



WILLOW  
HEIGHTS



SALFORDS, SURREY

*Where nature  
and modern  
living go  
hand in hand*

*Surrounded by a wealth  
of beautiful Surrey  
countryside within  
easy reach of London*



# *A selection of 3 bedroom houses and 2 bedroom apartments*

Salfords derived from the Old English name meaning  
“Willow Tree Ford” First recorded in 1193



Willow Heights is located in the heart of Salfords. The Development comprises of 11 apartments, including 2 penthouse apartments and 9 houses with contemporary, stylish interiors.

The Designer homes are built by skilled tradesmen combining traditional methods

with cutting edge technology and materials, resulting in excellent homes all with modern living in mind.

With their individual specification each home that is purchased at Willow Heights will be the home that you will enjoy owning and living in for many years to come.





*All images shown are of the show home Plot 19 and are examples of the quality finish throughout this development.*



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*The Houses . . .*



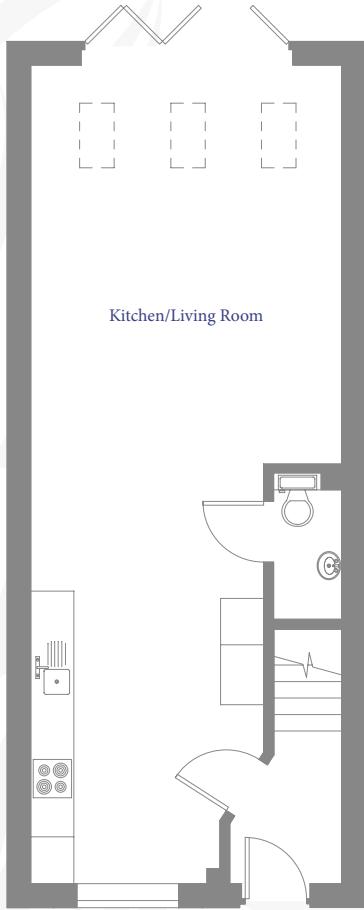
Please note the image shown is for illustration purposes only.



House Types A – Plot 19\*

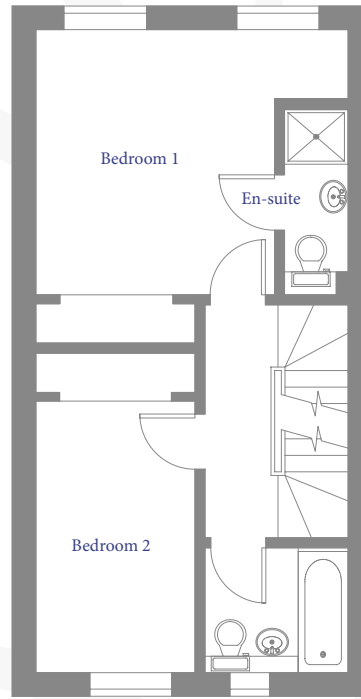
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Total Floor Area 120.7 sq.m (1299 sq.ft.)



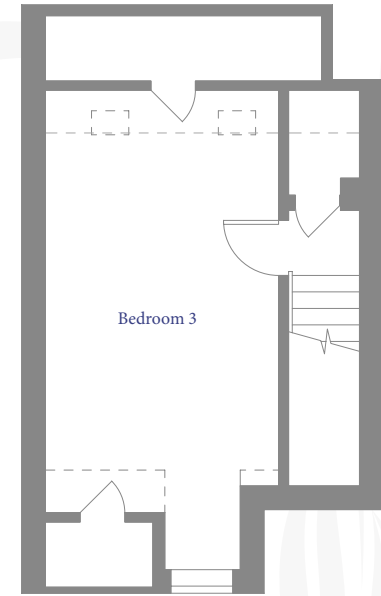
**GROUND FLOOR**

Kitchen / Living Room: 11.40m x 4.31m (37'5" x 14'1")



**FIRST FLOOR**

Bedroom 1: 3.69m x 3.30m (12'1" x 10'9")  
Bedroom 2: 3.77m x 2.22m (12'4" x 7'3")



**SECOND FLOOR**

Bedroom 3: 5.88m x 3.22m (19'3" x 10'6")

\*This is an example of a typical house layout at Willow Heights. Other properties are available and will vary slightly. Please see additional details relating to specific properties.

*The Apartments . . .*

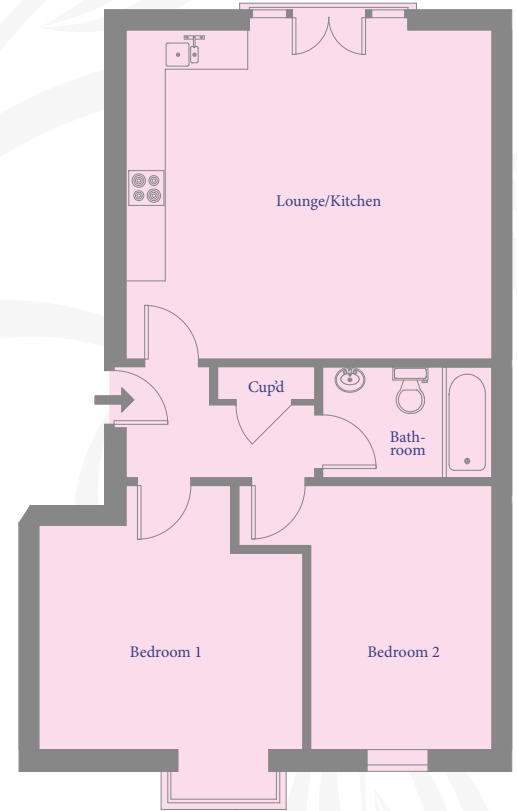
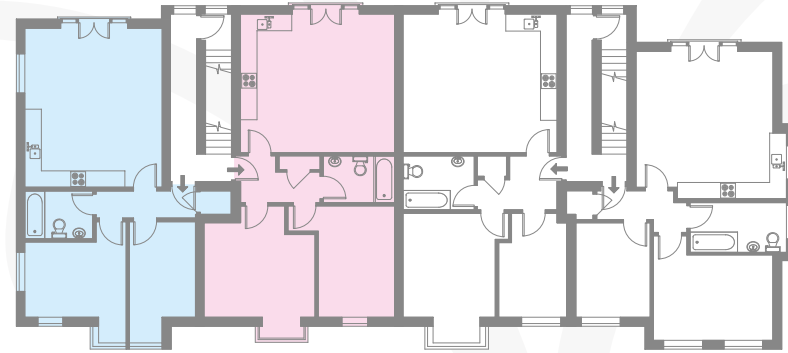
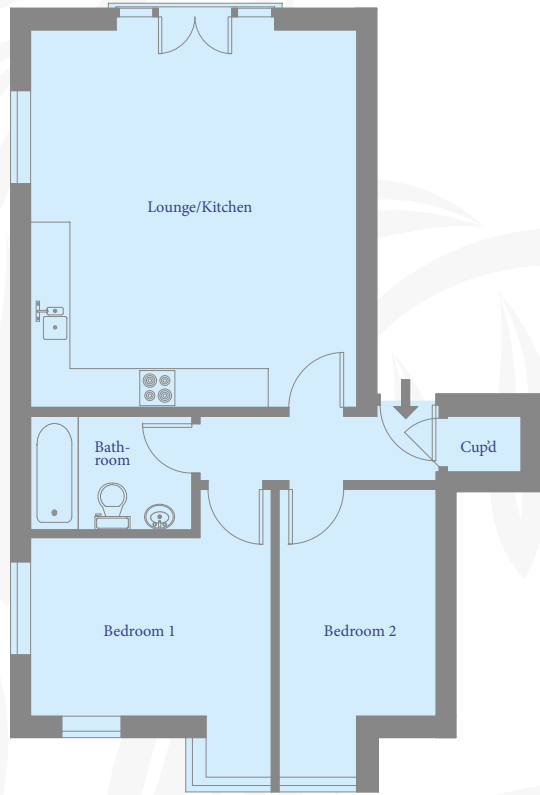


Please note the image shown is for illustration purposes only.

First Floor



Apartments 6 & 7



**APARTMENT 6**

Lounge/Kitchen: 5.75m x 4.93m (18'10" x 16'2")  
Bedroom 1: 3.66m x 2.71m (12'0" x 8'10")  
Bedroom 2: 3.44m x 2.38m (11'3" x 7'10")  
Total Floor Area: 61.1 sq.m (657 sq.ft.)

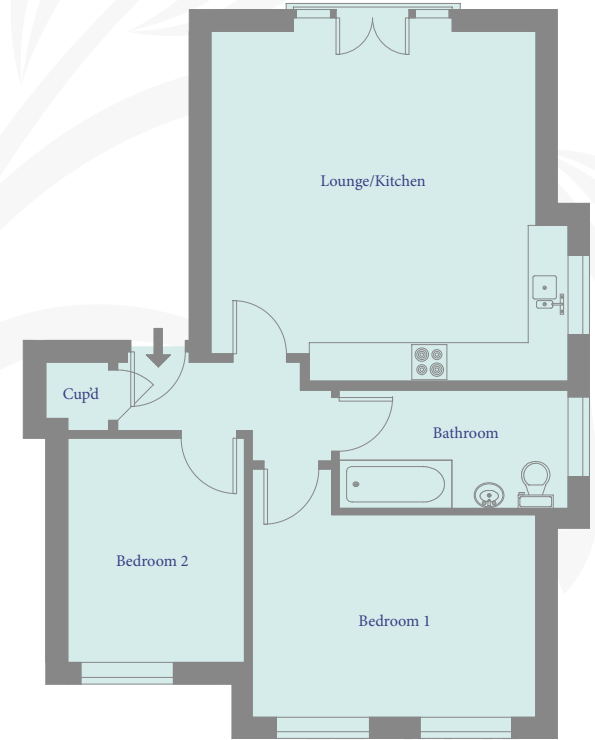
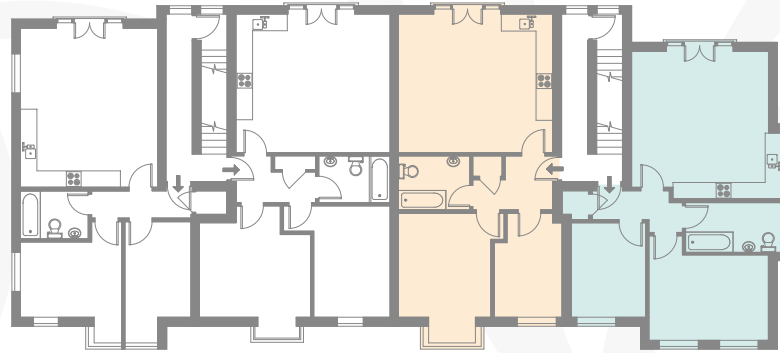
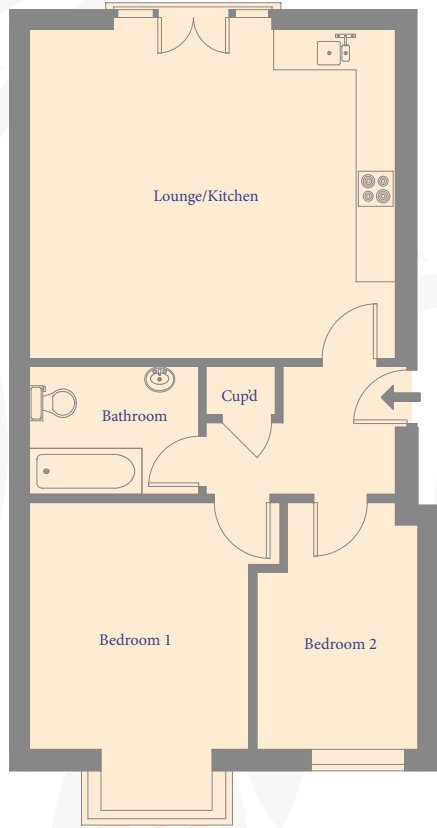
**APARTMENT 7**

Lounge/Kitchen: 5.62m x 4.97m (18'5" x 16'3")  
Bedroom 1: 4.01m x 3.41m (13'2" x 11'2")  
Bedroom 2: 4.04m x 2.75m (13'3" x 9'0")  
Total Floor Area: 67.2 sq.m (723 sq.ft.)

First Floor

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Apartments 8 & 9





APARTMENT 8

Lounge/Kitchen: 5.62m x 4.97m (18'5" x 16'3")  
Bedroom 1: 3.75m x 3.33m (12'3" x 10'11")  
Bedroom 2: 3.75m x 2.44m (12'3" x 8'0")  
Total Floor Area: 64.3 sq.m (692 sq.ft.)

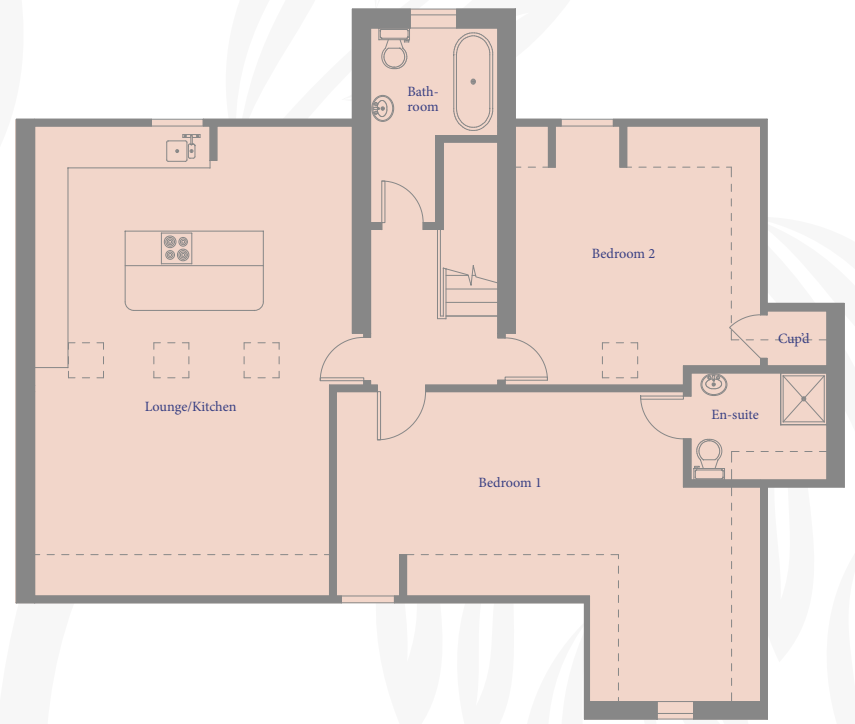
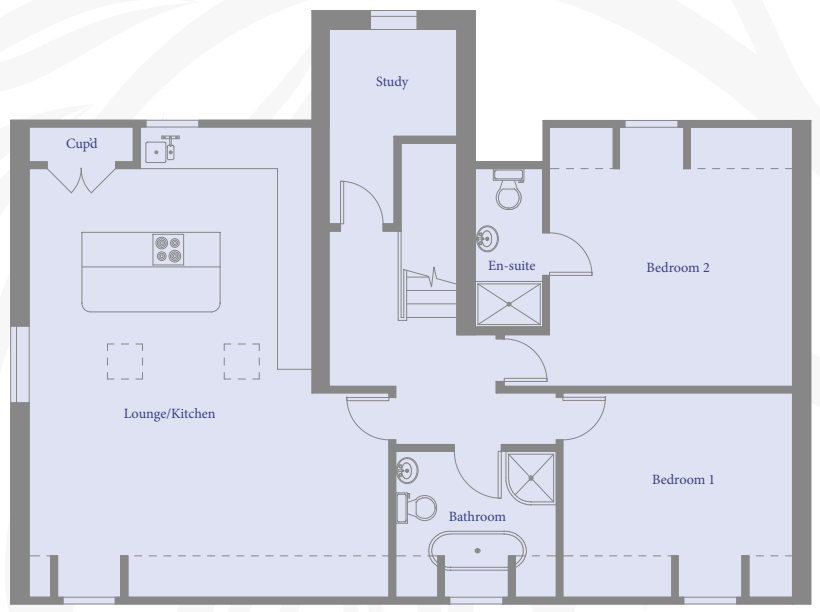
APARTMENT 9

Lounge/Kitchen: 5.32m x 4.93m (17'5" x 16'2")  
Bedroom 1: 4.31m x 3.08m (14'1" x 10'1")  
Bedroom 2: 3.40m x 2.69m (11'1" x 8'10")  
Total Floor Area: 64.1sq.m (689 sq.ft.)

  
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**Second Floor**

**Penthouse Apartments 10 & 11**

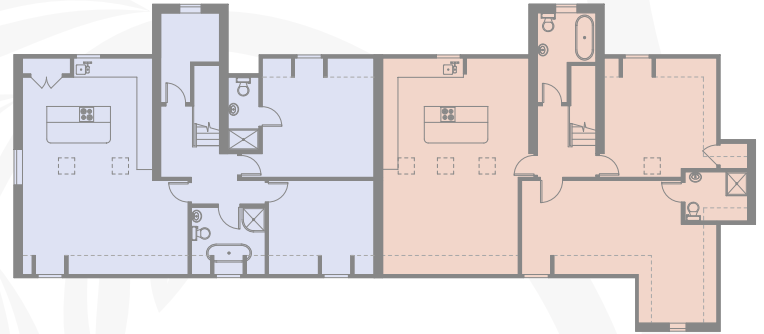


**APARTMENT 10**

Lounge/Kitchen: 8.17m x 6.28m (26'9" x 20'7")  
 Bedroom 1: 4.50m x 4.28m (14'9" x 14'0")  
 Bedroom 2: 4.00m x 3.56m (13'1" x 11'8")  
 Total Floor Area: 113.5 sq.m (1221 sq.ft.)

**APARTMENT 11**

Lounge/Kitchen: 8.17m x 5.53m (26'9" x 18'1")  
 Bedroom 1: 7.39m x 5.40m (24'3" x 17'8")  
 Bedroom 2: 4.51m x 4.26m (14'9" x 13'11")  
 Total Floor Area: 118.2 sq.m (1272 sq.ft.)





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## Technical Specifications

### Houses Type A Plot 12-19 – Type B plot 20

#### **Specification and Exterior**

- CRL 10 year Warranty
- Timber Frame construction
- UPVC fascias and Soffits
- Exterior Light to front and Rear
- External Tap
- Patio and Turfed Lawn
- Close boarded fencing

#### **Kitchens**

- Designer kitchens with Lacarre high gloss units with Gemini Quartz Worktops and up stands
- Bosch 4 burner hob, oven and extractor hood
- Tempered glass splash back
- Hotpoint integrated fridge freezer, dishwasher and washer dryer
- Under cupboard LED lighting

#### **Electrical and Lighting**

- TV aerial and media Cabling for future Satellite connections
- Mains Wired Smoke detectors
- Low energy lighting
- Down lighting to Kitchen and bathrooms
- Burglar alarm

#### **Family Bathroom and ensuite and cloakroom**

- Bath with separate thermostatic shower valve
- Tiled floors and walls
- Vanity mirror with light and shaver point
- Heated towel rail

#### **Heating**

- Gas Fired Central heating with zone control
- Energy efficient condensing boiler
- Thermostatic Valves to Radiators
- Summer control valve to towel rails

#### **Flooring**

- Engineered Flooring ground floor
- Carpet fitted to staircase and upper floors
- Tiles to bathroom, ensuite and cloakroom

#### **Joinery**

- Double Glazed UPVC windows with locks throughout
- AstraSeal Front door with triple Security lock

- Premdor White Oak veneer to ground floor 6 panel white doors to upper floors
- Brushed Chrome door furniture to all internal doors
- Loft access
- Bifolding doors to patio from the sitting room with multi point locking

### Apartments 6-9

#### **Specification and Exterior**

- CRL 10 year Warranty
- Timber Frame construction

#### **Kitchens**

- Designer kitchens with Lacarre high gloss units with Gemini Quartz Worktops and up stands
- Bosch oven and extractor hood
- Tempered glass splash back
- Hotpoint integrated fridge freezer, dishwasher and washer dryer
- Under cupboard LED lighting

#### **Electrical and Lighting**

- TV aerial and media Cabling for future Satellite connections
- Mains Wired Smoke detectors
- Low energy lighting
- Down lighting to Kitchen and bathrooms

#### **Family Bathroom**

- Bath with separate thermostatic shower valve
- Tiled floors and walls
- Vanity mirror with light and shaver point
- Heated towel rail

#### **Heating**

- Energy efficient condensing boiler
- Thermostatic Valves to Radiators
- Summer control valve to towel rails

#### **Flooring**

- Engineered Flooring to hall, kitchen and living room
- Carpet fitted to bedrooms
- Tiles to bathroom

#### **Joinery**

- Double Glazed UPVC windows with locks throughout
- Premdor White Oak Front door with Security lock

- Premdor White Oak veneer internal doors throughout
- Brushed Chrome door furniture to all doors

### Penthouse Apartments 10-11

#### **Specification and Exterior**

- CRL 10 year Warranty
- Timber Frame construction

#### **Kitchens**

- Designer kitchens with Lacarre high gloss units with Gemini Quartz Worktops and up stands
- Neff ceramic hob, oven, extractor hood, combi microwave / oven
- Hotpoint integrated fridge freezer, dishwasher, washer dryer
- Wine cooler
- Pull – out larder unit
- ‘magic –corner’ unit

#### **Electrical and Lighting**

- TV aerial and media Cabling for future Satellite connections
- Mains Wired Smoke detectors
- Low energy lighting
- Down lighting to Kitchen and bathrooms

#### **Family Bathroom and ensuite and cloakroom**

- Family Bathroom with freestanding bath
- Tiled floors and walls
- Vanity mirror with light and shaver point
- Heated towel rail

#### **Heating**

- Gas Fired Central heating with zone control
- Energy efficient condensing boiler
- Thermostatic Valves to Radiators
- Summer control valve to towel rails

#### **Flooring**

- Engineered Flooring to hall, kitchen and living room
- Carpet fitted to bedrooms
- Tiles to bathroom and ensuite

#### **Joinery**

- Double Glazed UPVC windows with locks throughout
  - Premdor White Oak Front door with Security lock
  - Premdor White Oak veneer internal doors throughout
  - Brushed Chrome door furniture to all doors
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## Location & Site Plan

The Village of Salfords is in the borough of Reigate and Banstead, it has its own 20th Century Church, primary school, Cricket Club, shops, cafes, social club and a number of restaurants. It is set at the foot of the Surrey Hills an area of outstanding Natural Beauty there are many famous walks around the Earlswood Lakes and beyond.

Salfords Village is incredibly well connected for commuters from Salfords station which is within a few minutes walking distance . . . will deliver you to London Victoria or London Bridge within 50 minutes, Gatwick Airport within 6 minutes and Brighton Central within 40 minutes.

The close by town of Redhill also has a high speed train service to central London less than 30 minutes. The town has the Harlequin Theatre the Belfry Centre has many high street shops and is a busy bustling town undergoing a comprehensive regeneration to the town centre attracting many new families to the area.

A Short driveway is Reigate with great Schools, Sports facilities, fabulous boutique shopping great restaurants and bars.

These homes are built for you whether you are an international traveller from Gatwick or a London commuter or work locally.

### Travel Time by Rail to London

Salfords to Victoria 50 minutes, or to Gatwick Airport 6 minutes, or Brighton 40 minutes. Redhill to Victoria 30 minutes.

### Travel Time by Road

M25 is a 12 minute drive to connect with the rest of the motorway network.



Willow Heights (Previously no.18), Brighton Road, Salfords RH1 5BX

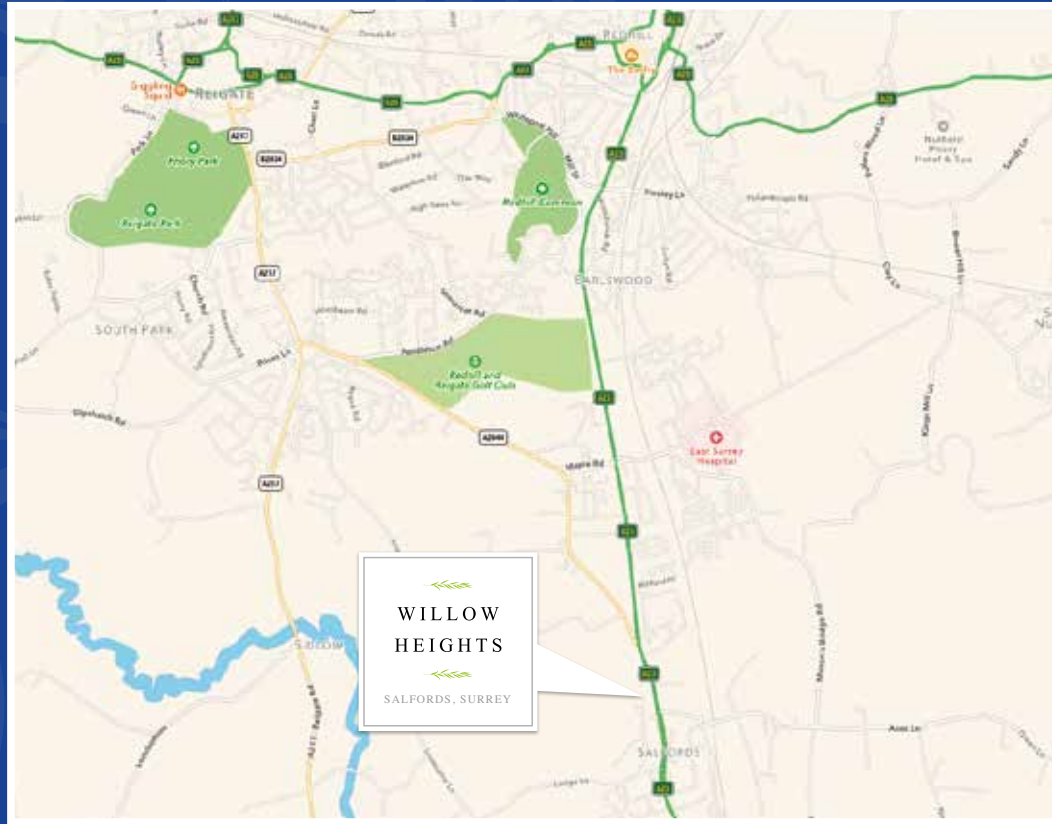


### Property Plots

House Type A: 12, 13, 14, 15,  
16, 17, 18, 19

House Type B: 20

Apartments: 1, 2, 3, 4, 5, 6,  
7, 8, 9, 10, 11



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Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content.

In the event of the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.



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PROPERTY  
DEVELOPMENTS