



MEADOWVIEW

Oright
DEVELOPMENTS

MEADOWVIEW

Set in a rural position between the villages of Charlwood and Leigh, **Meadow View** is a development of 8 luxury detached farmstead style homes offering the perfect blend of modern luxury and country living.

Situated on Norwood Hill, you are 15 minute drive from Reigate & Dorking town centres. And less than a 10 minute drive to either Gatwick or Horley Stations.



MEADOWVIEW





VILLAGELIFE

The local area that surrounds Meadow View offers a fantastic range of landscapes, leisure and activities to enjoy.



REIGATE



CHARLWOOD



DORKING



Meadow View is located on Norwood Hill, a picturesque country road on the Surrey/Sussex border, surrounded by beautiful countryside.

Just across the Norwood Hill Ridge, less than half a mile away, is the local favourite The Fox Revived, a beautifully renovated country pub that has become a popular gastro destination. It offers sweeping views to both the North Downs and South Downs, making it the perfect spot for lunch, dinner, or a sunset drink.

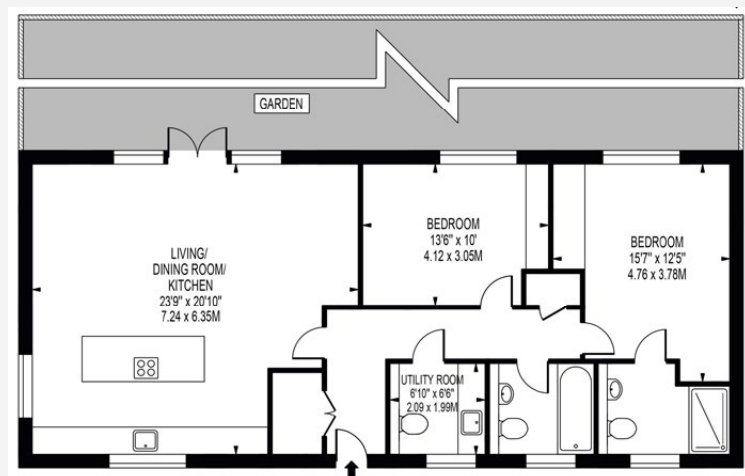
A few miles to the south lies the bustling town of Horley ideally positioned halfway between London and Brighton, making it an excellent base for commuters and travellers alike. With Gatwick Airport nearby and direct train lines to London, it offers exceptional connectivity. The town features a wide range of amenities, including a Waitrose supermarket and the charming, family-run department store Collingwood & Batchelor.

Just south of Meadow View is the historic village of Charlwood, where a close-knit local community thrives around Charlwood Primary School, the traditional pub The Half Moon, and the Norman church of St Nicholas.

Within five miles, the towns of Dorking and Reigate offer a more cosmopolitan lifestyle. Both towns feature an impressive selection of boutiques, independent restaurants, and upmarket eateries along with an Everyman Cinema in Reigate and in Dorking the Dorking Halls theatre and cinema.

Meadow View is surrounded by nature. Nearby, Edolphs Wood and Glovers Wood form one of the largest areas of ancient woodland in the Surrey Weald, stretching toward the village of Newdigate. In spring, the woods come alive with carpets of bluebells and the scent of wild garlic a truly magical sight.

PLOT ONE (Reserved)



Ground Floor

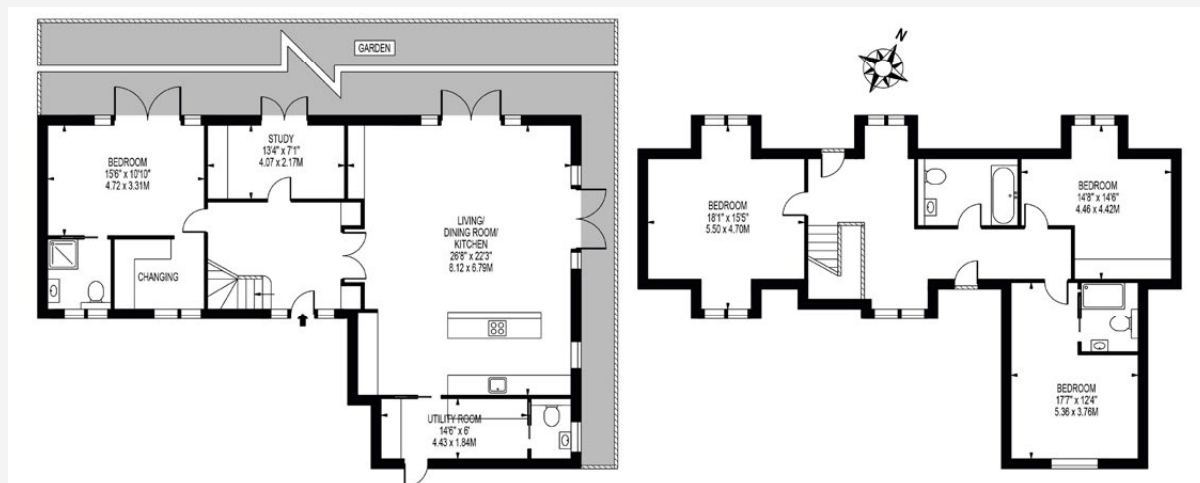
Entrance Hall
Kitchen, Dining & Living Room
Utility

5.98m x 3.17m
7.24m x 6.35m
2.09m x 1.99m

Principal Bedroom
Bedroom Two

4.76m x 3.78m
4.12m x 3.05m

PLOT TWO



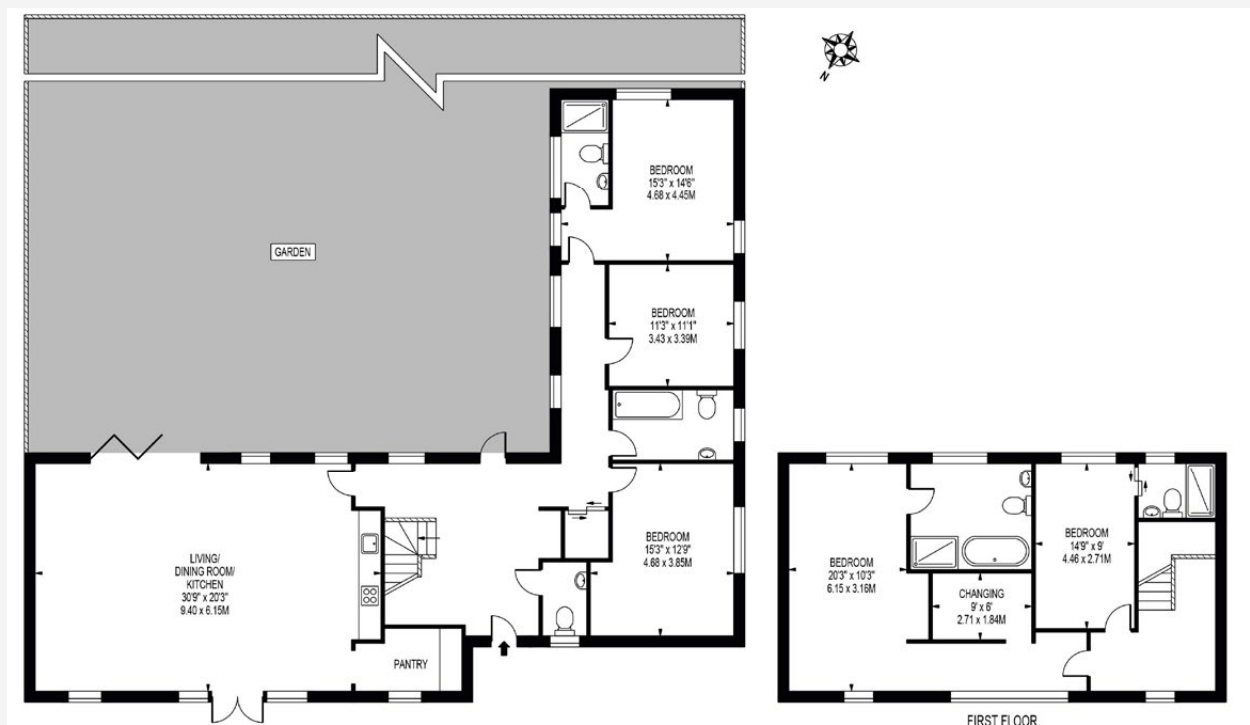
Ground Floor

Entrance Hall	4.53m x 3.34m
Kitchen, Dining & Living Room	8.12m x 6.79m
Utility	4.43m x 1.84m
Study	4.07m x 2.17m
Principal Bedroom	4.72m x 3.31m

First Floor

Bedroom Two	5.36m x 3.76m
Bedroom Three	5.50m x 4.70m
Bedroom Four	4.46m x 4.42m

PLOT THREE



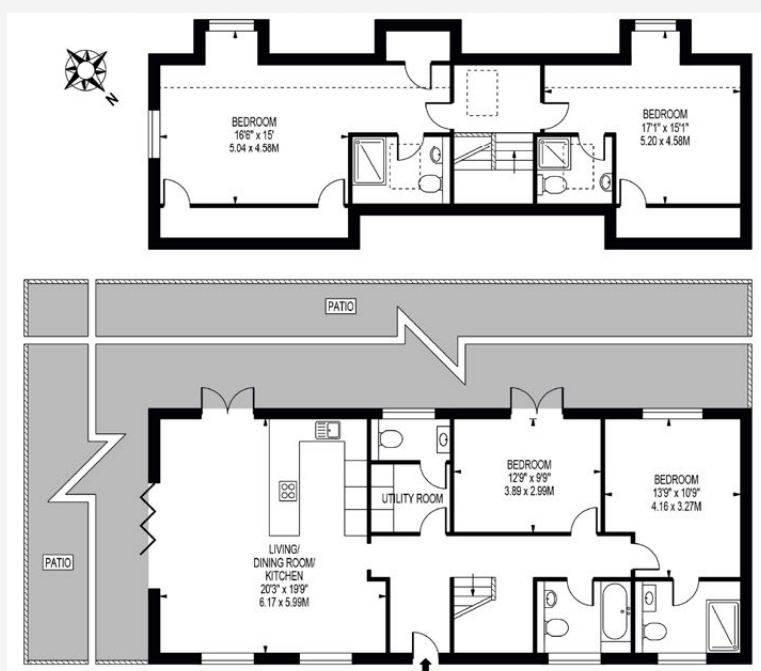
Ground Floor

Kitchen, Dining & Living Room	9.40m x 6.15m
Bedroom Two	4.68m x 4.45m
Bedroom Four	4.68m x 3.85m
Bedroom Five	3.43m x 3.39m

First Floor

Principal Bedroom	6.15m x 3.16m
Changing Room	2.71m x 1.84m
Bedroom Three	4.46m x 2.71m

PLOT FOUR



Ground Floor

Kitchen, Dining & Living Room
Bedroom Three
Bedroom Four

6.17m x 5.99m
 4.16m x 3.27m
 3.89m x 2.99m

First Floor

Principal Bedroom
Bedroom Two

5.04m x 4.58m
 5.20m x 4.58m

PLOT FIVE



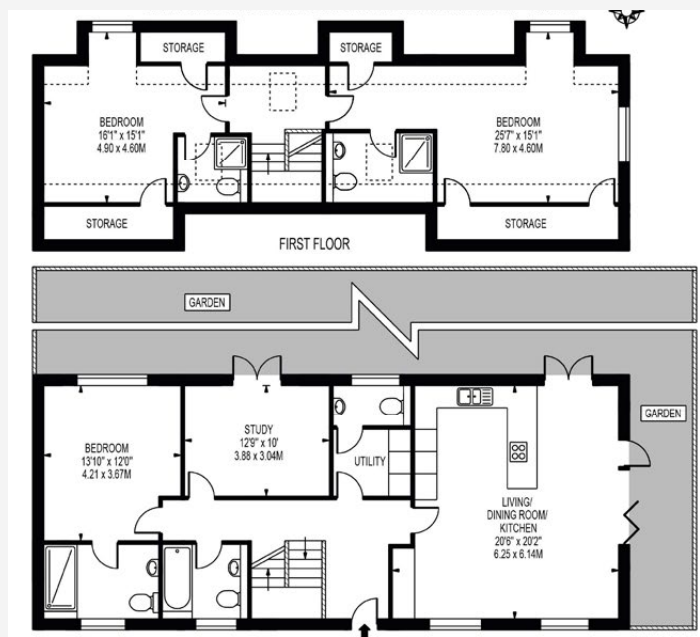
Ground Floor

Kitchen, Dining & Living Room	8.94m x 5.38m
Utility	2.68m x 2.44m
Pantry	2.68m x 2.18m
Study	3.58m x 3.11m
Bedroom Two	4.16m x 3.82m
Changing	4.16m x 2.43m

First Floor

Principal Bedroom	5.00m x 4.60m
Changing	4.00m x 2.45m
Bedroom Three	6.50m x 4.20m
Bedroom Four	4.60m x 3.64m

PLOT SIX



Ground Floor

Kitchen, Dining & Living Room
Study
Bedroom Three

6.25m x 6.14m
 3.88m x 3.04m
 4.21m x 3.67m

First Floor

Principal Bedroom
Bedroom Two

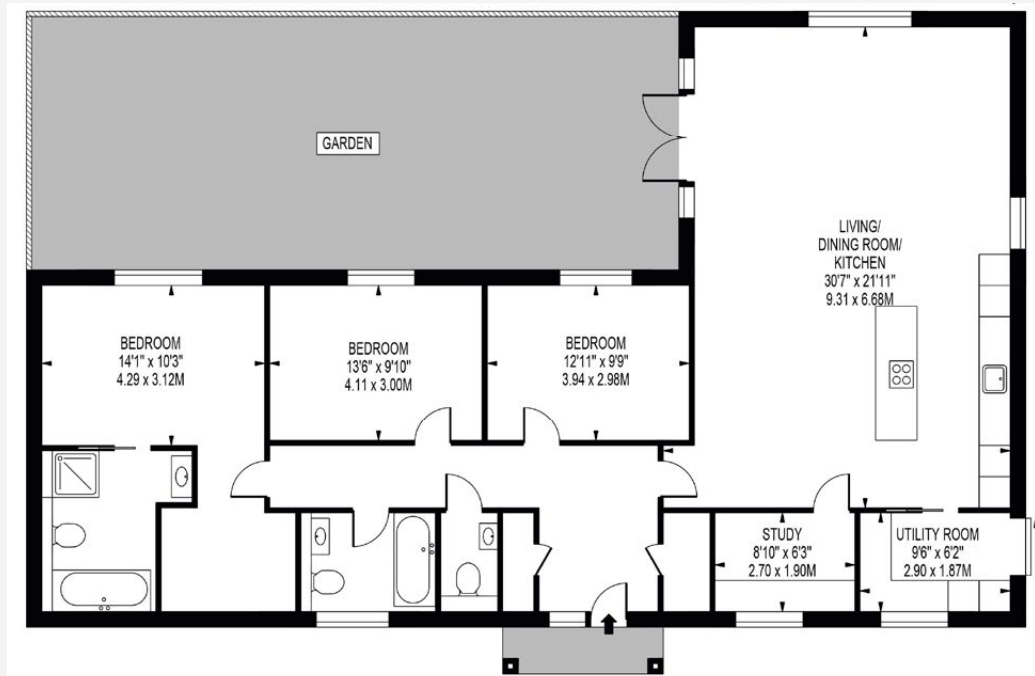
7.80m x 4.60m
 4.90m x 4.60m

PLOT SEVEN (SOLD & OCCUPIED)



computer generated image

PLOT EIGHT



Ground Floor

Kitchen, Dining & Living Room	9.31m x 6.68m	Principal Bedroom	4.29m x 3.12m
Utility	2.90m x 1.87m	Bedroom Two	4.11m x 3.00m
Study	2.70m x 1.90m	Bedroom Three	3.94m x 2.98m



Plot 8 - Showhome

MEADOWVIEW

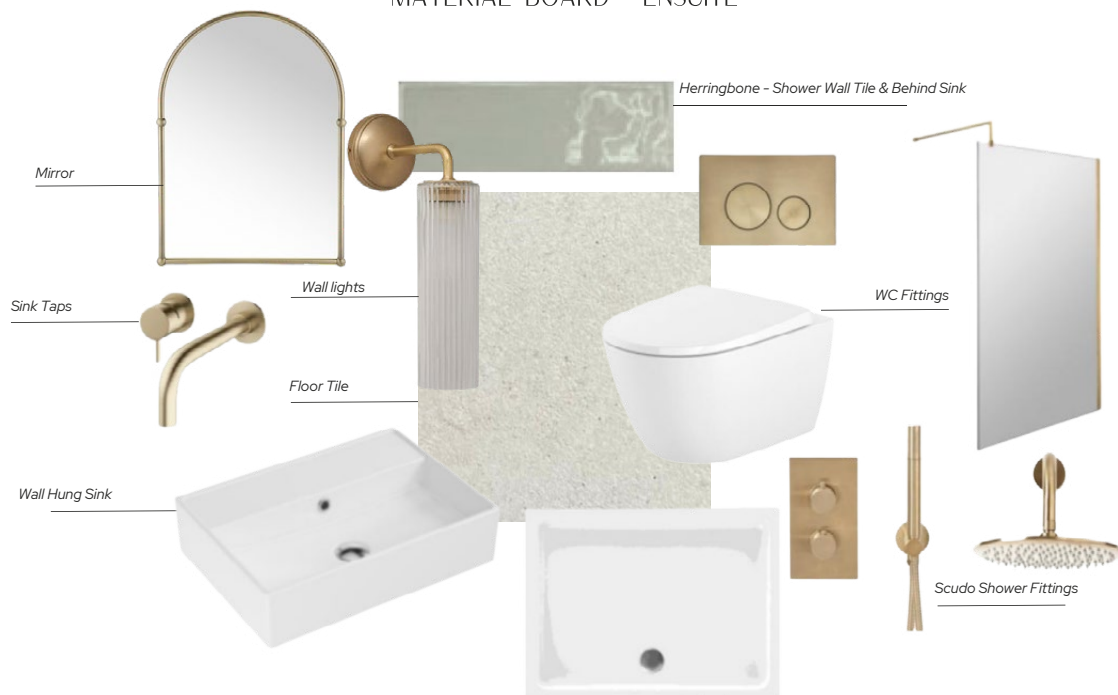
Molly Hill Interior Design has styled and specified the fixtures and fittings at Meadow View to create interiors that are elegant, comfortable spaces that reflect both personality and beauty.



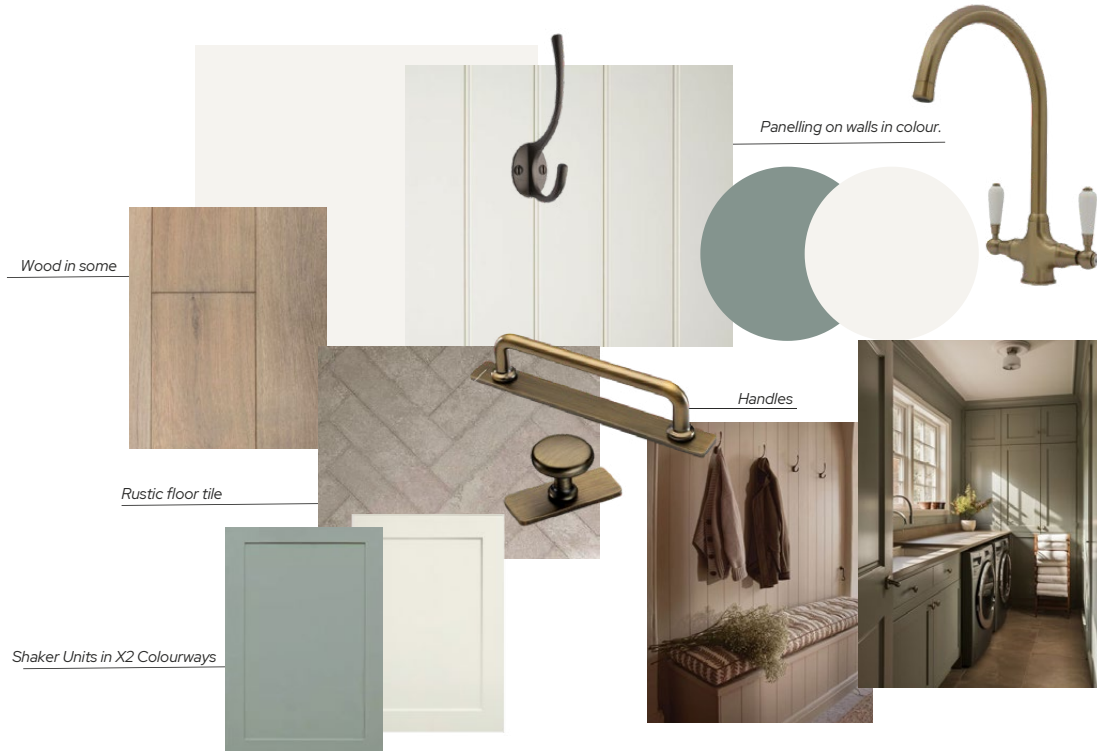
MATERIAL BOARD - KITCHEN



MATERIAL BOARD - ENSUITE



INITIAL MATERIAL BOARD - UTILITY / BOOTROOM



MATERIAL BOARD - FAMILY BATHROOM





For illustrative purposes only, layouts may vary and are subject to change. Please contact agent for individual plot plans.

MEADOWVIEW

DEVELOPMENT LAYOUT



THE UPRIGHT STORY



At Upright Developments, our mission is to build exceptional homes and communities throughout Surrey and the South East of England. We offer a comprehensive range of services, maintaining complete control over every aspect of the development process. This synergy within the Upright Group enables us to provide a seamless, full-service experience, from tendering to design, planning, and the entire build phase. With an unwavering passion for property, we are dedicated to delivering premium, high-end residential developments across Surrey.

OUR APPROACH

We take pride in our proactive approach to site acquisition, actively seeking out potential opportunities with or without planning permission. By staying ahead of the ever-growing demand for quality new-build housing, we ensure that our portfolio remains diverse and responsive to the needs of the market. Through strategic land purchases and our in-house expertise, we have the flexibility and capability to create exceptional homes and communities that exceed expectations.





Computer generated image of Plot 5



We look forward to welcoming you to **MEADOWVIEW**.

At Upright we don't believe in compromise whether it be in terms of design, material selection or execution of the build. We treat every home as if it were our own perfect home.

When we say 'it's in the detail' we really mean it.

Upright
DEVELOPMENTS

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**Robert
Leech.**

SELLING AGENTS FOR **MEADOWVIEW**

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We endeavour to make sure the sales particulars are as accurate and reliable as possible. They do not constitute or form part of any offer or any contract and should not be wholly relied upon as statements of facts. Measurements have been taken in good faith as a guide to prospective buyers only, and are not precise. Floor plans are not to scale and accuracy is not guaranteed. Fixtures and fittings mentioned can change over time and are to be agreed with the seller at the point of reservation.