

# I·N HARTS MEAD

A DEVELOPMENT OF JUST SEVEN 2 AND 3 BEDROOM  
DETACHED AND SEMI DETACHED HOUSES.

Situated in the highly desirable countryside of Smallfield, this bespoke development boasts a unique location. Close to Burstow village, prospective buyers have the best of both worlds, due to its proximity to both Gatwick airport and the M23 motorway.

For those seeking high class transport links then look no further. The aforementioned M23 motorway connects you to the M25 and Greater London, or the A23, and the vibrant coastal city of Brighton awaits. Whether it's commuting into the city, or a well-earned day out at the coast with your nearest and dearest, there are options aplenty for you to enjoy.

If you wish to let the train take the strain, the nearby Horley train station connects you to the capital within the hour.

Make no mistake, Harts Mead, Smallfield is not just a commuter hub, it's so much more. With the increasing demands for outdoor space, Horley and the surrounding village areas of Burstow, Charlwood, Copthorne, Earlswood, Hookwood, Horne, Outwood, Salfords and Smallfield, offer the ideal village life.

Enjoy the Surrey Hills Area of Outstanding Natural Beauty, which covers a quarter of the county of Surrey. Whether it's dog walks with the family, or a penchant for running or cycling, there's no excuse not to get active, either on the doorstep of Harts Mead or exploring the county further afield.

As the Visit Surrey website explains:

**“Visit the amazing variety of countryside, from the rolling chalk downs of yew and box woodland and flower rich grasslands, to the acid heaths and woodland of the Greensand Hills that rise to form the highest point in south east England at Leith Hill ”**

England's green and pleasant land at its finest...

As Horley is often seen used as a gateway town to Gatwick Airport, the infrastructure of the area ensures all your essential local amenities are well catered for. With redevelopments afoot and a vibrant town life with pubs, restaurants and local shops available, the area hits the brief in terms of demands for contemporary modern living.

And for those desiring quality education options for their children, Horley has a range of good primary schools, and the secondary school, 'Oakwood School', is nearby.





Situated in a popular and convenient hamlet, tucked away amongst other residential dwellings, sits 'Harts Mead' a contemporary development of just seven houses.

Along with a sleek contemporary design the houses boast modern features for today's living, including Solar panels, USB sockets, SMART app controls for heating and security and wiring for electric vehicle charging.

Each home benefits from open plan living accommodation with French/Bifold doors leading out to a private garden area and master bedrooms with en-suite's.

Plot 1 is a generously sized detached house offering bedrooms on the ground floor as well as the first floor to make flexible living arrangements.

Plots 2-5 are arranged over three floors offering a third bedroom and second en-suite on the second floor.

Plots 6 & 7 are two bedroom semi-detached houses benefitting from two bathrooms and a downstairs cloakroom.



## EXTERNAL

- Private gardens laid to lawn.
- Granite paving to paths and patios.
- Boundaries are predominantly close board fencing.
- Lighting to front and rear doors.
- External tap.
- Solar panels to roof expected to provide approximately 500kWh/750kWh per year (plot dependant)
- Timber shed to each plot.

## GENERAL

- Chrome ironmongery.
- Floor coverings throughout with a mix of laminate and carpet.
- Construction stage inspections carried out by Approved Inspector Services with a Buildzone 10 year structural warranty upon completion.
- Bespoke wardrobes to Master bedrooms with LED lighting.

## KITCHEN

- Contemporary Shaker style kitchen fitted with Bosch appliances to include fridge/freezer, 5 burner gas hob, combi oven microwave, dishwasher, wine cooler and washer/dryer (excl plot 1).
- Composite stone work-surfaces.
- 1.5 bowl steel undermount sink with a chrome swan neck mixer tap.

## BATHROOM/EN-SUITE

- Ceramic/Porcelain Porcelanosa tiles to bathroom walls and floors where detailed.
- White sanitaryware to bathrooms/en-suites with wall hung vanity units.
- Heated chrome ladder rails.
- Mirrors fitted into recesses above basins where detailed.
- Thermostatic shower controls.
- Chrome taps and shower heads.

## LIGHTING, HEATING AND ELECTRICS

- Zoned underfloor heating to ground floor with radiators to upper floors and towel radiators in bathrooms.
- Efficient gas system boiler.
- SMART controls to allow App control of hot water and central heating.
- Pre-wired for sky to living room and all bedrooms.
- Generous supply of power points many with direct USB charge sockets.
- Chrome switch and socket plates.
- Pendants or downlights throughout.
- Parking bays pre-wired for future Electric Vehicle Charging Point.

## DECORATIVE FINISHES

- Satin woodwork with emulsion painted walls throughout.
- Painted solid core timber doors.
- Staircase with Oak handrail. Painted newels and balustrades to match other internal woodwork.

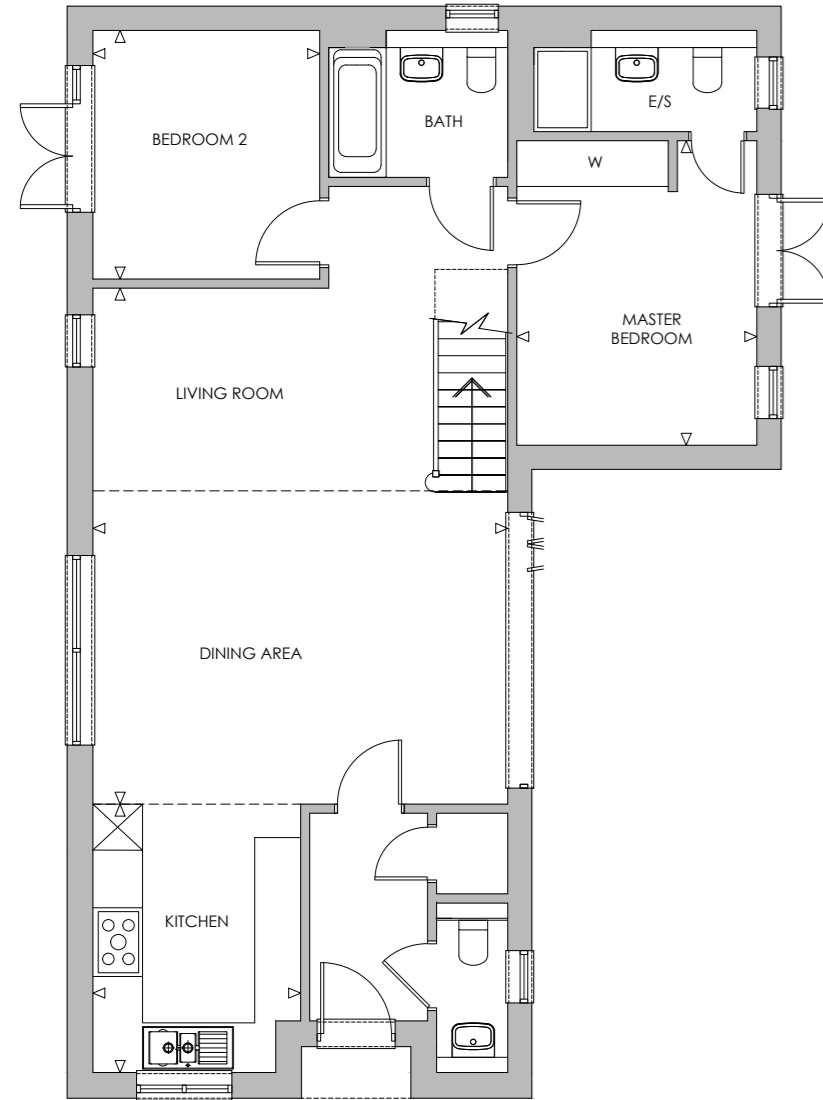
## SECURITY AND SAFETY

- British Standard 4737/BSEN50131 compliant hard wired intruder alarm system comprising keypad door contacts and PIR detectors with SMART app controls enabling remote control access.
- Security locks to all external doors and windows.
- Hard wired heat and smoke detectors installed in accordance with building regulations.

Please note the specification may change during the building process.

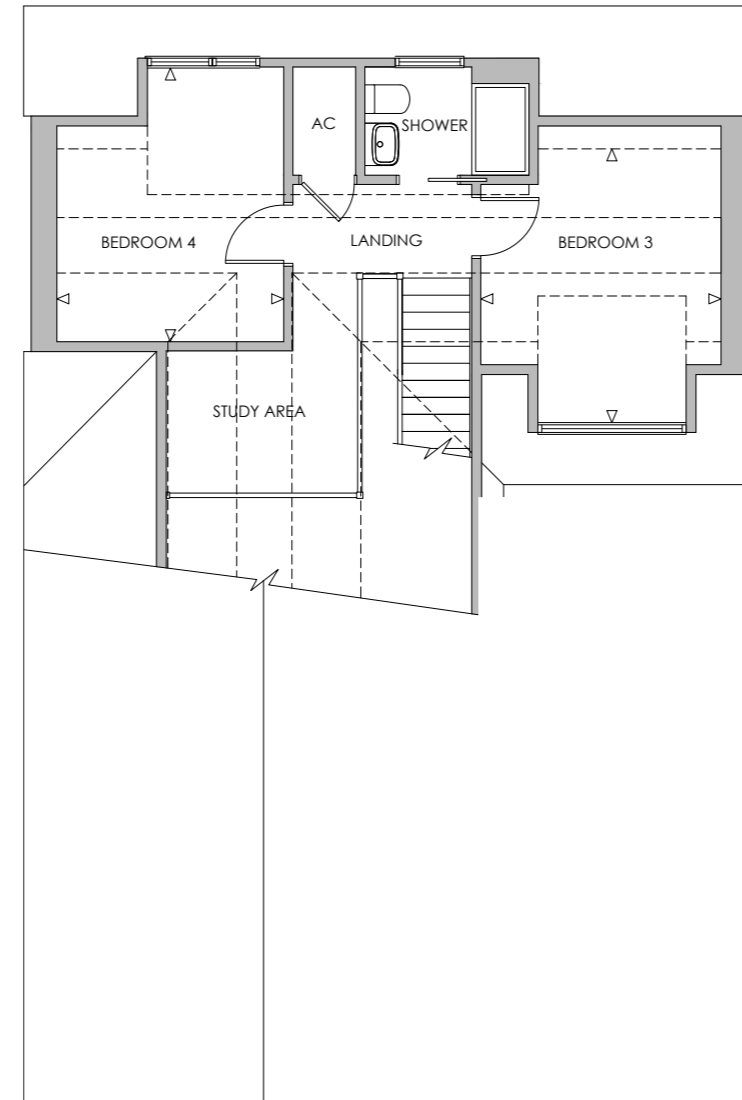


## PLOT 1



### GROUND FLOOR

Living room/dining room	5430mm (max) x 6755mm (max)	17'10" (max) x 22'2" (max)
Kitchen	2720mm x 3515mm	8'11" x 11'6"
Master bedroom	3145mm x 3985mm (max)	10'4" x 13'1" (max)
Bedroom	2970mm x 3255mm	9'9" x 10'8"



### FIRST FLOOR

Bedroom 3	3145mm (max) x 3585mm (max)	10'4" (max) x 11'9" (max)
Bedroom 4	2970mm (max) x 3585mm (max)	9'9" (max) x 11'9" (max)

## PLOT 1

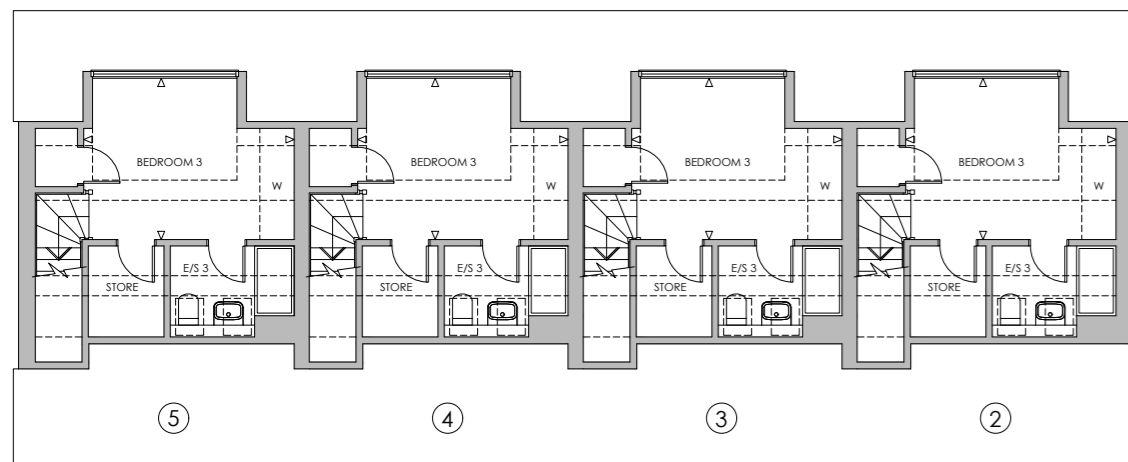
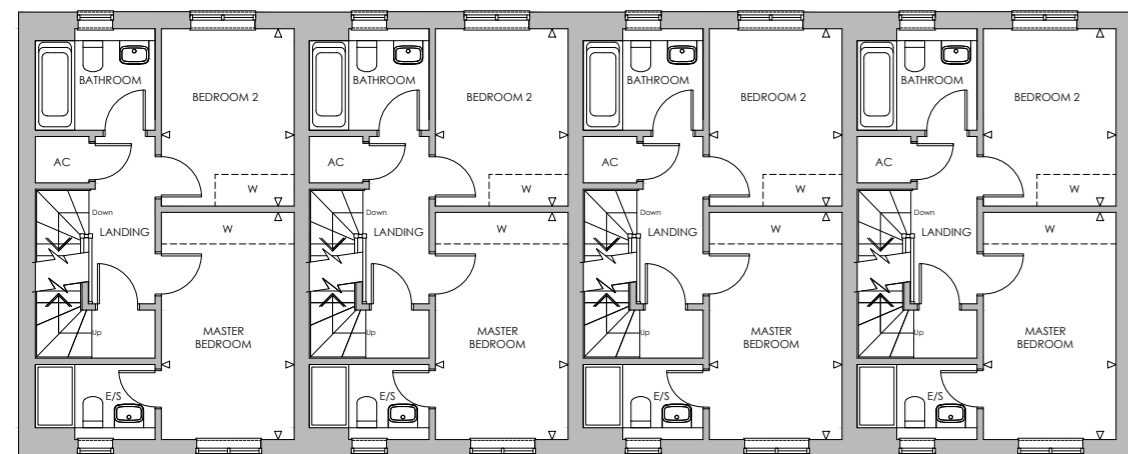
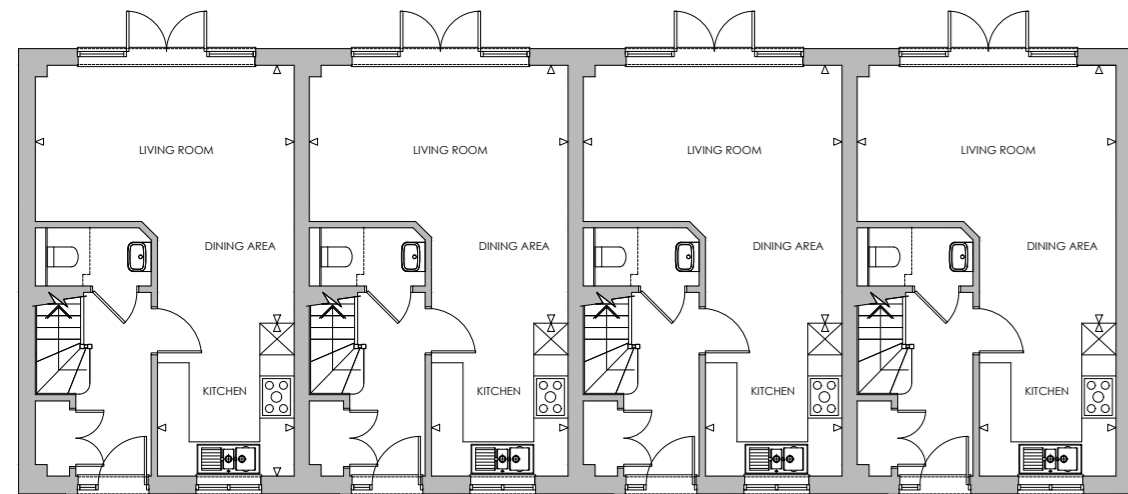


This unique four bedroom detached house offers flexible modern living accommodation, conveniently located in the beautiful countryside of Smallfield.

The entrance hallway opens into a light filled kitchen-dining-living room with the unique feature of vaulted ceilings. The master bedroom, en-suite and a further bedroom and bathroom are located on the ground floor. A further two bedrooms, bathroom and study are located on the first floor giving a truly versatile living arrangement.

Bifold doors from the ground floor living area lead to the level enclosed garden and patio with convenient access to the private parking area at the front.





## PLOTS 2-5

### GROUND FLOOR

Living room/dining room	4910mm (max) x 4895mm (max)	16'2" (max) x 16'1" (max)
Kitchen	2595mm x 2900mm	8'6" x 9'6"

### FIRST FLOOR

Master bedroom	2520mm x 4310mm	8'3" x 14'2"
Bedroom 2	2520mm x 3365mm	8'3" x 11'1"

### SECOND FLOOR

Bedroom 3	3995mm (max) x 3060mm (max)	13'1" (max) x 10'1" (max)
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## PLOTS 2-5



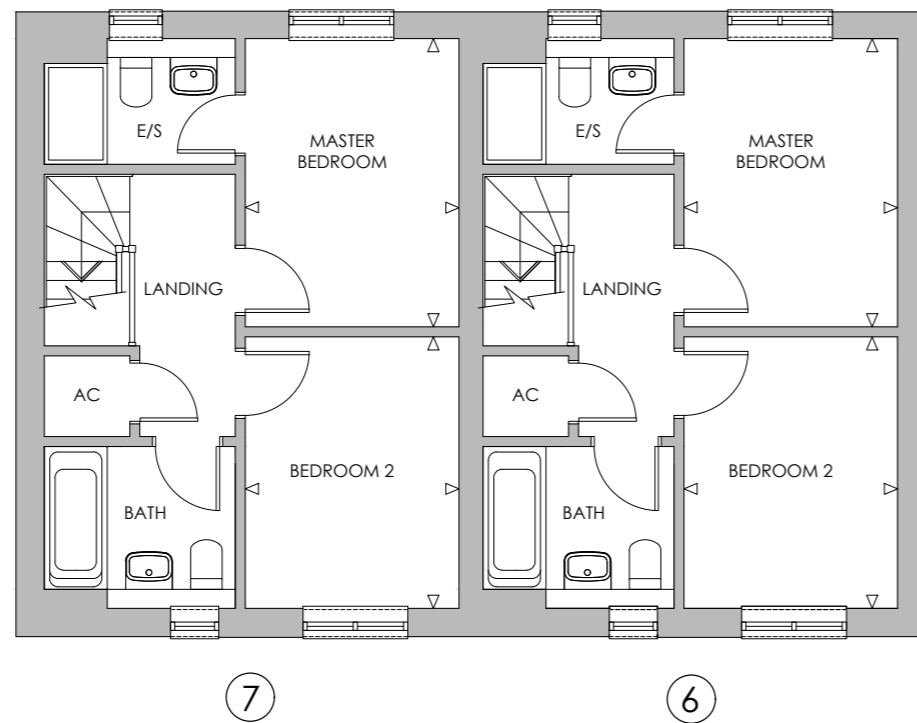
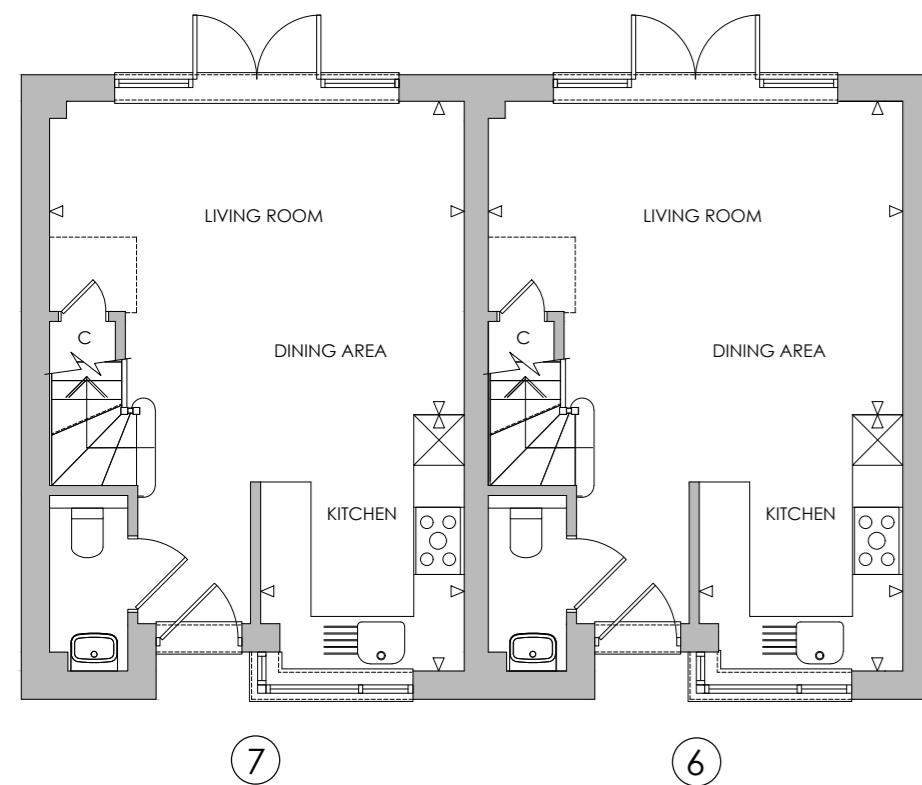
Just four, spacious 3 bedroom houses arranged over three floors for flexible modern living that works well for families or sharers.

Each property has a light filled, dual aspect, open plan living area leading off the entrance hallway. French doors lead to a sunny enclosed patio and garden area perfect for long summer evenings .

Upstairs to the first floor is a master bedroom with en-suite and a further bedroom and family bathroom. The third spacious bedroom with en-suite sits on the second floor. Fitted wardrobes to bedrooms one and two.



## PLOTS 6-7



### GROUND FLOOR

Living room/dining room	4935mm (max) x 3730mm (max)	16'2" (max) x 12'3" (max)
Kitchen	2425mm (max) x 3050mm	7'11" (max) x 10'

### FIRST FLOOR

Master Bedroom	2540mm x 3430mm	8'4" x 11'3"
Bedroom 2	2540mm x 3230mm	8'4" x 10'7"

## PLOTS 6-7



Just two contemporary 2 bedroom semi-detached houses situated off a pretty stone walkway leading to the parking area for this private development.

Each property offers light and airy open plan living areas on the ground floor opening onto sunny enclosed patios and garden areas.

To the first floor there are two bedrooms and two bathrooms with one being en-suite to the master bedroom. Both bedrooms benefit from fully fitted wardrobes.

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