



ROYAL HILL PARK
REDHILL, SURREY

A STUNNING COLLECTION OF 3, 4 & 5 BEDROOM HOUSES



COUNTRYSIDE
Places People Love

Introducing

Royal Hill Park

Welcome to Royal Hill Park - a unique development of 3, 4 and 5-bedroom new homes. Working in partnership with the Royal National Institute of Blind people (RNIB), the development provides inclusive accommodation for RNIB residents as well as 77 stylish private homes in Redhill, Surrey. Redhill offers both extensive access to the rolling hills of the North Downs combined with convenient train links to the heart of London. Aside from its great location, Redhill itself is the perfect setting for family life with the abundance of choice when it comes to schooling.

BEHIND EVERY NAME, THERE IS A STORY

The partnership between the RNIB and Countryside is an important relationship so incorporating the 'Royal' is a subtle homage to this and the sensory trail, which runs through the heart of the development. Where the development is surrounded and shares its home with nature and the sloping hills of the North Downs- Royal Hill Park seemed a fitting name to create this amazing community and deliver homes with a true sense of belonging.

ROYAL HILL PARK –
SURREY'S HIDDEN GEM

Offering something for *everyone*



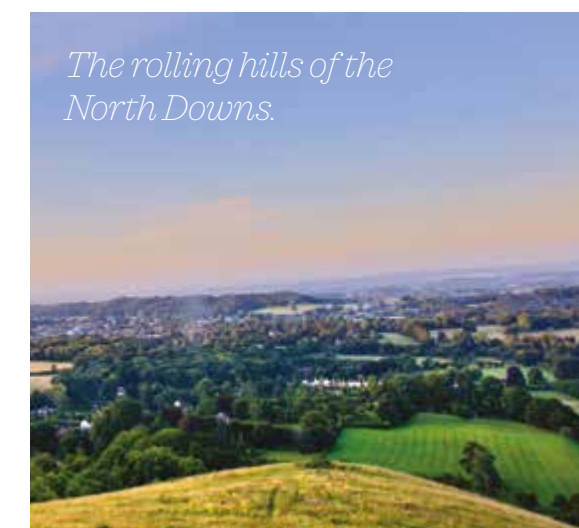
Combining the luxury of modern living with the *comfort* of the beautiful Surrey countryside, Royal Hill Park offers something for everyone.

These stunning homes boast high spec finishes throughout, large and spacious rooms and innovative design solutions that perfectly meet the needs of family life. Nestled in the undulating countryside, but accessible to London and the prestige of Reigate, these properties are ideal for prospective homeowners looking for something extraordinary.

Redhill is fast becoming one of the most exclusive areas in Surrey. Unlike some of its surrounding towns, Redhill offers both extensive access to the rolling hills of the North Downs while also remaining just over 30 minutes from London. Aside from its exemplary location, Redhill itself is the perfect setting for family life. With a number of schools within an immediate 4-mile radius of the site and an abundance of green open spaces on your doorstep, your new home would be at the heart of Surrey's hidden gem.

Homes designed with *striking exteriors* and well-thought out living spaces inside.

The rolling hills of the North Downs.



All on your doorstep

Shopping & Leisure

Just over a mile away from Royal Hill Park, you will find Redhill's high street which boasts a *vibrant culture*; with a plethora of shops, street markets on select days of the week, and a local theatre with year-round entertainment from plays, musicals to live performances and the latest films.



Plus, visit some of the town's *best eateries, high street shops* as well as several *quintessentially English pubs and bars*.



For keen golfers, take a short drive to any of the *two golf courses* that border Royal Hill Park.



The development is also surrounded by stunning open landscape, so you can take the time to take a walk and could even stop by to enjoy a picnic of fresh and local produce at Priory Farm. For those who love a touch of luxury, Nutfield Priory Spa is only a five-minute drive from your home, set in a magnificent Victorian mansion and offering an extensive range of treatments.

Further to the retail and leisure opportunities, you are also within easy reach of neighbouring town Reigate. This upmarket town is home to some popular high street chains and household brands, plus a huge variety of independent boutiques, shops, cafés, galleries and eateries to suit all tastes.



Redhill's Schools

Pupil Perfect



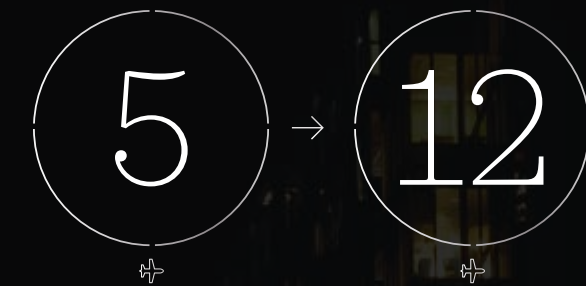
The presence of over a dozen schools within a short distance from Royal Hill Park is a testament to the area's popularity with families. Reigate School and Dunottar School were both rated 'Outstanding' by Ofsted, and in fact, none of the secondary schools in the area fall below the nationally recognised 'Good' ranking.

There are several primary schools and nurseries within walking distance from Royal Hill Park. More than this, extra curricular activities are well catered for, with two certified dance schools and several local sporting greens and facilities. Nearby Reigate Grammar School has also been awarded 'Exceptional' for Achievement and Learning – the first co-ed day school to be awarded this rating.

When it comes to education, it is *invaluable* to have the luxury of choice, and Redhill's schools are certainly not short of variety.

Commuting to the City

Well connected



MINUTES TO
EARLSWOOD STATION

Conveniently located
for commuting directly into
the city

MINUTES TO
GATWICK AIRPORT

Global connections are crucial
in modern business, at RHP you
are only 12 minutes away



MINUTES TO
REIGATE STATION

Only 11 minutes drive from
Royal Hill Park to Reigate overground
station and just 4 minutes by train
from Redhill station

MINUTES TO
LONDON VICTORIA

Only 37 minutes to
London Victoria tube and
overground station from
Redhill station

MINUTES TO
LONDON BRIDGE

Only 31 minutes on a direct
train to London Bridge or
London Blackfriars from
Redhill station

Royal Hill Park is ideally located for those commuting to London, with regular direct trains into the city from both Earlswood and Redhill stations. You're also just moments from neighbouring Reigate and Gatwick Airport.

The M23 and M25 motorways are easily accessible, while remaining far enough away from the main roads to enjoy the peaceful environment of country life.

Royal Hill Park Site Plan



5 bedroom
houses

The Templeton
Plots 5, 6, 7, 12, 13 & 14

The Goodwin
Plots 53, 54 & 55

The Harrison
Plots 48, 49 & 50

The Heselden
Plot 77

The Roddick
Plots 30 & 31

4 bedroom
houses

The Ryder
Plot 56

The Brooks
Plots 51 & 52

The Spencer
Plot 18

The Bradwell
Plot 19

The Hunter
Plots 65, 66, 67,
68, 73, 74, 75 & 76

The Hayward
Plots 28, 29, 40, 41,
42, 43, 44, 45, 63 & 64

The Burbridge
Plots 8, 9, 10, 11, 57, 58,
59, 60, 61, 62, 69 & 70

The Duffield
Plots 22, 23,
24, 25, 46 & 47

The Weston
Plots 26 & 27

The Chester
Plots 15, 16,
17, 20 & 21

The Rowling
Plots 32, 33, 34,
35, 36, 37, 38 & 39

3 bedroom
houses

The Reed
Plots 1, 2, 3, 4, 71 & 72

- BS** Bin Store
- SS** Sub Station
- X** Royal National Institute of the Blind's property

History of the Development; in partnership with RNIB



Royal Hill Park is the perfect partnership between a leading charity, a respected housebuilder and an innovative landscape architect, working together to create a *phenomenal environment* that will bring excitement, joy and peace to all its residents.

Set serenely into the picturesque Surrey hillside, and accommodating the needs of a diverse range of residents, the former Redhill College site, latterly the RNIB's community living resource, has been sensitively re-developed to create a community where private homes and housing for supported residents peacefully coexist against a beautiful countryside backdrop.

Expanding on the historic Grade-II listed Tudor house and surrounding gardens, with some trees dating back 200 years, Royal Hill Park's thoughtfully-designed living areas and communal spaces show complete respect for its greenbelt location, and represent a model for integrated supported living.



“

I am both proud and excited to present the proposals for the redevelopment of the Redhill site. These proposals will transform the lives of our existing blind and partially sighted residents and deliver facilities which both benefit them and the neighbouring community. For a number of years now we have struggled to provide even a basic level of service for our residents with poor and failing facilities. This development will not only put that right but it will also produce a model for integrated supported living which we believe will be unique in this country and which other providers will want to follow.

The vision for the Redhill site is to re-provide the existing supported living accommodation to ensure it meets current Care Quality Commission (CQC) standards and to also create a community which fully integrates our visually impaired clients with other residents on the site.

The new service has also been developed to meet the future needs of our key stakeholder, Surrey County Council, on supported living and is very closely aligned with the current policy shift away from registered care to supported living as a preferred means of providing care and support for the majority of people with learning disabilities.

”

Lesley-Anne Alexander
Chief Executive of RNIB

RNIB supporting blind and partially sighted people

BASED IN THE STUNNING SOUTH-FACING GREENSAND VALLEY IN SURREY, ROYAL HILL PARK HAS BEEN THE BASE FOR CHARITABLE SERVICES FOR NEARLY 200 YEARS. THE ROYAL PHILANTHROPIC SOCIETY FOR THE REFORMATION OF JUVENILE OFFENDERS OPENED ITS FARM SCHOOL ON THE SITE IN 1849. THE SITE WAS TAKEN OVER BY THE RNIB IN 1988, BECOMING REDHILL COLLEGE AND CATERING FOR UP TO 120 STUDENTS. IN THE FOLLOWING YEARS, IT OPERATED AS THE COMMUNITY LIVING SERVICE PROVIDING RESIDENTIAL CARE AND ASSISTED LIVING ACCOMMODATION TO BLIND OR PARTIALLY SIGHTED RESIDENTS. IN 2012, THE RNIB PARTNERED WITH COUNTRYSIDE TO OFFER SPECIALIST ACCOMMODATION FOR RNIB RESIDENTS ALONGSIDE THE DEVELOPMENT OF NEW HOMES.



A sensational array of colour, form, scent and sound

Designed in consultation with blind and partially sighted residents, Royal Hill Park's stunning gardens incorporate plants and materials selected specifically to provide a multi-sensory experience.



We draw heavily on the history and the land, *nestling homes* within the surrounds but adding that little extra for residents and the surrounding wildlife.



The award winning Sensory Garden at the Chelsea Flower Show, 2014

Thoughtfully-created pathways and seating areas that *engage the senses* of both the visually impaired and fully-sighted unify the whole development.



Countryside Properties and the RNIB are exceptionally proud to have collaborated on the unique Mind's Eye Garden; a landmark feature designed by award-winning landscape architects LDC.

Drawing heavily on the history and the land, the sensory trail aids navigation across Royal Hill Park, culminating at a focal point designed for everyone to immerse themselves in a feast for touch, smell, hearing, taste and sight.

Originally created for the 2014 Chelsea Flower Show, where it won Gold, the Mind's Eye Garden is a sensory delight for everyone to experience, incorporating colour texture, form and sound. Water channels act as wayfinders and the garden also features coloured glass panels, cascading plantlife, fragrant shrubs, sheer surfaces, a huge variety of materials and a central glass cube water feature surrounded by four distinct planting zones.

Construction of the sensory trail and the landscaping around Royal Hill Park started in 2016, before the homes were built, so plants have had time to establish and mature before the new development has been nestled into its surroundings. The sensory trail exemplifies how show garden design can sit hand-in hand with real-life development to the benefit of everyone who lives there.

Silver Specification



KITCHEN

The kitchen is the heart of your home. Ergonomically designed and extremely well-equipped, your Royal Hill Park kitchen is the perfect space, whether you are feeding the family, cooking up a special dinner for friends or simply relaxing with a cup of coffee.

- Contemporary-styled Commodore kitchen finished with Silestone worktop with upstand
- Glass splashback behind the hob
- Under-cupboard LED lighting below wall units
- Stainless steel one-and-a-half bowl sink with stainless steel tap
- Twin ovens to 4 bedroom homes with frameless 5-zone ceramic hob
- Single oven to 3 bedroom homes with 4-zone ceramic hob
- Integrated fridge/freezer
- Integrated dishwasher
- Fully integrated washer/dryer if located in kitchen or freestanding washer/dryer if located in utility
- Wine cooler

GENERAL FINISHES

When it comes to the finishing touches to your home, we've thought of everything, from plenty of hanging and storage space to elegant, practical floor coverings. We've also been careful to keep the colour scheme neutral, allowing you to add your own personal design style.

- Fitted wardrobe with mirrored doors in master bedroom (ask your Sales consultant for more information)
- Ladder style four panel internal doors painted white with modern chrome door furniture
- Skirtings, architraves and staircase painted in a white gloss
- Walls and ceiling painted in brilliant white
- UPVC windows and French doors (please ask your Sales consultants for more details)
- Carpet to bedrooms, landing, stairs, cinema room and separate living room in a choice of colours
- Amtico Spacia flooring in kitchen, WC, hallway, bathrooms, en-suite, utility, study and dining room (where applicable) in a choice of colours

MAIN BATHROOM

With the attention to detail you would expect from a boutique hotel, our smart, stylish bathrooms are defined by sleek, contemporary minimalism. They feature low-profile white fittings, designer porcelain tiles and expertly crafted, water-resistant luxury flooring.

- White Roca sanitaryware with chrome mixer taps
- Semi-recessed hand basin
- Dark Swiss Elm vanity top and bath panel
- WC with chrome flush controller
- Heated chrome finish towel rail with winter and summer setting
- Shaver socket
- Shower over bath on selected plots
- Porcelain Saloni tiling up to half room height level on principle sanitaryware walls

EN-SUITE

- White Roca sanitaryware with chrome mixer taps
- Thermostatic shower mixer
- Semi-recessed hand basin
- Shaver socket
- Fixed wall-mounted shower and enclosure with door
- WC with chrome flush controller
- Heated chrome towel rail with summer and winter setting
- Porcelain Saloni wall tiling provided, half height to sanitaryware walls, full height to shower enclosure (please ask your Sales consultant for full details)



HEATING

- Gas-fired central heating and hot water
- Up to three thermostatic control zones

LIGHTING & ELECTRICAL

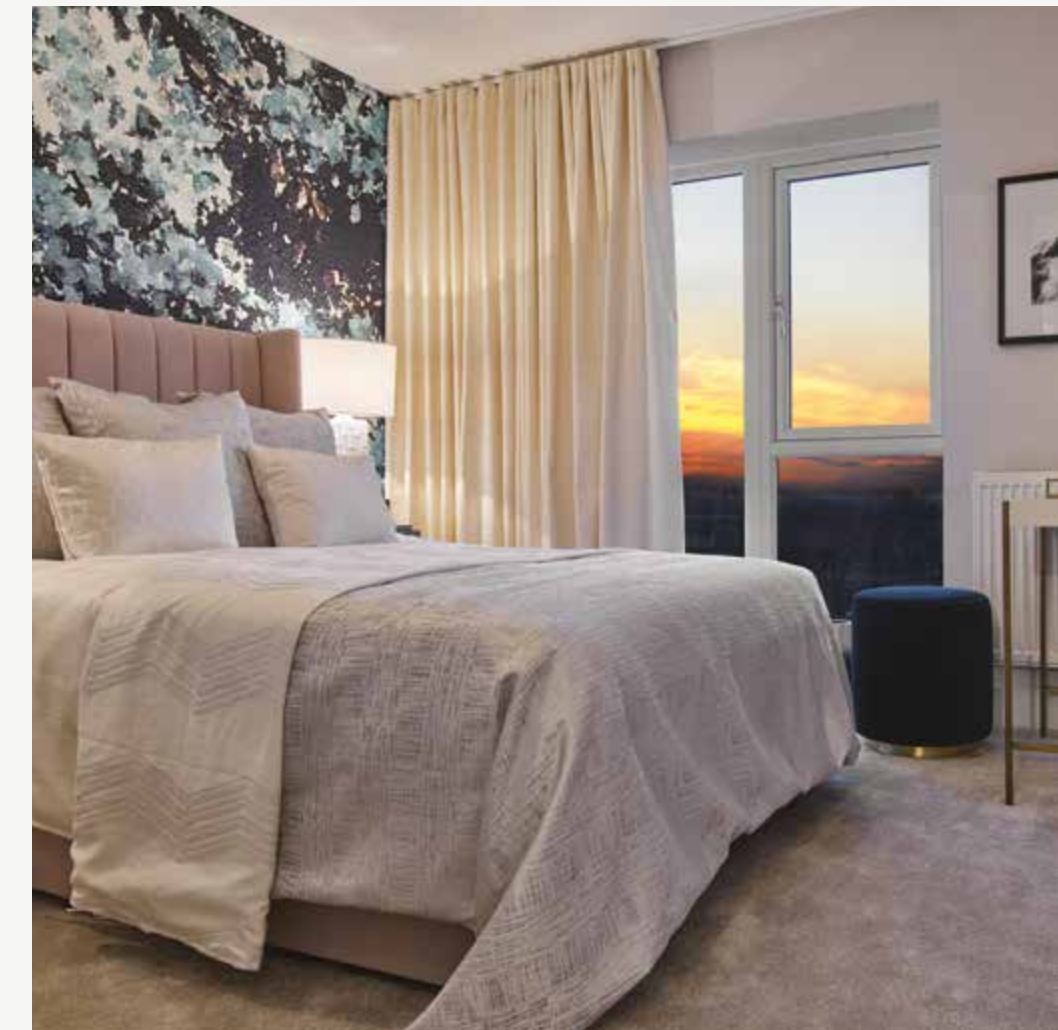
- Energy-efficient downlighters to kitchen, hallway, WCs, bathrooms, en-suites and dressing areas
- Pendant lighting in living room, dining room, landing, study, bedrooms and other reception rooms (where applicable)
- White switches and sockets. Chrome above worksurfaces
- Smoke alarm detectors positioned where required
- Media sockets in living room, dining room and reception rooms
- Double sockets with USB charger in kitchen, living room, master bedroom and second bedroom (where applicable)

HOME ENTERTAINMENT & COMMUNICATIONS

- Wired for Sky Q television (subject to future connection by purchaser; aerial not supplied)
- Bluecube surround sound to cinema rooms (where applicable)
- Data cabling to selected rooms

EXTERNAL

- Landscaped front gardens and turfed rear gardens
- Outside tap
- External double socket
- Photovoltaic tiles (solar panels) to the roof of selected houses. (Ask your sales consultant for more information)



Gold Specification



KITCHEN

The kitchen is the heart of your home. Ergonomically designed and extremely well-equipped, your Royal Hill Park kitchen is the perfect space, whether you are feeding the family, cooking up a special dinner for friends or simply relaxing with a cup of coffee.

- Contemporary-styled Commodore kitchen finished with Silestone worktop with upstand
- Glass splashback behind the hob
- Under-cupboard LED lighting below wall units
- Stainless steel one-and-a-half bowl sink with stainless steel tap
- Twin single ovens with frameless 5-zone induction hob
- Wine cooler
- Integrated extractor fan

- Integrated fridge/freezer

- Integrated dishwasher

- Fully integrated washer/dryer if located in kitchen or freestanding washer and separate tumble dryer if located in utility

GENERAL FINISHES

When it comes to the finishing touches to your home, we've thought of everything, from plenty of hanging and storage space to elegant, practical floor coverings. We've also been careful to keep the colour scheme neutral, allowing you to add your own personal design style.

- Fitted wardrobe with mirrored doors in master bedroom and second bedroom (ask your Sales consultant for more information)

- Ladder style four panel internal doors painted white with modern chrome door furniture
- Skirtings, architraves and staircase painted in a white gloss
- Walls and ceiling painted in brilliant white
- UPVC windows and French doors to garden (some homes benefit from aluminium bi-fold doors; please ask your Sales consultants for more details)

MAIN BATHROOM

With the attention to detail you would expect from a boutique hotel, our smart, stylish bathrooms are defined by sleek, contemporary minimalism. They feature low-profile white fittings, designer porcelain tiles and expertly crafted, water-resistant luxury flooring.

- White Roca sanitaryware with chrome mixer taps
- Semi-recessed hand basin
- Dark Swiss Elm vanity top & bath panel
- WC with chrome flush controller
- Heated chrome finish towel rail with winter and summer setting
- Shaver socket
- Shower over bath on selected plots
- Porcelain Saloni tiling up to half room height level on principle sanitaryware walls

EN-SUITE

- White Roca sanitaryware with chrome mixer taps
- Thermostatic shower mixer
- Semi-recessed hand basin
- Shaver socket
- Fixed wall-mounted shower and enclosure with door
- WC with chrome flush controller
- Heated chrome towel rail with summer and winter setting
- Porcelain Saloni wall tiling, half height to sanitaryware walls, full height to shower enclosure (please ask your Sales consultant for full details)
- Heating
- Gas-fired central heating and hot water
- Up to four thermostatic control zones

LIGHTING, HEATING & ELECTRICAL

- Energy-efficient downlighters to kitchen, hallway, WCs, bathrooms, en-suites and dressing areas
- Pendant lighting in living room, dining room, landing, study, bedrooms and other reception rooms (where applicable)
- White switches and sockets (Chrome sockets above worktop surface)
- Smoke alarm detectors positioned where required
- Media sockets in living room, dining room, reception rooms, master bedroom and cinema room

- Double sockets with USB charger in kitchen, living room, master bedroom and second bedroom (where applicable)
- Home entertainment and communications
- Wired for Sky Q television (subject to future connection by purchaser; aerial not supplied)
- Bluecube surround sound to cinema rooms (where applicable)
- Data cabling to selected rooms

EXTERNAL

- Front gardens are landscaped and rear gardens are turfed as standard
- Outside tap provided
- External double socket
- Photovoltaic tiles (solar panels) to the roof of selected houses. (Ask your sales consultant for more information)



About Countryside

At Countryside, we believe that where we live matters. *We are passionate* about creating places where people aspire to live, that deliver enduring value and where people feel a true sense of belonging.



WICKHURST GREEN, Broadbridge Heath ^

Countryside at KINGS HILL v



HERSCHEL PLACE, Hawkhurst v



All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time.

From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to place making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

KINGSBRIDGE, Headcorn v



After-sales & ongoing customer care

The customer care team at Countryside is *committed* to providing you, our customers, with quality homes.

Committed to our customers



The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home, from the moment that you make your reservation, to the day you move in and beyond. No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our Charter and the 'Consumer Code for Home Builders'. Copies of the 'Consumer Code for Home Builders' are available from our sales offices and via our 'New Homes' website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

Our customer care begins at the outset, with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent financial consultants.

Every home at Royal Hill Park carries our commitment to quality and improvement. You have the added assurance of every home carrying the NHBC Warranty (Buildmark) against structural defects for a ten-year period following the date of legal completion.

Each new owner will be invited to attend a handover of their new home with a member of the customer service team.

Countryside is a leader in property development, the creation of *sustainable communities* and urban regeneration.



How to find us

Whether by *train*, *car* or *bus*, your new home at Royal Hill Park is just around the corner.



If you would like to have a more detailed look at our homes, you can reach us in *under an hour* from London or Brighton.

BY TRAIN

Royal Hill Park is a direct train from London Bridge or London Victoria to Redhill, both of which take only around 30-40 minutes. From neighbouring Reigate, the journey is only 4 minutes from station to station. On arrival at Redhill station, take the 32 bus towards Guilford until Knighton Road, and then walk due West past Earlswood Junior School towards Eastfield Road. Please see map for further details.

BY ROAD

Royal Hill Park is accessible from both the M23 and M25. Exit the M23 for A25 Redhill (Nutfield Road), turn left onto Fullers Wood Lane, then right onto Philanthropic Road before joining Eastfield Road on your left to enter the site. From the M25, follow the A25 through Bletchingley and Nutfield. Turn left onto Fullers Wood Lane, then right onto Philanthropic Road.



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Marketing Suite open daily from 10am - 5pm.

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COUNTRYSIDE

Places People Love