

Highfields

BOOKHAM | SURREY

Highfields is an exclusive collection of just eight 3 and 4 bedroom homes, ideally located opposite the tranquil open spaces of Norbury Park, midway between Bookham and Leatherhead.

Set back from the road and accessed via a shared private driveway, each home has been thoughtfully designed to provide high quality living spaces, featuring high specifications, superior finishes and attention to detail throughout.



Surrey is renowned for its beautiful countryside, attractive villages and vibrant towns



From Highfields you'll have easy access to everything the county has to offer, much of it right on your doorstep.

Just a short stroll away, Norbury Park, stretching all the way to the outskirts of Dorking, provides the perfect antidote for busy lives, offering plenty of scope for walking, mountain biking and horse-riding. Grab a coffee and pastry at 'pop-up' Wild!...About Coffee and take in the fresh air whilst sitting amongst the trees, or maybe take the kids to Bocketts Farm Park where they can get up close to the farm animals.

Bookham retains the air of a traditional, thriving village, with a selection of friendly independent retailers, cafes, restaurants, a Co Op, Tesco Express and village pub, while further amenities can be found in nearby Fetcham. For the weekly shop, Leatherhead is just a two mile drive away. Here you'll find Waitrose, Tesco and Sainsbury's supermarkets, and restaurants including Prezzo, Pinto Thai and Han Kitchen. Leatherhead is also home to Grade II Listed Leatherhead Theatre and Cinema, offering a mix of theatrical productions, opera and open mic nights. For more comprehensive retail, restaurants and entertainment, Cobham, Guildford and Kingston-upon-Thames are all easily reached.

Families are attracted to the area by a wide choice of schools for all age groups, including Eastwick and Great Bookham schools for infants and juniors, and one of Surrey's top comprehensive schools, Howard of Effingham.



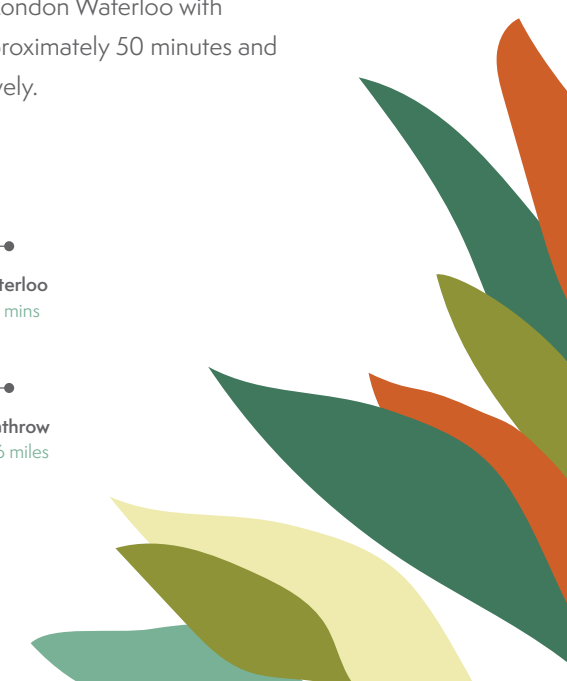
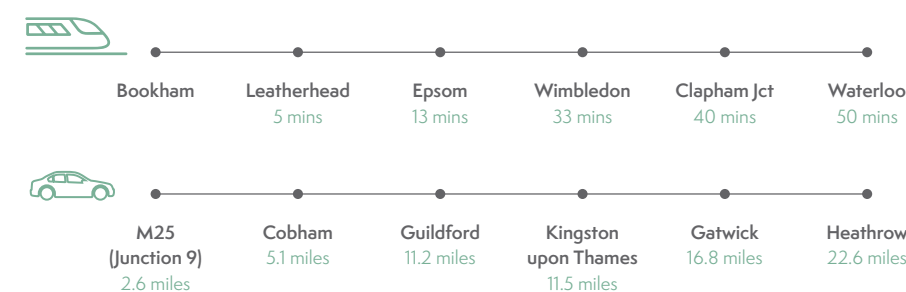


When it comes to exploring your new surroundings you'll be spoilt for choice

As well as the attractions of Norbury Park, you'll also enjoy easy access to some of the most beautiful countryside in the south of England, with nearby destinations in The Surrey Hills including Boxhill, Ranmore Common, Polesden Lacey and Leith Hill, perfect for days out. Country estates and magnificent houses await your discovery. The National Trust's Polesden Lacey is just a couple of miles away, while Hatchlands Park at West Clandon is just a short drive away along the A246 towards Guildford.

Golfers have a fabulous choice of courses locally, with no less than six clubs within a six mile radius, while Bookham's tennis and cricket clubs cater for all ages and abilities.

By road, the A246 gives direct access to Guildford, while the M25 is accessible at Junction 9, Leatherhead, within 3 miles, providing easy connections to Heathrow and Gatwick airports. For rail travel, Bookham and Leatherhead stations provide services to London Waterloo with journey times of approximately 50 minutes and 45 minutes respectively.



Highfields

Set behind a verdant line of trees, Highfields has been attractively designed with further planting, and includes private parking for all residents.

Plot 1
3 bedroom home

Plot 2
3 bedroom home

Plot 3
4 bedroom home

Plot 4
4 bedroom home

Plot 5
4 bedroom home

Plot 6
4 bedroom home

Plot 7
3 bedroom home

Plot 8
3 bedroom home



The homes at Highfields
feature traditional
architectural detailing



3 bedroom home

Plot 1

Total 105.76 sq m / 1138 sq ft



Ground floor

Kitchen / Living / Dining 10.52m x 5.10m 34'6" x 16'9"

First floor

Bedroom 1	4.03m x 3.76m	13'3" x 12'4"
Bedroom 2	4.55m x 2.59m	14'11" x 8'6"
Bedroom 3	3.35m x 2.42m	11'0" x 7'11"

C - CUPBOARD | ES - EN SUITE | W - FITTED WARDROBES

All room dimensions are subject to a +/- 50mm [2"] tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

3 bedroom home

Plot 2

Total 98.22 sq m / 1057 sq ft



Ground floor

Kitchen / Living / Dining 9.85m x 5.06m 32'4" x 16'7"

First floor

Bedroom 1	3.72m x 3.40m	12'2" x 11'2"
Bedroom 2	4.55m x 2.53m	14'11" x 8'4"
Bedroom 3	3.35m x 2.43m	11'0" x 8'0"

C - CUPBOARD | ES - EN SUITE | W - FITTED WARDROBES

All room dimensions are subject to a +/- 50mm [2"] tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

3 bedroom home

Plot 7

Total 98.22 sq m / 1057 sq ft



Ground floor

Living / Dining	5.77m x 5.06m	18'11" x 16'7"
Kitchen	4.07m x 2.70m	13'4" x 8'10"

First floor

Bedroom 1	3.72m x 3.36m	12'2" x 11'0"
Bedroom 2	4.55m x 2.53m	14'11" x 8'4"
Bedroom 3	3.35m x 2.43m	11'0" x 8'0"

C - CUPBOARD | ES - EN SUITE | W - FITTED WARDROBES

All room dimensions are subject to a +/- 50mm [2"] tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

3 bedroom home

Plot 8

Total 107.19 sq m / 1153 sq ft



Ground floor

Kitchen / Dining	5.10m x 3.65m	16'9" x 12'0"
Living Room	5.10m x 3.82m	16'9" x 12'6"

First floor

Bedroom 1	3.82m x 3.25m	12'6" x 10'8"
Bedroom 2	4.65m x 2.70m	15'3" x 8'10"
Bedroom 3	3.65m x 2.31m	12'0" x 7'7"

C - CUPBOARD | ES - EN SUITE | W - FITTED WARDROBES

All room dimensions are subject to a +/- 50mm [2"] tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

Elegantly styled detached homes offer impressive living spaces



4 bedroom family home with study

Plots 3 & 4

Total 152.35 sqm / 1639 sq ft



Ground floor

Kitchen / Dining / Family	7.36m x 5.66m	24'2" x 18'7"
Living Room	4.08m x 3.89m	13'5" x 12'9"
Study	3.05m x 2.49m	10'0" x 8'2"

First floor

Bedroom 1	4.00m x 3.65m	13'1" x 12'0"
Bedroom 2	3.89m x 2.89m	12'9" x 9'6"
Bedroom 3	3.65m x 3.27m	12'0" x 10'9"
Bedroom 4	3.28m x 2.98m	10'9" x 9'9"

C - CUPBOARD | ES - EN SUITE | W - FITTED WARDROBES | U - UTILITY

All room dimensions are subject to a +/- 50mm [2"] tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

4 bedroom family home with study

Plots 5 & 6

Total 152.35 sqm / 1639 sq ft



Ground floor

Kitchen / Dining / Family	7.36m x 5.66m	24'2" x 18'7"
Living Room	4.08m x 3.89m	13'5" x 12'9"
Study	3.05m x 2.49m	10'0" x 8'2"

First floor

Bedroom 1	4.00m x 3.65m	13'1" x 12'0"
Bedroom 2	3.89m x 2.89m	12'9" x 9'6"
Bedroom 3	3.65m x 3.27m	12'0" x 10'9"
Bedroom 4	3.41m x 3.28m	11'2" x 10'9"

C - CUPBOARD | ES - EN SUITE | W - FITTED WARDROBES | U - UTILITY

All room dimensions are subject to a +/- 50mm [2"] tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

Silver Homes' attention to detail and quality finishing is evident throughout the homes at Highfields



Specification

Kitchen/Utility

Shaker style design to include: -

- One and half bowl stainless steel under mounted sink
- Solid work top surfaces

Appliances by Neff or similar to include: -

- Turbofan single oven
- Combi oven microwave
- Induction hob with touch control
- Extractor
- Programmable fully-integrated dishwasher
- Tall fridge/freezer
- Washer dryer (semi detached properties only)
- Quooker Pro3 Flex 3-in-1 tap

Stylish Designer Bathrooms

- Floor mounted WC with concealed cistern
- Vanity unit to all bathrooms
- Steel bath with tiled panel
- Armera taps and fittings
- All bathroom pipework to be hidden with either full height or half height boxing, half height boxing to have tiled shelf
- Illuminated 'floating' mirror above vanity/wash basin
- Showers to have low profile resin shower tray with glass sliding door

Flooring and Tiling

- Bathrooms/shower rooms and cloaks floors to have porcelain tiled finish
- 100mm high tiled skirting to bathrooms/shower rooms where walls are not fully tiled
- Generally fully tiled walls behind all sanitaryware and above fitted baths and shower cubicles with aluminium square tile trim throughout
- Herringbone laminate flooring to entrance hall, cloaks cupboard, kitchen/breakfast room and utility
- Carpet to living room, study, landing and all bedrooms

Attention to Detail

- Wall panelling to ground floor living room
- Contemporary skirting and architrave with continuous single groove finished in eggshell
- Softwood painted staircase with square chamfered balustrades and handrail
- 2 panel internal doors with black nickel door handle and matching ironmongery
- Wardrobes fitted to bedrooms 1 and 2 as shown with sliding soft white glass doors with aluminium hanging system and shelving
- White painted ceilings, walls in a matt emulsion
- Joinery generally painted with eggshell soft sheen

Heating and Plumbing

- Fully automated and programmable heating and hot water system using air source heat pumps (pressurised hot water system with secondary electric immersion heating element)
- Underfloor heating to the ground floor with individual room thermostats
- Radiators with thermostatic valves elsewhere
- Ladder style towel rails to all bathrooms and shower rooms

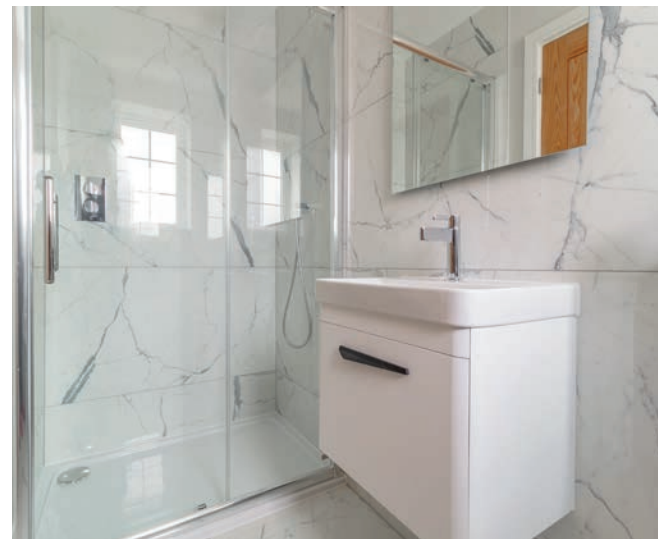


Image depicts previous Silver Homes development



Computer generated illustration indicative only

Electrical Installation

- Dimmable switches to living room and kitchen
- Recessed LED spotlights in white to kitchens, bathrooms and hallway/landings
- Matching black nickel plates, power sockets, shaver points, TV points, and satellite outlets throughout
- Cat 6 data points
- Door bell with chime

Security and Peace of Mind

- Mains fed smoke/heat detectors to all floors
- External front door PAS 24
- 10 year new homes warranty
- Double glazed UPVC windows and doors

Outside

- Traditional brick and block construction
- Landscaped gardens both front and rear with permeable block paved parking bays and permeable tarmac access road
- Car barns (excluding plots 1 & 2)
- Porcelain patios and paths
- External lighting both front and rear
- 1.8m high close boarded fencing to the rear
- Electric car charging point to every property



Images depict previous Silver Homes developments



Silver Homes has been specialising in the development of award-winning luxury homes that exceed expectations since 1987.

With over 400 homes and over 30 years experience, the company has gained a widely recognised reputation for the creation of high quality residential schemes.

Dedicated to designing exclusive homes in the most sought after locations, Silver Homes' reputation is for creating impressive housing, with meticulous attention to detail.

silverhomes.co.uk



HIGHFIELDS, LEATHERHEAD ROAD, BOOKHAM KT23 4RR



Plans, marketing material and any information included in this brochure do not form part of any contract, and while reasonable effort has been made to ensure their accuracy, this cannot be guaranteed and no representation or warranty is made in that regard and all such representations and warranties (whether express, implied or otherwise) are excluded to the extent permitted by law. Designs, sizes and layouts are indicative only and may be subject to change. Due to our policy of continual improvement we reserve the right to make alterations to floor layouts, architectural features and specification as and when it may become necessary. The specification, plans and amenities shown in the brochure are the anticipated specification and plans as at the date such marketing material was prepared. Computer Generated Images, plans and diagrams used in this brochure are intended to provide a general guide to the appearance of the site and property types and cannot be guaranteed to represent the completed details of the development. Any reference to alterations to or use of any part of the development is not a statement, representation or warranty that any necessary planning, building regulations or other consent has been obtained. These matters must be independently verified by the prospective purchaser. Prospective purchasers must satisfy themselves by inspection or otherwise as to the accuracy of any information given. Highfields is a marketing name only and may not form part of the postal address. March 2026.

Designed and produced by foundation.london

