

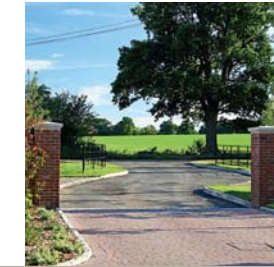


FOXFIELD

WEST CLANDON



THE ART IS DEVELOPING



FOXFIELD

WEST CLANDON

Foxfield is a unique collection of 3 and 4 bedroom cottages, houses and contemporary barn-style homes. Nestled amongst farmland on the outskirts of Surrey's West Clandon, this exclusive development enjoys a semi-rural location, yet is conveniently close to a number of local villages and towns with easy access to major road and rail networks.

Sympathetically designed to complement the surroundings, these well-designed new homes are built to Runnymede's customary high standard and feature an outstanding specification.


RUNNYMEDE



FAR ENOUGH AWAY TO RELAX IN THE COUNTRYSIDE, CLOSE ENOUGH FOR VILLAGE AND TOWN.

A dense tree-line lies on the north east boundary of Foxfield, whilst farmland is viewed as far as the eye can see on all other sides. Huge appeal comes from this rural setting, though you are still in the middle of 'everywhere.'

Conveniently access major road networks by joining the A3, less than half a mile away. For the commuter, West Clandon's train station is 1½ miles away and provides a direct one hour journey time into London's Waterloo station. For all your local amenity requirements, easily access a choice of villages, including Ripley, the Horsleys and the Clandons.

The great outdoors is wonderfully served by the Surrey Hills Area of Outstanding Natural Beauty, just a short drive, or spend an afternoon strolling through the stunning gardens at RHS Wisley, which is equally close.

For all your shopping needs, including an array of bars and restaurants, look no further than Woking, or Surrey's county town of Guildford, both are just 12 minutes away by car.



World renowned gardens at RHS Wisley, just over 4 miles from Foxfield.



AN ABUNDANCE OF KERB APPEAL...

Foxfield is a sensitively designed development of just thirteen new homes, situated on the edge of a copse and surrounded by peaceful Surrey farmland.

The three and four bedroom houses are well equipped, highly specified and attractively positioned around a central area, which is landscaped with new trees and rock features.

The architecture of the houses has been carefully considered to respect the farmland setting with various design styles and differing materials to add interest and appeal externally, whilst the internal layouts also offer variation to suit individual requirements.



...MATCHED WITH BEAUTIFULLY PLANNED INTERIOR SPACE

Built for modern living, each home is networked for an array of media connectivity, includes high quality appliances for ease and pleasure in use and contemporary designer sanitaryware.

The ground floor living spaces are modern and light-filled with large glazed areas including bi-folding 'glass walls' opening onto private gardens.

Upstairs, bedroom suites and bathrooms exude character, Runnymede's attention to detail is evident throughout, from the quality of fixtures and fittings to the detailed finish and craftsmanship.



OVER & ABOVE

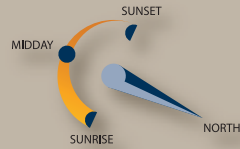


NUMBER ONE

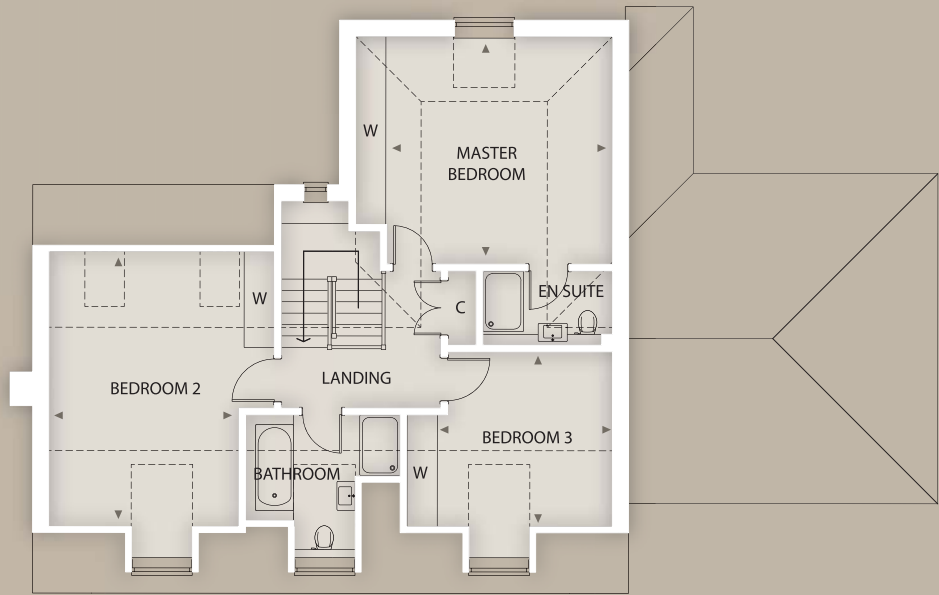
Four-bedroom house with garden, integral garage and driveway parking.
Approx. net area 244 Sqm



Kitchen	5.4m x 4.2m
Dining/Family Area	5.4m x 4.3m
Living Room	6.7m x 6.0m
Study	3.5m x 2.0m
Master Bedroom	7.0m x 5.3m
Bedroom 2	3.8m x 3.6m
Bedroom 3	4.4m x 3.3m
Bedroom 4	3.3m x 2.2m



Ground Floor



First Floor



Ground Floor

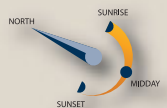


First Floor

NUMBER TWO

Three-bedroom house with garden, attached car barn and driveway parking.
Approx. net area 185 Sqm

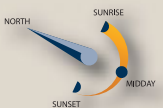
Kitchen	4.5m x 4.4m
Dining/Family Area	5.1m x 3.1m
Living Room	7.5m x 4.5m
Study	3.5m x 3.0m
Master Bedroom	4.6m x 4.5m
Bedroom 2	5.5m x 3.8m
Bedroom 3	3.5m x 3.5m



NUMBERS THREE & FOUR

Four-bedroom house with garden, integral garage and driveway parking.
Approx. net area 225 Sqm

Kitchen	5.6m x 4.2m
Dining/Family Area	5.6m x 4.4m
Living Room	6.6m x 6.0m
Master Bedroom	7.1m x 4.3m
Bedroom 2	3.8m x 3.6m
Bedroom 3	4.3m x 3.3m
Bedroom 4	3.3m x 2.6m





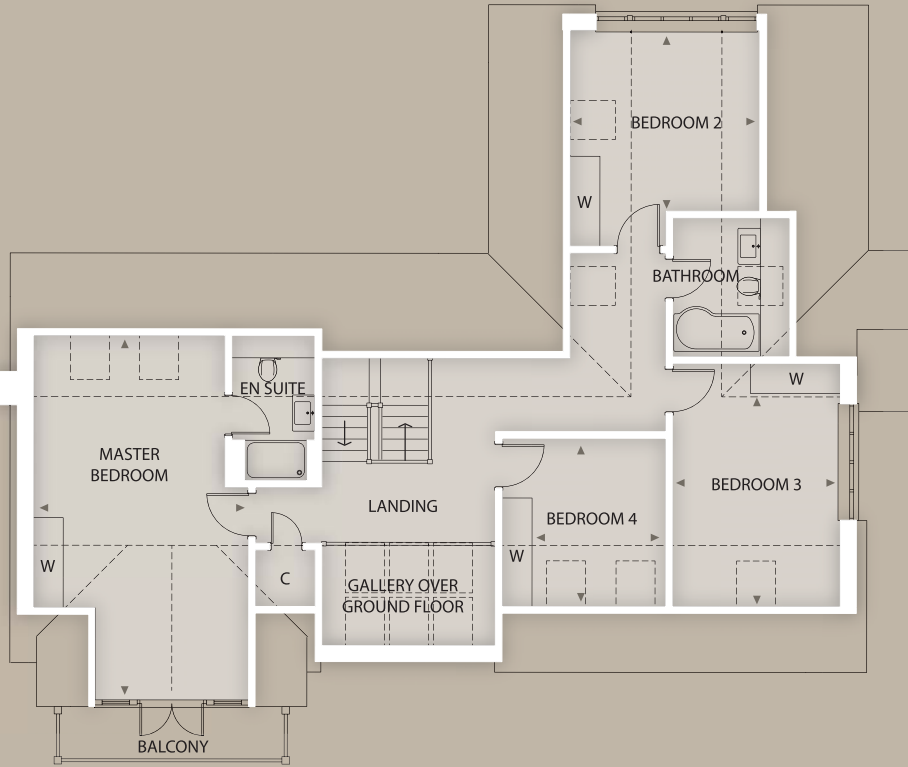
Ground Floor



First Floor



Ground Floor

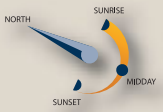


First Floor

NUMBER FIVE

Four-bedroom house with garden, attached car barn and driveway parking.
Approx. net area 181 Sqm

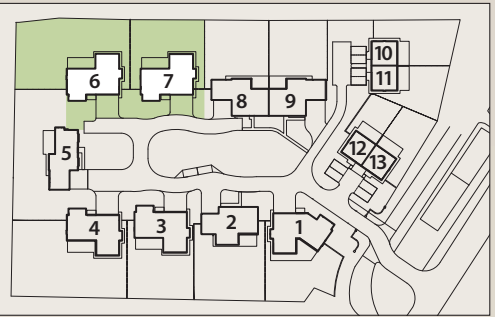
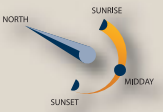
Kitchen	4.7m x 4.4m
Dining/Family Area	4.4m x 3.9m
Living Room	6.6m x 4.4m
Master Bedroom	4.4m x 3.3m
Bedroom 2	3.8m x 3.5m
Bedroom 3	3.8m x 2.9m
Bedroom 4	3.5m x 3.3m



NUMBERS SIX & SEVEN

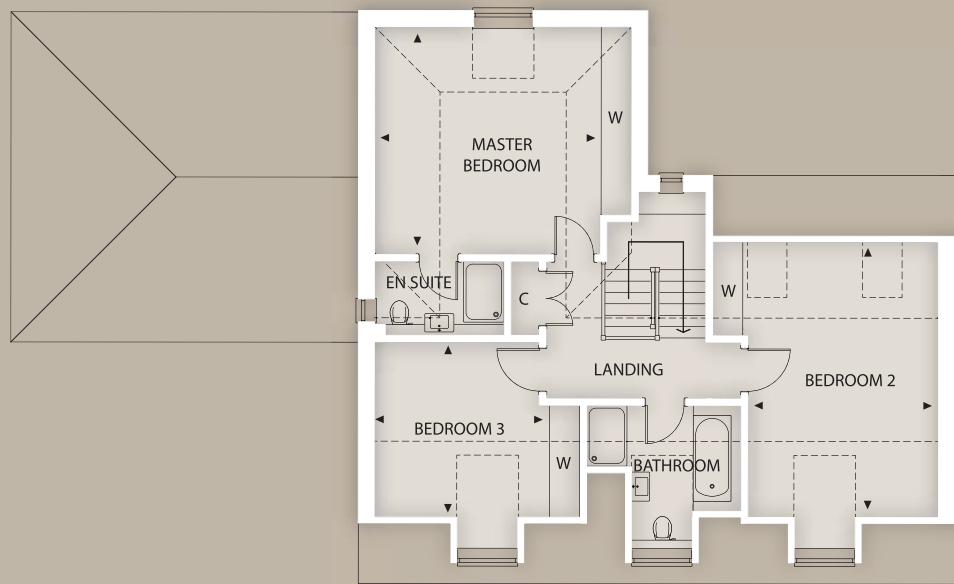
Four-bedroom house with garden, integral garage and driveway parking.
Approx. net area 225 Sqm

Kitchen	5.6m x 4.2m
Dining/Family Area	5.6m x 4.4m
Living Room	6.6m x 6.0m
Master Bedroom	7.1m x 4.3m
Bedroom 2	3.8m x 3.6m
Bedroom 3	4.3m x 3.3m
Bedroom 4	3.3m x 2.6m





Ground Floor



First Floor



Ground Floor

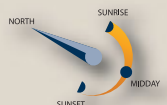


First Floor

NUMBER EIGHT

Three-bedroom house with garden, attached car barn and driveway parking.
Approx. net area 185 Sqm

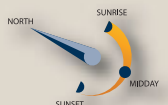
Kitchen	4.5m x 4.4m
Dining/Family Area	5.1m x 3.0m
Living Room	7.5m x 4.5m
Study	3.5m x 3.0m
Master Bedroom	5.1m x 4.5m
Bedroom 2	5.5m x 3.8m
Bedroom 3	3.5m x 3.5m



NUMBER NINE

Three-bedroom house with garden, attached car barn and driveway parking.
Approx. net area 185 Sqm

Kitchen	4.5m x 4.4m
Dining/Family Area	5.1m x 3.0m
Living Room	7.5m x 4.5m
Study	3.5m x 3.0m
Master Bedroom	5.1m x 4.5m
Bedroom 2	5.5m x 3.8m
Bedroom 3	3.5m x 3.5m





THE DIFFERENCE IS IN THE DETAIL



Each of the nine houses features a generous kitchen/dining/family area with folding glazed doors opening to a private, landscaped garden. The accommodation provides for flexible living with separate reception rooms, en suite bathrooms and covered parking or garaging for two cars with each home.

Traditionally-built, these homes feature under-floor heating, superb standards of insulation and meticulous finishes throughout, designed to stand the test of time and provide a lifetime of enjoyment.



KITCHEN & UTILITY ROOM

Custom-designed by Wooden Heart of Weybridge in the distinctive 'New England' painted style with a full complement of fitted Siemens advanced technology appliances and an instant boiling water tap. The layout includes a generous island feature, plentiful storage and stone/marble worksurfaces.

Utility rooms (as applicable) are provided with stainless steel sink, storage cupboards and space for washing machine and dryer.



CENTRAL HEATING

High level of insulation for optimum efficiency and lower energy bills.

Under-floor heating for comfort with individual thermostatic controls provided to each room.

Latest technology air-source heat pump for sustainable, low-cost provision of hot water and space heating.

The distinctive feature of wide-span, folding-glazed doors maximises light into principle rooms and gives great outdoor access for entertaining, with linked paved terraces, or for simply enjoying house and garden to the optimum.

The setting, surrounded by Green Belt farmland, is exceptional and great care has been taken in designing the development to create a place which blends with the landscape and history of the area.

FIREPLACE

Woodburning stoves are provided for practical warmth and as a focal-point feature.

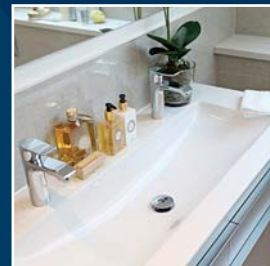
MEDIA & COMMUNICATIONS

Cat6 wiring for control and distribution of audio, video, broadband and data throughout; telephone and television points with full digital compatibility.

ELECTRICAL INSTALLATION

The property is generously provided with polished chrome switches and sockets, including low voltage or low energy down-lights throughout.

Remote controlled powered door to garage (where applicable), outside socket and lighting installed.



CREATORS OF FINE NEW HOMES

BATHROOMS & EN-SUITES

The bathrooms are carefully designed with Villeroy & Boch sanitaryware and beautiful polished chrome taps and fittings from Hansgrohe. They are individually finished in exquisite porcelain tiling giving each a distinctive character of its own.

FLOORING & INTERNAL FINISH

There are turning staircases in solid Oak (Nos. 1, 3, 4, 6 & 7) or with Oak detail (Nos. 2, 5, 8 & 9).

Porcelain tiled floors are laid throughout the kitchen, cloakroom, utility, hall and bathrooms with high quality carpets fitted to the living room and bedrooms. Solid Oak doors in cottage style with polished chrome ironmongery feature to all the main rooms.

Wardrobes throughout fitted by Lawrence Walsh.

SECURITY & PEACE OF MIND

NACOSS approved hard wired security alarm system with key pad entry, sensor operated external flood lights.

Mains-operated smoke and heat detectors with battery back-up.

OUTSIDE OF THE HOMES

Each house has a generous plot and secluded garden providing considerable privacy. The shared central areas of the development are designed to provide a positive contribution to ecology, landscaped for low maintenance and providing colour and interest throughout the year.

WARRANTY

On completion a 10-year New Homes Warranty will be issued by LABC.

ESTATE MANAGEMENT

An annual charge estimated at £500 will be levied as contribution towards maintenance of communal areas.





RUNNYMEDE HOMES

Established since 1975, Runnymede has been proudly creating new and individually distinctive homes for 45 years. A simple yet effective philosophy has been implemented from the outset - a meticulous attention to detail and determination not to accept 'second best'.

This has resulted in an enviable reputation and today, the Runnymede brand is widely

recognised as a hallmark of the highest standard in housebuilding.

Overseen by a passionate and dedicated management team, applying creative excellence, specifying the finest of materials, brought together by highly skilled teams of master builders, interior and landscape specialists, Runnymede ensures their reputation is secured now and into the future.

The Runnymede brand of new homes encompasses elegantly designed apartments and houses in attractive gated courtyard settings, through to individually designed family houses and imposing mansions.

A Runnymede home can only be found in some of the finest locations of Surrey and neighbouring counties.



CLANDON
1.4 miles
3 mins



WATERLOO
54 mins
No changes



A3, BURNT
COMMON
0.3 mile
1 min



GATWICK
30 miles
38 mins

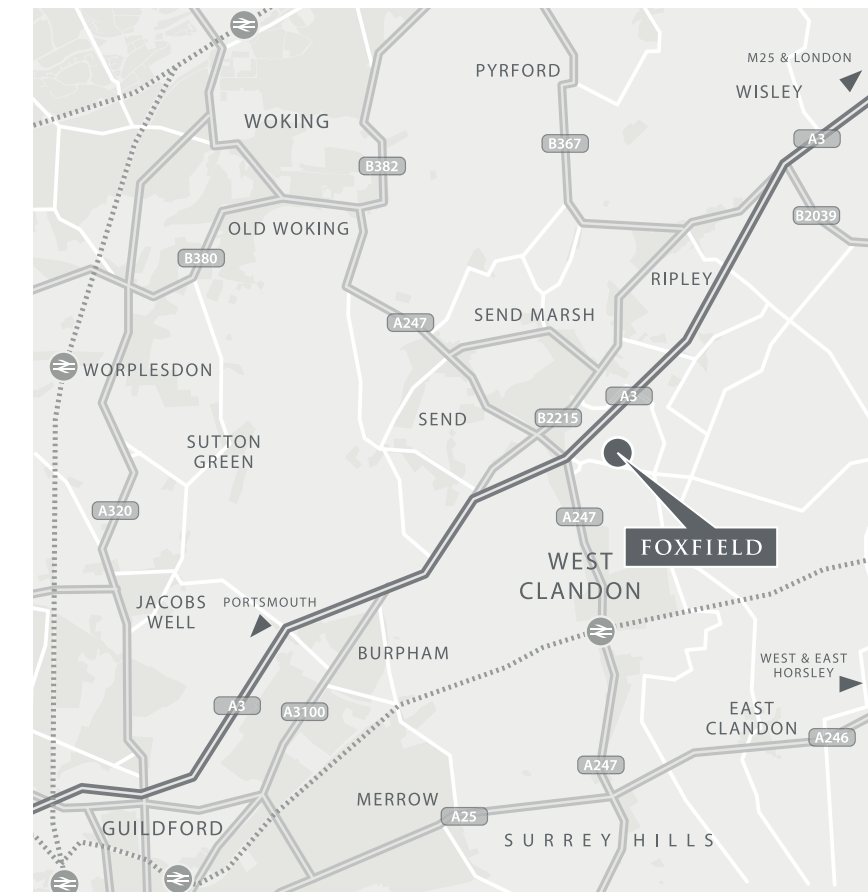


HEATHROW
(Term 3) 22 miles
38 mins

OTHER DESTINATIONS

Ripley Village	2.4 miles
Newland's Corner, Surrey Hills	3.5 miles
RHS Wisley	4.2 miles
St Peter's Catholic Secondary Sch. Guildford	4.2 miles
Royal Grammar Sch. Guildford (Independent)	4.4 miles
Woking Town Centre	4.8 miles
Guildford High Street	4.8 miles
East Horsley Village	4.9 miles

Travel times based on departing in the middle of the day. Source: www.google.com/maps
Train time source: www.thetrainline.com



PERFECTLY POSITIONED

FOXFIELD, WEST CLANDON, GUILDFORD, SURREY GU23 7BB. SAT NAV GU23 7LE

Please contact the selling agents for further details.



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PLEASE CONTACT THE SELLING AGENTS FOR FURTHER DETAILS.



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RUNNYMEDE

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