











## An idyllic setting for modern family life

With its quaint clay-tile roofed cottages, leafy avenues and charming old church buildings, Walton-on-the-Hill combines relaxed living with excellent amenities. The "outstanding" primary school stands at the heart of the community and the wide range of shops and services provide all the essentials of everyday life. Walton's vibrant local atmosphere extends to a choice of friendly gastro-pubs and cafés, while its local Italian, the Spaghetti Tree, is something of an institution.

Feed the ducks and swans around the picturesque Mere Pond, or join in the annual May Pageant on the village green. Golfers are well catered for in the area, with a choice of challenging courses, including the famous Walton Heath Golf Club, where David Lloyd George and Winston Churchill were members. With the Epsom Downs, and their famous racecourse, so close to home, equestrian facilities are in abundance and the surrounding landscape is criss-crossed with bridleways and footpaths to explore. Cycling is also very popular in the area; nearby Box Hill is famous for its challenging climb, although it also offers far-reaching panoramic views.











Often described as "the quintessential English village", Walton-on-the-Hill's relaxed rural charm belies its accessibility. Midway between Reigate and Epsom, it is within easy reach of their wide range of amenities, from popular high street stores and up-market independent boutiques, to chic bistros and sophisticated restaurants.

Both towns offer additional sports and leisure facilities, while their theatres, cinemas, museums and galleries provide a choice of cultural attractions.

Tadworth Station is less than 1.5 miles from Sandlewood Grange, from where trains take 47 minutes to London Bridge. Trains to Victoria (52 minutes) and Waterloo (63 minutes) connect at East Croydon. Junction 8 of the M25 is just a few minutes' drive down the road, with Gatwick Airport 16 miles away and the south coast just 42 miles.

Dorking, Guildford, Woking and Kingston-upon-Thames are also close to hand.

			VV
LONDON BRIDGE (	47 MINS	19 miles o	CENTRAL LONDON
NORWOOD JUNCTION	33 mins	11 miles	KINGSTON-UPON-THAM
EAST CROYDON	27 mins	6 MILES	SUTTON
PURLEY	20 MINS	4.5 MILES	EPSOM F. CONTROL OF THE PROPERTY OF THE PROPER
REEDHAM	17 MINS		TADWORTH
COULSDON TOWN	• 15 MINS	3.5 MILES	M25
WOODMANSTERNE	12 MINS	5.5 MILES	REIGATE
CHIPSTEAD	9 mins	16 MILES	GATWICK AIRPORT
KINGSWOOD	3 mins	30 MILES	HEATHROW AIRPORT
TADWORTH (	<b>A</b>	42 MILES	BRIGHTON







# Plot 1 Tavistock Lodge

Kitchen	4383 x 4263 mm	14'5" x 14'0"	Master Bedroom	6123 x 4192 mm	20'1" x 13'9"
Dining	6073 x 4198 mm	19'11" x 13'9"	Dressing Area	4163 x 2523 mm	13'8" x 8'3"
Family Room	5848 x 4175 mm	19'2" x 13'8"	Bedroom 2	4275 x 3973 mm	14'0" x 13'1"
Living Room	7625 x 4275 mm	25'0" x 14'0"	Bedroom 3	4275 x 3908 mm	14'0" x 12'10"
Study	4275 x 3175 mm	14'0" x 10'5"	Bedroom 4	4275 x 3163 mm	14'0" x 10'5"
Utility	2475 x 2425 mm	8'2" x 8'0"	Bedroom 5	4131 x 3389 mm	13'7" x 11'2"
,			Games Room	6906 x 4138 mm	22'8" x 13'7"

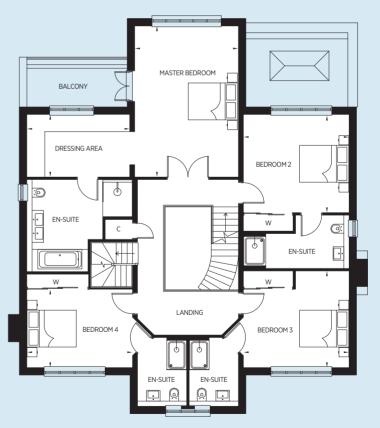
All figures illustrate maximum room dimensions



Ground Floor



Second Floor



First Floor



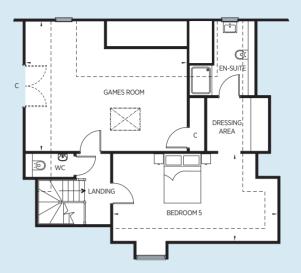
# **Beddington House**

Kitchen	4918 x 2928 mm	16'2" x 9'7"	Master Bedroom	5481 x 3647 mm	18'0" x 12'0"
Dining	5670 x 4418 mm	18'7" x 14'6"	Dressing Area	2522 x 1829 mm	8'3" x 6'0"
Family Room	5435 x 3931 mm	17'10" x 12'11"	Bedroom 2	4000 x 3647 mm	13'2" x 12'0"
Living Room	5439 x 4600 mm	17'10" x 15'1"	Bedroom 3	4835 x 3150 mm	15'10" x 10'4"
Study	5002 x 2850 mm	16'5" x 9'4"	Bedroom 4	4381 x 2750 mm	14'4" x 9'0"
			Bedroom 5	6680 x 3535 mm	21'11" x 11'7"
			Games Room	6550 x 5267 mm	21'6" x 17'4"

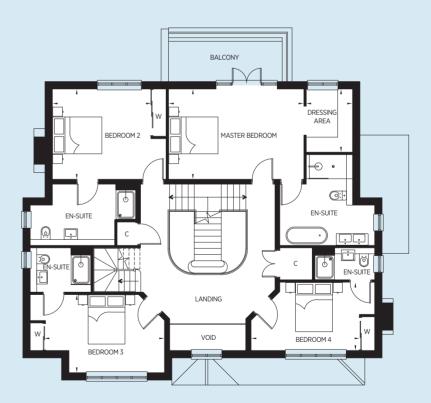
All figures illustrate maximum room dimensions







Second Floor



First Floor



## **Specification**

Both Tavistock Lodge and Beddington House have been individually designed to harmonise with their surroundings, using styles that reflect the vernacular architecture of the area. Mellow brickwork is complemented by hanging tiles, solid timber casement windows and tall chimneys, while inside, every detail has been considered to maximise quality and style. From the hand-built sweeping staircases in the grand hallways to the CAT 6 cabling and Miele appliances, these homes combine superlative craftsmanship, thoughtful design and every modern convenience.











#### Kitchen/Utility

- · Stunning contemporary style kitchen
- · Range of Miele appliances
- Silestone worktops
- · Fitted utility room

#### **Bathrooms**

- · Villeroy & Boch sanitaryware
- · Hansgrohe chrome taps
- · Fitted vanity furniture
- · Underfloor heating and heated towel rails
- · Range of attractive wall and floor tiles

#### Finishing Touches

- · Walnut finish internal doors with chrome ironmongery
- · Walnut finish staircase with polished moulded handrail and newel posts
- $\cdot$  Feature period style fireplace with wood burner to drawing room
- · Coffered ceiling to dining room
- · Classically styled cornices, architraves and skirting boards
- · Range of fitted floor finishes

#### Heating and Ventilation

· Underfloor heating to all floors with zoned thermostatic controls

#### **Technology**

- CAT 6 cabling providing telecommunications, audio and visual outlets throughout
- USB telephone, digital and satellite TV points to all principal rooms (subscription required)

#### Lighting

- Individually designed lighting system by Flairlight with 5 amp lamp circuit to principal rooms
- LED downlights
- · Brushed chrome sockets and switches

#### **External Features**

- $\cdot \ \ \textit{Portland stone detailing to entrance (Plot 1, Tavistock Lodge)}$
- · Double glazed timber casement windows with chrome ironmongery
- · Cast aluminium gutters and rain water pipes

- · Resin bond driveway
- · Automated garage doors
- · Sandstone terraces and landscape gardens

#### Construction Detail

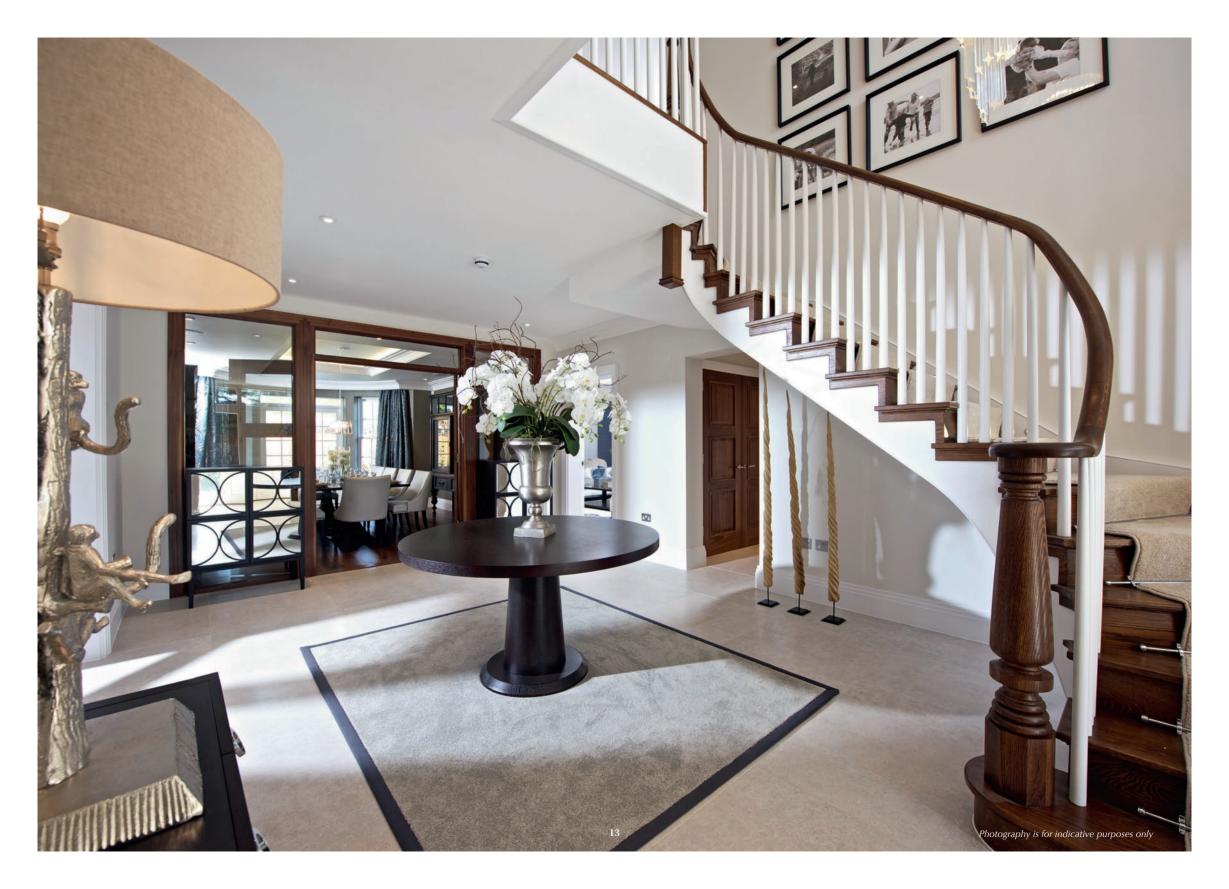
- · Solid concrete floors throughout
- · Traditional cavity wall construction
- · Handmade bricks and roof tiles

#### Security

- · Solid core front door with multi point locking system
- · Wireless intruder alarm
- · External security lighting with PIR motion detectors

#### Warranty

· 10 year Checkmate Build Warranty





#### ABOUT BROOKWORTH HOMES

Setting the standards in creating new homes that surpass expectations, Brookworth Homes is a private development company, with a select, yet varied, portfolio of exquisite properties across the Home Counties. Brookworth Homes is forging a reputation for specification, sustainability and sensitivity of design.

Blending cutting edge technology with traditional values, developments demonstrate the ultimate in modern design while maintaining and renovating key elements of our country's architectural heritage.

#### Attention to detail

We use high quality materials, appliances, technologies and finishes in every one of our homes, carefully considering every aspect of the design. Experienced and talented architects conceive beautiful spaces to live in, while skilled craftsmen use time-honoured techniques to bring them to fruition.

#### Sustainability

Our homes are built to stand the test of time. From sourcing local materials, to constantly looking at ways to improve each property's energy performance and its impact on the environment.

#### The Brookworth experience

Whether acquiring unique sites or building bespoke homes that harmonise with their surroundings, devising exceptional specifications or delivering unparalleled customer service, we are driven by one desire; to ensure that buying and living in a Brookworth home is an experience you will cherish.

#### UNLOCKING THE POTENTIAL OF YOUR LAND



#### At Brookworth Homes we appreciate the value of relationships

We work hand in hand with our clients to ensure we generate the maximum financial benefit for them whilst making sure their wishes are considered when dealing with the development of their land.

We have built up a reputation for excellent customer service and strive to ensure that buyers and sellers of land we deal with are dealt with in a comprehensive and professional manner at all times.

If you have an area of garden you do not use, a large garden, or a piece of land that you believe may have potential for development then we will be more than happy to discuss its potential with you. One of our representatives will explain the process step by step and discuss how you could unlock the potential of your land, giving you open and honest advice at every stage.

To make a free, no obligation appointment for one of our Land Team to visit you please call 01737 236150.

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### A SELECTION OF BROOKWORTH HOMES



Westwood Mews, Reigate



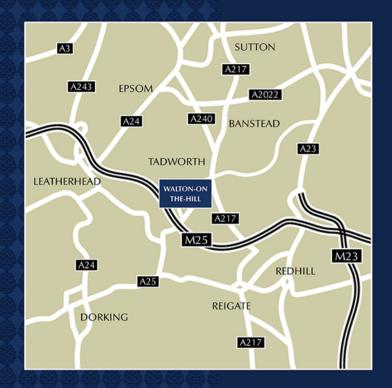
Warenne Vale, Reigate



Merels, Virginia Water



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# BROOKWORTH HOMES

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