




FONTHILL
PLACE

REIGATE

Beechcroft
FEEL PERFECTLY AT HOME



The sort of convenient,
comforting and comfortable
market town that people
never want to leave.

SUNDAY TIMES
BEST PLACES TO
LIVE IN THE UK



Set in secluded walled gardens close to the heart of Reigate, with everything this vibrant market town has to offer on the doorstep, Fonthill Place brings to life a grand Victorian residence and coach house, where timeless architectural elegance meets stunning contemporary interiors.

Space, light and luxury abound in this collection of 10 thoughtfully converted, beautifully proportioned two-bedroom, two-bedroom with study and four-bedroom apartments. All designed inclusively for over 55s, with an estate manager on hand to take care of the everyday maintenance.

There are plans for a further collection of newly-built apartments within the grounds of Fonthill Place.





Live life to the full

For nearly 40 years we've been creating award-winning communities in some of the most desirable locations in southern England.

From newly built to meticulously restored properties, each beautifully proportioned Beechcroft home is crafted to the highest quality standards, featuring the finest fixtures and fittings. These homes are as smart as they are stylish, with built-in energy efficiency features delivering significant savings on running costs.

Each home has a private terrace, garden or balcony, surrounded by exquisitely landscaped grounds. You can also look forward to like-minded neighbours and low-maintenance living – freeing you up to do more of the things you love.





Surrey ~ so much to love

From rolling hills to riverside walks, stunning views to stately homes, you and your family will be spoilt for choice when it comes to exploring this idyllic southern county of England.

Cradled comfortably at the foot of the North Downs in the Surrey Hills Area of Outstanding Natural Beauty, Reigate is surrounded by scenic splendour. Take in the panoramic views at Box Hill, Reigate Hill and Colley Hill. Blow away the cobwebs with a long walk or cycle along the North Downs Way, or soak up the tranquillity at Earlswood Common nature reserve, with its serene lakes and woodlands.

Afternoon tea and pampering treats await at Nutfield Priory country house hotel and spa, and Beaverbrook, another quintessentially English country house hotel with golf, spa and top notch restaurants has every special occasion covered. Some of England's most famous historic houses and gardens are yours to discover, including Polesden Lacey, Titsey Place and Capability Brown's 600-acre masterpiece Gatton Park.



INSPIRED TIME OUT

Colley Hill

Reigate Hill ~ Nutfield Priory ~ Gatton Park

Polesden Lacey ~ Harewoods ~ Titsey Place



EVERYTHING AT YOUR FINGERTIPS

M&S Simply Food ~ Oliver Bonas ~ Wagamama ~ Jo Malone ~ Cook ~ Pizza Express
Space NK ~ Mint Velvet ~ Caffé Nero ~ Gigging Squid ~ Boots ~ Whistles
Costa ~ Toni&Guy ~ Bill's ~ Majestic ~ Holland&Barrett



Reigate ~ the place to be

From the buzz of its superbly stocked high street to the tree-lined tranquillity of its parks and gardens, the vibrant market town of Reigate is a place of the best kinds of contrasts.

The town's exquisitely preserved old buildings are home to the finest in contemporary shopping, dining and culture. Celebrated independent eateries and shops including Gerrards, Cullenders Parkside and The Roe Deer bistro pub provide the perfect counterpoint to premium national names like Giggling Squid, Gail's artisan bakery, M&S Simply Food, Morrisons and Whistles. Everything you need is here, from designer labels to postage stamps, perfect gifts to pharmacy essentials, ribeye steaks to bouquets of roses, and watercolours to wash & blow dries.

Enjoy a top-notch culture fix at the Everyman Cinema, meet up with friends for artisan macarons at Canakin, or walk back in time through the ancient gateway at the heart of the town and take a serene stroll in the beautiful castle gardens.





Enjoy more of everything

Whether you're a nature lover or a culture vulture, have a favourite sport or prefer gentler pursuits, Reigate puts more of everything on your doorstep.

At Priory Park you'll find cricket, rugby and tennis clubs, along with a wonderful water play area for younger family members, and open air cinema and theatre.

The heather and gorse-lined fairways at Reigate Heath Golf Club are laid out around a beautiful old windmill and clubhouse that's home to renowned chef Tony Tobin's Ranmore restaurant. Reigate College's state-of-the art Lindley Sports Centre has an exceptional gym and fitness facilities.

At Nutfield Priory there's a pool, fitness classes and personal training and Donyngs Leisure Centre sports a wide range of activities and a cafe.

In nearby Redhill, the Harlequin Theatre & Cinema hosts music, drama and dance performances, and Dorking Halls has a fantastically varied programme of live events and screenings. And you can jump on a tour or join a tasting at Denbies Wine Estate in Dorking, one of England's largest single estate vineyards.

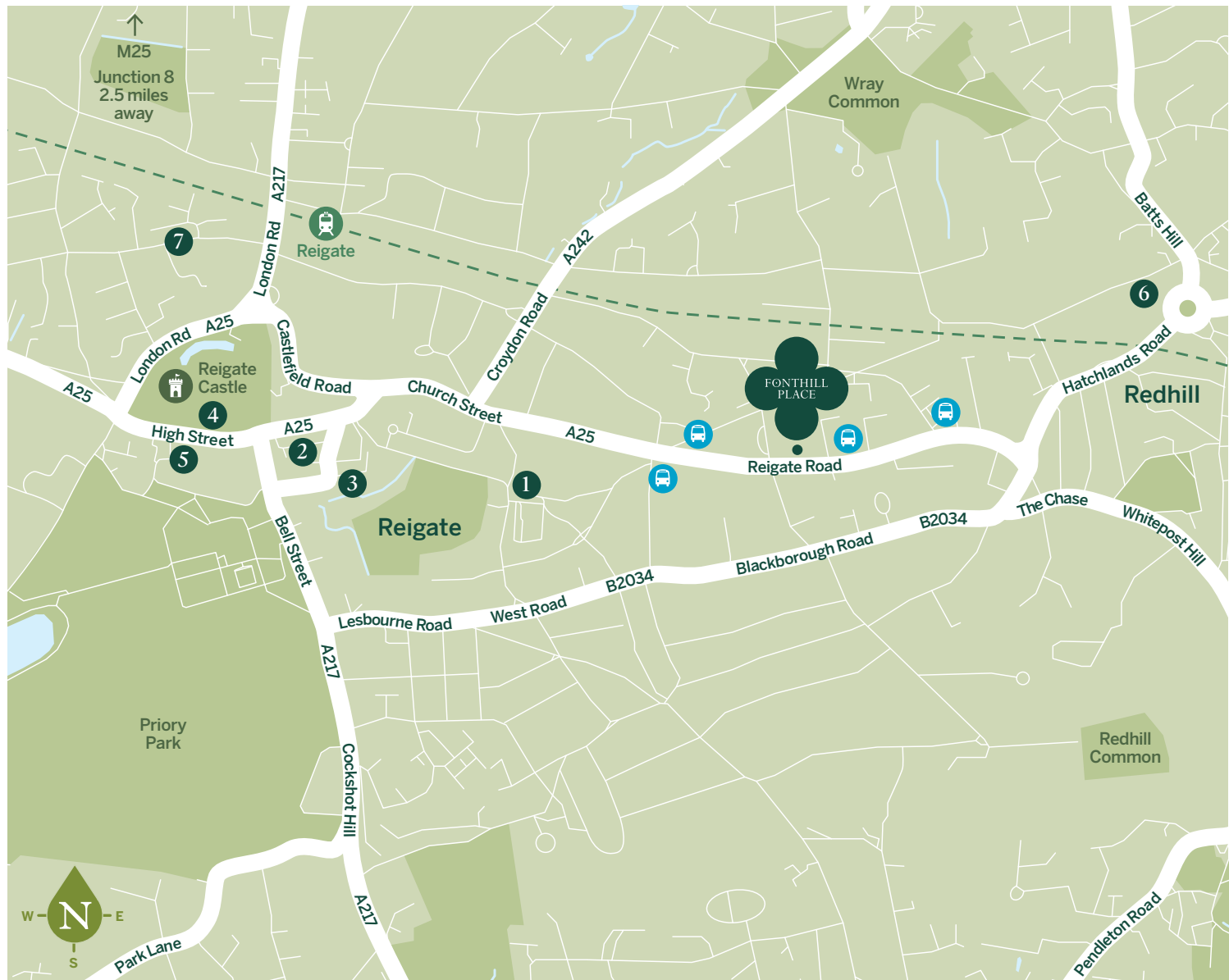



TAKE YOUR PICK

Lawn Tennis Club ~ Bowls Club ~ Leisure Centre ~ Cricket Club
 Reigate Hill, Reigate Heath and Betchworth Park Golf Clubs ~ Buckland Park Lake
 Epsom Racecourse ~ Dorking Halls ~ Denbies Wine Estate


Be well connected

Approximately half a mile to the centre of town, just over 40 minutes by train to central London, a 20-minute train journey to Gatwick... the world is your oyster at Fonthill Place.



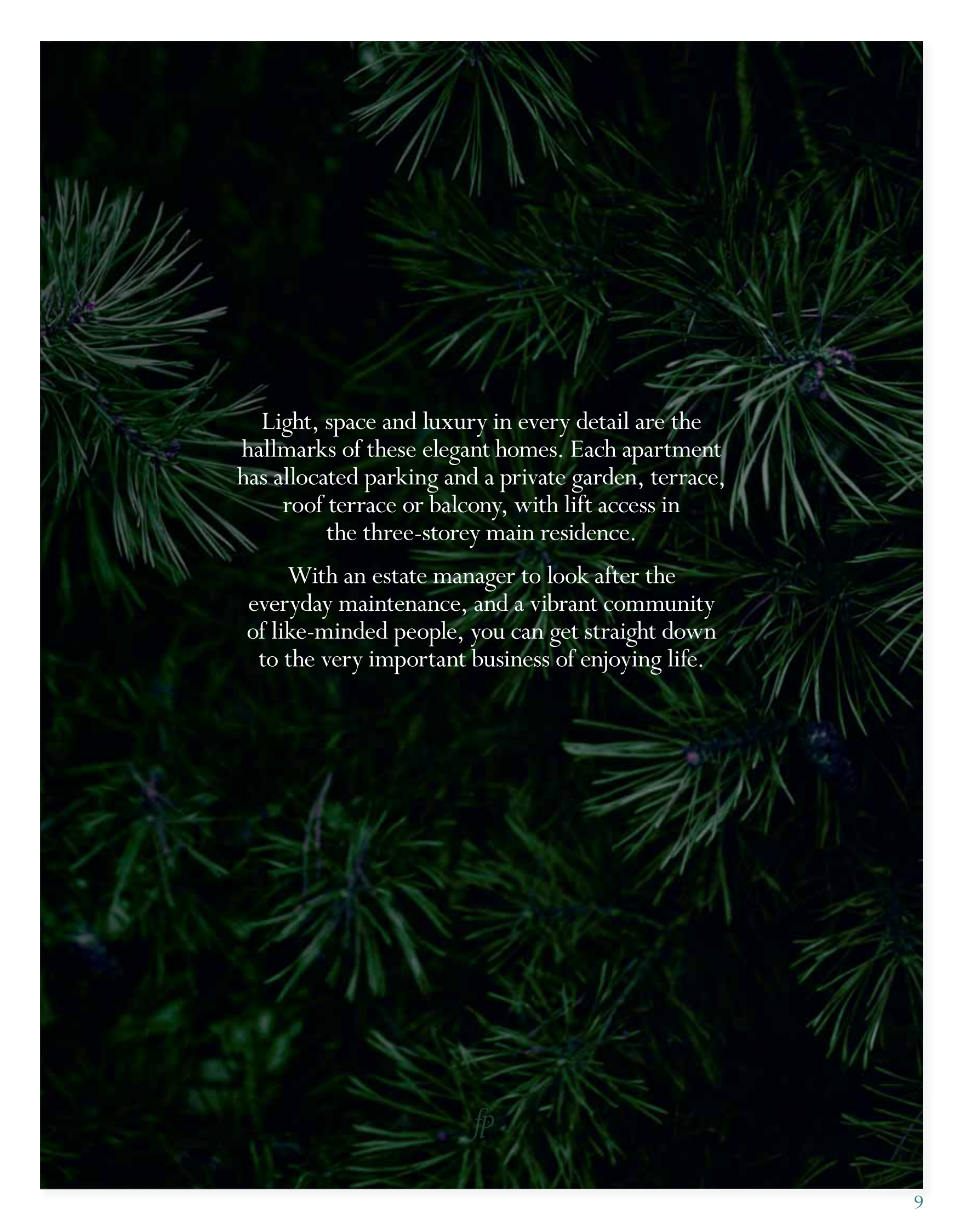
- | | | | | |
|--|--|--|--|--|
| 1 St Mary's Church
0.4 miles | 3 Reigate Library
0.7 miles | 5 M&S Food Hall
0.9 miles | 7 The Wall House Surgery
1 mile |  Nearest bus stops |
| 2 Post Office
0.7 miles | 4 Boots
0.8 miles | 6 Donyngs Leisure Centre
0.8 miles | | |
|  Reigate Town Centre
0.6 miles |  Reigate Station
0.9 miles |  Dorking
6 miles |  London Victoria
44 mins |  Gatwick Airport
8.5 miles |

All times and distances are approximate only. Local distances are walking distances from the development on Reigate Road and taken from Google. Driving distances are taken from the AA route map website using the sat nav postcode. Train times are approximate and taken from thetrainline.com.



Welcome to Fonthill Place,
a collection of thoughtfully converted,
beautifully proportioned two-bedroom,
two-bedroom with study and four-bedroom
apartments, set in exquisitely landscaped
gardens close to the heart of Reigate.

fp



Light, space and luxury in every detail are the hallmarks of these elegant homes. Each apartment has allocated parking and a private garden, terrace, roof terrace or balcony, with lift access in the three-storey main residence.

With an estate manager to look after the everyday maintenance, and a vibrant community of like-minded people, you can get straight down to the very important business of enjoying life.



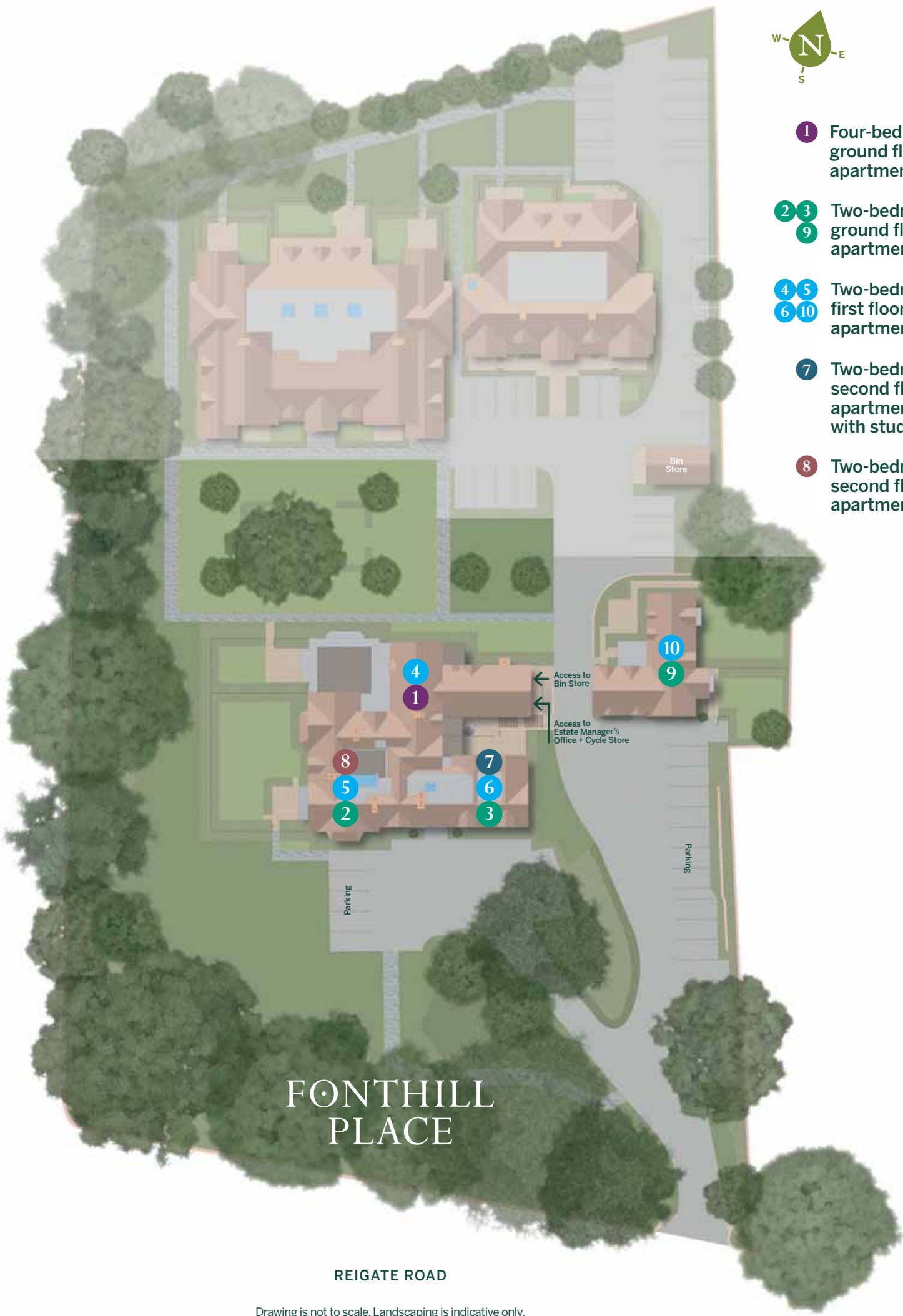
1 Four-bedroom ground floor apartment

2 3
9 Two-bedroom ground floor apartment

4 5
6 10 Two-bedroom first floor apartment

7 Two-bedroom second floor apartment with study

8 Two-bedroom second floor apartment



FONTHILL PLACE

REIGATE ROAD







Drawing is not to scale. Landscaping is indicative only.



The benefits at a glance

From energy efficiency to exquisite landscaping, each carefully crafted Beechcroft home comes with a range of features designed to free you up to enjoy life.



-  Close to local shops & services
-  Easy access to local transport links
-  Warranty
-  High energy efficiency
-  Audio door entry system to most apartments
-  Landscaped gardens
-  Pet-friendly
-  Communal gardens
-  Allocated parking
-  High-quality specification
-  Electric car charging points*
-  Security alarms to all homes
-  Estate Manager
-  Mature grounds
-  Private terraces, balconies or gardens

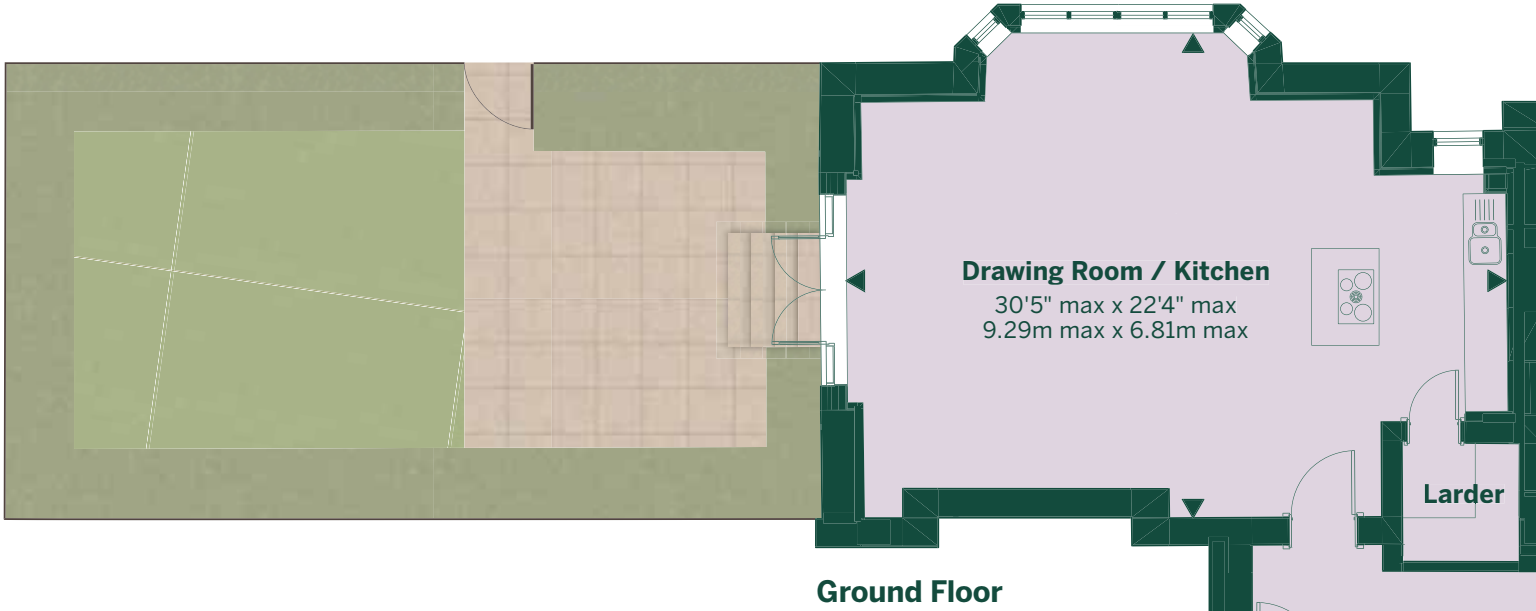
* To unallocated spaces



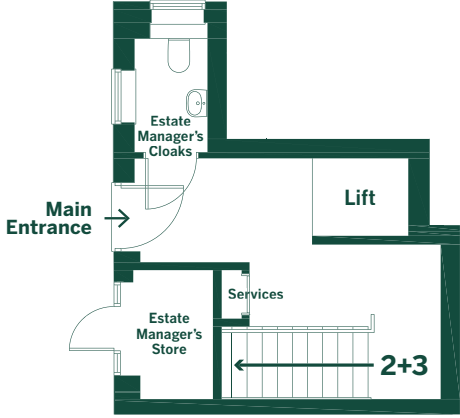


N°1 FONTHILL PLACE

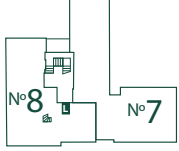
Four-bedroom ground floor apartment with terrace and garden



Ground Floor



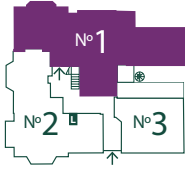
Ground Floor



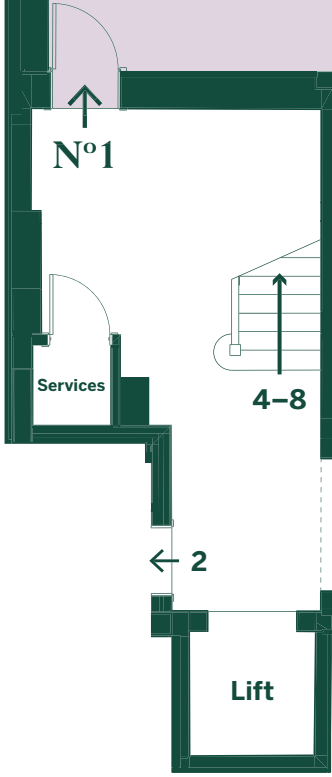
Second Floor



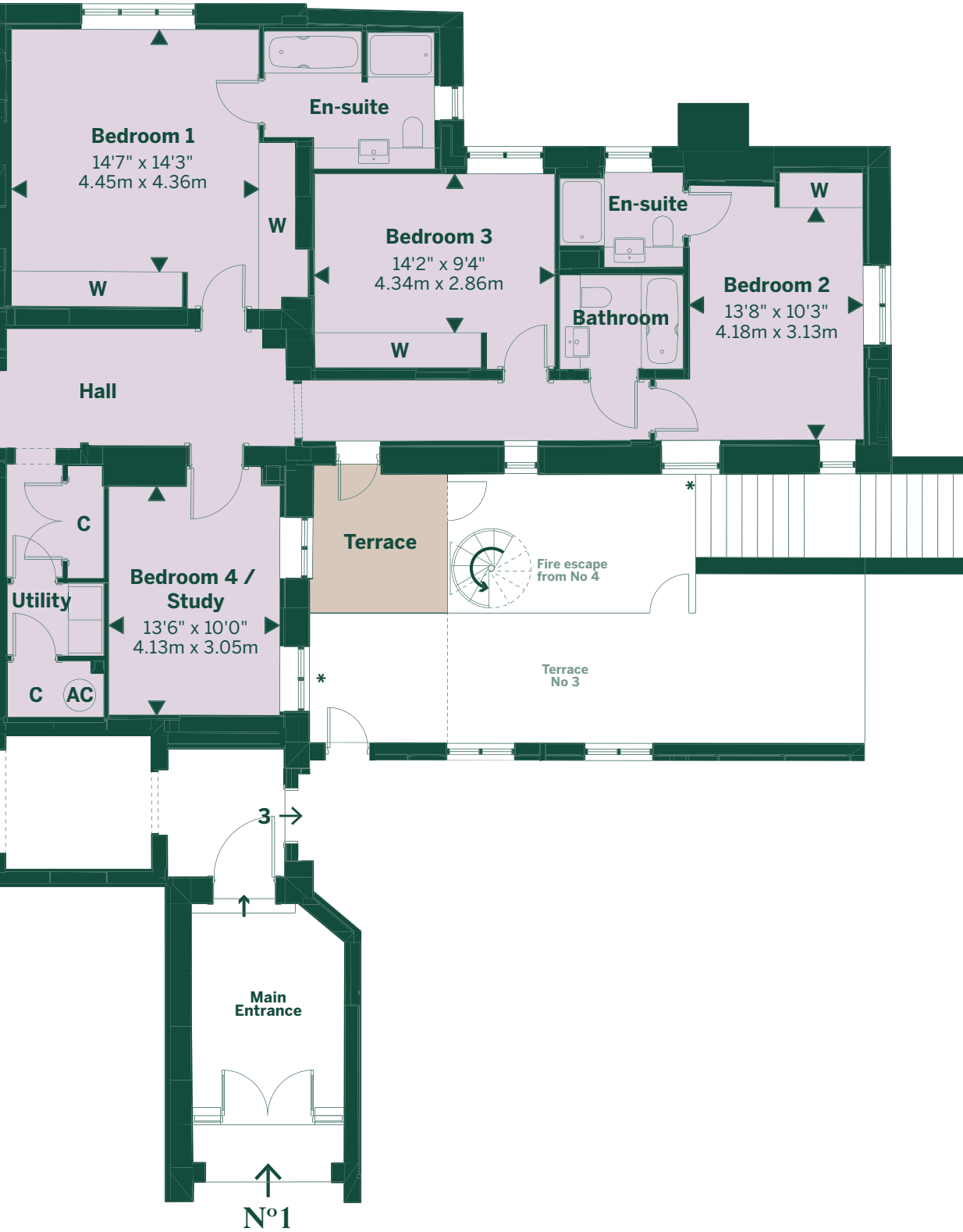
First Floor



Ground Floor

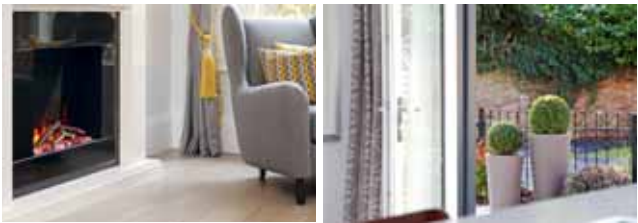


* Obscure glazed window



N°2 FONTHILL PLACE

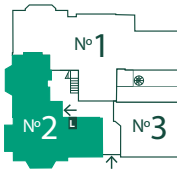
Two-bedroom ground floor apartment with terrace and garden



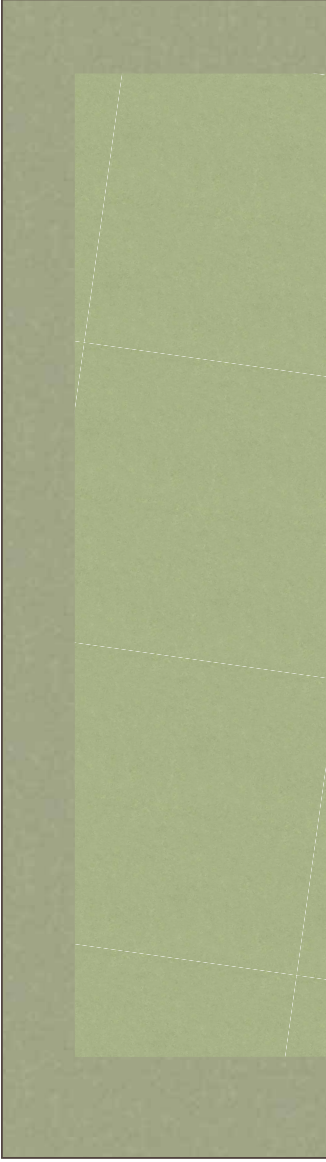
Second Floor

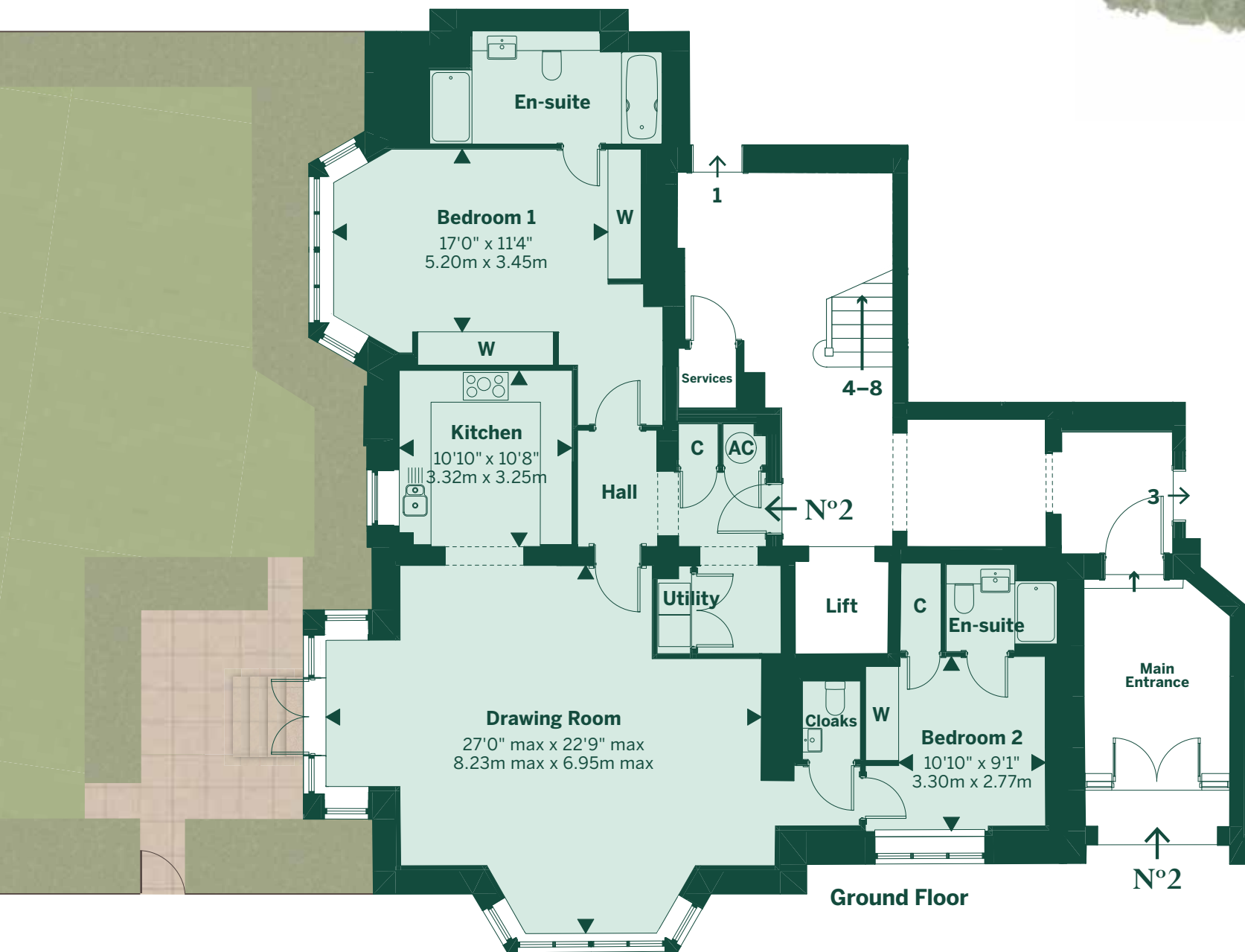
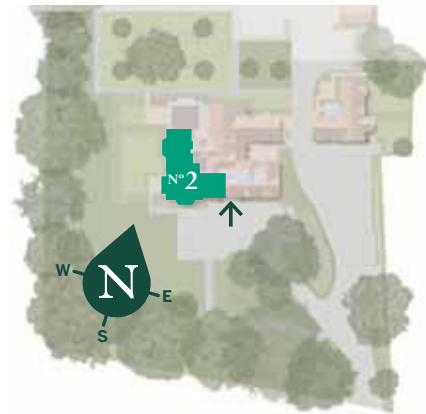


First Floor



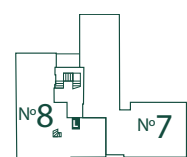
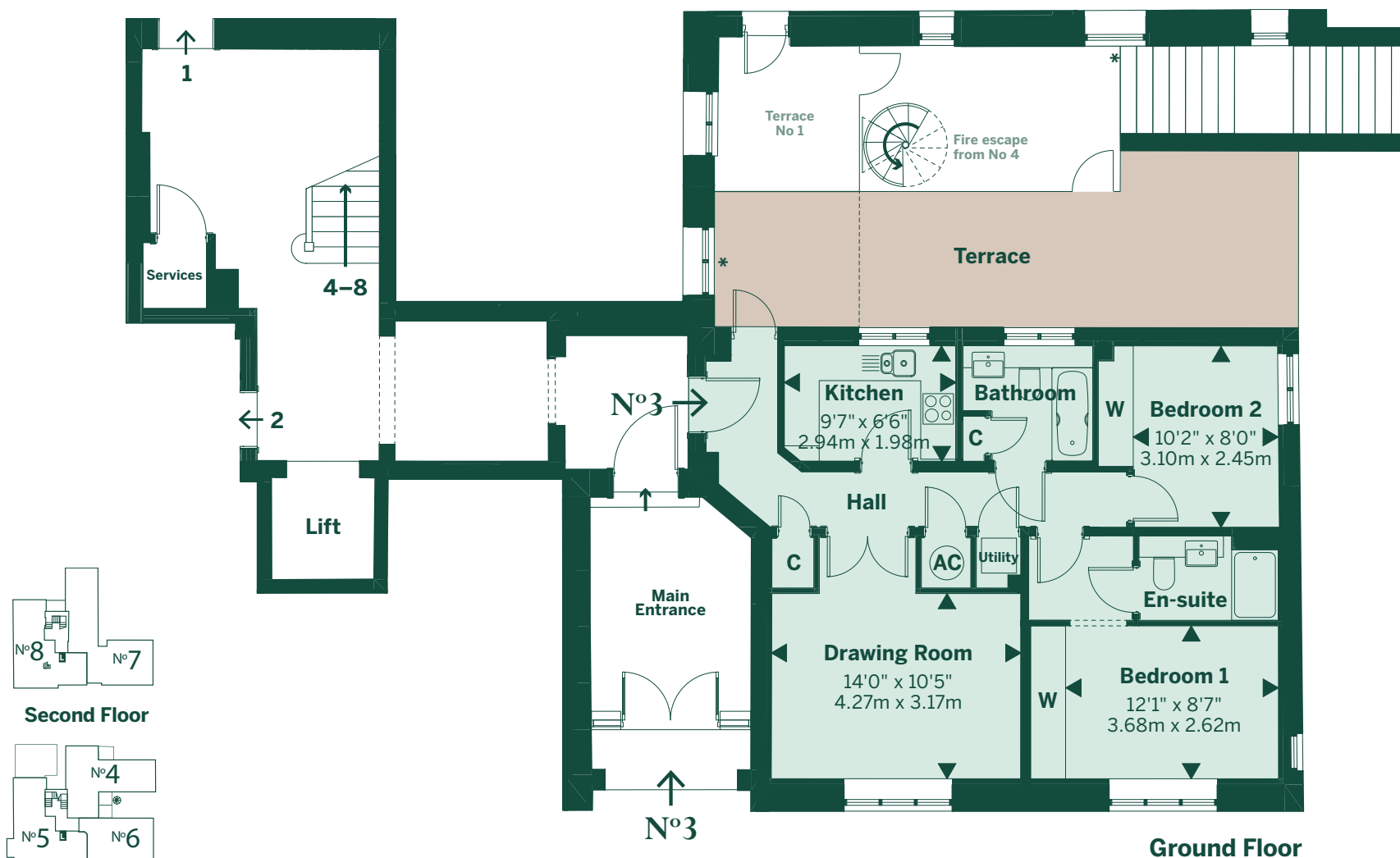
Ground Floor



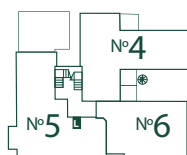


N°3 FONTHILL PLACE

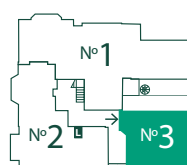
Two-bedroom ground floor apartment with terrace



Second Floor



First Floor



Ground Floor

* Obscure glazed window



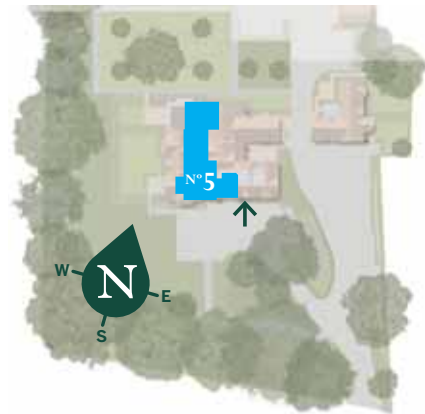
N°4 FONTHILL PLACE

Two-bedroom first floor apartment with two balconies



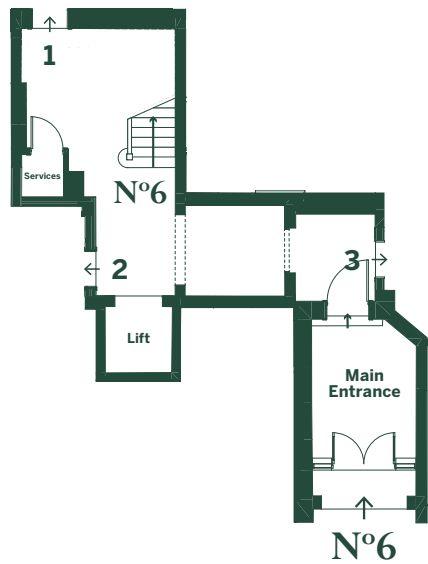
N°5 FONTHILL PLACE

Two-bedroom first floor apartment with balcony

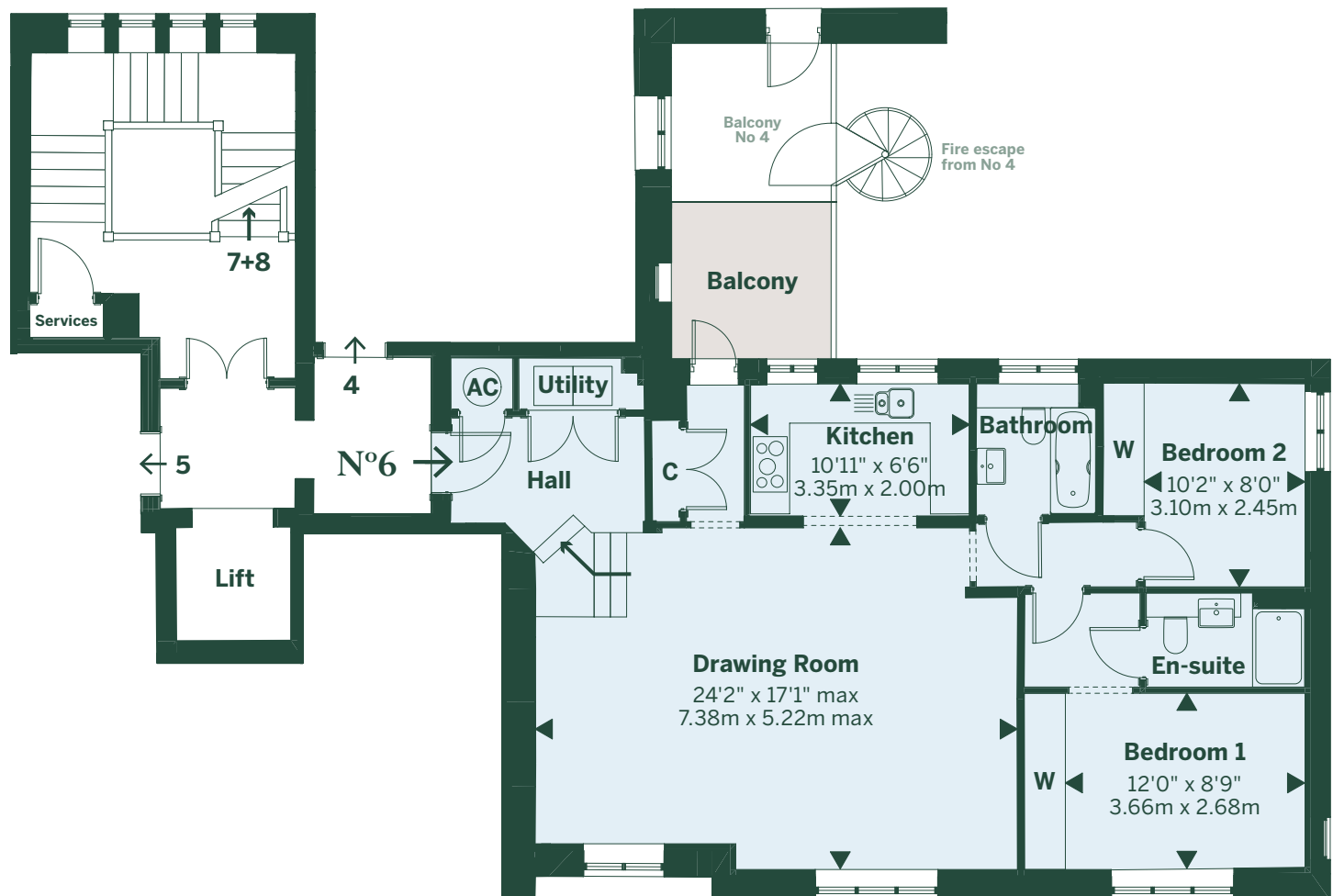


N°6 FONTHILL PLACE

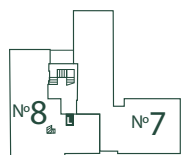
Two-bedroom first floor apartment with balcony



Ground Floor



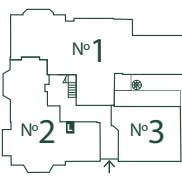
First Floor



Second Floor



First Floor

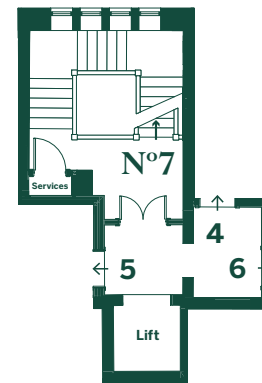


Ground Floor

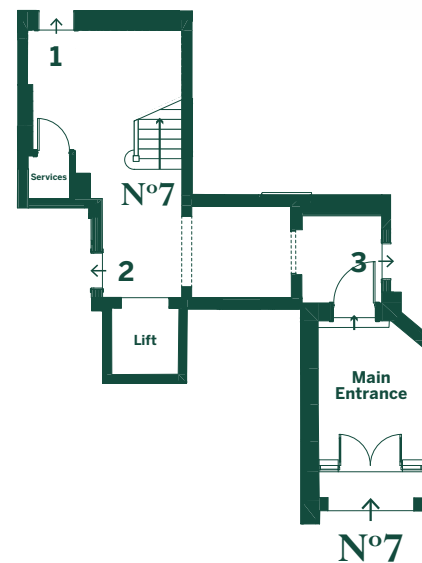


N°7 FONTHILL PLACE

Two-bedroom second floor apartment with study and balcony



First Floor



Ground Floor



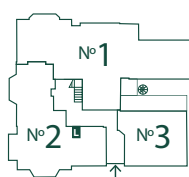
Second Floor



Second Floor



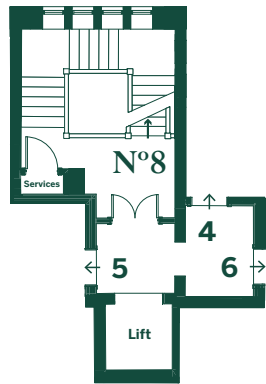
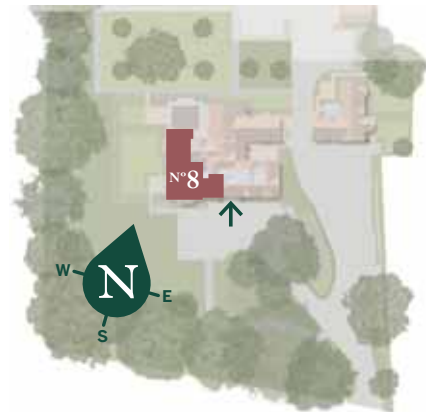
First Floor



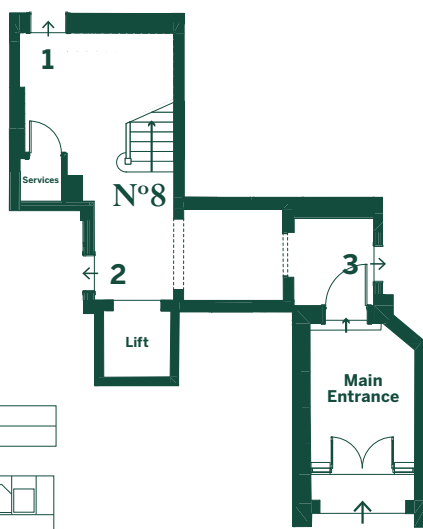
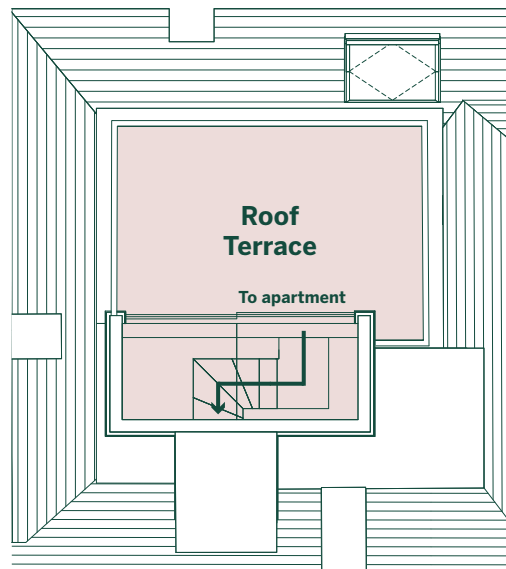
Ground Floor

N°8 FONTHILL PLACE

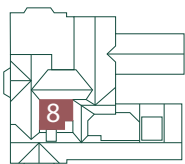
Two-bedroom second floor apartment with Juliet balcony and roof terrace



First Floor



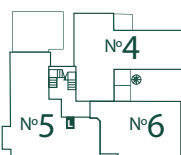
Ground Floor



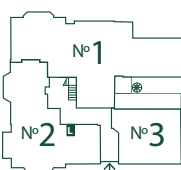
Roof Terrace



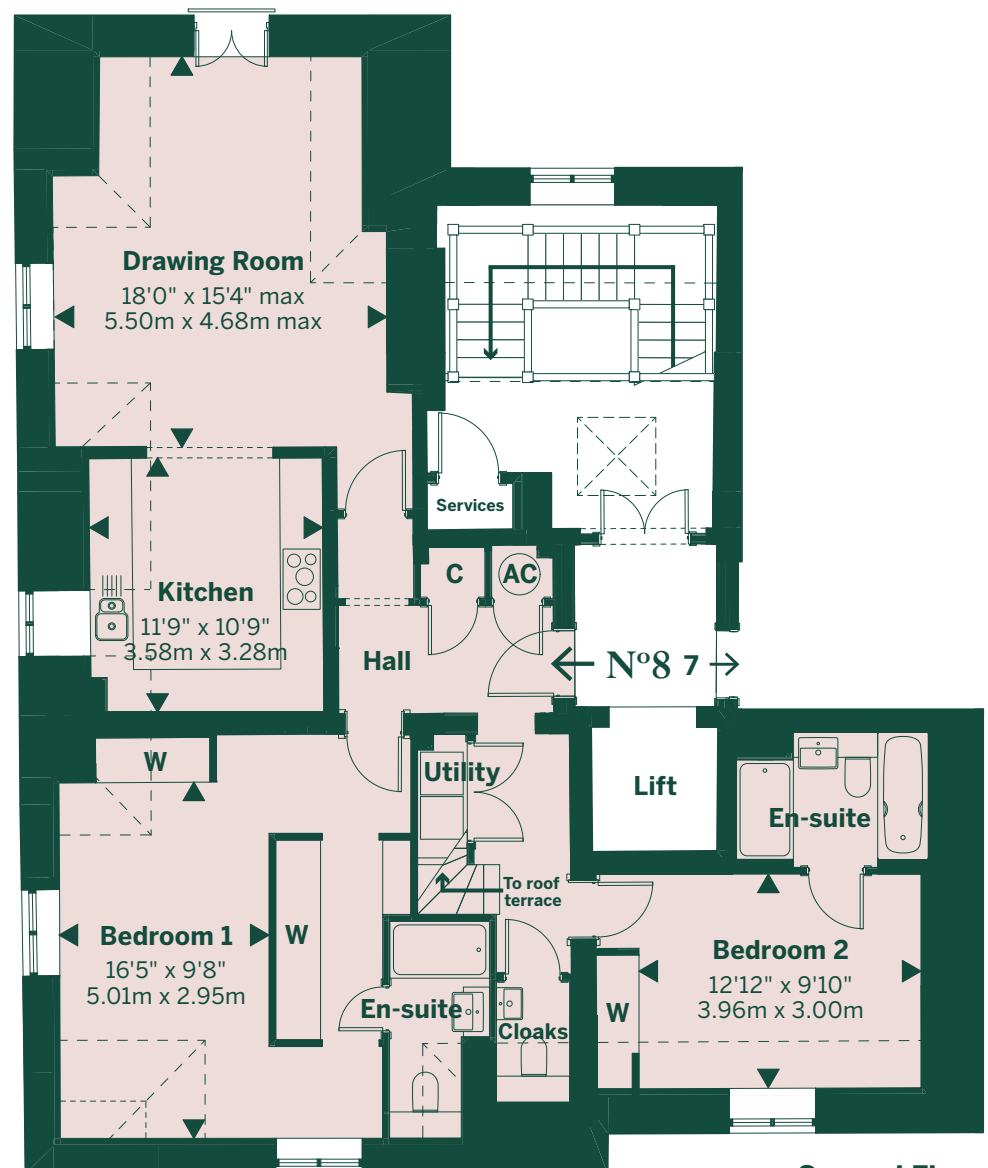
Second Floor



First Floor



Ground Floor



Second Floor

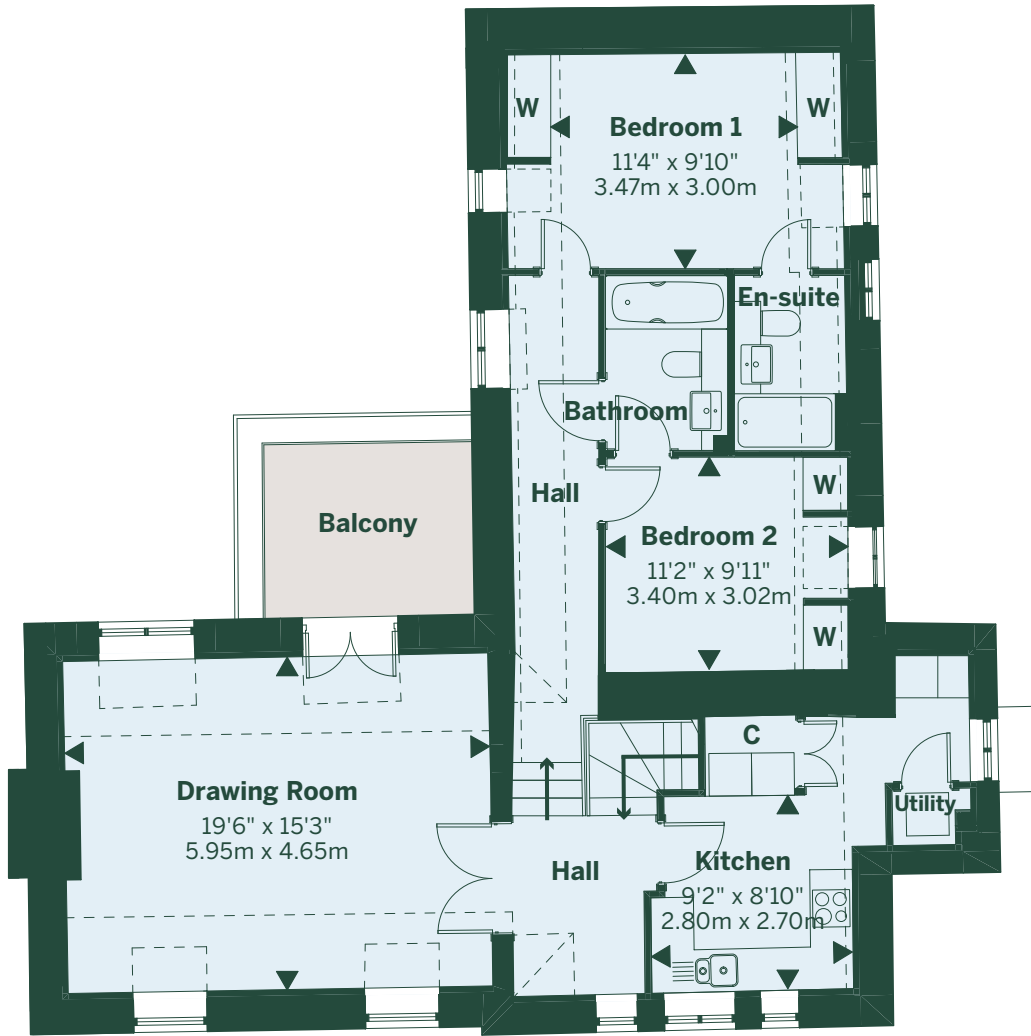
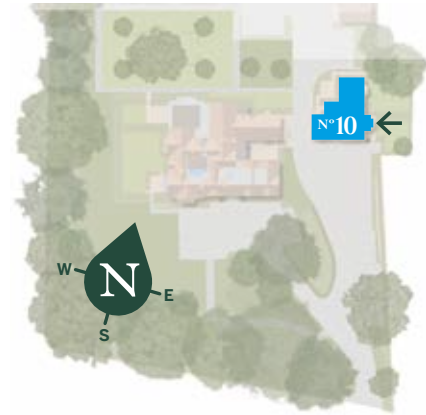
N°9 FONTHILL PLACE

Two-bedroom ground floor apartment with sun room, terrace and garden

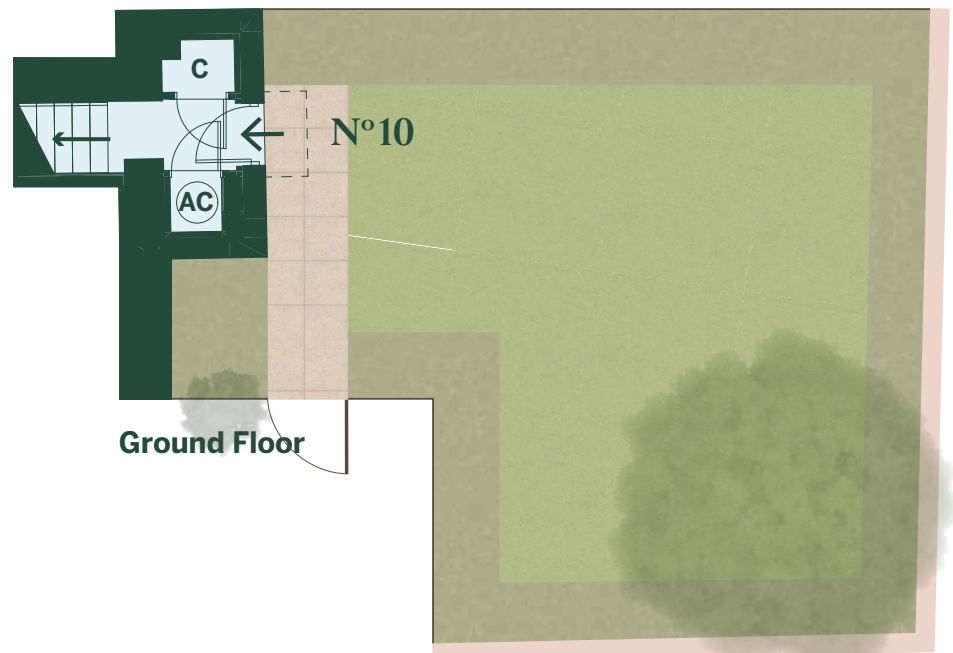


N°10 FONTHILL PLACE

Two-bedroom first floor apartment with balcony and garden



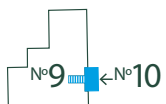
First Floor



Ground Floor



First Floor



Ground Floor



Enjoy more

We build more into our homes in every way.
More space, more light, more luxury, more style –
from the fixtures and fittings to the finishing touches.





The specifications

While each Beechcroft development is unique, they all share the same uncompromising commitment to quality.

You can look forward to beautiful spaces that function like a dream, thanks to our meticulous attention to detail and our investment in the best materials, fixtures and fittings.



Caesarstone surfaces complement the interior designed kitchens



Easy-to-clean bathroom wall panelling provides a hygienic alternative to tiling and grout



Stone surround with wood burning effect electric fire

Kitchens

- Stone surfaces, matching upstands and splash backs complement the interior designed kitchens. Caesarstone is a non-porous surface providing easy-clean, hygienic and antimicrobial protection to reduce the spread and growth of bacteria, mould and mildew
- Laminate surfaces to the utility rooms
- A full range of integrated appliances including an induction hob and a Bosch single oven, combination microwave/oven, fridge/freezer, dishwasher, and a washing machine and tumble dryer in utility area
- Stainless steel sink
- Filtered water tap
- Amtico flooring to kitchen and utility

Bathrooms & shower rooms

- Contemporary white sanitary ware from Villeroy & Boch
- Mira Flight shower tray contains BioCote® Technology designed to reduce bacteria and mould growth by up to 99.9%
- Roca Swing bath with anti-slip base
- Hygienic, easy-to-clean wall panelling which provides an alternative to tiling and without the need for grout
- Fitted vanity units to bathrooms and en-suites
- Stone surfaces in bathrooms and en-suites
- Vado taps and fittings in chrome
- Chrome electric heated towel rails to bathrooms and en-suites
- Shaver sockets to bathrooms and en-suites
- Amtico flooring to bathrooms and en-suites
- Mirrors fitted in bathrooms, en-suites and cloakrooms

Heating & ventilation

- Traditional gas-fired central heating with radiators
- Pressurised hot water system
- Stone surround with wood burning effect electric fire where applicable
- New double-glazed timber windows



** Award Winning ABC+ 10 Year Structural Warranty, mortgage lender approved.
 Providing peace of mind in the event of a structural defect occurring in the first 10 years.
 ABC+ Warranty, a registered company of the Royal Institution of Chartered Surveyors (RICS).

†Except those windows deemed as means of escape
 Images are indicative only



Low energy pendant lights and LED downlights



Audio door entry systems to most apartments



Panelled painted internal doors with polished chrome fittings

Lighting, TV & telephone

- Low energy fitment pendant lights
- LED downlights to kitchens, sun rooms, bathrooms, cloakrooms and en-suites where applicable
- Telephone points to the drawing room bedroom 1 and bedroom 3
- TV point in drawing room, bedroom 1, bedroom 2 and sun room (No 9)
- Communal digital TV aerial system and communal Sky Q satellite system outlets to drawing room, bedroom 1, bedroom 2 and sun room (No 9)

Security & safety

- Audio door entry system to most apartments
- Window locks to all windows†
- Security alarm fitted with panic buttons in the bedroom 1 and by the front door
- Mains operated smoke detectors with battery backup and mains powered Carbon Monoxide detector
- 10 year warranty issued on build completion**

Internal fittings

- Panelled painted internal doors with polished chrome handles
- Light switches and door handles with Safetouch anti-bacterial coating to kill viruses and the spread of bacteria
- Fitted wardrobes to bedroom 1, bedroom 2 and bedroom 3 (No 1)
- Cornice to drawing room and hallway
- Coving to all remaining rooms with the exception of kitchens, bathrooms and rooms with sloping ceilings
- Moulded skirtings and architraves
- Carpet to drawing room (except No 1), study, bedrooms and hall
- Amtico flooring to sun room (No 9)

These particulars are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. The descriptions, distances and all other information are believed to be correct, but their accuracy is in no way guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness. Restaurants, shops and other amenities are for information purposes only and not as recommendations. Because the scheme is in the course of construction, we must reserve the right to alter the specifications without notice and substitute materials, equipment or fittings of a similar quality. April 2023.
 Cover photo by Adam Rhodes on Unsplash.



This brochure is printed on paper certified in accordance with the FSC® (Forest Stewardship Council®) and is recyclable and acid-free.

Built-in peace of mind

From saving you money on bills to lightening the maintenance load, we go the extra mile to build peace of mind into our homes and communities. Here's a bit more about some of the benefits you can look forward to.



A ready-made community

With your new Beechcroft home comes a vibrant new community full of like-minded people. From bridge nights to garden parties, a round of golf to a chat over coffee, you'll have lots of opportunities to enjoy the things you love with the new friends you'll make.

Safety & security

All Beechcroft homes are protected by a 10-year warranty which is issued when building is complete. Most apartments have an audio door entry system, and all windows have locks†. Mains-powered smoke and carbon monoxide detectors are fitted in every home, as are security alarms, with emergency call buttons in bedroom 1 and by front doors.




Estate management

Employed by the Beechcroft Foundation, our friendly estate managers take care of everyday maintenance and keep a neighbourly eye on homes when owners are away. Apartments are sold on a long lease, houses are freehold, and there is no ground rent payable. All properties can be bought and sold on the open market with no exit fees.

Pet-friendly

One of the questions we get asked most often is 'Can I bring my pet?' The answer is, of course – pets are beloved companions and part of the family. Many of our homes come with private gardens or terraces, and all our communities are located close to parks and open spaces where dogs can be walked.

† Except those windows deemed as means of escape



The people here have been so friendly
but we respect other people's privacy.

You're able to stay in the apartment
and have a day off from everything
or you can walk around the premises
and soon find someone to chat to.

You never need to be on your own
if you don't want to be.

BEEHCROFT OWNER



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Beechcroft
FEEL PERFECTLY AT HOME

