

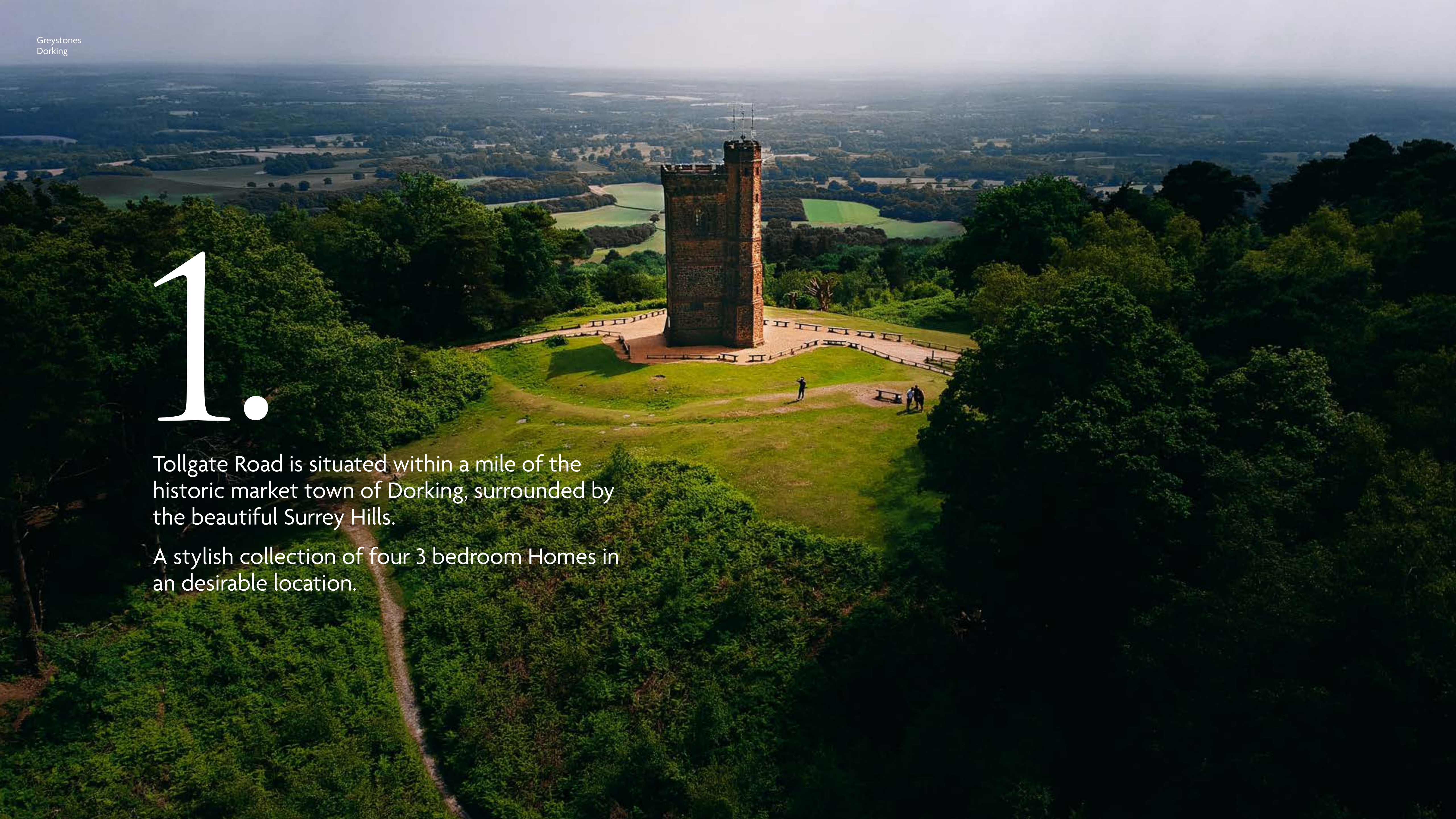
# GREYSTONES



# 1.

Tollgate Road is situated within a mile of the historic market town of Dorking, surrounded by the beautiful Surrey Hills.

A stylish collection of four 3 bedroom Homes in an desirable location.



# The perfect balance

## 2.



Dorking is also known for its unique heritage and architecture. The town is home to several historic buildings, such as the Dorking Halls, a Victorian theatre and cinema, and the Dorking Museum, which showcases the town's history.

In addition to its countryside and heritage, Dorking boasts a bustling town centre with a variety of shops, cafes, and restaurants. The town is known for its independent businesses and has a vibrant arts and cultural scene.

The Dorking Sports Centre is another popular facility in the town, offering a range of sports and fitness activities. With a swimming pool, gym, and exercise classes, residents have plenty of opportunities to stay active and maintain a healthy lifestyle.

The Dorking Halls is a cultural hub that regularly hosts a variety of events, including concerts, theatre productions, and film screenings. This provides the community with access to entertainment options and enriching cultural experiences.

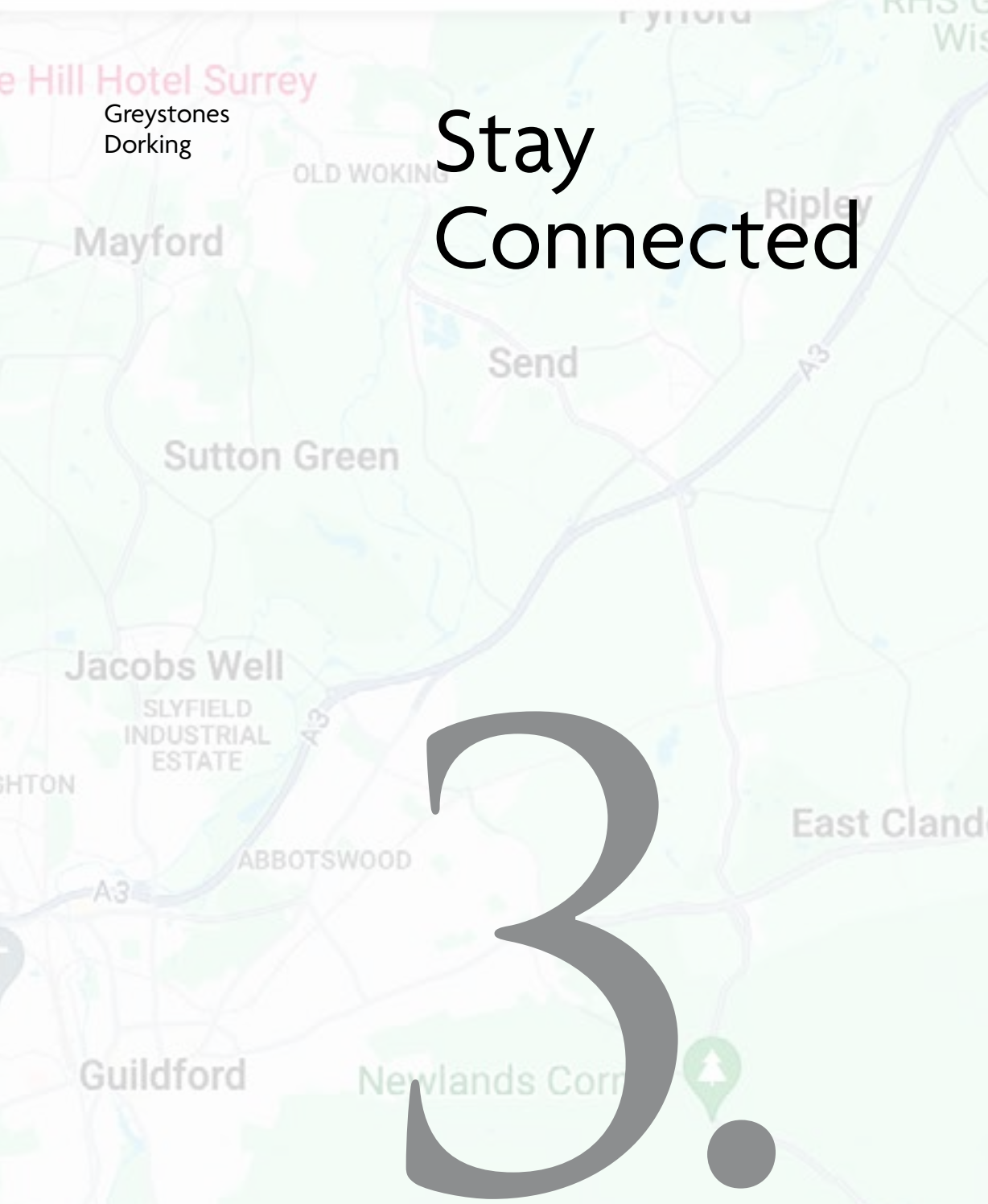
Dorking's convenient location in the heart of the Surrey Hills Area of Outstanding Natural Beauty makes it an ideal base for exploring the surrounding area. The town is well connected to London and other nearby towns, making it a popular destination for day trips and weekend getaways.

Overall, Dorking offers a blend of natural beauty, heritage, and a vibrant town centre, making it a destination worth visiting for both outdoor enthusiasts and those seeking a taste of English history and culture.



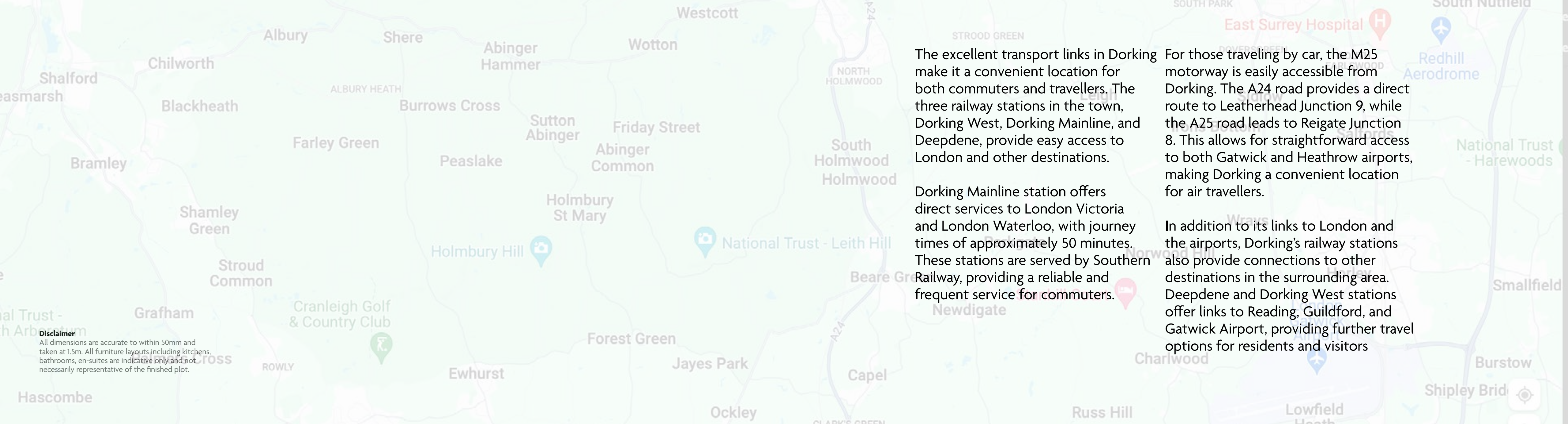
**Disclaimer**

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# Stay Connected

# 3.



The excellent transport links in Dorking make it a convenient location for both commuters and travellers. The three railway stations in the town, Dorking West, Dorking Mainline, and Deepdene, provide easy access to London and other destinations.

For those traveling by car, the M25 motorway is easily accessible from Dorking. The A24 road provides a direct route to Leatherhead Junction 9, while the A25 road leads to Reigate Junction 8. This allows for straightforward access to both Gatwick and Heathrow airports, making Dorking a convenient location for air travellers.

Dorking Mainline station offers direct services to London Victoria and London Waterloo, with journey times of approximately 50 minutes. These stations are served by Southern Railway, providing a reliable and frequent service for commuters.

In addition to its links to London and the airports, Dorking's railway stations also provide connections to other destinations in the surrounding area. Deepdene and Dorking West stations offer links to Reading, Guildford, and Gatwick Airport, providing further travel options for residents and visitors

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# Education



# 4.

Huntersfield is fortunate to be surrounded by a selection of prestigious schools in Surrey. Families residing in the area have access to an excellent range of educational options for their children.

Banstead Prep is a notable local school that offers high-quality education. Additionally, John Fisher, Sutton High, Epsom College and Reigate Grammar, to name a few are all reputable institutions situated nearby. These schools are renowned for their strong academic programs, dedicated faculty, and supportive learning environments.

Parents will be pleased to know that many of these schools are easily accessible from Huntersfield via public transport. Some schools even operate private bus services specifically tailored for students in the area, providing convenience and peace of mind for families.

Choosing from this esteemed selection of schools allows families to find the educational environment that best suits their children's needs and aspirations. With a range of options available, Huntersfield provides families with the opportunity to secure an excellent education for their children within a reasonable distance from their home.

#### **Nurseries and Pre-schools**

Bright Horizons Nursery – 3.1 Miles  
Burghwood Montessori Nursery – 2.9 Miles

#### **Primary schools**

Woodmonsterne Primary School – 1.1 Miles  
Banstead Prep School – 1.4 miles

#### **Secondary School**

John Fisher School – 2.3 Miles  
Sutton High – 3.5 Miles

#### **Further Education**

East Surrey College – 4.6 miles  
Nescot Epsom – 4.8 miles



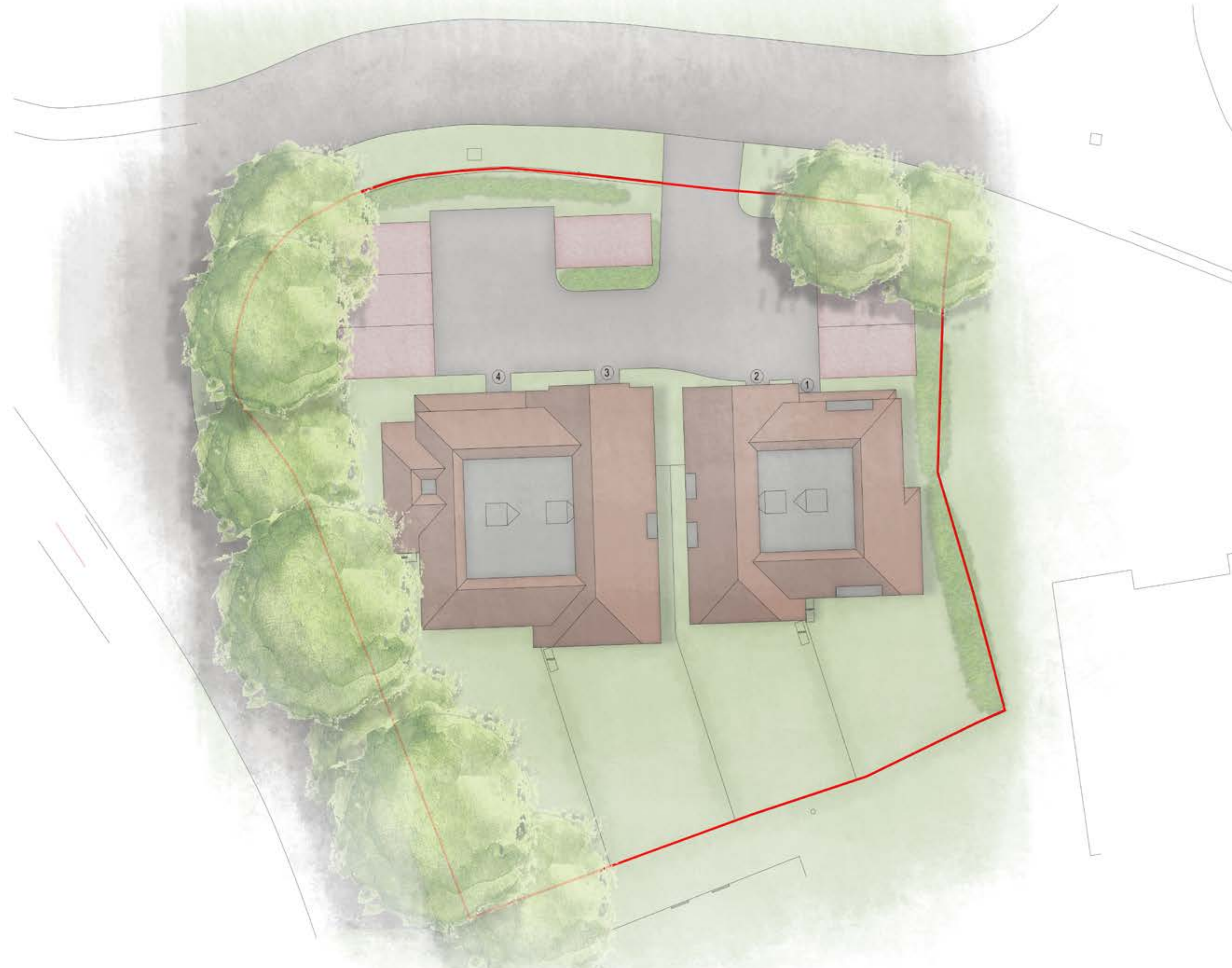
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# Discover your new home

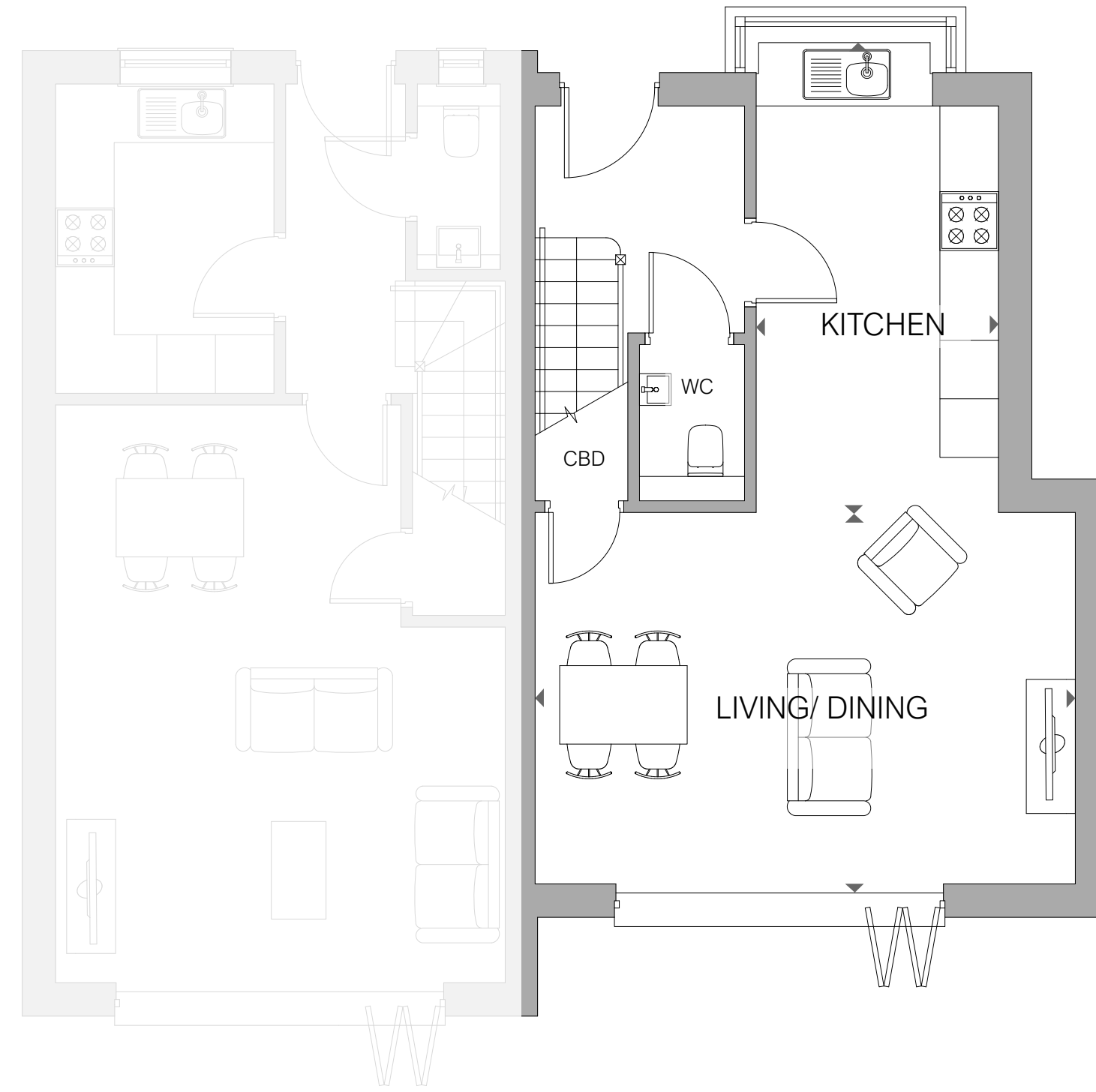
# 5.

We need some text here....



# Plot One

# 6.

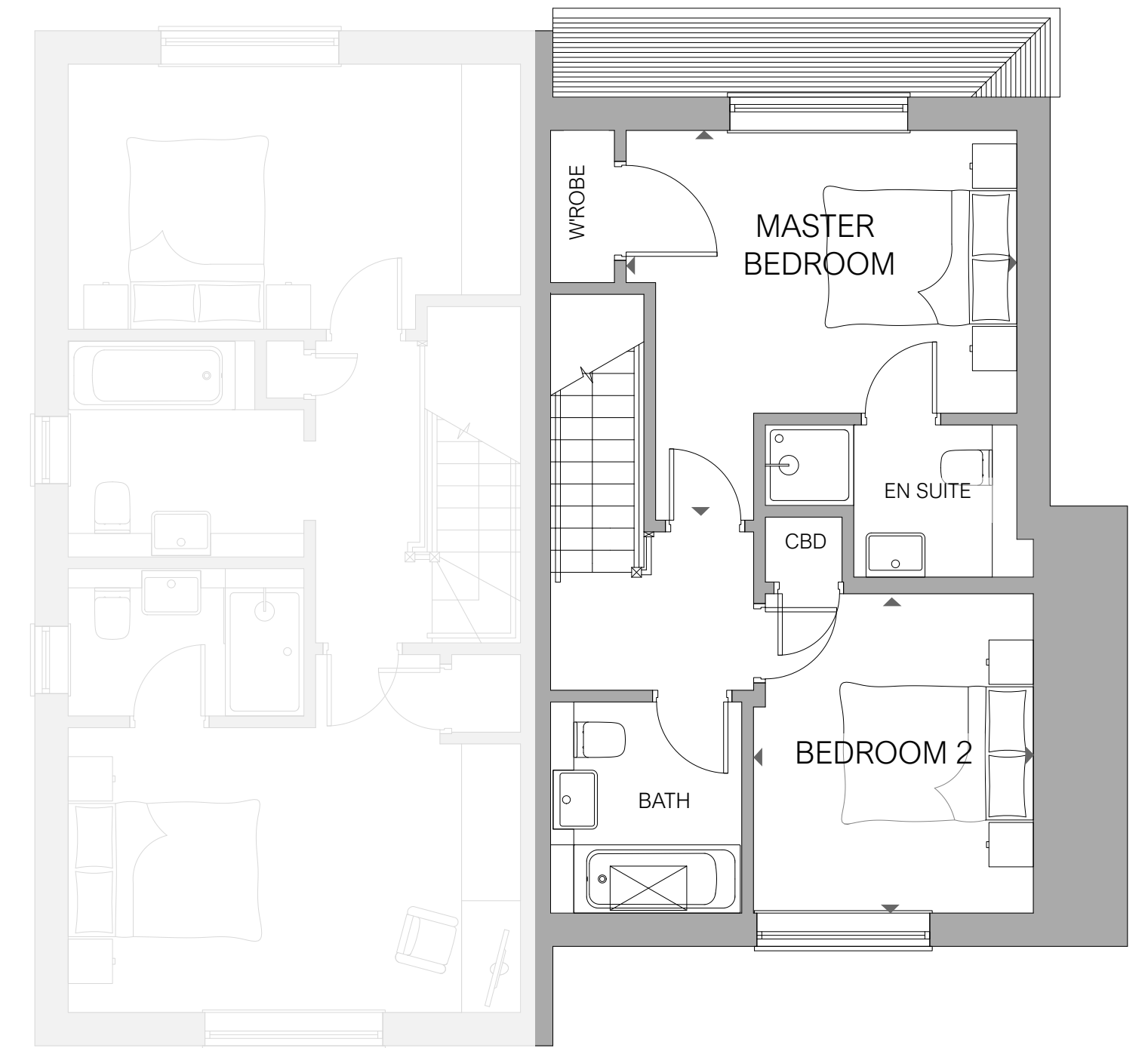


### Ground Floor

Plot 1 – 2 bedroom  
79sqm / 854 sqft

Living/Dining  
5.53m x 3.81m      18'2" x 12'6"

Kitchen  
4.81m x 2.48m      15'9" x 8'2"



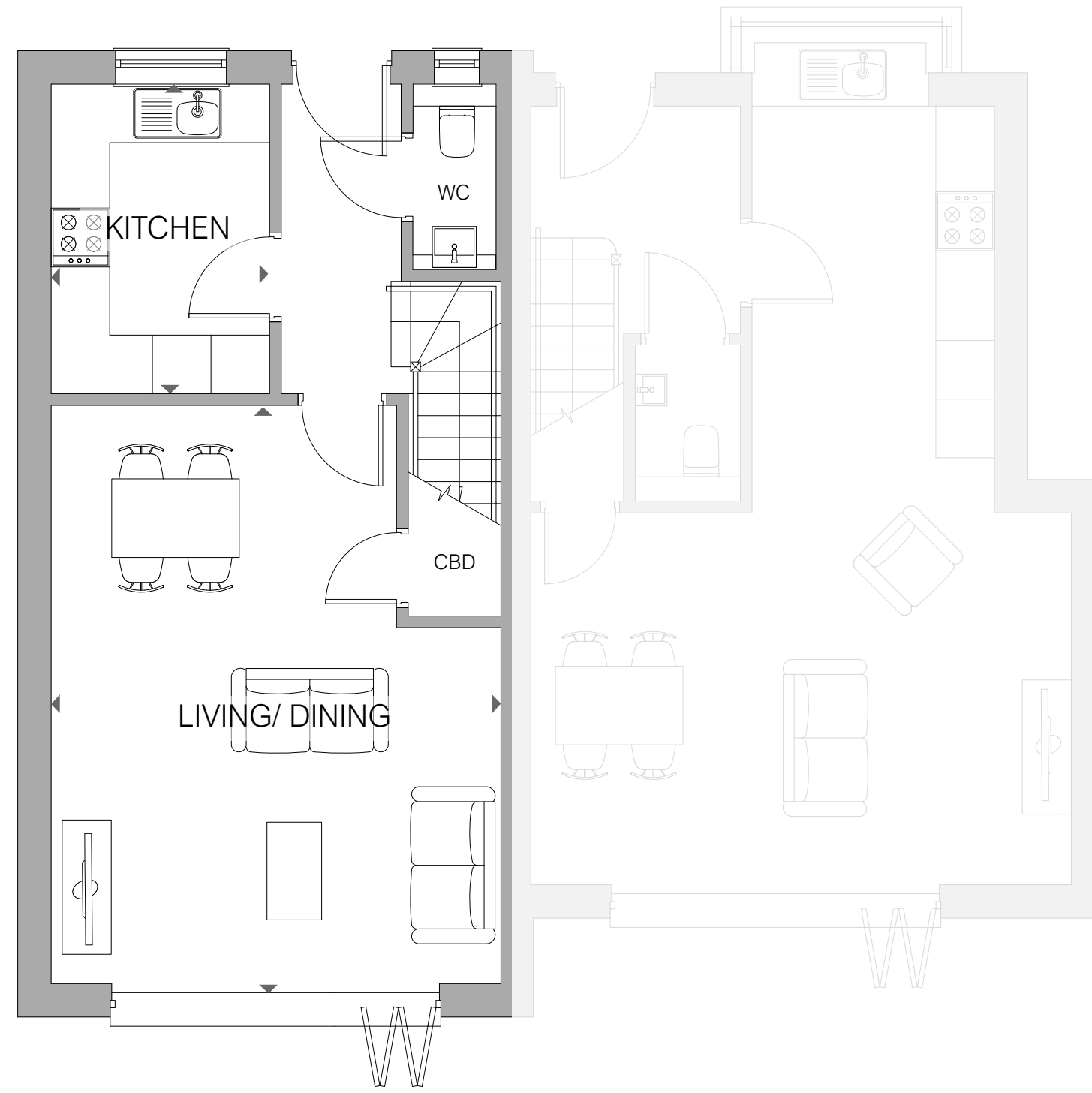
### First Floor

Master Bedroom (exc. En Suite)  
3.98m x 3.97m      13'1" x 13'0"

Bedroom 2  
3.25m x 2.85m      10'8" x 9'4"

# Plot Two

# 7.

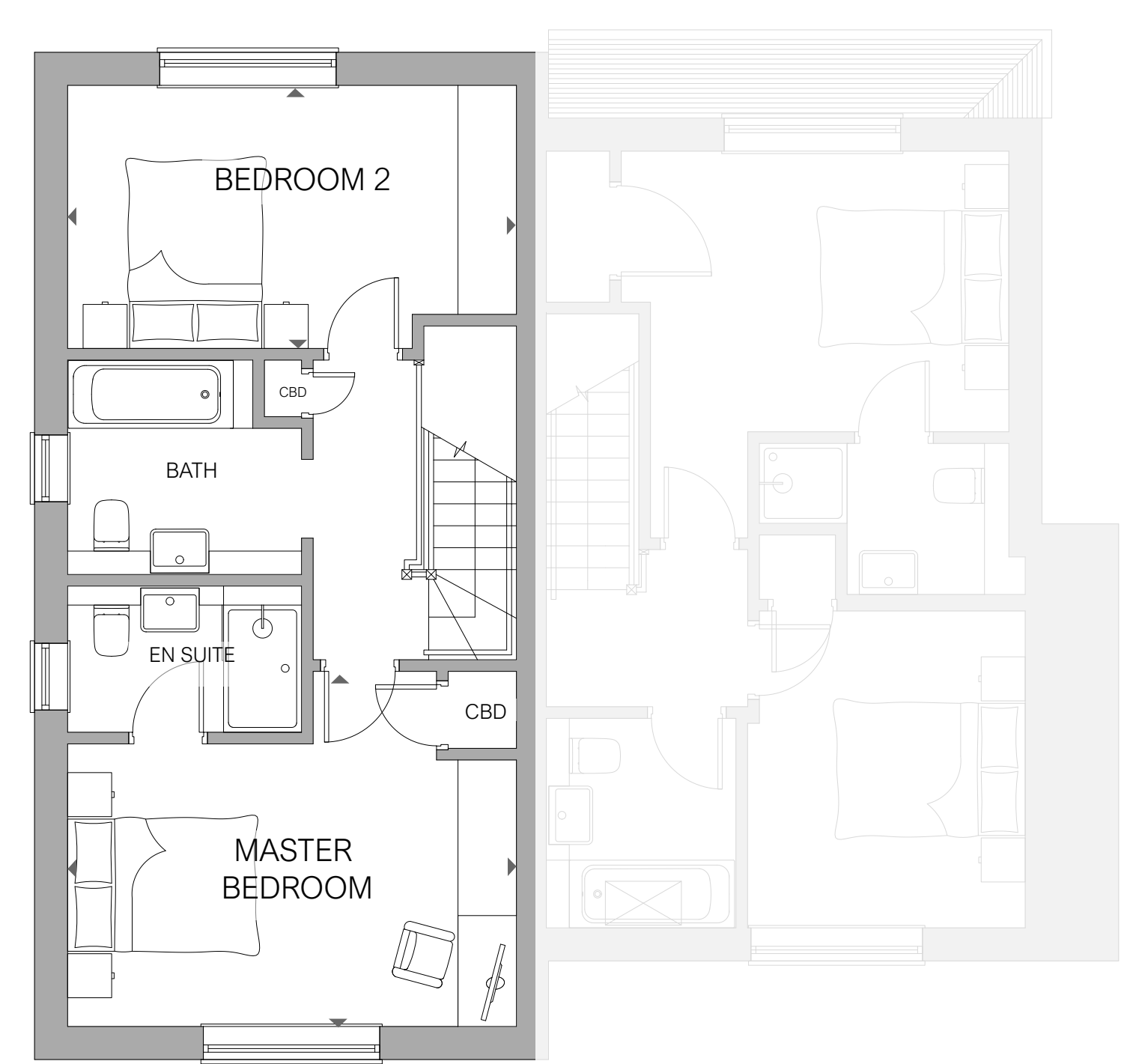


### Ground Floor

Plot 2 – 2 bedroom  
87sqm/935 sqft

Living/Dining  
5.92m x 4.72m      19'5" x 15'6"

Kitchen  
3.17m x 2.24m      10'5" x 7'4"



### First Floor

Master Bedroom (exc. En Suite)  
4.61m x 3.64m      15'1" x 11'11"

Bedroom 2  
4.61m x 2.70m      15'1" x 8'10"

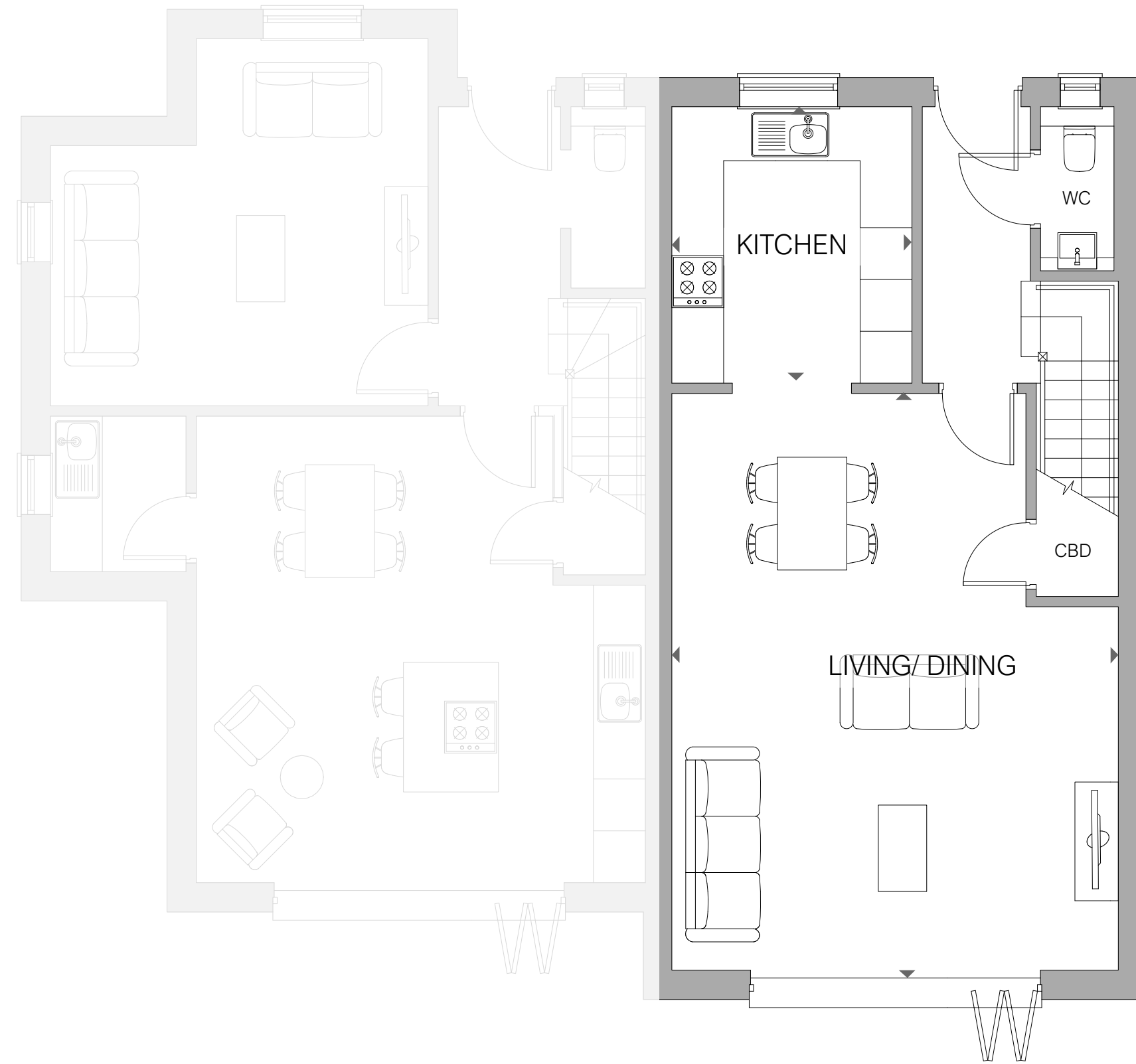
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# Plot Three

# 8.

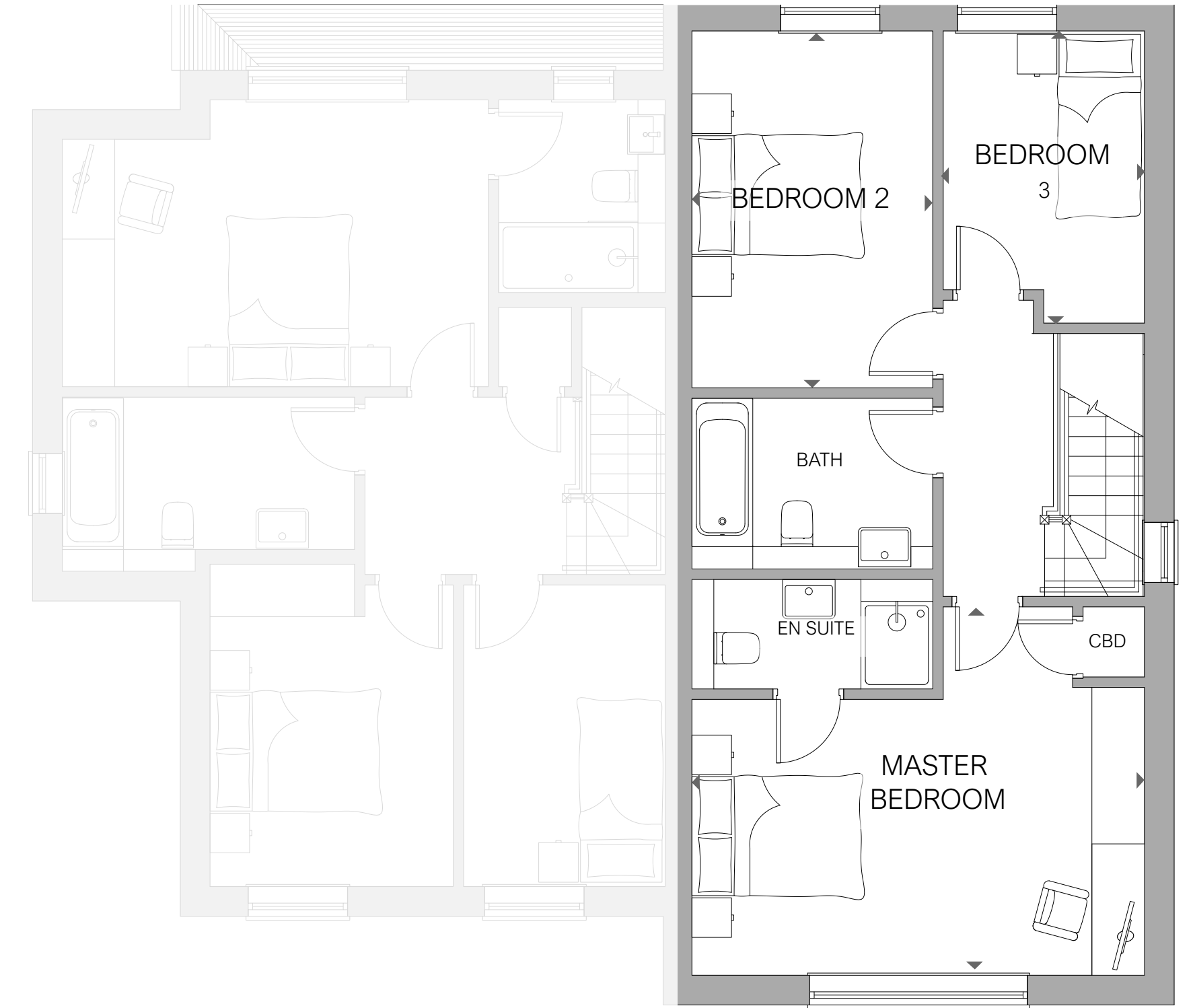


## Ground Floor

Plot 3 – 3 bedroom  
107sqm/1,153 sqft

Living/Dining  
6.68m x 5.17m      21'11" x 17'0"

Kitchen  
3.20m x 2.78m      10'6" x 9'1"



## First Floor

Master Bedroom (exc. En Suite)  
5.17m x 4.21m      16'11" x 13'10"

Bedroom 2  
4.07m x 2.75m      13'40" x 9'0"

Bedroom 3  
3.34m x 2.30m      10'11" x 7'7"

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# Plot Four



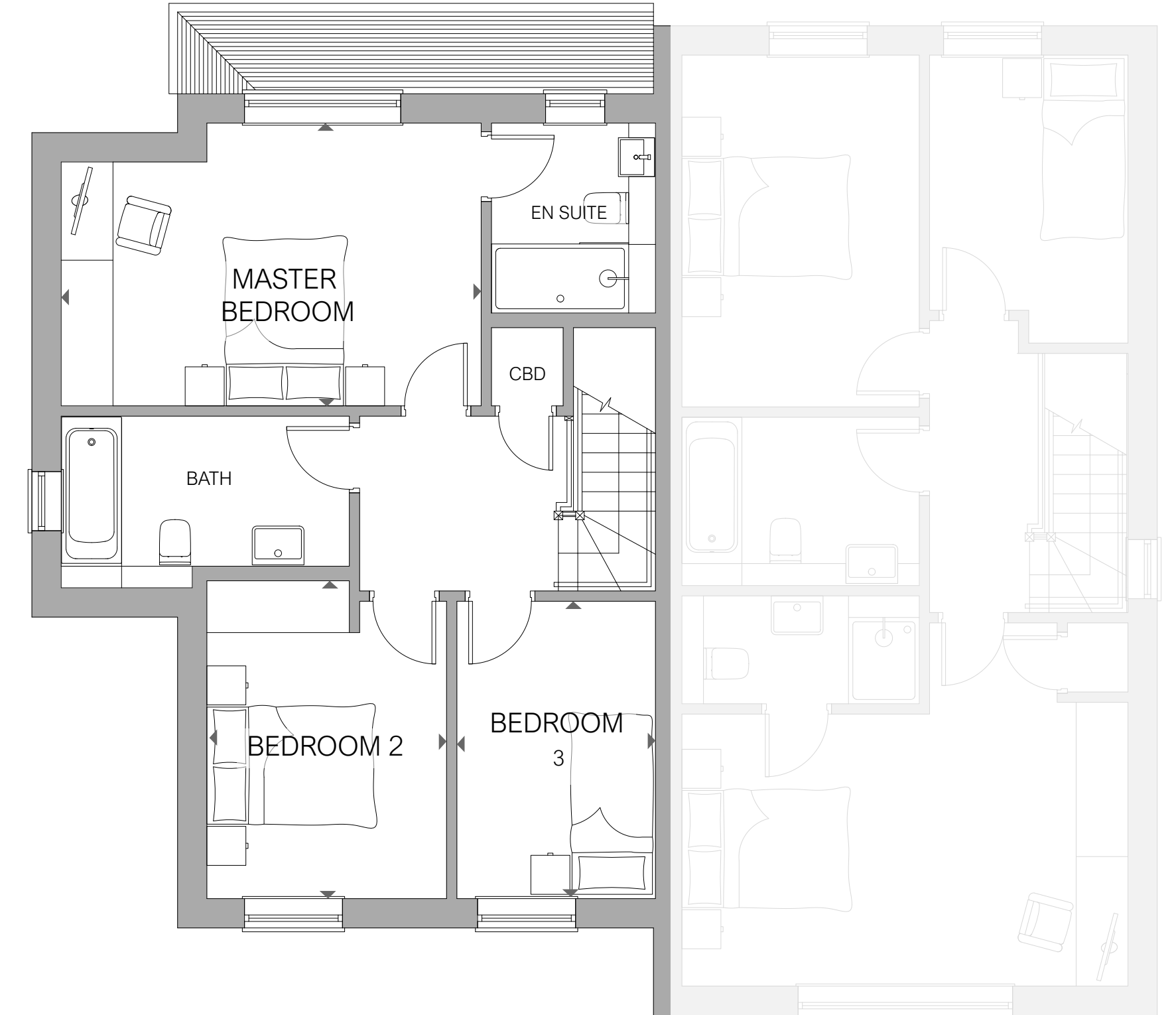
## Ground Floor

Plot 4 – 3 bedroom  
112sqm/1,207 sqft

Kitchen/Dining  
5.40m x 5.20m      17'8" x 17'0"

Living  
4.37m x 4.25m      14'4" x 13'11"

Utility  
1.80m x 1.57m      5'11" x 5'2"



## First Floor

Master Bedroom (exc. En Suite)  
4.86m x 3.28m      15'11" x 10'9"

Bedroom 2  
3.68m x 2.78m      12'1" x 9'1"

Bedroom 3  
3.44m x 2.30m      11'3" x 7'7"

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# Signature specification

# 10.



## 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*

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# 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”*





[www.earlswoodhomes.com](http://www.earlswoodhomes.com)

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

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