

# DION

H O M E S



Woolmansterne Lane,  
Wallington,  
SM6 0SU

DION  
HOMES

Your NEW home,  
just how YOU'VE  
DREAMT IT.



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Thank you for choosing us



## Welcome Home

Your ideal home awaits at Woolmansterne Lane, a stylish new development in the growing neighbourhood of Wallington. This exclusive collection of four-bedroom homes blends contemporary design with lasting comfort, making it perfect for families and professionals looking for a peaceful retreat.

Conveniently located close to Wallington High Street and Wallington station, residents can enjoy easy access to Central London while benefiting from nearby green spaces and a lively local community.

Each home is built to a high specification, offering spacious interiors, landscaped gardens, and private parking, delivering the perfect mix of style, comfort, and convenience.



# Dion Wallington

Lively, well connected, and full of charm, Wallington offers an ideal balance of town convenience and green surroundings. With its welcoming community, pleasant residential streets, and appealing mix of homes, it's easy to see why this South London neighbourhood continues to attract professionals, families, and first-time buyers.

Residents can enjoy nearby green spaces such as Oaks Park, known for its wide open landscapes, scenic walking routes, and peaceful natural setting.



## Schools Nearby

- Wallington High School for Girls
- Wallington Primary Academy
- Wallington County Grammar School
- Sutton Grammar School
- Wilson's School

These provide a strong choice of well-regarded state and grammar schools.

## Local Lifestyle

Independent cafés, local shops and restaurants along Wallington High Street give the area its distinctive neighbourhood character.

## Transport Links

Wallington railway station provides direct Southern services to London Victoria and London Bridge in approximately 30–35 minutes. Nearby stations including: **Carshalton** and **Sutton** further enhance connectivity.

Regular bus routes also connect to Morden Underground Station (Northern Line) for easy access to Central London.



# Specifications

## Kitchen

- Integrated Bosch appliances
- Award-winning shaker style kitchen
- Integrated fridge/freezer
- Integrated washer dryer
- Integrated dishwasher
- Built-in oven, hob and hood
- Quartz worktop with full height splashback
- Brass tap (JTP)

## Bathrooms

- Sanex white sanitary ware
- JTP taps and showers
- Vanity cabinet in family bathroom
- Heated towel radiators in first and second floor bathrooms

## Internal Finishes

- Luxury Amtico flooring on ground floor
- Victoria carpets
- Underfloor heating throughout ground floor

## Heating & Energy

- Samsung heat pump (SAMSUNG EHS R290 MONO 8KW)
- Cylinder: 250/70L Zenith Preplumb
- EPC Rating B

## Exterior

- Turf rear garden
- External lighting
- External water tap
- EV charger
- Allocated parking space
- Private garden

## Security

- Fire door
- Fully integrated smoke detectors
- Windows fitted with locks

## Warranty

- 10 Year Build Zone Warranty
- 2 Year Customer Care

# Where Luxury Meets Modern Lifestyle Living





Elegance  
designed for  
everyday escape



Defined by  
detail,  
driven by  
design.

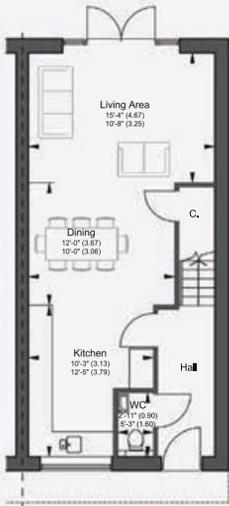




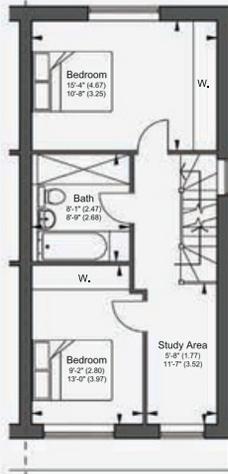
## Delight in Detail

We are obsessed with the detail, quality and craftsmanship of what we create. We are not just another property developer, we are a boutique home builder for young families who trust us to meet their exact expectations.

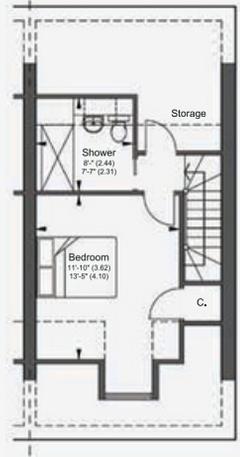




GF GIFA - 507.0R<sup>2</sup> (47.1m<sup>2</sup>)  
GROUND FLOOR PLAN  
PLOT 1

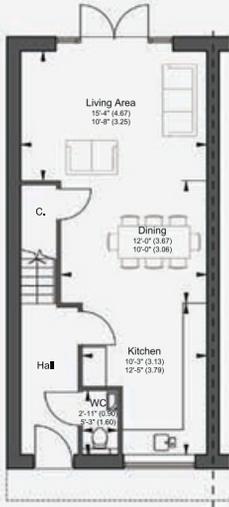


GF GIFA - 558.6R<sup>2</sup> (47.1m<sup>2</sup>)  
FIRST FLOOR PLAN  
PLOT 1

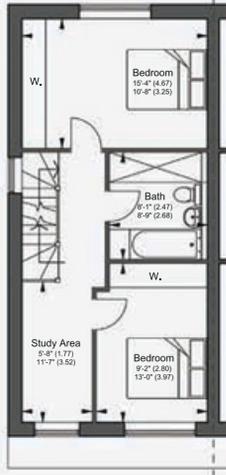


GF GIFA - 293.9R<sup>2</sup> (27.3m<sup>2</sup>)  
SECOND FLOOR PLAN  
PLOT 1

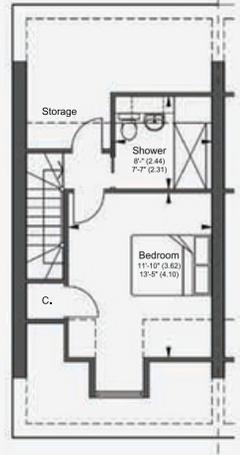
Plot 1	121.5 sqm 1359.5 sqft
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GF GIFA - 507.0R<sup>2</sup> (47.1m<sup>2</sup>)  
GROUND FLOOR PLAN  
PLOT 2

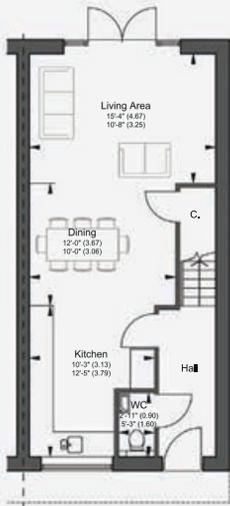


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FIRST FLOOR PLAN  
PLOT 2

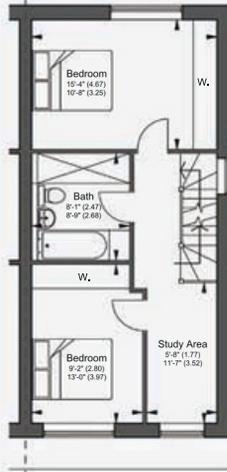


GF GIFA - 293.9R<sup>2</sup> (27.3m<sup>2</sup>)  
SECOND FLOOR PLAN  
PLOT 2

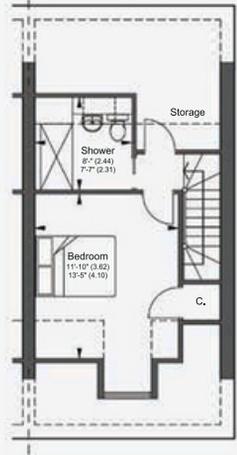
Plot 2	121.5 sqm 1359.5 sqft
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**GROUND FLOOR PLAN**  
**PLOT 3**

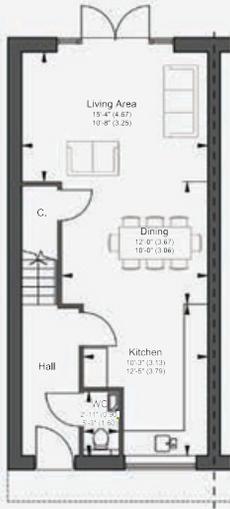


GF GIFA - 558.6ft<sup>2</sup> (47.1m<sup>2</sup>)  
**FIRST FLOOR PLAN**  
**PLOT 3**

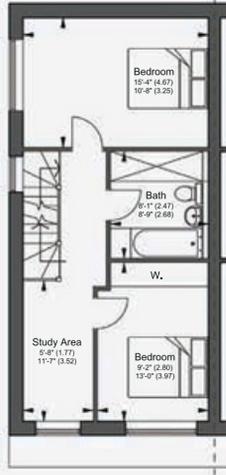


GF GIFA - 293.9ft<sup>2</sup> (27.3m<sup>2</sup>)  
**SECOND FLOOR PLAN**  
**PLOT 3**

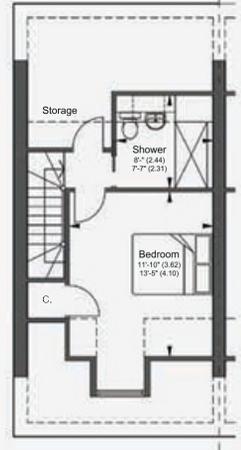
Plot 3	121.5 sqm 1359.5 sqft
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GF GIFA - 507.0ft<sup>2</sup> (47.1m<sup>2</sup>)  
**GROUND FLOOR PLAN**  
**PLOT 4**



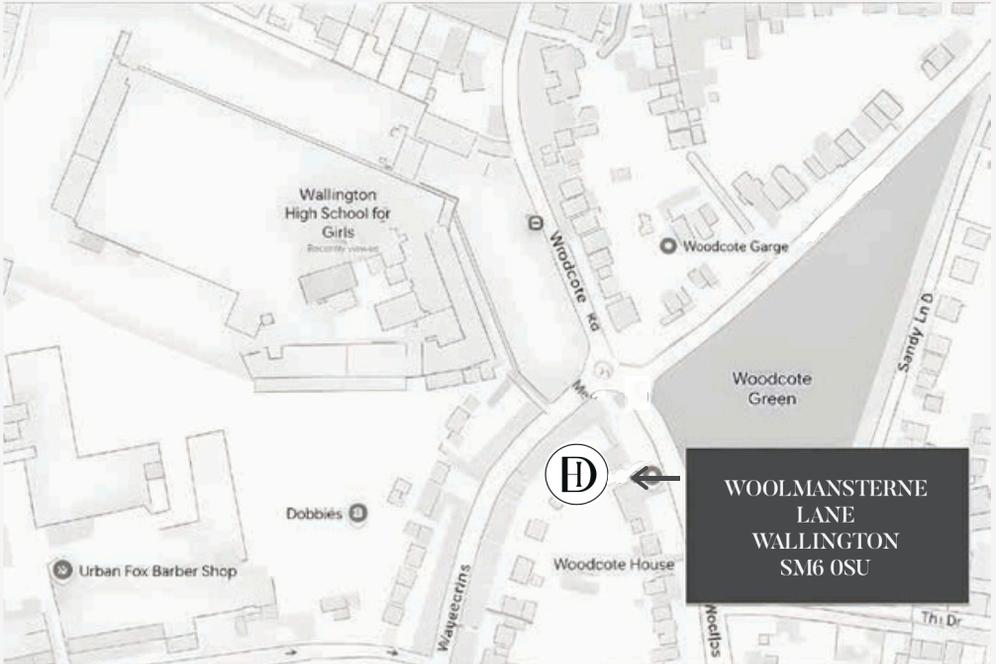
GF GIFA - 558.6ft<sup>2</sup> (47.1m<sup>2</sup>)  
**FIRST FLOOR PLAN**  
**PLOT 4**



GF GIFA - 293.9ft<sup>2</sup> (27.3m<sup>2</sup>)  
**SECOND FLOOR PLAN**  
**PLOT 4**

Plot 4	121.5 sqm 1359.5 sqft
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# How to find us



Contact:

+44 203 633652

[info@dionhomes.co.uk](mailto:info@dionhomes.co.uk)

[www.dionhomes.co.uk](http://www.dionhomes.co.uk)

# Why choose a Dion home?



## Customer Care

From the first day you visit one of our sales centres to the day you move in, we aim to provide you with a level of service and after-sales care that is second to none.

We provide a comprehensive information pack that details the work aspects of a new home. A 10-year warranty with Build Zone provides further peace of mind.

We are confident that our approach to building and selling new homes, coupled with our customer care programme, will provide you with many years of enjoyment in your new home.

- 10-year Build Zone warranty
- Comprehensive information pack
- Customer care programme



### Craftsmanship

From the materials we choose to the attention we apply to every stage of the process, we deliver homes centred around craftsmanship of the highest standard.



### Service

We aim to make the process as easy as possible with the help and dedication of our team who are there to help you through every step of the process.



### Experience

With years of experience in housebuilding, we understand our buyers remain at the heart of our work.

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HOMES

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For more info:  
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