

# THE COURTYARD

WEST HORSLEY

PRELIMINARY DETAILS



THE ART IS DEVELOPING



# PRELIMINARY THE COURTYARD WEST HORSLEY DETAILS

The Courtyard offers a unique collection of just four 2 and 3-bedroom contemporary barn-style homes, which will appeal to those looking for a Surrey countryside retreat, with a high quality lifestyle. Conveniently positioned on the outskirts of both West and East Horsley villages, the development is within easy reach of a number of other local villages and towns, along with quick access to major road and rail networks ensuring an idyllic balance of 'town and country'.

Sympathetically designed to complement the surroundings, these expertly designed new homes are built to Runnymede's customary high standard to include a high level of specification, private garden, garaging and / or private parking.

# THE COURTYARD

WEST HORSLEY

## THE HORSLEYS IN SURREY ARE THE PERFECT BACKDROP TO YOUR 'TOWN & COUNTRY' LIFESTYLE.

Set behind a walled entrance, the four homes occupy a private courtyard setting, which is neighbour to a substantial private residence. The variety of layouts and differing scale of these living spaces will appeal to various lifestyle needs.

Externally, the barn inspired homes present in classic combinations of red brick and the rich tones of shiplap/weatherboarding - this provides a desirable rural kerb appeal. The use of full height and split level windows, in a range of differing formats and scale, provides a contemporary edge.

Internally, the layout continues along a contemporary style with an open-plan hub on the ground floor, whilst the first floor offers traditional bedroom and bathroom layouts. The homes are fully networked for an array of media connectivity and include high quality appliances and contemporary designer sanitaryware.

Each carefully crafted new home enjoys a private garden with terraced area, brought closer to the living space through folding glazed doors, French windows, sliding doors or a mixture of each. Two of the homes include garages, whilst all include driveways or allocated parking.

Huge appeal comes from this rural setting and yet you'll find yourself in the middle of 'everywhere' - the A3, just over two miles away, quickly accesses the M25 and major road network beyond. In fact, it's hard to believe that you're less than 28 miles from Trafalgar Square.

For the commuter, East Horsley's train station is just one mile away and provides a direct 45 minute journey time into London's Waterloo station. For all your local amenity requirements there is easy access to a choice of villages, including the Horsleys, Ripley 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 Leatherhead, not to mention Surrey's county town of Guildford - each can be reached within 20 minutes by car.





Surrey Hills Area of Outstanding Natural Beauty, just a short drive.



Woking's Victoria Place shopping centre.



One of the world's great gardens, RHS Wisley.



Guildford's iconic Guildhall Clock sits above the cobbled High Street.

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OVER & ABOVE





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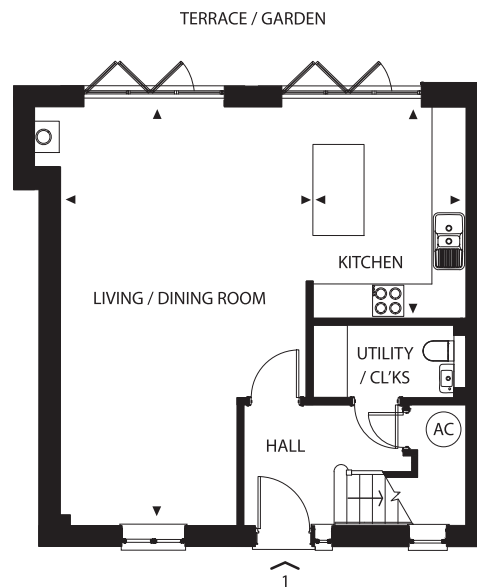
NO.1 & NO.2



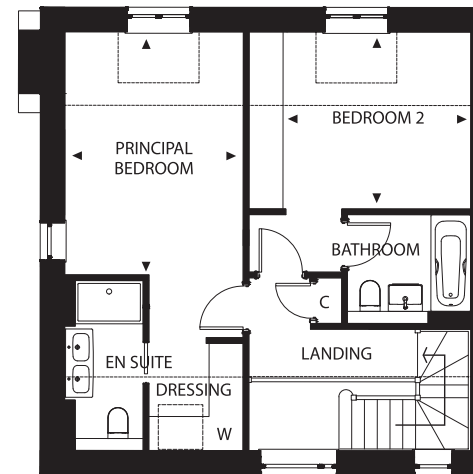
PROPERTY PRESENTATION FOR No. 1 & No. 2







Ground Floor

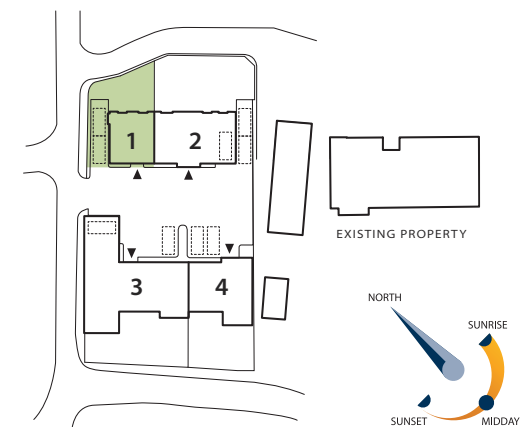


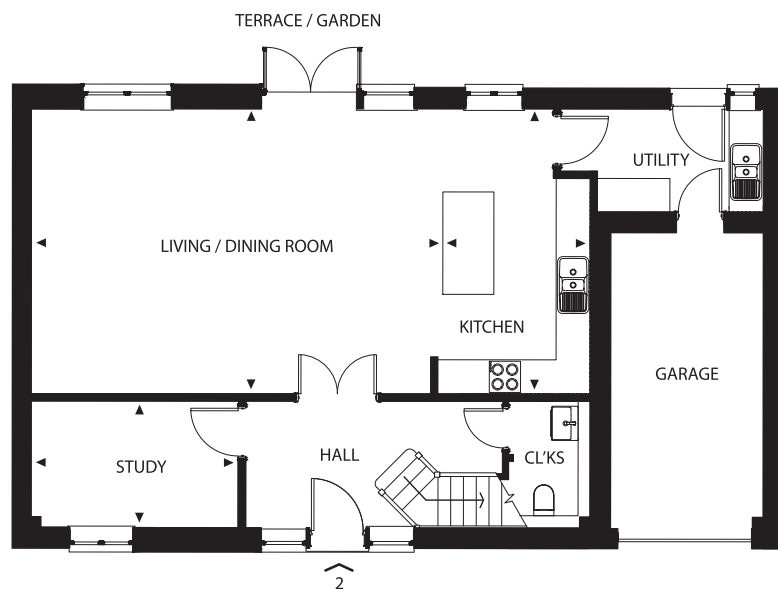
First Floor

## No.1

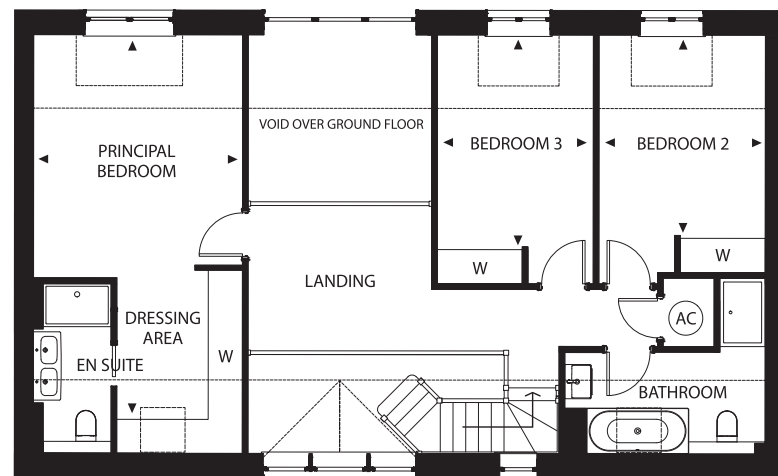
Two-bedroom semi-detached house with garden and driveway parking.

Kitchen	3.8m x 2.7m	12'4" x 8'8"
Living / Dining Room	7.3m x 4.5m	23'9" x 14'7"
Principal Bedroom	4.3m x 3.1m	14'1" x 10'1"
Bedroom 2	3.3m x 3.1m	10'8" x 10'1"





Ground Floor

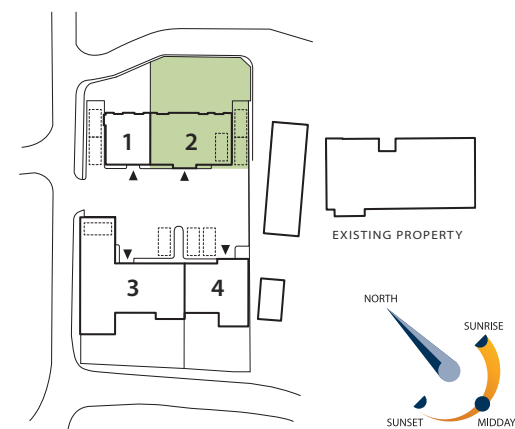


First Floor

## No.2

Three-bedroom semi-detached house with garden, integral garage and driveway parking.

Kitchen	5.0m x 2.7m	16'4" x 8'8"
Living / Dining Room	7.0m x 5.0m	22'9" x 16'4"
Study	3.7m x 2.2m	12'1" x 7'2"
Principal Bedroom	6.8m x 3.7m	22'3" x 12'1"
Bedroom 2	3.6m x 2.9m	11'8" x 9'5"
Bedroom 3	3.8m x 2.7m	12'4" x 8'8"



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NO.3 & NO.4



PROPERTY PRESENTATION FOR No. 3 & No. 4



## No.3

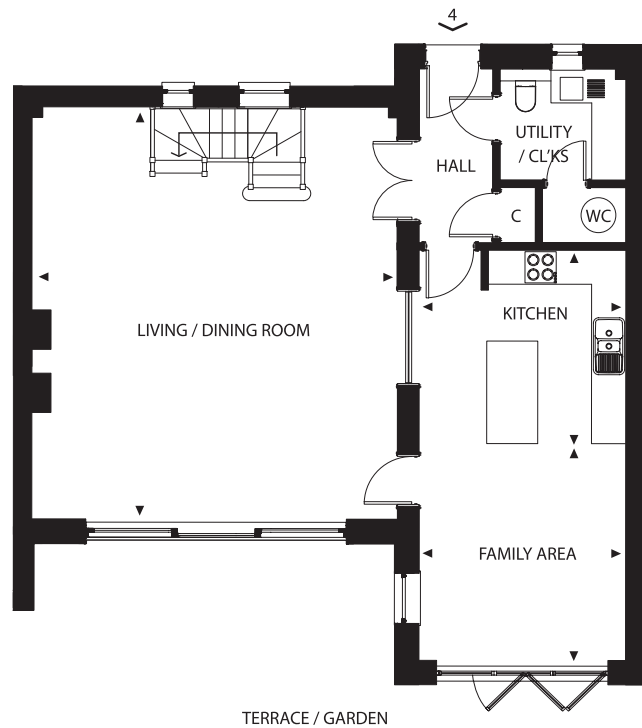
Three-bedroom semi-detached house with garden, attached garage and private parking.

Kitchen	5.3m x 3.5m	17'3" x 11'4"
Family Area	4.5m x 3.8m	14'7" x 12'4"
Dining Hall	7.2m x 6.9m	23'6" x 22'6"
Living Area	8.5m x 3.7m	27'8" x 12'1"
Principal Bedroom	4.3m x 3.2m	14'1" x 10'4"
Bedroom 2	3.2m x 2.9m	10'4" x 9'5"
Bedroom 3	4.5m x 2.9m	14'7" x 9'5"



Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.





Ground Floor



First Floor

## No.4

Two-bedroom semi-detached house with garden and private parking.

Kitchen	3.6m x 3.4m	11'8" x 11'1"
Family Area	3.8m x 3.6m	12'4" x 11'8"
Living / Dining Room	7.2m x 6.4m	23'6" x 20'9"
Principal Bedroom	3.0m x 3.0m	9'8" x 9'8"
Bedroom 2	3.0m x 2.7m	9'8" x 8'8"





# THE COURTYARD A SPECIFICATION WITH HIGHER STANDARDS

At The Courtyard, Runnymede Homes aims to incorporate practical, yet stylish design elements. Traditionally-built, these homes enjoy the closest attention to detail with meticulous finishing throughout. In addition, the homes feature superb standards of insulation to provide high levels of energy efficiency.

Siemens advanced technology kitchen appliances, the convenience of boiling tap water on demand, and luxury bathroom brands such as Hansgrohe, Vado and Villeroy and Boch complement the desirable living space.

As the specification suggests, the homes are designed to stand the test of time and provide a lifetime of enjoyment.



## GENERAL

- Traditional brick and block construction under slate roofs
- Triple-glazed aluminium framed windows
- Private turfed gardens with paved terrace
- Fast EV Car Charger installed
- Garages or allocated parking
- Outside tap and power-socket
- Cobbled paving for drives and access way

## KITCHEN

- Custom built kitchens by Audus Kitchens, carefully planned to provide modern and practical working space with storage
- Composite stone worksurfaces with a range of Siemens advanced technology appliances delete are included
- Handleless modern style units in contemporary colours

## BATHROOM AND EN-SUITES

- Individually designed bathrooms and en suites throughout
- Heated towel rails
- White sanitaryware
- Polished chrome taps and fittings from designer brands including Hansgrohe and Vado
- Vanity units by Villeroy and Boch, Crosswater and Dansani
- LED soft night lighting in bathroom, operated by PIR
- PIR operated lights to WC's

## HEATING & COMFORT

- Air Source Heat Pump technology installed
- Wet underfloor heating throughout
- Thermostatically controlled zones
- Wood burning stoves (No's 1, 3 and 4)
- Trickle vents to windows for secure ventilation
- High levels of insulation for optimum energy efficiency

## MEDIA & COMMUNICATIONS

- Fully networked for an array of media connectivity
- Telephone and television points to all principal rooms with full digital compatibility
- Ultra Fast Broadband

## INTERNAL FINISH

- Painted smooth plastered walls
- Polished chrome ironmongery, switches and sockets
- Low energy LED downlighters throughout
- Tiled floor to hall, kitchen/living areas, cloak room, utility, bathroom and en suites
- Carpets to stairs, landing and bedrooms
- 44mm Oak doors
- Fitted wardrobes by Lawrence Walsh
- Bi-fold and/or French doors to the garden in each home

## SECURITY & PEACE OF MIND

- NACOSS approved hard wired security alarm system with keypad entry
- External wall lights - with dusk to dawn sensor and override
- Mains operated smoke and heat detectors with battery backup
- Multipoint locking to principle external doors

## NEW HOMES WARRANTY

- NHBC 10 years Buildmark Warranty

# THE ART IS DEVELOPING.

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Established in 1975, Runnymede has been proudly creating new and individually distinctive homes for nearly 50 years. A simple yet effective philosophy has been implemented from the outset - a meticulous attention to detail and determination not to accept 'second best'.

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

The award-winning 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.

The scale and design of a Runnymede home is naturally a variable - designed to suit a specific location and home buyer, what never changes is the care and attention in the design, selection of materials and dedication to build quality.









# THE ART IS DEVELOPING NEW HOMES PEOPLE WILL BE PROUD TO LIVE IN.

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The same care and attention in creating the new homes is applied to looking after our home owners. From the moment you reserve your new Runnymede home, we aim to make the experience enjoyable and informative each step of the way.

Our goal is to take care of you, not just when you are buying, but also after you have moved into your new home. In many cases we are able to assist our purchasers in making individual specification choices for their property\* and we will make every effort to accommodate our client's requests.

Ensuring that the living experience meets every buyer's expectation is always our priority.

A Runnymede home can only be found in some of the finest settings of Surrey and its neighbouring counties - we believe our brand of new homes is widely recognised as a hallmark of the highest standard, not only in these locations, but well beyond. The awards and accolades we receive continue to substantiate this claim.



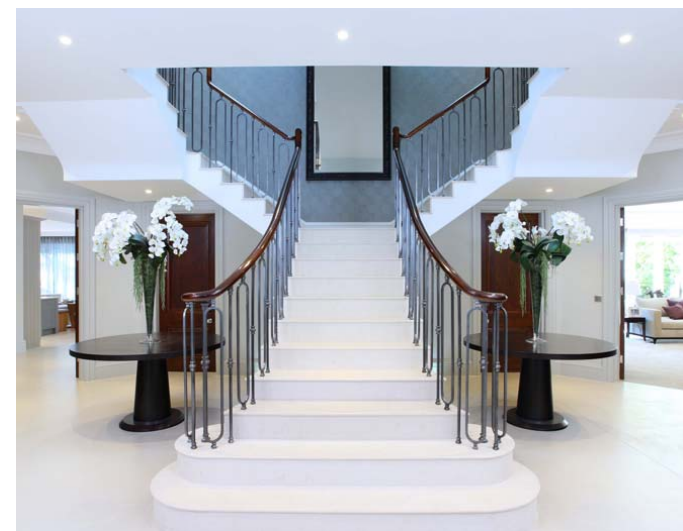
SMALL MULTIPLE HOUSING  
**FOXFIELD**  
WEST CLANDON  
GUILDFORD DESIGN AWARDS  
WINNERS 2020



BEST APARTMENT SCHEME  
**ALVASTON**  
GUILDFORD  
SURREY PROPERTY AWARDS  
WINNERS 2022



*Surrey*  
PROPERTY AWARDS 2022  
BEST APARTMENT SCHEME



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PRELIMINARY DETAILS - PLEASE GO TO OUR WEBSITE FOR FURTHER INFORMATION.

[www.runnymedehomes.co.uk](http://www.runnymedehomes.co.uk)



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