

ALFOLD
GARDENS



S U R R E Y

SOPHISTICATED LIVING
IN THE HEART OF SURREY

W H E R E L I F E U N F O L D S



A misty landscape with rolling hills and trees under a soft, orange-hued sky. The scene is serene and atmospheric, with the text centered over the middle ground.

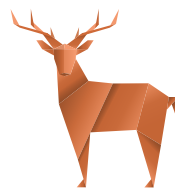
A SUPERIOR COLLECTION
OF TWO, THREE, FOUR AND FIVE
BEDROOM HOMES



A development by



ALFOLD
GARDENS



H O R S H A M R O A D | G U 6 8 J E

A collection of modern country houses in rural Surrey

WHERE CONTEMPORARY LUXURY
MEETS RURAL ELEGANCE





Computer generated image

EXCEPTIONAL HOMES IN AN EXTRAORDINARY SETTING

Enfolded by the spectacular countryside of Surrey, this award-winning collection of contemporary three, four and five-bedroom houses and two apartments are now available in the historic village of Alfold.

Crafted and finished to a superior specification for both comfort and style, their timeless beauty is reflected in a landscaped setting that balances community and privacy.



WHERE SOPHISTICATION MEETS NATURE

Set around a handsome new village green, these beautifully spacious and light homes have been designed by an acclaimed architect for those seeking a living experience that is out of the ordinary.



CREATING A NEIGHBOURHOOD WITH SPACE TO BREATHE

Architecturally stunning homes with the luxury of both privacy and space are nestled in a tree-lined setting, landscaped to mature beautifully. A newly created village green is the heart of a neighbourhood destined to become a lasting and welcome part of the local community.

Alfold Gardens
winner of Best Masterplan

HOUSINGDESIGNAWARDS





Computer generated image

SOPHISTICATED LIVING IN NATURE'S GARDEN

In a pretty village setting with the beauty of nature all around, Alfold Gardens is ideal for those who desire country living, while appreciating the benefits of nearby market towns and excellent transport links to central London, just 40 miles away.

These stunning homes achieve a finely-tuned balance, with the welcome of village life on hand in both Alfold and Alfold Crossways, offering playing fields, a post office, well-loved local pub and a Marks & Spencer food store.

Nearby Guildford is among Surrey's most desirable towns, with elegantly traditional streets lined with independent shops, restaurants and pubs as well as larger stores. Even closer are the cosy coffee shops, vibrant farmers' markets, lively restaurants and bars of Cranleigh.

All this is set on the edge of the spectacular Surrey Hills – an idyll of rolling countryside with spectacular walks and gorgeous views all year round – with the North and South Downs just a little further from home.

There's something for everyone in the countryside here, from wildlife and walks to charming villages and pubs with open fires. Keen walkers relish the Greensands Way – over a hundred miles of trail along the Surrey Hills, through woodland and beautiful countryside all the way to the orchards of Kent – while the North Downs Way passes through a landscape rich in heritage, perfect for peaceful hikes and family adventures. Those seeking a more relaxed approach to nature will appreciate the wonders of Winkworth Arboretum for picnics and lazing in the sun.



The Sir Roger Titchborne pub, Alfold





The Surrey Hills Area of Outstanding Natural Beauty



Winkworth Arboretum



Gullford



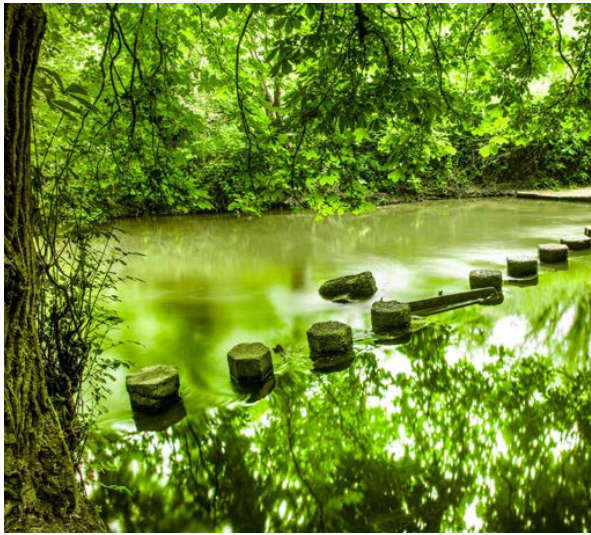
Photo: David Seall



Cranleigh



Petworth Park





URBAN ELEGANCE IN A RURAL SETTING

Alfold Gardens is perfectly positioned to enjoy the inspiration and tranquility of nature with the welcome of traditional village life at hand. The elegant village of Cranleigh and vibrant Guildford with fast connections to London are nearby, and a few minutes drive can take you into the Surrey Hills AONB (Area of Outstanding Natural Beauty).

Everyday living is simple, in the nearby vicinity there are excellent schools, a train station, traditional village pub and within minutes of home is a Marks & Spencer food store, while all around the stunning countryside invites relaxing time spent in nature and walks between charming villages, cosy cafés and pubs with open fires.



Westminster Bridge, London



Piccadilly Circus, London



Green Park, London



A WELL-CONNECTED LIFE

Alfold Gardens benefits from excellent transport links, with nearby Farncombe station offering direct rail services to London Waterloo in under an hour, and faster trains to London from Guildford.

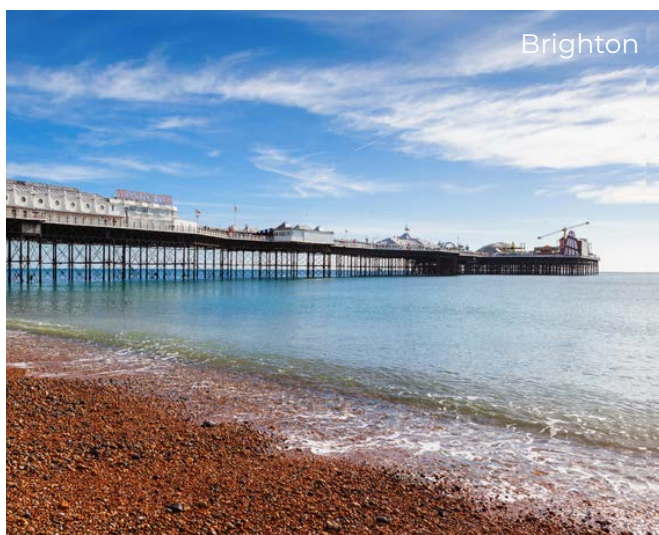
For car journeys, the A3 with its connections to the M25 and M3 is close at hand, putting Guildford and many other local towns within easy reach. For international trips, both Heathrow and Gatwick airports are less than an hour's drive.

ALFOLD GARDENS,
HORSHAM ROAD GU6 8JE

Car		
Cranleigh		4 miles
Guildford		10 miles
M25		19 miles
Chichester		27 miles
London		42 miles
Airports by car		
London Gatwick		23 miles
London Heathrow		32 miles
Train		
Guildford to London Waterloo		38 minutes
Guildford to Clapham Junction		30 minutes
Farncombe to London Waterloo		43 minutes

Times approximate
Source: [google.com/maps](https://www.google.com/maps) and [tfl.gov.uk](https://www.tfl.gov.uk)









AWARD-WINNING HOMES FOR MODERN COUNTRY LIVING

A perfectly balanced mix of generous space, natural light, and beautiful detailing combine to create elegant, bright living spaces that are perfect for both relaxing downtime and entertaining guests.

“Their winning design is all about creating that elusive English village feel. This masterplan meets all the criteria of the ‘Building for Life’ design guidance and its response to the site’s local distinctiveness with clear pedestrian and cycle routes through the site.”

Leigh Johnson
Head of Master Development
at Homes England

STUNNING SPACES
EASY ELEGANCE
INDULGENT INTERIORS





Computer generated image









Natural light floods the homes from generous windows, which provide panoramic views over the stunning landscaping and the mature trees of the surrounding countryside.

"It's a scheme that puts people and the homes at its heart of design and not the car, a true mix of tenure and types of homes to deliver a thriving and mixed community of future occupants."

Leigh Johnson
Head of Master Development
at Homes England

LUXURIOUS LIVING
DISTINGUISHED DINING
REWARDING RELAXATION

HOUSE TYPES

HOMBERY



AUDLEY



BRIDGEWATER



ASHTONE



BEAUTIFUL OPEN SPACES
AND GENEROUS GARDENS

Our award-winning masterplan has been meticulously thought through to provide an elusive village feel, creating a contemporary addition to this historic Surrey village that resonates with true quality and character.

HOUSE TYPE KEY

- HOLMBERY**
Main house 259 sq m (2,786 sq ft) Garage 30 sq m
Total 289 sq m (3,112 sq ft)
- AUDLEY**
Main house 241 sq m (2,597 sq ft) Garage 30 sq m
Total 272 sq m (2,924 sq ft)
- BRIDGEWATER**
Main house 195 sq m (2,099 sq ft) Garage 30 sq m
Total 225 sq m (2,425 sq ft)
- ASHSTONE**
119 sq m (1,284 sq ft)
- ASHRIDGE**
121 sq m (1,299 sq ft)
- LEITH**
57 sq m (610 sq ft)

ASHRIDGE



LEITH





HORSHAM ROAD (A281)

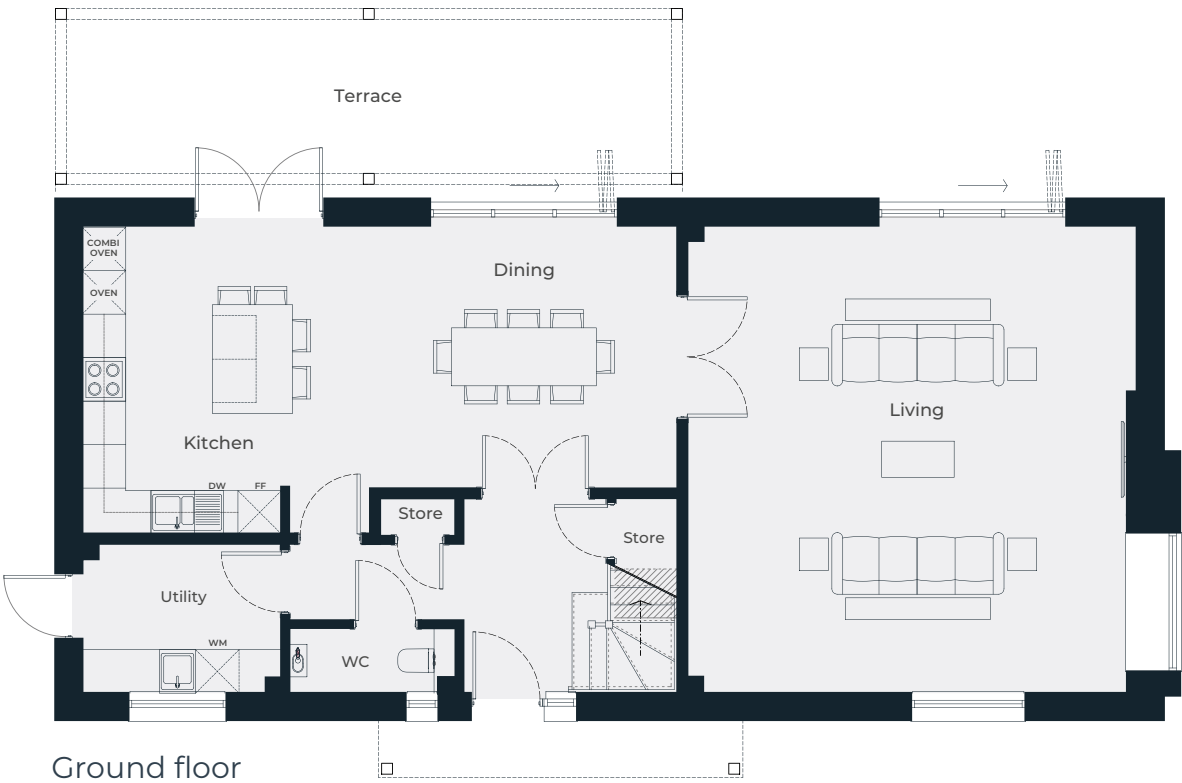
HOUSE TYPE
HOLMBERY

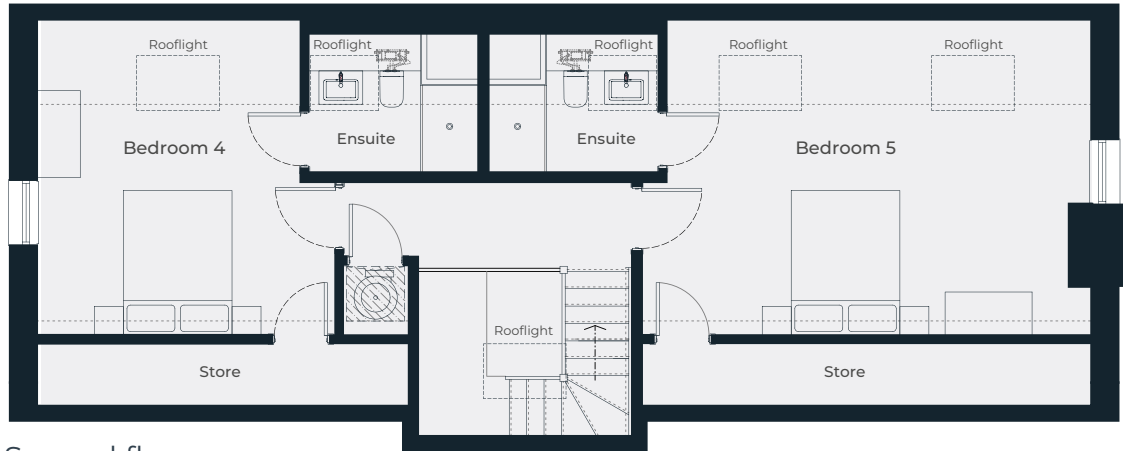
PLOTS 19, 22, 23, 25, 26, 37

Main house 259 sq m (2,786 sq ft) Garage 30 sq m

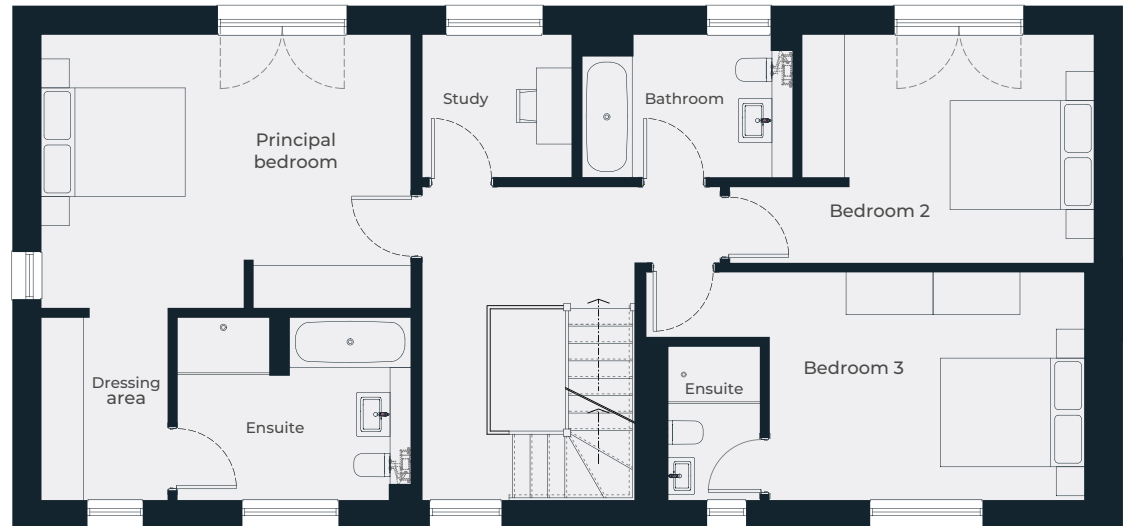
Total 289 sq m (3,112 sq ft)

Living Room	6.56m x 5.98m	(21' 6" x 19' 7")	Bedroom 4	4.09m x 3.72m	(13' 5" x 12' 2")
Dining Room	4.27m x 3.75m	(14' x 12' 11")	Bedroom 5	5.98m x 3.72m	(19' 7" x 12' 2")
Kitchen	4.73m x 3.94m	(15' 6" x 12' 11")	Study	2.11m x 2.10m	(6' 11" x 6' 11")
Principal Bedroom	5.12m x 3.88m	(16' 10" x 12' 9")	Home office*	5.00m x 2.50m	(16' 4" x 8' 2")
Bedroom 2	3.80m x 3.27m	(12' 6" x 10' 9")	Garage	5.00m x 5.00m	(16'4" x 16'4")
Bedroom 3	4.25m x 3.16m	(13' 11" x 10' 4")			





Second floor



First floor

All areas and dimensions have been taken from architects plans prior to construction therefore whilst the information is believed to be correct, their accuracy cannot be guaranteed and does not form part of any contract. Maximum Net Internal Areas have been rounded to the nearest sq ft / sq m. The plan shows an indicative furniture layout by the interior designer.

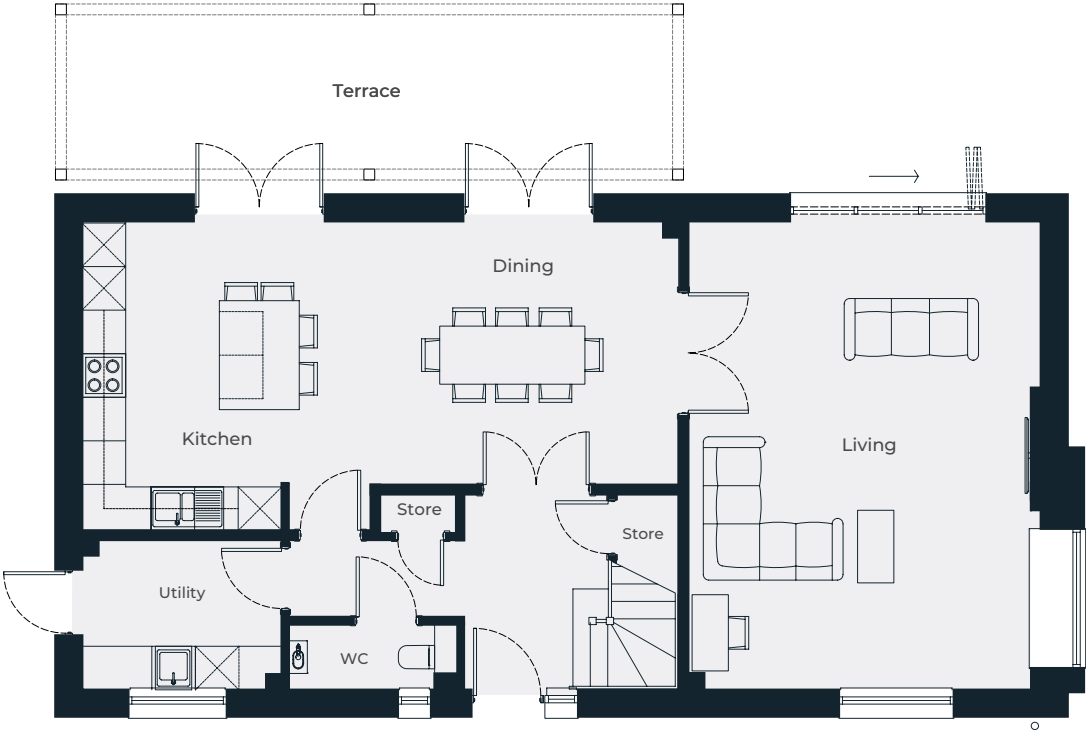
HOUSE TYPE
AUDLEY

PLOTS 18, 27, 29, 30, 49

Main house 241 sq m (2,597 sq ft) Garage 30 sq m

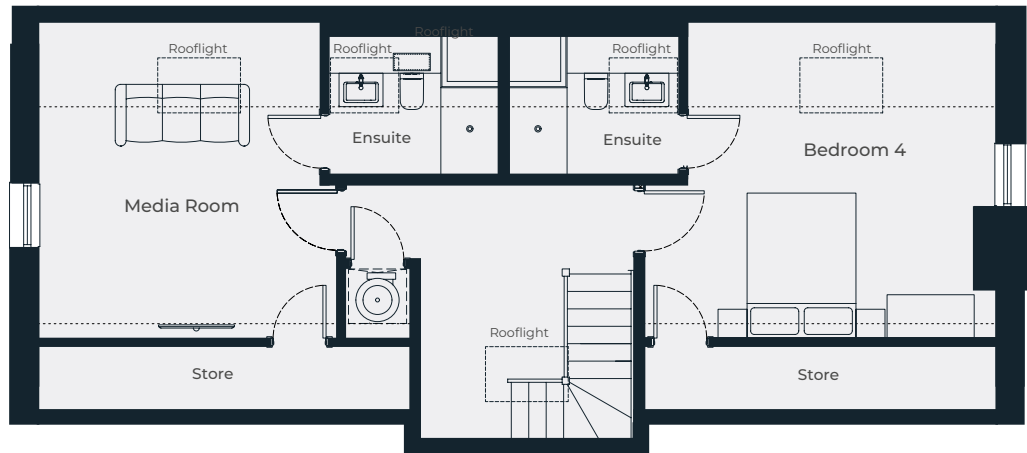
Total 272 sq m (2,924 sq ft)

Living Room	6.56m x 4.97m	(21' 6" x 16' 4")	Bedroom 4	4.97m x 3.72m	(16' 4" x 12' 2")
Kitchen / Dining Room	8.21m x 4.40m	(26' 11" x 14' 5")	Media Room / Bedroom 5	4.85m x 2.98m	(15' 11" x 9' 9")
Principal Bedroom	5.11m x 3.88m	(16' 9" x 12' 9")	Study	2.60m x 2.20m	(8' 6" x 6' 7")
Bedroom 2	3.27m x 3.24m	(10' 9" x 10' 8")	Home office*	5.00m x 2.50m	(16' 4" x 8' 2")
Bedroom 3	3.87m x 3.16m	(12' 8" x 10' 4")	Garage	5.00m x 5.00m	(16'4" x 16'4")

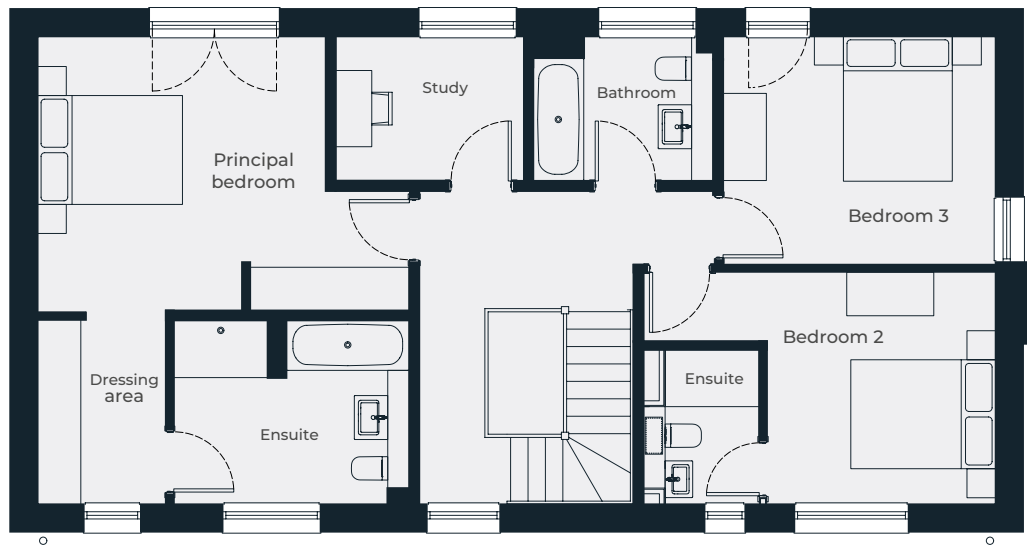


Ground floor

* Above garage



Second floor



First floor

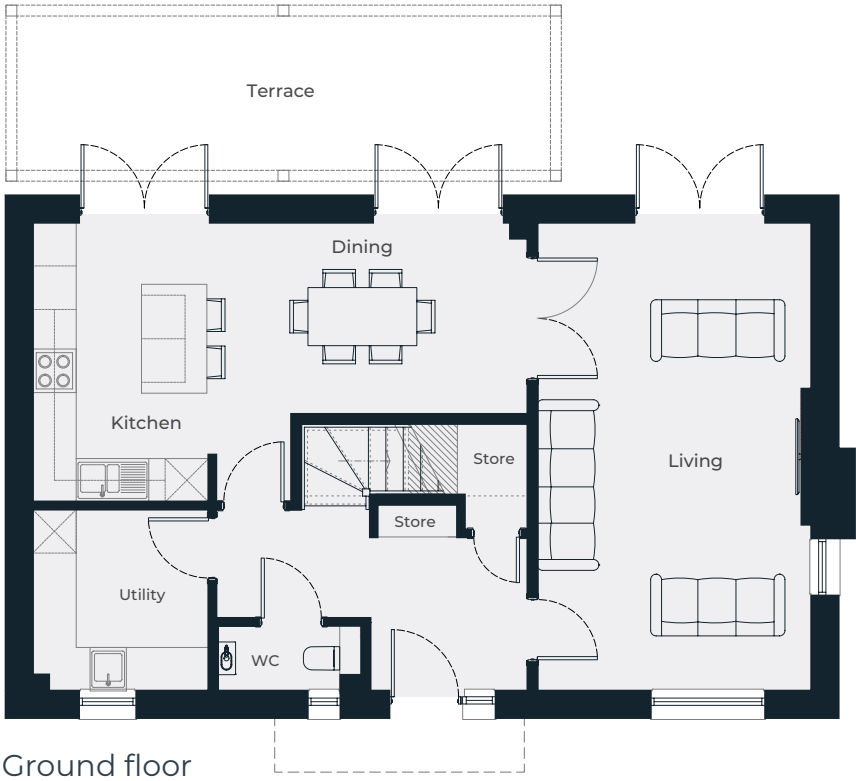
HOUSE TYPE
BRIDGEWATER

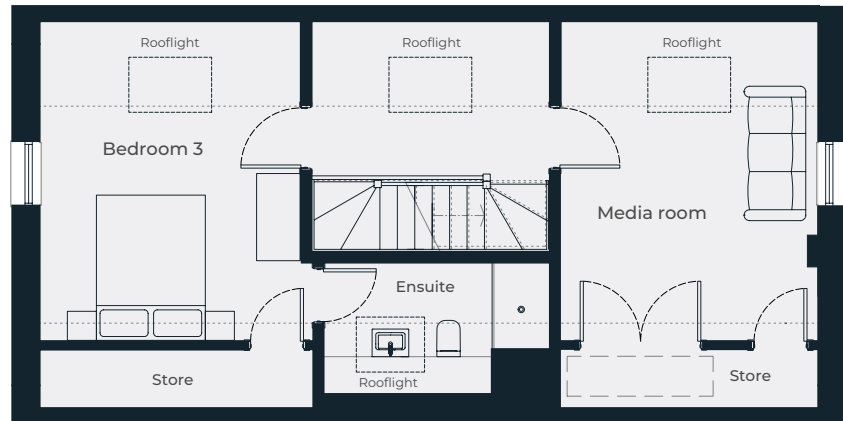
PLOTS 16, 17, 20, 21, 24, 28, 31, 32, 36, 38, 39, 44, 45, 46, 50

Main house 195 sq m (2,099 sq ft) Garage 30 sq m

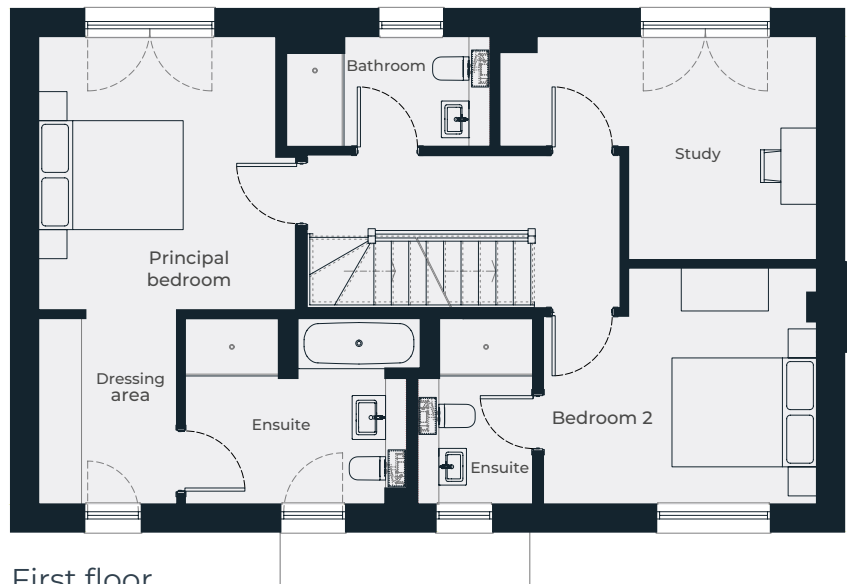
Total 225 sq m (2,425 sq ft)

Living Room	6.56m x 3.63m	(21'6" x 11'11")	Media Room	3.69m x 3.23m	(12'1" x 10'7")
Kitchen / Dining Room	6.85m x 3.96m	(22'6" x 12'12")	Bedroom 3	3.69m x 3.97m	(12'1" x 13')
Principal Bedroom	3.96m x 3.56m	(12'12" x 11'8")	Home office*	5.00m x 2.50m	(16' 4" x 8' 2")
Bedroom 2	3.63m x 3.60m	(11'11" x 11'10")	Garage	5.00m x 5.00m	(16'4" x 16'4")
Study	4.17m x 2.86m	(13'8" x 9'5")			





Second floor



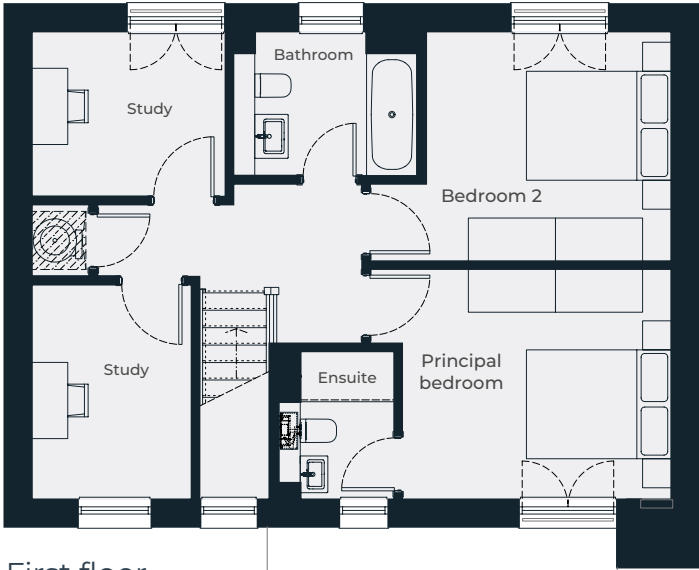
First floor

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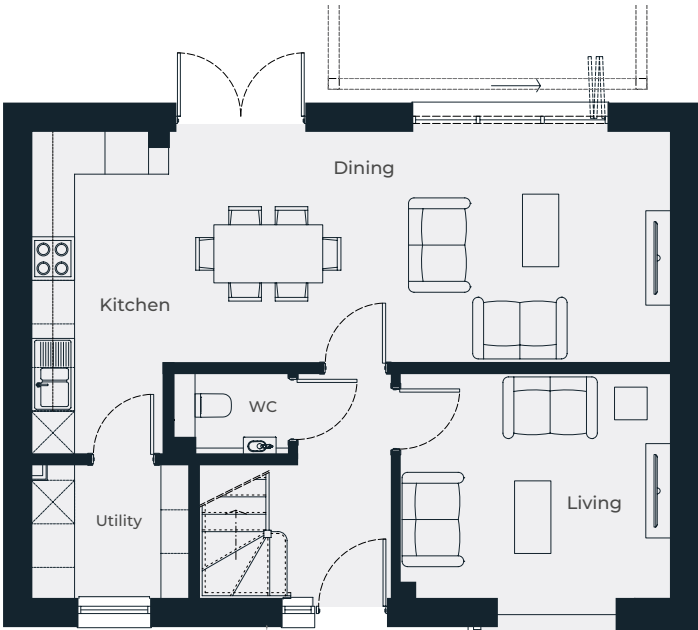
HOUSE TYPE
ASHSTONE (DETACHED)
PLOTS 40, 41, 47, 48, 53, 54, 55, 56

119 sq m (1,284 sq ft)

Living Room	3.71m x 3.16m	(12'2" x 10'4")
Kitchen / Dining / Family	8.93m x 4.57m	(29'4" x 14'12")
Principal Bedroom	3.71m x 3.18m	(12'2" x 10'5")
Bedroom 2	3.28m x 4.15m	(10'9" x 13'7")
Study	2.79m x 2.00m	(9'2" x 6'7")
Study	3.19m x 2.32m	(10'6" x 7'7")



First floor



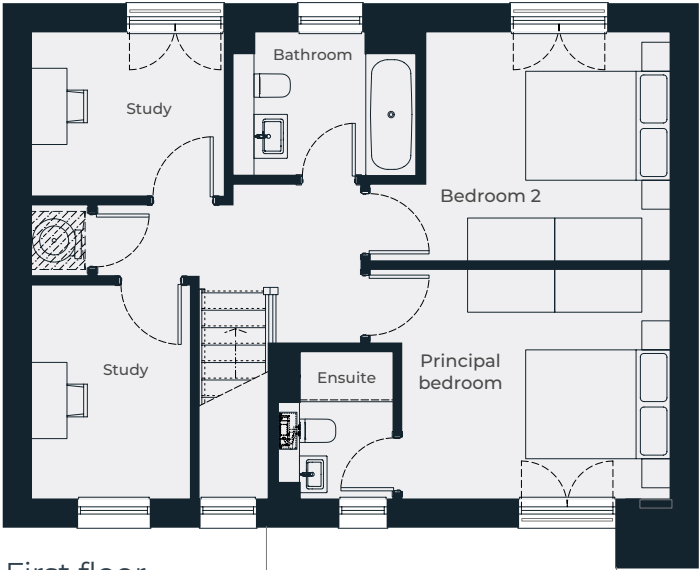
Ground floor

HOUSE TYPE
ASHRIDGE (TERRACED)

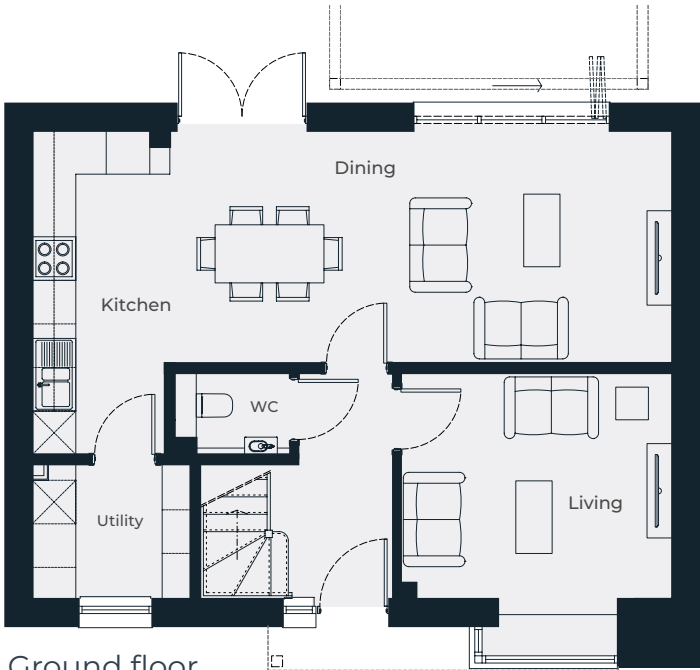
PLOTS 33, 34, 35

121 sq m (1,299 sq ft)

Living Room	3.71m x 3.16m	(12'2" x 10'4")
Kitchen / Dining / Family	8.93m x 4.57m	(29'4" x 14'12")
Principal Bedroom	3.71m x 3.18m	(12'2" x 10'5")
Bedroom 2	3.28m x 4.15m	(10'9" x 13'7")
Study	2.79m x 2.00m	(9'2" x 6'7")
Study	3.19m x 2.32m	(10'6" x 7'7")



First floor



Ground floor

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APARTMENT TYPE
LEITH

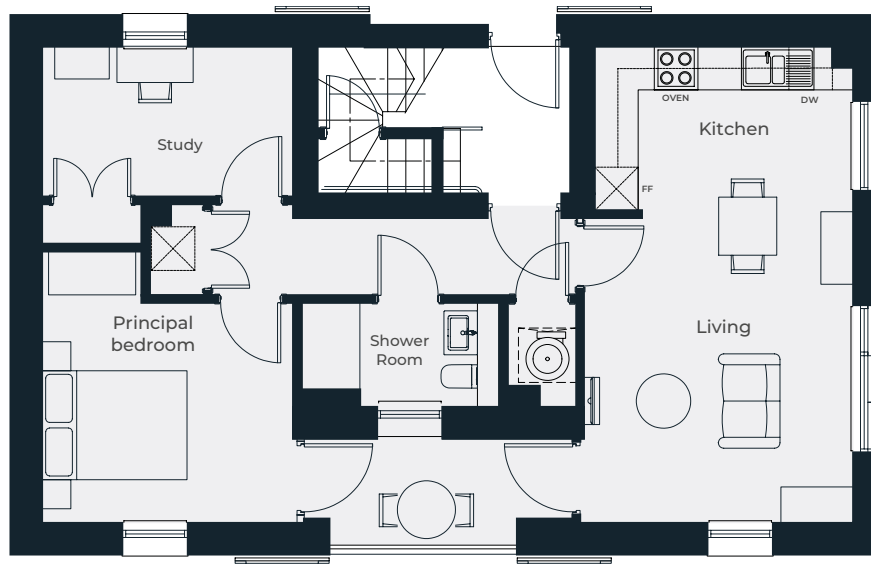
PLOTS 51, 52

57 sq m (610 sq ft)

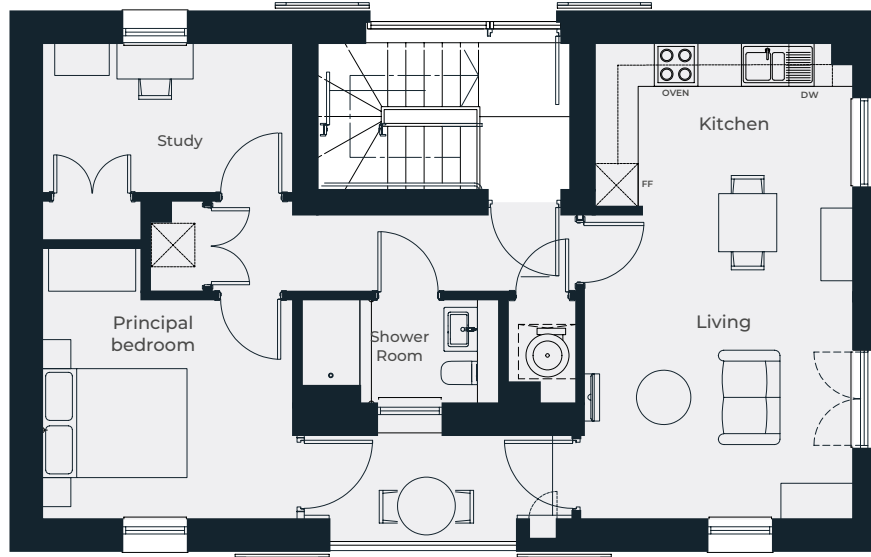
Living / Kitchen / Dining	6.56m x 3.47m	(21'7" x 11'5")
Principal Bedroom	3.04m x 3.74m	(9'12" x 12'3")
Bedroom 2 / Study	3.46m x 2.07m	(11'4" x 6'9")



Computer generated image



PLOT 51
Ground floor



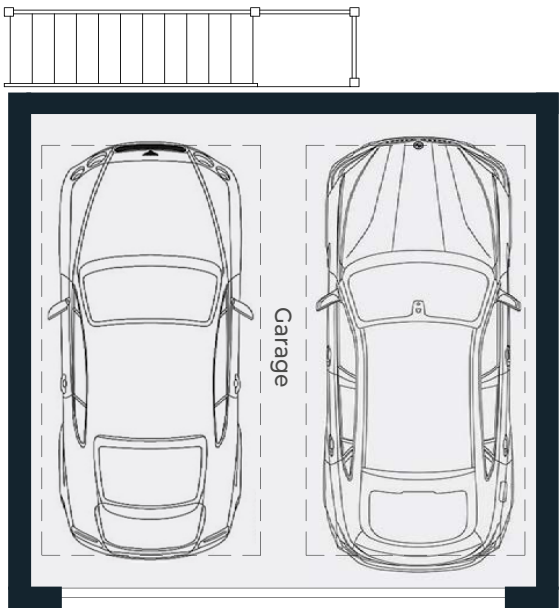
PLOT 52
First floor

All areas and dimensions have been taken from architects plans prior to construction therefore whilst the information is believed to be correct, their accuracy cannot be guaranteed and does not form part of any contract. Maximum Net Internal Areas have been rounded to the nearest sq ft / sq m. The plan shows an indicative furniture layout by the interior designer.

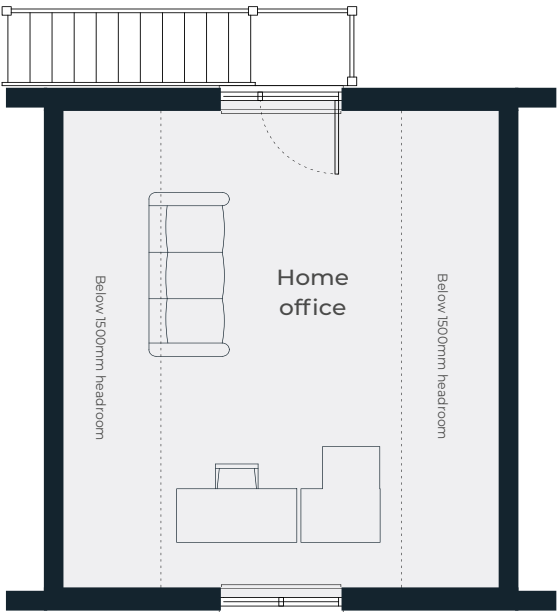
GARAGE WITH HOME OFFICE

All Holmbery, Audley and Bridgewater homes* have a double garage with home office.

* Excludes plot 36.



Ground floor



First floor



Typical plot
showing garden
and garage location.

SUPERBLY DETAILED & EXQUISITE EXCELLENCE

Each home at Alfold Gardens is specified, detailed and finished to an outstanding quality for the ultimate in contemporary comfort and style, while providing the highest standards of energy efficiency through advanced technology. Only the most refined and carefully selected materials and finishes are used to create a luxurious setting for modern living with superior features. State-of-the-art lighting is designed to be individually customised in each space, to create a unique ambience for any occasion.



Unique Internal Finishes

- Wood burning stoves in all houses
- Floor to ceiling windows
- Oak stairs, handrails, and spindles
- Solid core veneered internal doors
- Chrome sockets and switches throughout except for kitchen to be satin chrome with white inserts
- High quality fitted carpets to bedrooms
- Engineered oak flooring to hall, dining and open plan family areas



Computer generated image

Kitchen

- Stainless steel one-and-a-half bowl sink with mixer tap
- Spacious island unit
- Marble effect Quartz work surface & splashback
- Matt lacquer or traditional panel doors
- Siemens or Miele integrated appliances including:
 - Double oven / combination / microwave
 - Hard glass induction hob
 - Dishwasher
 - Fridge freezer
 - Wine fridge
 - Separate utility room with washer / dryer
 - Quooker instant boiling tap*

Bedrooms

- Built-in wardrobes to Principal Bedroom in all houses or fully fitted dressing areas

Bathroom, Ensuites, Cloakroom and Utility Room

- Luxury steel enameled bath
- Synergy angle shower bath screen
- Duravit wall hung WC with soft close
- Cast mineral marble basin with wall hung vanity unit
- Hansgrohe mixer tap
- Low level shower tray
- Hansgrohe wall mounted shower mixer controller with shower attachment
- Hansgrohe chrome 6 mode fixed shower head
- Large format wall and floor tiles, full height to wet areas and half height to walls
- Mirrored bathroom cabinet with integrated shaver socket
- Polished chrome aluminium heated towel rail
- Automatic LED low level light

Electrical

- High speed fibre broadband
- TV/FM/SkyQ master plate to living room, dining area and principal bedroom
- Data points to all principal rooms

Heating and Energy Efficiency

- Air source heat pump
- Underfloor heating throughout
- Energy efficient LED downlights / pendants to all rooms
- Car charging points to every unit

External Features and Security

- Aluminium composite front doors with three point locking system & covered front porch
- Outside light with timer to front door
- Rear external lighting
- Aluminium casement windows and doors with polished chrome ironmongery
- French windows and doors with polished chrome ironmongery*
- Landscaped front and rear gardens
- Aluminium bifold doors leading to oversized entertaining patio area with covered pergola*
- Double garage with light and power with fully fitted heated home office above





Computer generated image

ABOUT Q DEVELOPMENTS – DEVELOPING EXCELLENCE

An experienced and innovative property developer committed to excellence in design and construction, Q Developments is known for superior quality contemporary properties in London and throughout the UK.

Working with award-winning and internationally acclaimed architects, we create stunning, exceptional homes that are distinct from the generic design of many house builders. Our ambition is reflected in numerous awards and consistent critical recognition over our 25 years of success.

Every Q Developments home reflects our dedication to beautifully crafted contemporary buildings – filled with natural light and intelligent use of space, presenting elegant well-detailed facades, set within harmonious landscaped spaces.

Our completed development portfolio encompasses bespoke luxury houses, residential and mixed-use schemes among others, while our operations have grown to span development, construction, investment, international real estate and interior design as well as green energy infrastructure. We maximise financial strength in all areas of our business whilst pursuing ethical and responsible business practices, focusing on high quality design and build, and pursuing sustainable initiatives in all development projects.

Selection of previous awards

New Homes Award:

Best New Development

What House Awards:

Best Small House Builder, UK

Best Interior Design

Best External Architecture

Best Luxury House



AWARD-WINNING HOMES FOR MODERN COUNTRY LIVING

Formed in 2000 **John Pardey Architects – jpa** – has built a strong reputation for contemporary design excellence and quality, which has been rewarded by international acclaim.

Best known for timeless one-off houses, the studio has grown to enjoy working on a diverse range of building types that include mixed-use schemes and unique large scale residential projects. Based on England's south coast, the studio has grown and diversified its design portfolio to include projects in Europe and the Americas.

In each individual home, the jpa creative team aims to achieve a timeless quality and a delight in the ordinary – the joy of simple natural materials enriched by a precision or juxtaposition. This encompasses the idea of uniting inside and outside spaces, to create a natural place to live that celebrates view and the changing weather, while ensuring an energy-efficient and easily maintained home.

National recognition for jpa has included 54 awards, including eight RIBA Awards; two Housing Design Awards in 2020; along with the Gold Medal for Architecture in Wales in 2013. A year later, jpa was cited as one of Britain's top six residential design practices in the Sunday Times.

“We enjoy exploiting the things that nature provides for free – views, the sun, shelter from the wind ... natural materials that give buildings a timeless feel.”

John Pardey Architects





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