



ORCHARD  
WALLS

# Welcome to Orchard Walls

Situated on the edge of the Surrey Hills, an Area of Outstanding Natural Beauty, Orchard Walls is a prestigious collection of just eight beautifully considered properties.

Positioned between the vibrant villages of Great Bookam and East Horsley there is diverse range of local amenities with very well regarded schools. Built to an extremely high specification, Orchard Walls provides both detached and semi-detached homes.





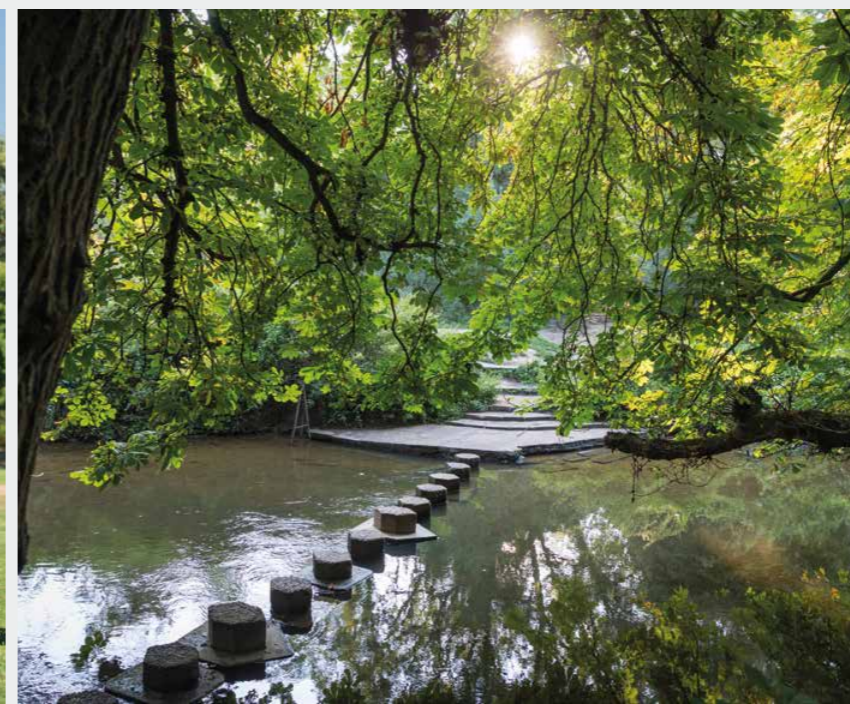
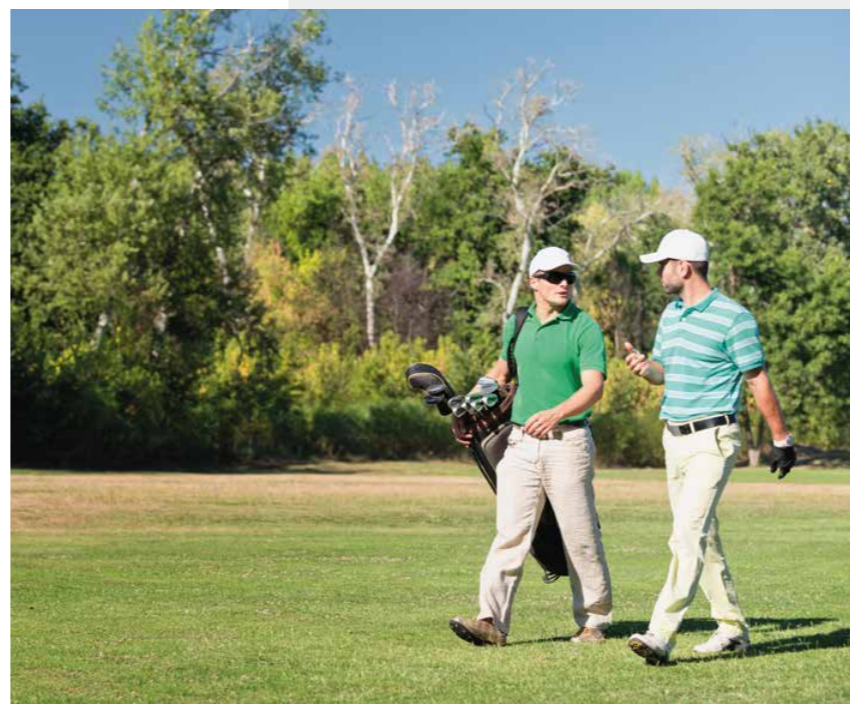
# Ideally located for all walks of life

Orchard Walls is situated in a quiet, yet convenient residential location adjacent to Effingham Golf Club, one of the top 100 golf courses in Surrey. Surrounded by rolling countryside, with vibrant villages, independent shops, restaurants and cafés a short distance away, but still with excellent transport links.

The larger town of Leatherhead nearby offers the full range of high street shops, supermarkets, leisure and dining opportunities. The county town of Dorking is only 5 miles away offering all that Surrey is famous for, a characterful and traditional market town. Guildford's historic town centre is also only 8 miles away with its extensive shopping centre of over 240 different retailers and buzzing entertainment venues.

Leisure opportunities are extensive with many nature reserves and National Trust estates nearby, together with a selection of golf courses and sporting facilities for rugby, gym classes, tennis, football, horse riding and swimming for example.

Highly regarded nursery, primary and secondary schools abound in the locality, including the well sought-after Howard of Effingham School, the Ofsted Outstanding rated Polesden Lacey Infant School, the highly acclaimed independent Cranmore School, St Teresa's School and Manor House School.



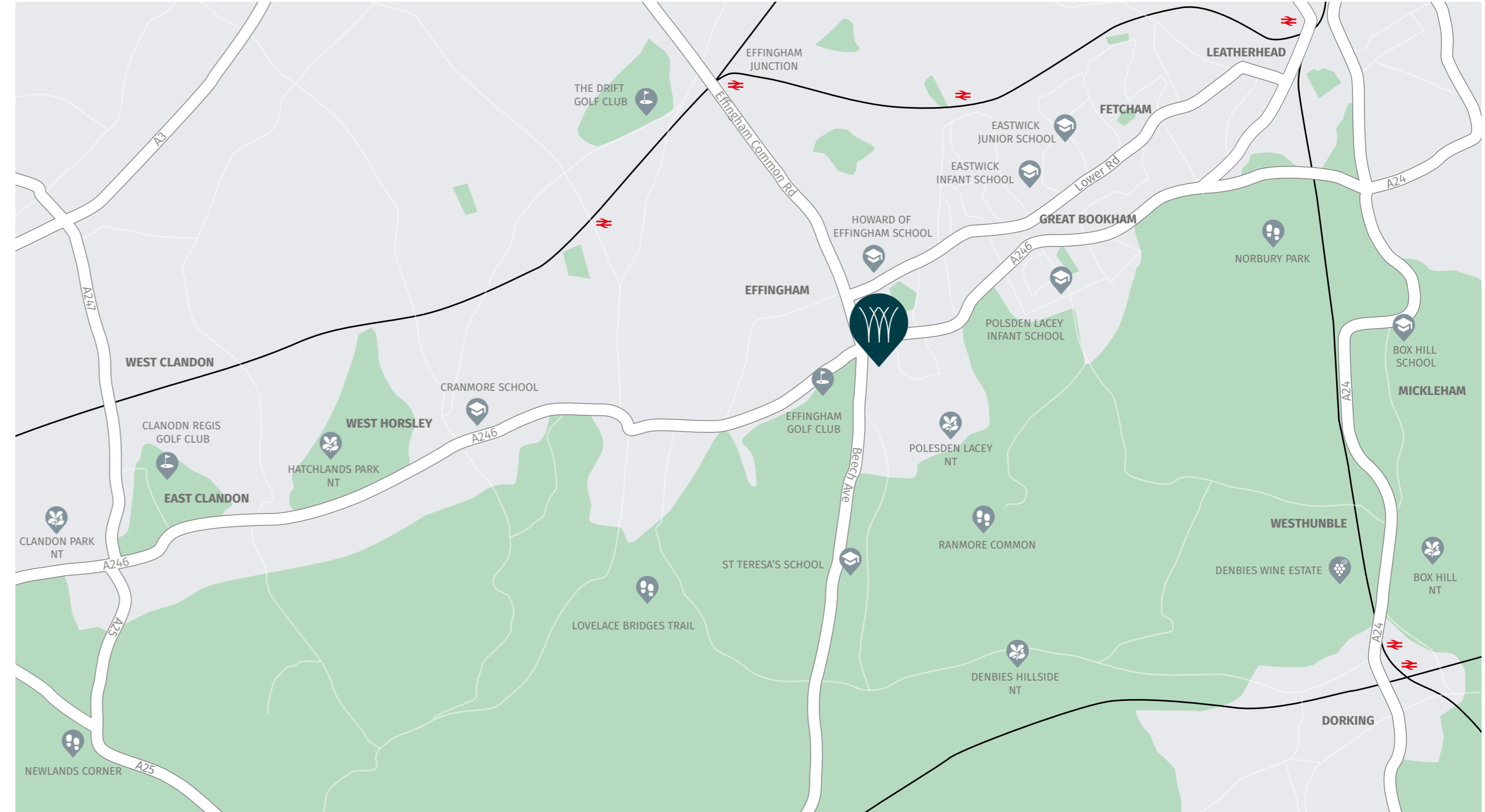
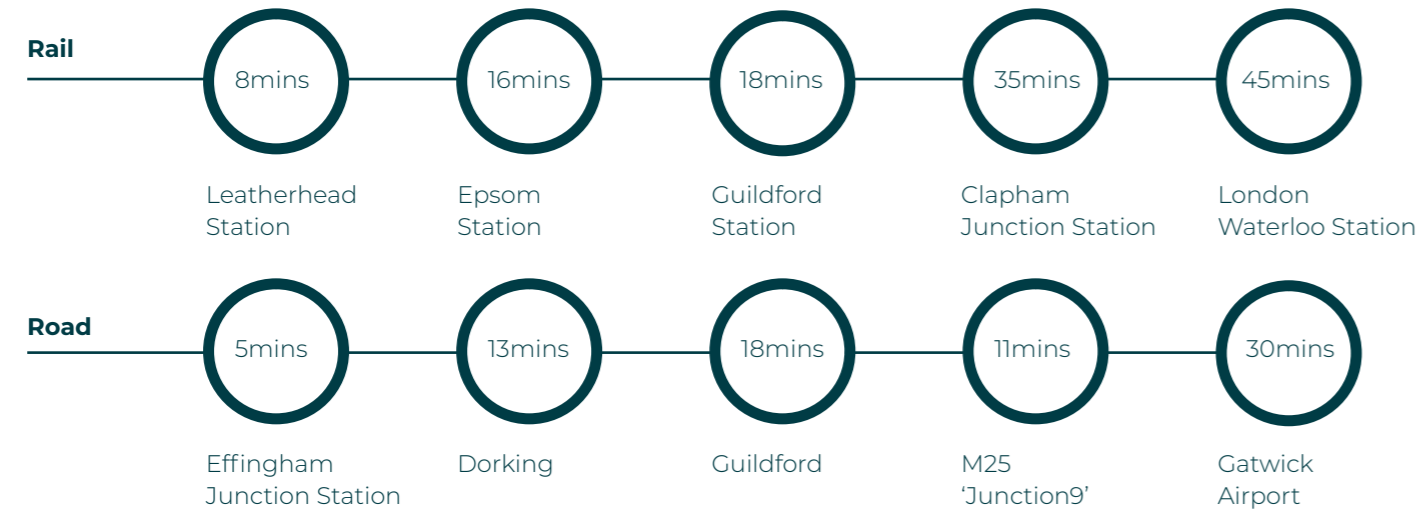


# Well connected

Surrounded by the beautiful countryside, yet still within easy reach of London.

Train services from Effingham Junction reach London Waterloo in 44 minutes; they also serve London Bridge and Victoria.

Road connections from the A246 are excellent, with J9 and J10 of the M25 a short drive away, providing convenient access to Heathrow and Gatwick airports. The A3 runs straight to central London, connecting to the South Coast in the other direction.





# Elegant homes, modern luxury

Ranging between two, three and four bedrooms, this collection of both detached and semi-detached properties reveal elegant, high specification interiors, designed to be enjoyed by all who enter.

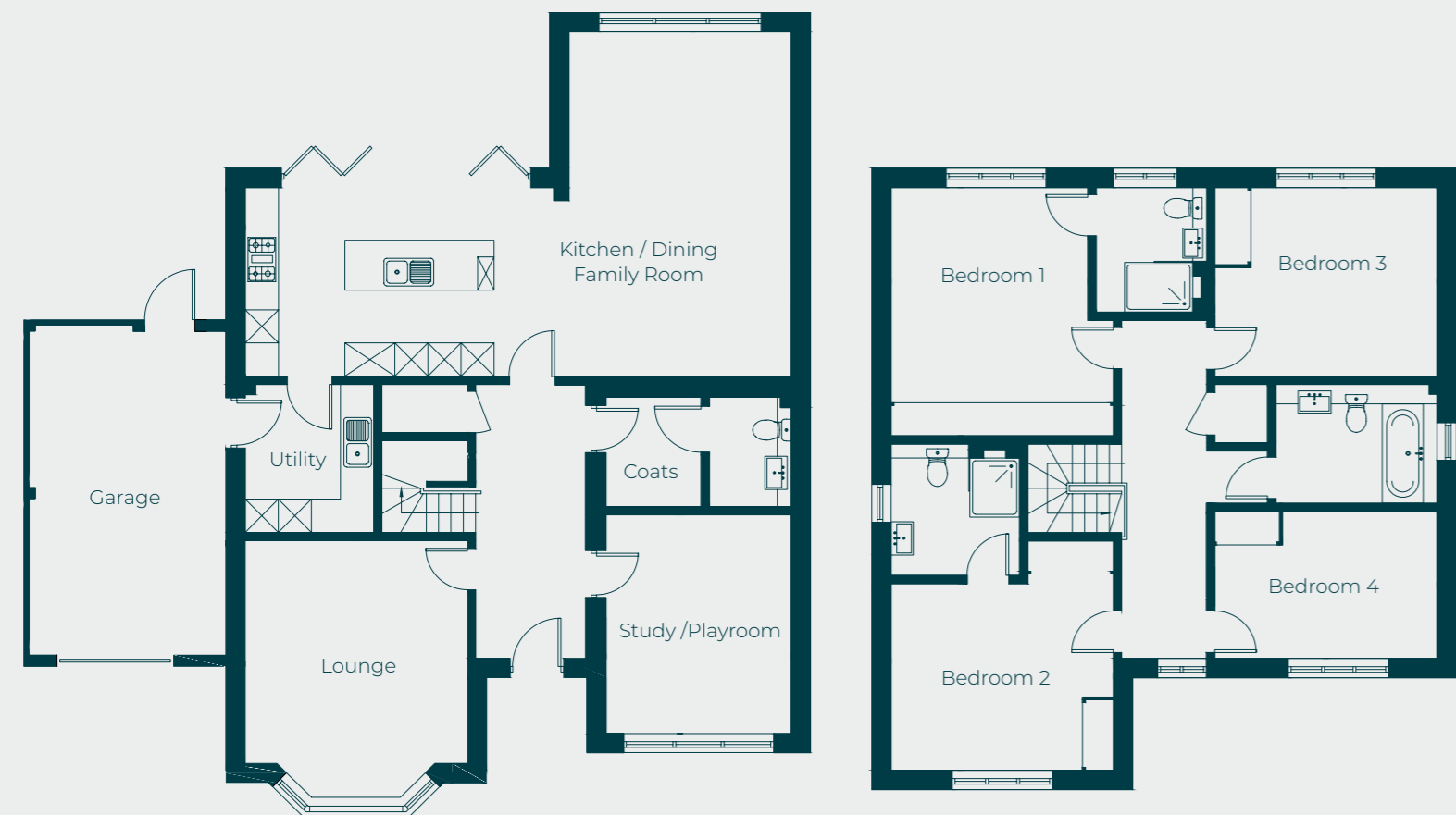
The feeling of space is bountiful both inside and outside of these homes. Generous private gardens are set in spacious greenbelt surroundings. Open-plan kitchens with generous dining and family areas are complimented by sumptuous master bedrooms and luxuriously appointed bathrooms.

Internal images from a previous Claremont Finesse Group development shown to give an indication of the finished product.





Plot 1



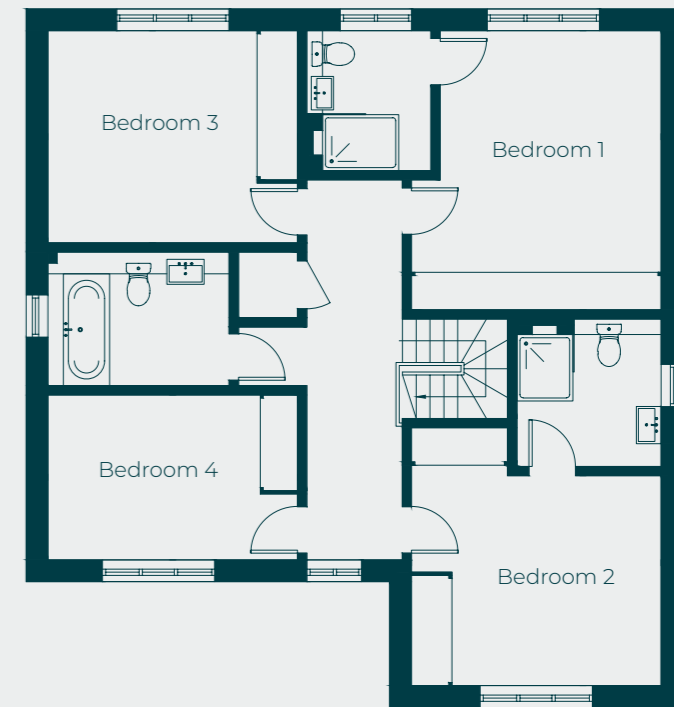
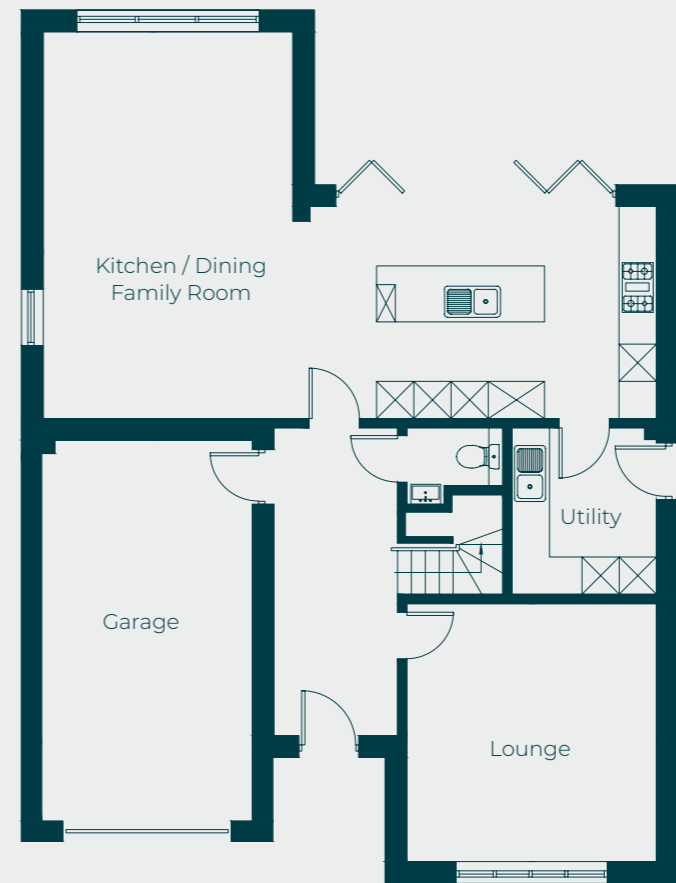
Kitchen/Dining Family Room	9.82 x 6.27m	32'3 x 20'7	Bedroom 1	4.54 x 4.06m	14'11 x 13'4
Lounge	4.74 x 4.06m	15'7 x 13'4	Bedroom 2	4.06 x 3.42m	13'4 x 11'3
Study/Playroom	4.00 x 3.39m	13'1 x 11'1	Bedroom 3	4.06 x 3.46m	13'4 x 11'4
			Bedroom 4	4.06 x 2.70m	13'4 x 8'10
<b>Total</b>			<b>Total</b>	<b>221.9m<sup>2</sup></b>	<b>2,388ft<sup>2</sup></b>







Plot 2



Kitchen/Dining Family Room	9.86 x 6.27m	32'4 x 20'7	Bedroom 1	4.54 x 3.60m	14'11 x 11'10
Lounge	4.20 x 4.06m	13'9 x 13'4	Bedroom 2	4.06 x 3.42m	13'4 x 11'3
Study	6.12 x 3.39m	20'1 x 11'1	Bedroom 3	4.06 x 3.46m	13'4 x 11'4
			Bedroom 4	4.06 x 2.70m	13'4 x 8'10
			<b>Total</b>	<b>178.6m<sup>2</sup></b>	<b>1922ft<sup>2</sup></b>



# Plot 3



Kitchen/Dining	5.75 x 5.37m	18'10 x 17'7"	Bedroom 1	4.06 x 3.69m	13'4 x 12'1"
Family Room	4.86 x 3.83m	15'11 x 12'7"	Bedroom 2	4.10 x 4.06m	13'5 x 13'4"
Lounge	6.19 x 4.01m	20'4 x 13'2"	Bedroom 3	3.95 x 3.31m	13'0 x 10'10"
Study	3.15 x 2.37m	10'4 x 7'9"	Bedroom 4	3.15 x 2.70m	10'4 x 8'10"
<b>Total</b>			<b>236.2m<sup>2</sup>      2542ft<sup>2</sup></b>		

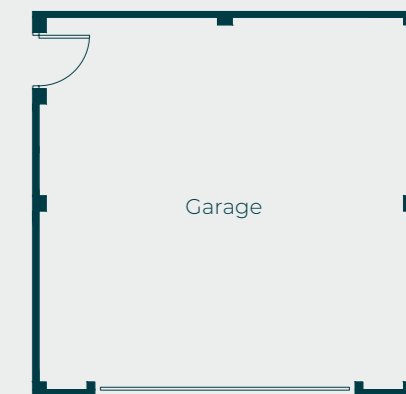
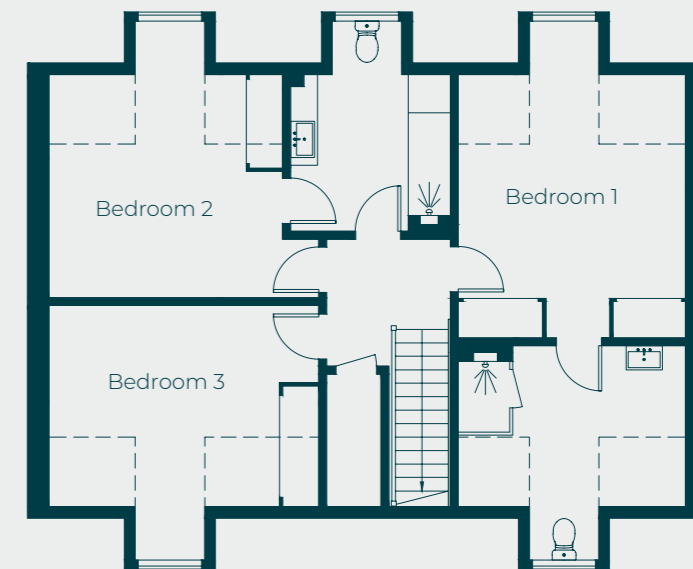
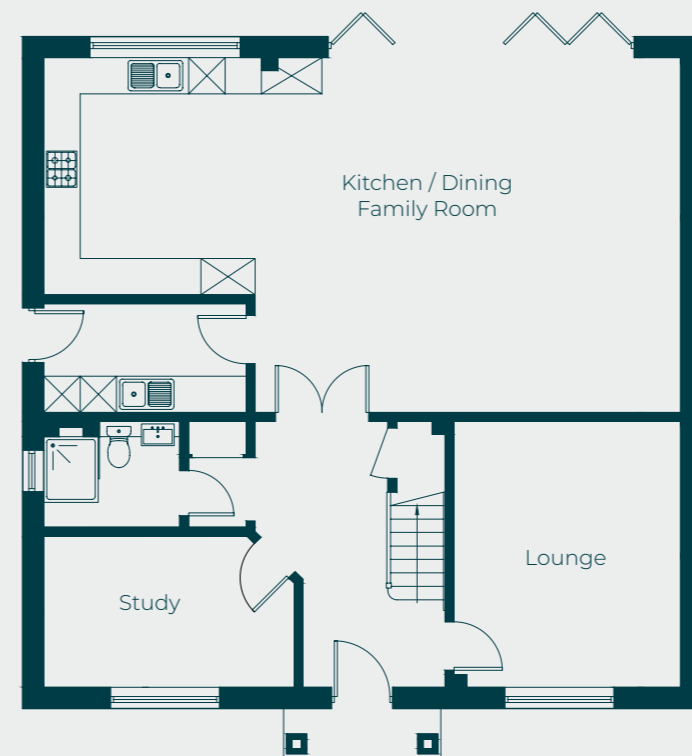
Garage not shown in actual location or orientation







# Plot 4

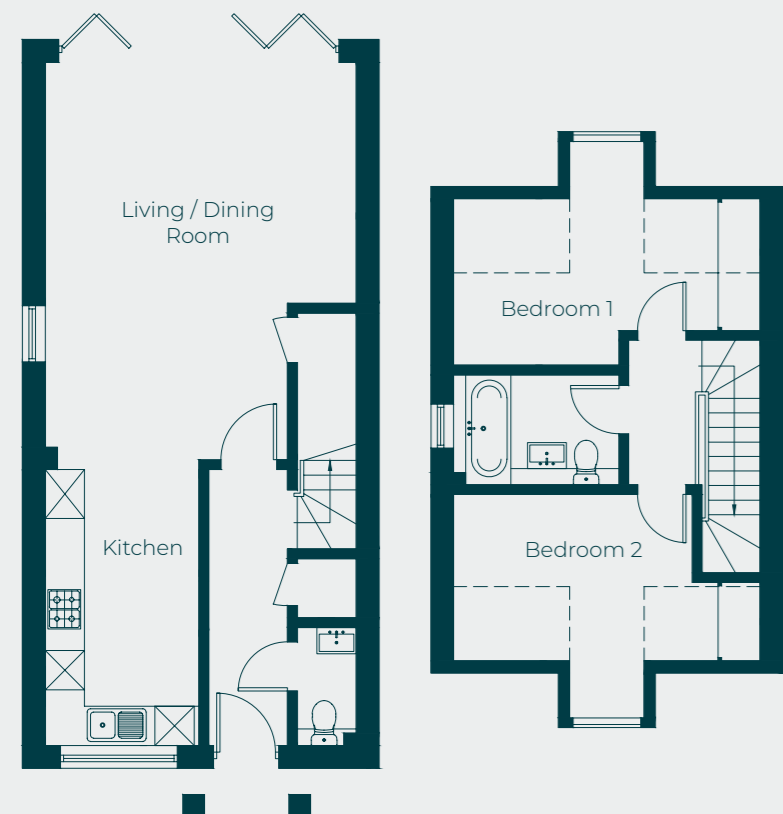


Kitchen/Dining Family Room	10.59 x 5.92m	34'9 x 19'5	Bedroom 1	4.41 x 3.80m	14'6 x 12'6
Lounge	4.45 x 3.80m	14'7 x 12'6	Bedroom 2	3.91 x 3.75m	12'10 x 12'4
Study	4.19 x 2.55m	13'9 x 8'4	Bedroom 3	4.51 x 3.38m	14'10 x 11'1
<b>Total</b>				<b>230.3m<sup>2</sup></b>	<b>2479ft<sup>2</sup></b>

Garage not shown in actual location or orientation

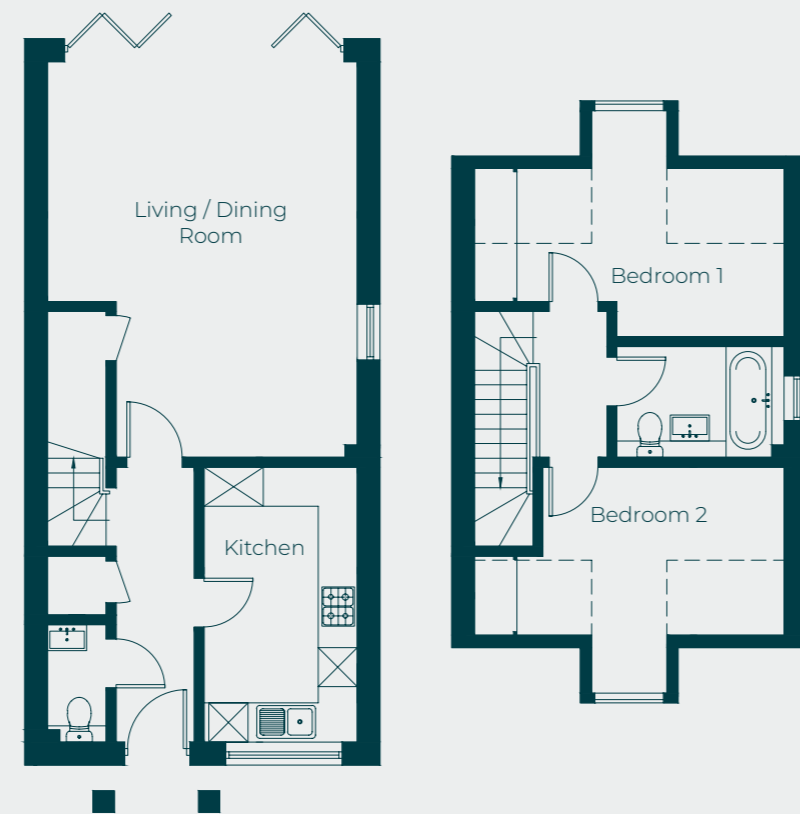


# Plot 5



Living / Dining Room	6.06 x 4.79m	19'11 x 15'9
Kitchen	4.26 x 2.39m	14'0 x 7'10
Bedroom 1	4.79 x 2.64m	15'9 x 8'8
Bedroom 2	4.79 x 2.64m	15'9 x 8'8
<b>Total</b>	<b>90.7m<sup>2</sup></b>	<b>976ft<sup>2</sup></b>

# Plot 6



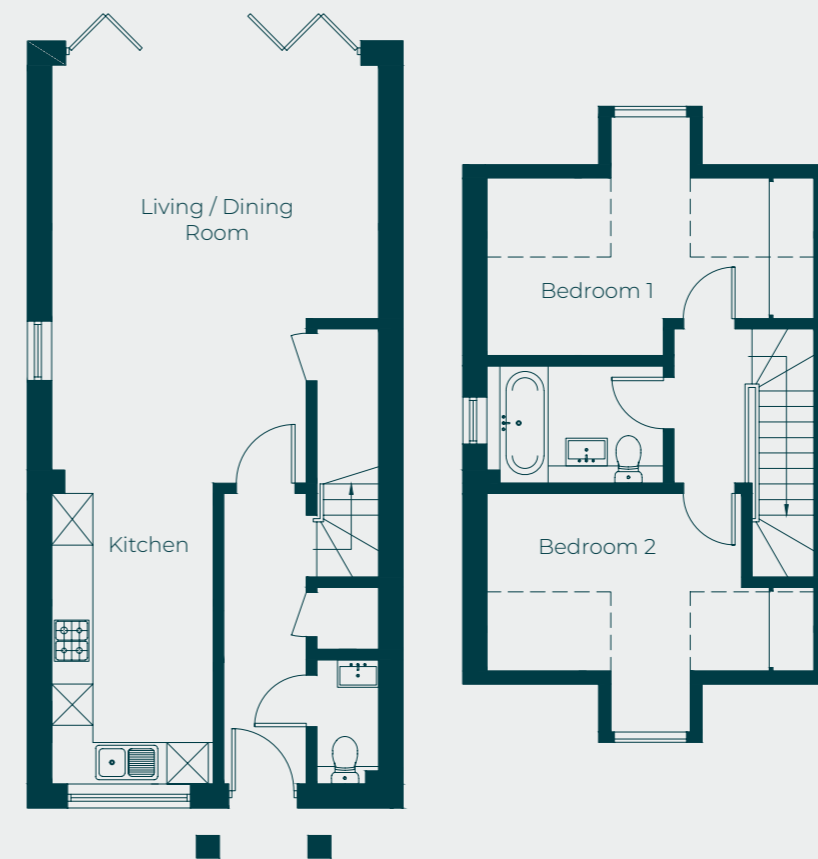
Living / Dining Room	6.06 x 4.79m	19'11 x 15'9
Kitchen	4.26 x 2.39m	14'0 x 7'10
Bedroom 1	4.79 x 2.64m	15'9 x 8'8
Bedroom 2	4.79 x 2.64m	15'9 x 8'8
<b>Total</b>	<b>90.7m<sup>2</sup></b>	<b>976ft<sup>2</sup></b>





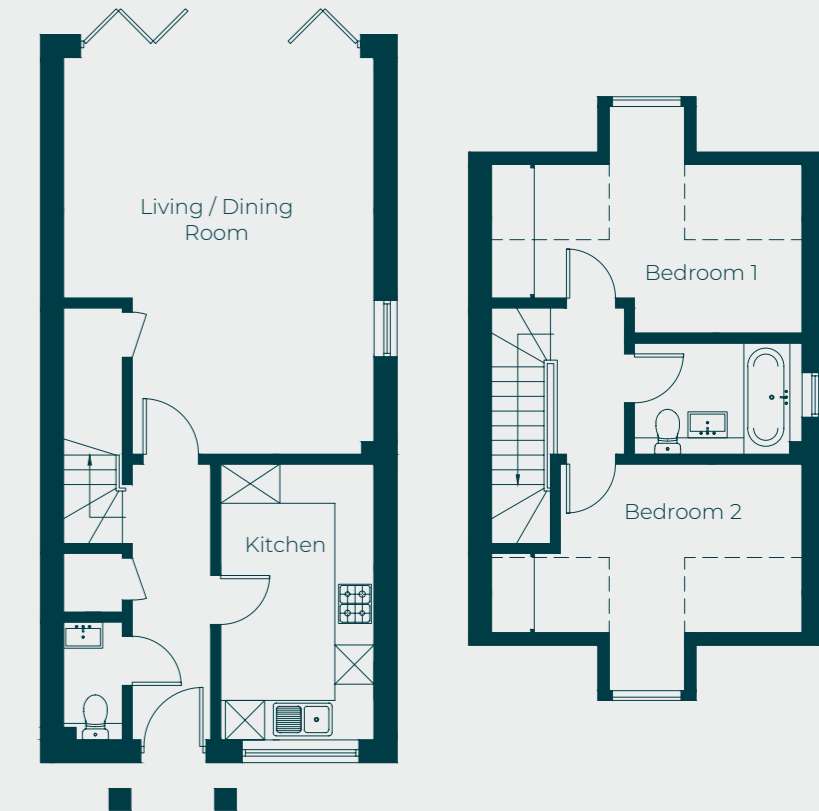


## Plot 7



Living / Dining Room	6.06 x 4.79m	19'11 x 15'9
Kitchen	4.26 x 2.39m	14'0 x 7'10
Bedroom 1	4.79 x 2.64m	15'9 x 8'8
Bedroom 2	4.79 x 2.64m	15'9 x 8'8
<b>Total</b>	<b>90.7m<sup>2</sup></b>	<b>976ft<sup>2</sup></b>

## Plot 8



Living / Dining Room	6.06 x 4.79m	19'11 x 15'9
Kitchen	4.26 x 2.39m	14'0 x 7'10
Bedroom 1	4.79 x 2.64m	15'9 x 8'8
Bedroom 2	4.79 x 2.64m	15'9 x 8'8
<b>Total</b>	<b>90.7m<sup>2</sup></b>	<b>976ft<sup>2</sup></b>





# Specification

Showcasing designer kitchens with integrated Siemens appliances, Crosswater sanitaryware and bespoke bathroom cabinetry, these interiors have been thoughtfully designed to bring you the highest quality, producing stunning interiors that will stand the test of time.



## Beautifully Designed Kitchens

- Contemporary designed Kitchens by Crouch Design
- Quartz worktops and upstand to Kitchen and Utility Room
- Quooker hot tap to all plots
- Siemens integrated appliances throughout
- Siemens freestanding washing / tumble dryer to all plots

## Stylish Bathrooms

- Contemporary designed bathrooms throughout
- Vanity units to all bathrooms, en-suites and cloakrooms
- Heated towel rails to all bathrooms on separate summer circuit
- Porcelain wall with matching floor tiles

## Interior Finishes

- Porcelain floor tiling to the ground floor excluding living room and study
- Fitted carpets to living room, study, stairs, and all bedrooms
- Hand painted staircase with feature oak handrail and matching newel caps
- Hand painted internal panelled doors
- Feature cornice to all rooms excluding wet rooms
- Fitted wardrobes to the Master Bedroom and Bedroom 2
- Brushed Stainless Steel door furniture and electrical sockets

## Security And Peace Of Mind

- Mains fed smoke/heat detector
- Texecom hardwired alarm system throughout
- 10 year ICW warranty including 2 year defect period
- Pre wired only for CCTV

## External Finishes

- UPVC double glazed windows
- Aluminium Bifold doors to the kitchen/family/dining area Plots 1-4
- Close-board fencing to side & rear gardens
- Landscaped gardens to the front and turf laid to lawn in the rear
- Natural sandstone paving patio areas
- External water tap to the front and rear of the property
- Mains power socket to rear of the property

## M & E Specification

- Rako light switches to ground floor inc first floor landing in all plots
- Low energy lighting
- TV Points to all Bedrooms, Living areas & Kitchen
- HD ready cabling to all TV points
- Underfloor heating to ground floor and first floor (Plots 1-3)
- Underfloor heating to ground floor and radiator heating first floor (Plots 4-8)
- Highly efficient air source heat pump
- Rolec electric car charging point to each plot





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