



The Medlands Alfold Cranleigh GU6 8BG

An exclusive nine home
development, designed by the
renowned John Pardey Architects

THE MEDLANDS

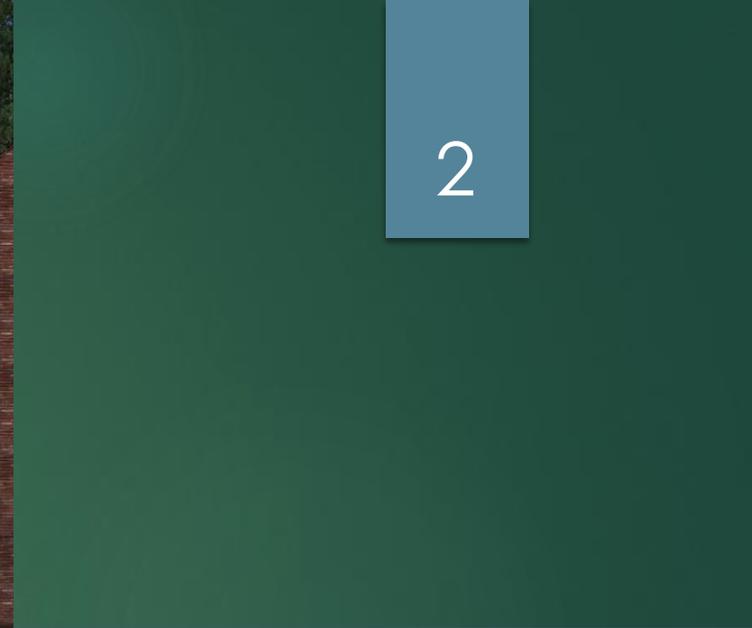
Due for completion in September 2025

Introducing an exquisite collection of nine four and five-bedroom homes in Alfold, Cranleigh. This project blends contemporary design with luxurious living.

The Medlands presents a compelling opportunity to acquire a luxury home. Located in the heart of the picturesque Surrey Hills.

Contemporary luxury meets rural elegance, this award-winning collection of three and five-bedroom houses 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.

Alfold is situated just outside of Cranleigh and is an hour's drive from London.



Plot Layout



HOUSE TYPE
MEDLAND



Floor Plans

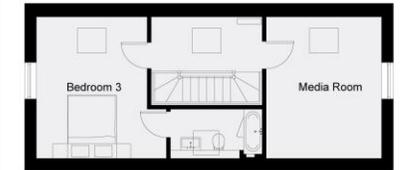
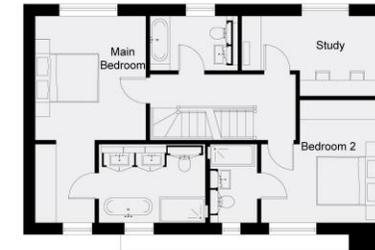
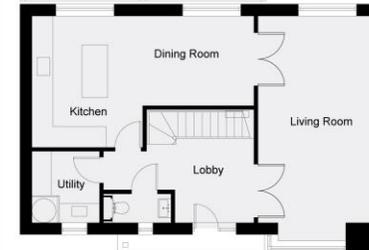
The Bridgewater



HOUSE TYPE MEDLAND

195.0 sq m (2,100 sq ft)

Living Room	6.44m x 3.69m	(21'2" x 12'1")	Study	3.69m x 2.49m	(12'1" x 8'2")	Media	4.40m x 3.58m	(14'5" x 11'9")
Kitchen / Dining Room	6.89m x 4.09m	(22'7" x 13'5")	Bedroom 2	3.69m x 3.22m	(12'1" x 10'7")	Bedroom 3	4.40m x 4.03m	(14'5" x 13'3")
Main Bedroom	3.87m x 3.43m	(12'8" x 11'3")						



Plot 7

Floor Plans

The Oakleigh



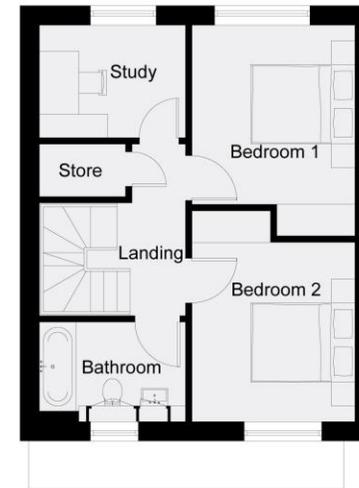
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HOUSE TYPE
MEDLAND
125.4sq m (1,350 sq ft)

Living / Dining Room	4.29m x 3.09m	(14'1" x 10'2")	Bedroom 1	3.42m x 3.09m	(11'3" x 10'2")
Kitchen	5.99m x 3.27m	(19'8" x 10'9")	Bedroom 2	3.42m x 3.09m	(11'3" x 10'2")
			Study	2.77m x 2.15m	(9'1" x 7'1")
			Bedroom 3	4.52m x 3.34m	(14'10" x 10'11")

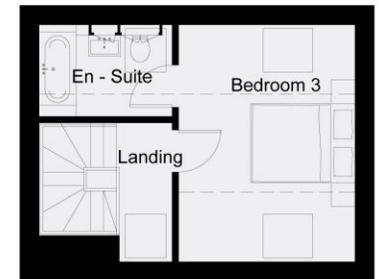


Ground Floor



First Floor

= Reduced head height below 1.5m



Second Floor

Plots 1,2,3,4,5,6,8,9



DESIGN



SPECIFICATION

7

Bedrooms

- Built-in wardrobes to master bedroom in all houses or fully fitted dressing areas

Bathrooms, Ensuites, Cloak Rooms and Utility Rooms

- Luxury bath
- Hansgrohe mixer tap
- Low level shower tray
- Hansgrohe wall mounted shower mixer controller with shower attachment
- Hansgrohe chrome 6 mode fixed shower head
- Feature wall and floor tiles, full height to wet areas and half height to walls
- Mirrored bathroom cabinet with integrated shaver socket
- Heated towel rail
- LED low level light

Electrical

- High Speed fibre Broadband
- TV/FM/SkyQ master plate to living room, dining area and master bedroom
- Data points to all principle rooms

Heating & Energy Efficiency

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

External Features & 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 bi fold doors leading to oversized entertaining patio area with covered pergola*
- Double garage with light and power with fully fitted heated study area above



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 living areas, landing and bedrooms
- Engineered oak flooring to hall, kitchen, dining and open plan family areas

Kitchens

- Stainless steel one-and-a-half bowl sink with mixer tap
- Spacious island unit
- Marble effect Quartz work surface & splashback
- Handleless 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*



Developments

LOCATION

- ▶ In a pretty village setting with the beauty of nature all around, The Medlands 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 excellent schools, 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.



A WELL-CONNECTED LIFE

THE MEDLANDS 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.

Car	
Cranleigh	5 minutes
Guildford	12 minutes
M25	26 minutes
Chichester	45 minutes
London	55 minutes

Airports by car	
London Gatwick	35 minutes
London Heathrow	45 minutes

Train	
Guildford to London Waterloo	38 minutes
Guildford to Clapham Junction	30 minutes
Farncombe to London Waterloo	43 minutes



Q DEVELOPMENTS AWARDS

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 20 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.

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

