



OAKLAND GROVE

CHIDDINGFOLD • SURREY



ELIVIA
— HOMES —



OAKLAND GROVE

STEP INTO NEW SPACE

INSIDE AND OUT

Set against the backdrop of the beautiful Surrey Hills National Landscape, Oakland Grove offers an exquisite collection of just eight luxury 4 & 5 bedroom homes. Nestled in the picturesque village of Chiddingfold, this prestigious rural development offers so much more than a breath of fresh air! Enjoy the leisurely pace of village life and all that the breathtaking countryside has to offer, whilst being within easy reach of Haslemere, Godalming and Guildford for all your urban lifestyle needs.



OAKLAND GROVE

THE
LIFESTYLE
YOU'VE BEEN
LOOKING FOR

Computer generated artist's impression - indicative only.



Oakland Grove provides a welcome addition to this sought-after location. With a sense of exclusivity, the carefully arranged homes create a stunning street scene. High quality landscaping complements existing hedgerows. Rear gardens enjoy a tranquil backdrop of mature trees with open countryside beyond. Inside, the quality of finish is evident at every turn, reflecting the detail you expect from Elivia Homes. Appealing to modern lifestyles, these new homes will be a joy to live in for years to come.

The idyllic centre of the village including the pond, St Mary's Church and family run butchers.





CHIDDINGFOLD

THE PICTURE PERFECT VILLAGE



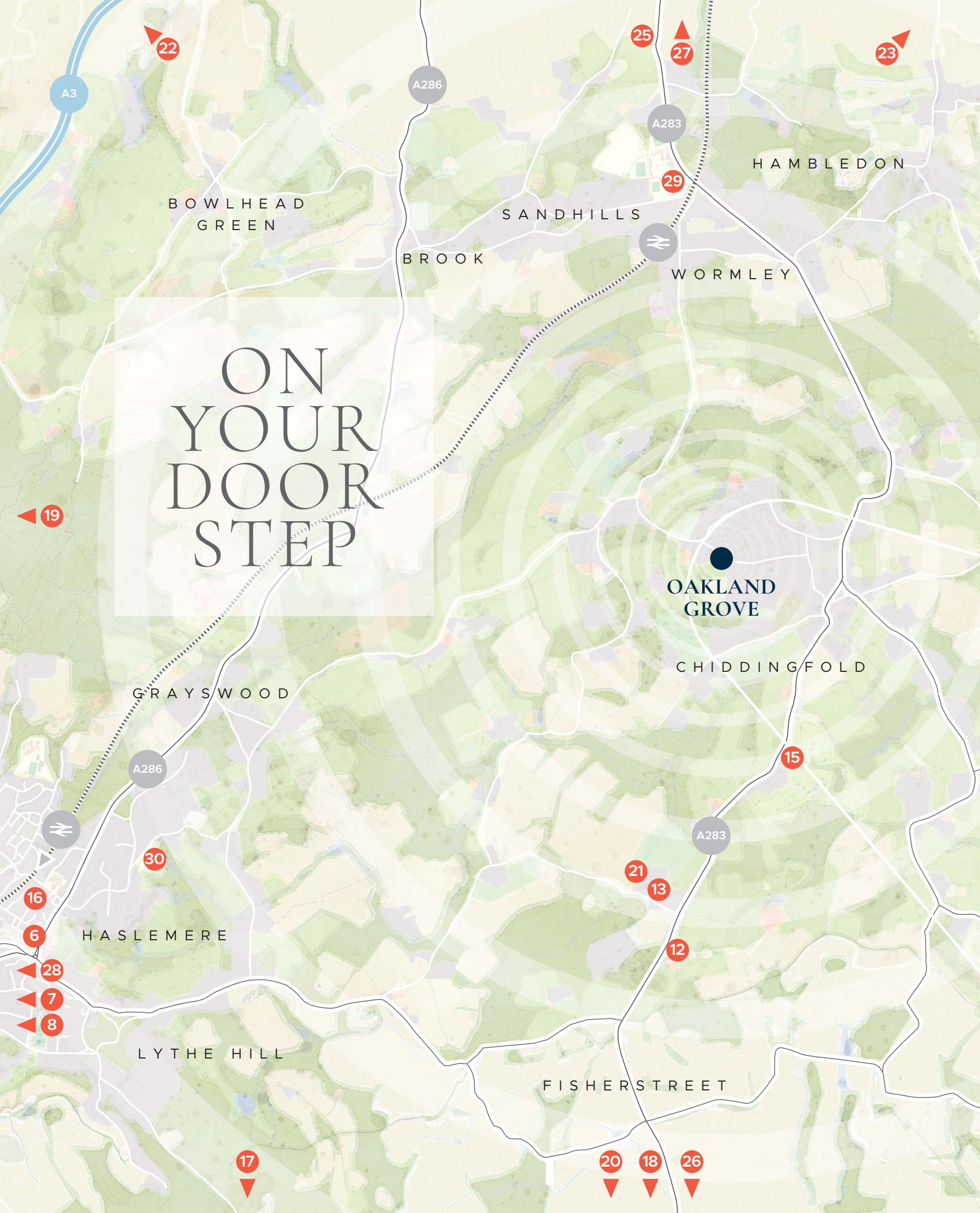
BE PART OF A THRIVING COMMUNITY

Offering a peaceful retreat from the hustle and bustle, Chiddingfold is one of Surrey's best-kept secrets... picture timber-framed Wealden houses and quaint cottages around the village green, surrounded by spectacular countryside. With the perfect blend of historical charm, a comprehensive range of everyday amenities on hand and a thriving community spirit, this vibrant village offers something for everyone. Stroll into the heart of the village to enjoy pubs, village hall socials, sports clubs and a superb primary school.

ELIVIA HOMES

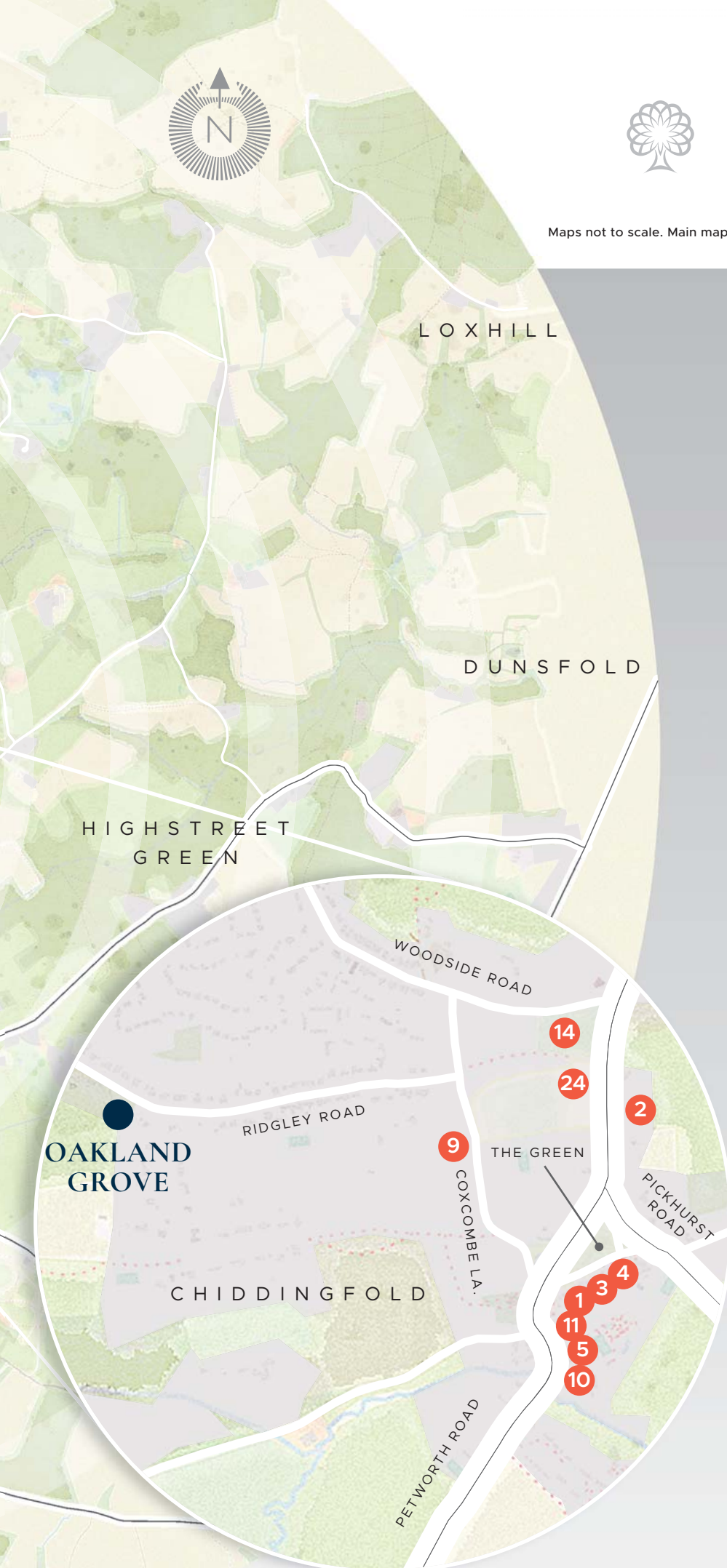
THE LOCALITY

ON YOUR DOOR STEP





Maps not to scale. Main map width covers a distance of approximately 6.5 miles.



RETAIL

- 1. Forrest Stores
- 2. Post Office
- 3. Boots Pharmacy
- 4. Elliott's Coffee Shop
- 5. Youngs Butchers
- 6. Waitrose
- 7. Tesco Superstore
- 8. M&S Foodhall

LEISURE & PLEASURE

- 9. Chiddingfold Village Hall
- 10. The Swan Inn
- 11. The Crown Inn
- 12. The Mulberry Inn
- 13. Ramster Tea House
- 14. Chiddingfold Cricket Club
- 15. Chiddingfold Golf Club
- 16. Haslemere Hall Cinema

RECREATION & NATURE

- 17. Black Down
- 18. Petworth House & Park
- 19. The Devil's Punch Bowl
- 20. South Downs National Park
- 21. Ramster Hall & Gardens
- 22. Thursley National Nature Reserve
- 23. Winkworth Arboretum

EDUCATION

- 24. St Mary's C of E Primary
- 25. Witley C of E Infant School
- 26. Northchapel Community Primary
- 27. Godalming College
- 28. Woolmer Hill School
- 29. King Edward's School
- 30. St Ives Preparatory School

 Oakland Grove

RESTAURANTS
& CAFÉS

Elliott's on the Green 0.7 miles

Ramster Tea House 2.3 miles

Olivers Coffee & Wine Bar 4.2 miles

Moma Restaurant 4.3 miles

The Tudor Restaurant 4.4 miles

The Sun Inn, Dunsfold 4.6 miles

The Lickfold Inn 7.1 miles

The Ivy Asia 11.5 miles

The Long Bar & Grill 13 miles

Sorrel 21.5 miles

PUBS & BARS

The Swan Inn 0.7 miles

The Crown Inn 0.7 miles

The Mulberry Inn 2.4 miles

The White Hart 2.8 miles

The Dog & Pheasant 3.4 miles

The Refectory 4.9 miles

Inn on the Lake 5.9 miles

The Rose & Crown Bar 6.3 miles





AN ECLECTIC MIX OF

PUB LIFE, CAFÉ CULTURE & FINE DINING

TOWN AND COUNTRY

With a wide range of venues within easy reach, you will be spoilt for choice - from gastro pubs, elegant eateries and charming cafés to trendy wine bars. Keep it local and enjoy a pint and a bite to eat at The Crown Inn, or The Swan Inn. Why not travel a little further afield to experience the culinary delights in Haslemere? Godalming and Guildford to the north offer a truly tasty array of culinary delights, but for the ultimate Michelin starred experience, Sorrel in Dorking is the place to be.

ELIVIA HOMES



LEISURE & PLEASURE



NATIONAL TRUST

Devil's Punch Bowl 7.2 miles

Winkworth Arboretum 7.4 miles

Petworth House & Park 10 miles

GREEN SPACES

Ramster Hall & Gardens 2.2 miles

Thursley National Nature Reserve 7.2 miles

Southwater Country Park 21 miles

CLUBS & ACTIVITIES

Chiddingfold Cricket Club 0.9 miles

Chiddingfold Golf Club 1.4 miles

Hone Gym 1.5 miles

Voco Lythe Hill Spa 4.3 miles

Haslemere Lawn Tennis Club 4.6 miles

Chichester Sailing Club 28.5 miles



Below right: Chiddingfold Golf Club - 1.4 miles away.

LANDSCAPES & TRANQUILITY



SPACE TO PLAY AND EXPLORE



CLUBS & ACTIVITIES

Bordering the South Downs, this part of Surrey is a nature-lovers paradise. Explore scenic walking and cycling trails, which criss-cross this beautiful part of the country, or for a perfect family day out, visit one of the many National Trust properties within easy reach of Chiddingfold. For sporting enthusiasts, local football, cricket, cycling and golf clubs are right on your doorstep.

RECREATION & NATURE

ELIVIA HOMES



EARLY LEARNING & INFANT

St Mary's C of E Primary School	0.7 miles
Witley C of E Infant School	2.9 miles
Northchapel Community Primary	4.7 miles

INDEPENDENT,
STATE & ACADEMY

King Edward's School	2.3 miles
St Dominic's School	2.7 miles
St Ives Preparatory School	3.5 miles
Rodborough School	3.9 miles
Barrow Hills School	4.1 miles
The Royal School	6.3 miles
Woolmer Hill School	6.7 miles

COLLEGE &
HIGHER EDUCATION

The Royal School Sixth Form	6.3 miles
Godalming College	6.3 miles
University of Surrey	12 miles
Farnham College	12.2 miles
Guildford College	12.5 miles



THE FOUNDATIONS

FOR LIFE'S PREPARATION & LEARNING



TO A HIGH STANDARD

An inspiring selection of state and independent schools in the area ensures the future looks bright for the younger generation. Chiddingfold is home to the respected St Mary's C of E Primary, whilst popular options nearby include Witley C of E Infant School, Northchapel Community Primary and Woolmer Hill (Secondary) School. Highly regarded independent schools include St Ives Preparatory and The King Edward's School, whilst reputable further education options include Godalming College and Guildford College, both within easy reach.

EDUCATION

ELIVIA HOMES

15



Enjoy a leisurely local walk taking in the picture postcard village and its country pubs or experience a grand day out in the majestic beauty of the Surrey Hills.

- VILLAGE HALL - 10 mins
- FOOTBALL CLUB - 12 mins
- CRICKET CLUB - 12 mins
- ST MARY'S CHURCH - 13 mins
- THE CROWN INN - 14 mins
- ELLIOTT'S COFFEE SHOP - 14 mins
- THE SWAN INN - 15 mins
- ST MARY'S PRIMARY SCHOOL - 16 mins



A myriad of accessible cycle routes criss-cross this beautiful part of Surrey. For more challenging 'off-road' cycling try the nearby scenic Hambledon Common Loop.

- FOOTBALL CLUB - 2 mins
- THE LITTLE GYM GYMNASTICS - 2 mins
- HONE GYM - 3 mins
- WITLEY TRAIN STATION - 10 mins
- HAMBLEDON COMMON CYCLE LOOP - 13 mins
- THE MULBERRY INN - 14 mins
- ST EDWARD'S SCHOOL - 15 mins
- GODALMING COLLEGE - 37 mins



The A283 runs through the village connecting Chiddingfold to the A3 at Milford (5 miles) for a direct route to London, Portsmouth and the M25, which serves both Gatwick and Heathrow airport.

- VILLAGE GREEN - 2 mins
- CHIDDINGFOLD GOLF CLUB - 3 mins
- WITLEY TRAIN STATION - 4 mins
- HASLEMERE WAITROSE - 13 mins
- HASLEMERE TRAIN STATION - 13 mins
- DEVIL'S PUNCH BOWL - 18 mins
- GUILDFORD TOWN CENTRE - 20 mins
- HEATHROW AIRPORT - 45 mins



From nearby Witley Station, travelling into historic Guildford or onwards to London Waterloo is a breeze. Enjoy a day of outlet shopping at Portsmouth's Gunwharf Quays with speedy connections to the south coast from Haslemere.

- GODALMING - 9 mins
- PETERSFIELD* - 13 mins
- GUILDFORD - 18 mins
- HAVANT* - 24 mins
- WOKING - 29 min
- PORTSMOUTH HARBOUR* - 43 mins
- LONDON WATERLOO - 56 mins
- GATWICK AIRPORT - 69 mins



EXPLORING

NEAR AND FAR

ALL WITHIN EASY REACH

Okland Grove enjoys excellent road and rail links. With easy access to the A3 Interchange and with Witley and Haslemere train stations on hand, commuting for work or leisure is a breeze. The train journey into London Waterloo is under an hour, and nearby Haslemere, Godalming and Guildford offer rich cultural experiences, boutique shopping and superb wining and dining opportunities.



ROAD, RAIL, WALK OR CYCLE

ELIVIA HOMES

Surrounded by the glorious Surrey countryside, Oakland Grove is the ideal rural retreat. Positioned on the north-west fringes of the village, the development is perfectly placed along the leafy residential Ridgley Road

and screened by hedging to the front and mature tree-lined borders to the rear. Generous paved driveways, garaging, turfed gardens and landscaped exteriors further enhance both the practical and aesthetic appeal of Oakland Grove.

2, 3, 4, 6 & 8 ■ FOUR BEDROOM DETACHED HOUSE

1, 5 & 7 ■ FIVE BEDROOM DETACHED HOUSE

12 ■ FIRST HOMES SCHEME

9, 10 & 11 ■ AFFORDABLE HOMES

▶ INTEGRAL GARAGE

▶ HOME ENTRANCE

□ AIR SOURCE HEAT PUMP

□ SHED / CYCLE STORE



OAKLAND GROVE

PERFECTLY PLACED

COUNTRYSIDE



DEVELOPMENT LAYOUT

EXISTING
PROPERTY



HOUSE NUMBERS

2, 3, 4, 6 & 8

HOME HIGHLIGHTS

- Superior 4-bedroom detached home with utility
- Generous open-plan living with combined kitchen / dining / family room
- Bi-folding glass doors onto rear terrace
- Stylish bathroom plus two en-suites
- Dressing area with fitted wardrobes to bedroom 1
- Fitted wardrobes to bedroom 2
- Integral garage and generous private parking
- Private garden with shed / cycle store
- Energy efficient air source heating

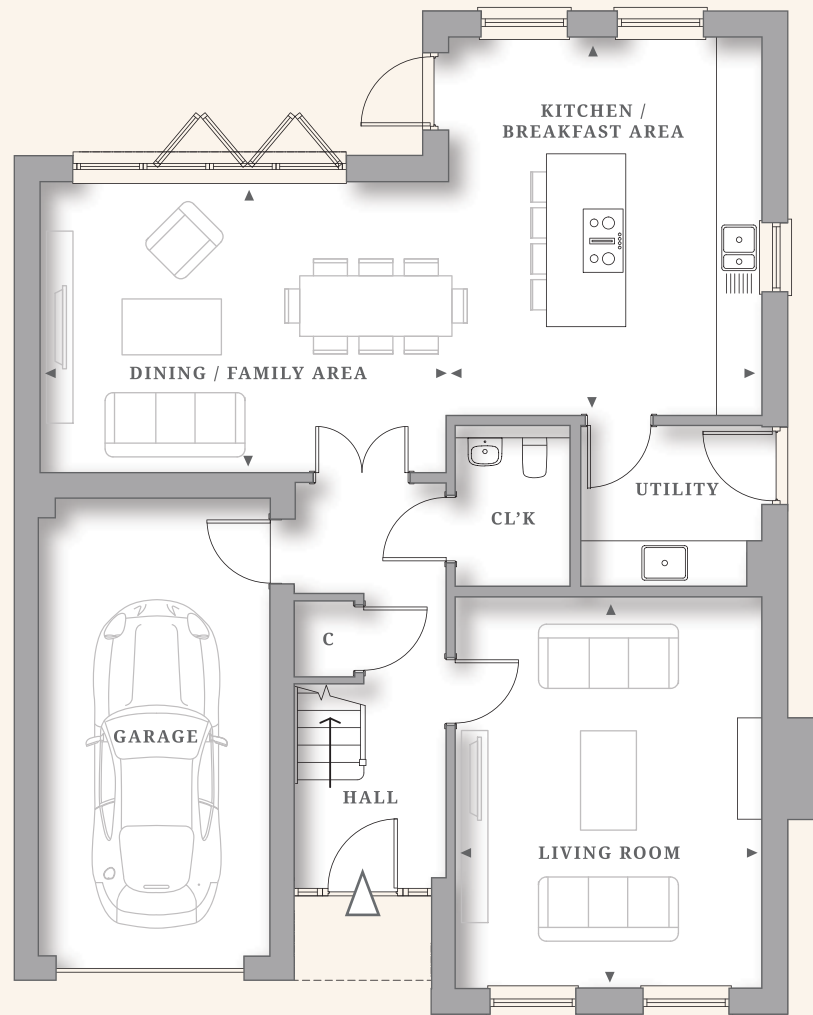


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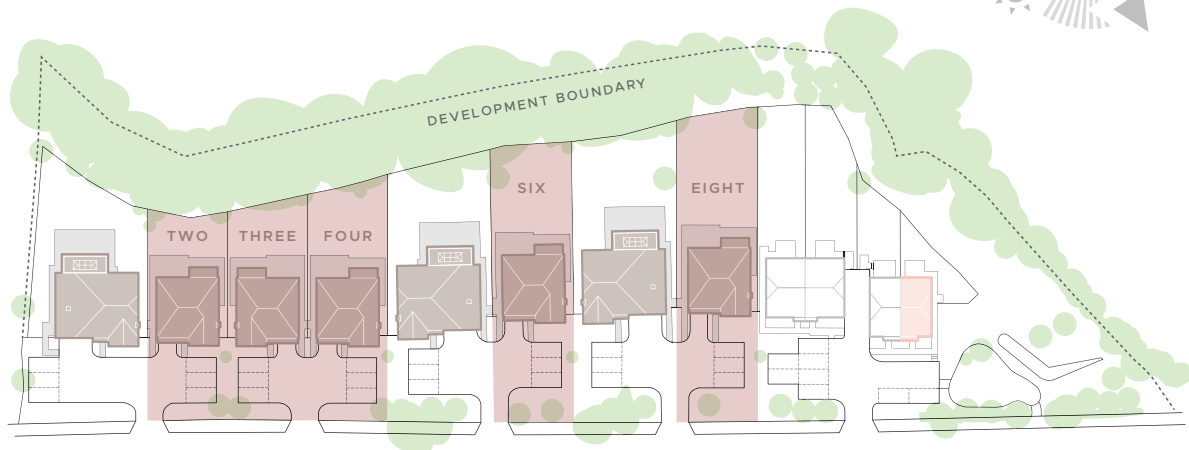
ELIVIA HOMES

GROUND FLOOR

GARDEN



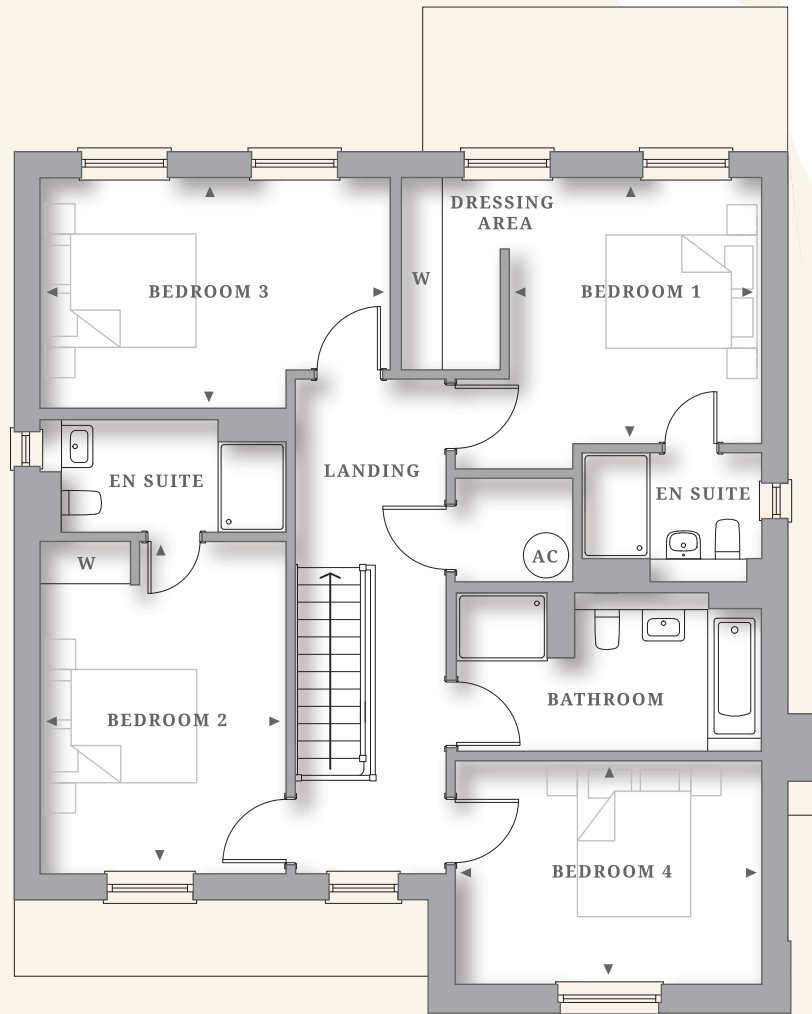
C = CUPBOARD W = FITTED WARDROBES AC = AIR SOURCE HEAT PUMP CYLINDER



HOUSE NUMBERS

2, 3, 4, 6 & 8

NO. THREE HAS A MIRRORED LAYOUT



FIRST FLOOR

Total Internal Living Area: 177.69 sq m / 1,913 sq ft (excluding garage)

Kitchen / Breakfast Area	5.00m x 4.17m	16'5" x 13'8"
Dining / Family Area	5.37m x 3.86m	17'7" x 12'8"
Living Room	5.18m x 4.05m	17'0" x 13'4"
Bedroom 1	3.52m x 3.34m	11'7" x 10'11"
Bedroom 2	4.39m x 3.25m	14'5" x 10'8"
Bedroom 3	4.63m x 3.05m	15'2" x 10'0"
Bedroom 4	4.05m x 2.95m	13'4" x 9'8"



HOUSE NUMBERS

1, 5 & 7

HOME HIGHLIGHTS

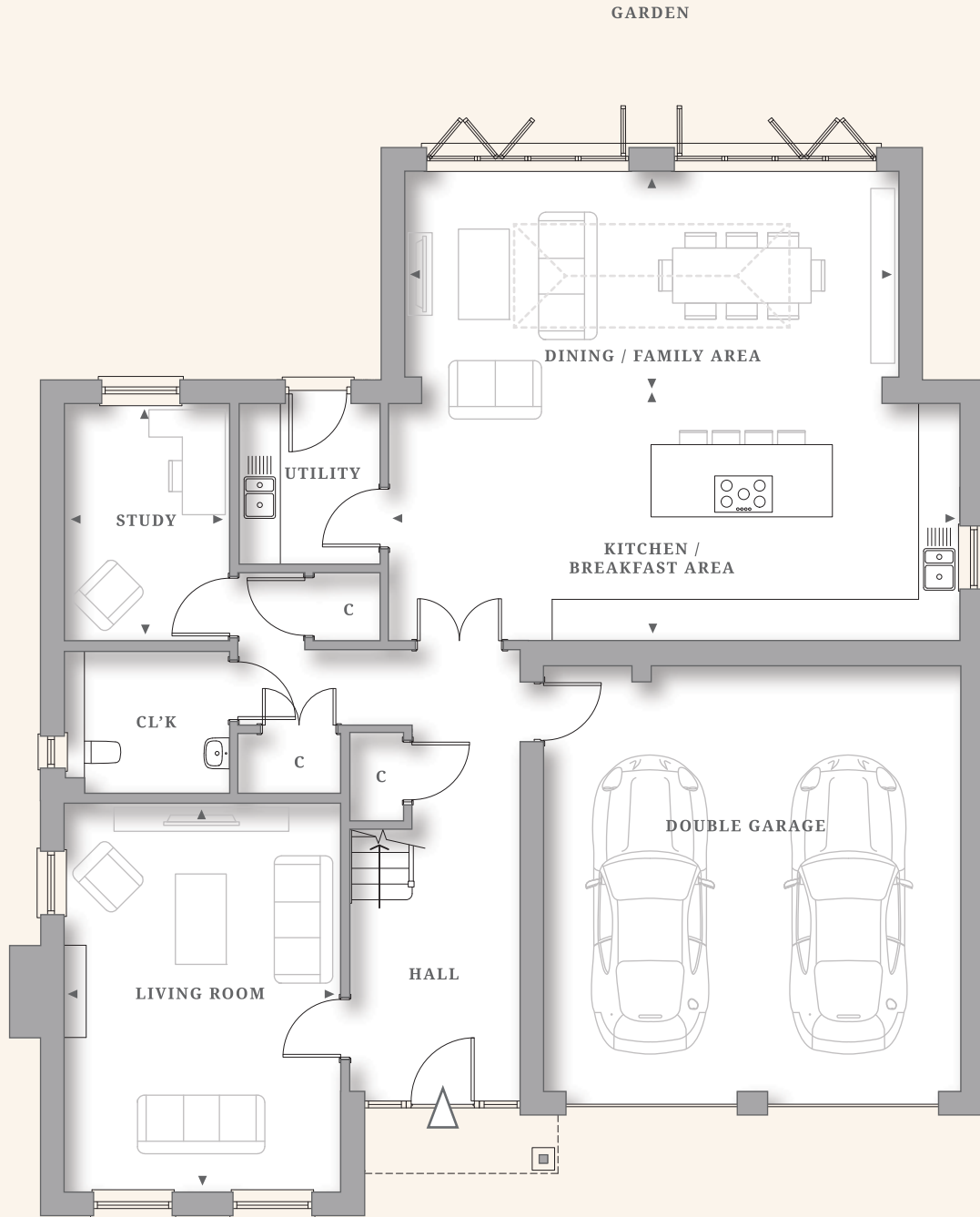
- Luxury 5-bedroom detached home with study and utility
- Exceptional open-plan living with combined kitchen / dining / family room
- Impressive skylight and bi-folding glass doors onto rear terrace
- Designer family bathroom plus two en-suites
- Dressing area with fitted wardrobes to bedroom 1 & 2
- Integral double garage and generous private parking
- Large private garden with shed / cycle store
- Energy efficient air source heating



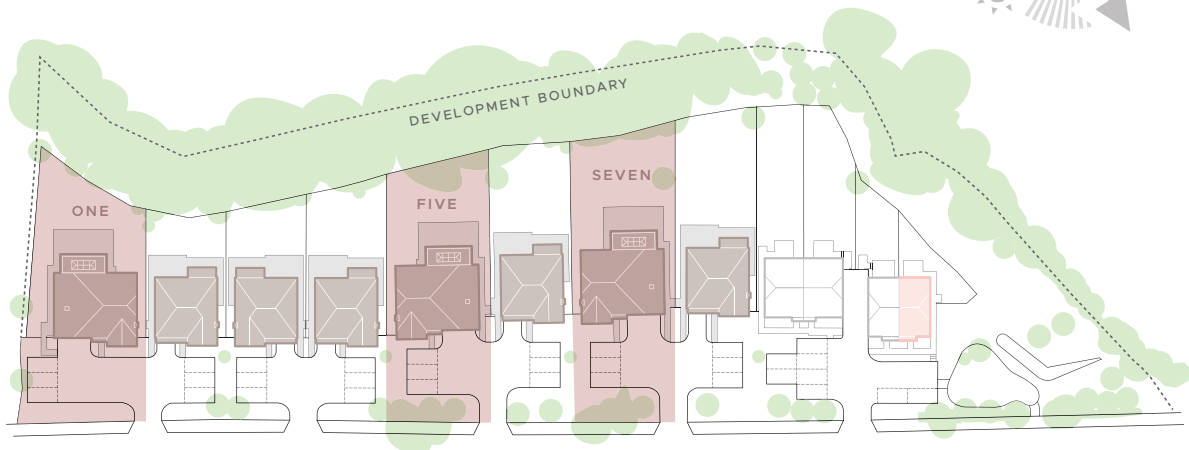
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ELIVIA HOMES

GROUND FLOOR



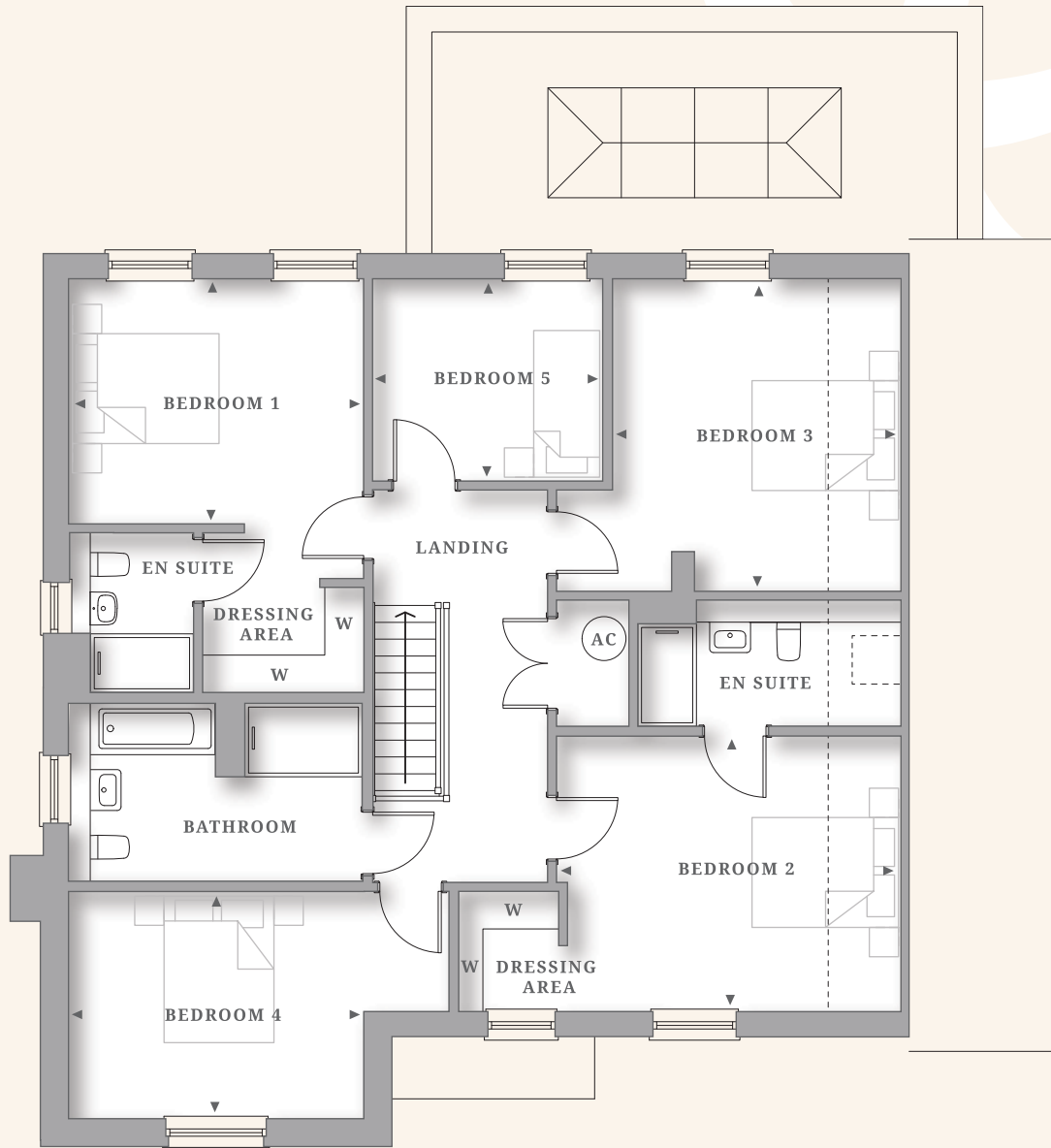
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HOUSE NUMBERS

1, 5 & 7

NO. ONE HAS A MIRRORED LAYOUT



Total Internal Living Area: 238.22 sq m / 2,564 sq ft (excluding garage)

Kitchen / Breakfast Area	8.31m x 3.63m	27'3" x 11'11"
Dining / Family Area	7.18m x 3.18m	23'7" x 10'5"
Study	3.45m x 2.40m	11'4" x 7'10"
Living Room	5.65m x 4.03m	18'6" x 13'3"
Bedroom 1	4.03m x 3.34m	13'3" x 11'0"
Bedroom 2	4.55m x 3.76m	14'11" x 12'4"
Bedroom 3	4.26m x 3.94m	14'0" x 12'11"
Bedroom 4	4.03m x 3.10m	13'3" x 10'2"
Bedroom 5	3.13m x 2.76m	10'4" x 9'1"

FIRST FLOOR



BLENDING INSIDE
WITH THE OUTSIDE





OAKLAND GROVE

RELAX INTO MODERN LIVING



EXPERTLY DESIGNED AND FINISHED

A high-specification finish is the Elivia standard. Impressive interiors include spacious open-plan layouts, light-filled living areas, sleek kitchens and stylish bathrooms. Bi-fold glass doors seamlessly blend inside and outside to take full advantage of private gardens and lush tree-lined boundaries. Sustainable timber frames, energy efficient air source heating, EV charging points, superior levels of insulation and timber garden sheds all showcase the green credentials.

SPECIFICATION

ELIVIA HOMES



KITCHEN

- Shaker style kitchen
- Quartz worktops and splash backs
- Electric, stainless steel single oven
- Additional combi microwave oven
- Induction hob with built-in extractor
- Integrated fridge/freezer
- Integrated fridge and freezer are separate to 5 bedroom homes
- Integrated dishwasher
- Stainless steel 1.5 bowl sink
- Quooker, 3 way tap for boiling, warm and cold water
- Integrated wine fridge
- Amtico flooring

UTILITY

- Plumbing, wiring and space for washer/dryer
- Stainless steel bowl sink with mixer tap
- Quartz worktops and splash back
- Amtico flooring

BATHROOM & EN SUITE

- Modern styled bathrooms and en suites with chrome fixings and Roca sanitary ware
- Vanity unit basin with chrome mixer taps to bedroom 1 en suite
- Concealed cistern toilets with soft-close seats
- Chrome shower head with slide rail
- Clear glass sliding door shower screen
- Heated chrome towel rails
- Ceramic wall tiles on selected areas, edges trimmed with polished chrome
- Shaver socket
- Tiled flooring

MEDIA & CONNECTIVITY

- TV points in the living room, study (where applicable), bedroom 1 and 2
- Telephone point in the living room and under stairs cupboard
- USB charger points incorporated in sockets within kitchen, living room, study and bedroom 1

FINISHING DETAILS

- Cottage style painted internal doors with chrome finish door furniture
- Carpeted, closed-tread, painted staircase and spindles with oak hand rail
- Painted, three stepped architrave and skirting boards
- Fitted wardrobes where shown in floor plans
- Carpets to all bedrooms, living room and study

HEATING, ELECTRICAL & LIGHTING

- Energy efficient Air Source Heat Pump system with mains pressure hot water system and central programmer
- Underfloor heating to ground floor
- Radiators to first floor
- LED down lights in kitchen, utility, bathroom, en suites and cloakroom
- Pendant lighting in all other rooms
- External lights to front and rear garden
- External, weatherproof power socket



HEATING, ELECTRICAL & LIGHTING CONT.

- Facility for future wireless alarm system
- Fireplace / flue - the property is fitted with a class 1 flue, suitable for the future installation of an open fire or wood burning stove (subject to compliance with relevant regulations and installation by a qualified professional)

EXTERNAL

- Electrical vehicle charging point
- Timber shed / cycle store
- Landscaped front garden
- Turf in the rear garden
- Close board fencing around gardens with post and rail to rear boundary
- External water tap
- Permeable block paved driveway
- Indian Sandstone paved private pathways and terrace to the rear

GARAGE & PARKING

- Integral garage with electrically operated door
- Driveway parking
- Garage includes power sockets and strip lighting

CONSTRUCTION

- Timber-built construction with brick outer walls, cavity filled with insulation
- Concrete floors to the ground floor and timber floors to the upper floors
- Exterior treatments are in a mix of Capelwick Multi brick, Warnham red brick, and tile hanging and a red plain tile roof
- Anthracite UPVC windows, doors, and rainwater goods

WARRANTY

- LABC 10 year build warranty

A management company has been formed at Oakland Grove. It will be for the management of the shared services and external communal areas of the development, including the play area and front hedgerow. All homeowners will automatically be made members of the management company when they purchase a home at Oakland Grove. A managing agent has been appointed on behalf of the management company and will take on the day-to-day management. All homeowners will be required to pay a contribution towards the maintenance of the development, which will be collected by the managing agent in the form of an annual estate charge.

SPECIFICATION



WHAT HOUSE? AWARDS
BRONZE WINNER 2023
BEST MEDIUM HOUSEBUILDER



EVENING STANDARD
NEW HOMES AWARDS WINNER 2023
BEST FAMILY HOME



SOUTH EAST
PROPERTY AWARDS WINNER 2023
DEVELOPER OF THE YEAR



THE BUSINESS
MAGAZINE
THAMES VALLEY
PROPERTY AWARDS
2023
DEVELOPER OF THE YEAR



THE BUSINESS
MAGAZINE
SOUTH COAST
PROPERTY AWARDS WINNER 2023
HOUSEBUILDER OF THE YEAR
RESIDENTIAL DEVELOPMENT OF THE YEAR
SUSTAINABLE DEVELOPMENT OF THE YEAR



SURREY PROPERTY
AWARDS WINNER 2023
BEST BOUTIQUE DEVELOPMENT



SURREY PROPERTY
AWARDS WINNER 2024
BEST NEW HOMES DEVELOPMENT 20+ PROPERTIES



ELIVIA HOMES :
 BUILDING BETTER AS
 STANDARD SINCE 2004

From the calibre of design and build standards to the care of our dedicated customer service team, our aim is to ensure finding, choosing, and buying your perfect home is the best experience it can be. What is more, you have the reassurance that Elivia Homes is a leading, independent house builder with a respected and established reputation for quality across the Home Counties.

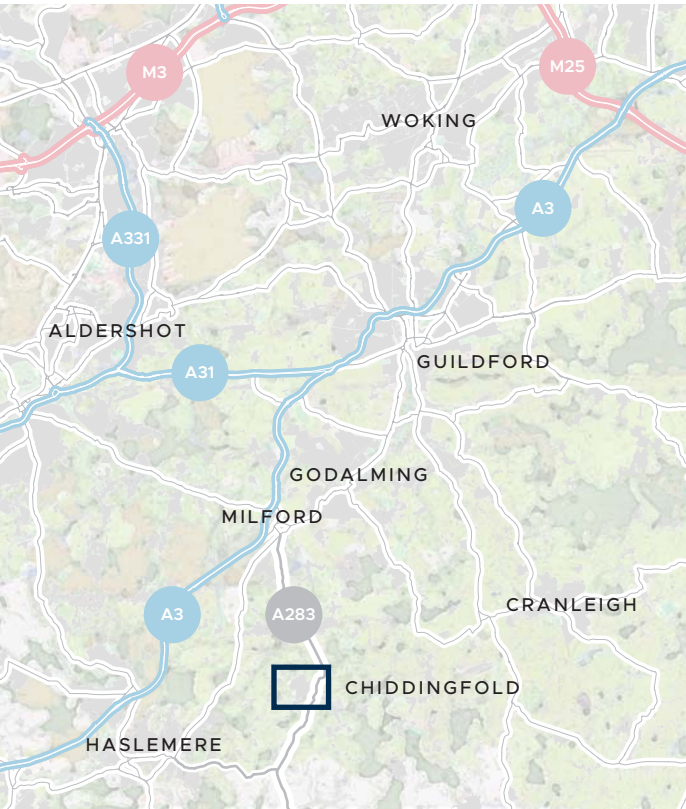


Protection for new-build home buyers

YOUR AWARD WINNING DEVELOPER



FIND YOUR NEW HOME



Oakland Grove, Ridgley Road, Chiddingfold, Surrey GU8 4QW



TRAVEL FROM GUILDFORD BY ROAD

Take Guildford/Godalming A3 bypass and A283 to Oakland Grove (approx. 20 mins)

- Take the Guildford and Godalming A3 bypass, signposted south to Petersfield/Portsmouth
- At the Milford Interchange take the exit onto the Guildford Road A283 (B3001/A286)
- Take the first exit at the roundabout onto the A283 to Milford
- Continue forward and at the 2nd set of lights turn left
- Take the second exit at the roundabout onto the A283 Petworth
- Stay on the Petworth Road (A283), heading south to Witley
- Immediately after King Edward's School on the right, take the second right onto Combe Lane, which leads onto Ridgley Road
- Oakland Grove can be found on your right



TRAVEL FROM HASLEMERE BY ROAD

Take Petworth Road B2131 / A283 to Oakland Grove (approx. 11 mins)

- From the end of the High Street heading south take the left turn onto Petworth Road (B2131) signposted Petworth (A283)
- Continue forward passing Voco Lythe Hill Hotel & Spa on your right and remain on the B2131
- Keep left onto Rodgate Lane (B2131)
- At the next junction, turn left onto Cripplecrutch Hill (A283)
- Continue onto Petworth Road (A283) towards Chiddingfold
- Enter Chiddingfold passing The Swan Inn on your right
- With The Crown Inn on your right, take the left onto Coxcombe Lane, then take the next left onto Ridgley Road
- After half-a-mile Oakland Grove can be found on your left



ELIVIA
— HOMES —

eliviahomes.co.uk



OAKLAND GROVE

CHIDDINGFOLD • SURREY

Ridgley Road, Chiddingfold, Surrey GU8 4QW



Seymours
LAND & NEW HOMES

Godalming Office: 01483 420555

sales@seymours-newhomes.co.uk



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