ASTER

THE RESERVE, KINGSWOOD

DESIGN-LED, SUSTAINABLE HOMES WHICH NURTURE WELLBEING AND SUPPORT MODERN FAMILY LIVING

WE STAND AGAINST PROFIT-FIRST DEVELOPMENT AND CREATE HOMES DESIGNED FOR FAMILIES TO LIVE HEALTHIER, HAPPIER LIVES.

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INTRODUCING: ASTER

A HOME WITHIN KINGSWOOD'S MOST RENOWNED SETTING.

Aster is one of three individually designed residences forming The Reserve, a new private, gated development situated within the renowned Kingswood Private Estate, Surrey.

The setting is defined by what surrounds it: mature, protected woodland bordering the Surrey Hills, where established trees carry protection safeguarding them from future development. That protection is what gives Aster its enduring privacy, the woodland framing the home today cannot be cleared or built out tomorrow, a guarantee few new developments in the South East can genuinely offer.

Yet for all its seclusion, Aster is close to everything that matters. Kingswood station is five minutes away, London Victoria under an hour by train, and the M25 gives direct access to Heathrow and Gatwick within 35 minutes. This is countryside living with the connectivity of the city at your door.

A MESSAGE FROM THE FOUNDER

I'M DEAN JARVIS, FOUNDER OF VEDA HOMES. MY JOURNEY BEGAN WITH A SIMPLE BUT POWERFUL QUESTION:

WHAT IF OUR HOMES COULD HEAL US, NOT HARM US?

After years in city finance, I was burnt out and disconnected. The wake-up call came when my newborn son was hospitalised because of the damp, poorly built home we were renting. It drove home a truth we rarely acknowledge: the environments we live in shape our health, and the impact of bad housing is far more serious than we realise.

VEDA was created to build differently. To design homes that prioritise health, sustainability and integrity from the ground up by using low-toxin materials, clean air and water systems, and details that genuinely improve the way we live.

A home should be a sanctuary. That's the standard we hold ourselves to.

For people. For planet. For good.

D. Jarvis

DEAN JARVIS
Founder



THE VEDA STANDARD

EVERY HOME BUILT WITHOUT COMPROMISE.

Most developers build to a budget. We build to a standard - plot by plot, home by home.

Every contractor is vetted and interviewed before a single brick is laid. Every stage passes 10-point quality control. Every home comes with a 10-year AXA-backed warranty and a 2-year VEDA workmanship warranty.

Not because the industry requires it, but because we'd expect nothing less if it were our own family moving in.

+ RIGOROUS CONTRACTOR CHECKS AND INTERVIEW PROCESS

+ 10 POINT CRAFTSMANSHIP QUALITY CONTROL CHECKS

+ 10 YEAR INSURANCE BACKED WARRANTY PROVIDED BY AXA WITH EVERY HOME

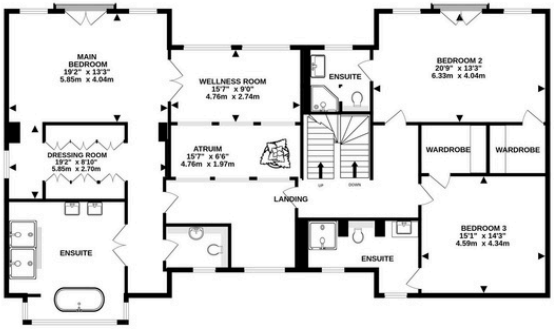
+ 2 YEAR VEDA WORKMANSHIP WARRANTY


THE RESERVE
No's 5-7 Larch Close

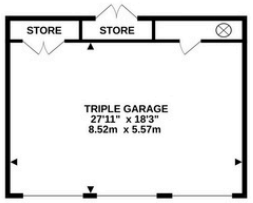


ASTER

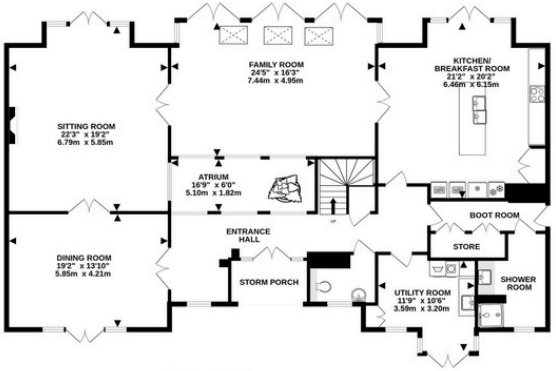
6,028 SQ. FT GROSS INT AREA INC GARAGE
0.5 ACRES
5 BEDROOMS // 5 BATHROOMS
DEDICATED WELLNESS ROOM
CENTRAL ATRIUM
PANORAMIC GARDEN VIEWS



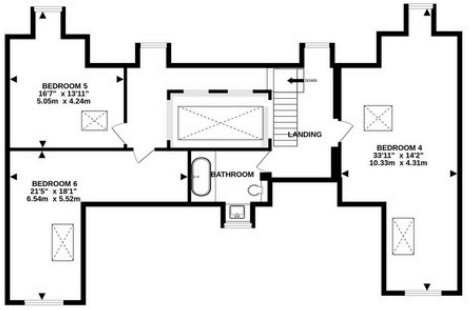
1ST FLOOR
2034 sq.ft. (189.0 sq.m.) approx.



GARAGE
603 sq.ft. (56.0 sq.m.) approx.



GROUND FLOOR
2207 sq.ft. (205.0 sq.m.) approx.



2ND FLOOR
1184 sq.ft. (110.0 sq.m.) approx.


FILOTEA
PELLEGRINO
PELLEGRINO



HOMES THAT ELEVATE HEALTH & WELLBEING.

YOUR HOME SHOULD DO MORE THAN LOOK BEAUTIFUL. IT SHOULD ACTIVELY SUPPORT YOUR WELLBEING. AT THE RESERVE, EVERY DETAIL IS DESIGNED TO HELP YOU FEEL HEALTHIER, CALMER, AND HAPPIER EACH DAY.

- MVHR VENTILATION SYSTEMS FOR EXCEPTIONAL INDOOR AIR QUALITY
- WATER PURIFICATION THAT REMOVES UP TO 99% OF CONTAMINANTS
- LOW-TOX MATERIALS ENSURING HARMFUL VOC’S ARE KEPT OUT OF THE HOME
- ABUNDANT NATURAL LIGHT & COUNTRYSIDE VIEWS
- DEDICATED WELLNESS ROOMS & SPA-LIKE BATHROOMS
- BIOPHILIC DESIGN FEATURING A FIGG TREE IN THE CENTRAL ATRIUM



COUNTRY LIVING, GLOBAL CONNECTIVITY.

KINGSWOOD TRAIN STATION
+ Approx. 5 minutes by car

LONDON VICTORIA
+ Approx. 1 hour by train from Kingswood Station

GATWICK AIRPORT
+ Approx. 25 minutes by car.

HEATHROW AIRPORT
+ Approx. 35-45 minutes by car depending on traffic via the M25.

M25 MOTORWAY
+ Approx. 5 minutes away, providing direct access to London, Heathrow, Gatwick and the wider motorway network.

SCHOOLS
+ Highly regarded schools such as Epsom College, City of London Freemen's, Reigate Grammar and Box Hill are all nearby.

MEMBERS CLUBS
+ Beaverbrook, Walton Heath Golf Club, the RAC Club, and other exclusive wellness spas are within easy reach.

NATURAL AMMENITIES
+ Bordering the Surrey Hills, with ancient woodland and countryside walks that are permanently protected from development, ensuring enduring privacy and natural beauty.





SCHEME SPECIFICATION

EVERY HOME WITHIN THE RESERVE IS BUILT TO THE SAME UNCOMPROMISING SPECIFICATION. EACH DETAIL IS SELECTED WITH HEALTH, LONGEVITY, AND QUALITY IN MIND.

LUXURY REDEFINED

+ BESPOKE BRITISH CRAFTED KITCHENS & JOINERY
+ BESPOKE TIMBER WINDOWS
+ BOOTH & CO SANITARY WARE
+ OAK / TILE FLOORING & UNDERFLOOR HEATING THROUGHOUT
+ MIELE APPLIANCES
+ CRESTRON HOME AUTOMATION

HEALTH & PERFORMANCE

+ DEDICATED WELLNESS SPACE
+ VENTILATION SYSTEM & HEPA AIR FILTRATION THROUGHOUT
+ QUOOKER CUBE WATER FILTRATION & PURIFICATION
+ SOFTENED WATER FOR BATHING
+ LOW TOXIN MATERIALS
+ IMPROVED MENTAL HEALTH THROUGH CONNECTION TO THE NATURAL WORLD

DESIGNED FOR FAMILIES

+ SECURE, PRIVATE & GATED
+ FLEXIBLE LAYOUT SUPPORTING FAMILY GROWTH
+ CUSTOMISABLE GAMES ROOM / GUEST SUITE / OFFICE OR CINEMA ROOM
+ EXTENSIVE HIGH QUALITY OUTDOOR SPACE
+ EXPERTLY DESIGNED LAYOUTS TO SUPPORT MODERN FAMILY LIVING

SUSTAINABLE DESIGN

+ LOW CARBON CONSTRUCTION USING ECO-FRIENDLY MATERIAL
+ REDUCED ENERGY CONSUMPTION USING GREEN TECHNOLOGY
+ AIR SOURCE HEAT-PUMP
+ LOWER ENERGY BILLS & REDUCED CARBON FOOTPRINT





VEDA
HOMES

WWW.VEDAHOMES.CO.UK