

**RAILWAY  
HOUSE**

EGHAM, SURREY

# RAILWAY HOUSE, EGHAM, SURREY

## AN ASHVILLE HOMES DEVELOPMENT



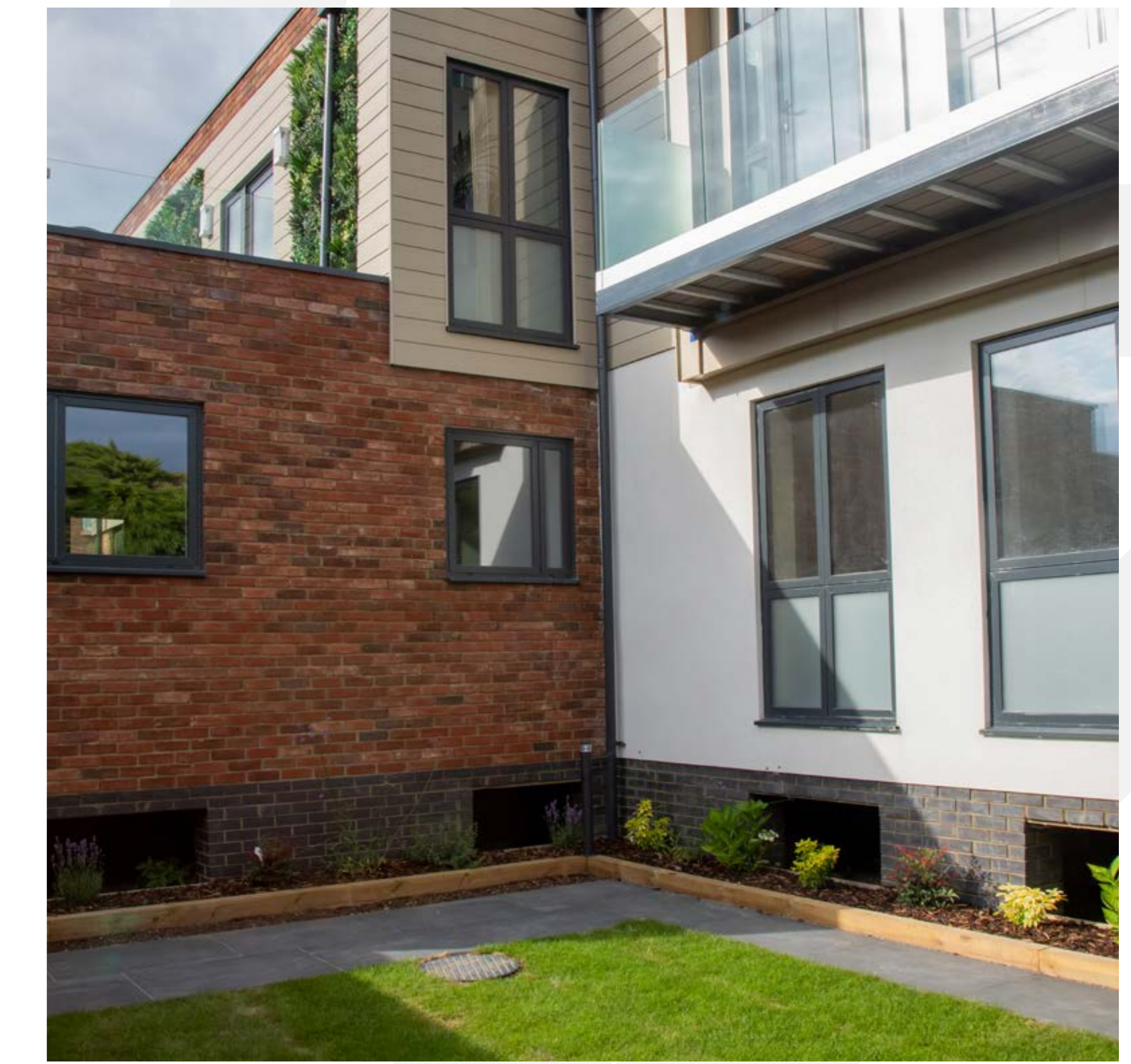
**BUILT IN 1864**  
 ORIGINALLY KNOWN AS THE RAILWAY INN, SUBSEQUENTLY CHANGED TO THE RAILWAY HOTEL



In the heart of the beautiful Surrey town of Egham, close to London, Railway House features fourteen stunning eco-friendly one and two-bedroom apartments. Originally built in 1864, the former hotel has undergone a sensitive renovation to highlight the features of the Grade II listed building while incorporating modern high-specification interiors using natural materials.

Railway House is a development of exceptional quality with outstanding facilities. Within easy reach of both the countryside and the city it is perfect for higher education students attending the area's world class universities and for young couples looking for their first home.

The hotel was initially owned by a brewery, Friary Holroyd of Guildford, to accommodate Respectable travellers visiting Egham



Designed & Constructed by Ashville Homes, a local boutique firm with decades of providing exceptionally high-end builds throughout Surrey, Bucks & Berks under their belt.

[ashvillehomes.co.uk](http://ashvillehomes.co.uk)

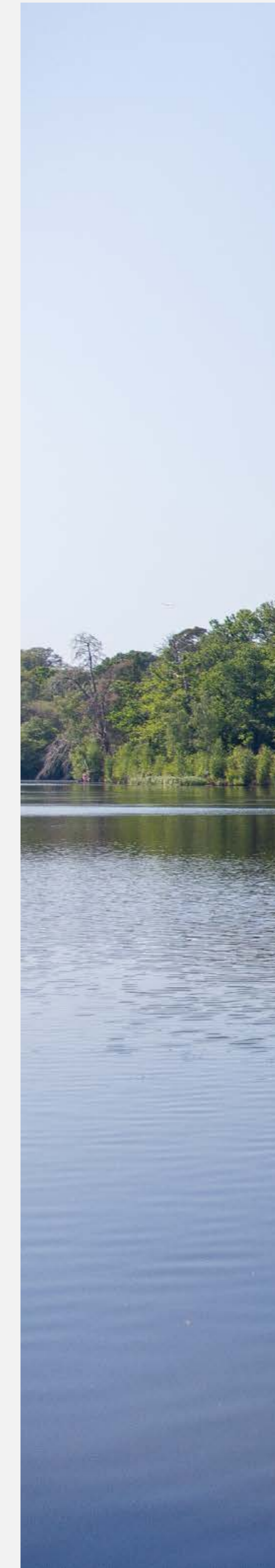
# RIGHT IN THE HEART OF SURREY

## WELCOME TO EGHAM

RAILWAY | HOUSE



Historic university town on the doorstep of the birthplace of the Magna Carta



Close to the River Thames and Windsor Great Park, the Railway House is perfectly situated with excellent transport links to central London and beyond.

Egham is a thriving town in the borough of Runnymede, where the Magna Carta was signed. Home to the Royal Holloway University of London, it has all the amenities students and young people could require.

Railway House is a short walk from the railway station and Egham High Street with its many shops, cafes, restaurants and pubs. And just 20 metres from the new showpiece town centre project, Magna Square, that feature a new Everyman independent cinema as well as a selection of retailers and a collection of new eateries.



# LONDON LIFE IN EASY REACH

ONE OF THE BEST CITIES IN THE WORLD



London has more than 170 museums. The British Museum is the largest and is big enough to cover nine football pitches. The Smallest is a shed in docklands devoted to Michael Faraday



Vibrant and dynamic, all of life is in London. The best in arts and culture, the oldest and largest financial institutions and the finest and most venerable educational establishments.

From its electric nightlife to its esteemed museums, its celebrated theatres to its cathedrals and palaces, London has all anyone could want for work, for education and for recreation.

# CAPITAL OF CULTURE AND COMMERCE

LONDON ATTRACTS  
**21 MILLION**  
VISITORS PER YEAR



St Paul's Cathedral

London's reputation as a centre of national and international business is unrivalled. It is home to the headquarters of global companies spanning finance, tech, retail, energy and more. And when work is over there plenty to do in one of the greenest, and most culturally important cities in the world.

Regent Street



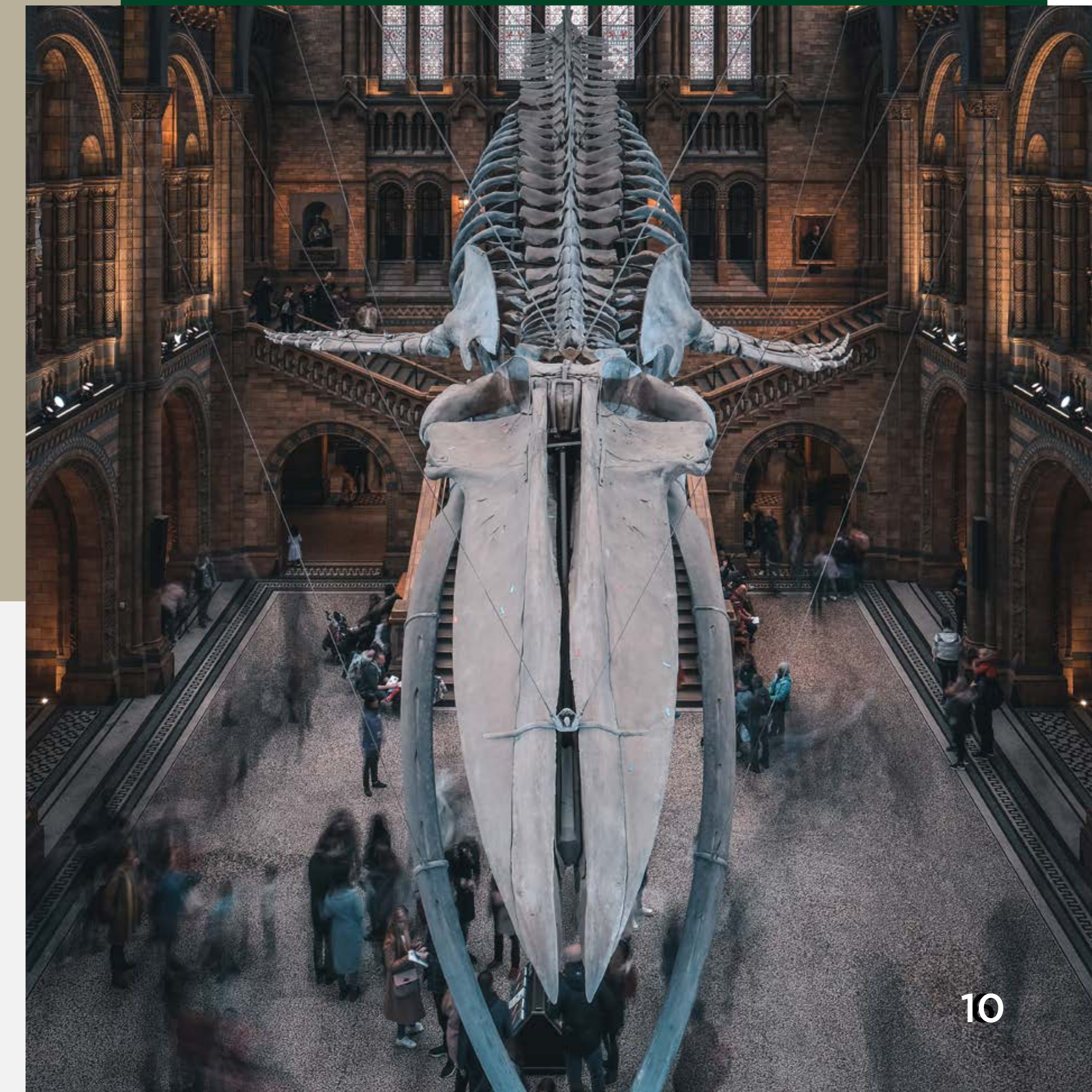
Regent's Park

**OVER 5 MILLION**  
PEOPLE VISIT THE NATURAL  
HISTORY MUSEUM EVERY YEAR

One of the greenest cities in world it has more than 200 parks and is home to more than 9 million people

Natural History Museum

London is the most linguistically diverse city in the world with over 250 languages spoken daily throughout the capital

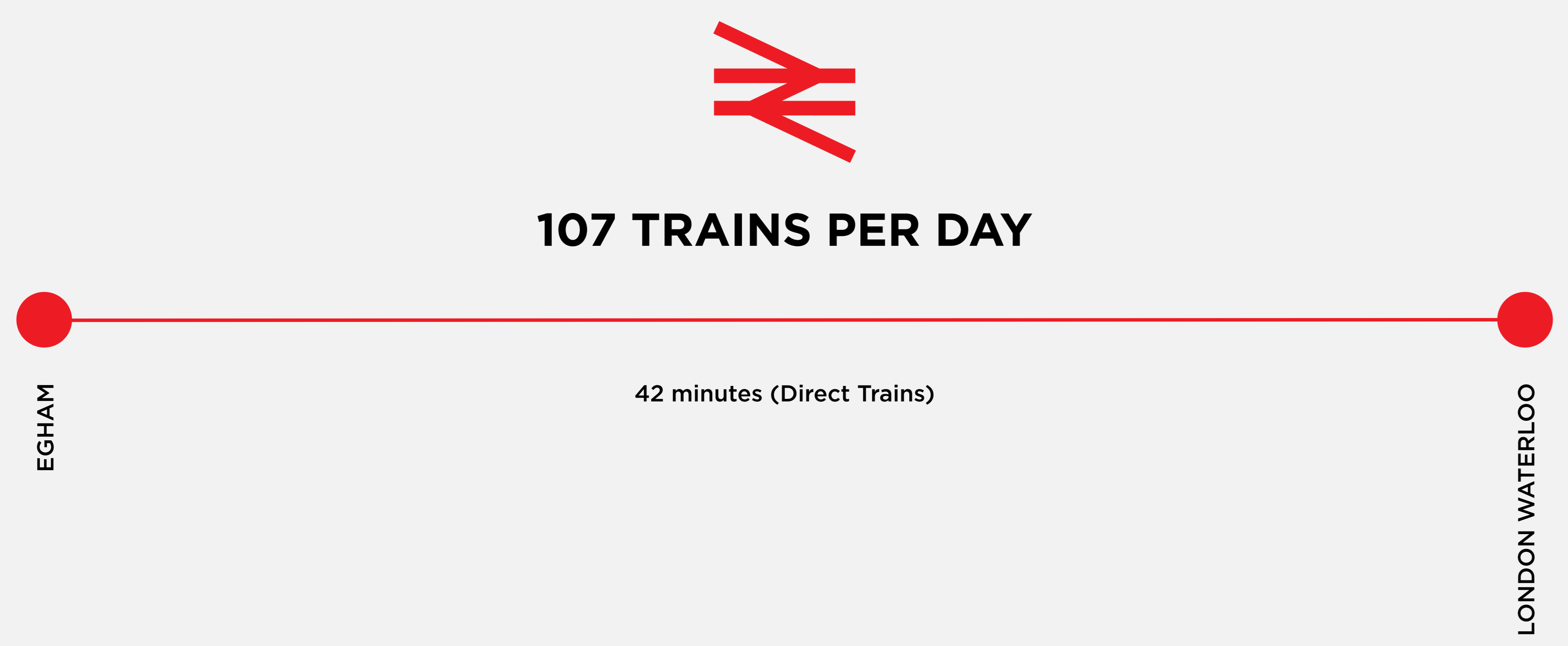




# EASY ACCESS TO THE CITY AND BEYOND



- LONDON HEATHROW  
10 minutes by car
- LONDON GATWICK  
48 minutes by car
- LONDON STANSTED  
1 hour 14 minutes by car



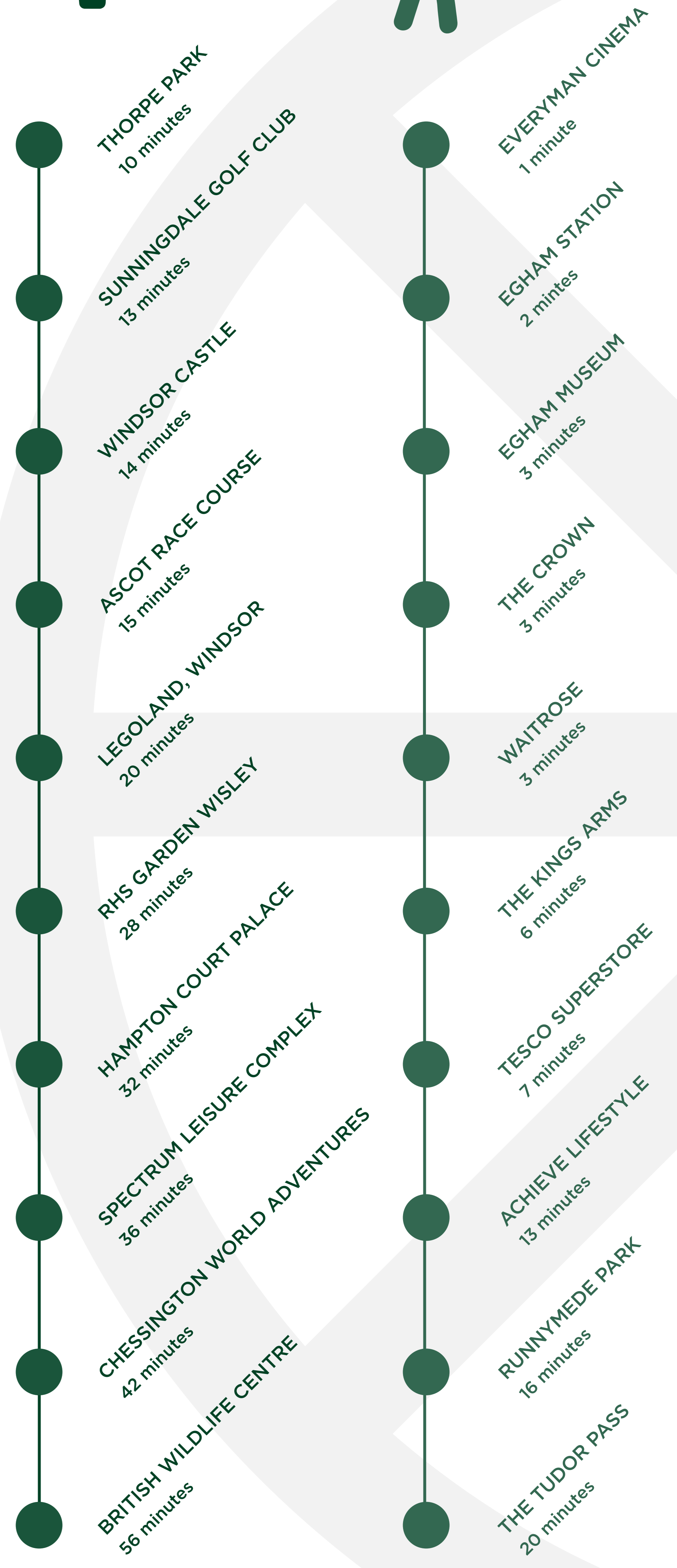
Egham Train Station

Trains and well-connected bus routes are within two minutes' walk of Railway House. A 42-minute train ride takes you straight into London's Waterloo station landing in the heart of the capital for work or pleasure. Egham is perfectly placed to explore the city day and night.

Minutes away from the M25 it is easy to escape to the British countryside. To venture further afield, Heathrow Airport is only a 15-minute drive away.



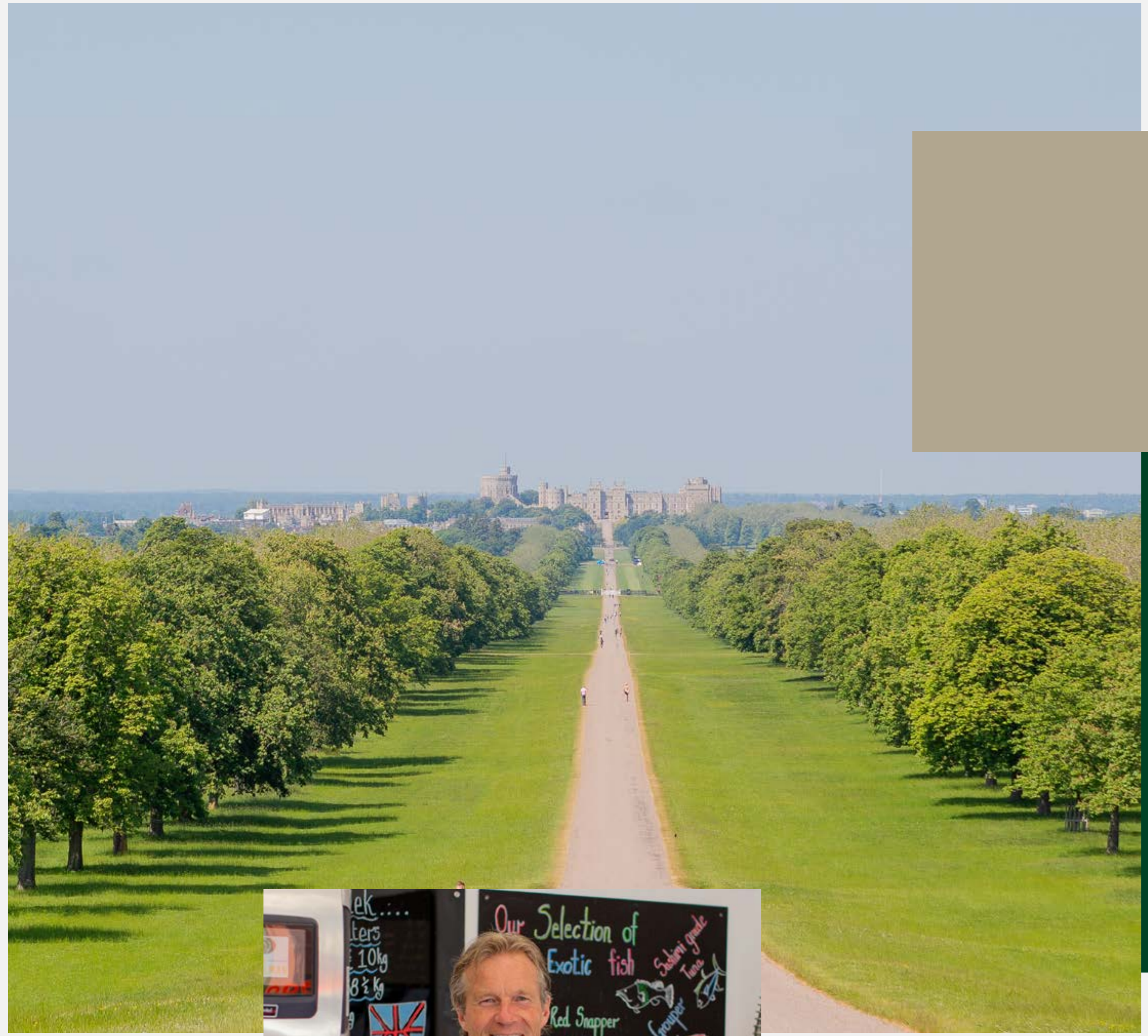
**42 MINUTE**  
TRAIN FROM LONDON.



# DISCOVER EGHAM

## A JEWEL IN SURREY'S CROWN

### THE TOWN



Egham is a town steeped in history dating back to the seventeenth century. It is in the Borough of Runnymede, close to the site where the Magna Carta was sealed in 1215. Its lively town centre has a well-served high street full of shops and bars, an Everyman Cinema and restaurants including the Michelin starred Tudor Pass. The town hosts regular farmers markets and neighbourhood activities. All these amenities are a short walk from the Railway House.

Windsor Castle



Egham Farmer's Market



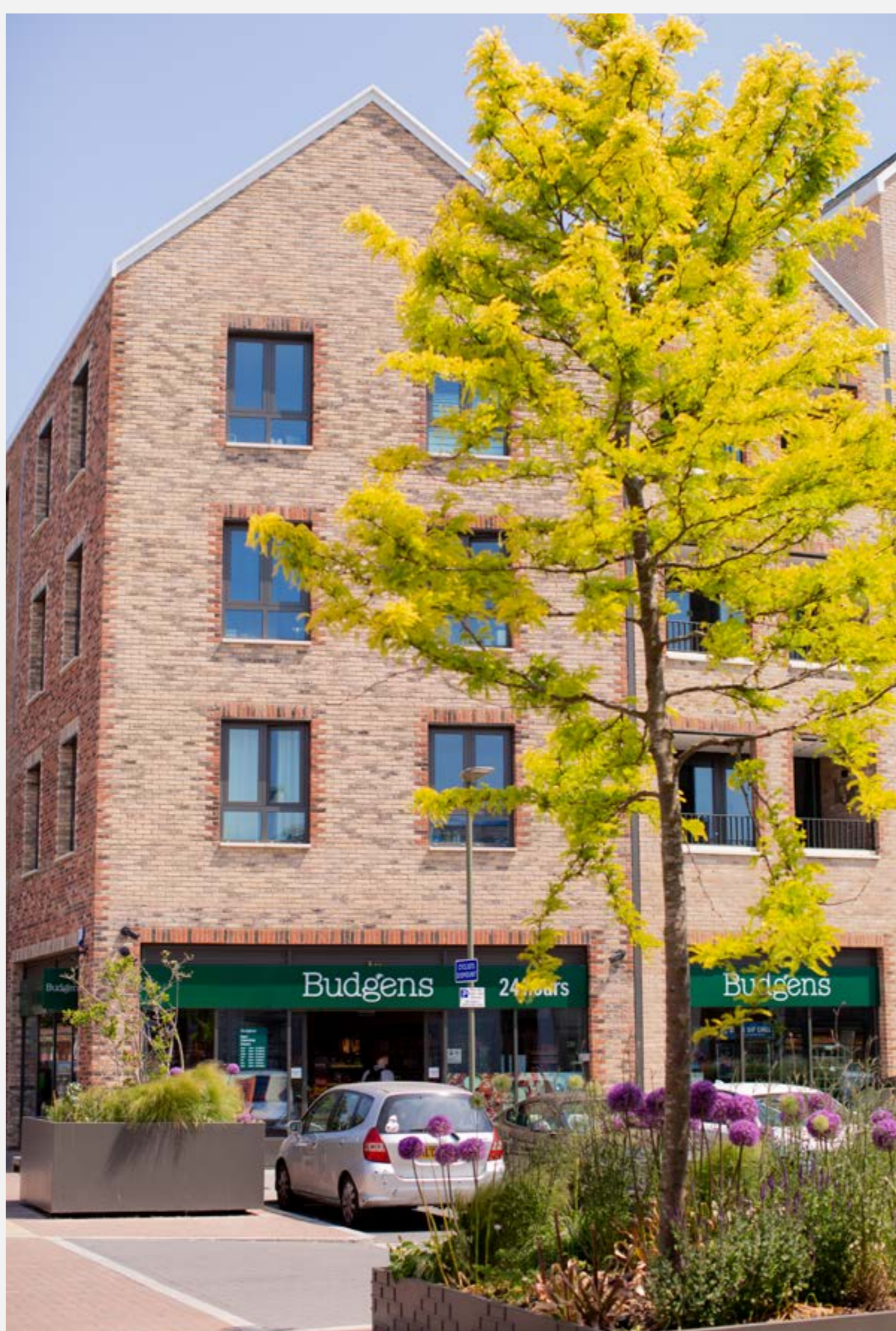
Virginia Water Lake Pavilion



Thorpe Park



Royal Holloway University of London



Budgens

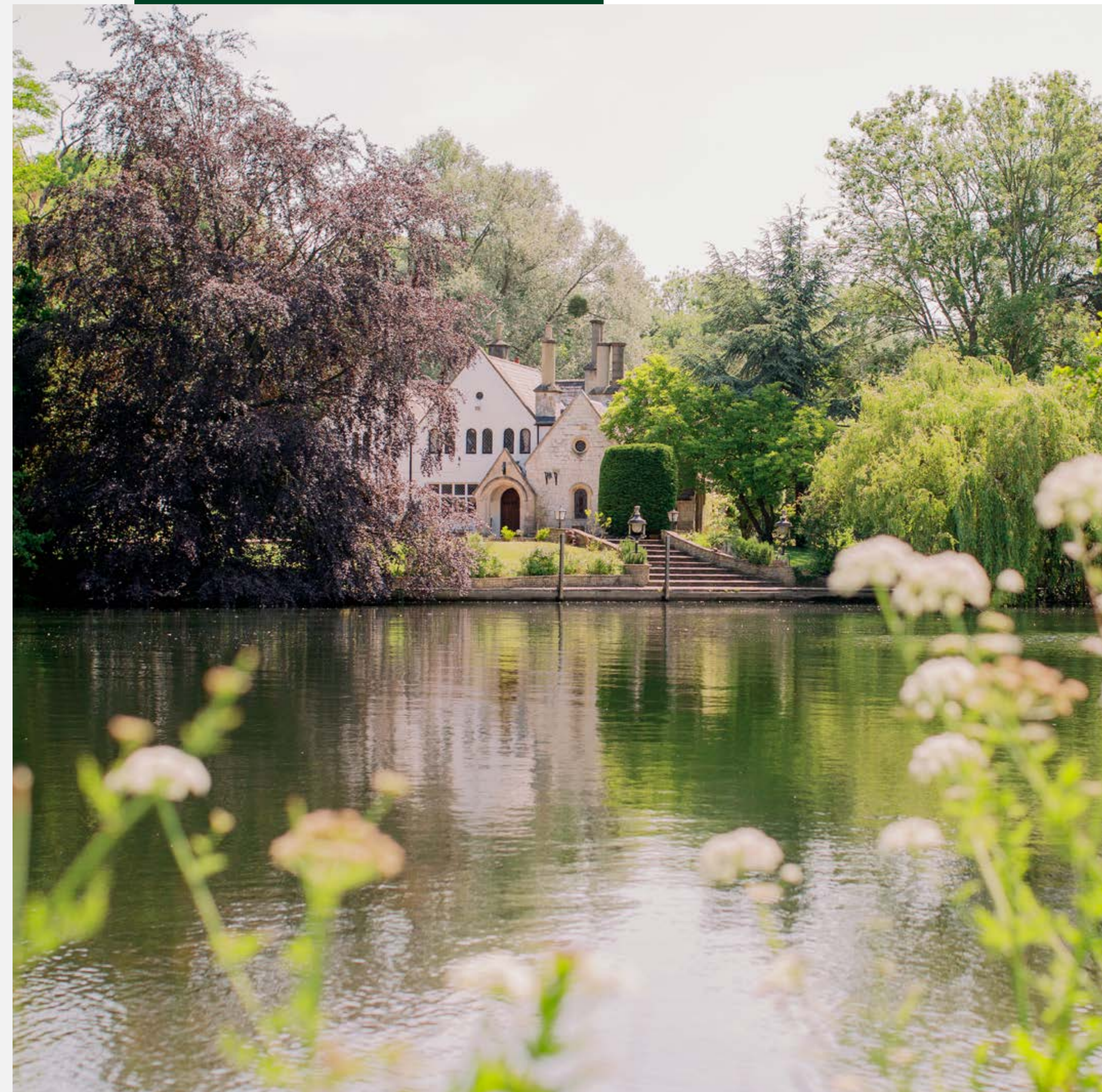


Savill Garden Kitchen

Egham is close to theme parks and attractions including Thorpe Park, Chessington World of Adventures, Legoland Windsor and Coral Reef Water Park. There is also a variety of golf courses, Ascot Racecourse, Denbies Wine Estate and a luxury spa at the Runnymede on Thames Hotel.

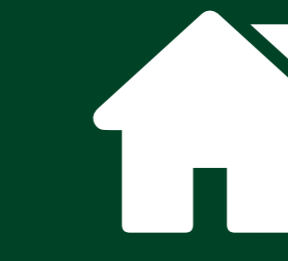
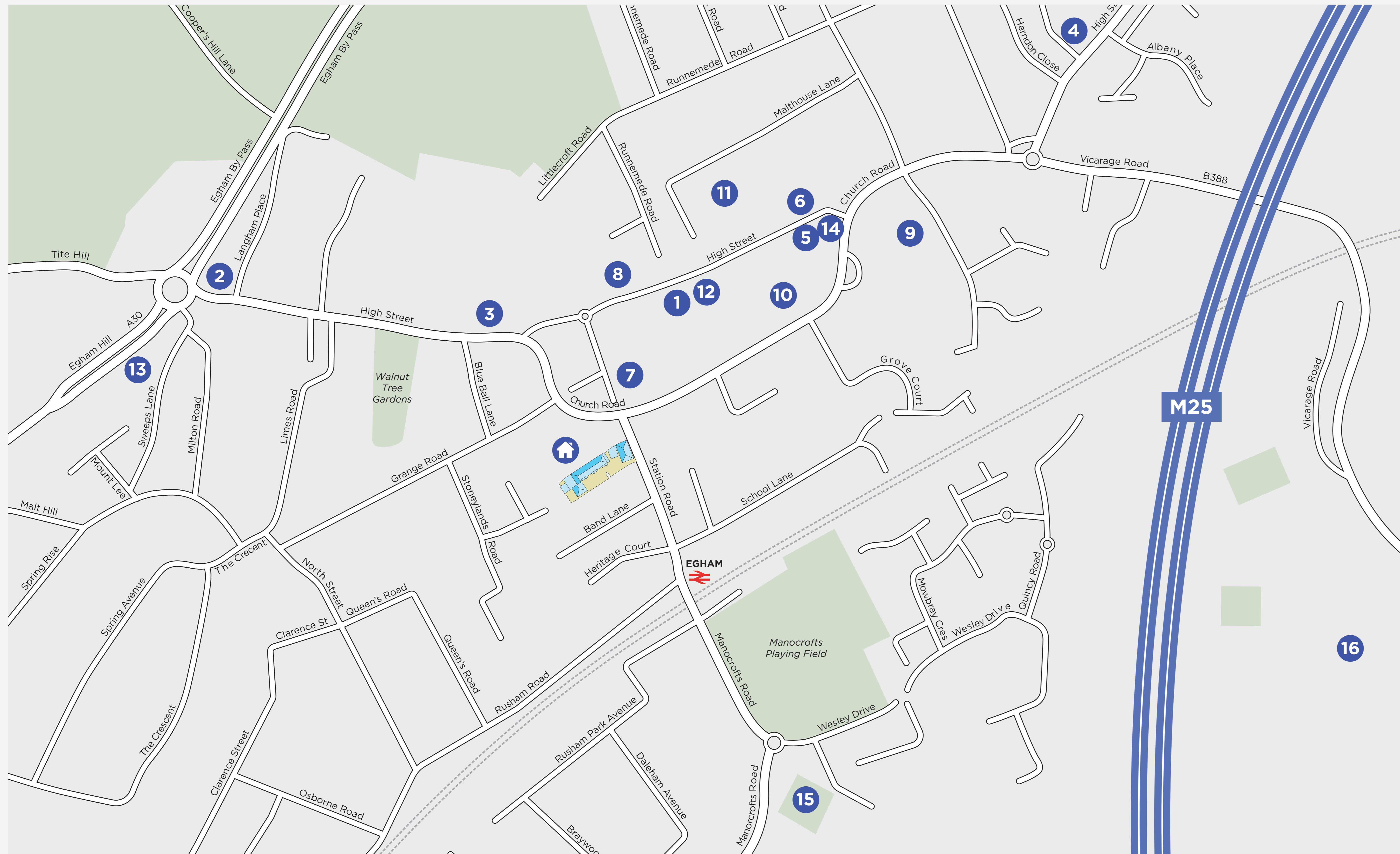


Egham is surrounded by rolling countryside and gardens including, Savil Garden, Polesden Lacey, Virginia Water and historic landmarks such as Hampton Court Palace and Windsor Castle.





# EXCELLENT LOCAL AMENITIES



## RAILWAY HOUSE



## RESTAURANTS, PUBS & BARS

- 1 Bar 163
- 2 The Kings Arms Pub
- 3 The Crown Pub
- 4 The White Lion Pub
- 5 KJ Garden
- 6 Palow Restaurant



## CULTURE & ENTERTAINMENT

- 7 Everyman Cinema, Magna Square
- 8 Egham Museum
- 9 St John's Church



## SHOPPING

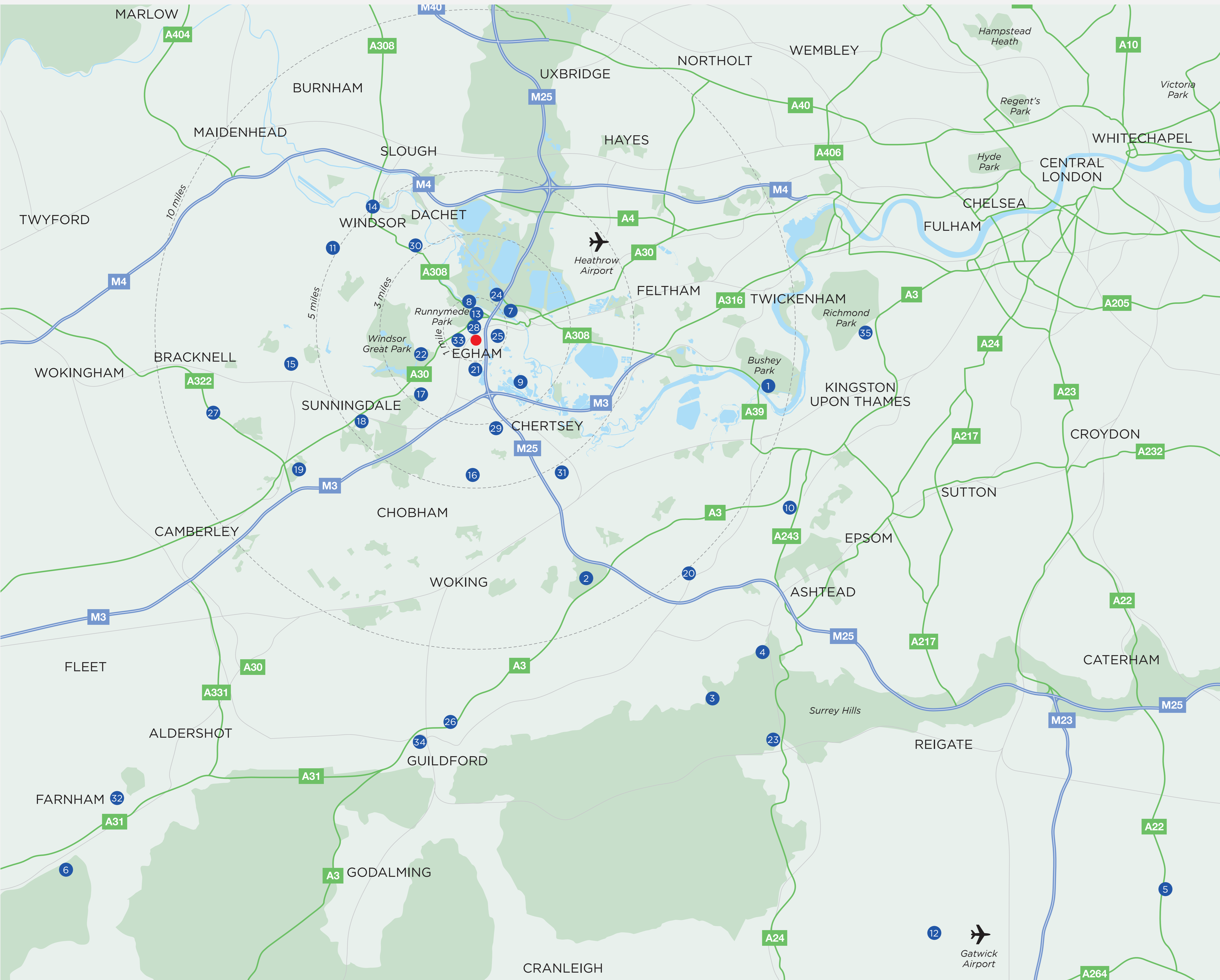
- 10 Waitrose
- 11 Tescos Superstore
- 12 24hr Budgens
- 13 M&S Simply Food



## SPORTS

- 14 Prime Personal Training Studio
- 15 Egham Bowls Club
- 16 Achieve Lifestyle, Egham Orbit, Gym & Pool

# SOMETHING FOR EVERYONE



## FORMAL GARDENS

- 1 Hampton Court Palace
- 2 RHS Garden Wisley
- 3 Polesden Lacey

## FAMILY WILDLIFE ATTRACTIONS

- 4 Bocketts Farm Park
- 5 British Wildlife Centre
- 6 Birdworld
- 7 Lammas Recreation Ground
- 8 Runnymede Pleasure Grounds

## AMUSEMENT ACTIVITIES

- 9 Thorpe Park
- 10 Chessington World of Adventures
- 11 Legoland Windsor
- 12 Gatwick Aviation Museum
- 13 Egham Museum
- 14 Windsor Castle
- 15 Ascot Racecourse

## SPORTS

- 16 Queenwood Golf Club
- 17 Wentworth Golf Club
- 18 Sunningdale Golf Club
- 19 Windlesham Golf Club
- 20 Chelsea Training Ground

## RESTAURANTS, BARS AND WINERIES

- 21 The Tudor Pass (1 Michelin star)
- 22 The Bailwick (Ft. Michelin guide)
- 23 Denbies Wine Estate Ltd (Winery)
- 24 Runnymede on Thames: Hotel, Restaurant and Spa

## LEISURE CENTERS

- 25 Achieve Lifestyle, Egham Orbit
- 26 Spectrum Leisure complex Guildford
- 27 Coral Reef Waterworld | Bracknell's Water World

## THEATERS

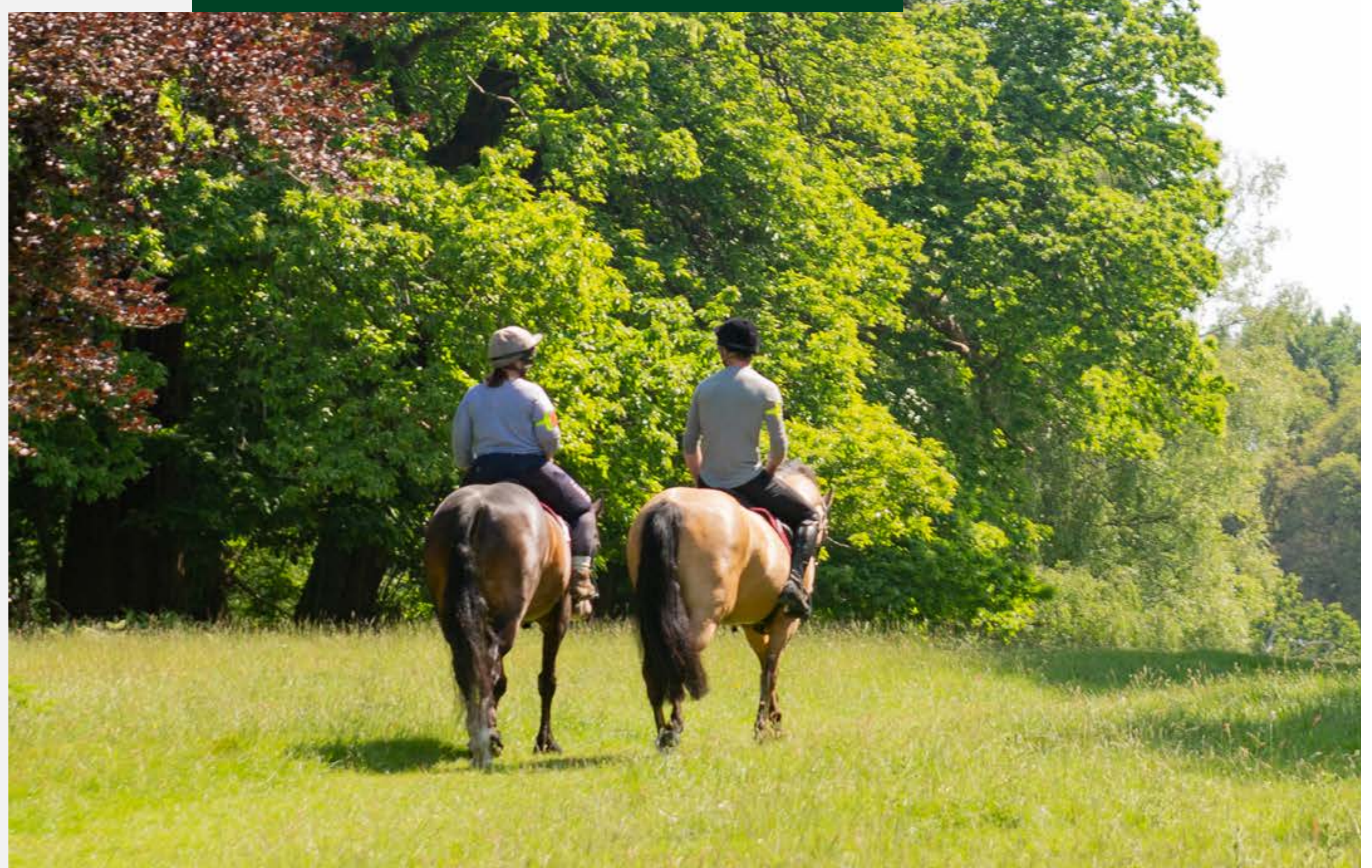
- 28 Everyman Cinema

## KEEP IT LOCAL

- 29 The Farm Shop
- 30 Windsor Farm Shop
- 31 Crockford Bridge Farm Shop

## HIGHER EDUCATION

- 32 Epsom Art College
- 33 Royal Holloway University of London
- 34 Surrey University
- 35 Kingston University





# **THE DEVELOPMENT**

# LOCAL LANDMARK



Aluminum Triple-glazed Doors & Windows

The Railway House has long been an important landmark in Egham. Originally an inn, later a hotel and now a stunning blend of old and new it features fourteen painstakingly designed high-spec one and two-bed apartments.

Design elements include through-colour render system, green roofs and living walls which add to the modern aesthetic, natural colour palette and calming feel.

## 14 IMPECCABLY DESIGNED APARTMENTS



Paint pallet by Farrow & Ball

# BEAUTIFUL ECO-CONSCIOUSLY DESIGNED APARTMENTS

Heat Pumps



1st & 2nd floor green roofs

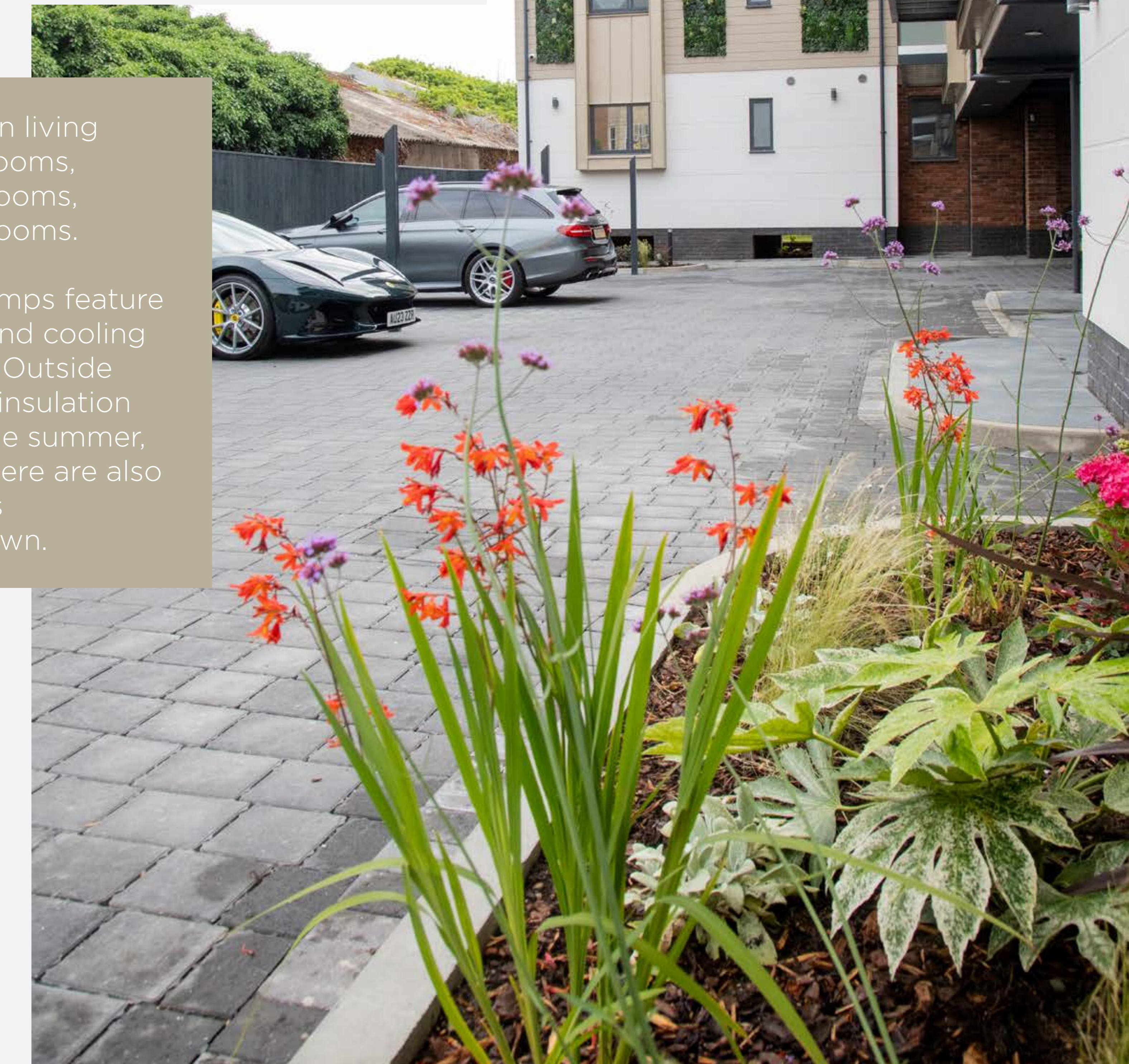


Expansive Glazed Balconies

Each apartment has been designed with modern living and sustainability in mind featuring light-filled rooms, open-plan living and dining area, spacious bedrooms, with fitted wardrobes and state of the art bathrooms.

Eco-conscious and effective, air-source heat pumps feature in each apartment providing air-to-air heating and cooling the most effective and affordable way possible. Outside the building has a sedum roof which acts as an insulation barrier, retaining heat in the winter and out in the summer, expansive balconies plus one private garden. There are also electric vehicle charging points and solar panels that provide communal lighting from dusk til dawn.

Electric Vehicle Charging Points



Private parking available

# ENGINEERED FOR MODERN LIVING

EXQUISITE FACILITIES  
& BREATHTAKING AMMENITIES



HANSGROHE  
CHROME TAPS AND  
SHOWERS, ITALIAN  
PORCELAIN TILES  
BY MINOLI



Bespoke German kitchens by Nobila with soft-closing doors, Caesarstone worktops and Bosch appliances throughout and porcelain tiled floor.

Farrow & Ball colour palette with emulsion painted walls, ceilings, engineered wood flooring in the living area and hallways. Wood veneer internal doors and 'Secure by Design' front doors by Vicaima

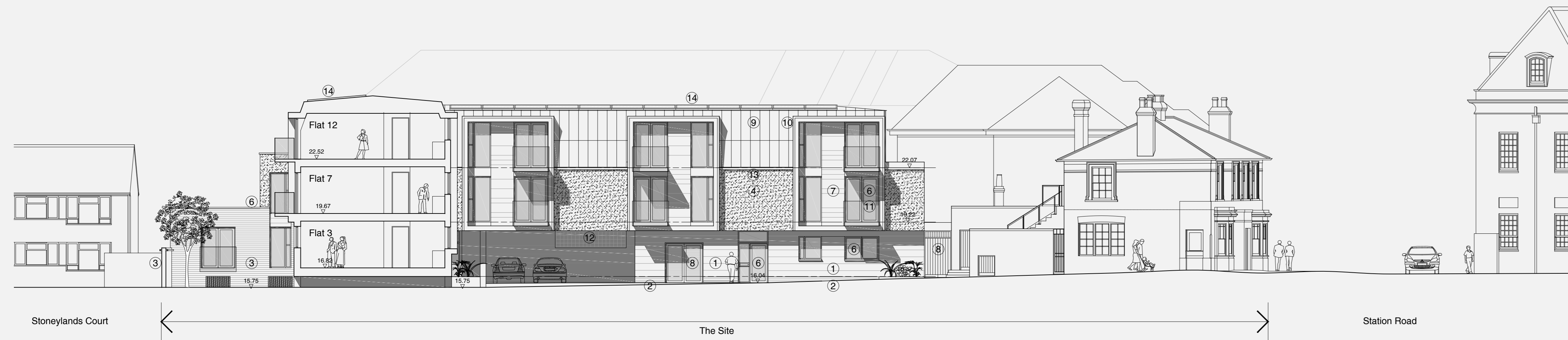


# **FLOOR PLANS**

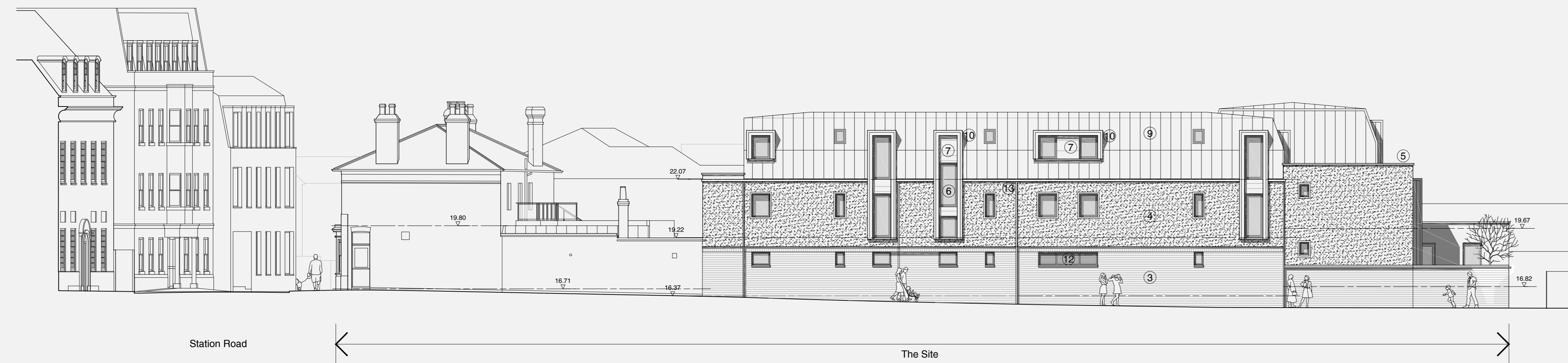


# HISTORY

## 40 STATION ROAD, EGHAM



Section AA South East Elevation to Courtyard as Proposed



A 19.09.20 RN Planning application issue

Client Sekco Ltd  
 Project Station Road Egham  
 Title Site Sections AA and BB as Proposed

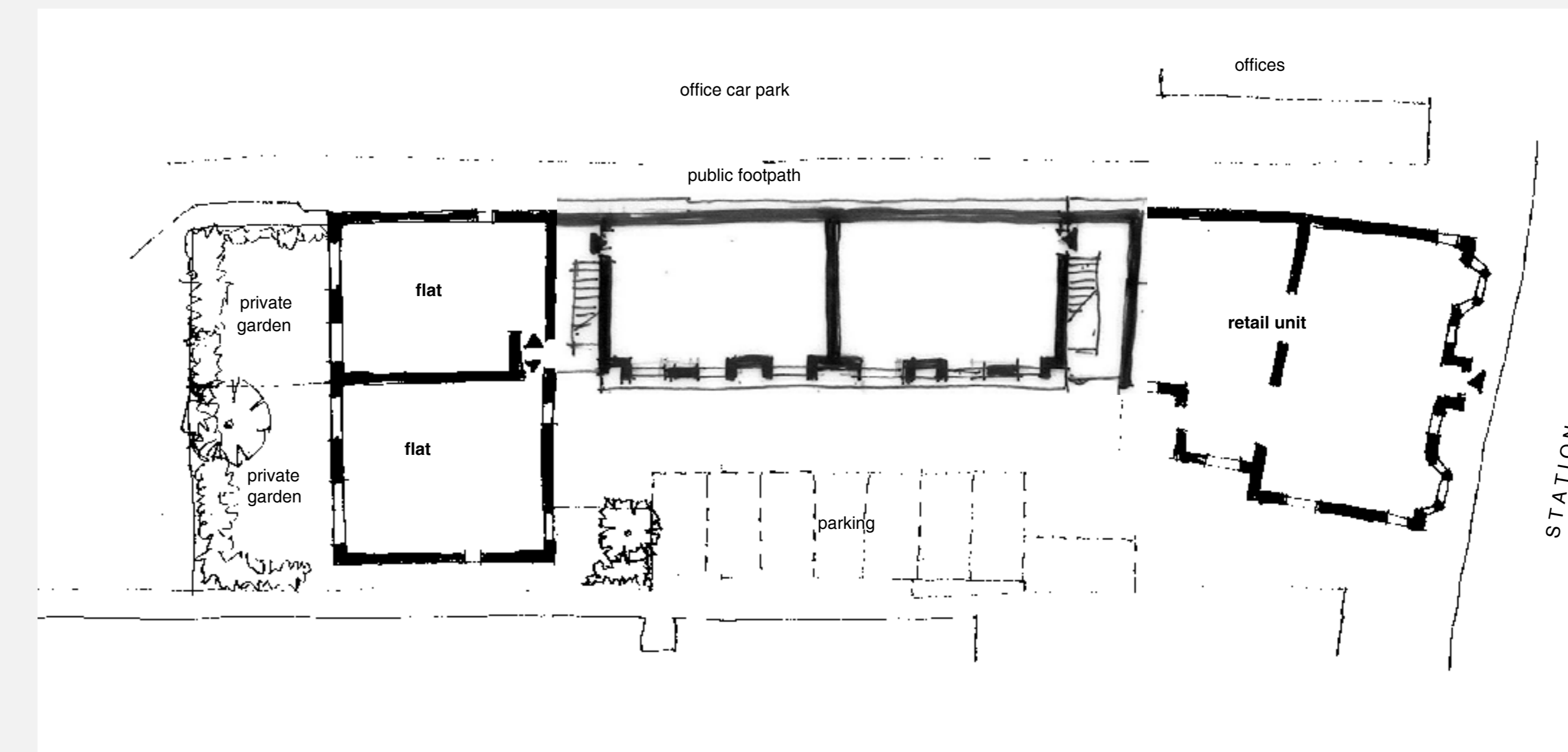
Drawn RN Checked KM

01225 466234  
 Aaron Evans Architects Ltd 3 Gay Street, Bath, BA1 2PH  
 www.aaronevans.com e: office@aaronevans.com  
 This drawing is copyright. Only signed dimensions to be used. Contractors not to scale from this drawing and must check all dimensions before proceeding.

**AARON EVANS**  
 ARCHITECTS

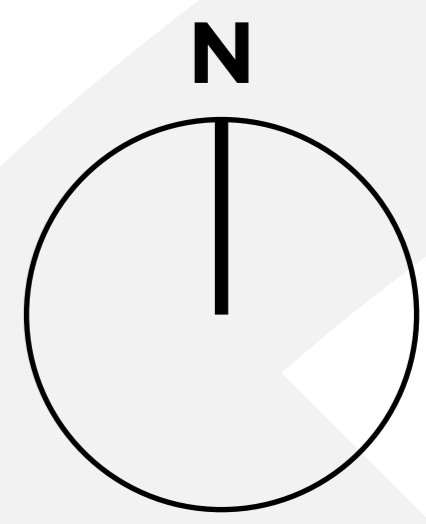
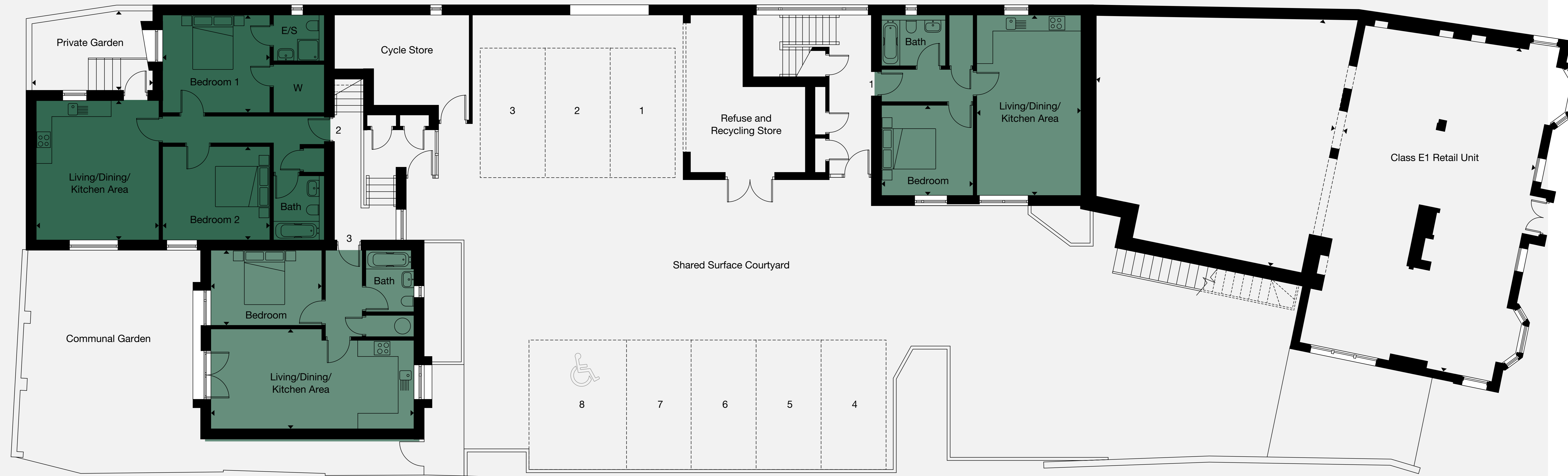
The coming of the railway to Egham led to considerable changes in society, and to the building of the Railway Inn around 1864. It was later known as the Railway Hotel, and subsequently 40 Station Road. Its main purpose was to accommodate respectable travellers visiting Egham. The hotel was initially owned by a brewery, Friary Holroyd of Guildford which was founded in 1844 and ceased trading in 1969. At one point it owned around 140 pubs across Surrey and Sussex.

Records show that an inquest was held at the Railway Inn in June 1864, after six passengers died in a train collision. Egham also had its own siding railway line, installed between 1870 and 1896, which ran from the goods yard to the corner of High Street and Station Road. Trucks were pulled by horse, and the loading bay was in School Lane, to the south of Railway House. It was initially used by corn and seed merchants Drake & Mount, and later to unload cattle brought from Devon.



Original Concept Sketch

# GROUND FLOOR



**KEY**

- ONE BED ROOM APARTMENT
- TWO BED ROOM APARTMENT

### Apartment 1.1

Kitchen/Living/Dining	3.90m x 6.70m	12'8" x 22'0"
Bedroom	3.40m x 3.40m	11'2" x 11'2"
Bathroom	1.80m x 2.20m	6'0" x 7'2"
<b>Total Internal Area</b>	<b>56.28 sqm</b>	<b>606 sqft</b>

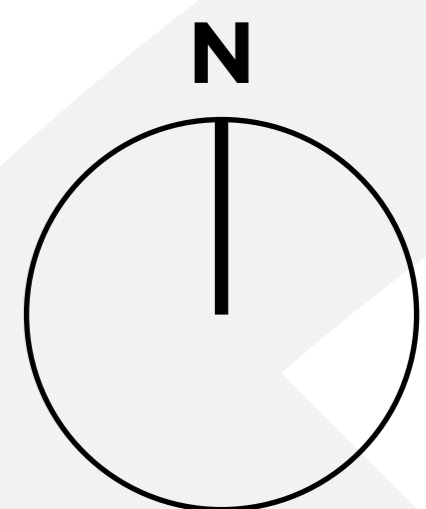
### Apartment 1.2

Kitchen/Living/Dining	4.50m x 5.60m	14'8" x 18'4"
Bedroom 1	3.60m x 3.60m	11'8" x 11'8"
Bedroom 2	3.40m x 4.00m	11'1" x 13'1"
Bathroom	1.80m x 2.20m	6'0" x 7'2"
<b>Total Internal Area</b>	<b>74.40 sqm</b>	<b>801 sqft</b>

### Apartment 1.3

Kitchen/Living/Dining	3.60m x 7.50m	12'8" x 22'0"
Bedroom	2.90m x 4.50m	9'5" x 14'8"
Bathroom	1.80m x 2.20m	6'0" x 7'2"
<b>Total Internal Area</b>	<b>56.28 sqm</b>	<b>606 sqft</b>

# FIRST FLOOR



**KEY**

- ONE BED ROOM APARTMENT
- TWO BED ROOM APARTMENT

**Apartment 1.4**

Kitchen/Living/Dining	3.80m x 6.80m	12'5" x 22'3"
Bedroom	3.40m x 3.40m	11'5" x 11'5"
Bathroom	1.90m x 2.20m	6'2" x 7'2"
<b>Total Internal Area</b>	<b>56.44 sqm</b>	<b>608 sqft</b>

**Apartment 1.5**

Kitchen/Living/Dining	4.80m x 6.90m	15'7" x 22'6"
Bedroom	2.80m x 4.10m	9'1" x 13'5"
Bathroom	1.90m x 2.20m	6'2" x 7'2"
<b>Total Internal Area</b>	<b>54.68 sqm</b>	<b>589 sqft</b>

**Apartment 1.6**

Kitchen/Living/Dining	3.70m x 6.80m	12'1" x 22'3"
Bedroom	3.50m x 3.50m	11'5" x 11'5"
Bathroom	1.90m x 2.20m	6'2" x 7'2"
<b>Total Internal Area</b>	<b>56.44 sqm</b>	<b>608 sqft</b>

**Apartment 1.7**

Kitchen/Living/Dining	3.60m x 7.50m	11'8" x 24'6"
Bedroom	2.80m x 4.00m	9'1" x 13'1"
Bathroom	1.80m x 2.30m	5'9" x 7'5"
<b>Total Internal Area</b>	<b>56.12 sqm</b>	<b>604 sqft</b>

**Apartment 1.8**

Kitchen/Living/Dining	4.50m x 5.90m	14'8" x 19'4"
Bedroom	3.70m x 3.80m	12'1" x 12'5"
Bathroom	1.80m x 2.20m	6'0" x 7'2"
<b>Total Internal Area</b>	<b>48.38 sqm</b>	<b>521 sqft</b>

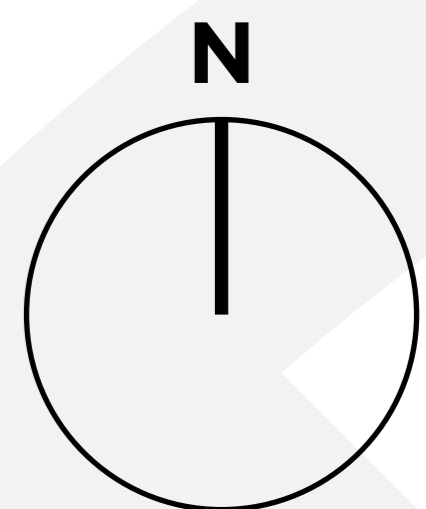
**Apartment 1.13**

Kitchen/Living/Dining	3.70m x 4.20m	12'1" x 13'8"
Bedroom	3.30m x 3.50m	11'0" x 11'5"
Bathroom	1.70m x 2.40m	5'6" x 7'9"
<b>Total Internal Area</b>	<b>32.53 sqm</b>	<b>350 sqft</b>

**Apartment 1.14**

Kitchen/Living/Dining	3.50m x 4.80m	11'5" x 15'8"
Bedroom 1	3.60m x 3.60m	11'8" x 11'8"
Bedroom 2	2.60m x 3.40m	8'5" x 11'2"
Bathroom	1.70m x 2.30m	5'6" x 7'5"
<b>Total Internal Area</b>	<b>48.15 sqm</b>	<b>518 sqft</b>

# SECOND FLOOR



**KEY**

- ONE BED ROOM APARTMENT
- TWO BED ROOM APARTMENT

**Apartment 1.9**  
 Kitchen/Living/Dining 3.30m x 3.60m 10'8" x 11'8"  
 Bedroom 3.10m x 5.60m 10'2" x 18'4"  
 Bathroom 2.10m x 2.10m 6'9" x 6'9"  
**Total Internal Area 36.17 sqm 389 sqft**

**Apartment 1.10**  
 Kitchen/Living/Dining 4.60m x 6.60m 15'1" x 21'7"  
 Bedroom 2.80m x 4.10m 9'2" x 13'5"  
 Bathroom 2.30m x 2.50m 7'5" x 8'2"  
**Total Internal Area 52.75 sqm 568 sqft**

**Apartment 1.11**  
 Kitchen/Living/Dining 3.70m x 6.80m 12'1" x 22'3"  
 Bedroom 3.50m x 3.60m 11'5" x 11'8"  
 Bathroom 1.90m x 2.30m 6'2" x 7'5"  
**Total Internal Area 42.13 sqm 454 sqft**

**Apartment 1.12**  
 Kitchen/Living/Dining 7.50m x 3.50m 24'6" x 11'5"  
 Bedroom 4.50m x 3.00m 14'8" x 9'8"  
 Bathroom 1.80m x 2.20m 5'9" x 7'2"  
**Total Internal Area 43.71 sqm 470 sqft**

# APARTMENT SPECIFICATIONS

## THE INS & OUTS

### CONSTRUCTION

- Steel Frame
- Concrete Hollow-core Floors
- Zinc Roof/ Green Roofs
- Non-combustible A1/ A2 rated cladding system
- Aluminium External Doors/ Windows - Triple Glazed
- Blockwork/ masonry partitions flat-to-flat and flat-to-communal areas

### KITCHEN

- Bespoke German Kitchen by Nobila , soft-close doors
- Cesar stone worktops
- Under cabinet lighting
- Stainless steel sink with chrome mixer hose-tap
- Hob splashback in stone
- Bosch induction hob, oven & extractor
- Bosch integrated dishwasher and Candy fridge freezer, Washer/ Dryer

### ENSUITE & BATHROOMS

- Designer sanitaryware, Wall-hung sink vanity and WC
- Hansgrohe Chrome taps and showers
- Mirror light, medicine cabinet
- Porcelain wall and floors in Italian (Minoli) Designer Tiles
- Full height wall tiling in bath and shower recess

### GENERAL UTILITIES

- LED downlight fittings to living room/ kitchen/ bathroom/ hallways/ bedroom
- TV, BT and Satellite points - Sky Q or Freeview provision
- BT High-speed fibre optic broadband network
- White electrical faceplates throughout
- Air Source Heat Pumps to provide air-to-air Heating and Cooling and Hot Water with backup wet Underfloor heating system

### GENERAL/SECURITY

- Communal Garden or Frameless Glass balcony to all apartments
- Cycle storage - key fob entry
- Bin storage - key fob entry
- Video entry to all apartments
- App-controlled Intruder Alarm to all apartments
- CCTV to all communal areas
- Secure PAS24 rated ironmongery to all accessible windows & balcony doors
- Hardwired smoke/ fire alarms & Communal smoke Alarm
- Secure parking - 7 spaces available



# ABOUT ASHVILLE HOMES

A FAMILY RUN BUSINESS



ASHVILLE

Ashville Homes, a family run business formed 23 years ago, is recognised for its stylish and bespoke developments and tireless attention to detail in design & quality of finish. With an absolute commitment to leading in sustainability the results are homes designed for today's living, and tomorrow's needs.

Visit [www.ashvillehomes.co.uk](http://www.ashvillehomes.co.uk) to find out more.



Virginia Water - Detached Dwelling



Surbiton - Apartment Complex





**FOR FURTHER INFORMATION, PLEASE CONTACT OUR SALES TEAM:  
INFO@NEVINANDWELLS.CO.UK**

ASHVILLE HOMES RAILWAY HOUSE DISCLAIMERS

This document is intended to provide an indication of the general style of our development and apartment types. Ashville Homes operates a policy of continuous development and individual features such as windows and elevational treatments may vary from time to time. To this end, any drawings, photographs or illustrations shown are noncontractual. The dimensions shown are accurate to within +/- 50mm, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. All furniture is indicative and not supplied. All details are correct at time of going to print, August 2023.

MAP / TRAVEL TIMES  
Travel times sourced from National Rail Enquiries and Google maps.

GENERAL DISCLAIMER  
DISCLAIMER: This document is intended to provide an indication of the general style of our development and apartment types. Ashville Homes operates a policy of continuous development and individual features such as windows and elevational treatments may vary from time to time. To this end, any drawings, photographs or illustrations shown are noncontractual. The dimensions shown are accurate to within +/- 50mm, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. While every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter or vary the design and specification at any time for any reason without prior notice. Consequently these particulars should be treated as general guidance only. They do not constitute a contract, part of a contract or a warranty. Travel times and distances from the development are approximate and sourced from National Rail Enquiries and Google Maps. All details are correct at the time of going to press, August 2023.

[nevinandwells.co.uk](http://nevinandwells.co.uk)