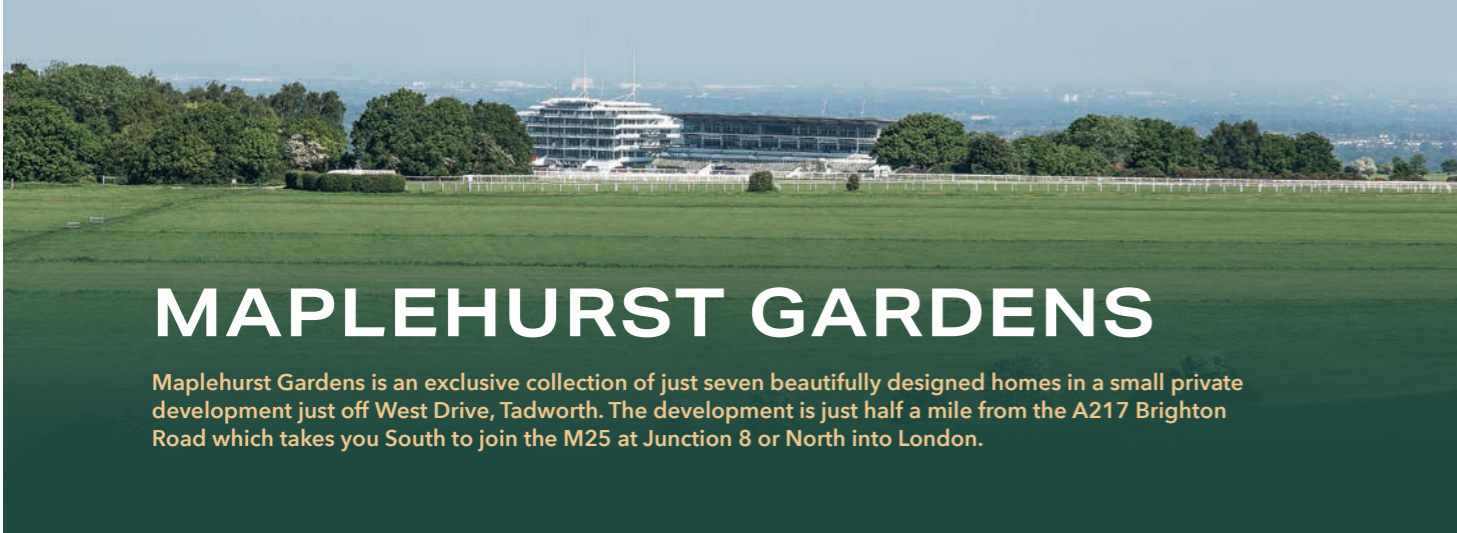




MAPLEHURST GARDENS

TADWORTH • SURREY



MAPLEHURST GARDENS

Maplehurst Gardens is an exclusive collection of just seven beautifully designed homes in a small private development just off West Drive, Tadworth. The development is just half a mile from the A217 Brighton Road which takes you South to join the M25 at Junction 8 or North into London.



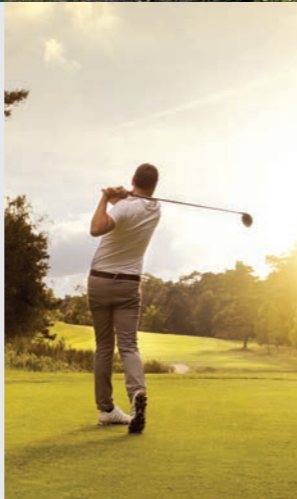
THE GREAT OUTDOORS

This is a picturesque corner of Surrey, less than 20 miles from central London but surrounded by beautiful countryside. Epsom Downs and the famous racecourse is right on your doorstep here and even if you don't attend the horse racing, you can still enjoy walking the surrounding commons. In addition, there are plenty of other areas of open parkland and beautiful green spaces to enjoy. These include Nork Park with wide open spaces for dog walking and some splendid views, Nonsuch Park a little further North or the vast National Nature Reserve at Ashted Common which covers almost 500 acres. Should you want a more meaningful walk then there are no shortage of golf courses in the area, with over a hundred golf clubs affiliated to the Surrey Golf Union and one of the most prestigious, Walton Heath Golf Club is just a 10-minute drive.

Another very distinctive outdoor experience can be enjoyed at one of the local lavender farms - Mayfield and Oak Tree lavender farms offer the opportunity in the summer months to enjoy some fantastic bursts of colour as you wander through a sea of beautiful organic lavender fields.

SHOPPING & LEISURE

The village of Tadworth has a range of local shops and amenities, mostly close to the station, as well as a large leisure centre with swimming pool, sports hall and a gym. Alternatively, it's just a short drive to Banstead where the bustling high street is home to a host of shops and cafes. The high street also benefits from M&S Simply Food at one end and Waitrose at the other. The closest large supermarket is Asda at Burgh Heath - just a 2-minute drive - while there are plenty of further shopping options at nearby Epsom, Reigate and Leatherhead plus an even wider shopping experience at Kingston-upon-Thames just half an hour away.



LOCAL SCHOOLS

There are many well-regarded schools nearby, making the local area a popular choice for families, including Epsom Downs Primary, Warren Mead Junior and Infants as well as Shawley Community Primary Academy and Aberdour Preparatory. The Beacon School is the nearest secondary, while Roseberry School and Glyn School, both rated 'outstanding', are just a few miles away, not forgetting Epsom College which was voted the Independent School of the Year for 2022.

TRAVEL OPTIONS

When it comes to transport there is a good choice of stations including Tattenham Corner, Tadworth, Epsom Downs, Kingswood and Banstead, with trains into London Bridge in just over 45 minutes.

In addition you are well connected by road with the A24 within easy reach and Junction 8 of the M25 being a 10-minute drive, giving access to Gatwick Airport for travelling even further afield.

WELCOME TO MAPLEHURST GARDENS

West Drive is characterised by mainly single-storey detached bungalows and this beautiful collection of only 7 luxury, energy-efficient new homes is in keeping with the surrounding environment with all homes adopting a chalet style design, except plot 7 which is a bungalow. Set back from the main road along a short drive, the leafy entrance into the development offers a feeling of space and calm.



THE ASH
PLOTS: 1 & 4

A chalet style detached home, The Ash features a large living/dining/family room at the rear of the property with a separate kitchen and a study at the front. Upstairs there are three double bedrooms including a large ensuite to bedroom 1. Plot 1 benefits from an attached car barn and space, while plot 4 enjoys a separate double car barn.



THE BEECH
PLOTS: 2 & 3

A semi-detached chalet style home, The Beech comprises one bedroom with an ensuite on the ground floor, with a further two bedrooms on the first floor. There is also a large kitchen/living/dining room with bifold doors to the rear garden. Plot 2 has a car barn attached while plot 3 enjoys a separate large double car barn to the rear.



THE CEDAR
PLOTS: 5 & 6

A semi-detached chalet style home, The Cedar benefits from a large open plan living/dining room with bifold doors to the rear garden plus a separate kitchen on the ground floor. Upstairs there are two double bedrooms (one with ensuite) plus a smaller single bedroom which could be used as an office. Both plots feature a car barn attached to the side of the house.



THE ELM
PLOT: 7

A unique 3-bedroom bungalow situated on the right hand side as you enter the development, The Elm features a large open plan kitchen/living/dining room with bifold doors to the rear garden. There are three large double bedrooms. The property also includes an attached garage.



SITEPLAN

- The Ash
3-bedroom detached home
- The Beech
3-bedroom semi-detached home
- The Cedar
3-bedroom semi-detached home
- The Elm
3-bedroom bungalow



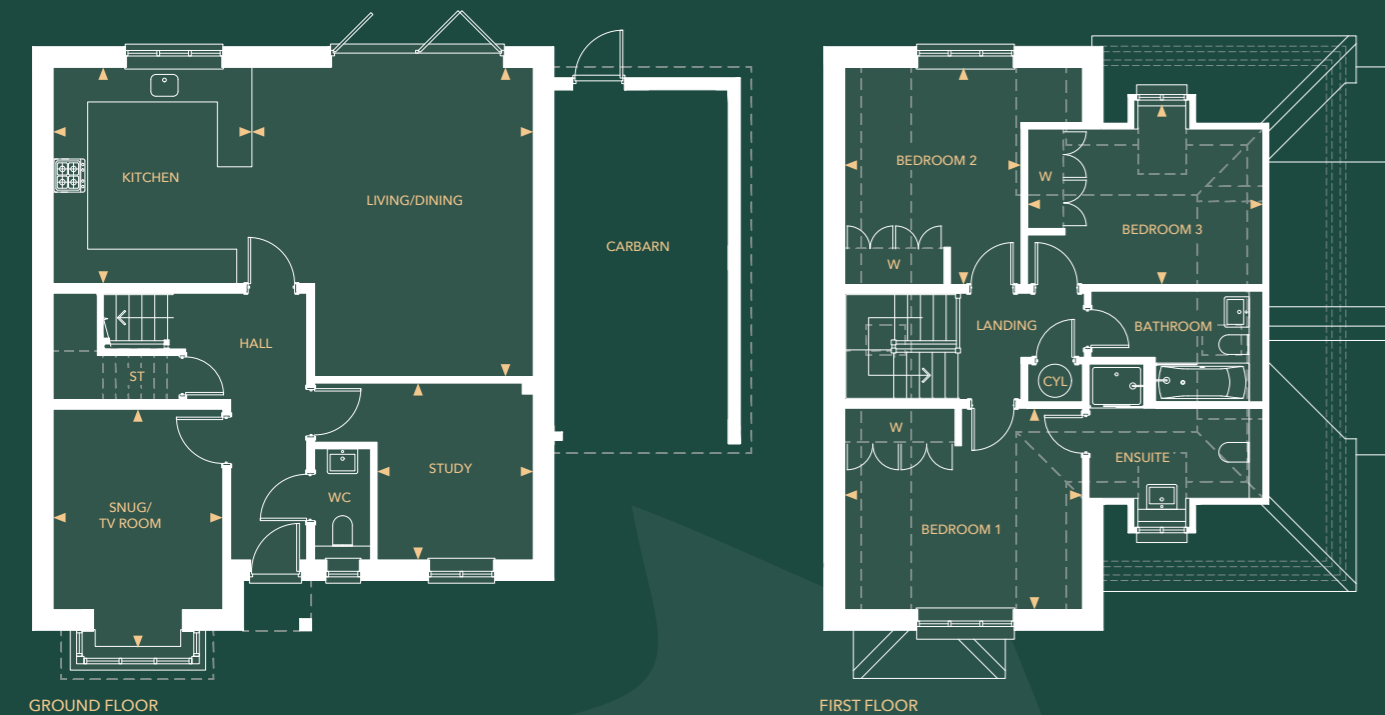
- 1.2m close boarded fencing with concrete post and gravel board
- 1.8m close boarded fencing with concrete post and gravel board
- 2m close boarded fencing with concrete post and gravel board
- Shingle margin
- Wall
- Informal woodland area

- VP Visitors parking
- # Car barn
- o Street light column

Please Note: Site plan is intended for guidance only and accuracy of this information cannot be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail. Landscaping is indicative only.

THE ASH

3-BEDROOM DETACHED HOME ~ PLOTS 1 & 4



Plot 1 - Floor plan as shown
Plot 4 - Floor plan is handed and double car barn is detached

DIMENSIONS

GROUND FLOOR

- Living/Dining**
5582mm x 4446mm (18'3" x 14'7")
- Kitchen**
4250mm x 3917mm (13'11" x 12'10")
- Study**
3195mm x 2829mm (10'5" x 9'3")
- Snug/TV Room**
4380mm x 3071mm (14'4" x 10'0")

FIRST FLOOR

- Bedroom 1**
4308mm x 3683mm (14'1" x 12'1")
- Bedroom 2**
3935mm x 3194mm (12'10" x 10'5")
- Bedroom 3**
4265mm x 3413mm (13'11" x 11'2")

1492 sq. ft.

Please Note: Illustrations are of typical elevations and may vary (ie. colour). Please refer to the site layout for positioning of houses/garages/car barns/parking spaces. All room dimensions shown as maximum and are subject to a +/- 50mm (2") tolerance. Floor areas are measured to structural walls. Windows and door positions may vary from plot to plot. Kitchen layouts are indicative only. Please consult the sales advisor for more information. This information is for guidance only and does not form any part of any contract or constitute a warranty.

▲ Point from which dimensions are measured.



CGI shows The Ash ~ Plot 1



THE BEECH

3-BEDROOM SEMI-DETACHED HOME ~ PLOTS 2 & 3



Plot 2 - Floor plan as shown
Plot 3 - Floor plan is handed and double car barn is detached

DIMENSIONS

GROUND FLOOR

Living/Dining
7066mm x 5594mm (23'2" x 18'4")

Kitchen
3625mm x 3350mm (11'10" x 10'11")

Bedroom 1
4104mm x 3071mm (13'5" x 10'0")

FIRST FLOOR

Bedroom 2
5034mm x 4178mm (16'6" x 13'8")

Bedroom 3
4161mm x 3366mm (13'7" x 11'0")

1182 sq.ft.

Please Note: Illustrations are of typical elevations and may vary (ie. colour). Please refer to the site layout for positioning of houses/garages/car barns/parking spaces. All room dimensions shown as maximum and are subject to a +/- 50mm (2") tolerance. Floor areas are measured to structural walls. Windows and door positions may vary from plot to plot. Kitchen layouts are indicative only. Please consult the sales advisor for more information. This information is for guidance only and does not form any part of any contract or constitute a warranty.

▲ Point from which dimensions are measured.



CGI shows The Beech ~ Plots 2 & 3



THE CEDAR

3-BEDROOM SEMI-DETACHED HOME ~ PLOTS 5 & 6



Plot 5 - Floor plan is handed
Plot 6 - Floor plan as shown

DIMENSIONS

GROUND FLOOR

Living/Dining
7789mm x 5594mm (25'6" x 18'4")

Kitchen
4385mm x 3071mm (14'4" x 10'0")

FIRST FLOOR

Bedroom 1
4697mm x 4308mm (15'4" x 14'1")

Bedroom 2
4586mm x 3192mm (15'0" x 10'5")

Bedroom 3
4133mm x 2283mm (13'6" x 7'5")

1289 sq.ft.

Please Note: Illustrations are of typical elevations and may vary (ie. colour). Please refer to the site layout for positioning of houses/garages/carbarns/parking spaces. All room dimensions shown as maximum and are subject to a +/- 50mm (2") tolerance. Floor areas are measured to structural walls. Windows and door positions may vary from plot to plot. Kitchen layouts are indicative only. Please consult the sales advisor for more information. This information is for guidance only and does not form any part of any contract or constitute a warranty.

▲ Point from which dimensions are measured.



CGI shows The Cedar ~ Plots 5 & 6



THE ELM

3-BEDROOM BUNGALOW ~ PLOT 7



GROUND FLOOR

DIMENSIONS

GROUND FLOOR

- Living/Dining**
5546mm x 4426mm (18'2" x 14'6")
- Kitchen**
4129mm x 3600mm (13'6" x 11'9")
- Bedroom 1**
4243mm x 3865mm (13'11" x 12'8")
- Bedroom 2**
4196mm x 3811mm (13'9" x 12'6")
- Bedroom 3**
4014mm x 3563mm (13'2" x 11'8")

1238 sq.ft.

Please Note: Illustrations are of typical elevations and may vary (i.e. colour). Please refer to the site layout for positioning of houses/garages/carbarns/parking spaces. All room dimensions shown as maximum and are subject to a +/- 50mm (2") tolerance. Floor areas are measured to structural walls. Windows and door positions may vary from plot to plot. Kitchen layouts are indicative only. Please consult the sales advisor for more information. This information is for guidance only and does not form any part of any contract or constitute a warranty.

▲ Point from which dimensions are measured.



CGI shows The Elm ~ Plot 7



LUXURY SPECIFICATION

Maplehurst Gardens offers a luxury specification that is modern and easy without forgetting the traditional qualities that make a house a home. From designer kitchens boasting a sleek range of appliances to bathrooms and en-suites awash with style, they provide enviable living space for you to enjoy.



KITCHENS

- Individually designed high quality furniture with soft-close doors/drawers
- Silestone worktops with upstand and splashback
- Integrated oven and microwave
- Black glass induction hob
- Integrated extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washing machine and tumble dryer (except plot 7 where it is freestanding)
- Ceramic floor tiling

DOORS & INTERNAL JOINERY

- Wood effect internal doors
- Contemporary chrome fittings
- Deep moulded skirting and architrave

QUALITY BATHROOMS

- Contemporary bathroom suites, with vanity units beneath basins
- Thermostatically controlled showers
- Bathrooms part-tiled with shower areas fully tiled
- Ceramic floor tiling to cloakroom
- Mirrors to bathroom and ensuite

ELECTRICAL & LIGHTING

- LED downlighters to kitchen, bathroom and ensuite
- Under kitchen unit lighting
- Shaver point and extractor fan in bathroom/ensuite
- Chrome electrical fittings
- Light in car barn/garage
- Double socket in car barn/garage
- External lighting to front and rear garden and car barn/garage
- EVCP (electric vehicle charging point) located at side of house (except plot 4 where it is on car barn)

HEATING & WATER SERVICE

- Gas fired central heating
- Underfloor heating to ground floor
- Compact with style radiators with individual thermostatic controls to first floor (except Bedroom 1)
- Room thermostat to Bedroom 1
- Electric heated towel rails in bathroom and ensuite

COMMUNICATIONS

- Cat 5 home network points to Living Room, Snug/TV room (if applicable) and Bedroom 1
- TV and telephone points to Living Room and bedrooms

EXTERNAL

- Garage, car barn and parking space located as shown on site plan
- Outside tap and electric socket
- Landscaped and turfed front garden
- Shed provided where no garage

FINISHING TOUCHES

- Smooth ceilings throughout
- Built-in wardrobes with hanging rail and shelf

SECURITY & PEACE OF MIND

- Cover under NHBC Buildmark Warranty
- Mains smoke and carbon monoxide alarm
- Security locking to all external doors
- Windows fitted with security locks except for escape windows
- Management Company

GOING GREEN WITH DEVINE HOMES

At Devine Homes we are always looking for ways to reduce our impact on the environment and also make our new homes more efficient.

Our homes are designed to be highly thermally efficient with high-quality insulation and double glazing that helps retain the heat, but keeps out the cold. Each new home also comes with the energy saving appliances, where provided, plus we install Electric Vehicle Charging Points and Photo Voltaic (Solar) panels as part of our commitment to the environment.

All this means that our new homes are not only great for the planet, with a predicted EPC (Energy Performance Certificate) rating of 'A', but also great for the wallet.

According to the Home Builders Federation (HBF), new build homes significantly reduce households' energy usage, with a average new home using approximately 100kwh per m² per year, compared with older properties which require an average of 259kwh per m². As a result, buyers of a new home will save on average around £2,200 per year in energy bills*.

For more information, download the HBF's 'Watt a Save' report which covers the financial benefits and carbon efficiency of new homes. See www.hbf.co.uk for details.

* Figures taken from 'Watt a Save' July 2023



DEVINE HOMES PLC
builders of fine homes

St Michael's House, 111 Bell Street
Reigate, Surrey RH2 7LF

Tel: 01737 274848

Web: devinehomes.co.uk



Raising Standards. Protecting Homeowners



Please Note: The information within this brochure is for guidance only. Although every care has been taken to ensure that this information is correct, contents do not constitute a contract, part of a contract or warranty. Any floor plans shown are not to scale and dimensions should not be relied upon for flooring or furniture.