

The background is a dark, muted blue color. It features faint, light-colored silhouettes of various plants and flowers, including what appears to be a rose and some leafy branches, scattered across the frame. The overall aesthetic is elegant and sophisticated.

BLUEBELL

RISE

HAWKSMOOR HOMES



BLUEBELL

R I S E

HAWKSMOOR HOMES



ABOUT

6 - 7

LOCATION

8 - 15

INTERIORS

16 - 23

HOMES

24 - 35

SPECIFICATION

38 - 39

DEVELOPER

40 - 41



Nestled between green open countryside and historic heathlands, Bluebell Rise is hidden in the rural village of Worplesdon in Surrey.

A small hamlet of twelve homes due for completion in 2023, new residents can expect the high specification and exceptional quality that Hawksmoor Homes is so renowned for.



THE LOCAL AREA

WORPLESDON

Located beside the walker's paradise of Whitmoor Common, Worplesdon is a rural British village connected by well-trodden footpaths and a wonderfully warm community. Just a mile from the vibrant market town of Guildford and its many amenities, or the glittering lake of the historic Henley Park, homeowners will enjoy the combination of scenic tranquility with all the benefits of Surrey's finest market town, recently voted one of the best places to live in the UK.

A charming member of a large, dispersed parish in Surrey, Worplesdon is close neighbour to Pirbright Village. These two quaint villages offer a host of friendly pubs and beautiful public spaces to enjoy.

CULTURAL AND CULINARY DELIGHTS

Comb your local countryside for archaeological remains which are said to be rich across the local heaths or join your local community for one of the many marvellous social events at The Memorial Hall in the heart of the village. Admire the Grade II listed St Mary's Church and the Roman Villa ruins at Broadstreet Common, then round off the day at one of the many popular public houses, such as The Jolly Farmer or the Cricketers on Pirbright Green.



Just a short drive away you can combine culture with culinary delights, and a spot of retail therapy in Guildford. Meander the battlefields of Guildford Castle, thought to have been built by William the Conqueror shortly after the Norman invasion in 1066, then recharge with lunch at The Ivy or one of the many restaurants within the excellent Surrey Splendour Good Food Guide. Later, head to the High Street or the White Lion Walk shopping centre for a vibrant mix of local stores and bigger brands.

EDUCATIONAL EXCELLENCE

Several outstanding schools are just a short distance from Bluebell Rise. Worplesdon Pre School, Stoughton Infant School and Hoe Valley School are all “Outstanding” Ofsted rated state schools, whilst Guildford High School is rated among the best schools in the UK by The Sunday Times. Others nearby also include the prestigious Royal Grammar School, Tormead and for higher education the University of Surrey, Guildford.



A HEALTHIER LIFESTYLE

Embrace your green neighbourhood with a ramble along the spectacular rolling heathland of Pirbright, or forage across the fabulous local common land, a 166-hectare Site of Special Scientific Interest.

Alternatively, join friends for some healthy competition at one of the many sporting grounds across the area. Hit a birdie at Worplesdon Golf Course, one of the classic Surrey heathland courses laid out in 1907 by J F Abercromby, or don your best whites for a match at the popular village tennis and cricket clubs.

KEY AREAS

SCHOOLS

1. Guildford High School
2. Hoe Valley School
3. Royal Grammar School
4. Stoughton Infant School
5. Tormead School
6. University of Surrey
7. Worplesdon Pre School

SHOPPING

8. Guildford Town
9. Ladymead Retail Park
10. White Lion Walk Shopping Centre
11. Woking Town

OUTDOOR

12. Pirbright Heath
13. Stoke Park
14. Whitmoor Common

LIFESTYLE

15. Clandon Regis Golf Club
16. Guildford Golf Club
17. Nuffield Health Guildford
18. Pyrford Golf Course
19. Worplesdon Golf Course
20. Woking Leisure Centre

PUBS & RESTAURANTS

21. Cricketers on Pirbright Green
22. The Farmhouse Restaurant
23. The Jolly Farmer



A fabulous location for those that like to while away their days at home or travel further afield, Bluebell Rise is just 30 minutes' drive to Heathrow and 45 minutes to Gatwick. The nearby station of Worplesdon is also conveniently nearby, perfect for commuters or visiting friends, with national rail services to London and beyond in under 40 minutes. You also have the choice to drive 12 minutes to Woking for national rail services to London Waterloo in just 24 minutes.

LUXURY INTERIORS

Attention to detail and perfect execution are the hallmarks of a Hawksmoor home. In addition to the many luxury finishes, underfloor heating on the ground and first floors will ensure maximum comfort. Cat 6 data cabling gives future proofing for home control technologies and BT's super-fast fibre optic broadband offers amazing connectivity speed. Each home is equipped with central heating controls which you can manage remotely and a video entry system where you can talk to your visitors when you aren't at home.





The houses are fitted with showstopping kitchens. These handmade dream kitchens have been designed as the heart of the home, generously equipped with beautiful cabinetry and set in large open rooms to accommodate generous dining and family areas.

Step upstairs into the master bedroom suite and you immediately notice the beautiful wardrobes and extravagant bathrooms. In addition to the luxury kitchens, the ground floor also has stylish Chesney fireplace surrounds, wood flooring and period feature cornicing. These houses truly offer luxurious living for those who appreciate understated elegance.



ELEGANT HOMES & MODERN LUXURY

All five market homes in Bluebell Rise have been carefully designed with a high specification and a thoughtful free-flowing layout. This quiet location may be set amidst open fields but is just minutes away from market town convenience.



COMPUTER GENERATED IMAGE OF PLOT 12 - KITCHEN & FAMILY ROOM



STYLISH DESIGN WITH
TIMELESS APPEAL

Plot 7: The Primrose	Semi-Detached House
Plot 9: The Snowdrop	Detached House
Plot 10: The Daffodil	Detached House
Plot 11: The Buttercup	Detached House
Plot 12: The Bluebell	Detached House



PLOT SEVEN
THE PRIMROSE



KITCHEN / FAMILY / DINING
 8400 X 4350

DRAWING ROOM
 5300 X 3600

UTILITY ROOM
 3500 X 1800

BEDROOM ONE
 4700 X 4300

BEDROOM TWO
 3500 X 4300

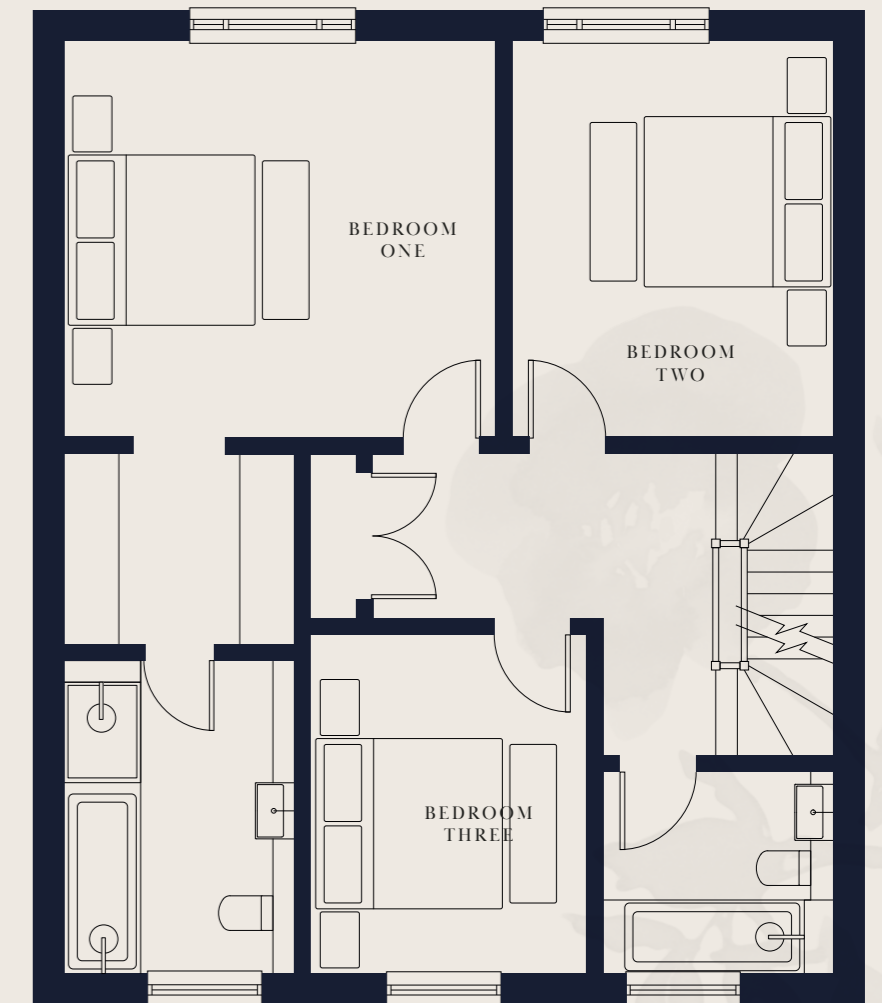
BEDROOM THREE
 3100 X 3600

BONUS ROOM
 5700 X 5700

FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



PLOT NINE
THE SNOWDROP



KITCHEN / FAMILY / DINING
 7500 X 6000

STUDY
 4000 X 3400

DRAWING ROOM
 4000 X 5100

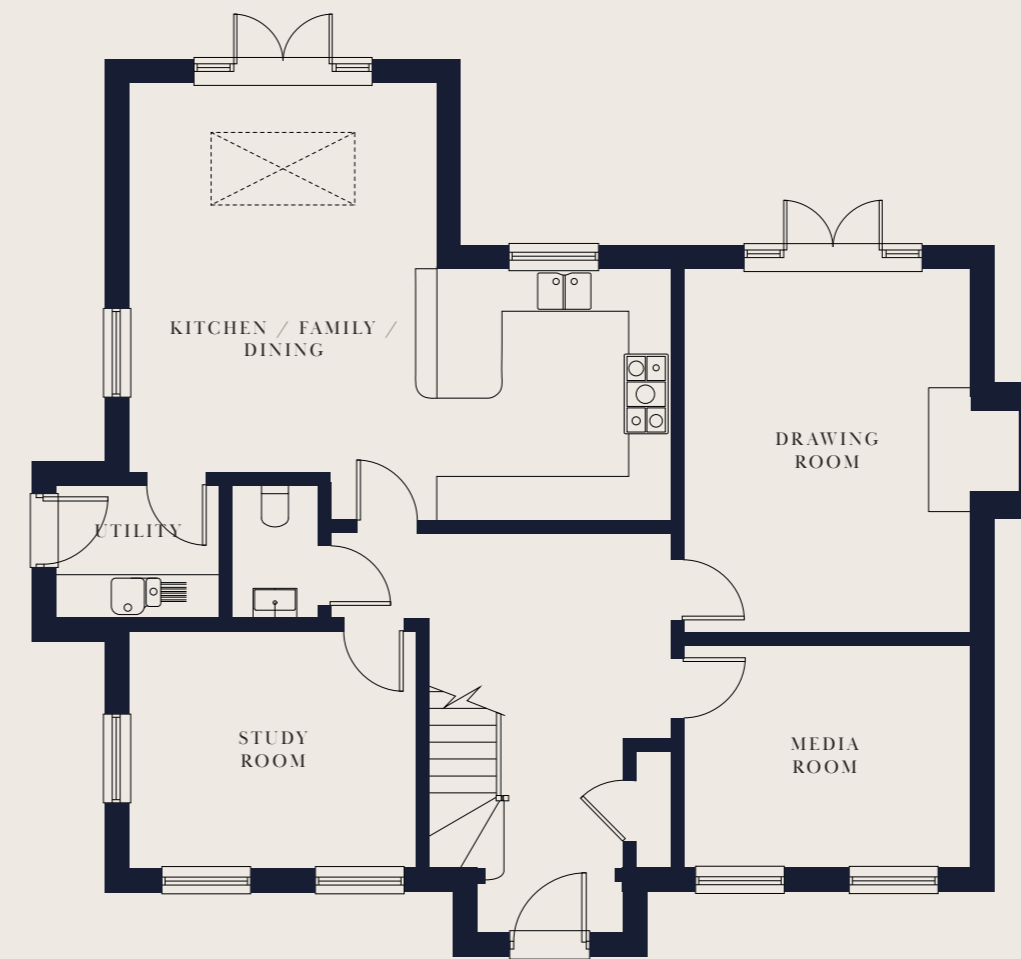
MEDIA ROOM
 4000 X 3150

UTILITY ROOM
 2365 X 1800

BEDROOM ONE
 4100 X 5100

BEDROOM TWO
 3700 X 3500

BEDROOM THREE
 4000 X 3350



GROUND FLOOR



FIRST FLOOR

PLOT TEN
THE DAFFODIL



KITCHEN/FAMILY/DINING
 10400 X 4300

STUDY
 3600 X 4500

DRAWING ROOM
 3700 X 5800

UTILITY ROOM
 3000 X 3400

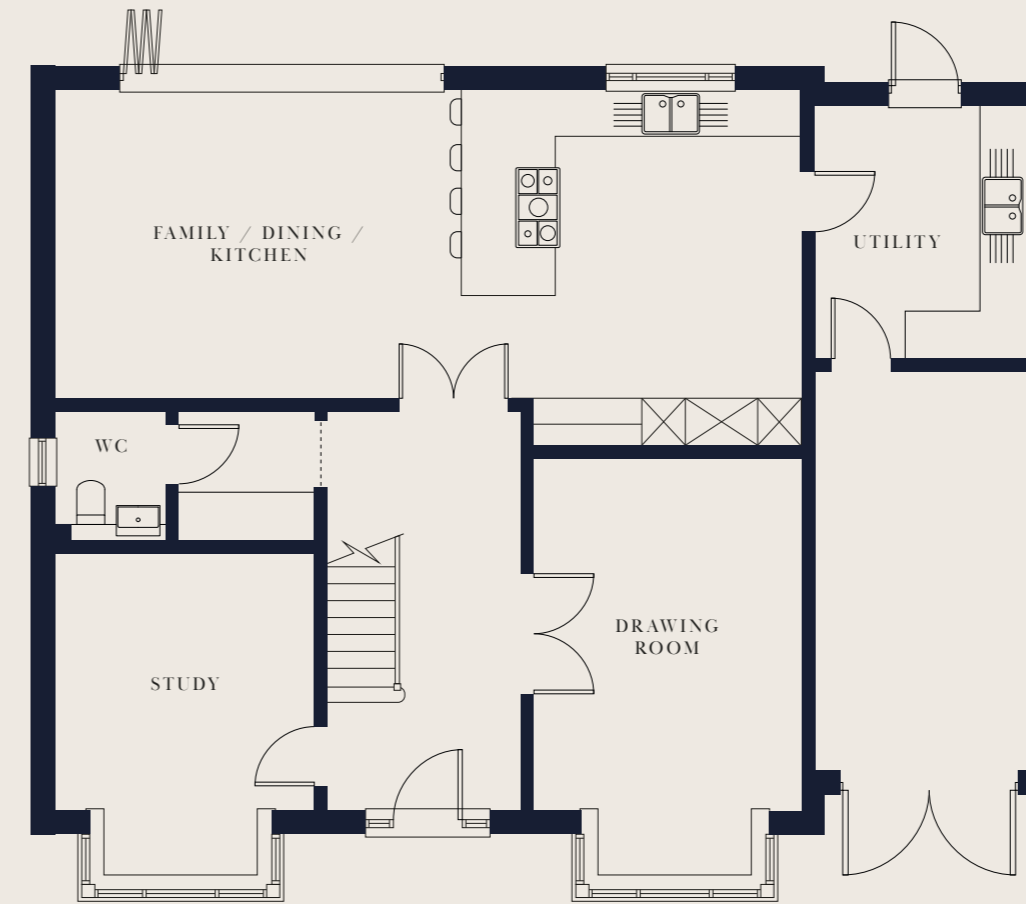
BEDROOM ONE
 3700 X 6000

BEDROOM TWO
 3600 X 3600

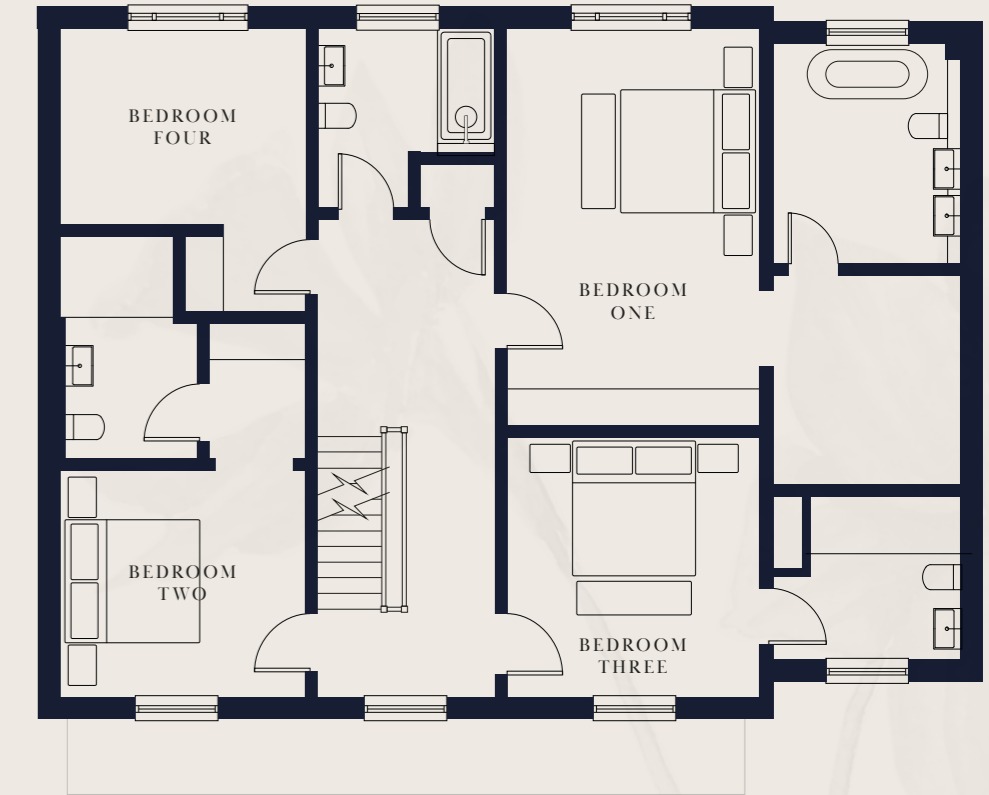
BEDROOM THREE
 3700 X 3900

BEDROOM FOUR
 3500 X 3600

FIRST FLOOR



GROUND FLOOR



PLOT ELEVEN
THE BUTTERCUP



KITCHEN / FAMILY / DINING
 7700 X 3700

STUDY
 2550 X 3700

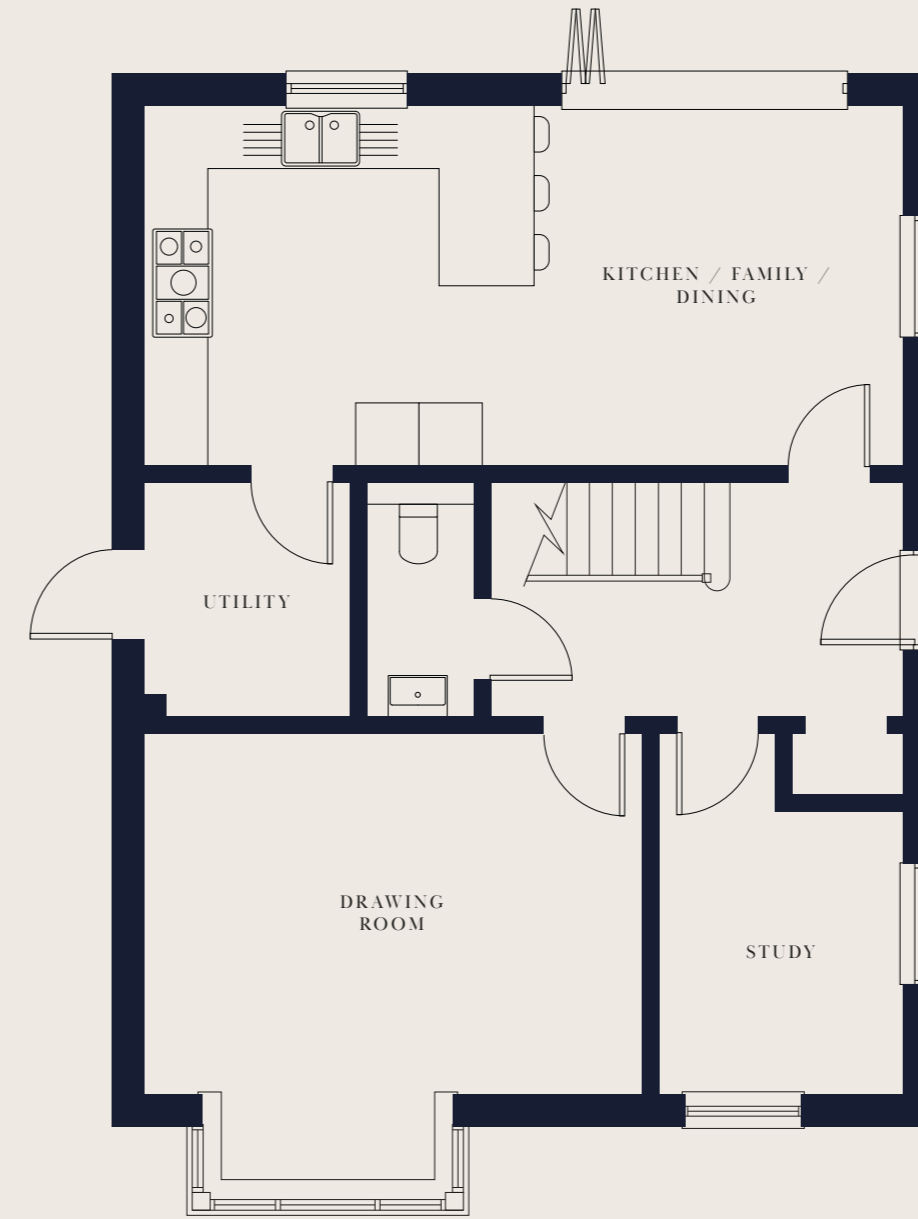
DRAWING ROOM
 5100 X 3700

UTILITY ROOM
 2100 X 2300

BEDROOM ONE
 4600 X 3700

BEDROOM TWO
 3800 X 3700

BEDROOM THREE
 3800 X 3700



GROUND FLOOR



FIRST FLOOR

PLOT TWELVE
THE BLUEBELL



KITCHEN / FAMILY / DINING
 10300 X 8100

STUDY
 3600 X 3500

DRAWING ROOM
 4050 X 5100

UTILITY ROOM
 2600 X 2300

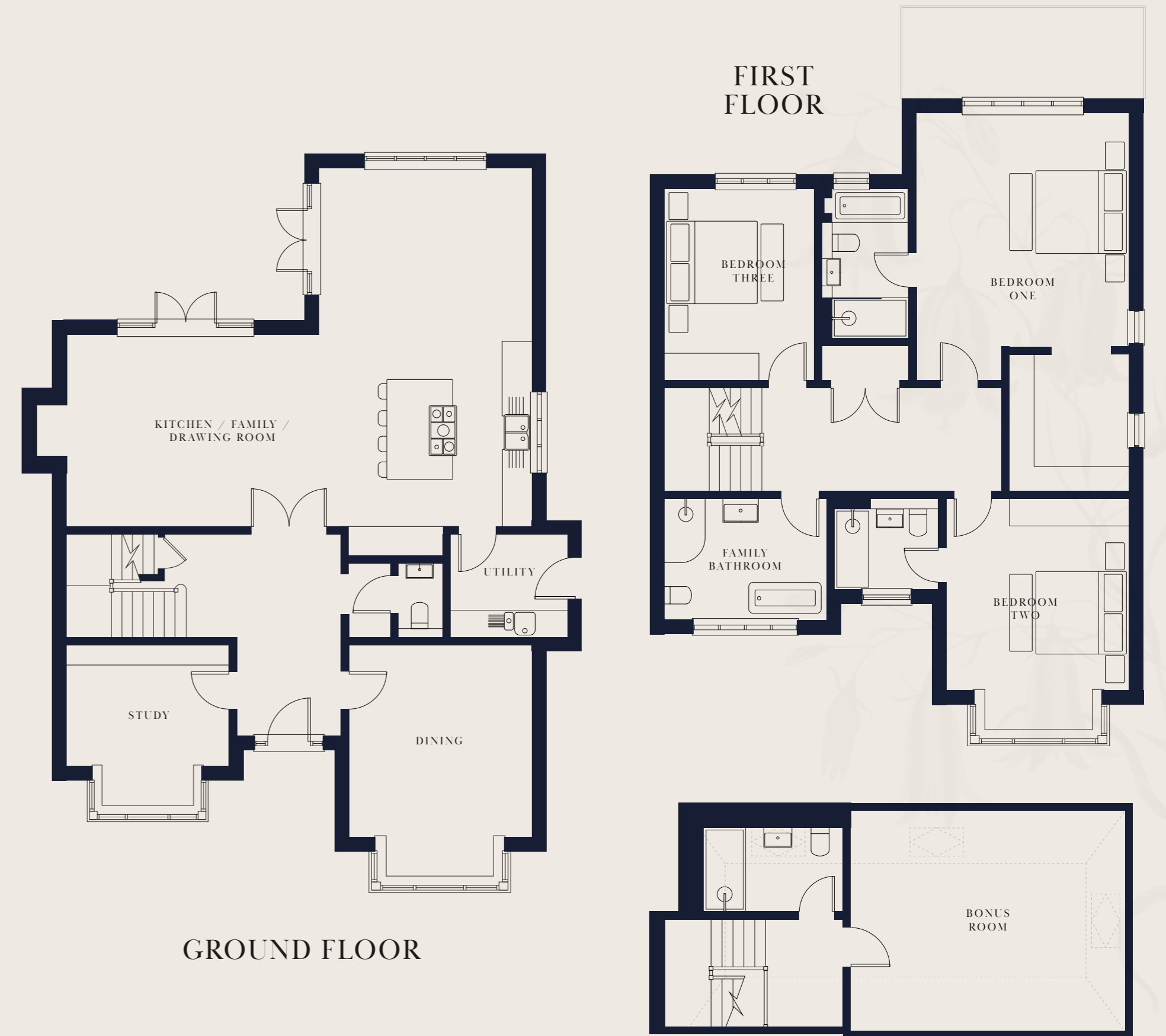
BEDROOM ONE
 4700 X 5000

BEDROOM TWO
 4100 X 5050

BEDROOM THREE
 3400 X 4200

FAMILY BATHROOM
 5200 X 6000

BONUS ROOM
 6100 X 5000



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



COMPUTER GENERATED IMAGE OF PLOT 10 - BEDROOM

SPECIFICATION

EXTERNAL

Handmade bricks and tiles offer a traditional build whilst the SIPs inner core provides very high levels of insulation. Period detailing, beautiful porches and highly efficient traditional timber windows set an elegant tone, whilst modern touches like weathershield external sockets and LED external lighting offer something a bit extra.

LANDSCAPING

Sandstone paths and generous patios, turfed gardens, with planted borders at the front and rear of each house.

ENERGY EFFICIENCY & SUSTAINABILITY

Exceptional thermal insulation, discreet solar panels integrated into the roofs, porous paving and fully SUDS compliant infrastructure.

LIGHTING

Energy efficient LED downlights and ceiling pendants with Lutron mood lighting and powered curtain control in main reception rooms and the master bedroom.

FLOOR COVERINGS

The ground floor is covered with high quality engineered wood flooring, perfect for the underfloor heating installed on ground and first floors. Luxury carpet to all other areas except bathrooms which have matching tiled walls and floors. Tiling to integral garage floors.

KITCHEN

Classically-designed and handmade kitchens with stone worktops and Miele appliances. Utility rooms with the same range of cabinets and stone.

FIREPLACES

Chesney Burlington stone fire surrounds with granite hearths and either a balanced or traditional flue for multifuel or gas stoves.

BATHROOMS

Individually designed to maximise space and a sense of luxury. Sanitaryware by Villeroy Boch, fittings by Hansgrohe and heated towel radiators in every bathroom. Feature Harvey George vanities in master ensembles.

HEATING

Central heating is provided by gas-fired boilers. Thermostatically-controlled underfloor heating set in concrete floors on the ground and first floor, as well as towel radiators to bathrooms. Nest smart thermostatic control with internet connectivity.

WINDOWS & DOORS

Bespoke double-glazed, energy-efficient casement windows and doors by Bereco, with a resilient factory finish paint. Spacious Origin slimline bifold doors to access the terrace and garden.

WOODWORK & CORNICING

Traditional timber mouldings for large skirtings and architrave complemented by decorative plaster cornice.

HOME AUTOMATION & SECURITY

CAT6 data cabling ensures future proofing for home control technologies and ensures the fibre optic BT connections can be used to their full ultra high speed capacity. Each home is also made ready for an integrated alarm system with remote monitoring capability.



HAWKSMOOR HOMES

Hawksmoor Homes has established a reputation for building fine homes of outstanding quality in the best locations.

Since completing its first house in 2012, the company has become widely acknowledged as one of the region's leading providers of superior homes. The business places huge emphasis on design excellence, which combines modern technology, traditional building practices and the use of fine materials. The principal thought is to create distinguished, innovative properties that offer individuality.

Hawksmoor Homes' goal is to build homes of timeless character, whilst also having a prominent understanding of the demands of 21st century lifestyles. The attention to detail and the developer's keen eye for excellence has been demonstrated over many years and culminates in a portfolio of magnificent properties.

The company partners with some of the industry's premier suppliers, consultants and architects to ensure its standards and vision are upheld at all times. In an industry that has seen countless small house builders absorbed by the large conglomerates, Hawksmoor Homes has retained its independence, allowing the company to keep its vision and values firmly within its grasp.

**Evening
Standard**
NEW HOMES
AWARDS 2021
WINNER



WWW.HAWKSMOORHOMES.CO.UK



SEYMOURS ESTATE AGENTS

SALES@SEYMOURS-LANDANDNEWHOMES.CO.UK

01483 355444

WWW.SEYMOURS-ESTATES.CO.UK

Disclaimer: The information in this brochure is indicative and is intended to act as a guide only as to the finished product. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Travel directions are courtesy of Google Maps and TFL and represent fastest journey times. Computer generated images are conceptual only and subject to change. Final materials and finished may differ from those shown. Hawksmoor Homes Limited operates a policy of continuous product development and reserves the right to alter any part of development specification at any time. For the latest information please consult one of our sales negotiators.



BLUEBELL

RISE