

HIGHFIELD GRANGE



PEASLAKE • SURREY

DRAFT

A SMALL, SELECT DEVELOPMENT OF JUST FOUR
4 BEDROOM HOUSES IN THE HEART OF THE HIGHLY DESIRABLE SURREY HILLS



DRAFT

View from nearby Newlands Corner

Charming village setting with excellent connectivity in an enviable location set high in the Surrey Hills

An Area of Outstanding Natural Beauty



Highfield Grange is a small, select development of only four family homes situated in the idyllic, peaceful village of Peaslake in the heart of the protected and highly desirable Surrey Hills area.



Set over three storeys, each home at Highfield Grange offers well planned accommodation including four bedrooms and three bathrooms. Large trifold doors open up from the Living Room onto the garden to bring the outside in and take full advantage of the views over fields to the rear from the upper floors.

Midway between Guildford and Dorking, the village is home to its own village stores, a doctor's surgery, garage, parish church, the Hurtwood Inn and a renowned bicycle shop. The Peaslake Village Fair takes place in the village every August.

Peaslake is surrounded by delightful scenery with miles of undulating countryside and historic woodland providing endless opportunities for walking, biking and horse riding.

To the south of the village, there are vast expanses of heath and sandy common land that include The Hurtwood that offers over 60 miles of footpaths and bridleways along

with stunning views over the Weald to the South Downs. The pretty village of Shere, with good local shops is close by and is home to a 12th century church, The Dabbling Duck Tearoom, The White Horse and William Bray pubs. The nearby, gently flowing River Tillingbourne joins the River Wey at Guildford and is renowned for its tranquillity and scenic walks.

For more extensive facilities, the historic town of Guildford is easily accessible and offers a diverse range of high street and independent shops, cafés, restaurants and entertainment, including The Yvonne Arnaud Theatre, Electric Theatre and G Live. In addition, a varied and outstanding range of sporting facilities are available at The Guildford Spectrum and Surrey Sports Park.

First class schools, both state and private, and colleges are located across the immediate region and include Peaslake's own Primary School and Nursery, nearby Duke of Kent

and Belmont Schools as well as Hurtwood House, Guildford High School, Cranleigh School, Royal Grammar School, Tormead School, Guildford College of Further & Higher Education and Godalming College.

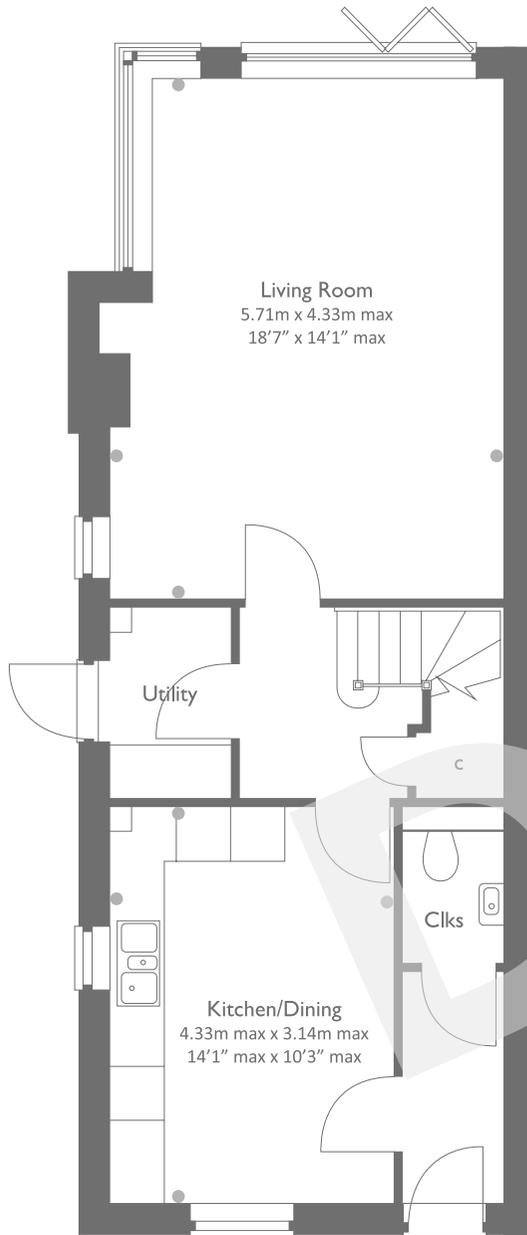
For commuters, by both road and rail, the region is well served. The A25 is a few miles north and runs west to east from Guildford to Dorking, the A24 and beyond. The A3 London to Portsmouth road runs north to the M25 motorway which in turns accesses the national motorway network.

Mainline rail services run from both Guildford and Clandon stations to London Waterloo in as little as 38 and 45 minutes respectively, whilst a more local rail service operates from Gomshall Station to Guildford, Dorking, Reigate, Redhill and further afield.

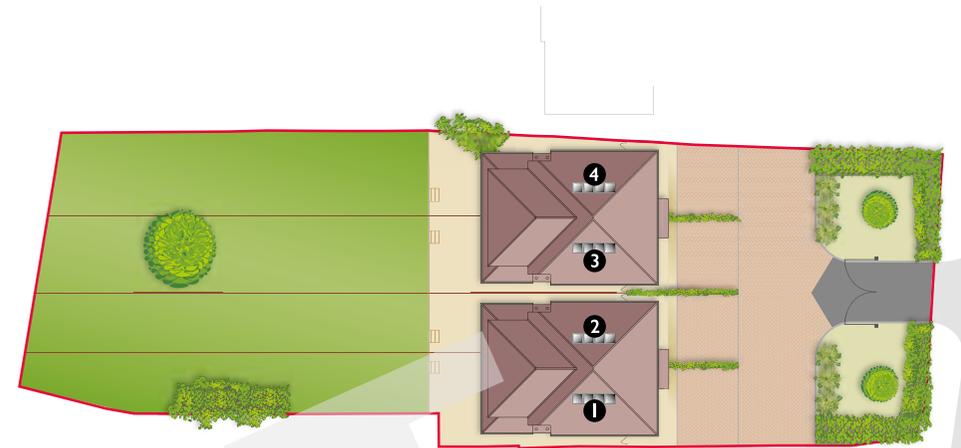
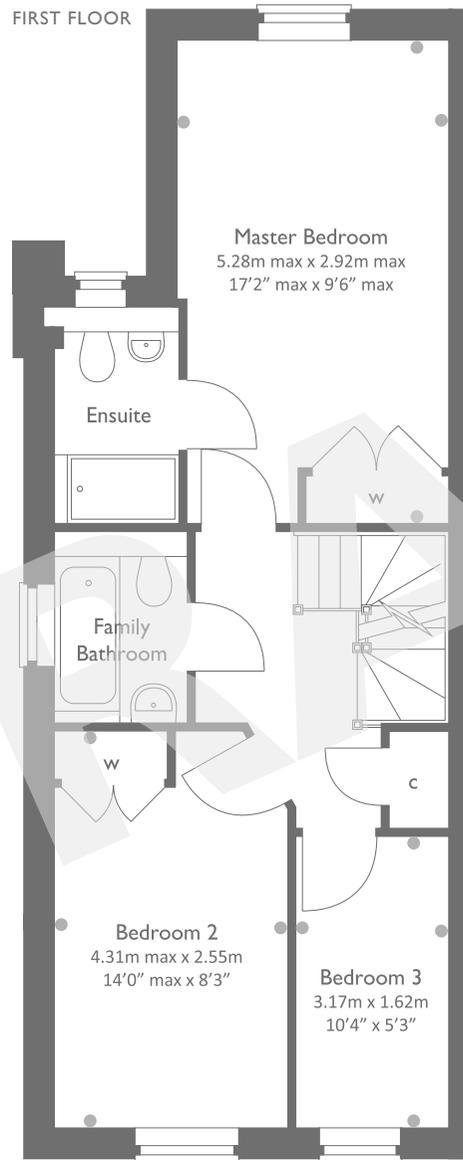


Computer generated image shows Highfield Grange in a street scene and is for illustrative purposes only. Exact finishes must be verified.

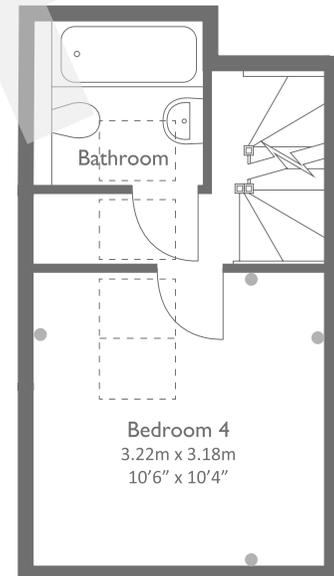
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



NORTH

Floor layouts show plots 1 and 3.

Plots 2 and 4 share the same layouts but are handed.

Floor layouts are not to scale and measurements given must be verified. Site layout is not to scale and is for illustrative purposes only. Exact finishes must be verified. The developer reserves the right to alter room and floor layouts at any time.



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KITCHENS

- | Fully fitted high quality Italian kitchens by Stosa with handleless soft close doors and drawers
- | LED under wall unit lighting
- | Silestone worktops with draining grooves and upstands
- | Franke Kubus undermounted stainless steel sinks with Mythos taps
- | Neff ceramic touch control hob with splashback
- | Neff integrated appliances including 'slide and hide' oven, fridge/freezer, dishwasher and microwave and washer/dryer
- | Elica canopy hood
- | Caple built under wine cooler
- | Porcelain floor tiling
- | Recessed downlighters

BATHROOMS | ENSUITES | CLOAKROOMS

- | Contemporary white bathroom suites with chrome finish fittings
- | Ceramic wall tiling and flooring
- | Recessed downlighters

INTERIORS

- | Built in wardrobes to bedrooms as shown on floor layouts
- | Solid oak doors throughout
- | Quality neutral coloured fitted carpets
- | Neutral finish to walls, ceilings, architraves and skirtings throughout
- | Log burner
- | Chrome finish switch plates and door furniture throughout
- | Generous TV, telephone, light and power points
- | LED lighting to staircase

HEATING

- | High efficiency gas boilers
- | Underfloor heating system throughout ground floors with individual room thermostats
- | Radiators to remaining floors

EXTERIORS

- | Paved terrace areas
- | Fully landscaped gardens with external lighting
- | Two parking spaces for each home

MEDIA

- | Pre-wired for TV, telephone and satellite dish

SECURITY

- | Mains-fed smoke detectors to each floor



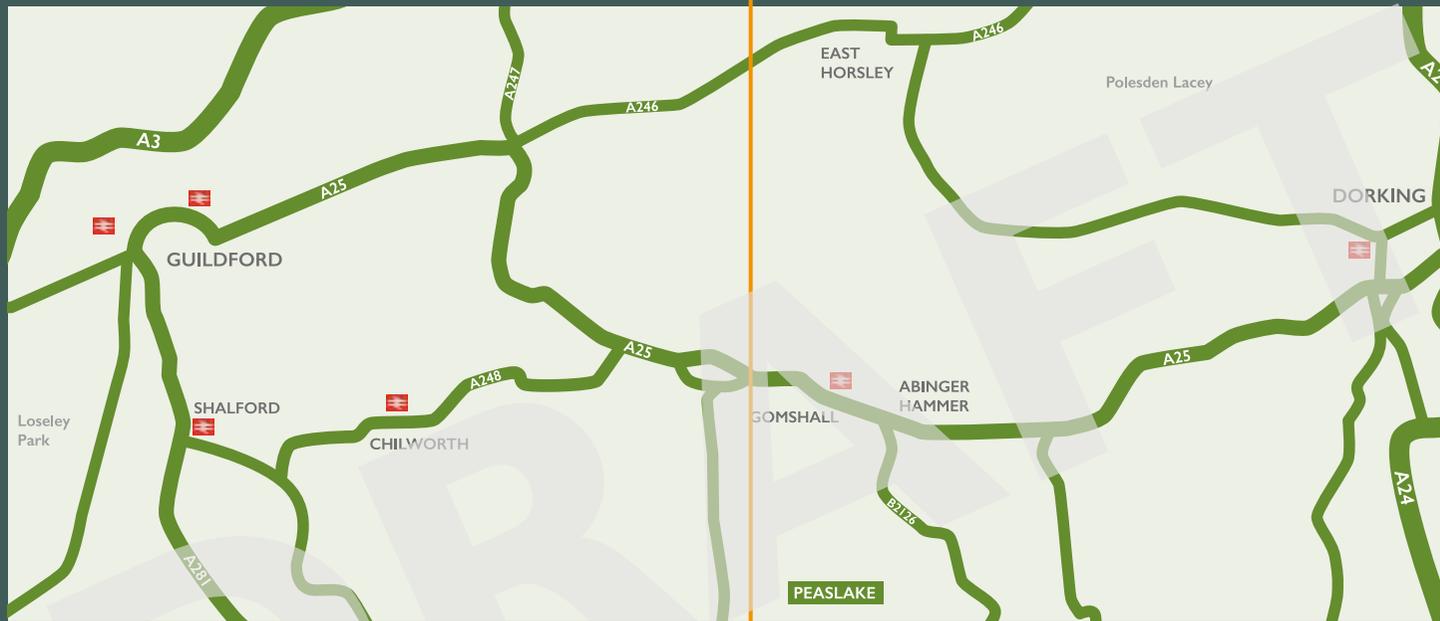
GUARANTEE

- | Premier Guarantee warranty



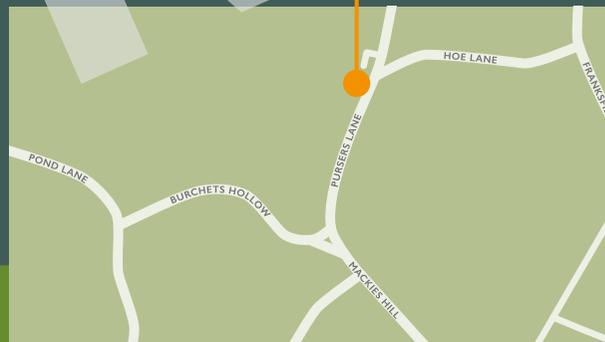
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GU5 9RG



BY ROAD - distances in miles

Dorking	6.8
Guildford	8.4
London Gatwick Airport	21.4
London Heathrow Airport	32.3



BY RAIL - shortest travel times in minutes

Guildford to Woking	8
Guildford to London Waterloo	38
Clandon to London Waterloo	45
Gomshall to Guildford	11
Gomshall to Dorking	12



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