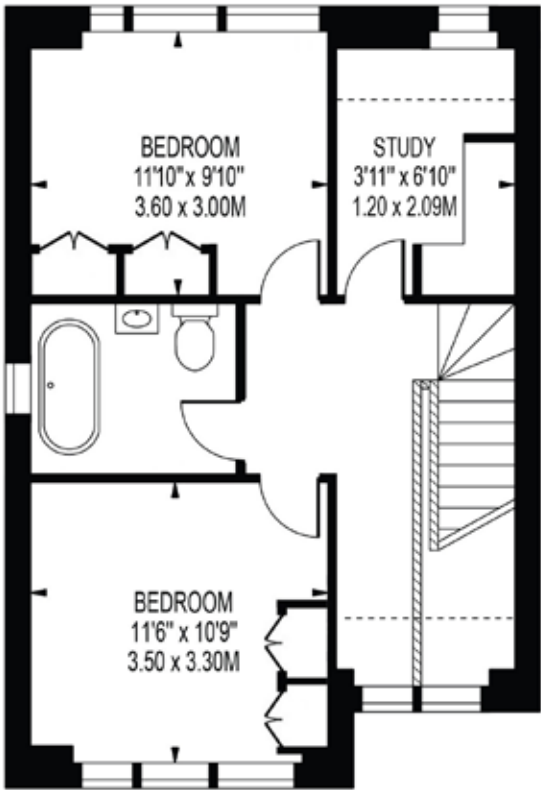
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 31 SQ FT - 2.92 SQ M



PLOT 2:
GROUND FLOOR PLAN



PLOT 2:
FIRST FLOOR PLAN

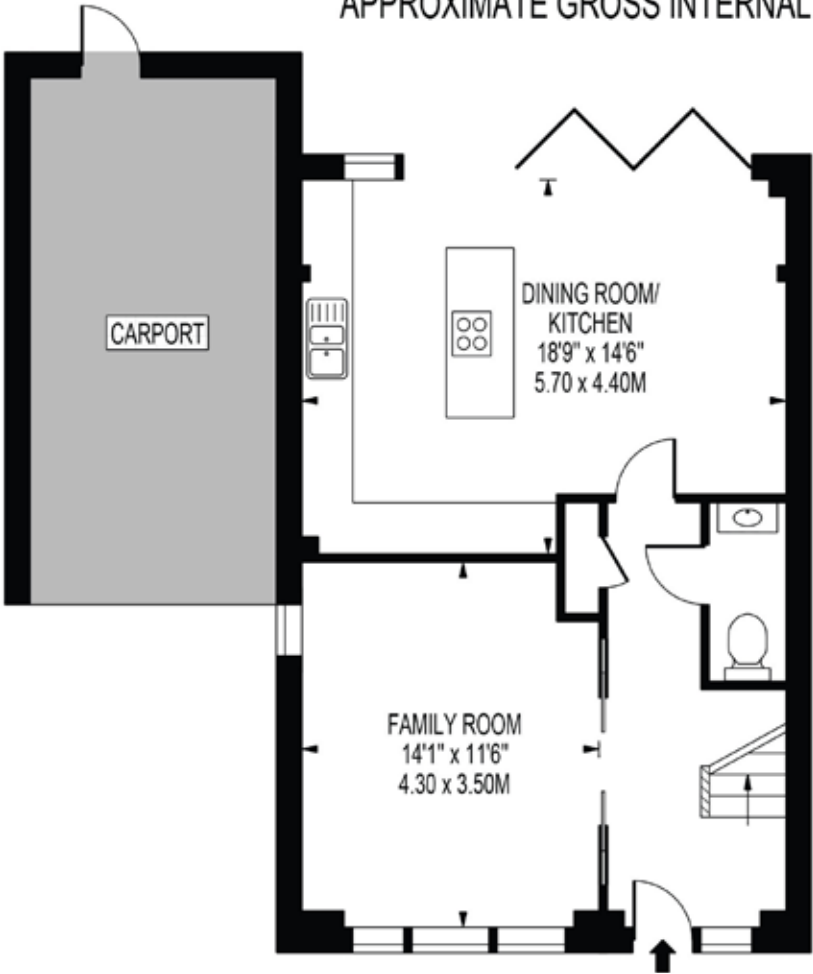


PLOT 2:
SECOND FLOOR PLAN

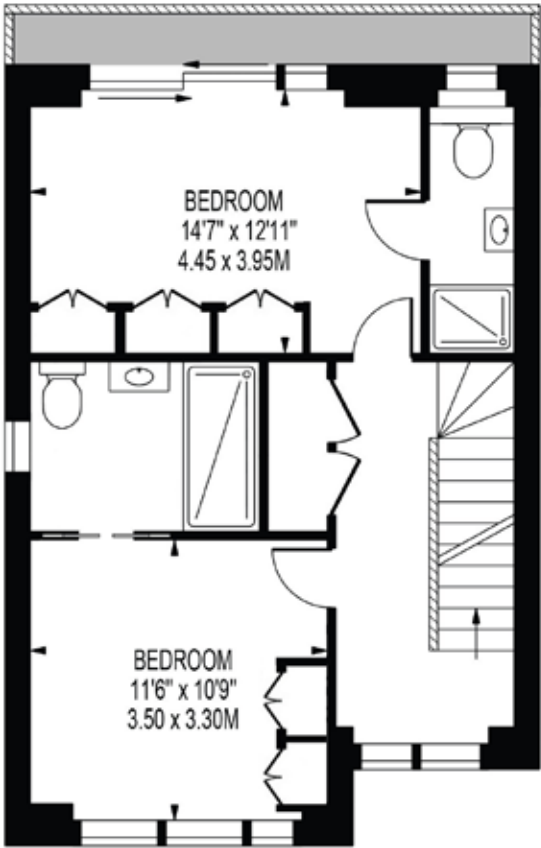
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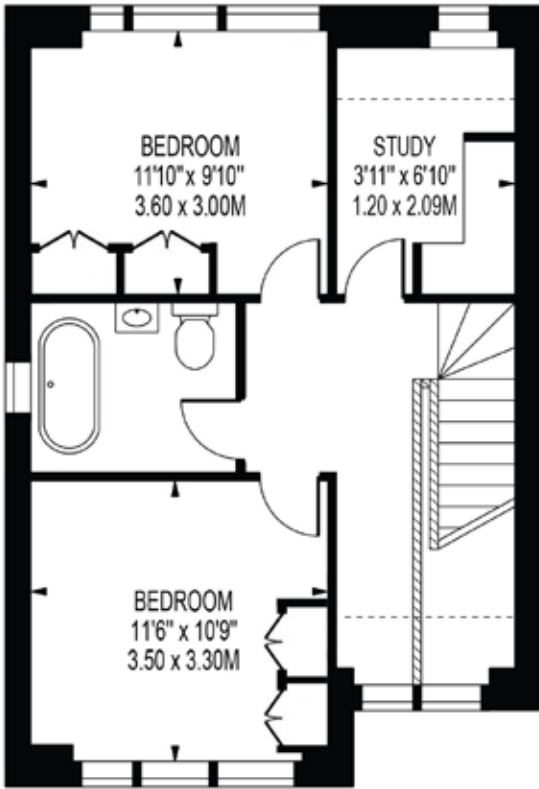
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PLOT 3:
GROUND FLOOR PLAN



PLOT 3:
FIRST FLOOR PLAN

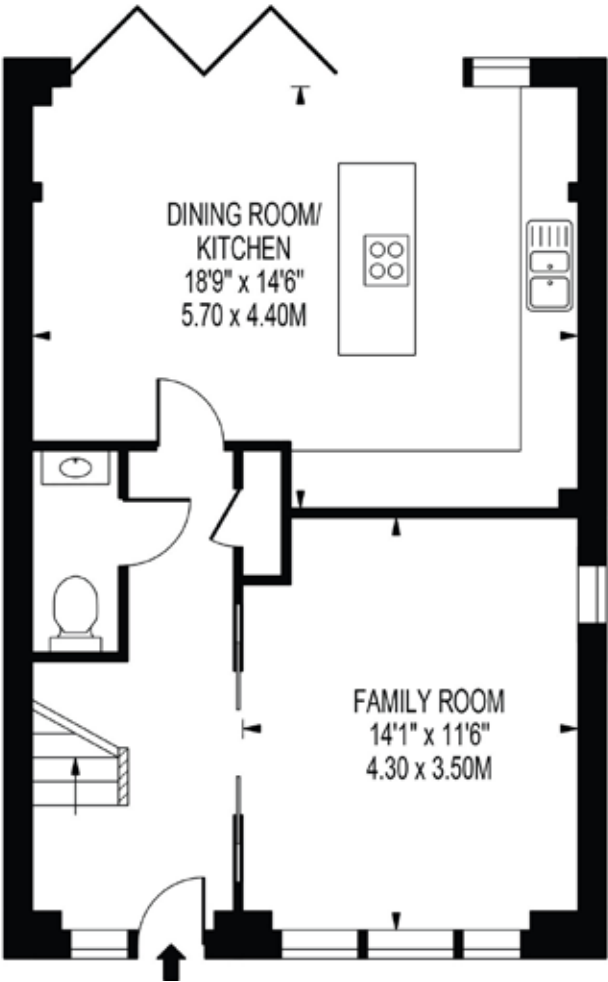


PLOT 3:
SECOND FLOOR PLAN

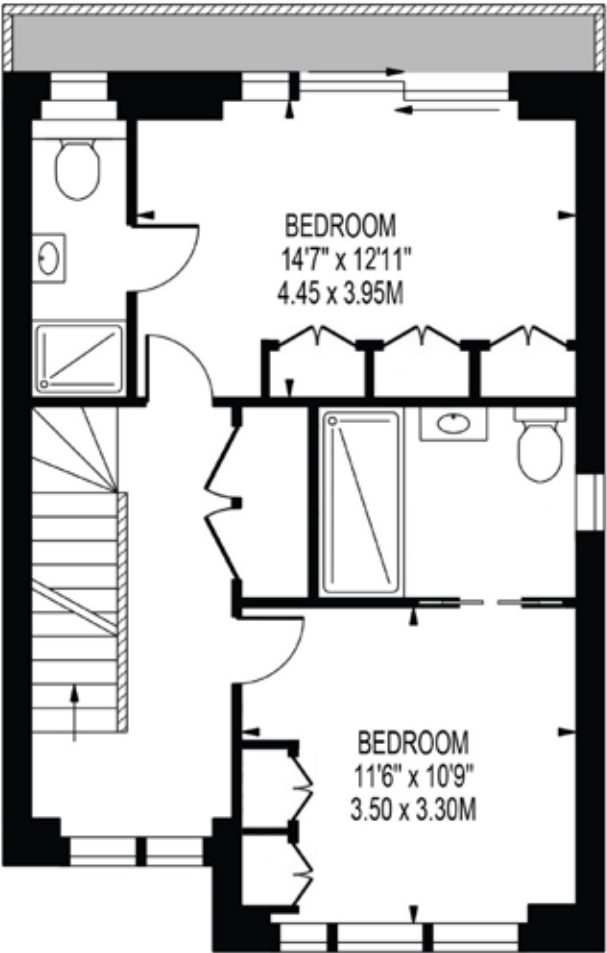
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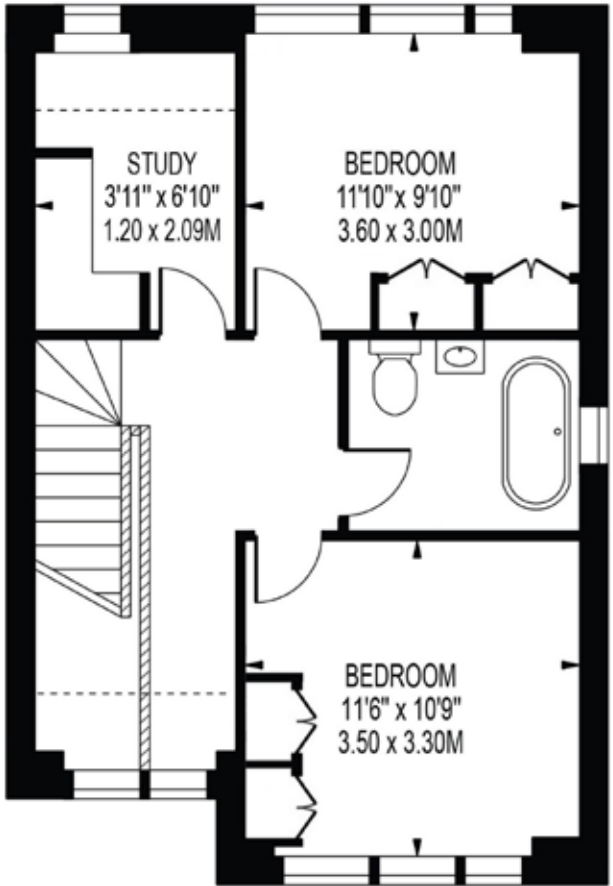
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PLOT 4:
GROUND FLOOR PLAN



PLOT 4:
FIRST FLOOR PLAN

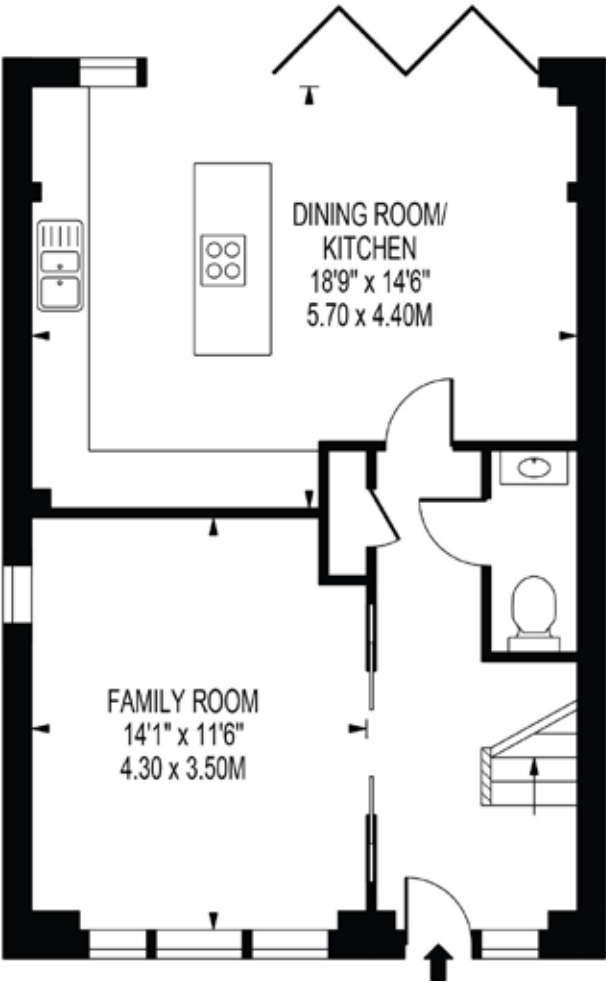


PLOT 4:
SECOND FLOOR PLAN

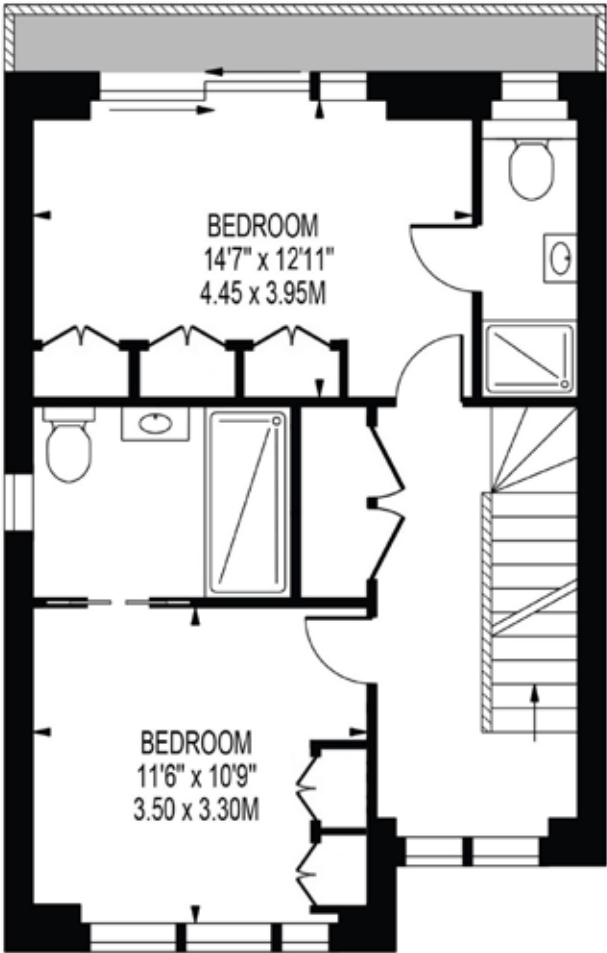
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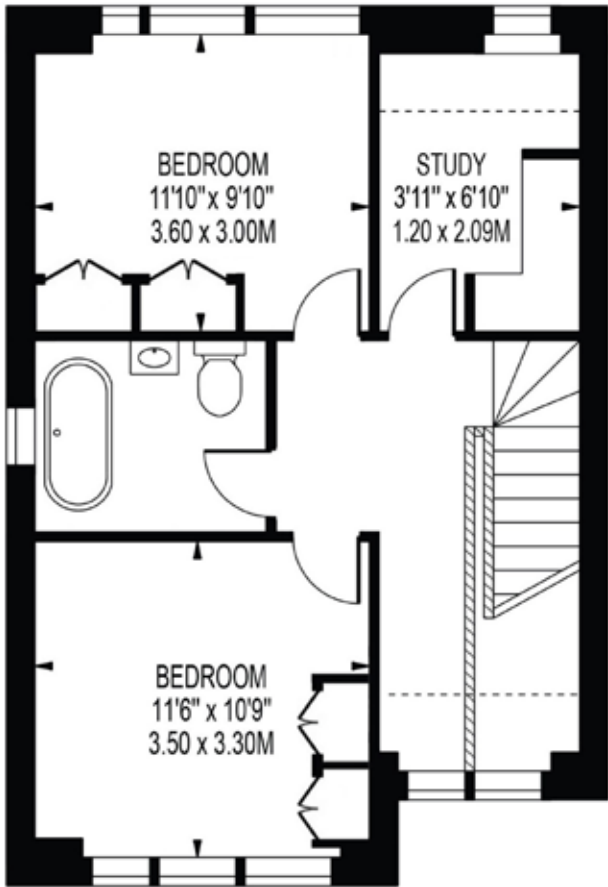
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PLOT 5:
GROUND FLOOR PLAN



PLOT 5:
FIRST FLOOR PLAN

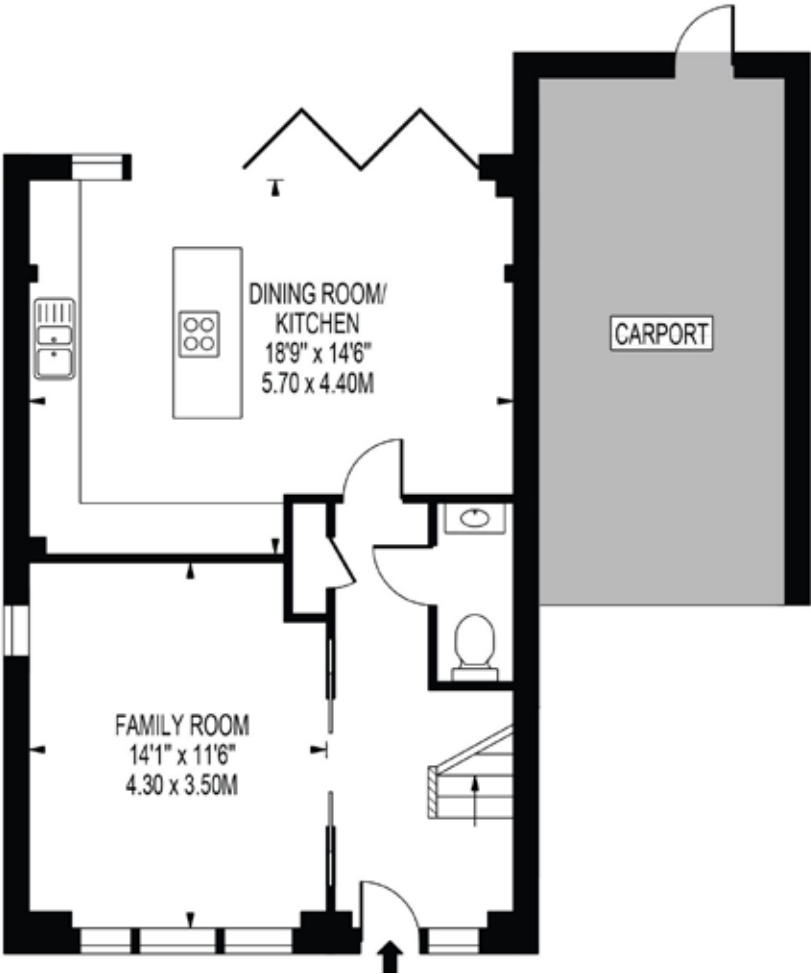


PLOT 5:
SECOND FLOOR PLAN

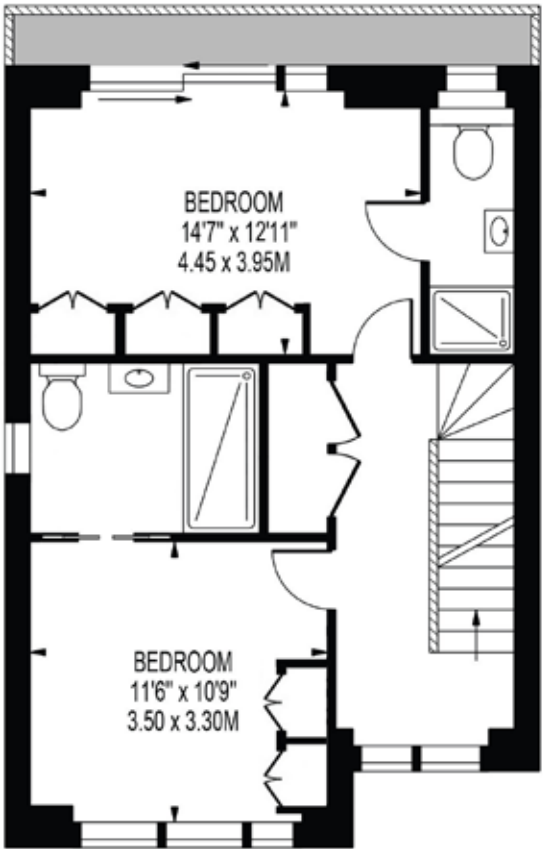
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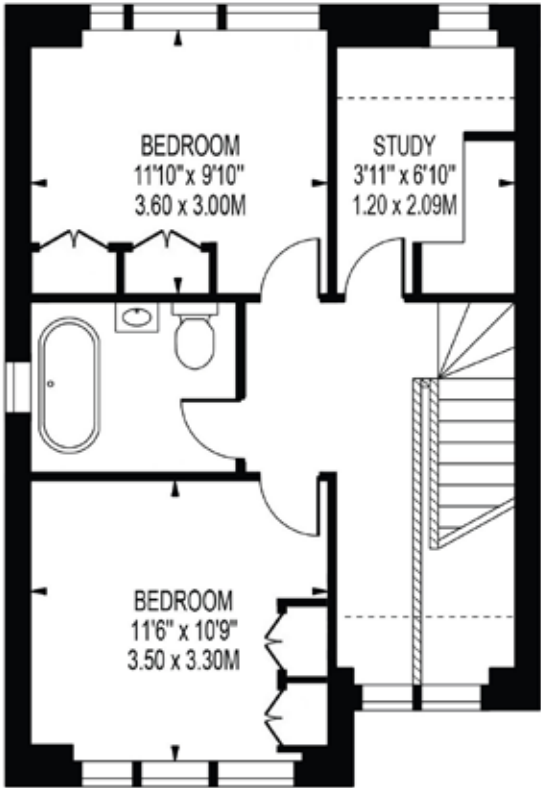
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 31 SQ FT - 2.92 SQ M



PLOT 6:
GROUND FLOOR PLAN



PLOT 6:
FIRST FLOOR PLAN

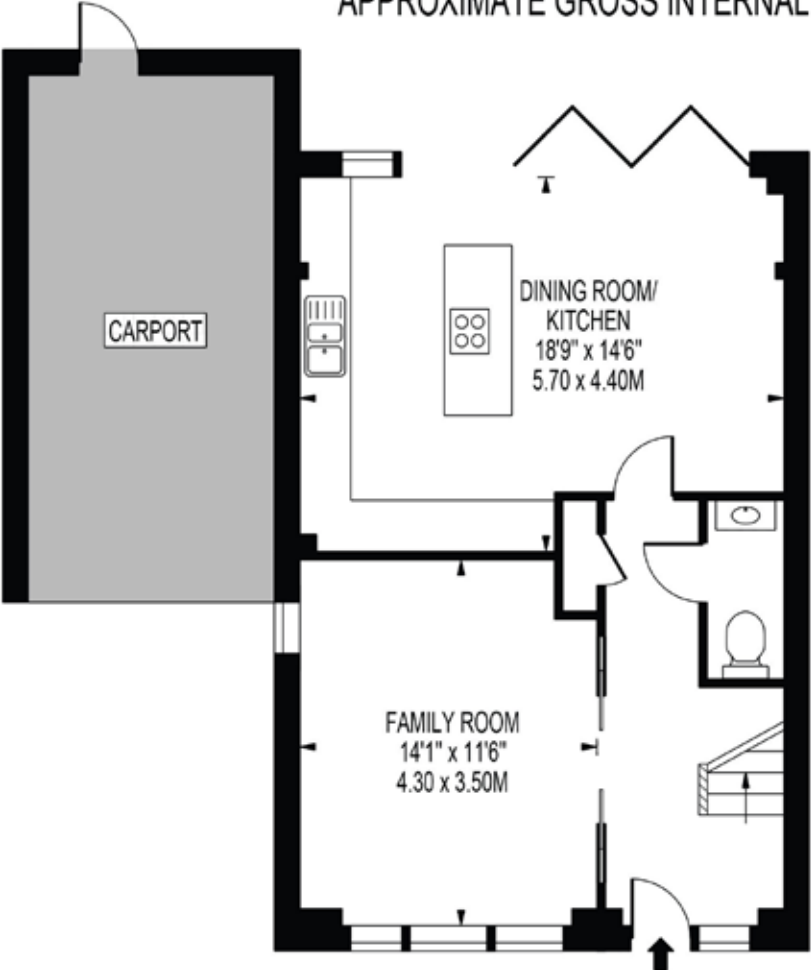


PLOT 6:
SECOND FLOOR PLAN

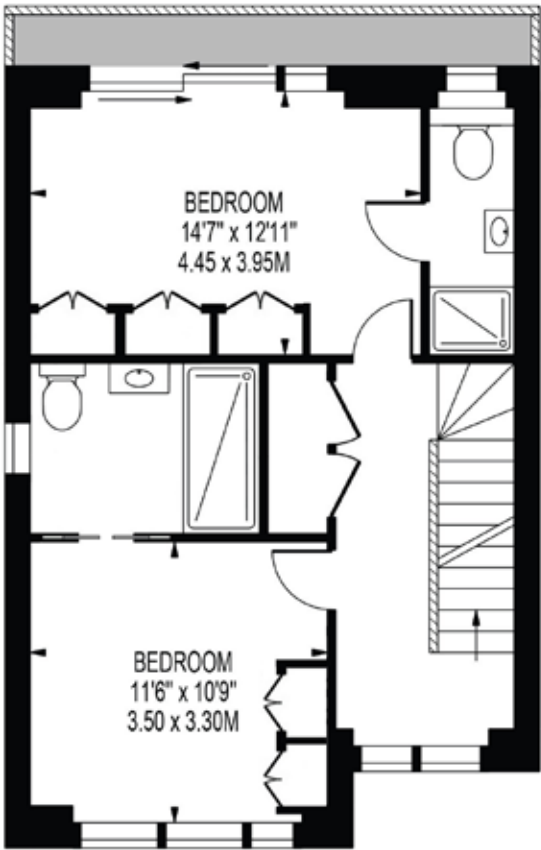
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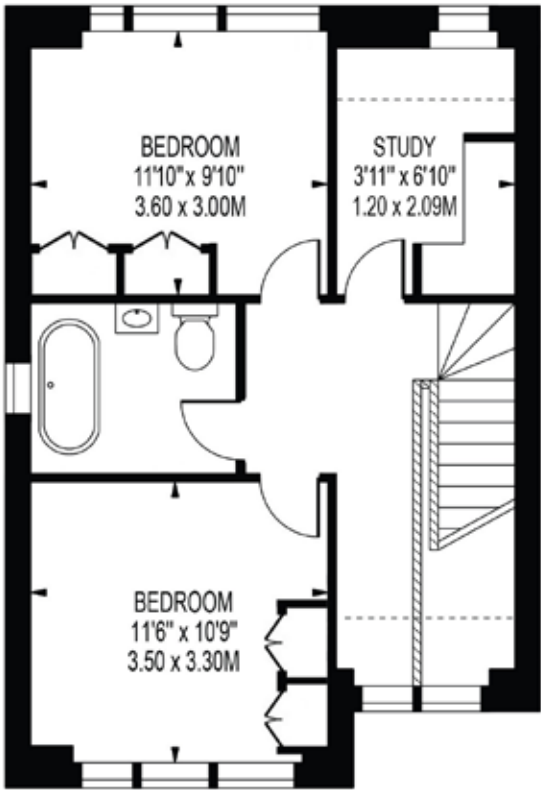
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 31 SQ FT - 2.92 SQ M



PLOT 7:
GROUND FLOOR PLAN



PLOT 7:
FIRST FLOOR PLAN

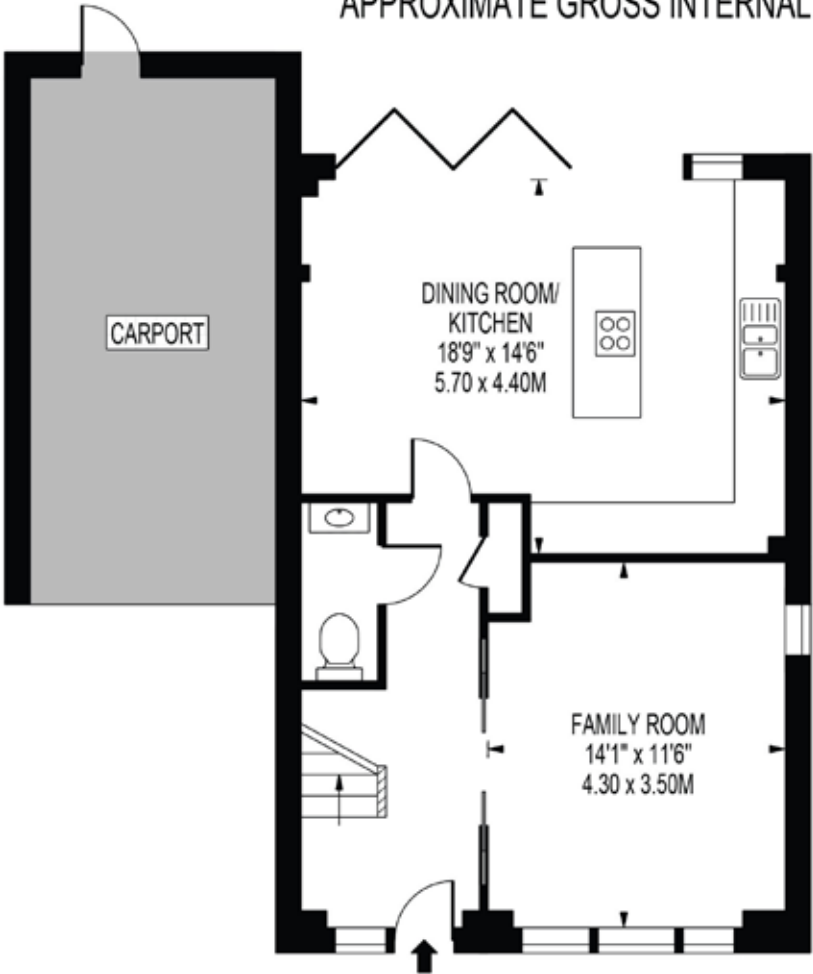


PLOT 7:
SECOND FLOOR PLAN

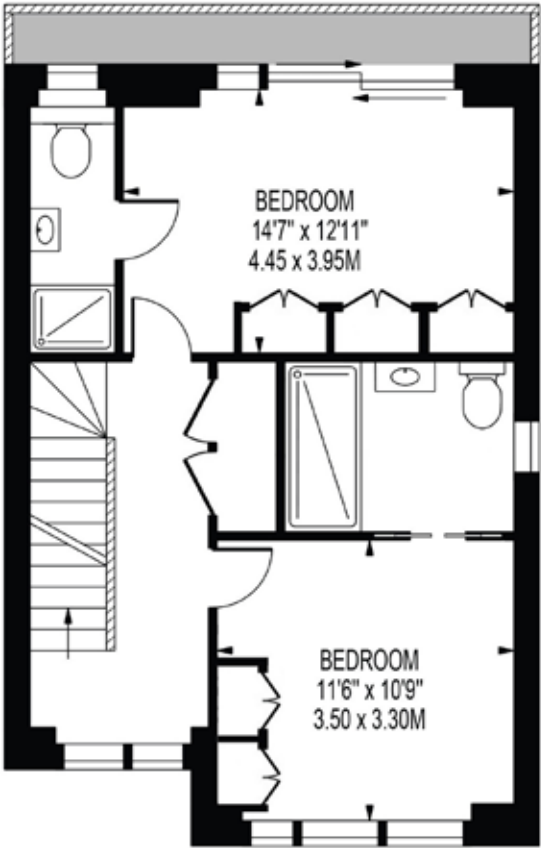
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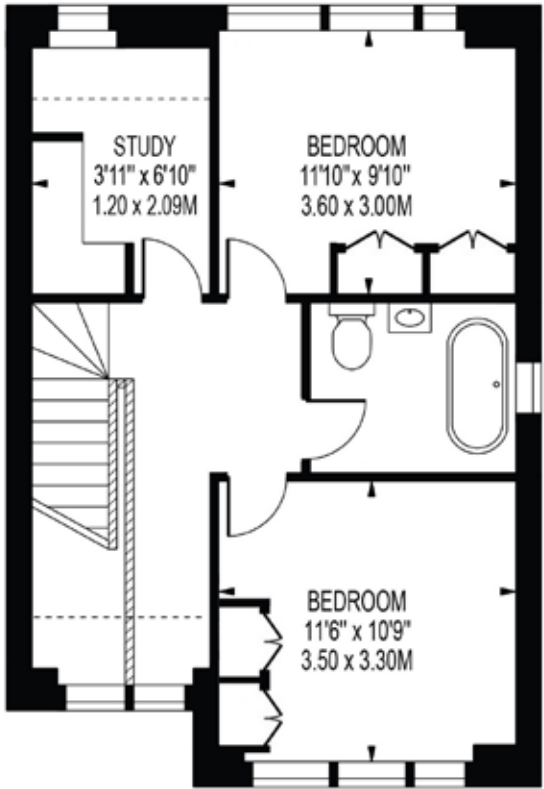
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PLOT 8:
GROUND FLOOR PLAN

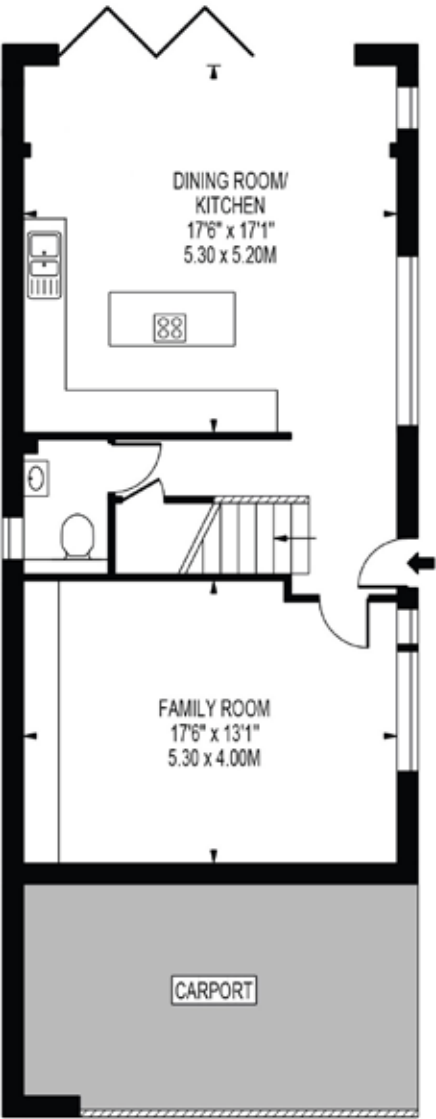


PLOT 8:
FIRST FLOOR PLAN

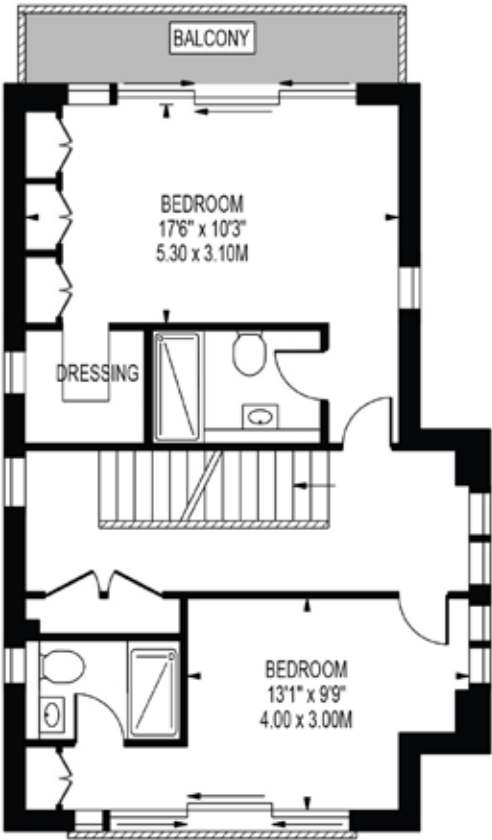


PLOT 8:
SECOND FLOOR PLAN

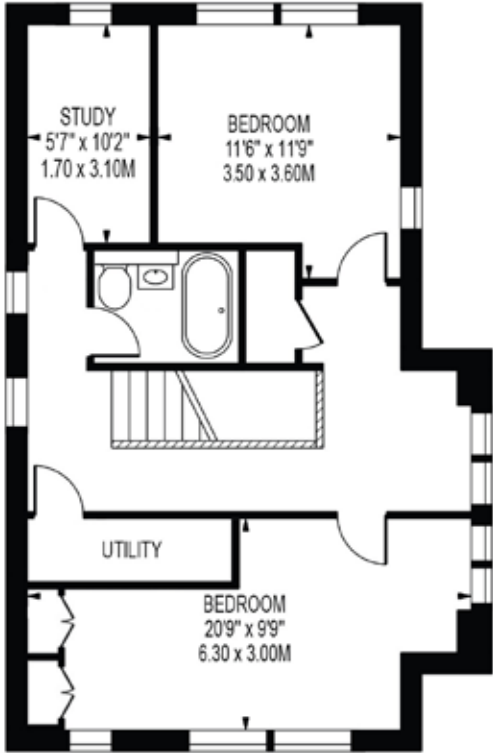
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PLOT 9:
GROUND FLOOR PLAN



PLOT 9:
FIRST FLOOR PLAN



PLOT 9:
SECOND FLOOR PLAN

A DEVELOPMENT BY



Disclaimer: Whilst every effort is made to provide an accurate and comprehensive description of the properties under construction, we can only provide plans, illustrations, CGI's, dimensions and details of the specification that are accurate at the time of going to press. Please, therefore, view the contents of this brochure as being for guidance only and appreciate that as a development progresses some changes may become necessary. This brochure does not constitute a contract or warranty and the developer reserves the right to make changes as it sees fit without notice. Unless otherwise stated, all images used in this brochure do not depict the development presented here but have been provided to offer a guide and are therefore for illustrative purposes only. Floor plans and dimensions stated in the brochure are indicative and whilst correct at time of press should be confirmed with the developer.

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