

Huntersfield





1.

A stunning gated development of five detached, 2 and 4 bedroom homes.

Located on the North Downs, Huntersfield enjoys breathtaking views of the surrounding countryside. The area is known for its scenic beauty, providing residents with an idyllic setting for walks, hikes, and outdoor activities.

The perfect balance

2.

Banstead Village, just a mile away, offers a vibrant and lively atmosphere. The village high street boasts a wide range of shops. Residents can easily find everything they need.

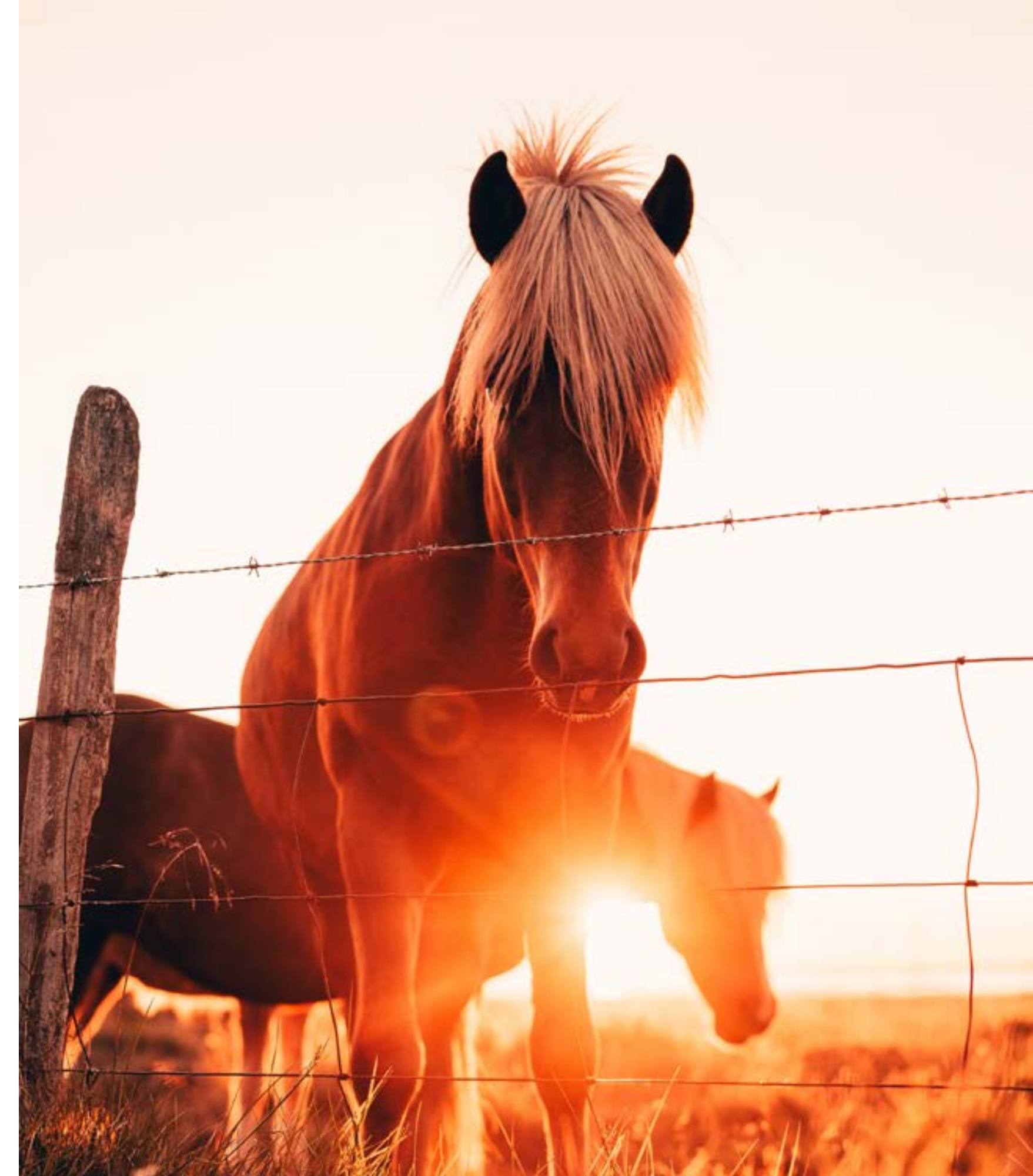
In addition to shopping, Banstead Village offers a diverse selection of cafés, restaurants, and eateries.

The area also hosts various events and festivals throughout the year, ensuring there is always something exciting happening. From street markets to music festivals, residents can enjoy a lively community spirit and get involved in the local culture.

For those craving more urban amenities, Huntersfield is conveniently located within a short distance of major towns and cities. The nearby towns of Sutton and Epsom offer additional shopping, dining, and entertainment options. Additionally, the bustling city of London is easily accessible by train, providing residents with endless opportunities for work and play.

Huntersfield offers residents the perfect blend of outdoor activities, cultural pursuits, and leisure options. Situated just a short walk away is Banstead Woods, providing a peaceful and picturesque setting for nature lovers to explore and enjoy.

For sports enthusiasts, the area boasts numerous facilities catering to a wide range of interests. Several golf clubs, including the prestigious RAC Woodcote Park Golf and Country Club, offer exceptional courses and facilities for golfers of all levels. Fitness enthusiasts will find ample options with gyms and tennis clubs nearby, ensuring they can stay active and maintain a healthy lifestyle.



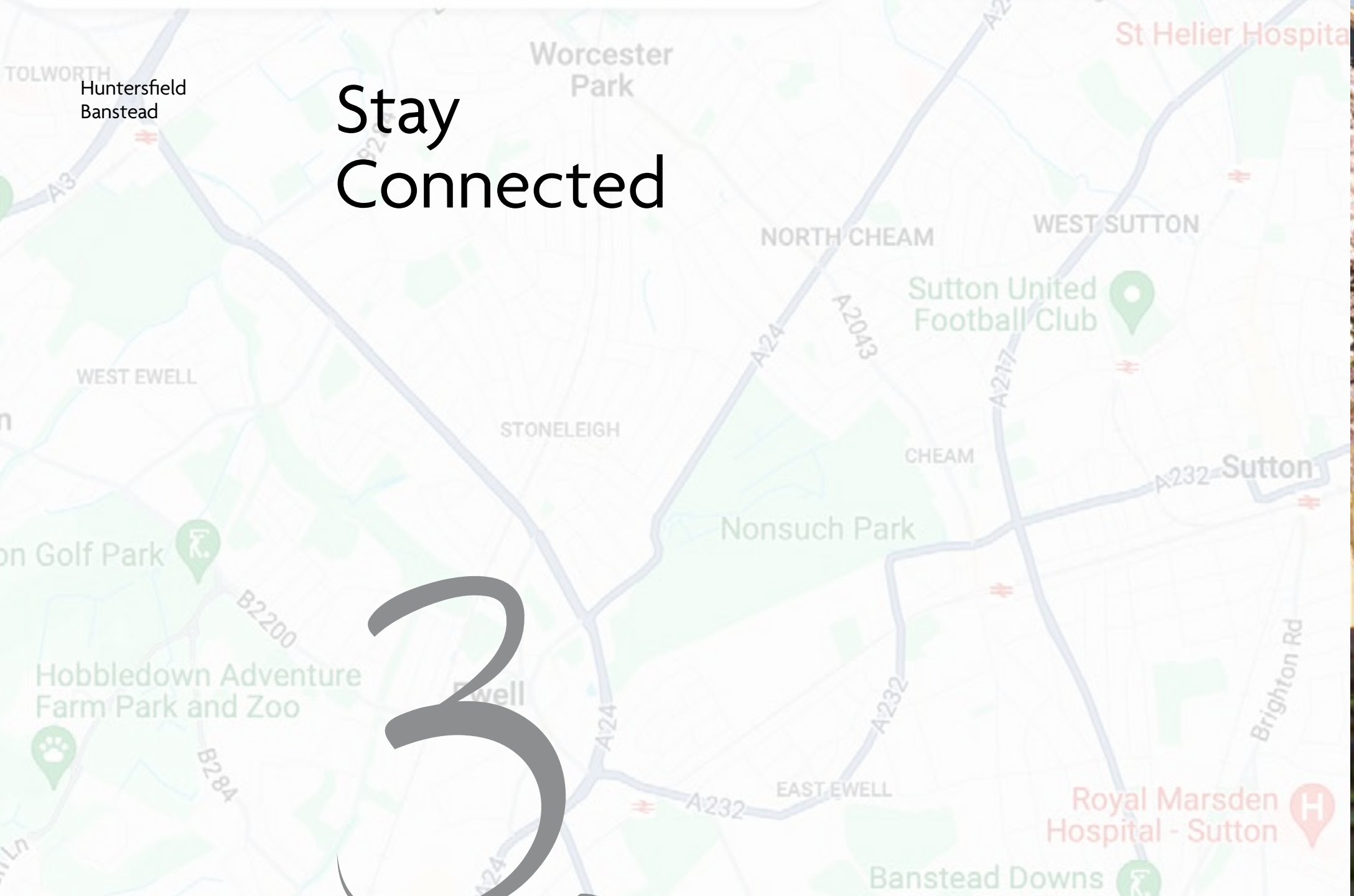
Epsom Racecourse, known for hosting the famous Epsom Derby, is within reach for those who enjoy the excitement of horse racing and various events throughout the year.

Huntersfield is also fortunate to be surrounded by abundant open countryside, perfect for walking, cycling, and horse-riding. Residents can embark on leisurely strolls or more adventurous hikes, exploring the natural beauty of the area.

Disclaimer
All dimensions are accurate to within 50mm and taken at 1.5m. All furniture layouts including kitchens, bathrooms, en-suites are indicative only and not necessarily representative of the finished plot.

Stay Connected

3

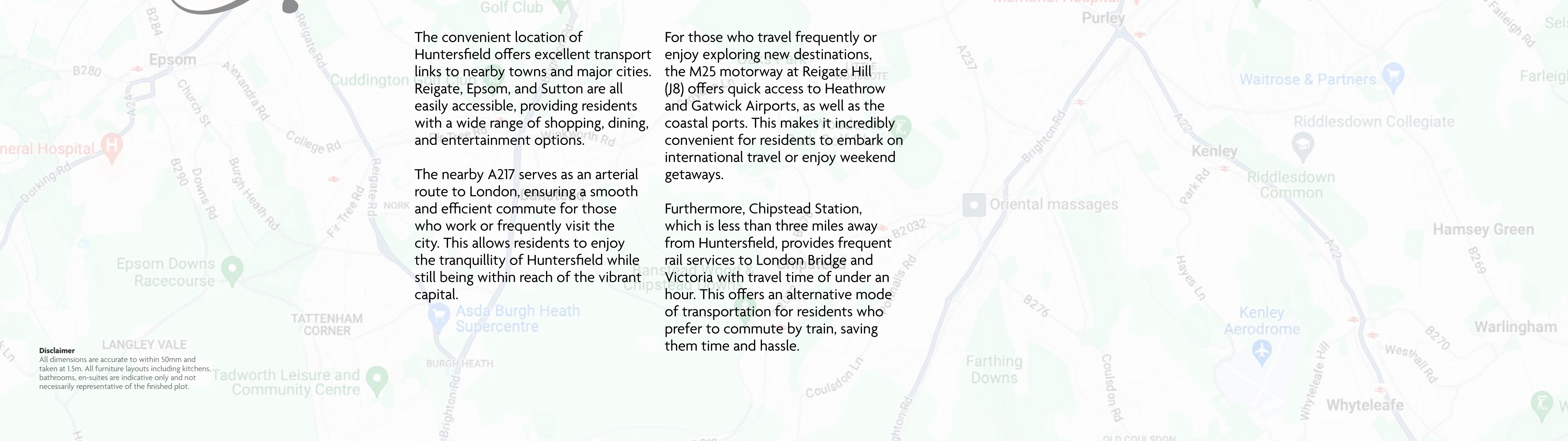


The convenient location of Huntersfield offers excellent transport links to nearby towns and major cities. Reigate, Epsom, and Sutton are all easily accessible, providing residents with a wide range of shopping, dining, and entertainment options.

For those who travel frequently or enjoy exploring new destinations, the M25 motorway at Reigate Hill (J8) offers quick access to Heathrow and Gatwick Airports, as well as the coastal ports. This makes it incredibly convenient for residents to embark on international travel or enjoy weekend getaways.

The nearby A217 serves as an arterial route to London, ensuring a smooth and efficient commute for those who work or frequently visit the city. This allows residents to enjoy the tranquility of Huntersfield while still being within reach of the vibrant capital.

Furthermore, Chipstead Station, which is less than three miles away from Huntersfield, provides frequent rail services to London Bridge and Victoria with travel time of under an hour. This offers an alternative mode of transportation for residents who prefer to commute by train, saving them time and hassle.



Disclaimer
All dimensions are accurate to within 50mm and taken at 1.5m. All furniture layouts including kitchens, bathrooms, en-suites are indicative only and not necessarily representative of the finished plot.

Education

4.



Dorking is known for its good choice of schools, catering to students at both secondary and primary levels. For primary education, St Paul's C of E Primary School and St Martin's C of E Primary School are well-regarded options. Both schools offer a nurturing environment and a balanced curriculum.

At the secondary level, The Ashcombe School is highly regarded and offers a comprehensive education. It provides a wide range of subjects and extracurricular activities. The Priory School is another notable secondary school in Dorking, known for its inclusive approach and strong academic focus.

These schools, along with other primary and secondary schools in the area, contribute to the strong educational foundation available to families living in Dorking. Parents have a variety of options to choose from, ensuring that children receive a quality education in a supportive environment.

Nurseries and Pre-schools
Dorking Nursery – 1.2 Miles
Busy Bees Nursery – 1.2 Miles

Primary schools
St Pauls C of E Primary School – 0.9 Miles
St Martins C of E Primary School – 1.4 miles

Secondary School
The Priory School – 1.1 Miles
Ashcombe School – 2.7 Miles

Further Education
East Surrey College – 8 miles
Nescot Epsom – 12.8 miles

Discover your new home

5.

We need some text here....



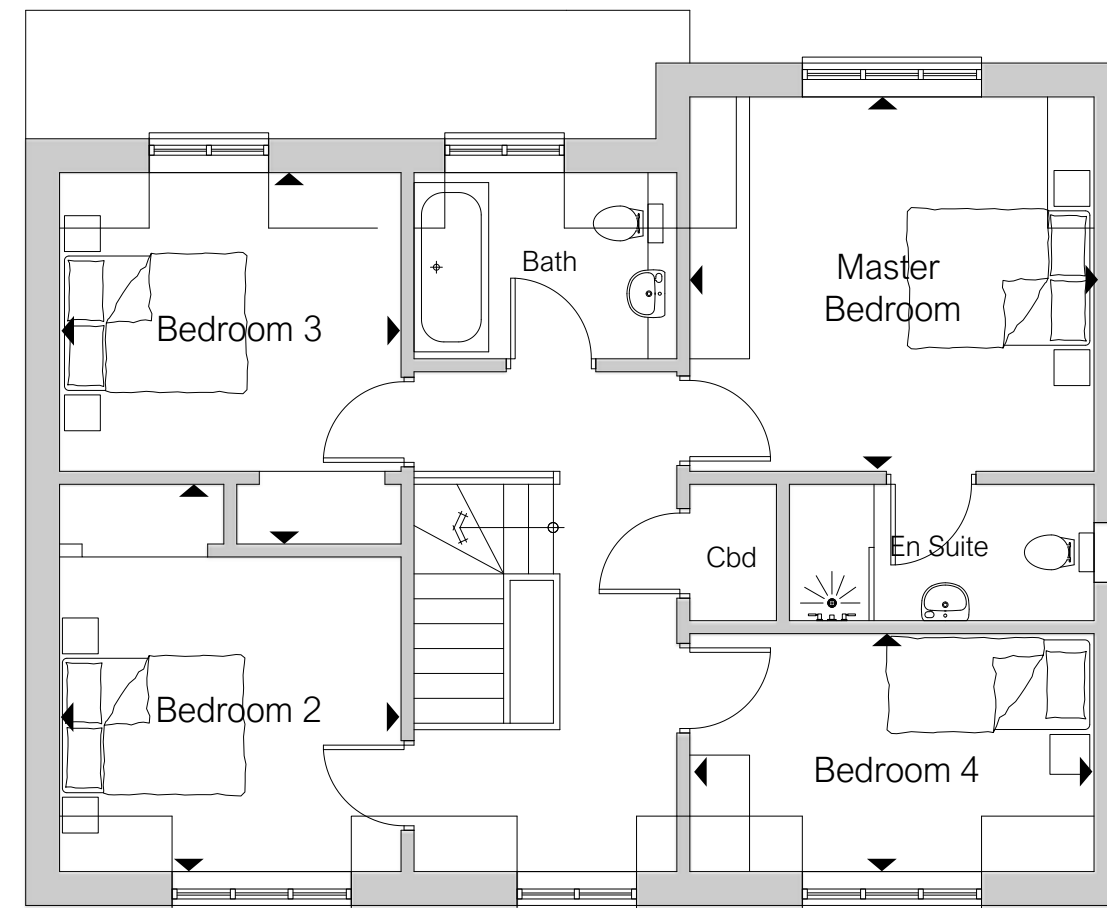
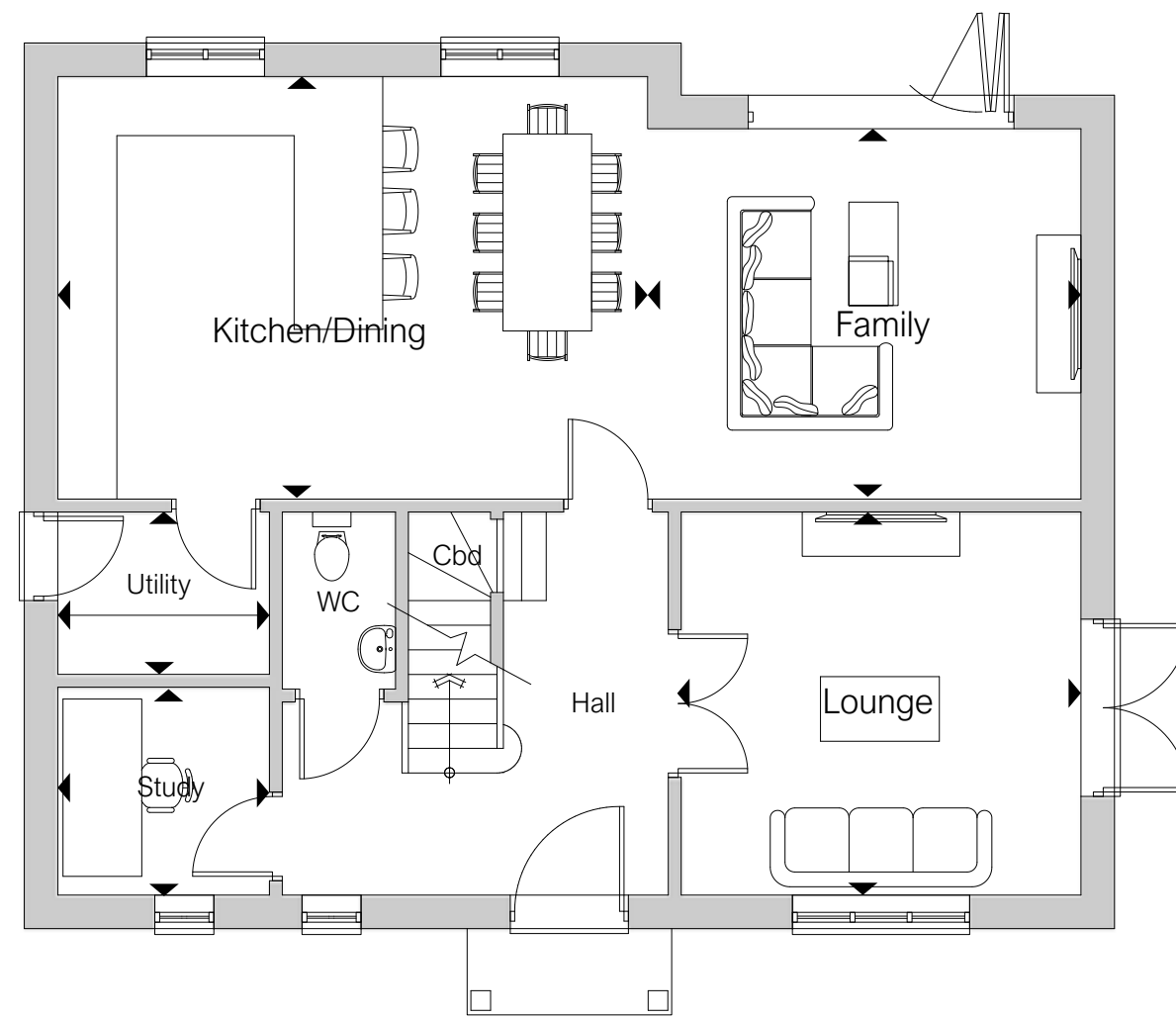
Disclaimer
All dimensions are accurate to within 50mm and taken at 1:5m. All furniture layouts including kitchens, bathrooms, en-suites are indicative only and not necessarily representative of the finished plot.

Plot Two

6.

Ground Floor

Kitchen/Dining	5.95m x 4.25m	19'6" x 13'11"
Lounge	4.05m x 3.85m	13'3" x 12'7"
Utility	2.15m x 1.62m	7'1" x 5'4"
Study	2.15m x 2.10m	7'1" x 6'11"



First Floor

Master Bedroom (exc. En Suite)	4.06m x 3.76m	13'4" x 12'4"
Bedroom 2	3.89m x 3.43m	12'9" x 11'3"
Bedroom 3	3.73m x 3.43m	12'3" x 11'3"
Bedroom 4	4.06m x 2.37m	13'4" x 7'9"

Plot Three

7.

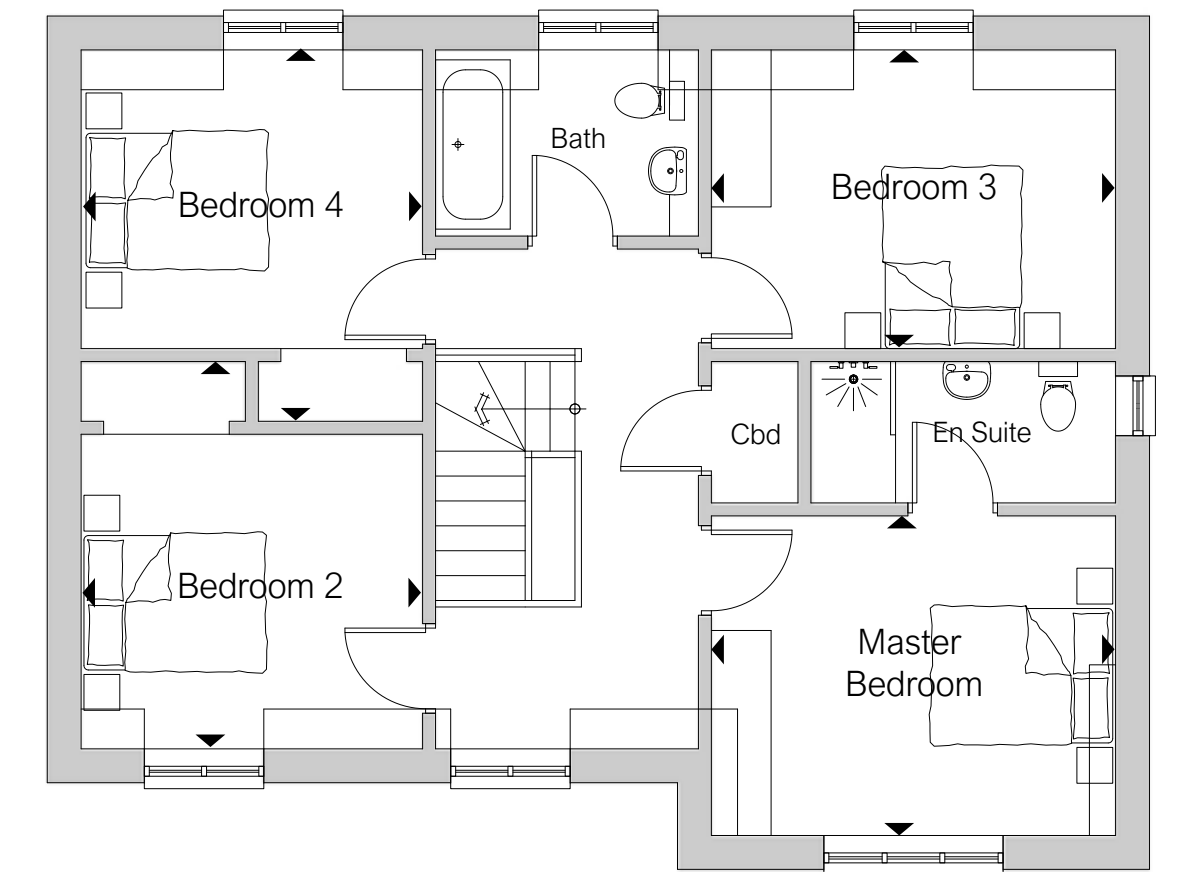
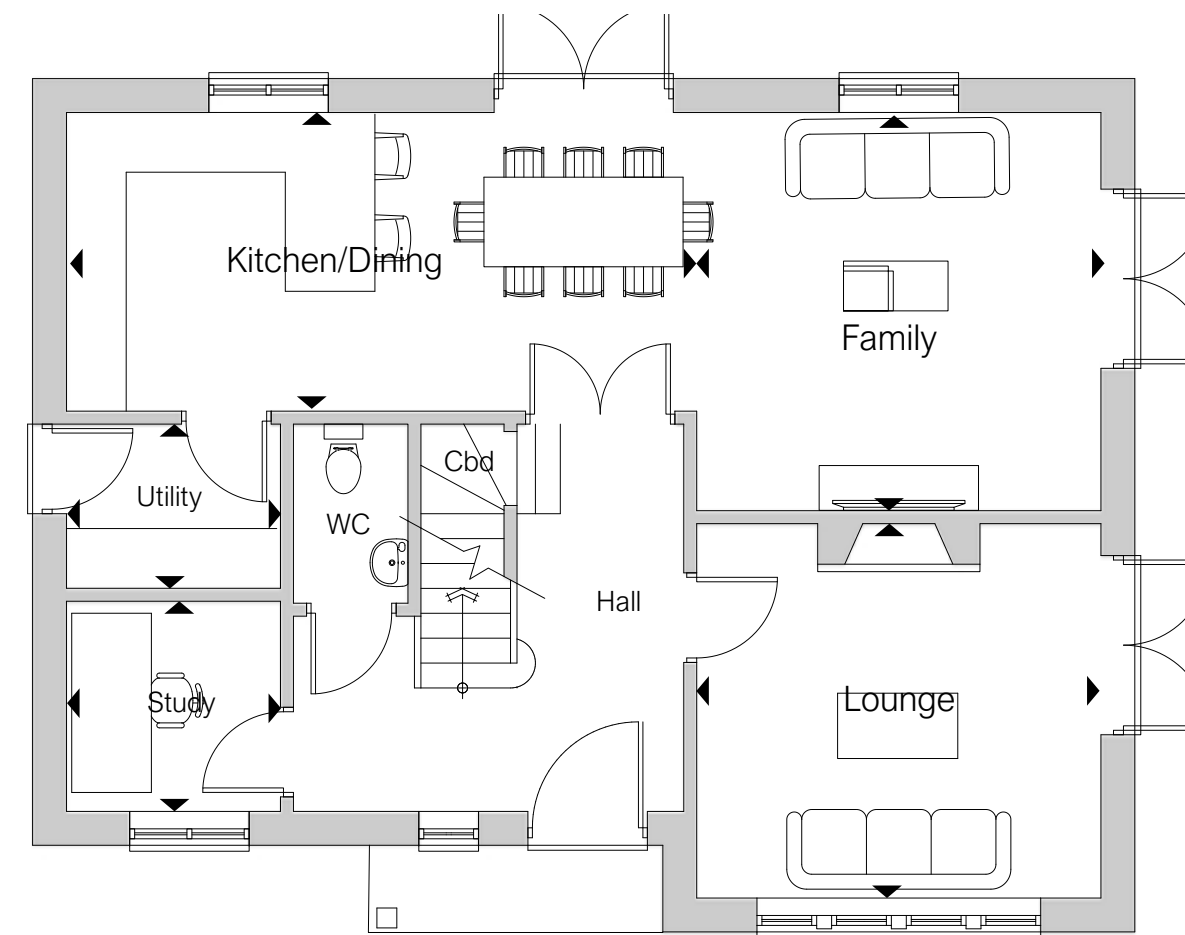


First Floor

Master Bedroom (exc. En Suite)	4.06m x 3.21m	13'4" x 10'6"
Bedroom 2	3.89m x 3.43m	12'9" x 11'3"
Bedroom 3	4.06m x 3.00m	13'4" x 9'10"
Bedroom 4	3.73m x 3.43m	12'3" x 11'3"

Ground Floor

Kitchen/Dining	6.30m x 3.00m	20'8" x 9'10"
Family	4.06m x 4.00m	13'4" x 13'1"
Lounge	4.06m x 3.76m	13'4" x 12'4"
Utility	2.15m x 1.64m	7'1" x 5'4"
Study	2.15m x 2.10m	7'1" x 6'11"

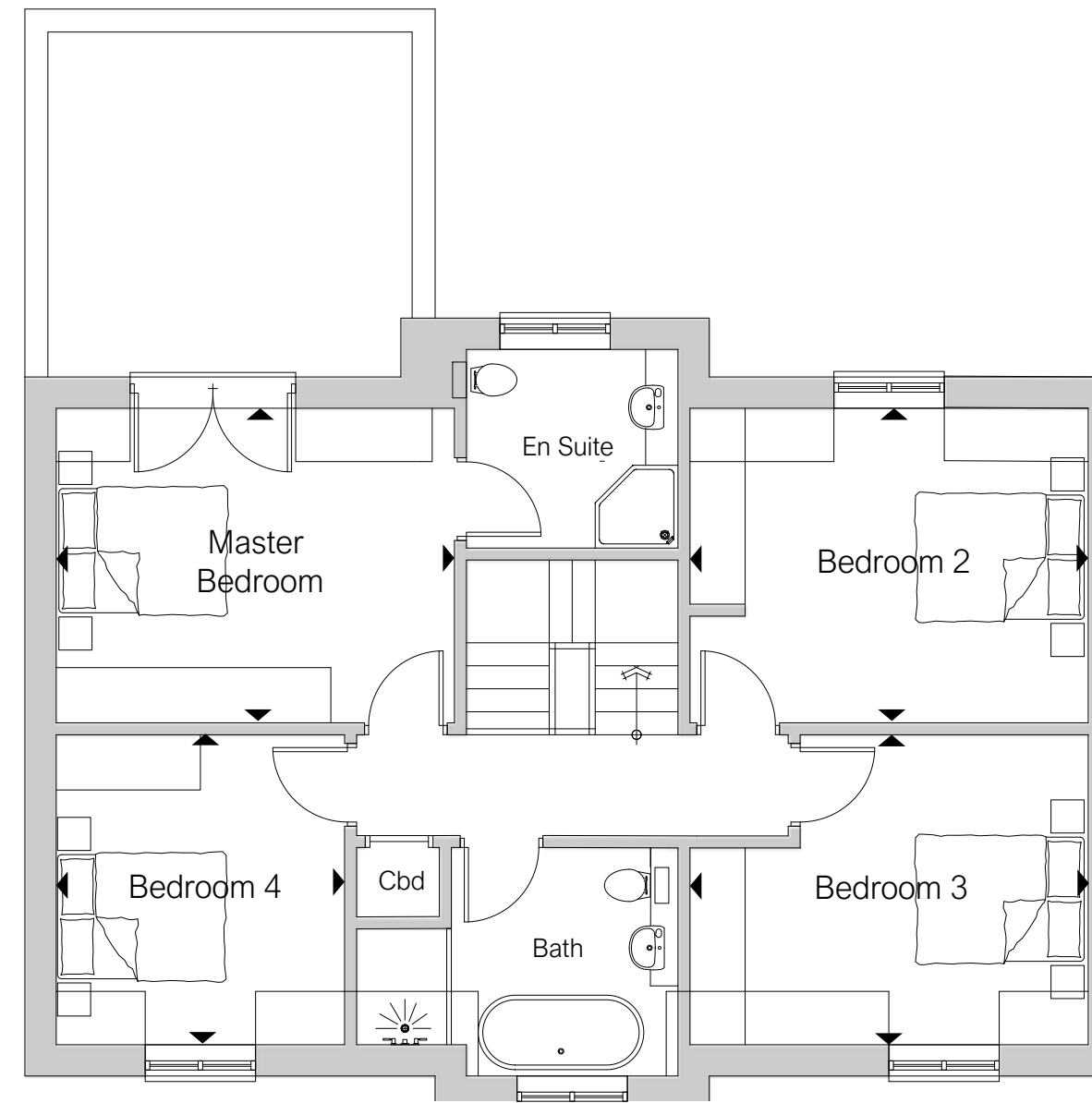
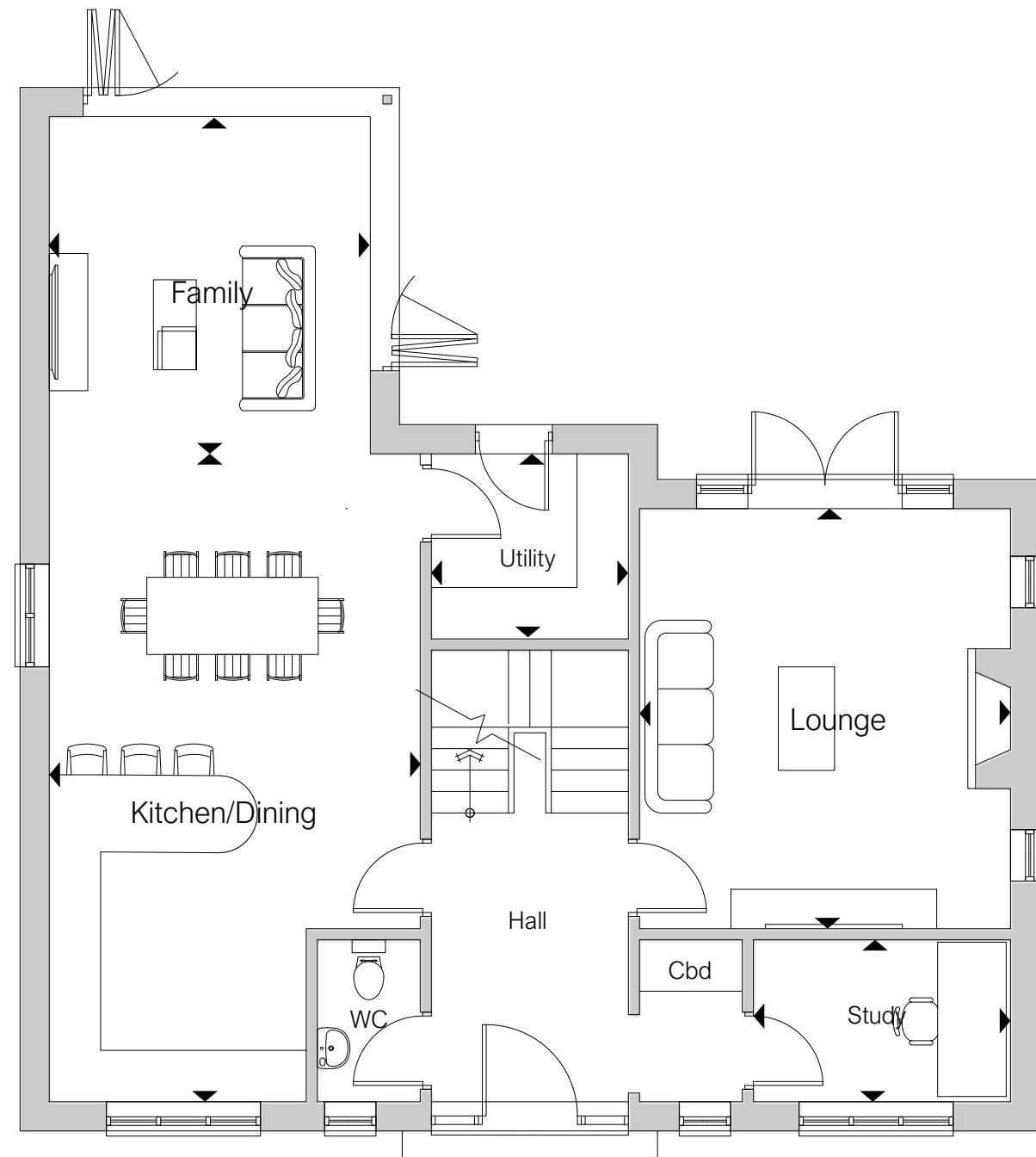


Plot Four

8.

Ground Floor

Kitchen/Dining	7.56m max x 4.33m	24'9" x 14'2"
Family	3.90m x 3.73m	12'9" x 12'3"
Lounge	4.90m x 4.30m	16'1" x 14'1"
Utility	2.30m x 2.15m	7'6" x 7'1"
Study	3.00m x 1.85m	9'10" x 6'1"



First Floor

Master Bedroom (exc. En Suite)	4.30m x 3.42m	14'1" x 11'3"
Bedroom 2	4.30m x 3.42m	14'1" x 11'3"
Bedroom 3	4.30m x 3.35m	14'1" x 11'0"
Bedroom 4	3.35m x 3.15m	11'0" x 10'4"

Plot Five

9.

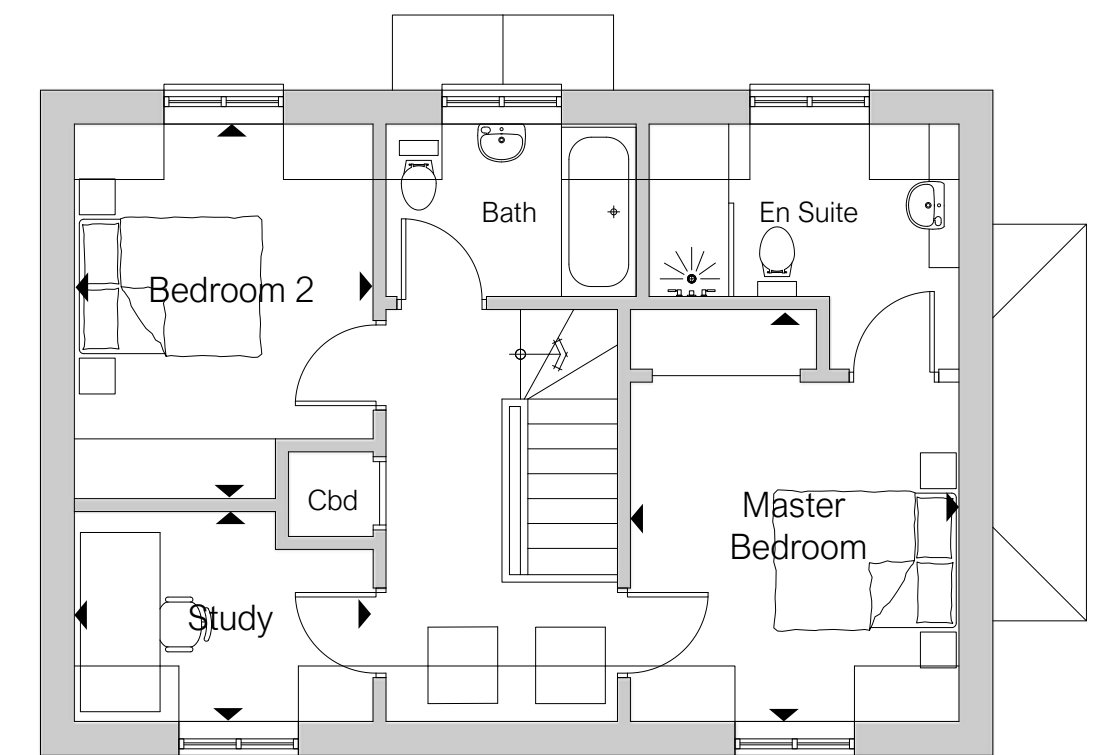
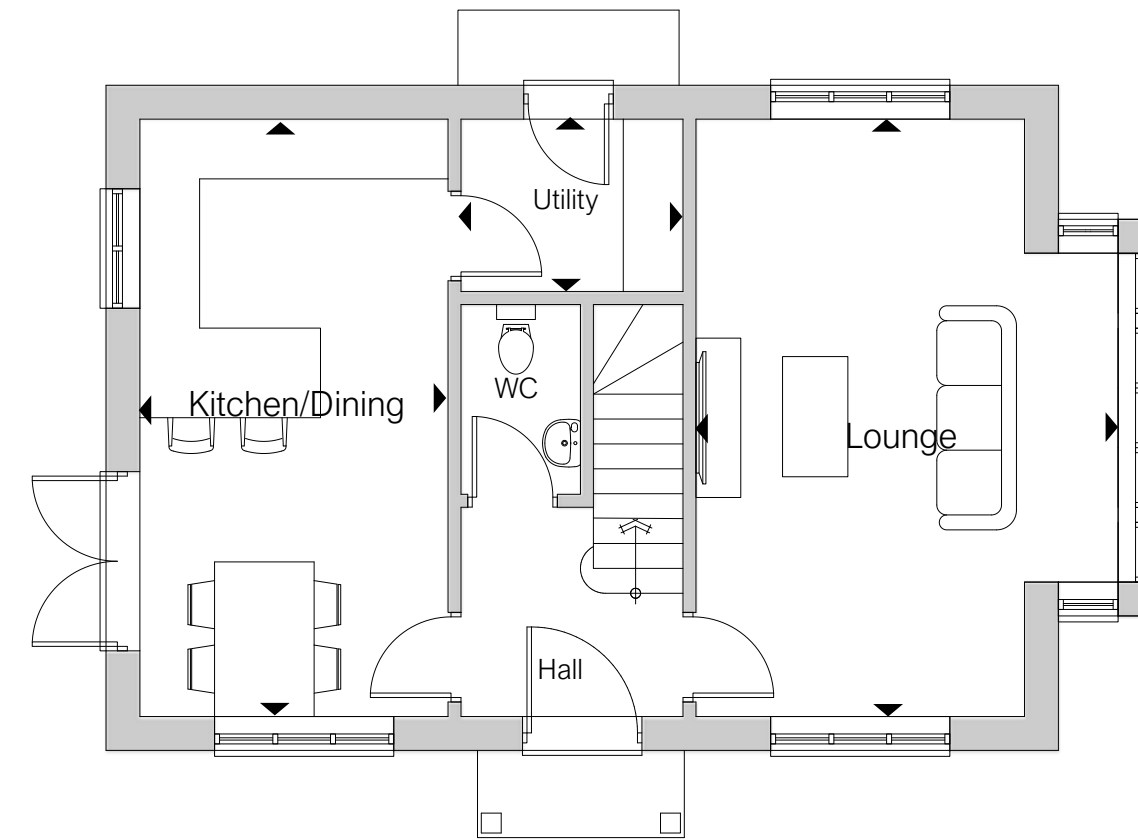


First Floor

Master Bedroom (exc. En Suite)	4.12m x 3.30m	13'6" x 10'10"
Bedroom 2	3.75m x 3.00m	12'3" x 9'10"
Study	3.00m x 2.10m	9'10" x 6'11"

Ground Floor

Kitchen/Dining	6.00m x 3.08m	19'8" x 10'1"
Lounge	6.00m x 4.24m max	19'8" x 13'11"
Utility	2.23m x 1.72m	7'4" x 5'8"



Plot Six

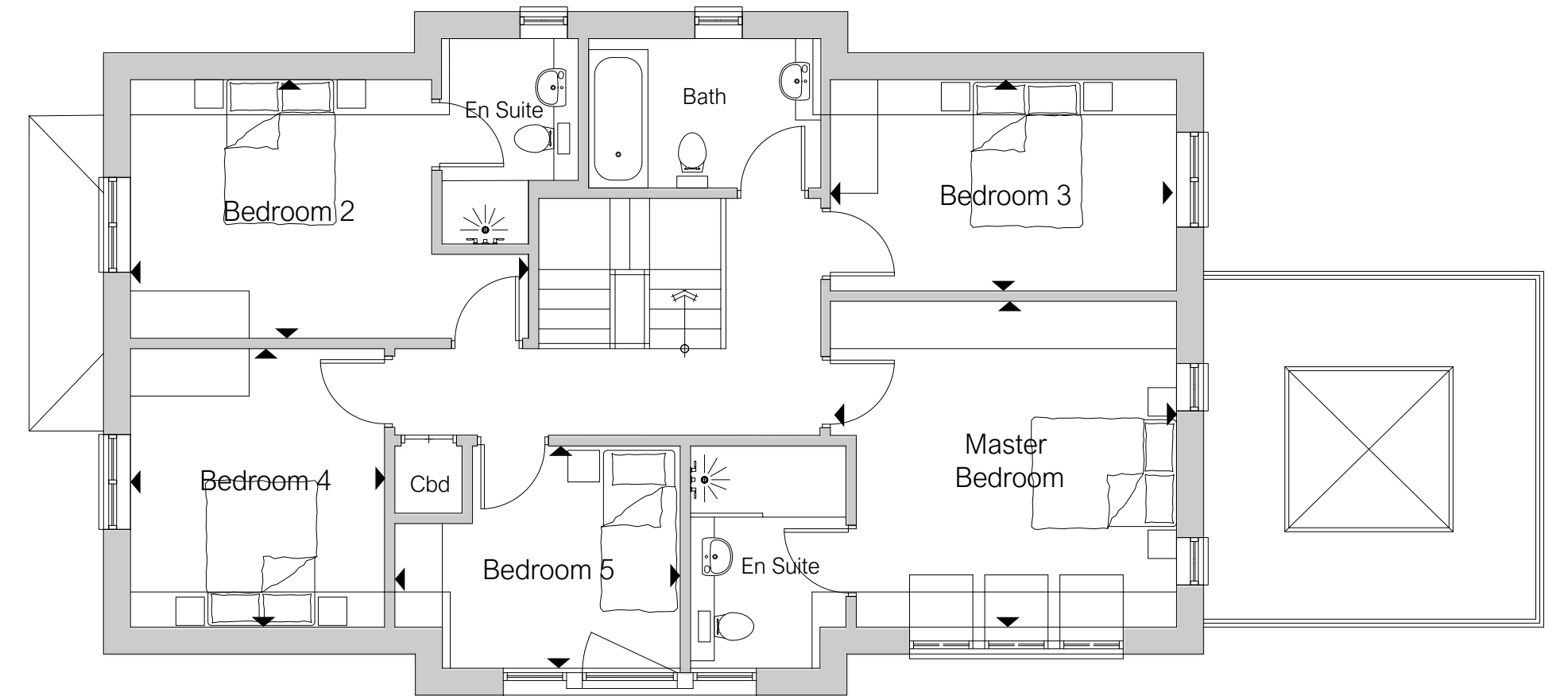
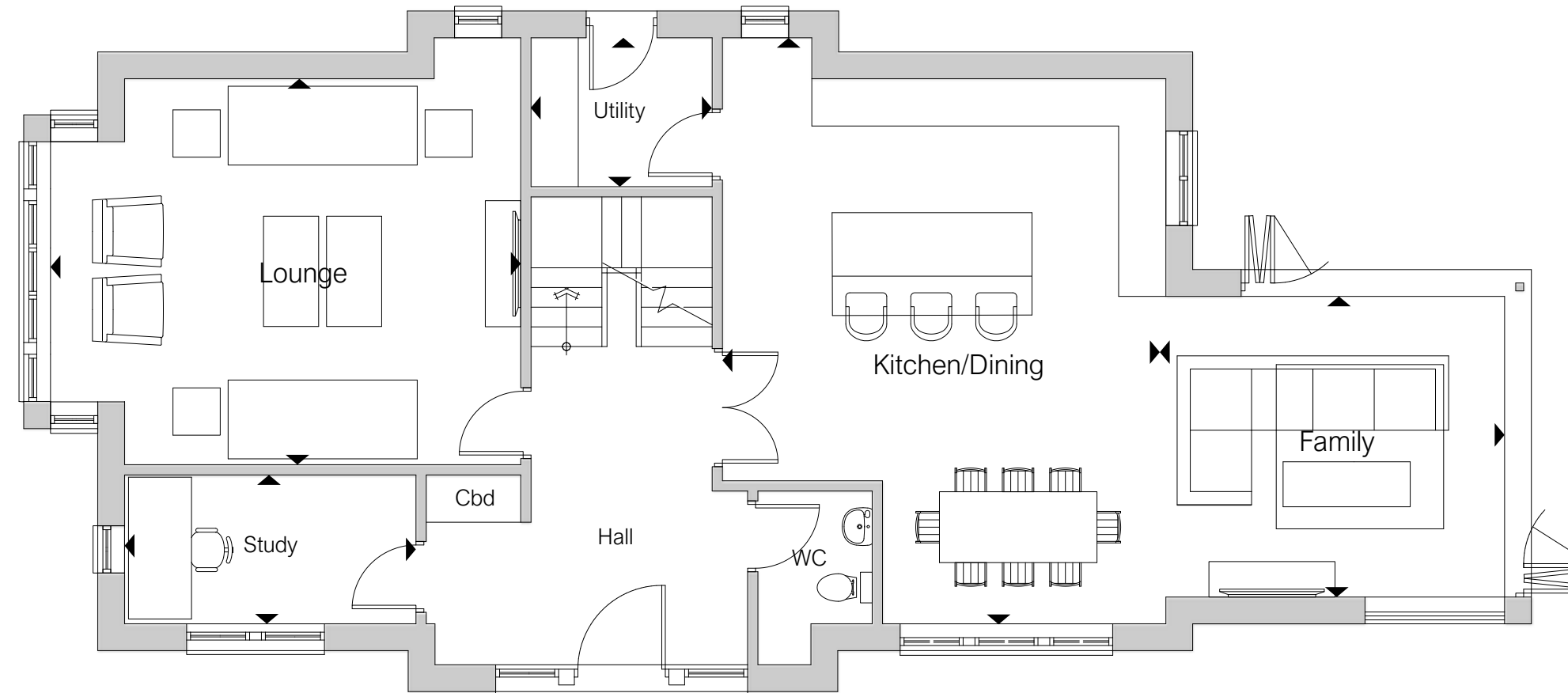
10.

Ground Floor

Kitchen/Dining	7.40m x 5.63m max	24'3" x 18'5"
Lounge	5.95m x 4.90m	19'6" x 16'1"
Family	4.30m x 3.80m	14'1" x 12'5"
Utility	2.30m x 1.85m	7'6" x 6'1"
Study	3.70m x 1.85m	12'2" x 6'1"

First Floor

Master Bedroom (exc. En Suite)	4.37m x 4.12m	14'4" x 13'6"
Bedroom 2	5.00m x 3.25m	16'5" x 10'8"
Bedroom 3	4.35m x 2.67m	14'3" x 8'9"
Bedroom 4	3.50m x 3.20m	11'6" x 10'6"
Bedroom 5	3.60m x 2.80m	11'9" x 9'2"



Disclaimer
All dimensions are accurate to within 50mm and taken at 1.5m. All furniture layouts including kitchens, bathrooms, en-suites are indicative only and not necessarily representative of the finished plot.

Signature specification

11.



Internal Specification

Smooth 5 panel painted door with satin nickel handles and ironmongery
Satin Nickel switches and sockets
Multimedia TV points to living room and all bedrooms.
LED downlighters to Kitchens, bathrooms and en-suites
Fitted wardrobes to master and second bedrooms*
Luxury vinyl flooring to hallway, kitchen and open plan living areas*
High quality carpet to all other areas*

Plumbing and heating

Underfloor heating to ground floor and radiators to first floor
Air source heat pump to provide hot water and heating

Kitchen/Utility room

Choice of a contemporary fitted kitchen, with a granite/quartz worktops*
Bosch (or equivalent) single oven to all homes. Microwave combi oven to 3 and 4 Bedroom homes
Induction hob
Integrated fridge freezer
Integrated dishwasher
Integrated washer/dryer to all homes without a utility room

Bathrooms and En suites

Premium branded sanitary ware
Contemporary bathroom shower fittings and taps
Vanity unit to family bathroom and master en-suite
Selection of stones and porcelain tiles to bathrooms, WC's and en-suites
Pre-mounted large mirror to bathrooms
Heated chrome towel rails to bathrooms and en-suite

Exterior specifications

External tap to all houses
External socket to all houses
Rear gardens laid to turf with the inclusion of a generous patio area
Landscaping to front gardens

Comfort and peace of mind

Mains smoke detectors
Multi locking point front and rear doors
2 year aftercare service
10 year insurance backed warranty

**Purchaser selection may be available subject to the timing of the reservation*

Disclaimer

All dimensions are accurate to within 50mm and taken at 1.5m. All furniture layouts including kitchens, bathrooms, en-suites are indicative only and not necessarily representative of the finished plot.

Why Earlwood Homes?

11.

Earlwood Homes is an award winning privately-owned property developer who focuses on delivering high quality homes in desirable locations.

Established in 2006, our company has grown organically and is currently on schedule to delivery in excess of 200 properties in 2024.

At Earlwood we strive to deliver quality new homes. We do not have a standard house type but instead we design to suit the location and buyer profiles. The end result is a superior collection of properties.

I was lucky enough to be able to buy the last remaining house. An exceptional house from Earlwood Homes it was completed to an exceptionally high finish. Amazing location and fantastic house. By far the best house we had seen in the area. Keep up the great builds Earlwood team- having lived in the house since the end of March, it is a dream come true/dream house.

And the aftercare support has been superb to iron out the odd snagging item.

“James Moir – Facebook review”



Huntersfield Farm, Fairlawn Road, Banstead SM7 3AU



www.earlswoodhomes.com

Sales & Enquiries: 01737 760 440/enquiries@earlswoodhomes.com

The information contained in this brochure is for general guidance only. The accuracy of any visual image, measurement, depiction of environment, plot position and home layout should be confirmed with the selling agent or through your solicitor. The computer generated illustrations are intended to give an indication of the appearance of the properties in a mature setting but are not necessarily representative in every respect. Purchasers are advised that floor layouts may vary from plot to plot and Earlswood Homes reserves the right to alter these details at any time and without prior notice. Photography and images are used for illustrative purposes only. Specification is correct at the time of publishing and may be subject to change at the discretion of Earlswood Homes without notice. 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.

Huntersfield



www.earlswoodhomes.com

Sales & Enquiries: 01737 760 440/enquiries@earlswoodhomes.com

	House Type	List Price	Off Plan Price	Sft
Plot 1	4 bed semi	£549,950	£544,950	1250
Plot 2	4 bed semi	£564,950	£559,950	1250
Plot 3	3 bed chalet bungalow	£499,950	£494,950	1035
Plot 4	3 bed chalet	£499,950	£494,950	1035
Plot 5	2 bed bungalow	£474,950	£474,950	805
Plot 6	2 bed bungalow	£489,950	£484,950	805
Plot 7	3 bed chalet bungalow	£514,950	£509,950	1035
Plot 8	4 bed detached	£699,950	£694,950	1525
Plot 9	4 bed detached	£699,950	£694,950	1525

Text Required

Carpets included for Asking Price for reservations
Off Plan period runs through to show house opening
Kitchen choice during off plan period

Connells Sole agency
Show home opens late spring 2022