

THE FIRS  
BETCHWORTH

BROOKWORTH  
HOMES

A distinguished development of  
three high-specification homes  
in a peaceful location.

THE FIRS  
BETCHWORTH

Sat Nav: RH3 7DJ



About

# Picturesque and peaceful, Betchworth is village living at its most idyllic.

The tranquil location is complemented by a strong community spirit and good village amenities. Excellent transport connections and quality local schools make Betchworth well-suited to busy families who are ready to embrace a calmer pace of life.

Situated in a quiet area of this beautiful village, Brookworth Homes proudly presents a select development of just three exclusive four and five bedroom homes. The elegant architecture is finished with locally sourced materials while the interiors are full of high-specification features that you would expect with modern day executive homes.

Perfectly designed for relaxing or entertaining, the luxurious kitchen and living areas are generously proportioned and thoughtfully equipped with high-specification Miele integrated appliances and stonework surfaces and upstands. Bathrooms and WCs have been carefully created with timeless styling and a quality finish.

Every detail of these homes has been thoughtfully designed; from the porcelain floor tiles in the entrance hall to aluminium bifold doors leading onto the four meter Indian Sandstone patio. The sense of elegance is further enhanced by features such a natural stone fireplace and wood burner to the drawing room and underfloor heating throughout.





The generous and immaculately finished kitchens make everyday living a delight.







# Floor Plans

3 Luxury High Specification Homes

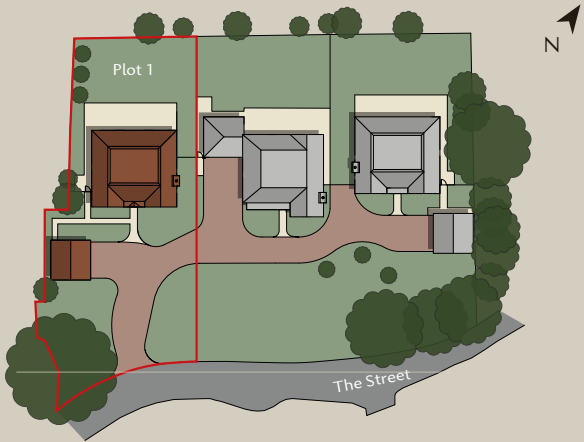
Betchworth, Surrey

*The computer-generated illustration is for general guidance only.*

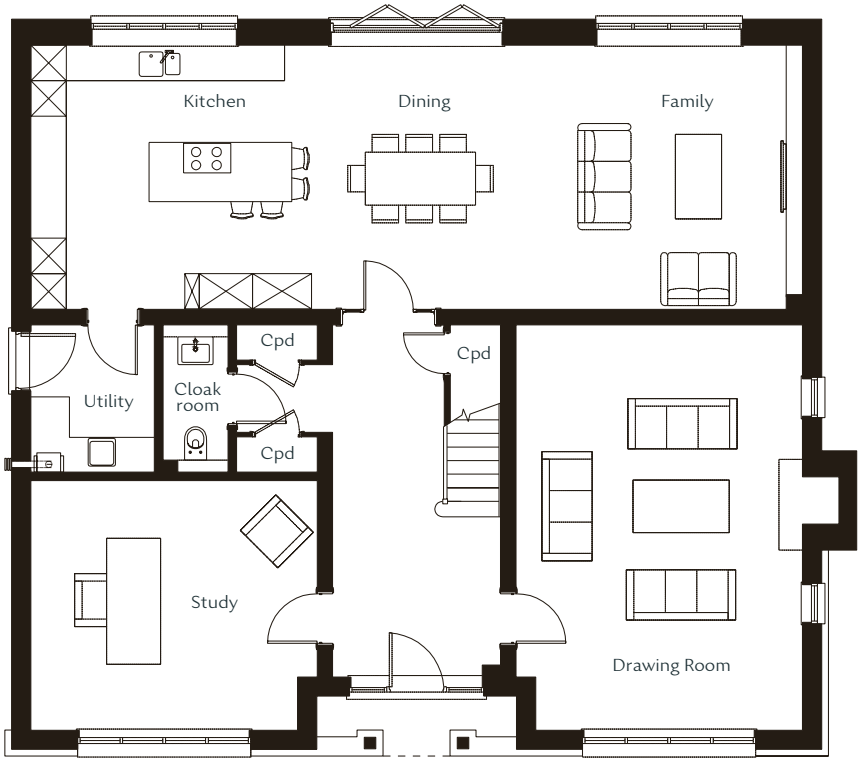


Plot 1

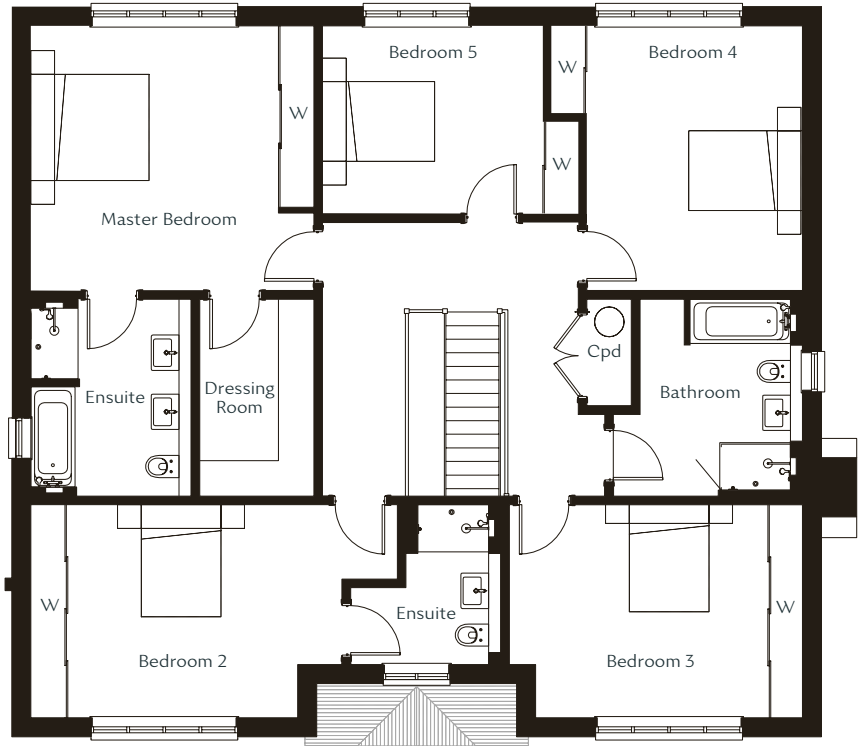
5 Bedroom Luxury Home



Ground Floor



First Floor



The computer generated illustration is for general guidance only.

Ground Floor

Kitchen / Dining / Family	13069 x 4477mm	42' 10" x 14' 8"
Drawing Room	6866 x 4851mm	22' 6" x 15' 9"
Study	4851 x 4226mm	15' 9"* x 13' 10"
Utility	2494 x 2094mm	8' 2" x 6' 10"

\* Maximum dimensions of room provided

First Floor

Master Bedroom	7964 x 4817mm	26' 1" x 15' 8"
Master Ensuite	3334 x 2714mm	10' 11" x 8' 10"
Bedroom 2	6207 x 3609mm	20' 4" x 11' 8"
Bedroom 3	4966 x 3609mm	16' 3" x 11' 8"
Bedroom 4	4484 x 4252mm	14' 7" x 13' 9"
Bedroom 5	3731 x 3185mm	12' 2" x 10' 4"

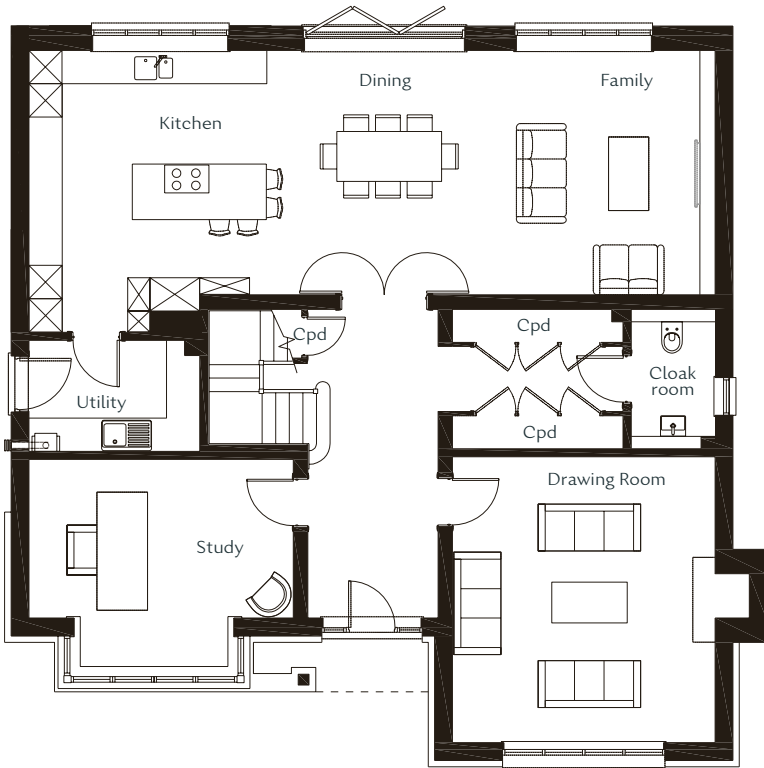


# Plot 2

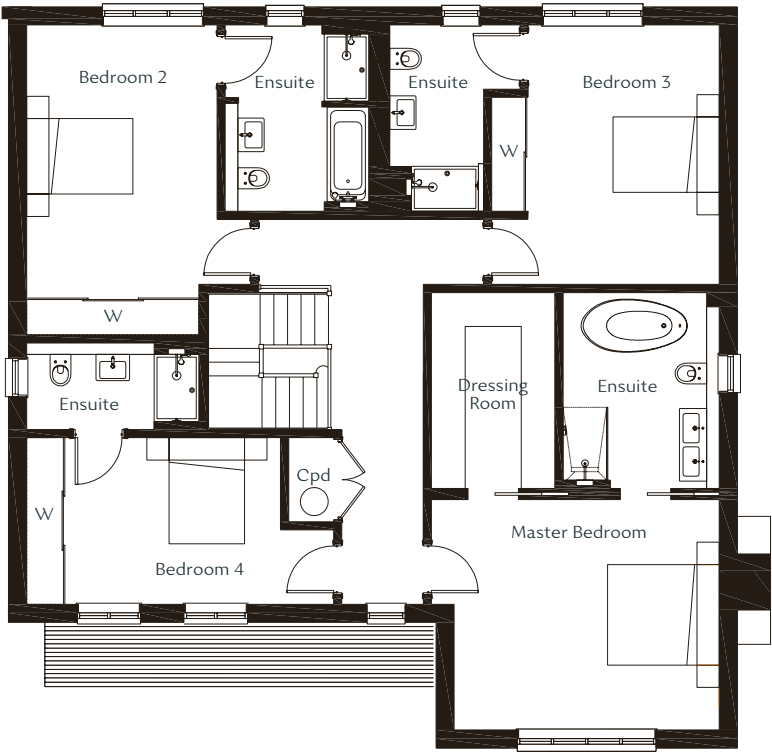
4 Bedroom Luxury Home



Ground Floor



First Floor



The computer generated illustration is for general guidance only.

## Ground Floor

Kitchen / Dining / Family	12394 x 4415mm	40' 7" x 14' 5"
Drawing Room	5162 x 4744mm	16' 9" x 15' 6"
Study	4744 x 3739mm	15' 6" x 12' 3"
Utility	3084 x 2004mm	10' 1" x 6' 6"

Maximum dimensions of room provided

## First Floor

Master Bedroom	7827 x 5152mm	25' 7" x 13' 1"
Master Ensuite	3504 x 2796mm	11' 6" x 9' 2"
Bedroom 2	5549 x 4007mm	20' 4 x 18' 2"
Bedroom 3	4645 x 4072mm	15' 2" x 13' 3"
Bedroom 4	5459 x 2981mm	17' 9" x 9' 8"

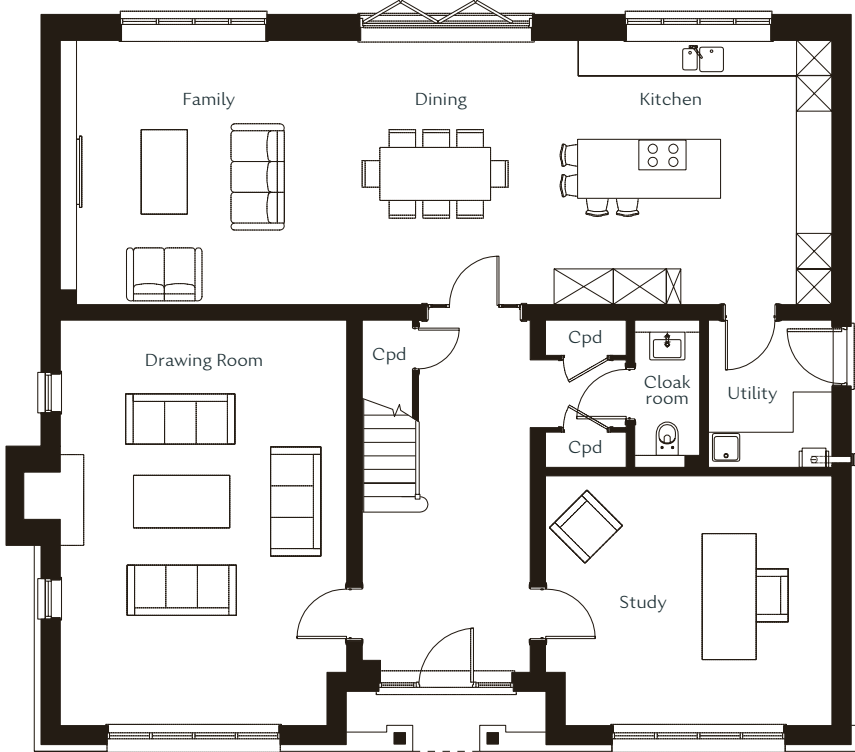


# Plot 3

5 Bedroom Luxury Home



Ground Floor



First Floor



The computer generated illustration is for general guidance only.

## Ground Floor

Kitchen / Dining / Family	13069 x 4477mm	42' 10" x 14' 8"
Drawing Room	6866 x 4851mm	22' 6" x 15' 9"
Study	4851 x 4226mm	15' 9"* x 13' 10"
Utility	2494 x 2094mm	8' 2" x 6' 10"

Maximum dimensions of room provided

## First Floor

Master Bedroom	7964 x 4817mm	26' 1" x 15' 8"
Master Ensuite	3334 x 2714mm	10' 11" x 8' 10"
Bedroom 2	6207 x 3609mm	20' 4" x 11' 8"
Bedroom 3	4966 x 3609mm	16' 3" x 11' 8"
Bedroom 4	4484 x 4252mm	14' 7" x 13' 9"
Bedroom 5	3731 x 3185mm	12' 2" x 10' 4"



Thoughtfully designed homes  
created with outstanding  
attention to detail.







# Specification





#### Specification

## Kitchen, Dining and Living

Luxuriously appointed traditional style kitchens with contemporary features and premium appliances

Two full size Miele integrated ovens, one being steam. Miele microwave and combination compact ovens and dishwasher. Siemens wine cooler, two zone wide Bora induction hob with inline integrated extractor. Fisher and Paykel black stainless steel American style fridge Freezer. Quooker hot and cold-water tap.

Quartz Stone worksurface and upstands.

Utility room features Miele freestanding washing machine and tumble dryer.

Light and airy open plan living and dining spaces. The whole property benefits from underfloor heating providing energy efficient warmth without the intrusion of traditional radiators.

The drawing room is one of the rooms benefiting from cornicing and has a natural stone feature fireplace with a log burner.

## Bathrooms, Ensuites and Cloakrooms

Spacious, contemporary bathrooms with Villeroy & Boch white suites and polished chrome fittings.

Stunning Minoli floor and wall tiling with striking feature walls.

Heated chrome towel rails.

Showers all have wet room flooring





## Finishing Touches

Elegant walnut staircase, treads, handrail and newel.

Master bedroom features wiring for auto blinds and a fitted dressing room. Fitted wardrobes with shelving and rails to all other bedrooms.

Porcelain flooring to the entrance, kitchen/dining room, family area, utility and cloakroom.

Engineered Walnut timber floor to the study with high quality carpeting to the drawing room, staircases, first floor landing and bedrooms.

Walnut internal fire rated doors with polished chrome ironmongery.

Brushed steel switch plates throughout.

High grade, double glazed aluminium windows and bifold doors with multipoint locking system.

Feature cornicing to the drawing room, hall, first floor landing and master bedroom.



## Fire, Security & Multimedia

Bespoke Security intruder alarm system with a CCTV system, featuring four external cameras with remote monitoring.

Window shock sensors to all windows (excluding Velux)

Fitted and suitably located mains fed carbon monoxide and smoke detectors.

Ring smart doorbell.

Rukus WiFi network with full internal coverage, prewired fibre optic broadband, USB points in all habitable rooms and data points to all principal rooms.

Audio speaker wiring throughout including externally with ceiling speakers to the kitchen and family rooms.

Control 4 smart home system with Collingwood designed Lutron Lighting.



## Garden & Garage

Landscaped front garden with feature planting.

Turfing and full width, four meter deep Indian Sandstone Patio to the rear garden.

External Lighting, power point and speaker wiring.

Taps to the side and rear of the property.

Detached double garage with light, power. 7.2kw electric vehicle charger, tiled flooring and automated doors.



## Energy Efficiency

Underfloor heating powered by gas boiler throughout the property with Heatmiser Neohub thermostats.

Fully insulated concrete floors throughout.

Energy efficient LED downlighters or pendants in each room.





# Location

3 Luxury High Specification Homes





Box Hill

## Shopping & Food

Betchworth is well catered for with three popular village pubs providing casual dining. Travel slightly further afield and you can enjoy a range of well-established restaurants and bars in Dorking and Reigate. These range from the Michelin-starred Sorrel through to family-friendly casual dining. Shoppers will love the range of independent stores in Dorking and Reigate which complement the range of established chains in these nearby towns.

## Parks & Green Spaces

Set at the foot of the North Downs and on the edge of the Surrey Hills AONB, Betchworth looks out onto some of the most beautiful open spaces Surrey. Historic Box Hill and the Brockham Limeworks nature reserve are within easy reach, while Leith Hill, the highest point in the South of England, is a short drive or cycle ride away. Surrounded by green space, Betchworth also benefits from local playgrounds and footpaths, perfect for easy dog walking and entertaining children.



Denbies Wine Estate

Location

Picturesque and peaceful,  
Betchworth is village living  
at its most idyllic



Reigate High Street

## Leisure & Sports

Situated in some of Surrey's most beautiful countryside, Betchworth offers glorious opportunities to those who enjoy outdoor pursuits. From cycling and walking to a relaxed round of golf at the nearby Betchworth Golf Club, there are plenty of ways to appreciate the local area. For those interested by more relaxed pursuits, the local area has a rich past and includes several historic properties as well as several vineyards such as the award winning Denbies Wine Estate. Nearby Redhill and Dorking offer a range of activities including theatres, cinemas and leisure centres.

## Travel to London

The short distance to London and easy access to the rest of the South East makes Betchworth a convenient place to live. Central London is easily reached, with the M23 and M25 just a short drive away. Gatwick Airport is just over 10 miles away and Heathrow and there are regular train services to London Waterloo from Redhill and Dorking train stations.





Primary

- North Downs Primary School  
*Ofsted Good - 0.8 Miles*
- Reigate Priory Community Junior School  
*Ofsted Outstanding - 2.6 Miles*
- St Pauls CofE Primary School  
*Ofsted Outstanding - 2.6 Miles*

Secondary

- The Ashcombe School  
*Ofsted Good - 2.6 Miles*
- The Priory CofE Voluntary Aided School  
*Ofsted Good - 3.2 Miles*
- Reigate School  
*Ofsted Outstanding - 3.3 Miles*



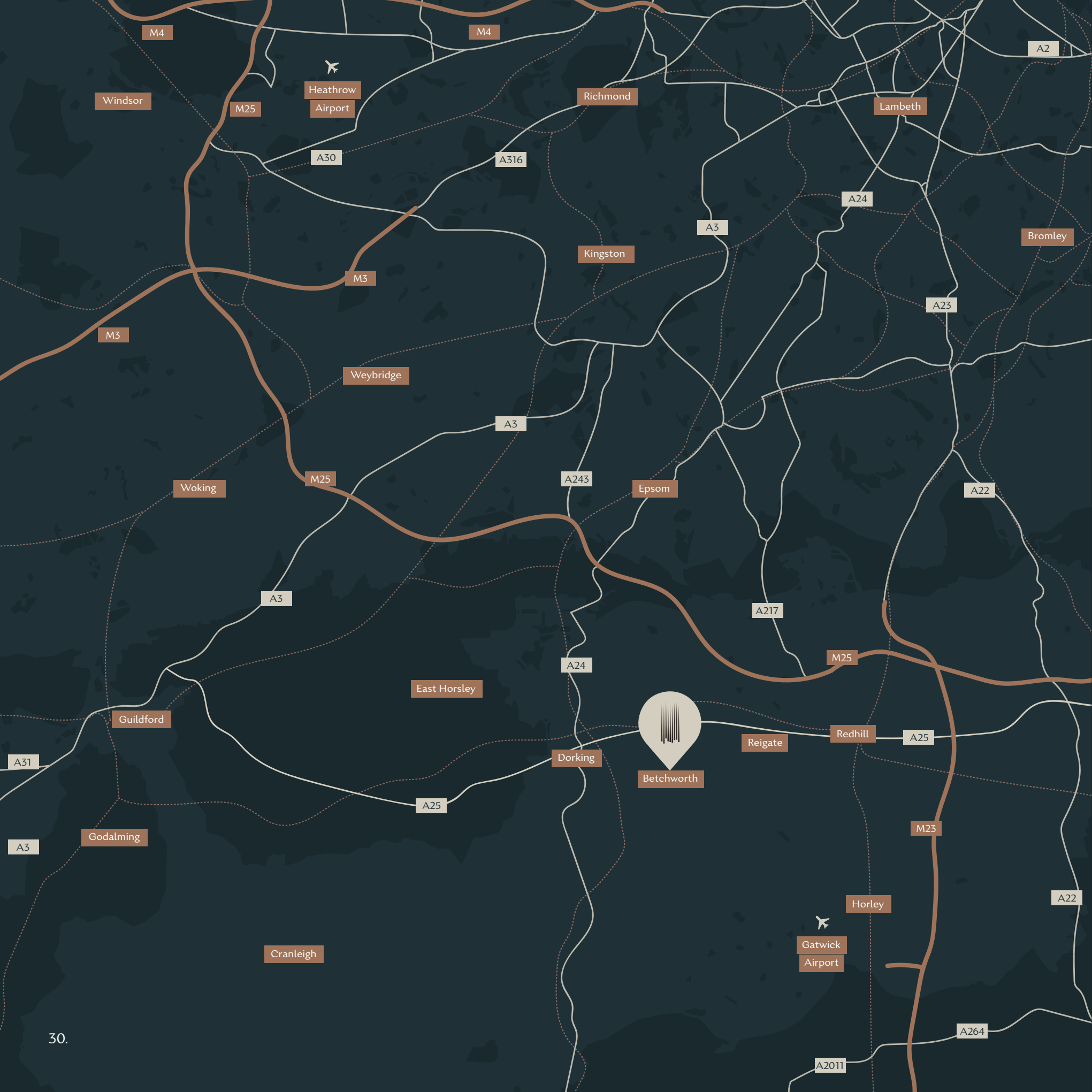
Education

Perfect for family living, The Firs is ideally situated within easy reach of excellent state and independent schools

Independent

- Moon Hall School  
*Primary and Secondary - 2.2 Miles*
- Reigate Grammar School  
*Primary, Secondary and College - 3.2 Miles*
- Dunnotar School  
*Secondary and College - 3.6 Miles*





Motorway A Roads Train Line

## Commuting

Betchworth Station - *0.7 Miles*  
Dorking Train Station - *3.3 Miles*  
Reigate Train Station - *3.4 Miles*  
Gatwick Airport - *9.2 Miles*  
Heathrow Airport - *20.9 Miles - 31 mins by car*

## Leisure

Box Hill - *1.8 Miles*  
Everyman Cinema - *3.1 Miles*  
Dorking Halls - *4.1 Miles*  
Denbies Wine Estate - *3.6 Miles*  
Leigh Hill - *10.8 Miles*  
Brighton Beach - *38 Miles - 48 mins by car*

## Address

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## Eating

The Grumpy Mole - *1.5 Miles*  
Sorrel Restaurant (Michelin Star) - *3.6 Miles*  
Beaverbrook Japanese Grill - *5.7 Miles*  
The Queens Head - *5.9 Miles*

## Shopping

Reigate High Street - *3 Miles*  
Dorking High Street - *4.1 Miles*  
Guildford High Street - *16.6 Miles - 35 mins by car*  
Bluewater - *34.6 Miles - 44 mins by car*

## Contact

thefirs@brookworth.com





# The Brookworth Experience

Brookworth Homes – Building Confidence

All Brookworth Homes are located, designed and constructed to deliver an exceptional living experience. Even before we acquire land for development, we take great care to understand the lifestyle aspirations and expectations of the people who will live in our homes, along with the unique characteristics of the locality and community. This ensures we deliver highly specified homes that enrich your quality of life at home, at work, in education, socially and recreationally.

No matter who you are, the prime location, access to transport links, proximity to vital local amenities and a rich variety of sports, leisure and recreational facilities are factored into each development for a high standard of living.

In addition to a 10-year Checkmate Build Warranty and our adherence to the 'Consumer Code for Homebuilders', each home also comes with a Brookworth Homes 2-year warranty. In the event of post construction

issues, our Customer Care team will ensure any defects are remedied to your satisfaction, giving you complete confidence in our homes and customer service values.

Discover a new way of life that creates fresh expectations in every way.

Discover Brookworth Homes.

The information contained in this brochure is for general guidance only. The computer generated illustrations are intended to give an indication of what the properties will look like in a mature setting but are not necessarily representative in every respect. Purchasers are advised that floor layouts etc, may vary from plot to plot and the Company reserves the right to alter these details at any time and without prior notice. The interior photographs shown are from a typical Brookworth Homes show home and are not necessarily representative of the specification included at this development. Intending purchasers should satisfy themselves by inspection or otherwise of items and specification included. This information does not constitute a contract, part of a contract or warranty.

\*A copy of the 'Consumer Code for Homebuilders' is available from our Head Office. For more information on the code which protects the rights of new home buyers visit [www.consumercode.co.uk](http://www.consumercode.co.uk)

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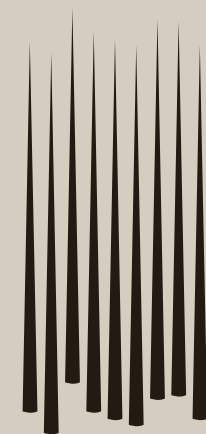


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