

Huntersfield



1.

A stunning gated development of five detached, two, four and five bedroom homes.

Located on the North Downs, Huntersfield enjoys breathtaking views of the surrounding countryside. The area is known for its scenic beauty, providing residents with an idyllic setting for walks, hikes, and outdoor activities.

The perfect balance

2.

Banstead Village, just a mile away, offers a vibrant and lively atmosphere. The village high street boasts a wide range of shops. Residents can easily find everything they need.

In addition to shopping, Banstead Village offers a diverse selection of cafés, restaurants, and eateries.

The area also hosts various events and festivals throughout the year, ensuring there is always something exciting happening. From street markets to music festivals, residents can enjoy a lively community spirit and get involved in the local culture.

For those craving more urban amenities, Huntersfield is conveniently located within a short distance of major towns and cities. The nearby towns of Sutton and Epsom offer additional shopping, dining, and entertainment options. Additionally, the bustling city of London is easily accessible by train, providing residents with endless opportunities for work and play.

Huntersfield offers residents the perfect blend of outdoor activities, cultural pursuits, and leisure options. Situated just a short walk away is Banstead Woods, providing a peaceful and picturesque setting for nature lovers to explore and enjoy.

For sports enthusiasts, the area boasts numerous facilities catering to a wide range of interests. Several golf clubs, including the prestigious RAC Woodcote Park Golf and Country Club, offer exceptional courses and facilities for golfers of all levels. Fitness enthusiasts will find ample options with gyms and tennis clubs nearby, ensuring they can stay active and maintain a healthy lifestyle.



Epsom Racecourse, known for hosting the famous Epsom Derby, is within reach for those who enjoy the excitement of horse racing and various events throughout the year.

Huntersfield is also fortunate to be surrounded by abundant open countryside, perfect for walking, cycling, and horse-riding. Residents can embark on leisurely strolls or more adventurous hikes, exploring the natural beauty of the area.

Disclaimer
All dimensions are accurate to within 50mm and taken at 1.5m. All furniture layouts including kitchens, bathrooms, en-suites are indicative only and not necessarily representative of the finished plot.

Stay Connected

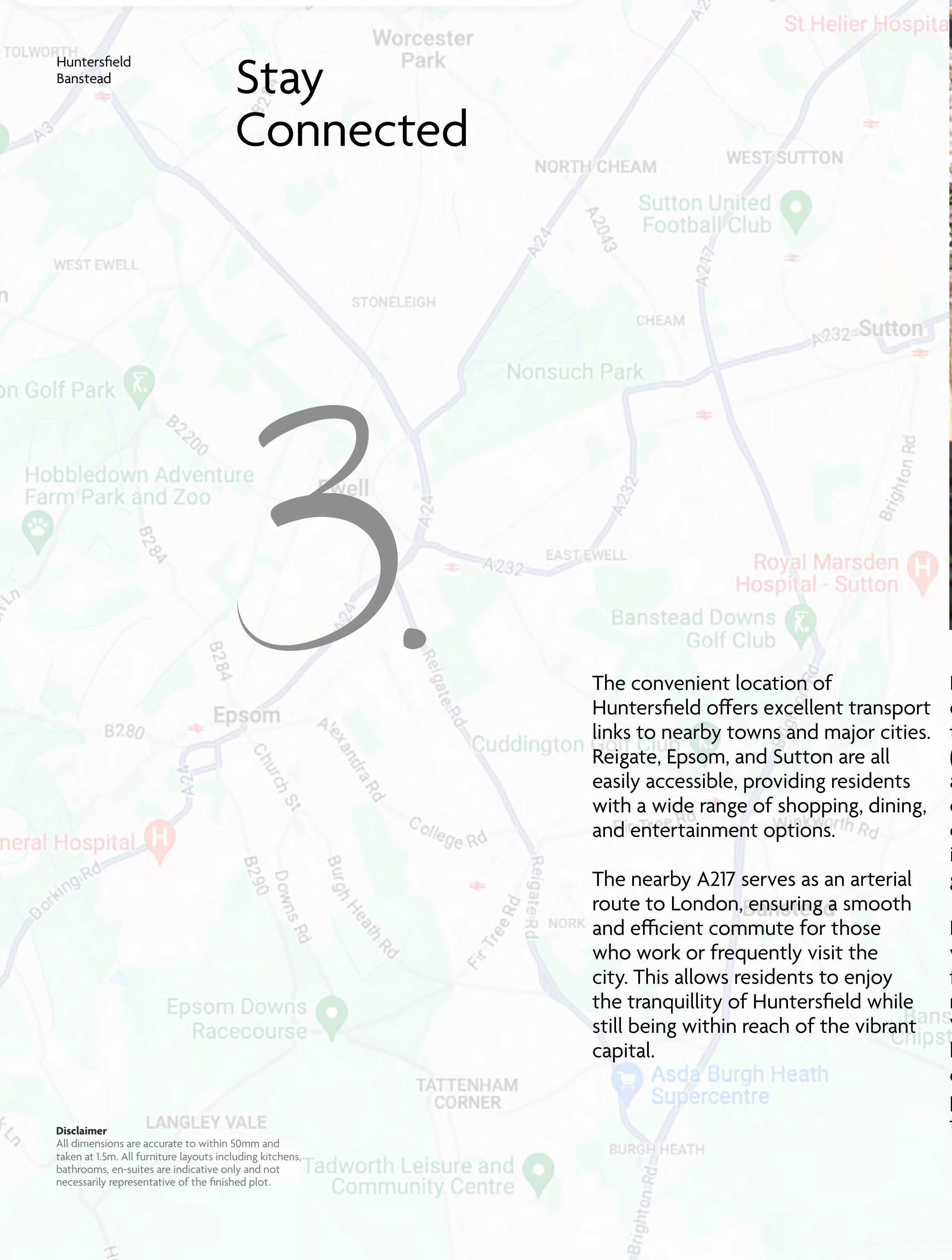
3.

The convenient location of Huntersfield offers excellent transport links to nearby towns and major cities. Reigate, Epsom, and Sutton are all easily accessible, providing residents with a wide range of shopping, dining, and entertainment options.

The nearby A217 serves as an arterial route to London, ensuring a smooth and efficient commute for those who work or frequently visit the city. This allows residents to enjoy the tranquility of Huntersfield while still being within reach of the vibrant capital.

For those who travel frequently or enjoy exploring new destinations, the M25 motorway at Reigate Hill (J8) offers quick access to Heathrow and Gatwick Airports, as well as the coastal ports. This makes it incredibly convenient for residents to embark on international travel or enjoy weekend getaways.

Furthermore, Chipstead Station, which is less than three miles away from Huntersfield, provides frequent rail services to London Bridge and Victoria with travel time of under an hour. This offers an alternative mode of transportation for residents who prefer to commute by train, saving them time and hassle.



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Education

4.



Fairlawn Road in Banstead, Surrey, is fortunate to be surrounded by a selection of reputable schools, offering families a variety of educational options for their children. Parents will be pleased to know that many of these schools are easily accessible, providing convenience and peace of mind.

Primary Schools

Woodmansterne Primary School: Approximately 0.5 miles from Fairlawn Road, this school has been rated ‘Good’ by Ofsted.

Banstead Preparatory School: Located about 0.6 miles away, this independent co-educational preparatory school caters to children aged 2 to 11.

Seaton House School: An independent school approximately 1.0 mile from Fairlawn Road.

St Anne’s Catholic Primary School: Situated around 1.3 miles away, this school has received a ‘Good’ rating from Ofsted.

Chipstead Valley Primary School: Located about 1.3 miles from Fairlawn Road, this school has been rated ‘Outstanding’ by Ofsted.

Secondary Schools

The Beacon School: Approximately 1.6 miles from Fairlawn Road, The Beacon School is a mixed academy for students aged 11 to 16.

Families residing in this area have access to an excellent range of educational institutions, ensuring quality schooling options for their children.

Discover your new home

5.

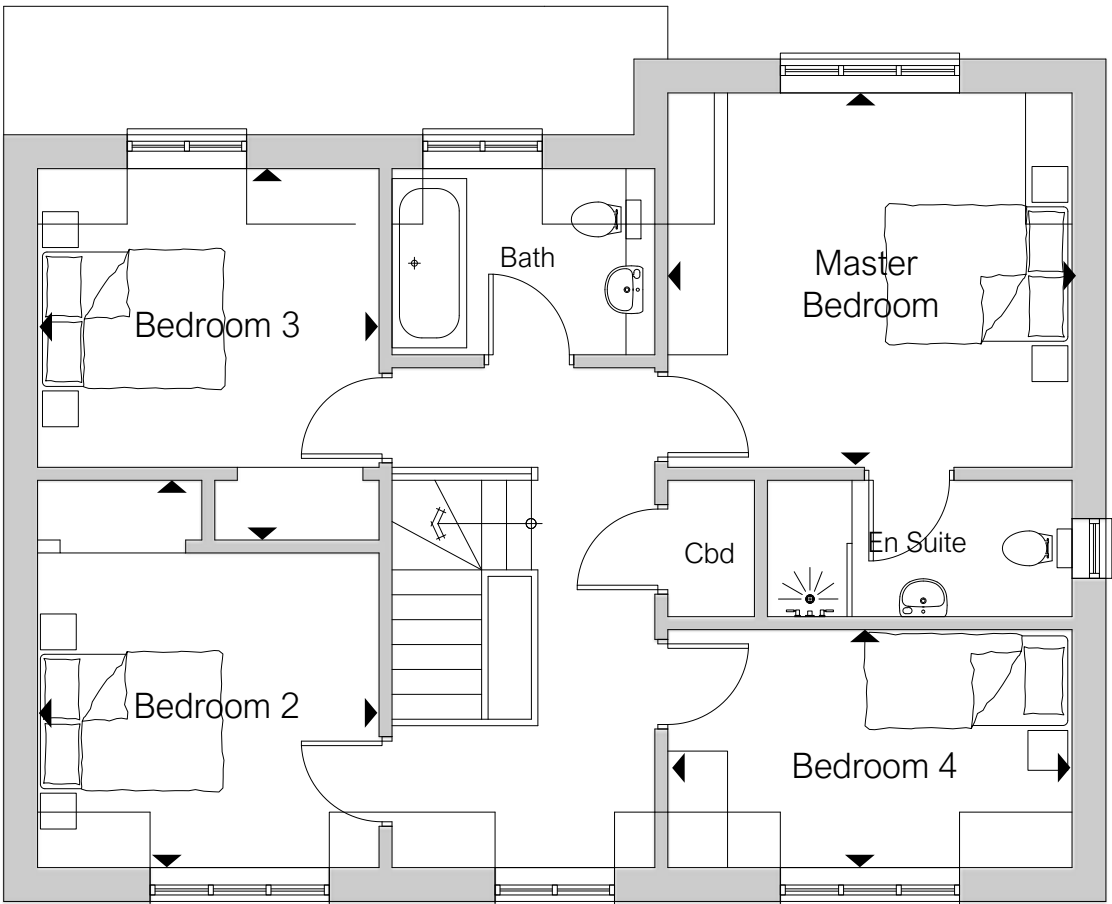
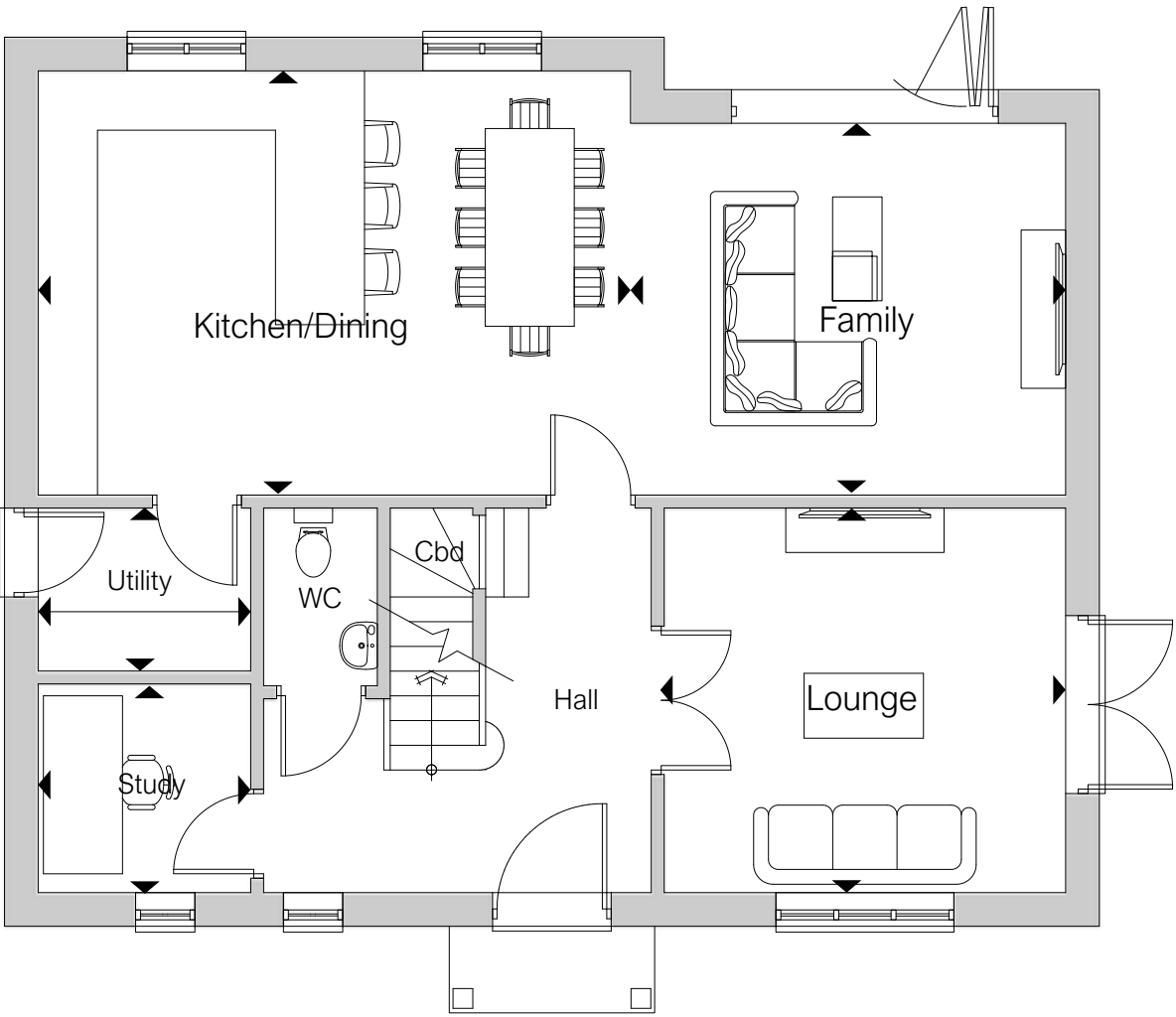


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Plot Two

6.

Ground Floor		
Kitchen/Dining	5.95m x 4.25m	19'6" x 13'11"
Lounge	4.05m x 3.85m	13'3" x 12'7"
Utility	2.15m x 1.62m	7'1" x 5'4"
Study	2.15m x 2.10m	7'1" x 6'11"



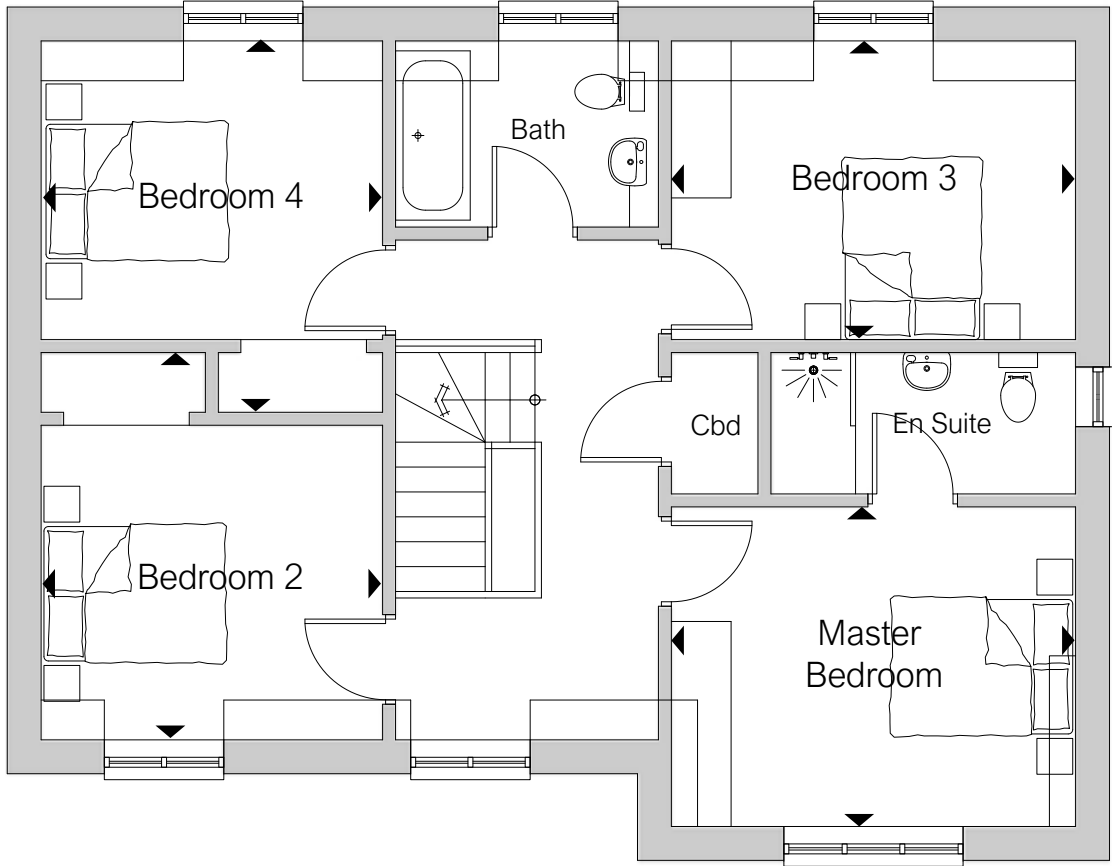
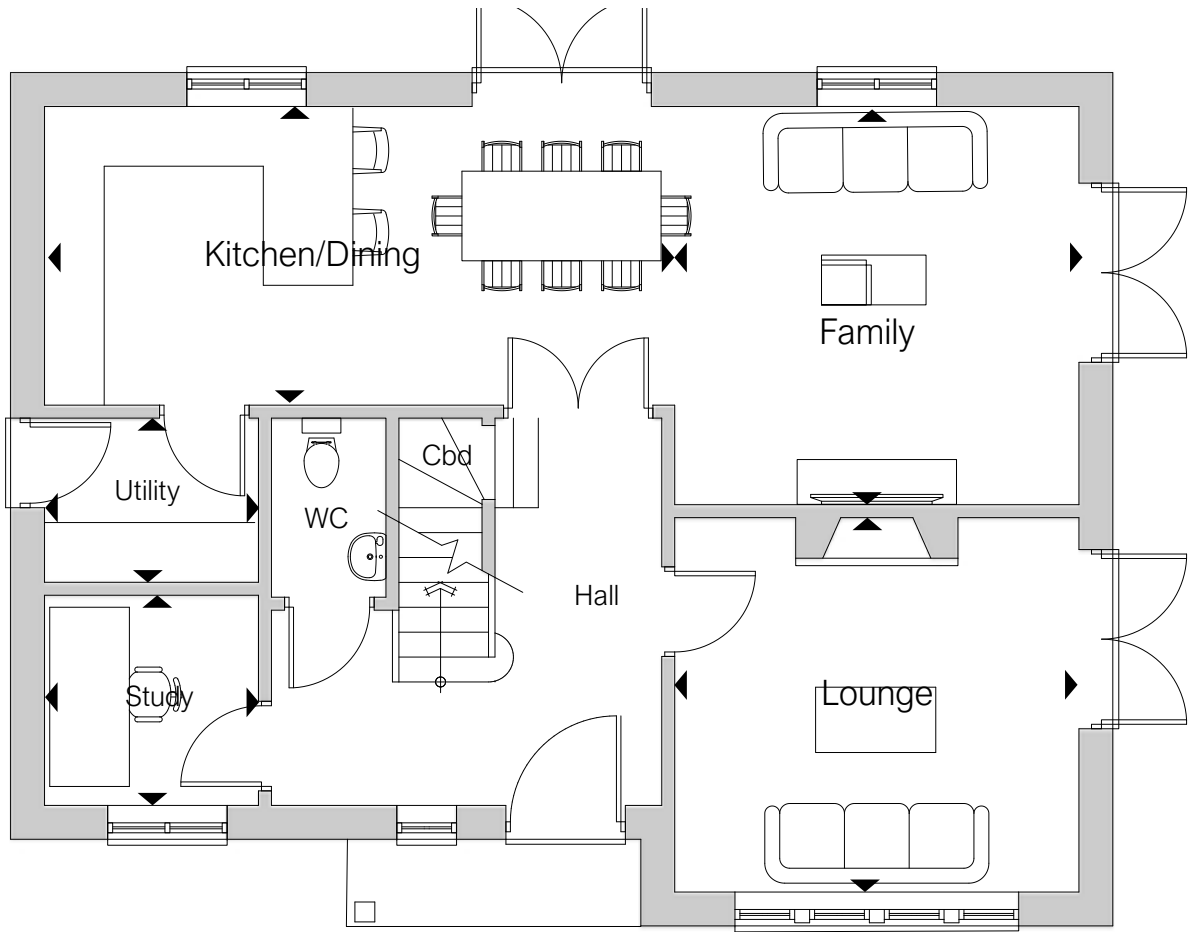
First Floor		
Master Bedroom (exc. En Suite)	4.06m x 3.76m	13'4" x 12'4"
Bedroom 2	3.89m x 3.43m	12'9" x 11'3"
Bedroom 3	3.73m x 3.43m	12'3" x 11'3"
Bedroom 4	4.06m x 2.37m	13'4" x 7'9"

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Plot Three



Ground Floor		
Kitchen/Dining	6.30m x 3.00m	20'8" x 9'10"
Family	4.06m x 4.00m	13'4" x 13'1"
Lounge	4.06m x 3.76m	13'4" x 12'4"
Utility	2.15m x 1.64m	7'1" x 5'4"
Study	2.15m x 2.10m	7'1" x 6'11"



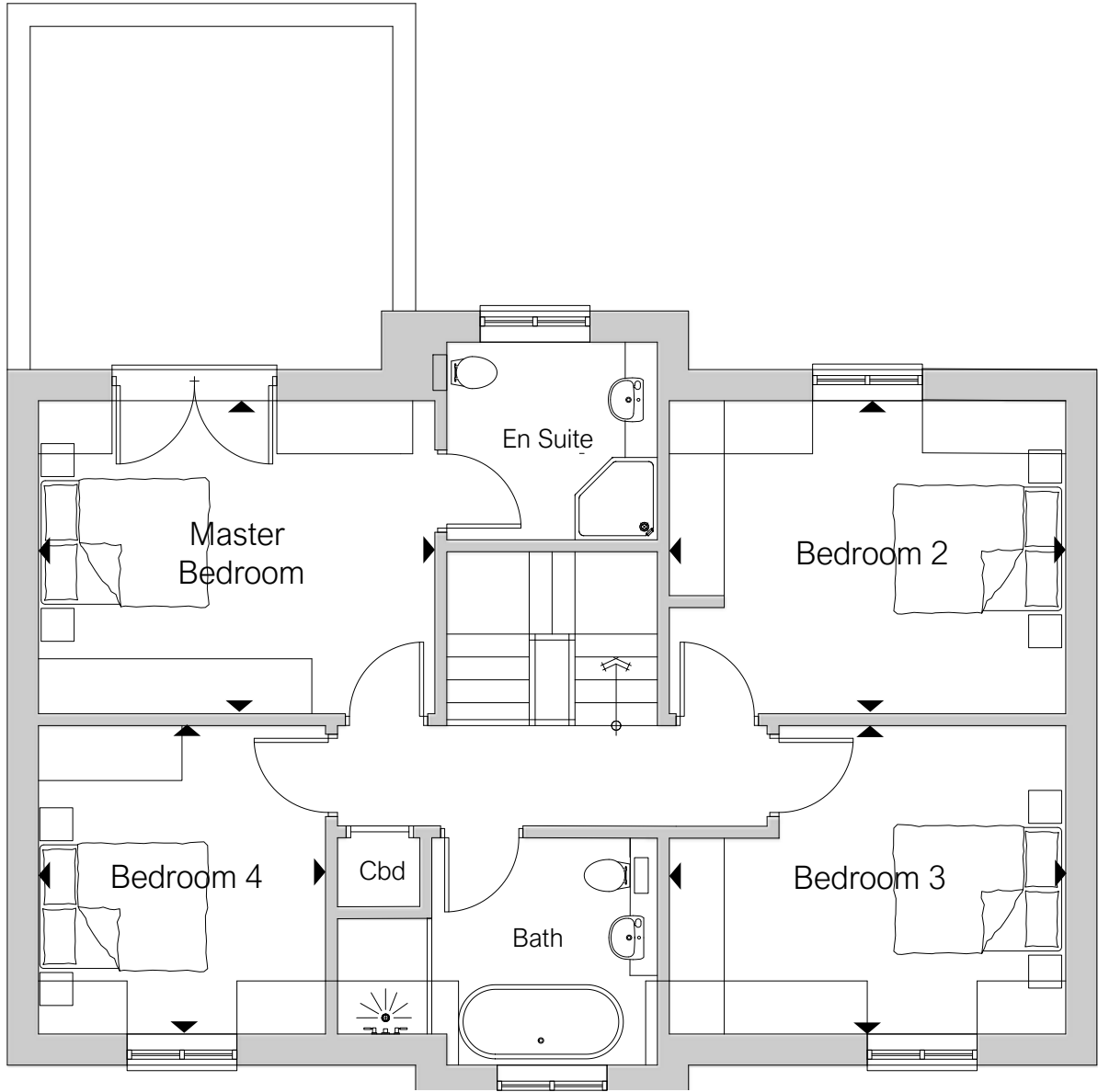
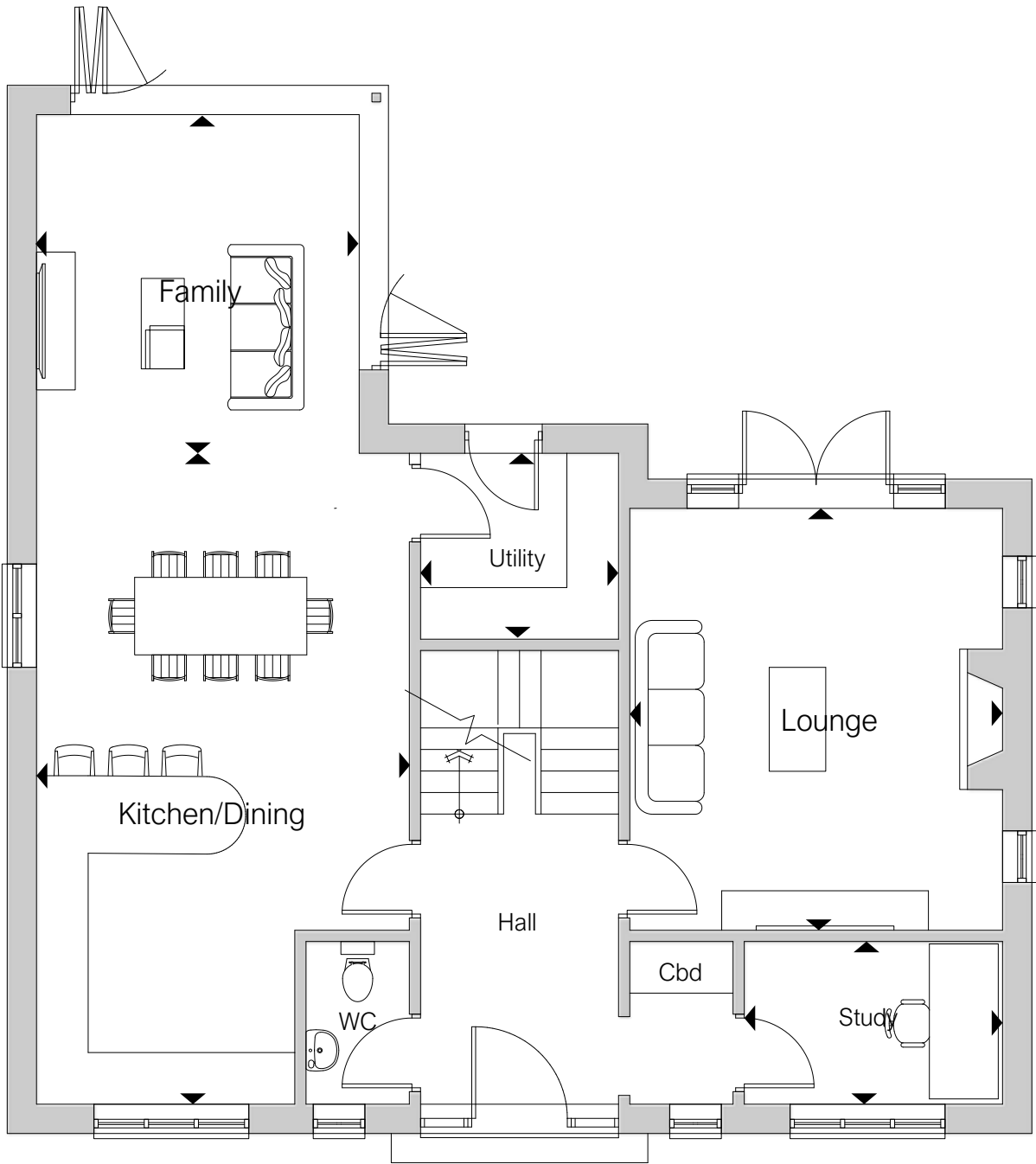
First Floor		
Master Bedroom (exc. En Suite)	4.06m x 3.21m	13'4" x 10'6"
Bedroom 2	3.89m x 3.43m	12'9" x 11'3"
Bedroom 3	4.06m x 3.00m	13'4" x 9'10"
Bedroom 4	3.73m x 3.43m	12'3" x 11'3"

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Plot Four

8.

Ground Floor		
Kitchen/Dining	7.56m max x 4.33m	24'9" x 14'2"
Family	3.90m x 3.73m	12'9" x 12'3"
Lounge	4.90m x 4.30m	16'1" x 14'1"
Utility	2.30m x 2.15m	7'6" x 7'1"
Study	3.00m x 1.85m	9'10" x 6'1"



First Floor		
Master Bedroom (exc. En Suite)	4.30m x 3.42m	14'1" x 11'3"
Bedroom 2	4.30m x 3.42m	14'1" x 11'3"
Bedroom 3	4.30m x 3.35m	14'1" x 11'0"
Bedroom 4	3.35m x 3.15m	11'0" x 10'4"

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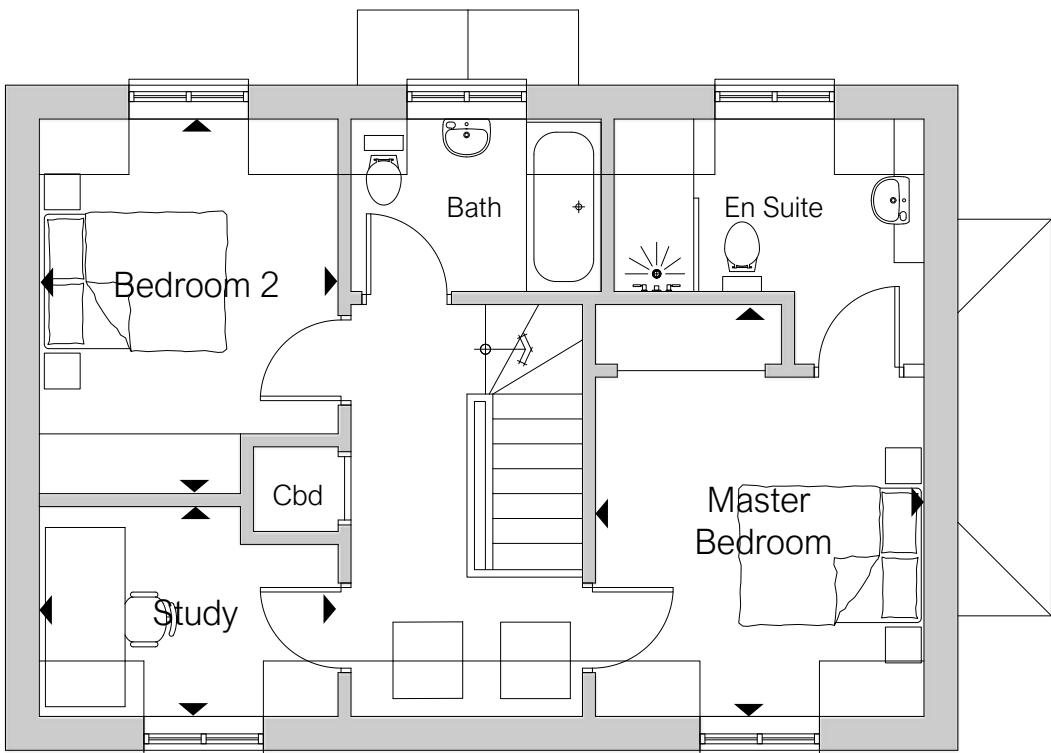
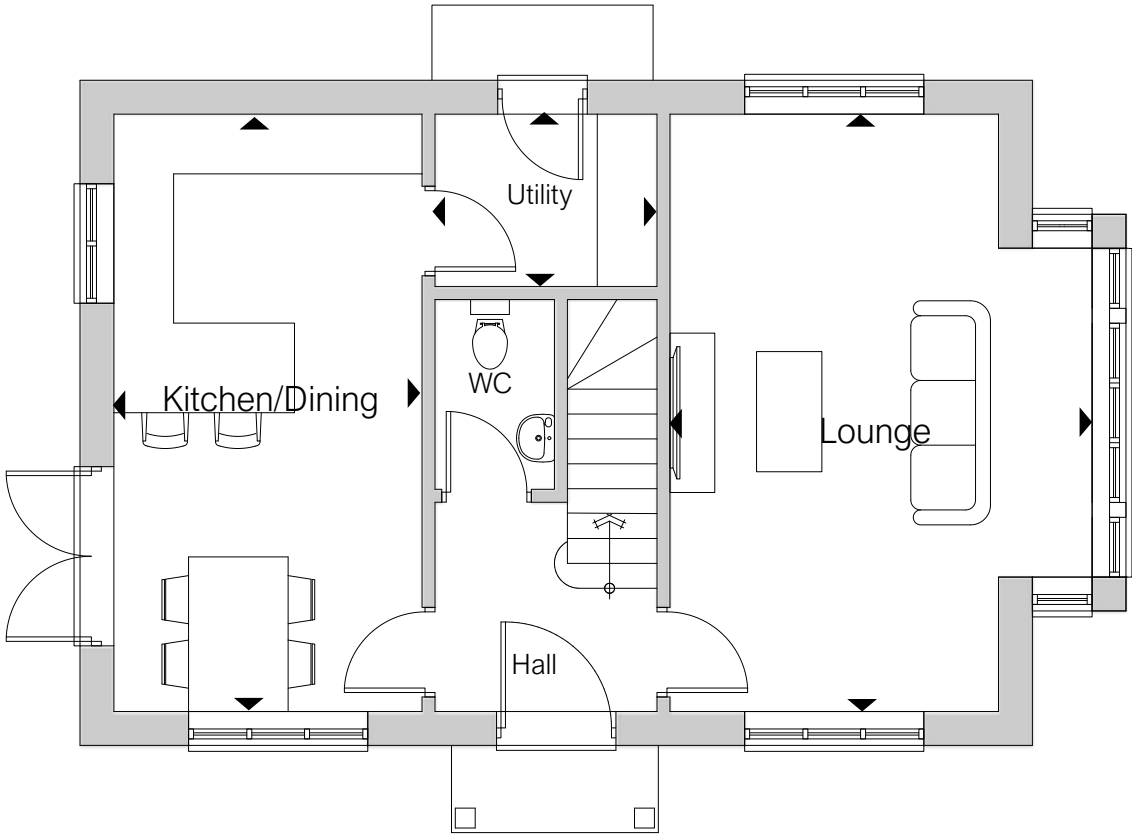
Plot Five

9.



First Floor		
Master Bedroom (exc. En Suite)	4.12m x 3.30m	13'6" x 10'10"
Bedroom 2	3.75m x 3.00m	12'3" x 9'10"
Study	3.00m x 2.10m	9'10" x 6'11"

Ground Floor		
Kitchen/Dining	6.00m x 3.08m	19'8" x 10'1"
Lounge	6.00m x 4.24m max	19'8" x 13'11"
Utility	2.23m x 1.72m	7'4" x 5'8"



Plot Six

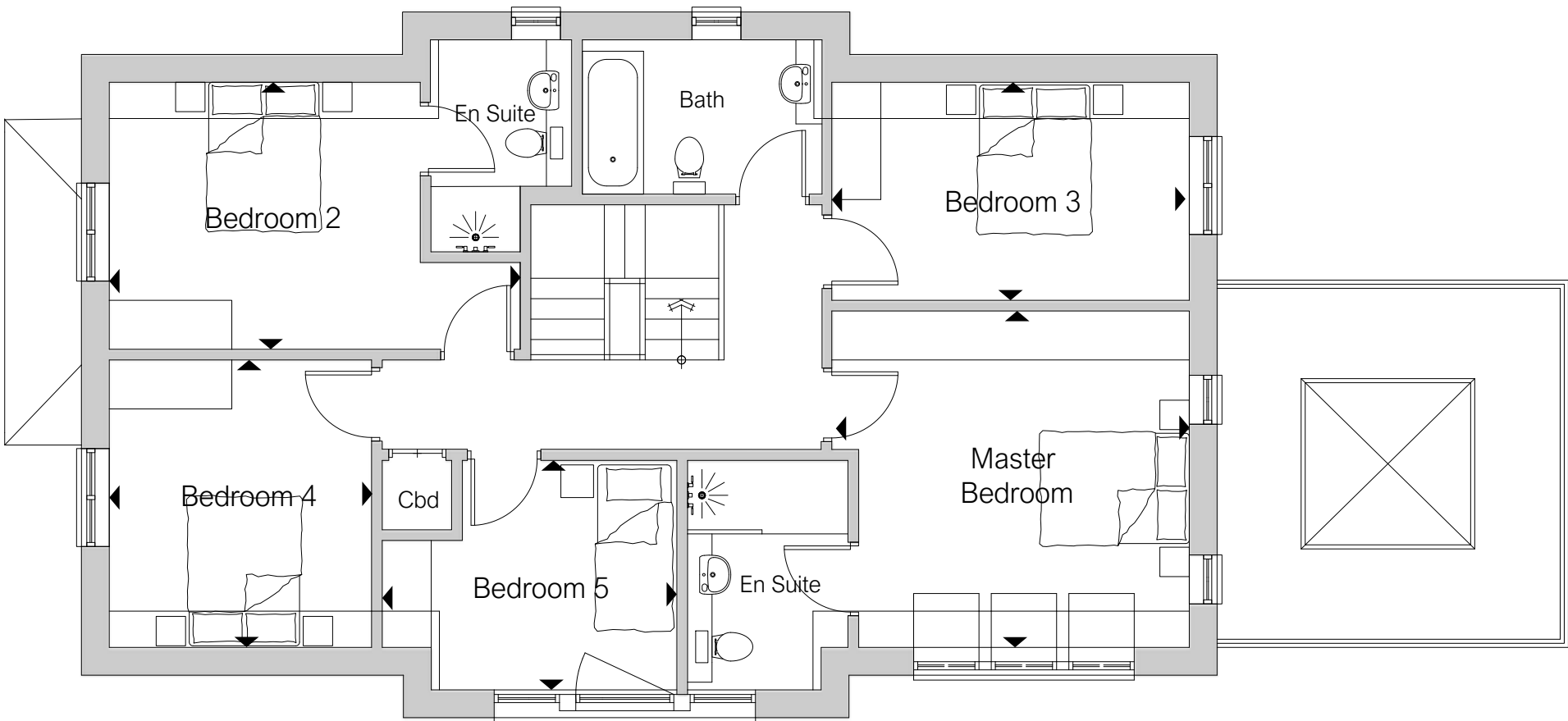
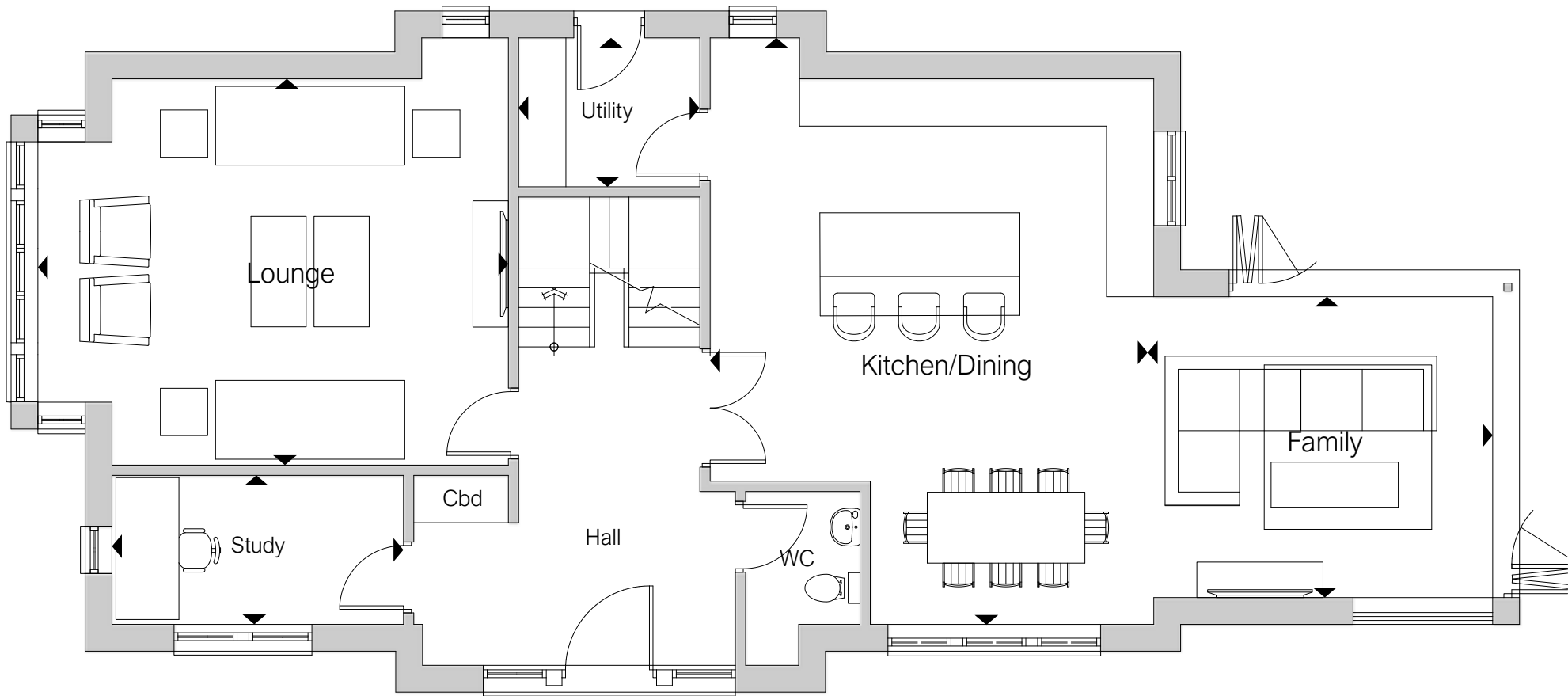
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Ground Floor

Kitchen/Dining	
7.40m x 5.63m max	24'3" x 18'5"
Lounge	
5.95m x 4.90m	19'6" x 16'1"
Family	
4.30m x 3.80m	14'1" x 12'5"
Utility	
2.30m x 1.85m	7'6" x 6'1"
Study	
3.70m x 1.85m	12'2" x 6'1"

First Floor

Master Bedroom (exc. En Suite)	
4.37m x 4.12m	14'4" x 13'6"
Bedroom 2	
5.00m x 3.25m	16'5" x 10'8"
Bedroom 3	
4.35m x 2.67m	14'3" x 8'9"
Bedroom 4	
3.50m x 3.20m	11'6" x 10'6"
Bedroom 5	
3.60m x 2.80m	11'9" x 9'2"



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Signature specification

11.



Internal Specification

- Smooth 5 panel painted door with satin nickel handles and ironmongery
- Satin Nickel switches and sockets
- Multimedia TV points to living room and all bedrooms.
- LED downlighters to Kitchens, bathrooms and en-suites
- Fitted wardrobes to master and second bedrooms*
- Luxury vinyl flooring to hallway, kitchen and open plan living areas*
- High quality carpet to all other areas*

Plumbing and heating

- Underfloor heating to ground floor and radiators to first floor
- Air source heat pump to provide hot water and heating

Kitchen/Utility room

- Choice of a contemporary fitted kitchen, with a granite/quartz worktops*
- Bosch (or equivalent) single oven to all homes. Microwave combi oven to 3 and 4 Bedroom homes
- Induction hob
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washer/dryer to all homes without a utility room

Bathrooms and En suites

- Premium branded sanitary ware
- Contemporary bathroom shower fitments and taps
- Vanity unit to family bathroom and master en-suite
- Selection of stones and porcelain tiles to bathrooms, WC's and en-suites
- Pre-mounted large mirror to bathrooms
- Heated chrome towel rails to bathrooms and en-suite

Exterior specifications

- External tap to all houses
- External socket to all houses
- Rear gardens laid to turf with the inclusion of a generous patio area
- Landscaping to front gardens

Comfort and peace of mind

- Mains smoke detectors
- Multi locking point front and rear doors
- 2 year aftercare service
- 10 year insurance backed warranty

**Purchaser selection may be available subject to the timing of the reservation*

Why Earlswood Homes?

12.

Earlswood Homes is an award winning privately-owned property developer who focuses on delivering high quality homes in desirable locations.

Established in 2006, our company has grown organically and is currently on schedule to delivery in excess of 200 properties in 2024.

At Earlswood we strive to deliver quality new homes. We do not have a standard house type but instead we design to suit the location and buyer profiles. The end result is a superior collection of properties.

I was lucky enough to be able to buy the last remaining house. An exceptional house from Earlswood Homes it was completed to an exceptionally high finish. Amazing location and fantastic house. By far the best house we had seen in the area. Keep up the great builds Earlswood team- having lived in the house since the end of March, it is a dream come true/dream house.

And the aftercare support has been superb to iron out the odd snagging item.

“James Moir – Facebook review”



Huntersfield Farm, Fairlawn Road, Banstead SM7 3AU



www.earlswoodhomes.com

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