

SANDELANDS COLLECTION

FAIRMONT

Cranleigh, Surrey Hills | Five, bespoke homes



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INTRODUCING FAIRMONT

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 Fairmont, a truly unique Design & Build opportunity to fully customise one of only five brand new, bespoke new homes, constructed by multi award winning Concept Two Homes nestled in the popular village of Cranleigh on the doorstep of the beautiful Surrey Hills.

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 commencement to completion.

Choose a Floor Plan

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, 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.

Everything taken care of, step by step

LUXURY LIVING

2239sqft of living space in a stunning three bedroom detached home.

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 & Utility
- Full range of Siemens or Miele 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 and Quooker boiling tap
- 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 with choice of balusters
- Full porcelain/ceramic wall and floor tiling to upstairs en-suites and Bathrooms
- Amtico or Karndean plank LVT to Kitchen, Living & Dining areas, Utility/Plant Room, Entrance Hallway, WC & Cloaks
- Carpet to Ground floor Playroom/Office, Landing & all bedrooms





Bathroom and En-suites

- Crosswater, V&B or similar sanitaryware
- Wall Hung vanity units & basins
- Wall mounted rimless WCs
- Mirror above vanity units
- Walk in shower enclosure to Bed 1 en-suite
- Feature 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 ground floor
- Contemporary radiators to 1st floor
- Heatmeiser smart heating system
- Heated towel rails to en-suites

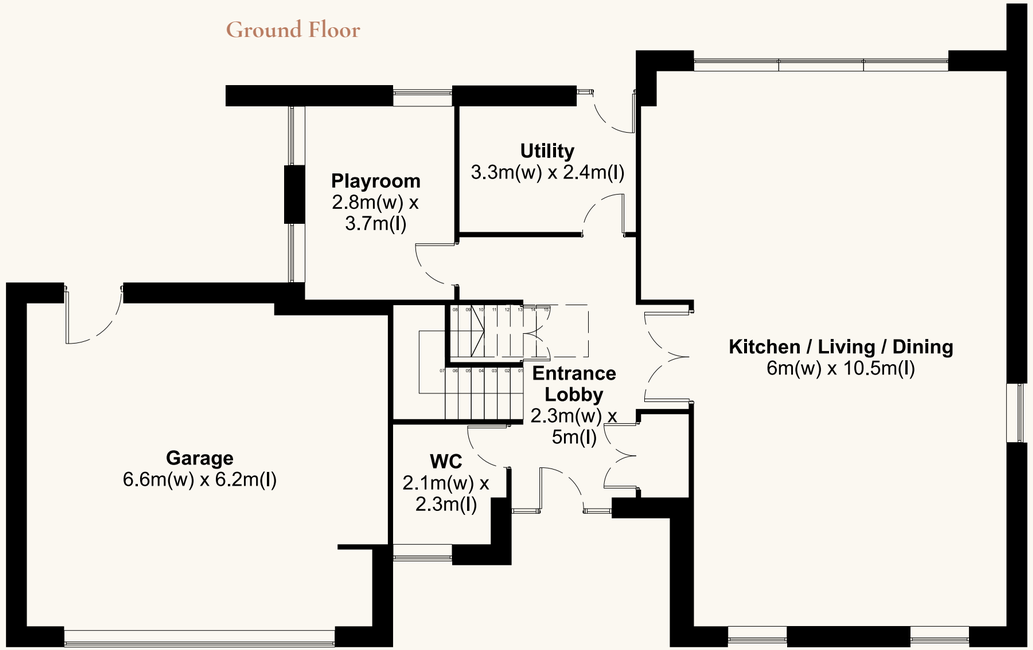
Security

- 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

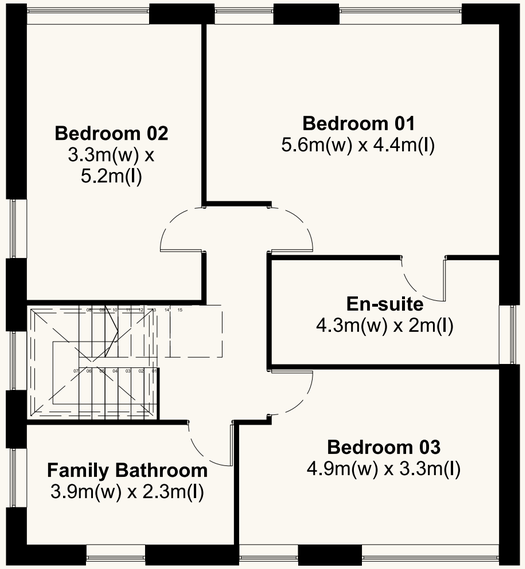
External

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

Ground Floor



First Floor





Key locations

- High Street 0.5 Miles
- Guildford mainline station 9.5 Miles
- Dorking mainline station 15 miles
- Horsham mainline station 13 miles
- Gatwick 25 miles
  Heathrow 31 miles
  South Coast 30 Miles

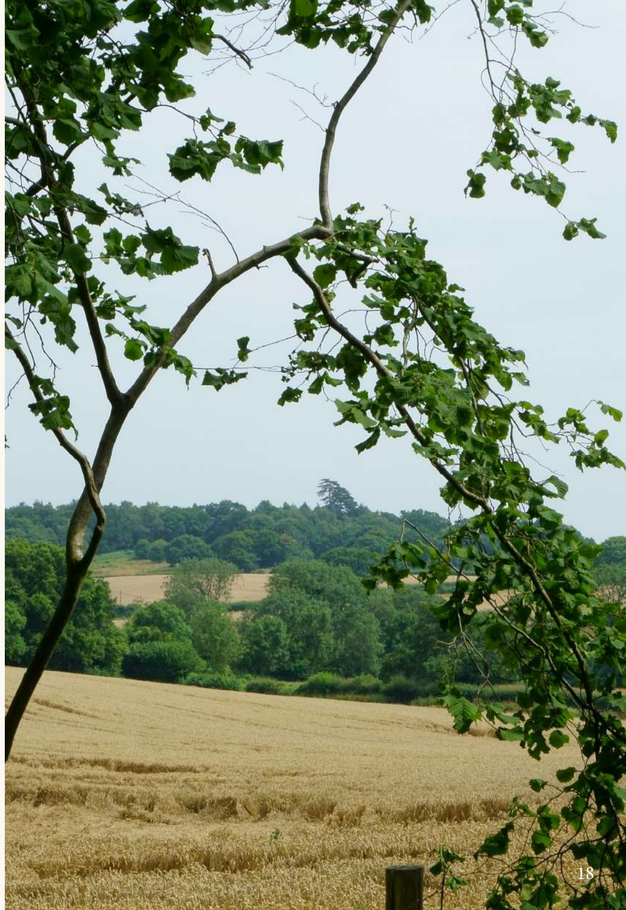
LOCATION

Nestled at the foot of the beautiful Surrey Hills National Landscape, Cranleigh is one of Surrey's most desirable villages, offering a perfect balance of countryside charm and modern convenience.

Surrounded by rolling countryside, woodland walks and scenic bridleways, it provides easy access to some of the South East's most beautiful landscapes.

Widely regarded as England's largest village, Cranleigh boasts a thriving High Street with an excellent selection of independent shops, cafés, restaurants and everyday amenities. The village also enjoys a strong sense of community, complemented by the popular Cranleigh Arts Centre and excellent leisure facilities, including the Cranleigh Leisure Centre and Cranleigh Golf & Country Club.

Families are particularly attracted by the area's highly regarded schools, abundance of green space and welcoming atmosphere.
Despite its rural setting, Cranleigh is well connected, with Guildford, Horsham and major road links all within easy reach. Combining natural beauty, excellent amenities and a vibrant village lifestyle, Cranleigh remains a highly sought-after location for those seeking the best of Surrey living.



ROGER COUPE
LAND & NEW HOMES

01483 268555 | James@rogercoupe.com | www.rogercoupe.com

CONCEPT TWO

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