



THE COURTYARD

WEST HORSLEY



THE ART IS DEVELOPING



THE COURTYARD

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

Huge appeal comes from The Courtyard's rural setting and yet you'll find yourself in the middle of 'everywhere' - the A3, just over two miles away, directly 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.



Left page. Images from left to right: Woking's Victoria Place shopping centre. RHS Wisley - one of the world's great gardens. Guildford's iconic Guildhall Clock that sits above the cobbled High Street.
This page: The Surrey Hills Area of Outstanding Natural Beauty, just a short drive from The Courtyard.





AN ABUNDANCE OF KERB APPEAL...

Set behind a walled entrance, along a peaceful leafy lane, the four homes occupy a courtyard setting, which is neighbour to a substantial private residence.

Elevations of the barn inspired homes present in classic combinations of red brick and the rich texture of shiplap/weatherboarding - this blends perfectly under a slate roof. The style of the homes and their use of carefully selected materials, harmonise with the natural, rural surroundings and immediately provide an established feel.

Full height, elongated and split level aluminium framed windows, in a range of differing formats and scale, provide a suitably contemporary twist.

The variety of layouts and options of scale offered will appeal to a mix of lifestyle needs. Two of the homes include garages, whilst all include cobbled driveways or allocated parking. Each is served by fast EV charging access points.



...MATCHED WITH BEAUTIFULLY PLANNED INTERIOR SPACE

Internally, the layouts continue along a contemporary style - each home's open-plan ground floor hub is served by a stunning stone topped island kitchen, which includes Siemens advanced technology appliances and the Quooker boiling water on demand tap.

Living spaces flow onto the terrace of the rear gardens via a multitude of glazed openings, depending on the home you choose, whilst light reaches every corner of the ground floor from windows that create a focal point.

Solid oak stairways access the first floor, which offers traditional bedroom layouts and individually designed bathrooms and en-suites, the latter feature a range of sanitaryware and fixtures from exclusive brands.

The homes are fully networked for an array of media connectivity and benefit from the latest in energy efficient heating and comfort technology. Each carefully crafted new home enjoys a private garden with terraced areas of Indian Sandstone.

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OVER & ABOVE

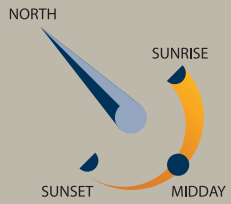




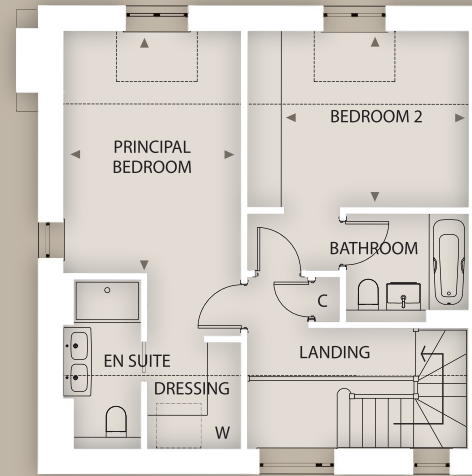


PROPERTY PRESENTATION FOR

No.1 & No.2



Ground Floor



First Floor

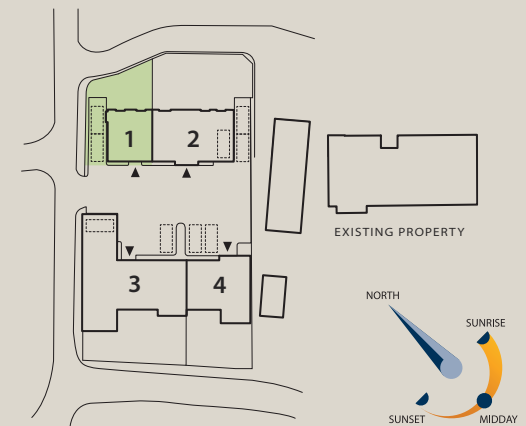
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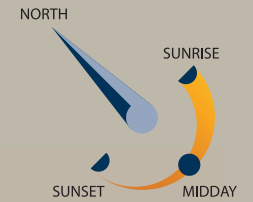
Two-bedroom semi-detached house with garden and driveway parking.

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"

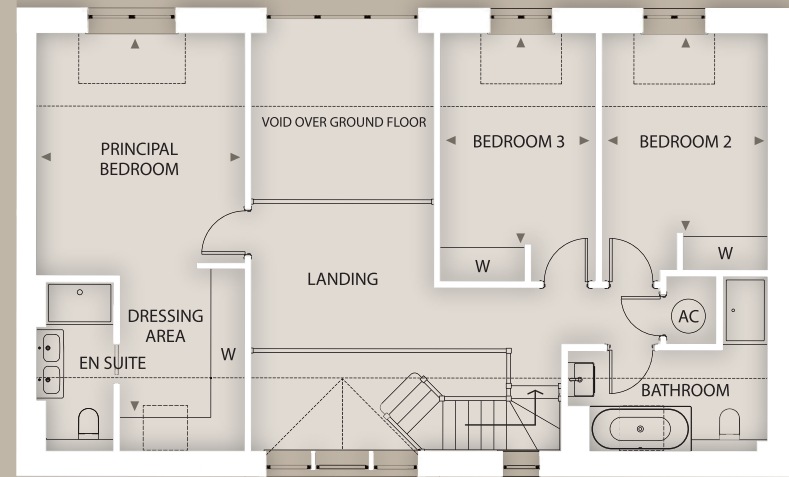
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Plans are not to scale. Dimensions are approximate and follow the arrows within the plans.





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"





4

3



Computer generated image, indicative only

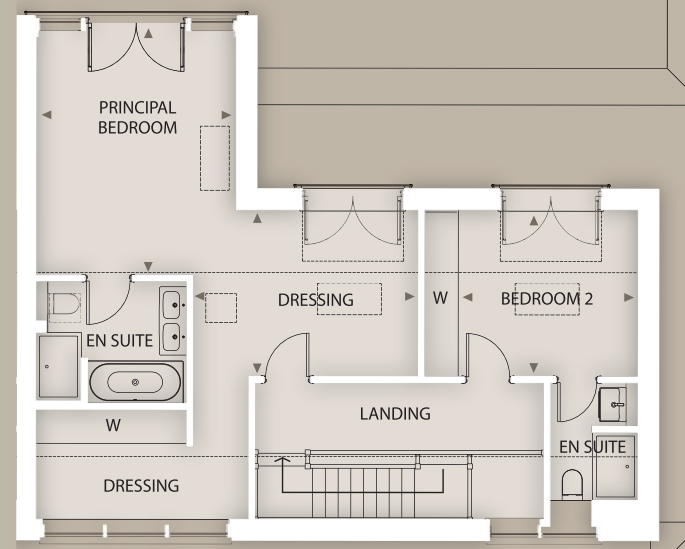
PROPERTY PRESENTATION FOR

No.3 & No.4

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Ground Floor



First Floor

Attached garage.
See CGI image on pages 14/15.

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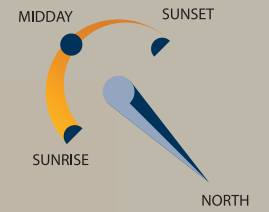
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No.3

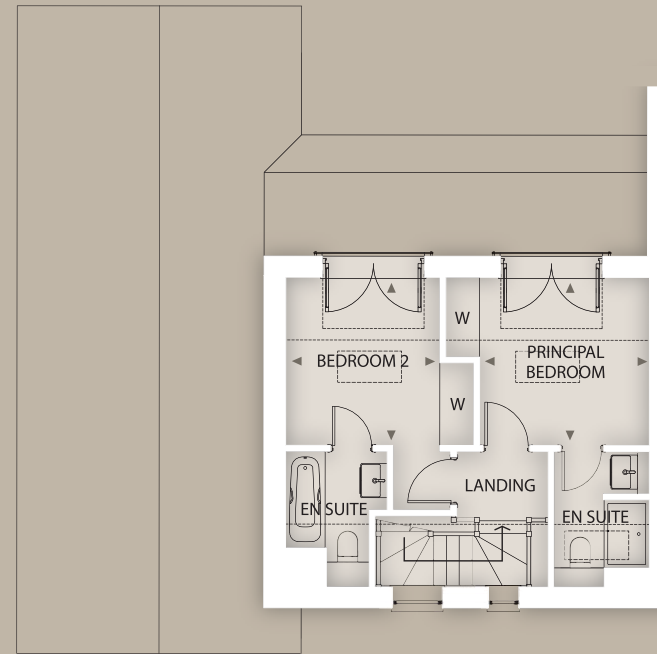
Three-bedroom semi-detached house with garden, attached garage and private parking.

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"
Dressing	3.8m x 2.9m	12'4" x 9'5"
Bedroom 2	3.2m x 2.9m	10'4" x 9'5"
Bedroom 3	4.5m x 2.9m	14'7" x 9'5"





Ground Floor



First Floor

No.4

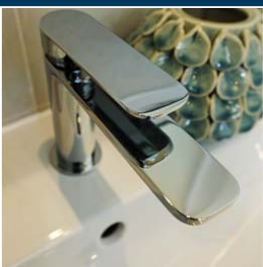
Two-bedroom semi-detached house with garden and private parking.

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"



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

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.



THE COURTYARD

THE DIFFERENCE IS IN THE DETAIL

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



Registered house builder







PERFECTLY POSITIONED

Restaurants & Pubs

- 1 King William IV, West Horsley
- 2 Squire's Garden Centre, West Horsley
- 3 Barley Mow, West Horsley
- 4 Duke of Wellington, East Horsley
- 5 Horsley Towers, De Vere Horsley Est.
- 6 The Queen's Head, East Clandon
- 7 Annare, East Horsley
- 8 La Meridiana Restaurant, East Horsley
- 9 Onslow Arms, West Clandon
- 10 The Clock House, Ripley
- 11 The Black Swan, Ockham

Shopping

- 1 Crossroads Stores, West Horsley
- 2 Squire's Garden Centre, West Horsley
- 3 Little Waitrose at Shell, East Horsley
- 4 High Street, Ripley
- 5 Bishopsmead Parade, East Horsley
- 6 Station Parade Shopping, East Horsley
- 7 Sainsburys, Burpham
- 8 Guildford town centre
- 9 Woking town centre

Sports, Recreation & Places

- 1 West Horsley Village Hall
- 2 St Mary's Church C of E, West Horsley
- 3 Sheepleas Nature Reserve, Horsley
- 4 Grange Park Opera, West Horsley Place
- 5 Nomad Theatre, East Horsley
- 6 Horsley & Send Cricket Club
- 7 Horsley Football Club
- 8 National Trust Hatchlands Park
- 9 National Trust Clandon Park
- 10 Clandon Regis Golf Club
- 11 Newlands Corner, Surrey Hills
- 12 Effingham Golf Club
- 13 Horsley Sports Club
- 14 The Drift Golf Club, East Horsley
- 15 Guildford Spectrum
- 16 RHS Garden, Wisley
- 17 National Trust Polesden Lacey

Education

- Nurseries & State Primary:**
- 1 Clandon C of E Primary Sch.
 - 2 The Raleigh Primary Sch.
 - 3 Footprints Montessori Day Nursery
 - 4 St Lawrence Primary Sch.
- State Secondary Schools :**
- 5 Howard of Effingham Sch.
 - 6 St Peter's Catholic Sch.
 - 7 George Abbot Sch.
- Independent Schools:**
- 8 Cranmore Sch.
 - 9 Glenesk Pre-prep & Nursery
 - 10 Royal Grammar Sch. Guildford
- Higher Education:**
- 11 Guildford College
 - 12 University of Surrey

THE ART IS DEVELOPING

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

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.



MULTIPLE HOUSING
**FOXFIELD
WEST CLANDON**
GUILDFORD DESIGN AWARD
WINNERS 2020



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



MULTIPLE HOUSING
**ALVASTON
GUILDFORD**
GUILDFORD DESIGN AWARD
WINNERS 2023

Surrey

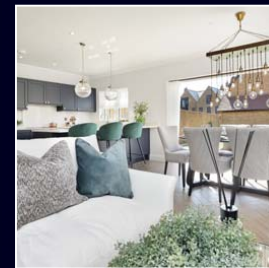
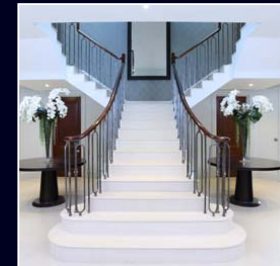
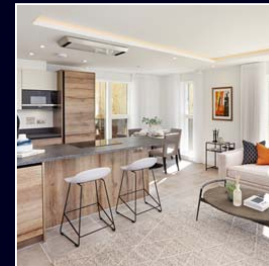
PROPERTY AWARDS 2022

BEST APARTMENT SCHEME

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TRADINGSTANDARDS.UK

Protection for new-build home buyers



THE COURTYARD, WATERLOO FARM, OFF OCKHAM ROAD NORTH, WEST HORSLEY KT24 6PE
PLEASE CONTACT ONE OF OUR SELLING AGENTS TO MAKE YOUR APPOINTMENT TO VIEW.

CURCHODS
LAND & NEW HOMES

01483 281010
new-homes@curchods.com

1933
W & S
Wills & Smerdon

01483 284141
enquiries@willsandsmerdon.co.uk

 **Knight
Frank**

01483 564660
southeastnewhomes@knightfrank.com

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Brochure and photography by MDM Limited.


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Telephone: 01932 858 991 Email: info@runnymedehomes.co.uk Web: www.runnymedehomes.co.uk