



Oldlands
Grange

Ripley, Surrey



Oldlands Grange is a stunning collection of 30 two, three and four bedroom family homes nestled between the charming Surrey villages of Ripley, Send and West Clandon.

Located in a picturesque rural setting, you can enjoy an exceptional quality of life. Not only do you have the great British countryside and a prosperous local community right on your doorstep, it offers easy access to London too. You'll also find a wealth of amenities within the towns of Guildford, Cobham and Woking.

It's the perfect balance of country living and convenience.





A thriving local community

At Oldlands Grange, you're perfectly positioned to fully enjoy Surrey life. In Ripley, you'll find a garden centre and farm shop, several art galleries and even a luxurious bridal boutique located in a beautiful, converted chapel. The local cafés and restaurants have lots to offer too. Whether you're looking for afternoon tea, a quick pub lunch, a night in with a takeaway or a fine-dining experience at a Michelin Star restaurant - there's something to suit every mood and occasion.

When you step outside your front door, you can explore pretty countryside walks - through woodlands, open fields or along the River Wey Navigation. Papercourt Lake is also perfect for a leisurely stroll and boasts a sailing and angling club, but that's not all that Ripley has to offer. It's also home to one of the oldest village greens in the country and hosts many exciting events throughout the year. This includes the popular monthly farmers' market, annual bonfire, summer fete and Christmas market.





Picture-perfect surroundings

Oldlands Grange is a new development featuring a range of traditional homes. A short drive south takes you to the iconic sights and beautiful villages of the Surrey Hills – a 422kmsq Area of Outstanding Natural Beauty. You can also reach the world-famous RHS Garden Wisley in just 10 minutes by car. It's the second most visited paid entry garden in the UK and where children and families can engage with nature and the great outdoors.

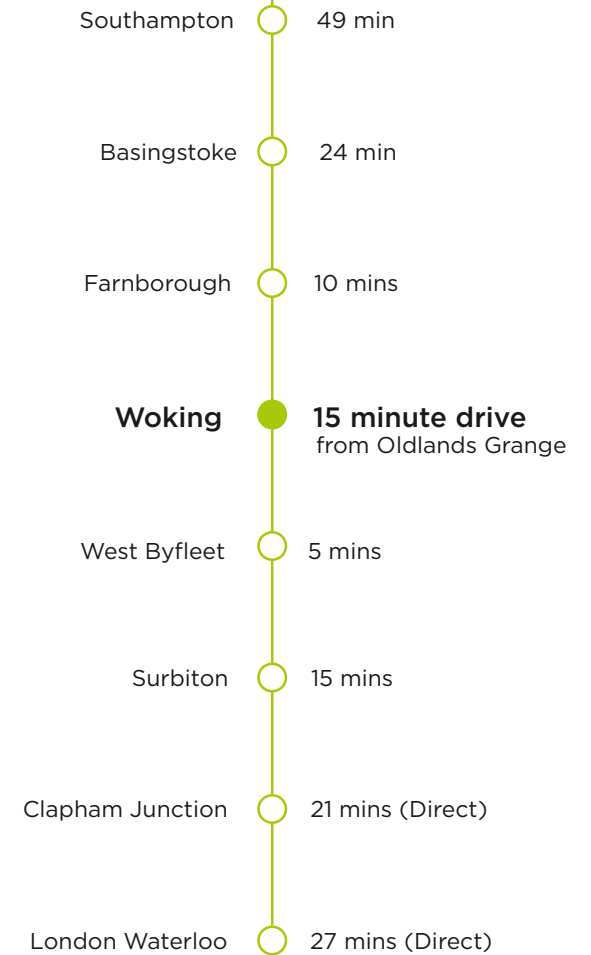
For golf lovers, the area caters for all needs – from pay-and-play facilities at Hoebriidge and Clandon Golf to full membership at one of the UK's most exclusive clubs 'The Wisley'. There are many other privately owned clubs nearby, so why not pay them a visit and see which one suits you?





Staying well-connected

In addition to its beautiful location, Oldlands Grange provides excellent road, rail and air links. It has several train stations nearby including Woking and Clandon - delivering a fast and frequent service to London Waterloo within just 27 minutes. You can also reach nearby towns of Guildford, Cobham and Woking in around 15 minutes by car. But if you fancy leaving the UK altogether, London Heathrow airport is only a 40-minute drive away, and London Gatwick can also be reached in approximately 40 minutes.





Learning and growing

Oldlands Grange is just a 15-minute walk from Send C of E Primary School. But there are several other education options for children of all ages including:

- Burpham Foundation Primary School
- Goldsworth Primary School
- Freemantles School
- St. John the Baptist Catholic Comprehensive School
- Send CofE Primary School
- St Bede's secondary School
- George Abbot School
- Cranmore School
- RGS - Royal Grammer School
- Guildford College





Oldlands Grange



Numbers 19-30
affordable housing

FUTURE
HOUSING





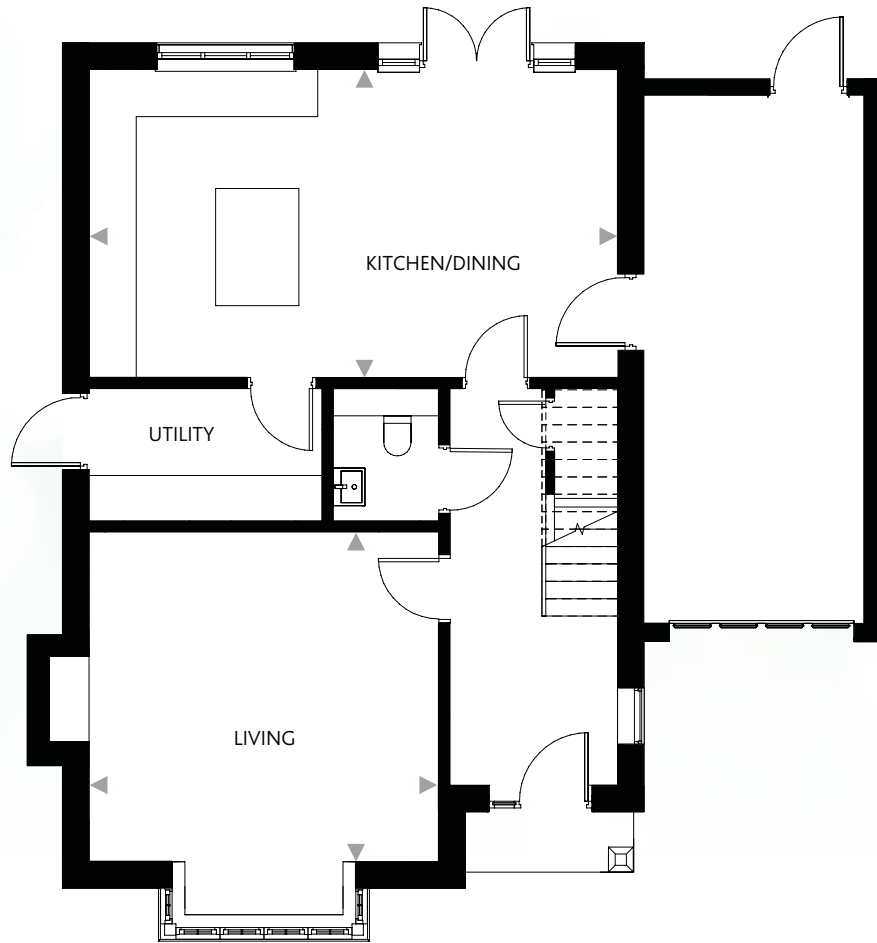
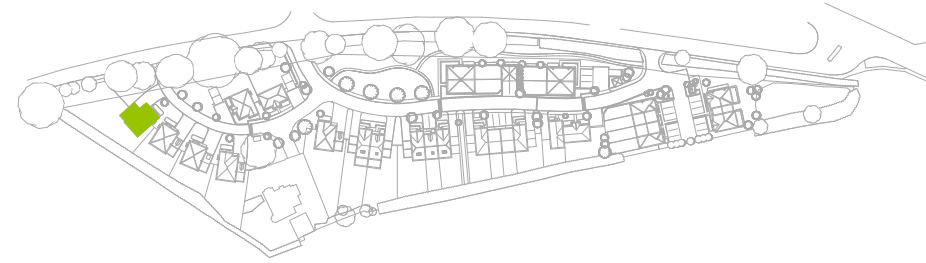
Houses 1, 2, 3, 4 & 7 - four bedroom detached homes



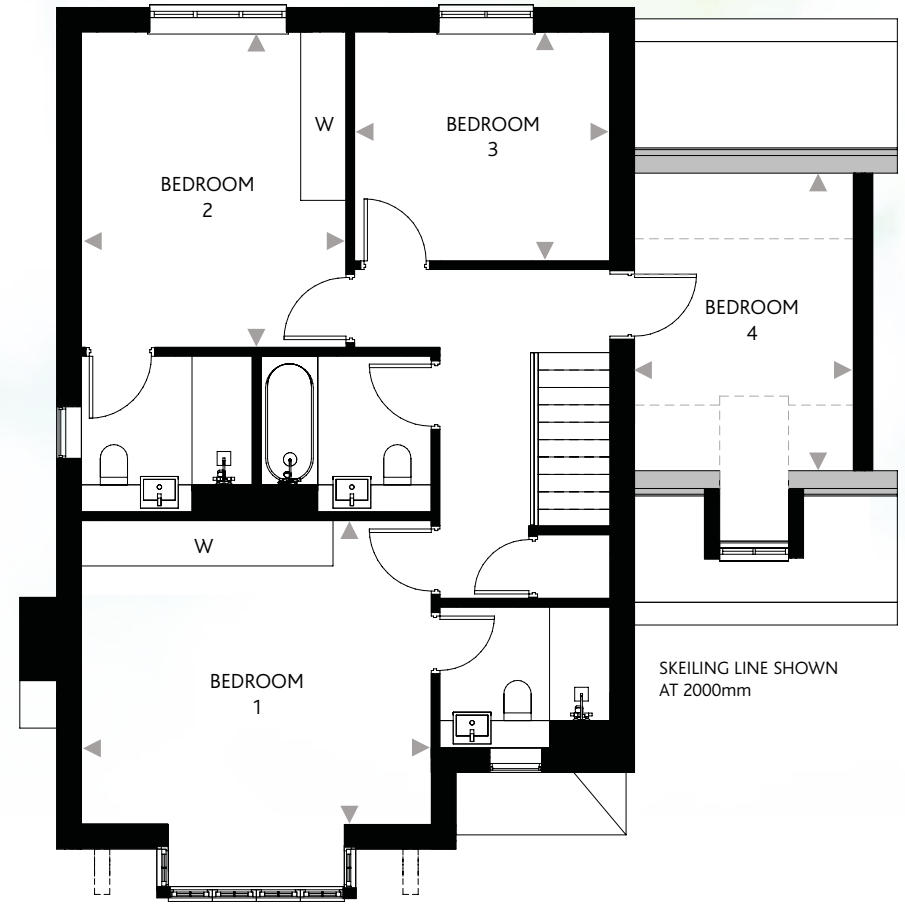


House 1

	metric	imperial
KITCHEN/DINING	6950 X 4050	22' 9" x 13' 4"
LIVING	4600 X 4345	15' 1" x 14' 3"
BEDROOM 1	4600 X 4000	15' 1" x 13' 1"
BEDROOM 2	4120 X 3450	13' 6" x 11' 3"
BEDROOM 3	3325 X 2960	10' 10" x 9' 8"
BEDROOM 4	3340 X 3300	10' 11" x 10' 9"



GROUND FLOOR

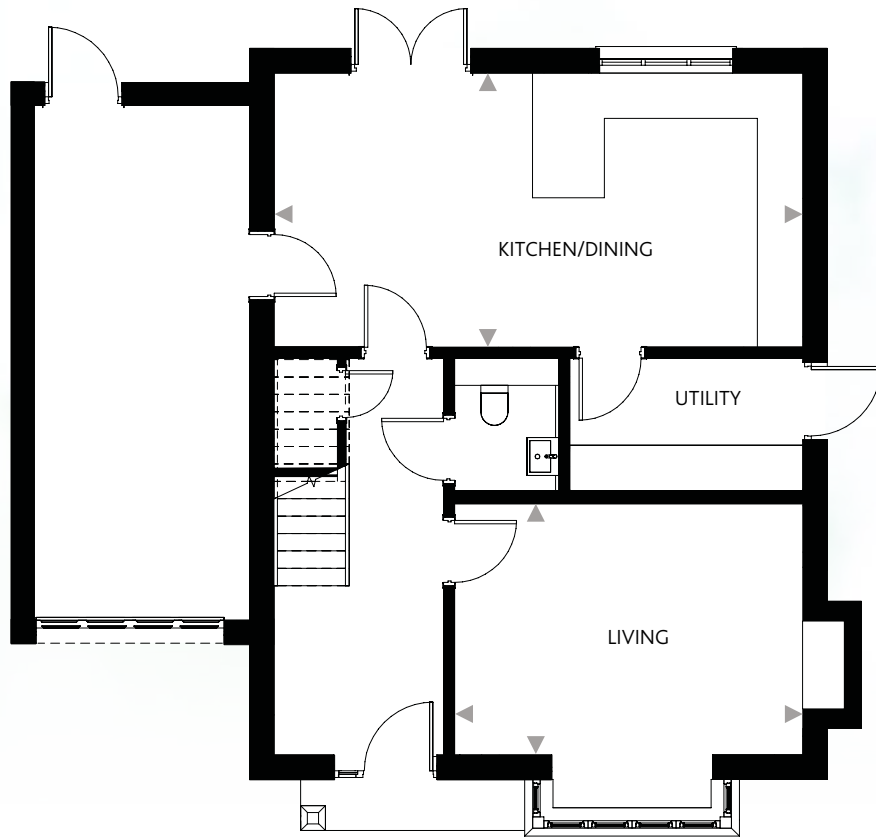
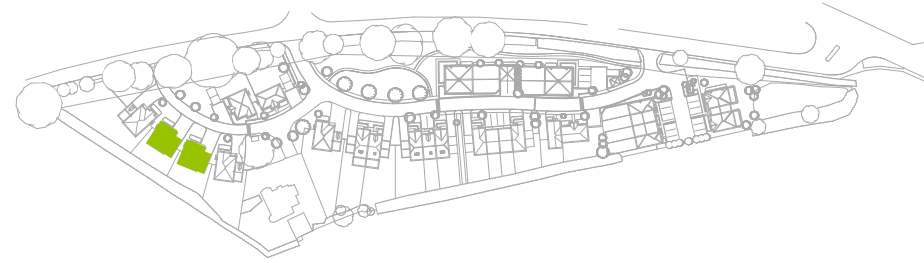


FIRST FLOOR

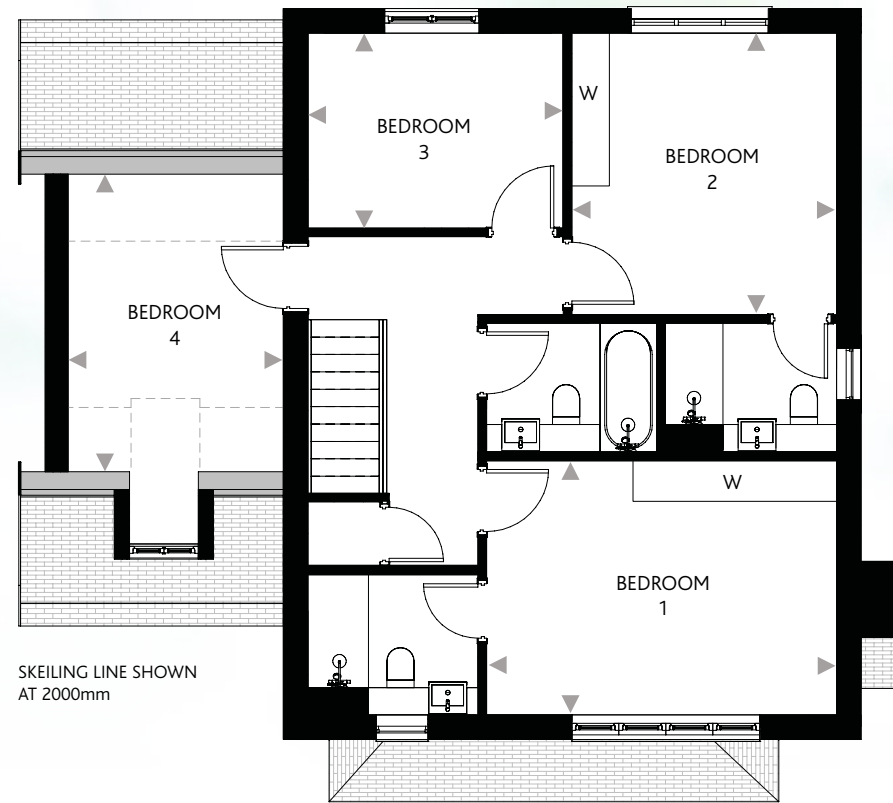


Houses 2 & 3

	metric	imperial
KITCHEN/DINING	6950 X 3600	22' 9" x 11' 9"
LIVING	4575 X 3330	14' 11" x 10' 11"
BEDROOM 1	4575 X 3330	14' 11" x 10' 11"
BEDROOM 2	3675 X 3450	12' 0" x 11' 3"
BEDROOM 3	3325 X 2530	10' 10" x 8' 3"
BEDROOM 4	3685 X 3230	12' 1" x 10' 7"



GROUND FLOOR

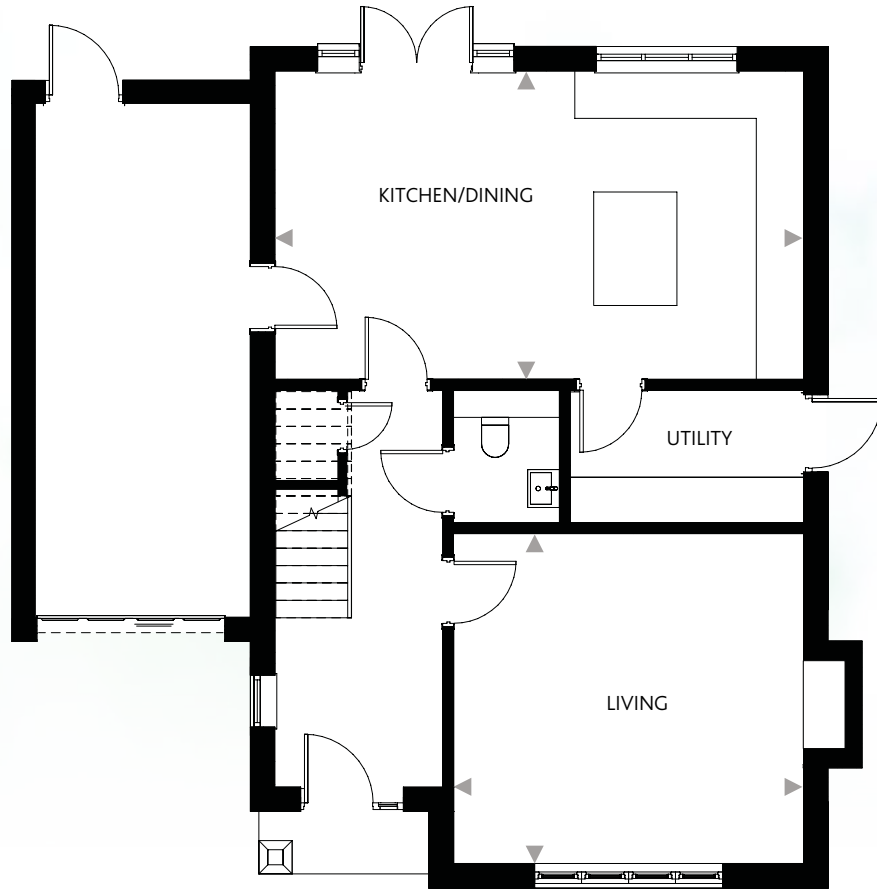
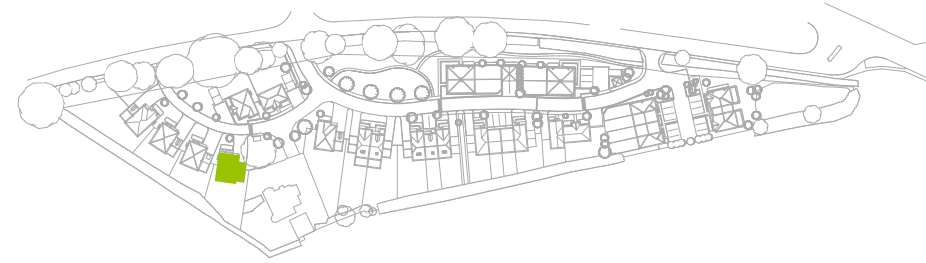


FIRST FLOOR

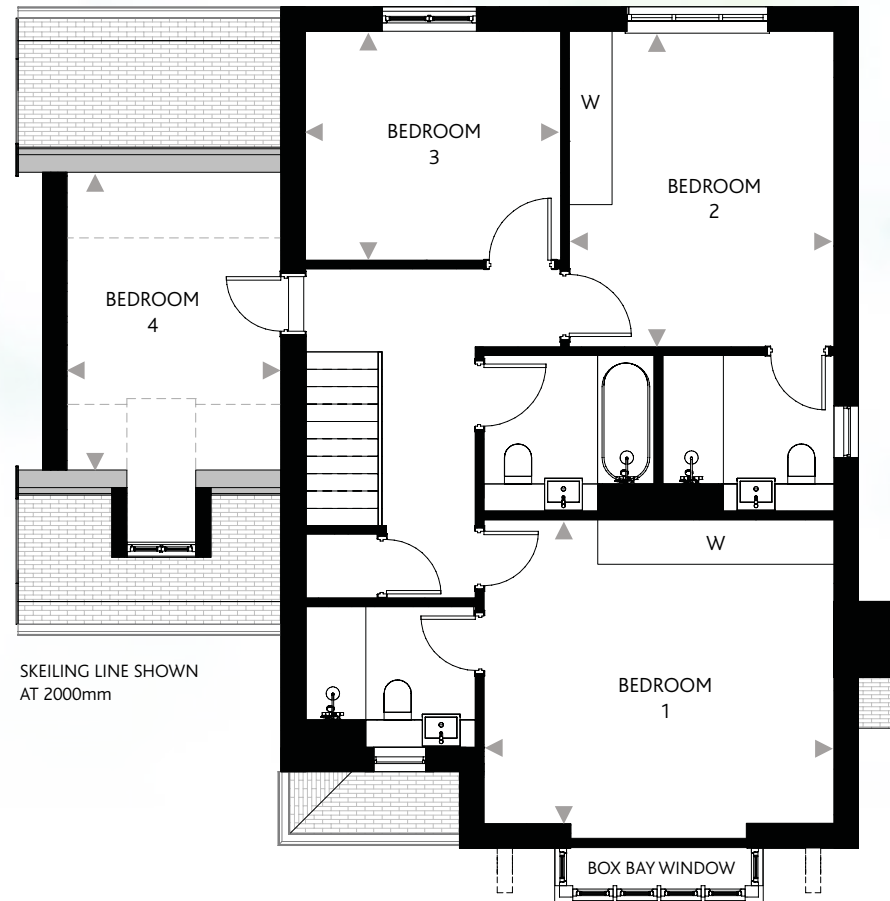


House 4

	metric	imperial
KITCHEN/DINING	6950 x 4050	22' 9" x 13' 3"
LIVING	4600 x 4345	15' 1" x 14' 3"
BEDROOM 1	4600 x 3970	15' 1" x 13' 0"
BEDROOM 2	4120 x 3450	13' 6" x 11' 3"
BEDROOM 3	3325 x 2980	10' 10" x 9' 9"
BEDROOM 4	3330 x 3340	10' 11" x 10' 11"



GROUND FLOOR

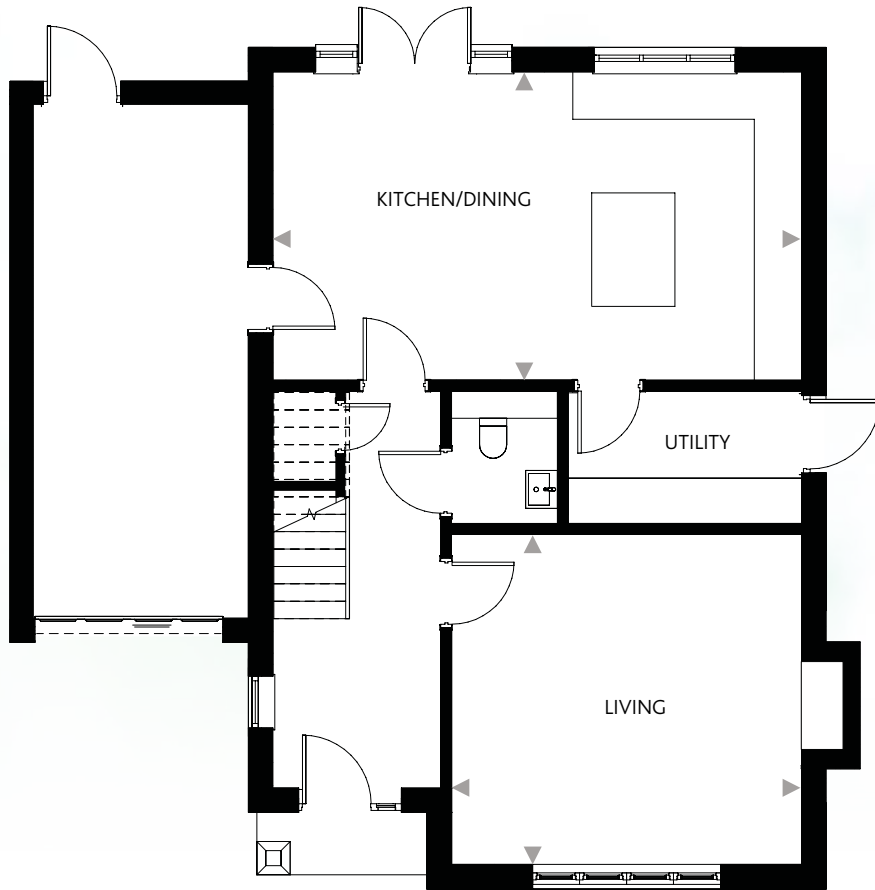
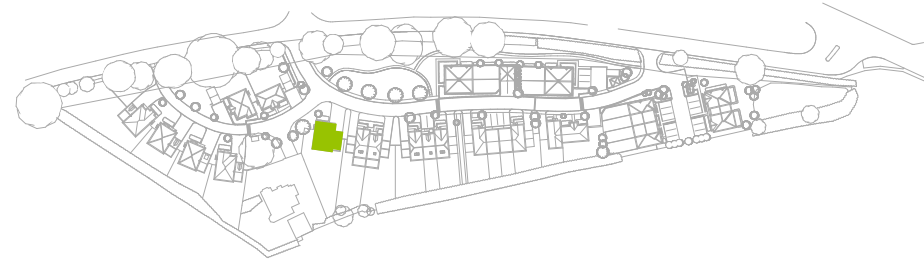


FIRST FLOOR

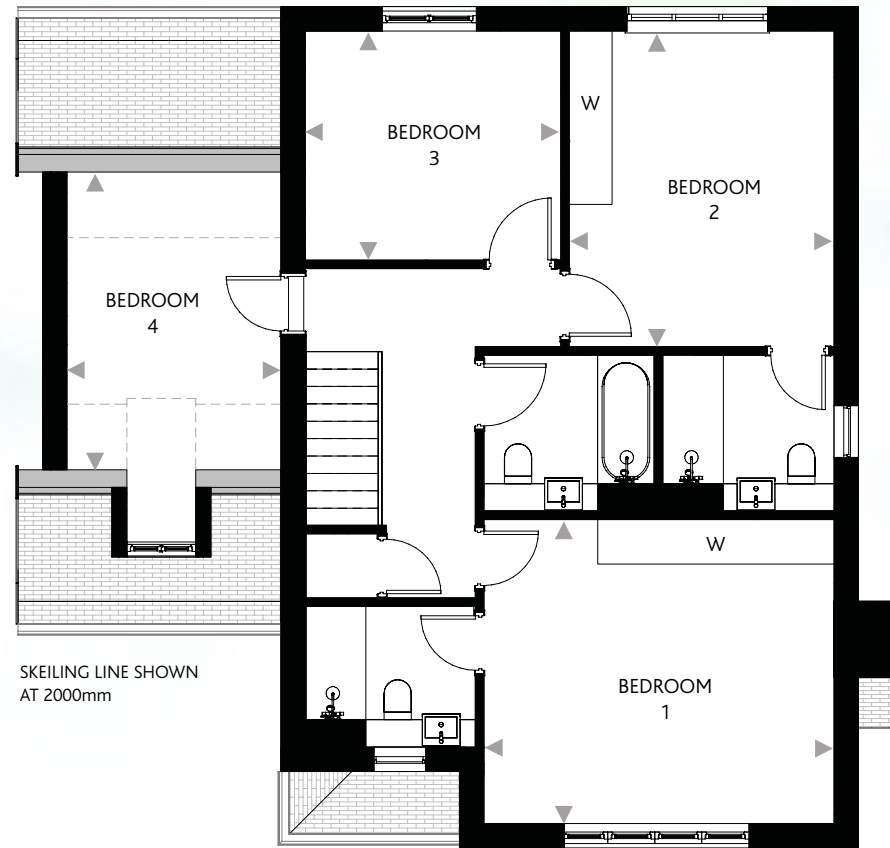


House 7

	metric	imperial
KITCHEN/DINING	6950 x 4050	22' 9" x 13' 3"
LIVING	4600 x 4345	15' 1" x 14' 3"
BEDROOM 1	4600 x 3970	15' 1" x 13' 0"
BEDROOM 2	4120 x 3450	13' 6" x 11' 3"
BEDROOM 3	3325 x 2980	10' 10" x 9' 9"
BEDROOM 4	3283 x 3724	10' 7" x 12' 2"



GROUND FLOOR



FIRST FLOOR



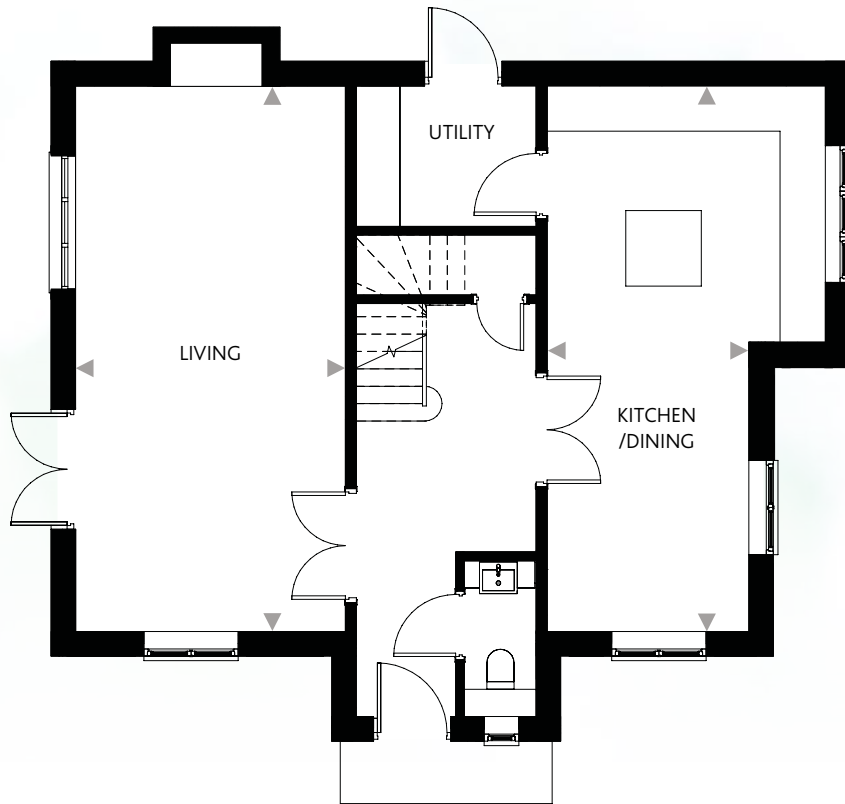
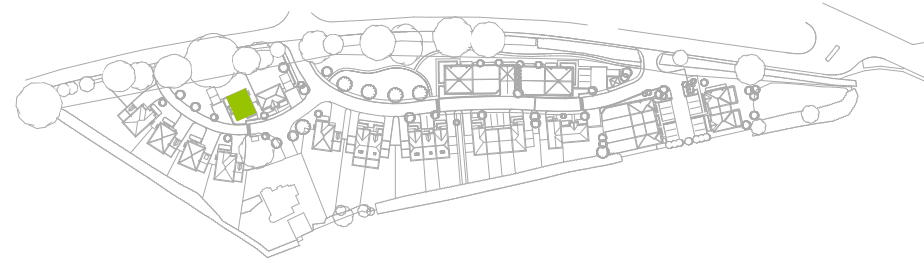
House 5 - three bedroom detached home



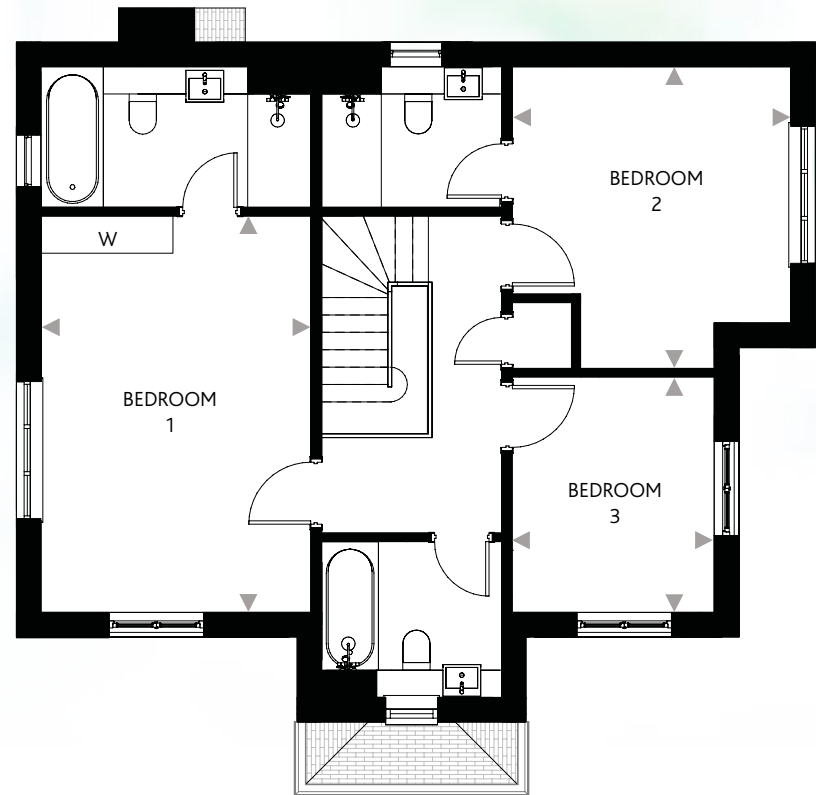


House 5

	metric	imperial
KITCHEN/DINING	7180 X 2640	23' 6" x 8' 7"
LIVING	7180 X 3360	23' 6" x 11' 0"
BEDROOM 1	5260 X 3550	17' 3" x 10' 11"
BEDROOM 2	3660 X 3940	11' 0" x 12' 11"
BEDROOM 3	3060 X 2650	10' 0" x 8' 8"



GROUND FLOOR



FIRST FLOOR



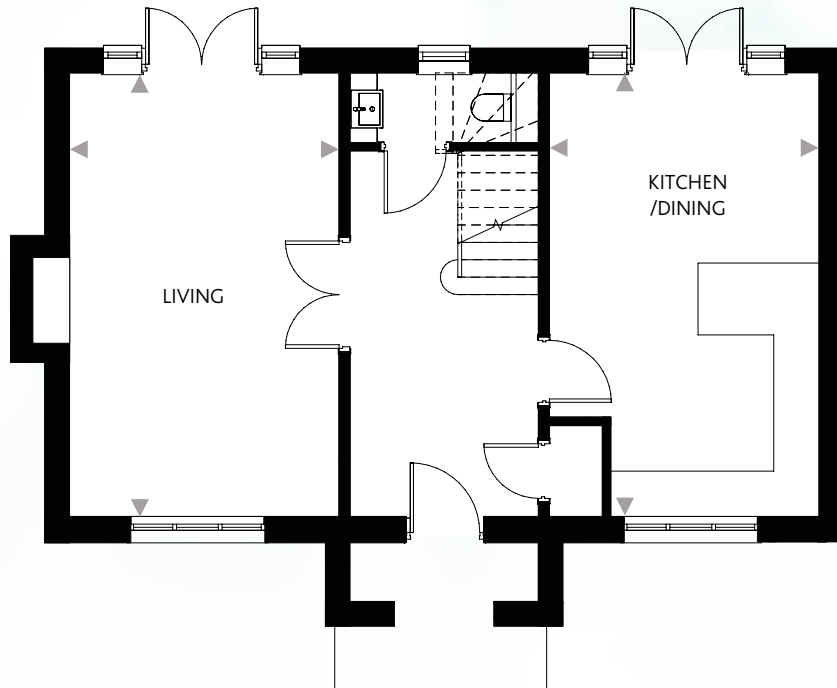
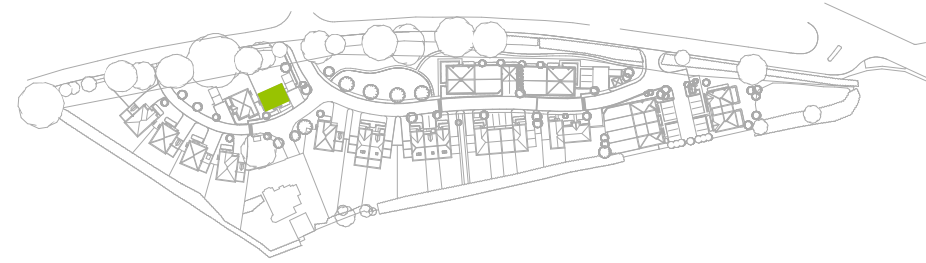
House 6 - three bedroom detached home



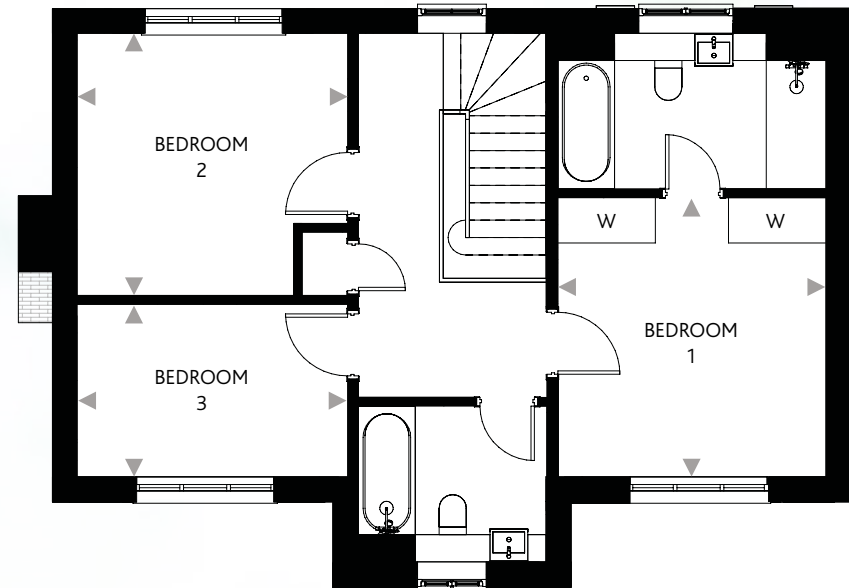


House 6

	metric	imperial
KITCHEN/DINING	5230 X 3530	17' 1" x 11' 6"
LIVING	5230 X 3530	17' 1" x 11' 6"
BEDROOM 1	3660 X 3530	12' 0" x 11' 6"
BEDROOM 2	3530 X 3410	11' 6" x 11' 2"
BEDROOM 3	3530 X 2250	11' 6" x 7' 4"



GROUND FLOOR



FIRST FLOOR



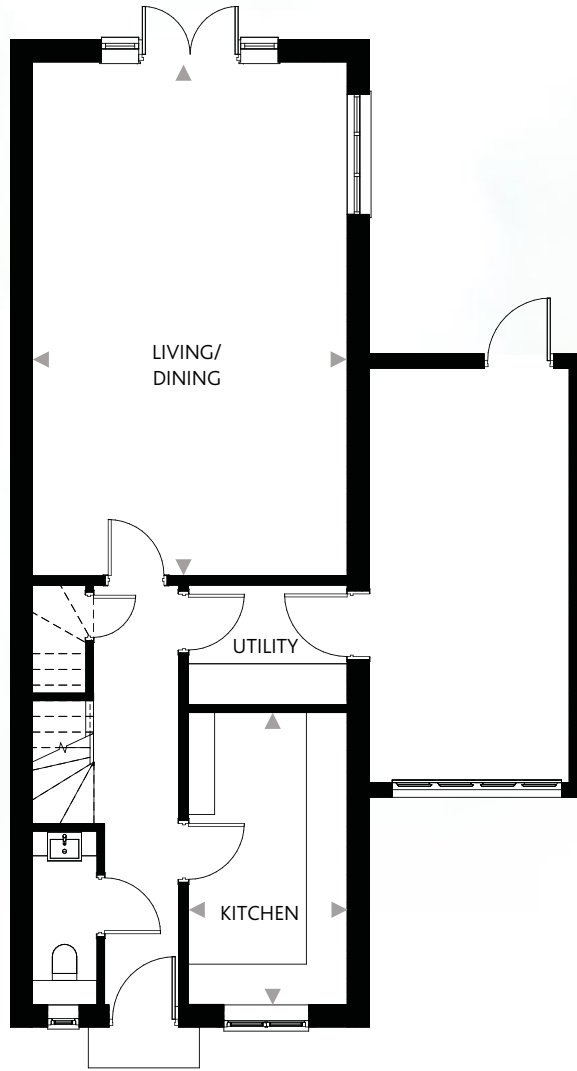
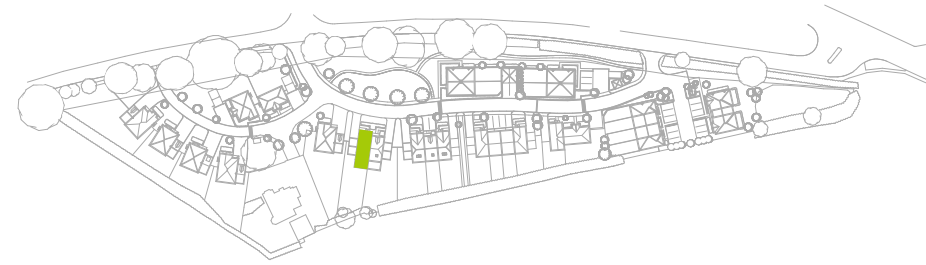
Houses 8, & 9 - three bedroom, three storey semi-detached homes



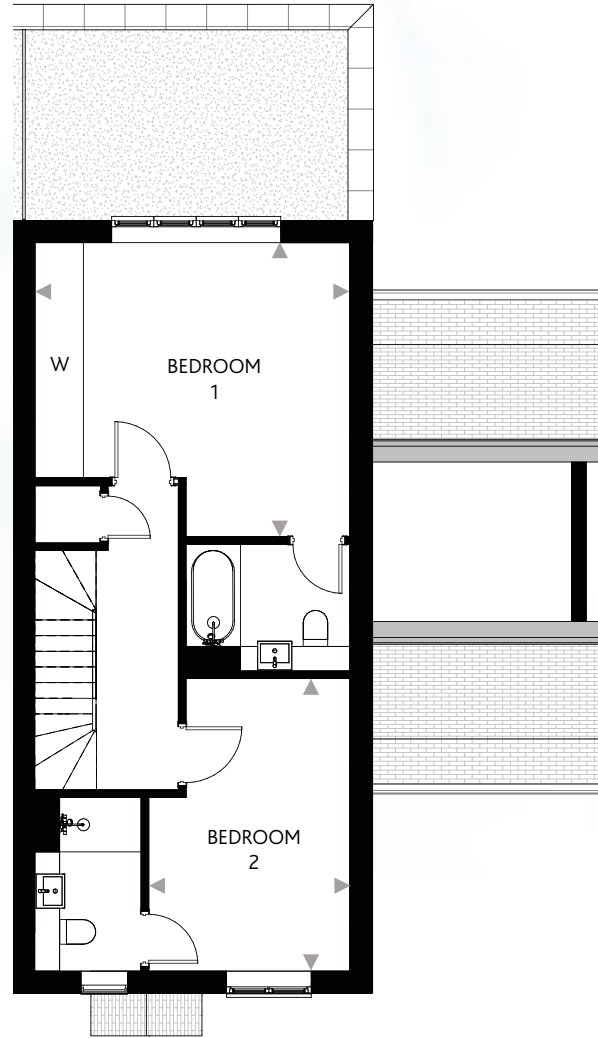


House 8

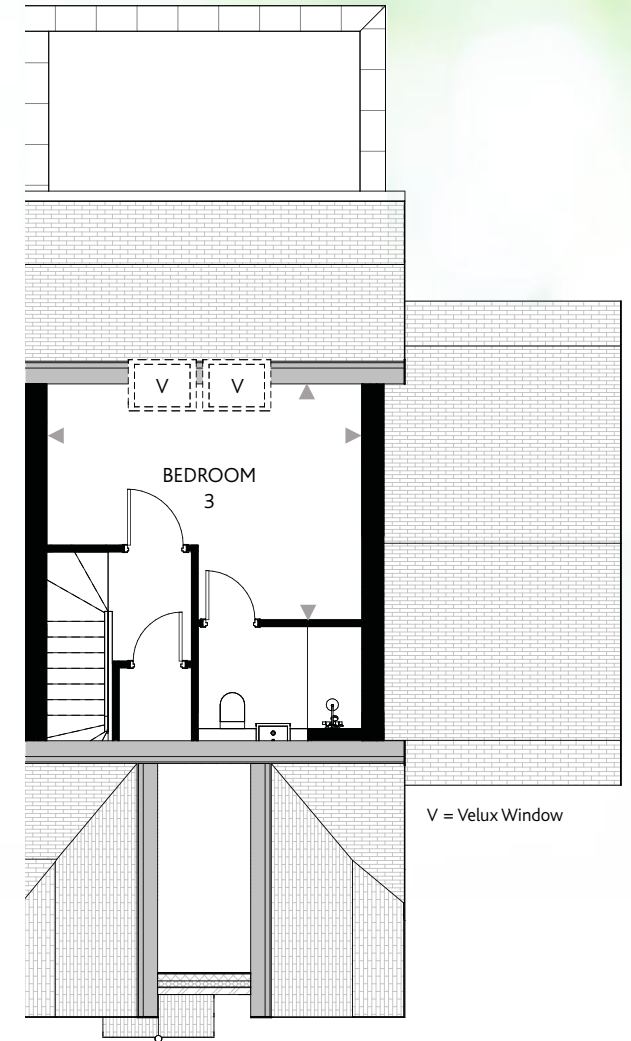
	metric	imperial
KITCHEN	4260 X 2300	13' 11" x 7' 6"
LIVING/DINING	7510 X 4575	24' 7" x 15' 0"
BEDROOM 1	4575 X 4280	15' 0" x 14' 0"
BEDROOM 2	4260 X 2910	13' 11" x 9' 6"
BEDROOM 3	4575 X 3630	15' 0" x 11' 10"



GROUND FLOOR



FIRST FLOOR



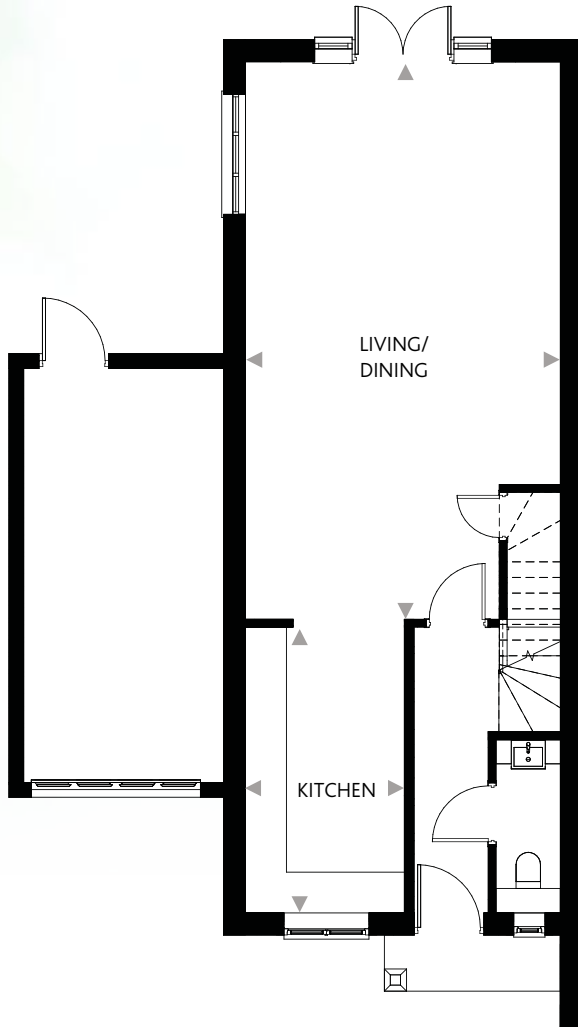
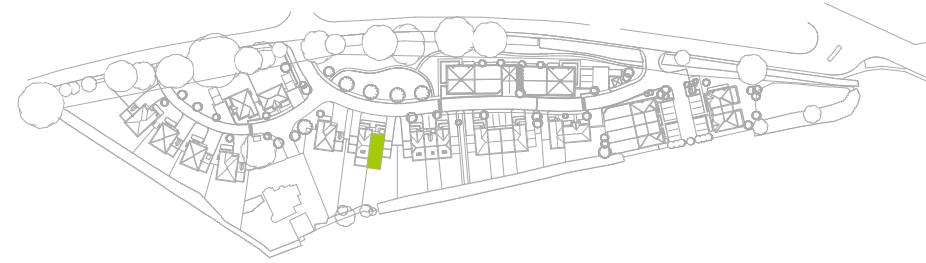
V = Velux Window

SECOND FLOOR

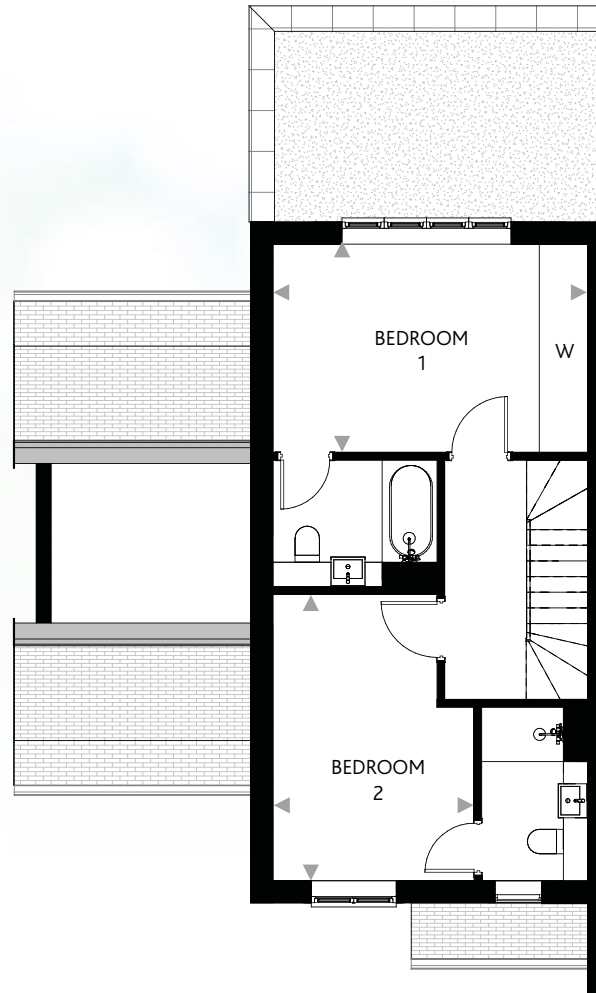


House 9

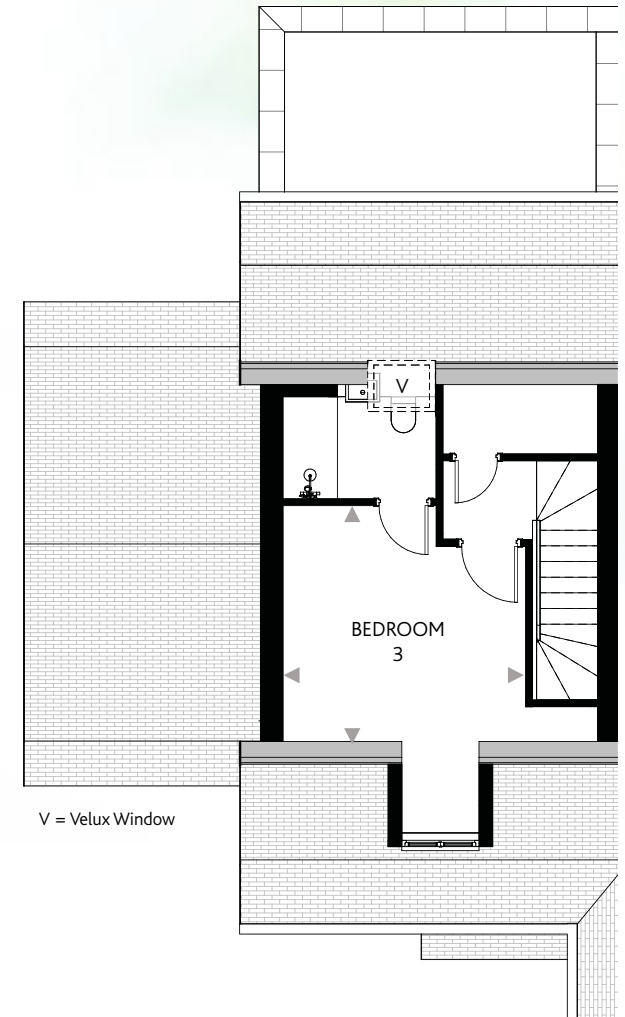
	metric	imperial
KITCHEN	4130 X 2585	13' 6" x 8' 5"
LIVING/DINING	8030 X 4580	26' 4" x 15' 0"
BEDROOM 1	4580 X 3020	15' 0" x 9' 10"
BEDROOM 2	4170 X 2920	13' 8" x 9' 6"
BEDROOM 3	4575 X 3630	15' 0" x 11' 10"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

V = Velux Window



Houses 10, 11 & 12 - three bedroom, three storey terrace homes

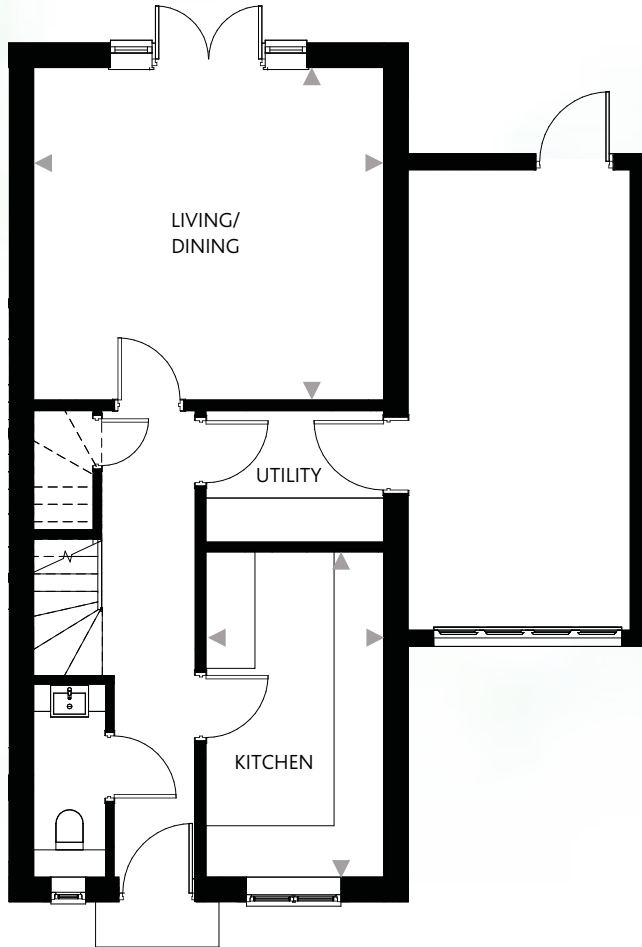
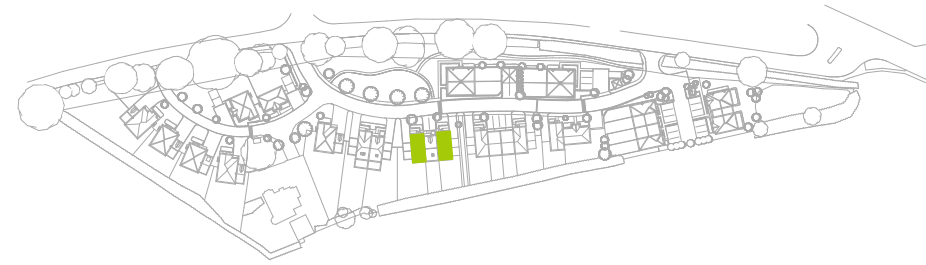




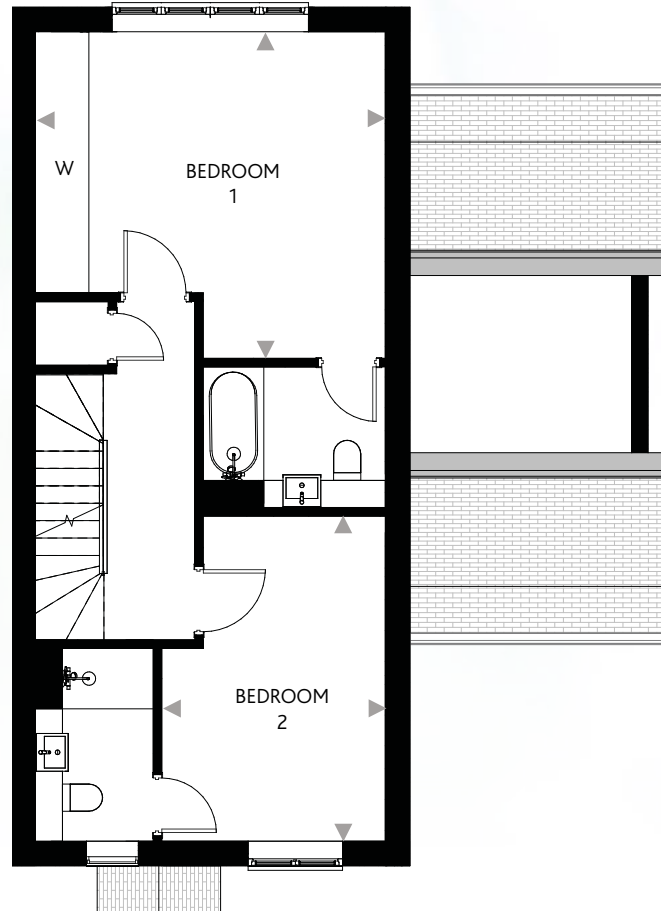
Houses 10 & 12

(HOUSE 12 MIRROR IMAGE)

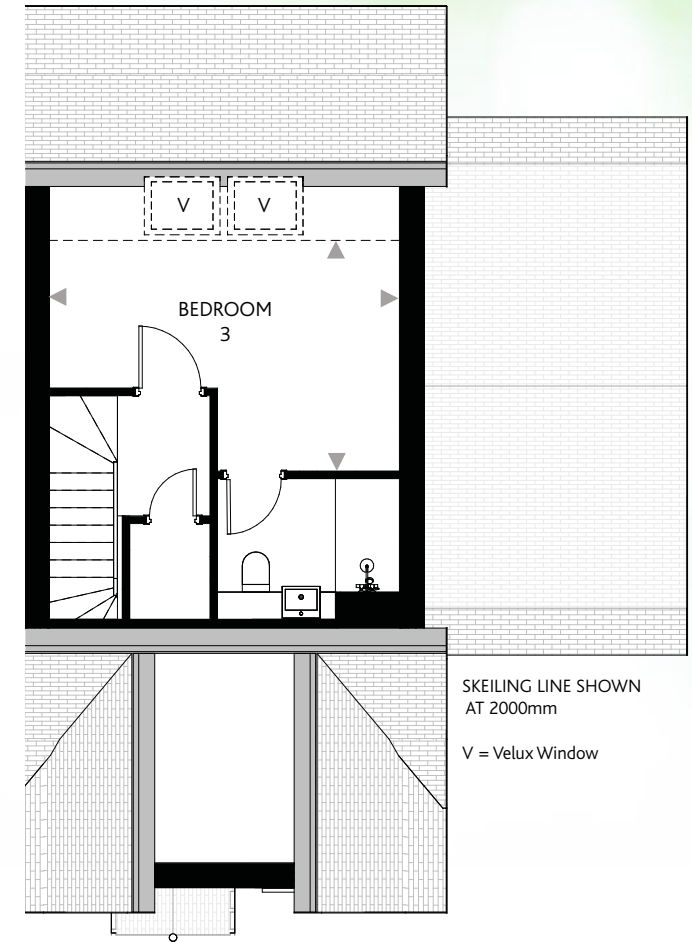
	metric	imperial
KITCHEN	4360 X 2320	14' 3" x 7' 7"
LIVING/DINING	4575 X 4365	15' 0" x 14' 3"
BEDROOM 1	4265 X 4575	13' 11" x 15' 0"
BEDROOM 2	4245 X 2900	13' 11" x 9' 6"
BEDROOM 3	4575 X 3000	15' 0" x 9' 10"



GROUND FLOOR



FIRST FLOOR

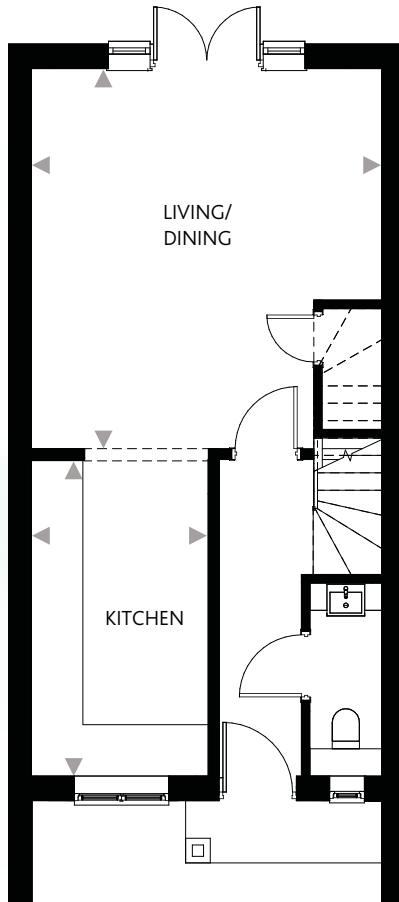
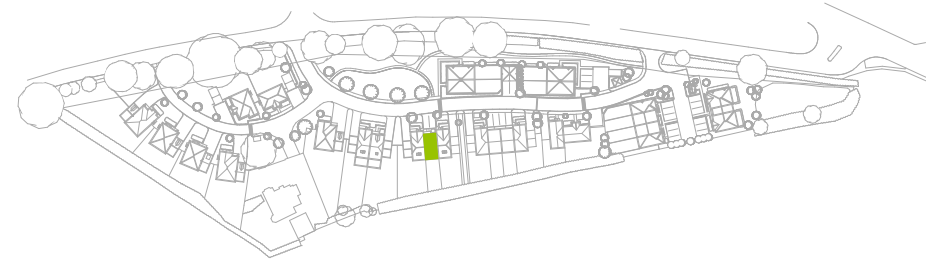


SECOND FLOOR

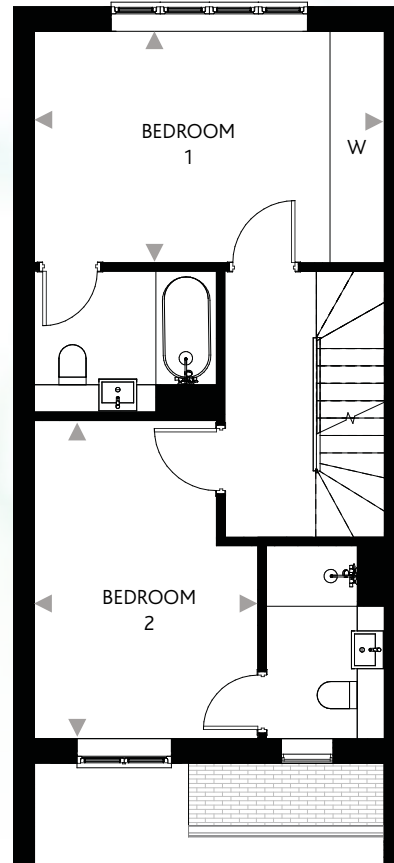


House 11

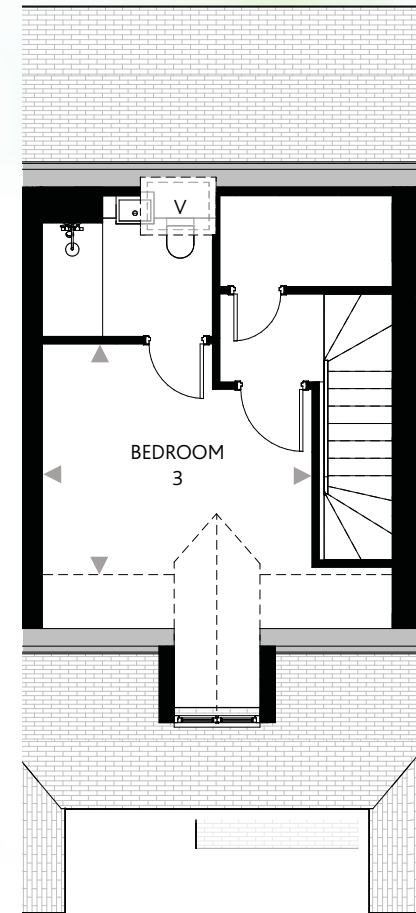
	metric	imperial
KITCHEN	4150 X 2300	13' 7" x 7' 6"
LIVING/DINING	5000 X 4580	16' 4" x 15' 0"
BEDROOM 1	4580 X 3000	15' 0" x 9' 10"
BEDROOM 2	4150 X 2900	13' 7" x 9' 6"
BEDROOM 3	3520 X 3700	11' 6" x 12' 1"



GROUND FLOOR



FIRST FLOOR



SKEILING LINE SHOWN AT 2000mm
V = Velux Window

SECOND FLOOR



Houses 13, 14, 15 & 16 - two bedroom terrace homes

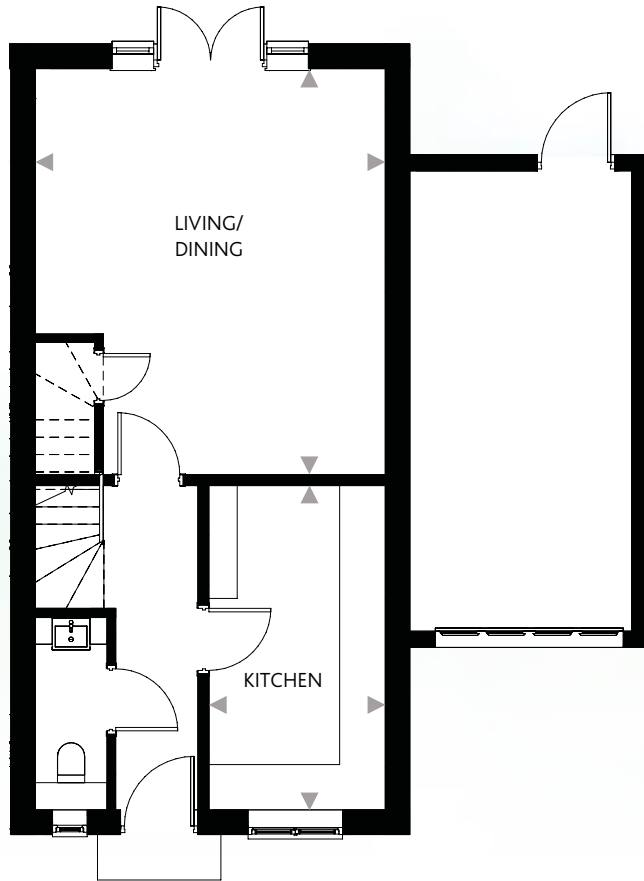
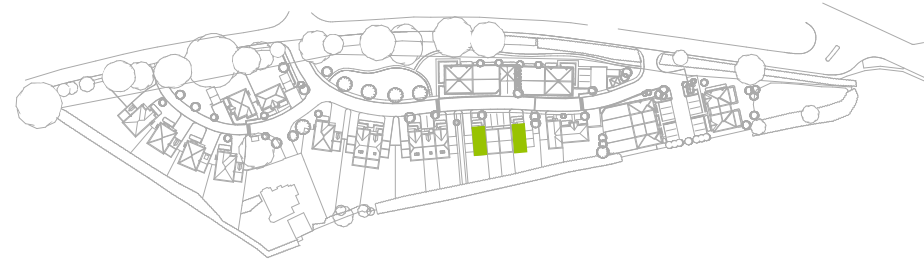




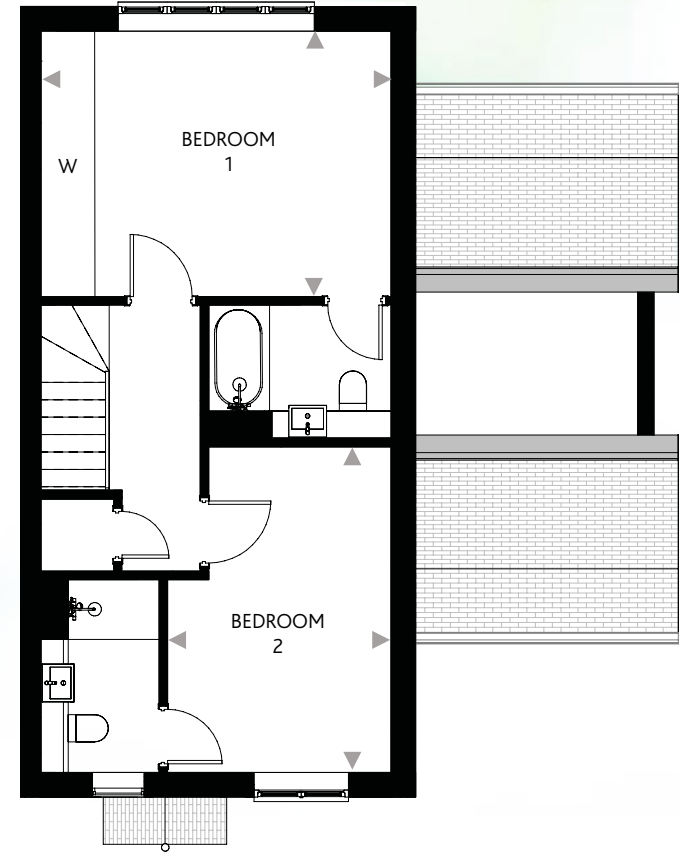
Houses 13 & 16

(HOUSE 16 MIRROR IMAGE)

	metric	imperial
KITCHEN	4500 X 2600	14' 9" x 8' 6"
LIVING/DINING	5310 X 4575	17' 5" x 15' 0"
BEDROOM 1	4375 X 3470	14' 4" x 11' 4"
BEDROOM 2	4270 X 2920	14' 0" x 9' 6"



GROUND FLOOR



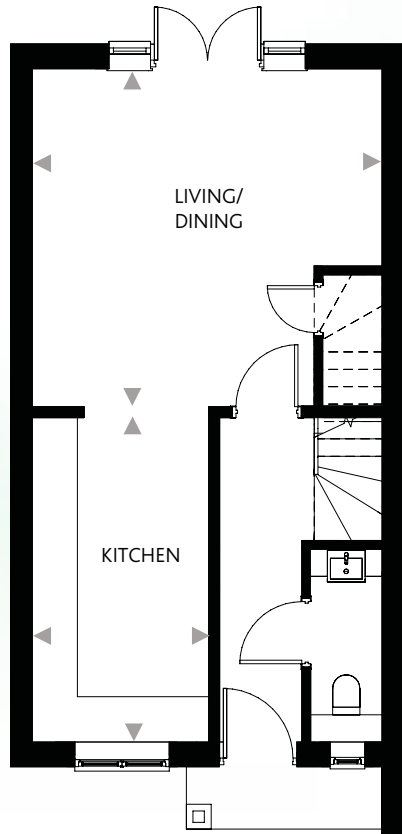
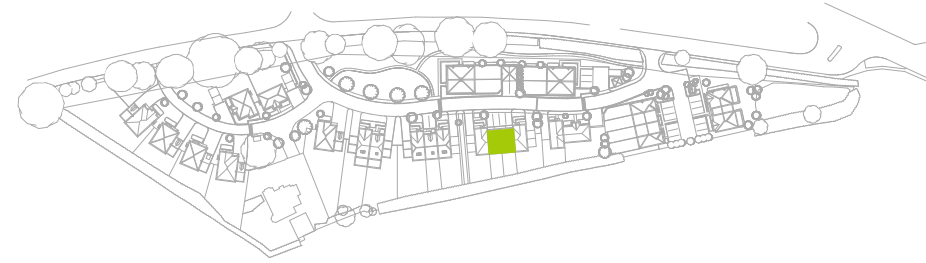
FIRST FLOOR



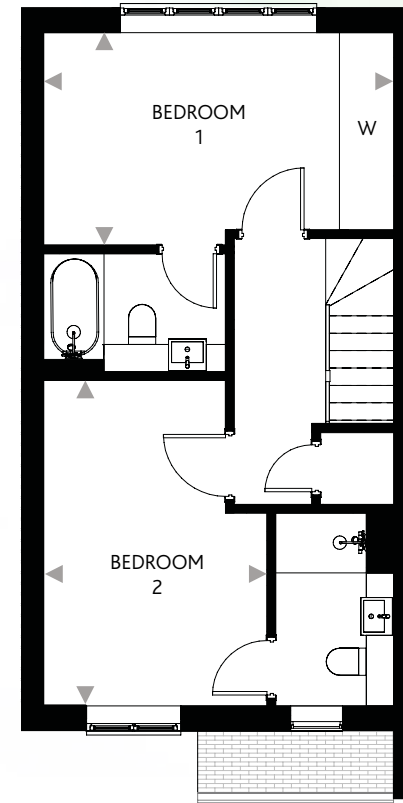
Houses 14 & 15

(HOUSE 15 MIRROR IMAGE)

	metric	imperial
KITCHEN	4500 X 2600	14' 9" x 8' 6"
LIVING/DINING	4650 X 4580	15' 3" x 15' 0"
BEDROOM 1	4580 X 2770	15' 0" x 9' 1"
BEDROOM 2	4280 X 2920	14' 0" x 9' 6"



GROUND FLOOR



FIRST FLOOR



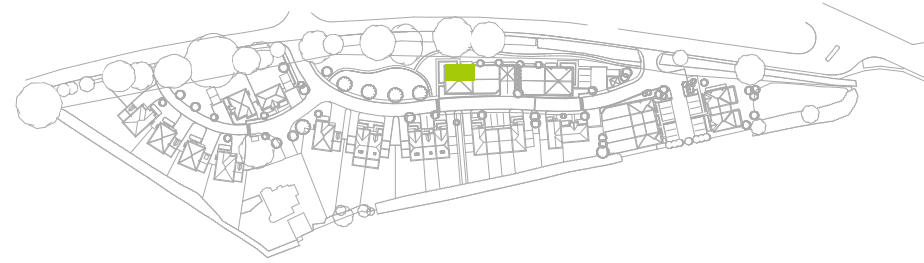
Houses 17 & 18 - three bedroom semi-detached homes



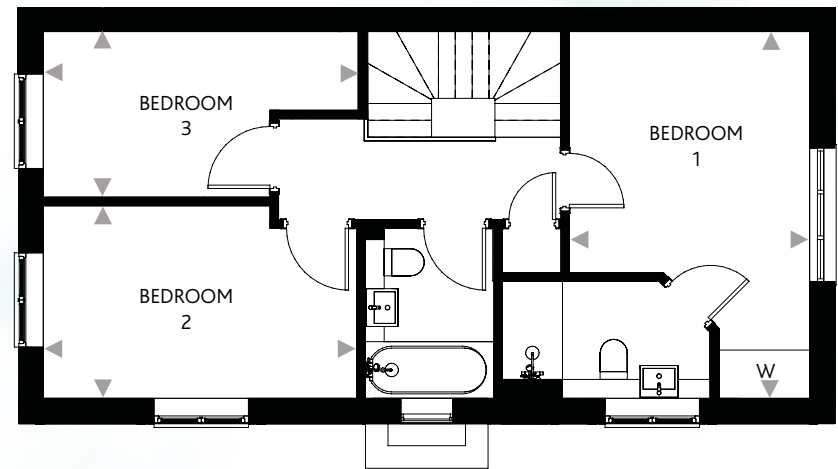


House 17

	metric	imperial
KITCHEN/DINING	4800 x 3125	15' 8" x 10' 3"
LIVING	4800 x 4100	15' 8" x 13' 5"
BEDROOM 1	4800 x 3125	15' 8" x 10' 3"
BEDROOM 2	4120 x 2550	13' 6" x 8' 4"
BEDROOM 3	4110 x 2150	13' 5" x 7' 0"



GROUND FLOOR

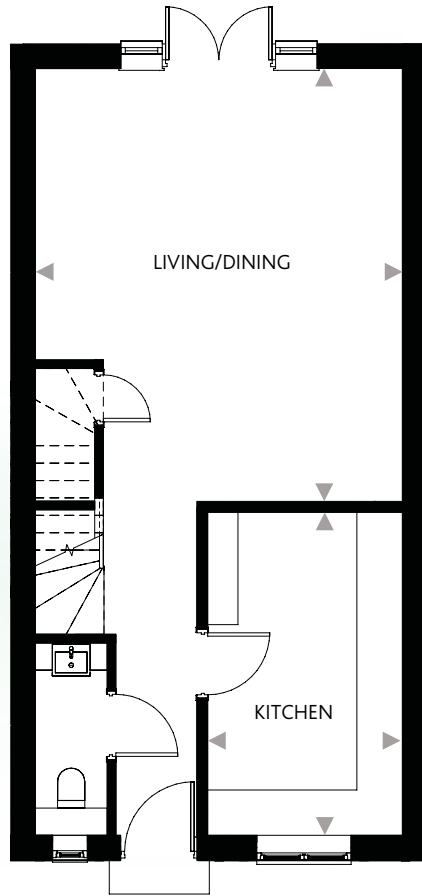
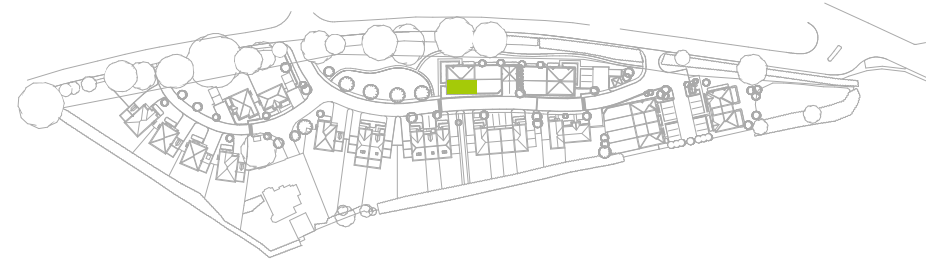


FIRST FLOOR

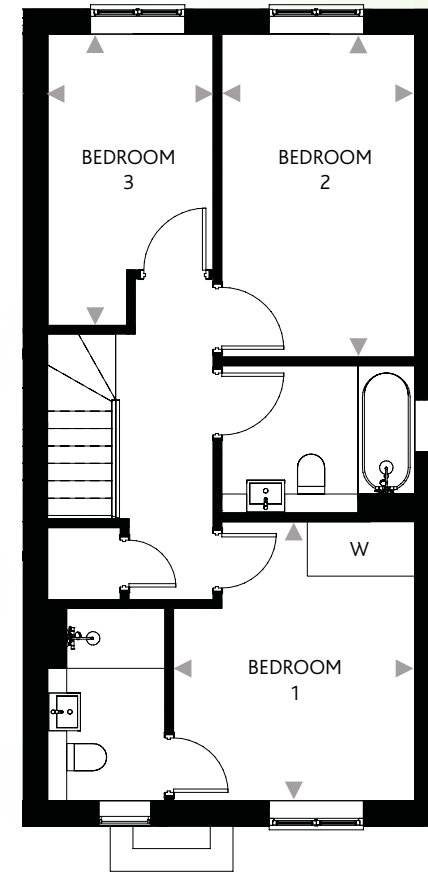


House 18

	metric	imperial
KITCHEN	4270 x 2540	14' 0" x 8' 4"
LIVING/DINING	5670 x 4800	18' 7" x 15' 8"
BEDROOM 1	3650 x 3150	11' 11" x 10' 4"
BEDROOM 2	4230 x 2550	13' 10" x 8' 4"
BEDROOM 3	3810 x 2150	12' 6" x 7' 0"



GROUND FLOOR



FIRST FLOOR



Kitchen & utility

- Contemporary fitted kitchens in a range of colours*
- Stone worktops and upstands* (excl. utility)
- Under mounted 1½ bowl stainless steel sink with mixer tap
- Stainless steel double oven to 4 bedroom homes
- Stainless steel single oven to 2 and 3 bedroom homes
- Large 4 zone induction hob to 4 bedroom homes and regular 4 zone hob to 2 and 3 bedroom homes
- Extractor hood
- Integrated dishwasher
- Integrated fridge freezer
- Integrated washer dryer to homes with no utility
- Under-cabinet LED lighting
- Soft close doors and drawers
- Plumbing for washing machine/ tumble dryer to the utility room or cupboard

* Choices are offered subject to stage of construction at the time of reservation, and available from Nicholas King Homes range.





Bathrooms, en-suites & cloakrooms

- White sanitaryware throughout, accessorised by stylish chrome taps and showers
- Vanity units for storage are fitted in bathrooms, en-suites and cloakroom
- Heated chrome towel rails
- Showers with chrome/glass screens with overhead shower and handset
- Showers are fitted over baths (where there is no separate shower within the bathroom) with chrome/glass screens
- Ceramic wall tiles, full height around bath (where overhead showers are present) and shower enclosures with half height to all other walls where sanitaryware fitted*
- Amtico flooring
- Mirrors to bathroom and en-suite
- Shaver sockets to bathroom and en-suite

* Choices are offered subject to stage of construction at the time of reservation, and available from Nicholas King Homes range.





Heating & electrical

- Gas fired central heating throughout
- Underfloor heating to ground floor with radiators to first floor
- Downlights to kitchen, hall, bathroom, en-suites and cloakroom, with pendant lighting elsewhere
- BT router point and TV connection Sky Q compatible
- Fibre highspeed broadband
- Light switches and sockets in chrome downstairs with white to first floor
- Living room, kitchen and all bedrooms have a socket with USB port for easy charging
- Smoke and carbon monoxide alarms

Interior decor

- Internally painted throughout in white providing a blank canvas
- Stylish internal doors (painted in white gloss) come with polished chrome ironmongery
- Fitted wardrobes to the master bedroom and bedroom 2 in four bedroom homes





External

- Power and light to garages
- Lighting to car barns
- Lighting to front and rear with external waterproof socket to rear patio area
- Rear gardens fully laid lawn with patio
- External tap
- Close-board fencing to a height of 1.8 metres between properties
- 7kw car charging point to each home
- Block paved driveways
- Development landscaping to be completed in accordance with local authority approval
- The Oldlands Grange management company has been formed to maintain communal landscaped areas, roads and communal lighting. Each homeowner will contribute to the management costs and become a shareholder of the company.





ABOUT

NICHOLAS KING HOMES

CONSUMER
CODE FOR
HOME BUILDERS

www.consumercode.co.uk

Nicholas King Homes has over 30 years' experience in building homes

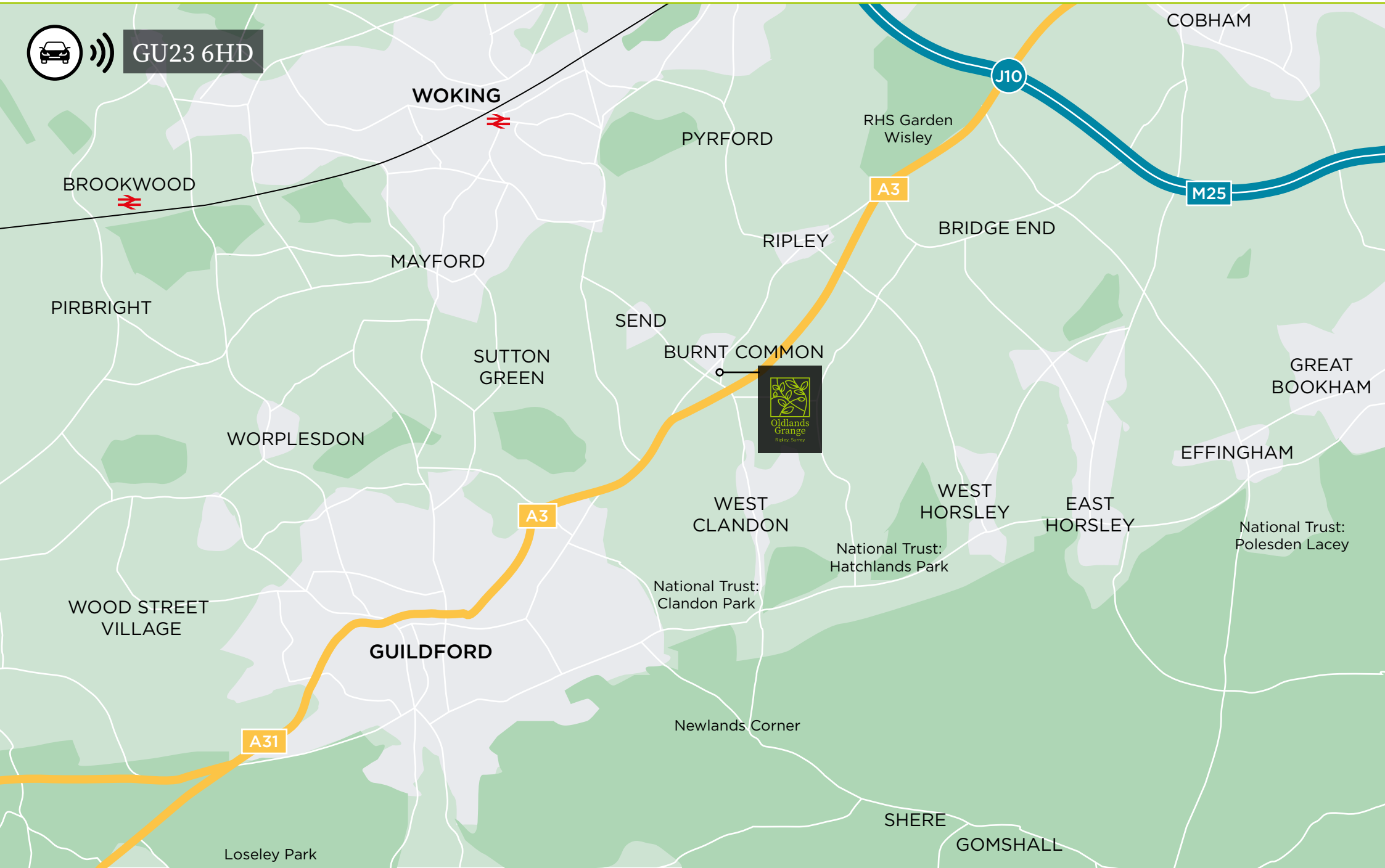
At the heart of what we do are our customers. The service they receive from their initial enquiry to handing over the keys is seamless, professional and friendly – it's all in the detail. We go beyond just the bricks and mortar – our friendly Client Liaison team are here to make sure moving into your new home is worry-free! Little extras are included as standard such as our handyman for half a day to help your new house feel like home.





Oldlands Grange, Burnt Common Lane, Ripley, Surrey

 GU23 6HD



A DEVELOPMENT BY



www.nkhomes.com   #nkhomes

The details contained within this brochure are indicative and may change at any time. The dimensions shown are approximate, floor plans are for guidance only and may change during the period of construction. Computer generated images are indicative, colours of external materials may change. Landscaping may not reflect that initially planted. Photographs and images show typical Nicholas King Homes and may not be directly representative of homes or the specification of homes detailed in this brochure. Nicholas King Homes operates a policy of continuous improvement so details contained herein may change. Please do check specific details with our Sales Executive and / or Selling Agent. As information supplied within this brochure may vary therefore the contents do not form part of any contract. TCC 103350.