



WILDWOOD MEADOWS
Sable Barn

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Introducing Sable Barn

You've been searching for the perfect home, only to find that nothing quite matches your vision.

If the idea of building your dream home sounds exciting, but also overwhelming, there's another path. One that offers the freedom to create a space that's uniquely yours, without the hassle and stress of a traditional self-build.

Introducing Sable Barn, a truly unique Design and Build opportunity to fully customise one of only three brand new, bespoke barn-style homes, constructed by Concept Two Homes and nestled in the tranquil countryside of Alfold.

Create a home that truly reflects your vision, with ease, clarity and complete peace of mind. Concept Two Homes handle every step of the build with expert craftsmanship, ensuring a smooth, hassle-free process from start to finish.

Everything taken care of, step by step

Choose a Floor Plan

Select from customisable internal floor layouts to perfectly suit your lifestyle, ensuring every detail of your home meets your unique needs.

Personalise Your Interiors

A home should feel like it was made for you, and with Concept Two Homes, it truly is. You can choose from a wide range of premium interior finishes and fixtures, all from trusted brands like Villeroy & Boch, Crosswater, Porcelanosa, Minoli, Miele, Siemens, and more, ensuring the highest quality results without the overwhelm of unlimited choices and endless decisions.

This is the opportunity to create a home that's distinctly yours, designed with care, crafted for durability, and made easy from start to finish.

Luxury Living

2,172 sq.ft of living space in a stunning four bedroom detached home.

Private and Exclusive

Set within gated grounds offering privacy and security.

Stress-free Construction

With Concept Two Homes, your peace of mind is assured. Their award-winning team manage every aspect of the build, seamlessly, from start to completion.

A dedicated full-time Site Manager oversees the process on site, ensuring a smooth, timely build with exceptional attention to quality throughout. Forget worries about unexpected delays or compromises on quality, your home will be crafted to the highest standards at every stage.

About Concept Two Homes

Founded in 1971, Concept Two Homes is a reputable, multi award winning building company with decades of experience in constructing stunning, high-value properties in exclusive locations. Renowned for their attention to detail and commitment to quality, they are trusted by clients to deliver homes of exceptional standard.



Fully Managed and Fixed Price

Enjoy the peace of mind that comes with a fully managed, fixed-price build contract. Every stage is taken care of, allowing you to focus on what matters most, the creative elements of designing your dream home without any of the usual pressures or surprises.

Significant Savings

Tax savings for early purchase, for more information contact the agent.

Ready to Go

Construction can begin immediately, with a 12 month timeline ensuring a timely completion.

Peace of Mind

Enjoy the confidence of a 10-year Build Warranty, with Concept Two Homes, providing an aftercare package to include the first 2 years upon completion of property.







Indicative specifications

Please note that these specifications are not exhaustive and provide a general indication of the finishes available. Clients' specifications are customised to their personal preferences.



Kitchen and Utility

- Handcrafted, painted shaker style or contemporary German cabinetry
- Quartz worktops with upstands to Kitchen
- Full range of Siemens appliances throughout to include:-
- Multifunction single oven, Combi microwave/oven, Tall larder fridge, Tall larder freezer, Wine cooler, Venting or Induction Hob with Downdraught extractor
- Dishwasher
- Feature pendant lighting above Kitchen Island
- LED lighting under wall cabinets

Interior finishes

- Solid core oak or painted internal doors with satin chrome or antique brass door furniture
- Satinwood skirtings and architraves
- Oak staircase
- Porcelain/ceramic wall tiling to en-suites and Bathrooms
- Amtico or Karndean plank flooring to Entrance Hallway, Coats, WC, Kitchen, Family, Dining, Utility/Boot Room areas
- Carpet to Living Room, Bedrooms and 1st Floor Landing





Bathroom and En-suites

- Crosswater, V&B or similar sanitaryware
- Wall Hung vanity units & basins
- Wall mounted rimless WC s
- Mirror above vanity units
- Walk in shower enclosures to Bed 1 & 2 en-suites
- Feature tiled niches with LED lighting

Electrical and Multimedia

- Cat 6 cabling throughout with data point to all rooms throughout
- Recessed LED downlights throughout
- Satin, chrome or brass sockets & switches throughout

Central Heating & Hot Water

- Air Source Heat Pump
- Underfloor Heating to all floors
- Heatmeiser smart heating system
- Heated towel rails to en-suites

Security

- Intruder alarm
- Mains supply smoke & heat detectors
- Multi point locking to entrance door
- External lighting to front and rear of house
- 10 Year Build Warranty with Concept-Two Homes providing an aftercare package to include the first 2 years upon completion of property.

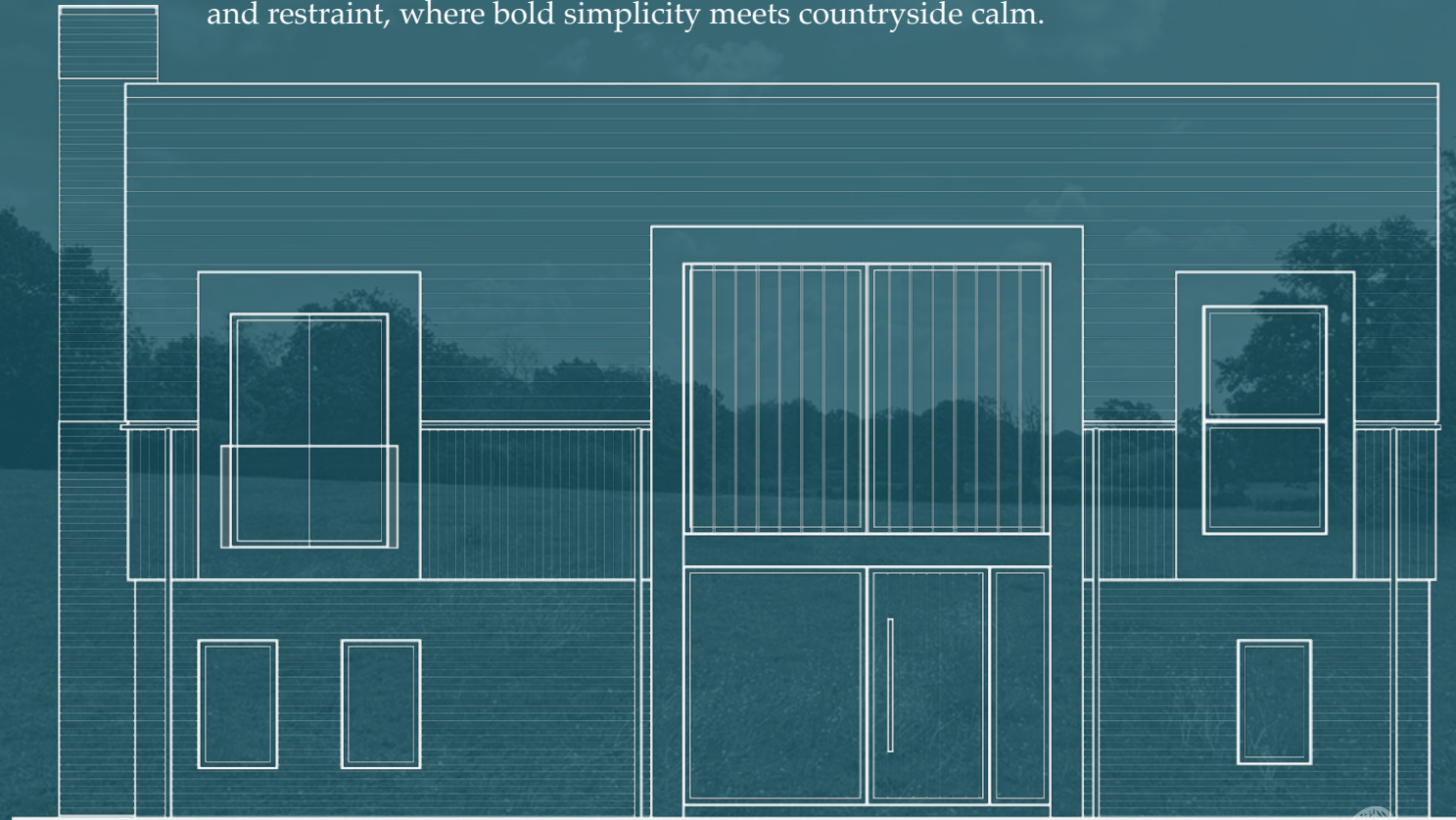
External

- Landscaping to front garden
- Turf to rear garden
- Paved terrace area
- External sockets to rear and garage
- External water tap
- Electronically operated garage doors with remote control, power and light
- EV car charging point

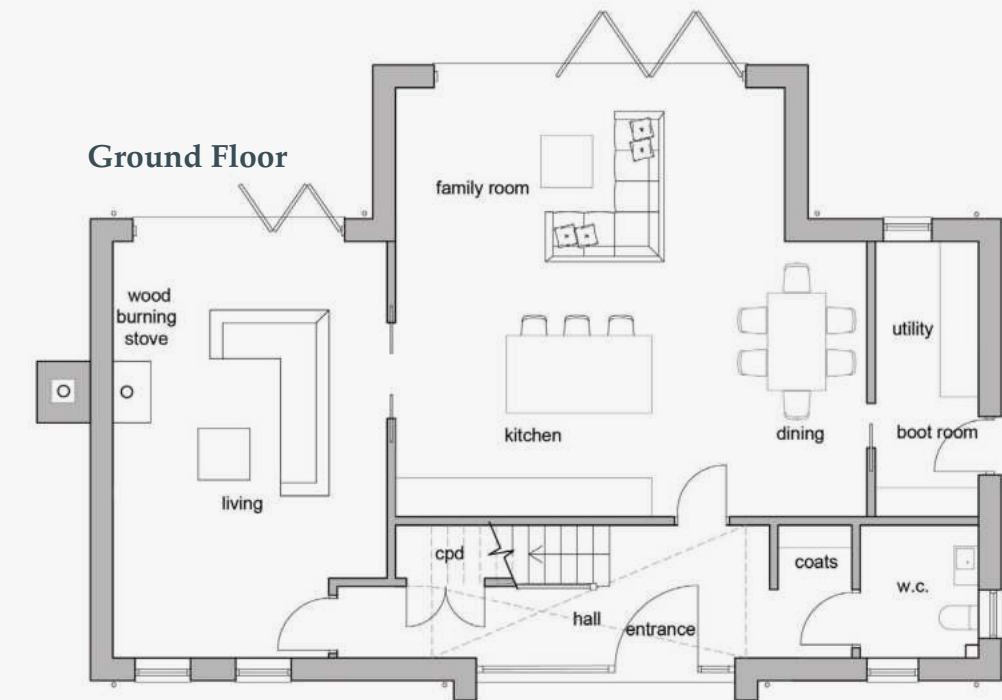


Sable Barn;

Sophisticated, minimal, and quietly luxurious, Sable Barn captures a sense of richness and restraint, where bold simplicity meets countryside calm.



Ground Floor



First Floor





Location

Nestled in the scenic Surrey countryside, Wildwood Meadows offers the perfect balance of tranquillity and convenience.

Enjoy the charm of nearby market towns, with Guildford—one of Surrey’s most sought-after locations offering independent shops and boutiques, fine dining, and cultural experiences just a short drive away. Cranleigh, with its cosy cafés, vibrant farmers’ markets, and renowned restaurants, is even closer.

For commuters, Guildford station provides direct rail links to London Waterloo in 30 minutes. The A3, with links to the M25 and M3, ensures seamless road travel, and for international adventures, Heathrow and Gatwick airports are just 23 and 32 miles away, respectively.





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CONCEPT
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