



# The reinvention of rural living

Fusing countryside splendour with a bold architectural aesthetic, The Country Park Collection is a reimagination of rural life. This is a Surrey idyll energised with striking design, savouring agricultural tranquillity whilst retaining urban sophistication. This exclusive collection of just three 5-bedroom homes blend effortlessly into their surroundings. Here, architectural ingenuity enriches natural splendour.

The village of Cranleigh provides the perfect backdrop to this countryside haven. A self-sustaining village where everything is on your doorstep, it merges pastoral charm with modern sophistication and a lively, established community. Explore the farmers' market to sample fresh ingredients, stroll through the bustling high street boutiques or join the local cricket club, all the while knowing that London and Guildford are within reach.

We know how rare it is to find luxury, design, space, and community all nestled beside a brand new country park.

This is The Country Park Collection.





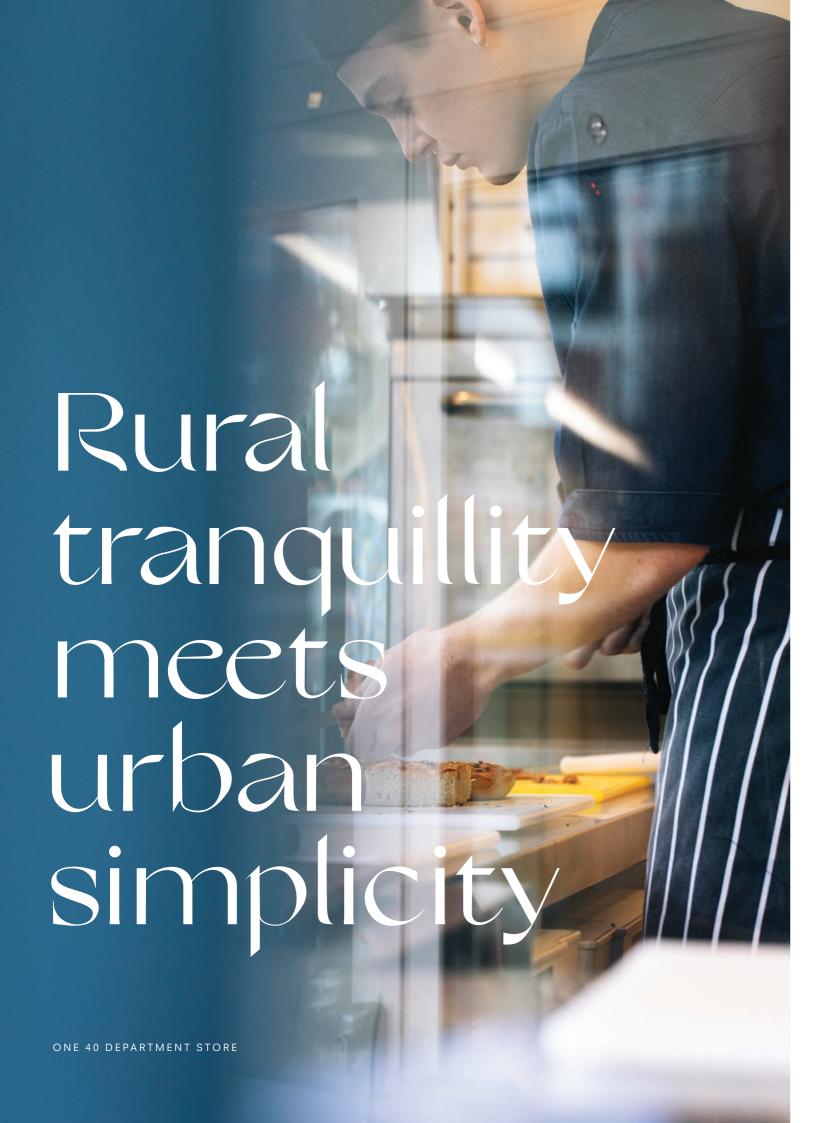
## MAP NOT TO SCALE. LOCATIONS AND DISTANCES ARE APPROXIMATE. Chiltern Hills ROMFORD WEMBLEY LONDON GRAYS WINDSOR DARTFORD READING RICHMOND BRACKNELL CROYDON CAMBERLEY EPSOM WOKING FARNBOROUGH National Trust Ightham Mote Surrey Hills Farnham SEVENOAKS GUILDFORD TONBRIDGE ALTON HORLEY Godalming Royal Tunbridge Wells Cranleigh CRAWLEY HASLEMERE HORSHAM High Weald Area of Outstanding HAYWARDS HEATH Natural Beauty South Downs National Park LEWES SHOREHAM-BY-SEA BRIGHTON CHICHESTER EASTBOURNE

# Our location

The Country Park Collection offers a lifestyle balanced between rural life and a cosmopolitan sensibility. Our striking homes are set in a thriving village benefiting from expansive green spaces. Cranleigh is a haven for the 'urban-minded' seeking more. England's largest village blends metropolitan convenience with a gentler pace. Relish modern life, while savouring rural living.

Set in the perfect location at the gateway of the idyllic English countryside, yet, only a short drive from Guildford where you can then step off at London Waterloo in less than an hour. Visit the beautiful cobbled high street of Guildford in about twenty minutes or venture into the Area of Outstanding Natural Beauty that is the Surrey Hills. Cycle along the Downs Link cycle path that links Guildford to Shoreham-by-Sea and feel the water lapping at your toes on the south coast.

Discover the real beauty of the south. Indulge in high-end restaurants, unwind in pubs bursting with heritage and uncover the mystic wonder of Cranleigh's surrounding nature trails.







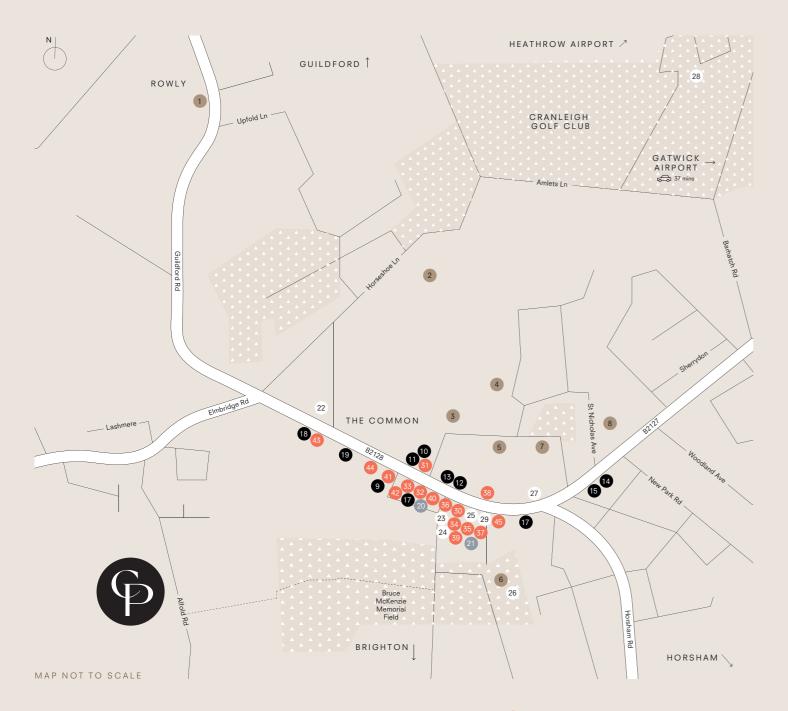


Enjoy city delights in a peaceful village setting. Wander down the bustling high street with its assortment of charming independent shops, from boutique department stores such as One 40, to local fishmongers, butchers and farm shops. For the weekly shop, Sainsbury's and M&S are on hand for all your grocery needs.

The village also plays host to exciting events, including the monthly farmers' market which celebrates the village's local delicacies. Young families are spoilt for choice.

A wealth of schools are within easy distance of The Country Park Collection, all rated 'Good' and 'Outstanding.' Boundless green space stretches for miles, offering children the perfect opportunity to enjoy the great outdoors.

Catch up with friends in The Richard Onslow pub or be swept away watching a Shakespearean drama performed at the Cranleigh Arts Centre.



#### SCHOOLS & NURSERIES

- 1. Cranleigh Nursery School\*
- 2. Cranleigh School\*
- 3. Christopher Robin Nursery\*
- 4. Glebelands School\*
- 5. Cranleigh Primary School\*
- 6. Little Hearts Pre School\*
- 7. Acorn Nursery School\*\*
- 8. St Cuthbert Mayne Primary School\* Ofsted rating \*Good \*\*Outstanding

#### FOOD & DRINK

- 9. Rania Indian Restaurant
- 10. Brown's Surrey Gin & Tea
- 11. New Lotus House
- 12. The Richard Onslow Pub
- 13. Yangaz Bistro Grill
- 14. The White Hart Hotel

- 15. Moooh Ice Cream
- 16. The Three Horseshoes Pub
- 17. Costa
- 18. The Cranley Hotel
- 19. Curry Inn 84

#### BANKS

- 20. Nationwide
- 21. Barclays

#### O LEISURE & CULTURE

- 22. Cranleigh Cricket Club
- 23. Cranleigh Leisure Centre
- 24. Cranleigh Farmers Market
- 25. Cranleigh Library 26. Snoxhall Play Park
- 27. Cranleigh Arts Centre
- 28. Cranleigh Golf & Country Club
- 29. Cranleigh Village Hall

#### SHOPPING

- 30. M& S Simply Food
- 31. Bella & Ben
- 32. One 40
- 33. Sainsburys
- 34. Cranleigh Fish
- 35. Rawlings Butchers of Cranleigh
- 36. COOK
- 37. Handyman's Hardware
- 38. The Hair Company
- 39. Cornwell's Celebration Cakes
- 40. Cranleigh Pharmacy
- 41. Superdrug
- 42. Boots
- 43. Jewson
- 44. Cranleigh Dental Care
- 45. Bramley Linen Care

# Connections

- \* Driving, cycling and walking times from The Country Park Collection according to Google Maps
- \*\* Train times from trainline.com (off peak) and calculated at 10am on a weekday from
- \*\*\* Estimated walking times through the country park

# Drive



GATWICK AIRPORT 43 mins\*

HEATHROW AIRPORT 47 mins\* BRIGHTON

# Train







COMMUNITY HOSPITAL 8 mins\*

SHALFORD STATION 35 mins\*

SURREY HILLS AONB 1 hr 42 mins\*

SHOREHAM-BY-SEA (VIA THE DOWNS LINK CYCLE PATH) 2 hrs 34 mins\*





THE RICHARD ONSLOW PUB 15 mins\*\*\*

HIGH STREET 15 mins\*\*\*

GARDEN CENTRE 16 mins

M&S FOODHALL



THE COUNTRY PARK COLLECTION



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MAP NOT TO SCALE



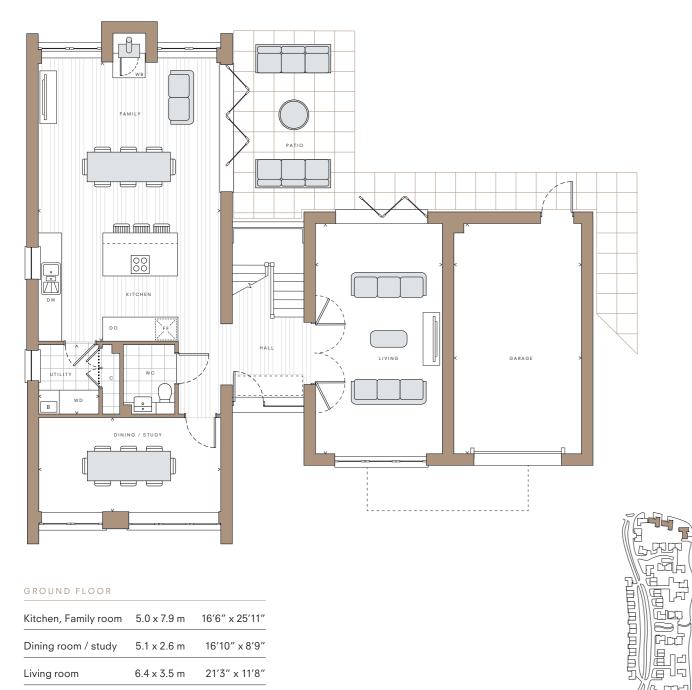






#### PLOTS 29 AND 30 (AS PER PLAN) PLOT 31 (HANDED)

217.52 sq m Internal area 2,341.36 sq ft



#### GROUND FLOOR

Kitchen, Family room	5.0 x 7.9 m	16'6" x 25'11"
Dining room / study	5.1 x 2.6 m	16′10″ x 8′9″
Living room	6.4 x 3.5 m	21′3″ x 11′8″
Utility room	1.9 x 1.7 m	6′5″ x 5′7″
Garage sizes*	width 3.5 m x depth** 6.4 m	



#### FIRST FLOOR

Principle bedroom	7.5 x 3.8 m	24′7″ x 12′7″
Dressing Area	3.7 x 2.2 m	12′2″ x 7′5″
Bedroom 2	5.1 x 2.6 m	16′10″ x 8′9″
Bedroom 3	3.8 x 3.8 m	12′8″ x 12′7″
Bedroom 4	3.7 x 2.6 m	12′5″ x 8′10″
Bedroom 5	2.5 x 2.3 m	8′5″ x 7′9″

Vaulted ceilings to bedrooms

#### KEY

THE COUNTRY PARK COLLECTION - FLOOR PLANS

25

WD Washer Dryer FF Fridge Freezer C Cupboard DW Dishwasher E/S Ensuite DO Double Oven HWC Hot Water cylinder >< Measuring points W Wardrobe WB Wood Burner B Boiler ( Wardrobe provision only ······ Reduced ceiling height

The kitchen, furniture layouts and dimensions on the floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. House layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Manager for details. Estimated finished ceiling height, subject to change.



#### INTERNAL FINISHES

Carpet to living areas, landing and bedrooms

Laminate to all open plan areas

Open oak stairs and handrails with glass balustrade

White internal doors

Dove White painted walls

White sockets and switches throughout except for kitchen which will be satin chrome with white inserts

#### KITCHENS

Integrated washer/dryer

Kubus stainless steel undermount one and a half bowl with Mythos mixer tap

Spacious island unit

Siemens integrated appliances including:

Double oven

Hard glass induction hob with integrated ventilation system

Dishwasher

Fridge freezer

#### **BEDROOMS**

Walk-in wardrobe to principle bedroom Hinged door wardrobes to bedroom 2

#### SECURITY & PEACE O F MIND

10-year NHBC warranty including a 24-month FABRICA defects warranty cover

### BATHROOMS, ENSUITES, CLOAK ROOMS AND UTILITY ROOMS

Luxury built-in bath

Shower bath screen

WC with soft-closing seat

Semi-recessed wash basin

Wall mounted shower mixer controller with shower attachment

Large format Porcelanosa wall and floor tiles, full height to wet areas and half height to walls with sanitaryware

Shaver socket to main bathroom and ensuites

Electric chrome heated towel rail

#### ELECTRICAL

TV/FM/SkyQ master plate to living room, family room and master bedroom

BT points to living room, family room and master bedroom

Wiring for security alarm

#### HEATING & ENERGY EFFICIENCY

Gas central heating system with energy efficient boiler

Underfloor heating to ground floor

Thermostatically-controlled radiators to first floor

Energy efficient light bulbs to all rooms

#### EXTERNAL FEATURES & SECURITY

Composite front doors with three point locking system

Outside light with timer to front door

Wiring for rear external lighting

Aluminium casement windows and doors with polished chrome ironmongery

Turf to front and rear gardens

Paved pathways and patio areas



FABRICA is part of an award-winning property business, committed to creating meticulously designed, skilfully produced homes. From apartments of striking urban architecture to houses with a more rural intimate charm, our aim is always the same: to create beautifully designed homes that are a real pleasure to live in.

Our design ethos and commitment to sustainability mean that our homes are built in carefully considered locations and are sympathetic to the environment. Every project reflects our dedication to thoughtfully designed, sustainable living and to providing an outstanding experience for our customers.

People are at the heart of everything we do, and because we own and manage our properties, our commitment to providing the best possible service for our customers never stops. Our estate management team is exceptional and has the awards to prove it.

FABRICA is part of the A2Dominion Group. With over 70 years of experience and an asset base of £8.7 billion across almost 38,000 homes and 68,000 customers across London and southern England, we are one of the UK's largest developers.

We are part of the G15 and our A credit rating combined with our partnerships with world-class architects and interior designers, ensure that we maintain our unique approach to house building. We don't just build remarkable homes, we invest all profits into projects that benefit communities and create better ways to live.

Pride in every detail is what we live by.

#### NEW HOMES QUALITY CODE

FABRICA is delighted to be a registered developer with the New Homes Quality Board, an independent, not-for-profit organisation designed to oversee reform in the new homes sector. This means our buyers will benefit from enhanced protection when buying a new home as registered developers must adhere to the framework set out in the New Homes Quality Code.

To find out more, visit fabrica.co.uk/newhomes-quality-code



The information in this document has been prepared solely for the purpose of providing general information about The Country Park Collection. FABRICA by A2Dominion and its agents have taken care to ensure that the information is accurate at the time of its inclusion in this brochure, but does not guarantee the accuracy or completeness and shall not be liable for any loss or damage which may arise from reliance mages reflect the artists' interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. The developers reserve the right to make modifications to the overall plans of The Country Park Collection, changes to architectural and nterior features and finishes, brands, colours, materials building design, specifications, ceiling heights, flooring patterns and floor plans without notificatio © 2024 A2Dominion Housing Group Ltd FABRICA by A2Dominion is a brand name used by companies within

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HOMES



