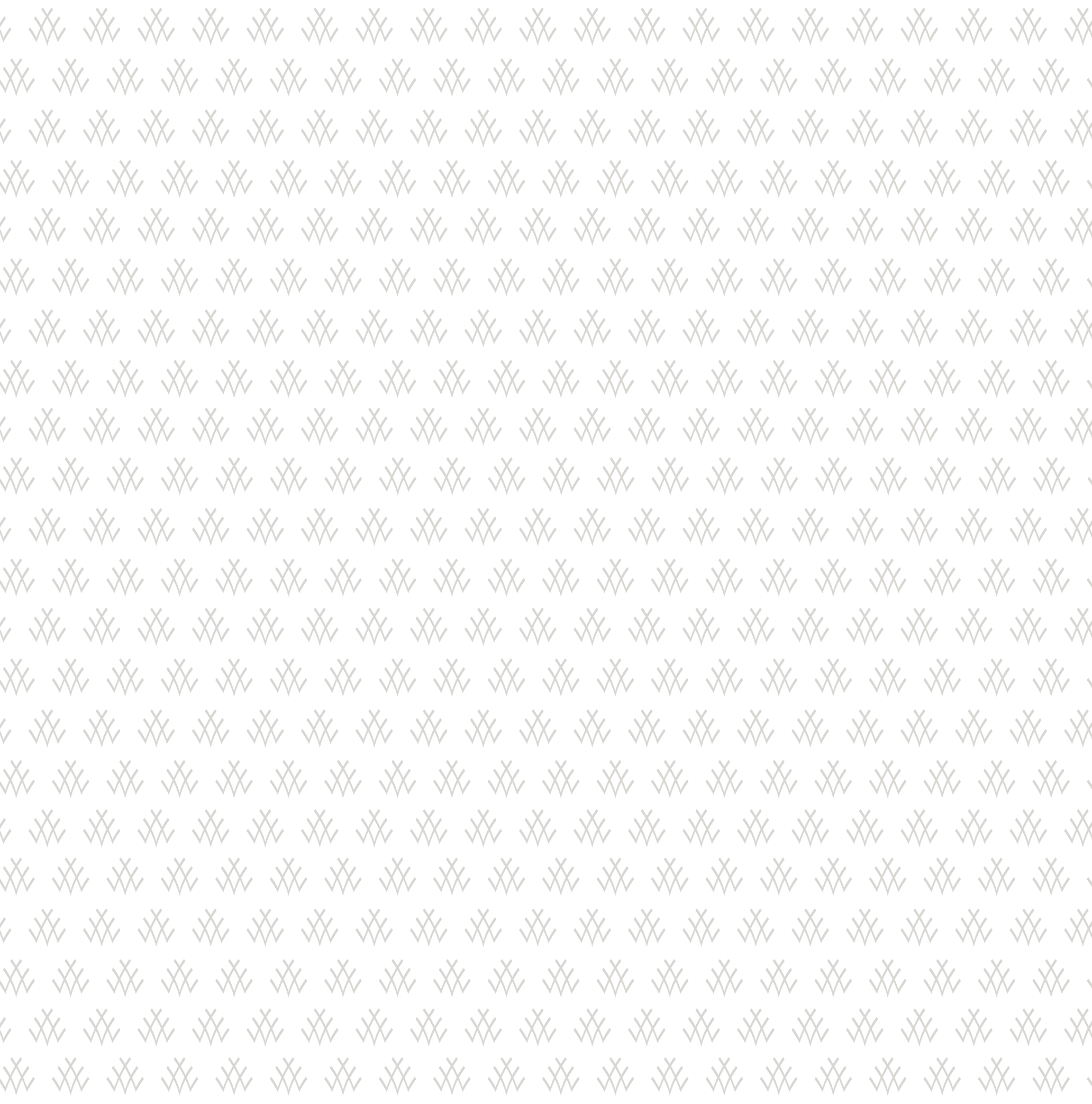




# The Green

EWHURST, SURREY

BROOKWORTH  
HOMES



A desirable development of  
twelve *high-specification* homes  
in a tranquil location.

# The Green

EWHURST, SURREY

Sat Nav: GU6 7RT





# The Green

Picture-perfect Ewhurst, a peaceful village in Surrey’s beautiful countryside. Bordering the AONB Surrey Hills, Ewhurst makes the most of countryside living with open spaces and a thriving village community.

Ewhurst is perfect for those seeking a calm pace of life that is conveniently close to Cranleigh, Guildford, Dorking and Horsham.

Located in a leafy area of this beautiful village, Brookworth Homes proudly presents a sympathetic development of twelve exceptional homes. The combination of refined architectural details, stylish interior designs and high specification features create enviable properties in a stunning village location.

Created for relaxed everyday life and effortless entertaining, the luxurious kitchen and living areas are generously

proportioned and thoughtfully equipped with high specification integrated appliances and Silestone surfaces and splashbacks. Bathrooms and WCs have been carefully created with timeless styling and a quality finish.

Every aspect of these homes has been created with high expectations in mind; from the Minoli porcelain floor tiles in the entrance hall to bifold doors leading onto the four meter Indian Sandstone patio. Underfloor heating makes each property feel warm and welcoming, while the high-speed fibre broadband means hassle-free working from home and easy relaxation.



Plot 1	Detached 2 Bedroom Home
Plot 2	Detached 4 Bedroom Home
Plot 3	Semi-Detached 3 Bedroom Home
Plot 4	Semi-Detached 3 Bedroom Home
Plot 5	Detached 4 Bedroom Home
Plot 6	Detached 4 Bedroom Home
Plot 7	Detached 4 Bedroom Home
Plot 8	Detached 4 Bedroom Home
Plot 9	Detached 4 Bedroom Home
Plot 10	Detached 4 Bedroom Home
Plot 11	Semi-Detached 3 Bedroom Home
Plot 12	Semi-Detached 3 Bedroom Home





## KITCHEN



The high specification kitchens have been designed  
for relaxed and enjoyable everyday living





# Plans

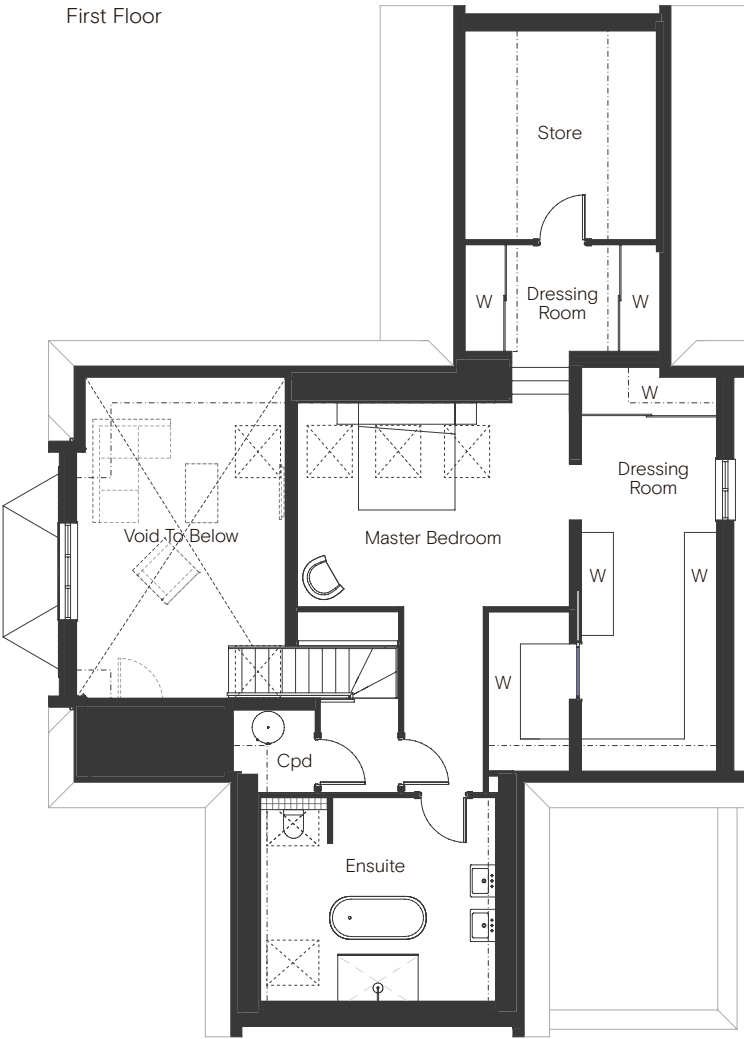
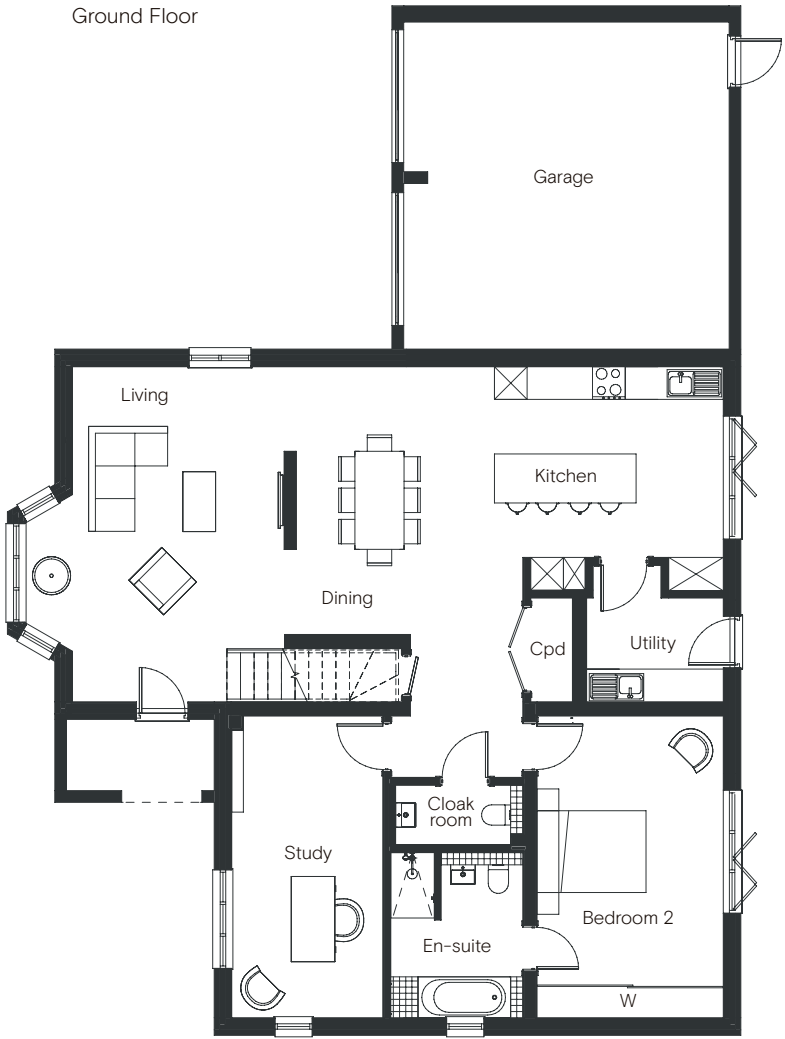






# Plot 1

House Type  
2 Bedroom Luxury Home



Plans - Plot 1

## Ground Floor

Kitchen / Dining / Living	11945 x 6150mm	39' 3" x 20' 2"
Study	5536 x 2773mm	18' 2" x 9' 1"
Bedroom 2	5536 x 3418mm	18' 2" x 11' 3"

\*Denotes maximum measurement

## First Floor

Master Bedroom	5073 x 3804mm	16' 8" x 12' 6"
Master Dressing Rooms	3636 x 1987mm 4285 x 7532mm	11' 11" x 6' 6" 14' 1" x 24' 9"
Master Ensuite	4382 x 4188mm	14' 5" x 13' 9"
Store	3536 x 3917mm	11' 7" x 12' 12"



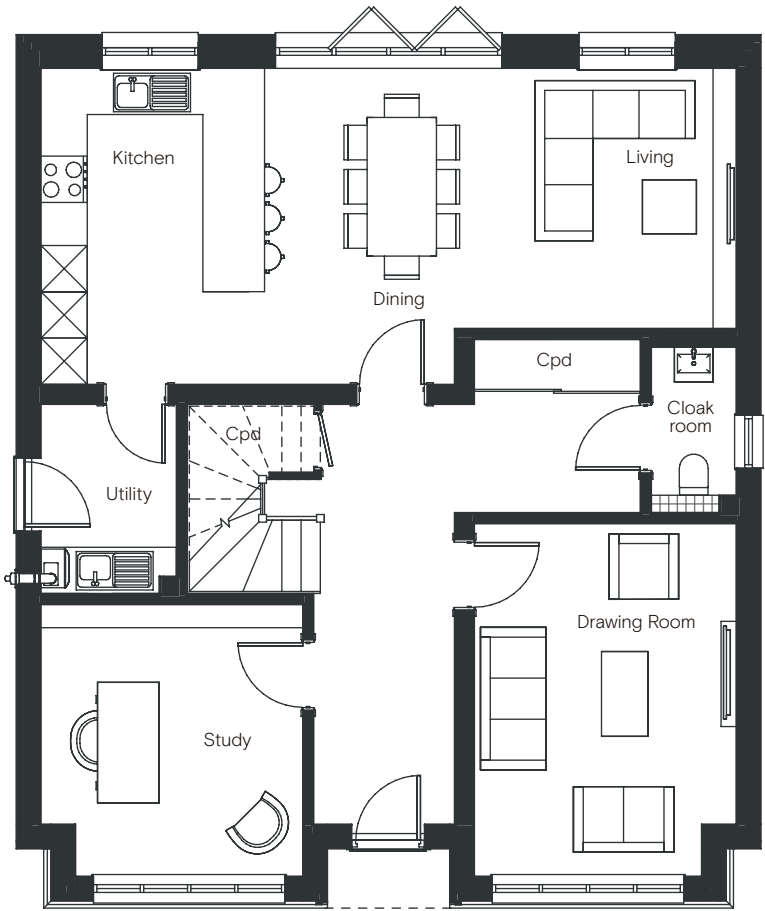


# Plot 2

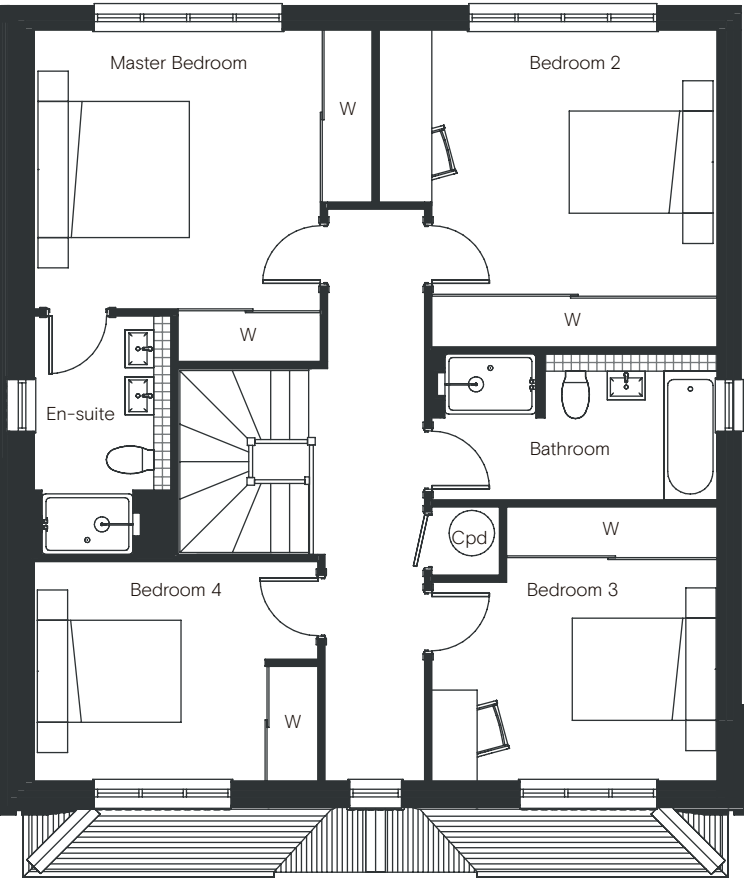
House Type  
4 Bedroom Luxury Home



Ground Floor



First Floor



Plans - Plot 2

## Ground Floor

Kitchen / Dining / Family	9020 x 4100mm	29' 7" x 13' 6"
Drawing Room	4571 x 3395mm	15' 0" x 11' 2"
Study	3522 x 3395mm	11' 7" x 11' 2"

\*Denotes maximum measurement

## First Floor

Bedroom 1	4463 x 3696mm	14' 8" x 12' 2"
Bedroom 2	4463 x 4186mm	14' 8" x 13' 9"
Bedroom 3	3758 x 3619mm	12' 4" x 11' 10"
Bedroom 4	3749 x 2897mm	12' 3" x 9' 6"



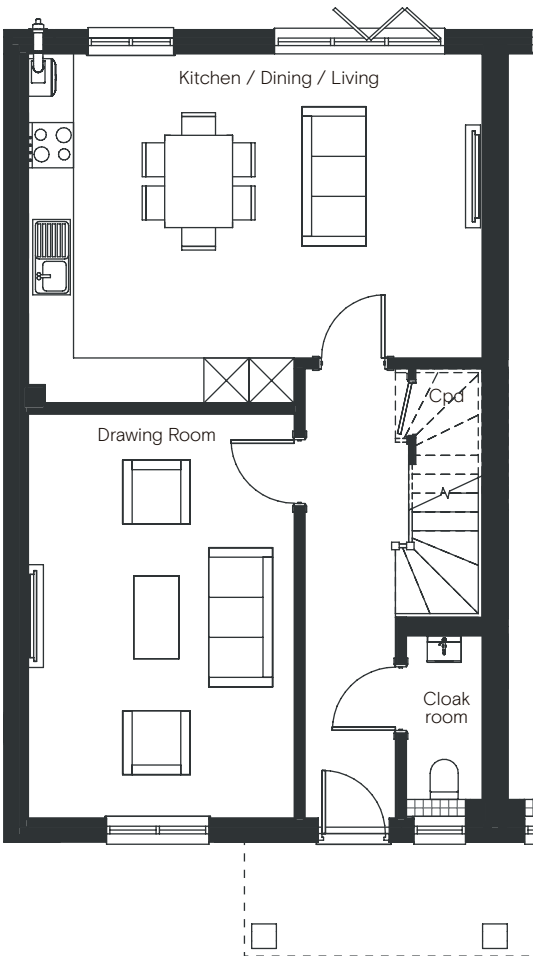


# Plots 3 & 4

House Type  
3 Bedroom Luxury Semi-Detached Homes



Ground Floor

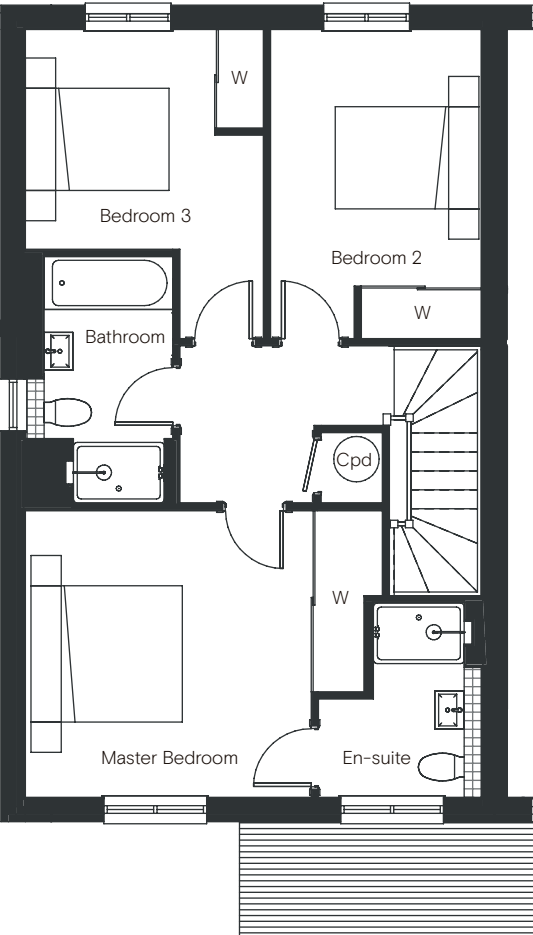


Plot 4 is handed

## Ground Floor

Kitchen / Dining / Family	6025 x 4036mm	19' 9" x 13' 3"
Drawing Room	5361 x 3530mm	17' 7" x 11' 7"

First Floor



## First Floor

Master Bedroom	3768 x 4717mm	12' 4" x 15' 6"
Bedroom 2	4084 x 2783mm	13' 5" x 9' 2"
Bedroom 3	4084 x 3147mm	13' 5" x 10' 4"



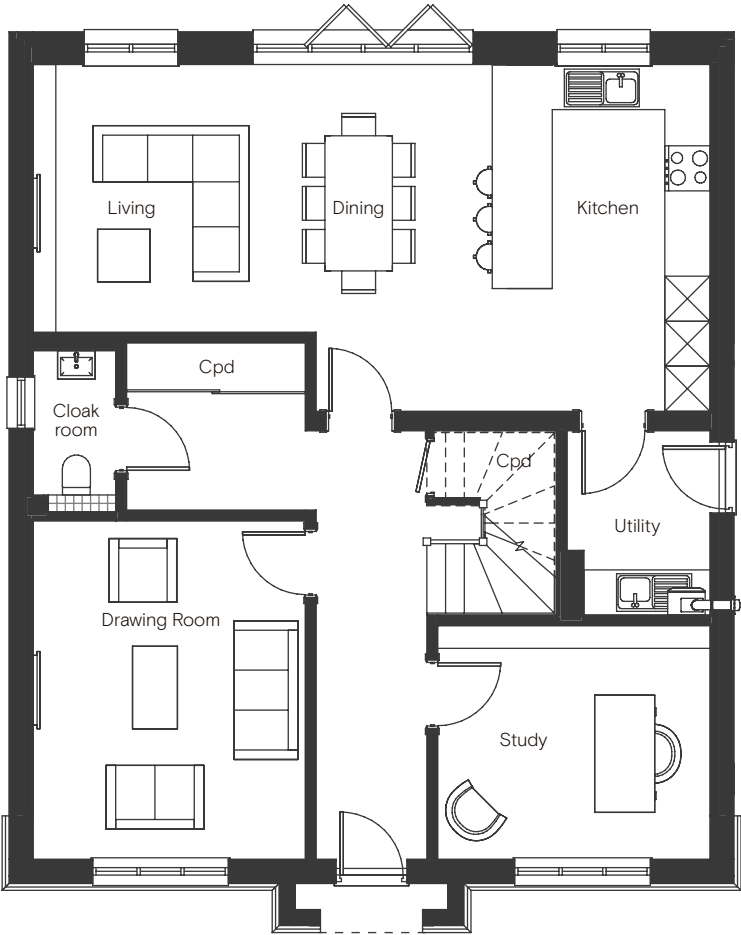


# Plot 5

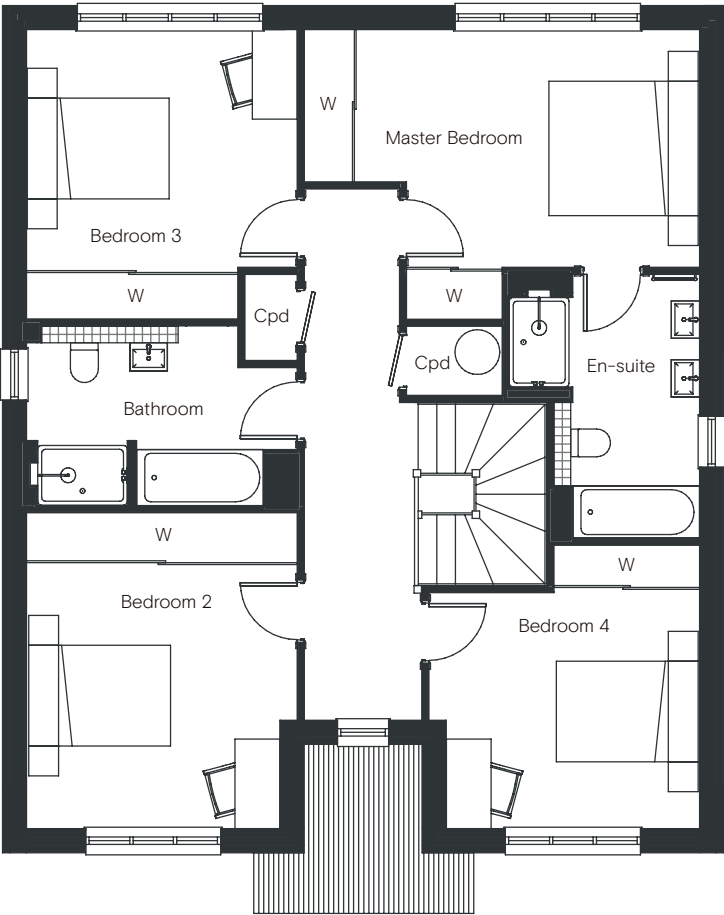
House Type  
4 Bedroom Luxury Home



Ground Floor



First Floor



Plans - Plot 5

## Ground Floor

Kitchen / Dining / Family	9020 x 4620mm	29' 7" x 15' 2"
Drawing Room	4509 x 3627mm	14' 10" x 11' 11"
Study	3628 x 3112mm	11' 11" x 10' 3"

\*Denotes maximum measurement

## First Floor

Master Bedroom	5298 x 3881mm	17' 5" x 12' 9"
Bedroom 2	3627 x 4247mm	11' 11" x 13' 11"
Bedroom 3	3627 x 3186mm	11' 11" x 10' 5"
Bedroom 4	3628 x 3797mm	11' 11" x 12' 5"





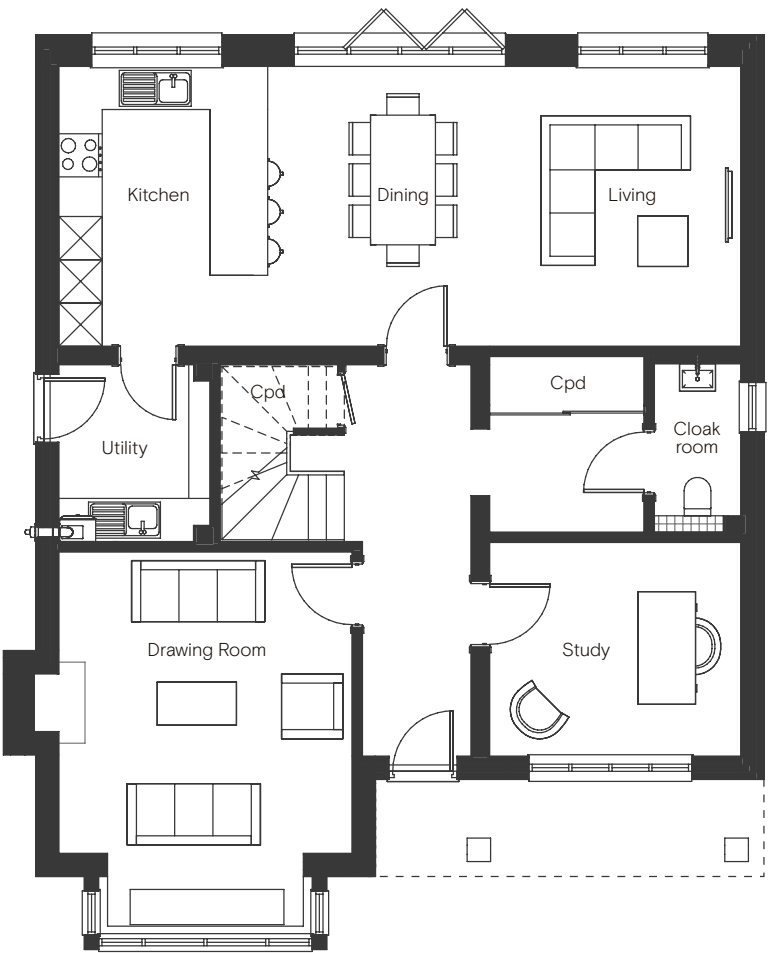
# Plot 6

House Type  
4 Bedroom Luxury Home

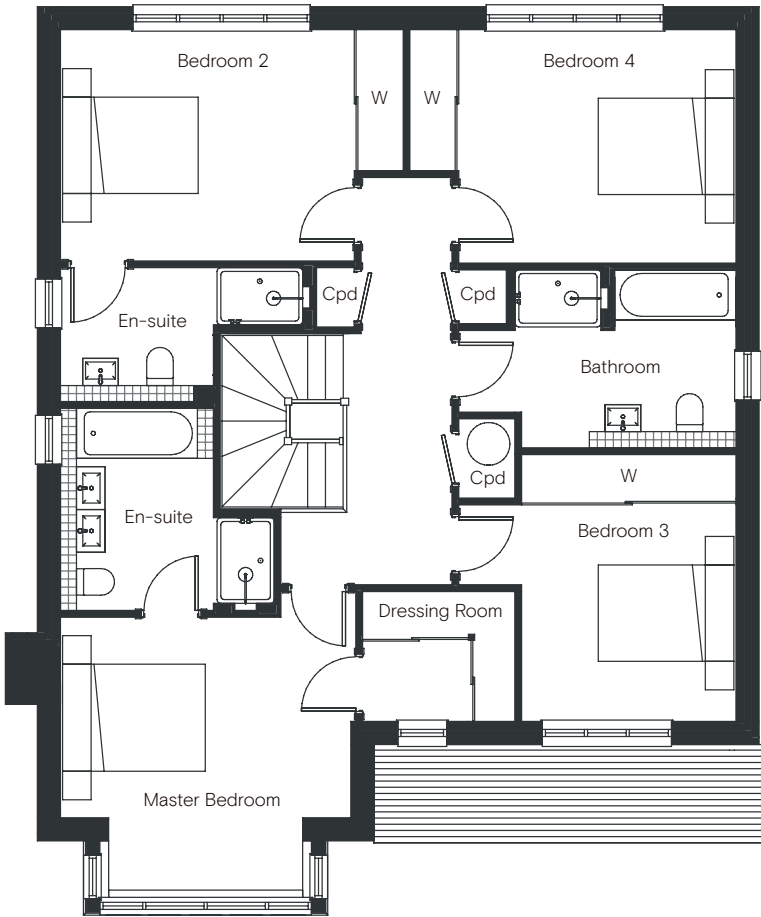


The computer generated illustration is for general guidance only.

Ground Floor



First Floor



Plans - Plot 6

## Ground Floor

Kitchen / Dining / Family	9470 x 3885mm	31' 1" x 12' 9"
Drawing Room	5198 x 4070mm	17' 1" x 13' 4"
Study	3488 x 2968mm	11' 5" x 9' 9"

## First Floor

Master Bedroom	4070 x 4306mm	13' 4" x 14' 2"
Bedroom 2	3240 x 4804mm	10' 8" x 15' 9"
Bedroom 3	3741 x 3887mm	12' 3" x 12' 9"
Bedroom 4	4571 x 3270mm	15' 0" x 10' 9"





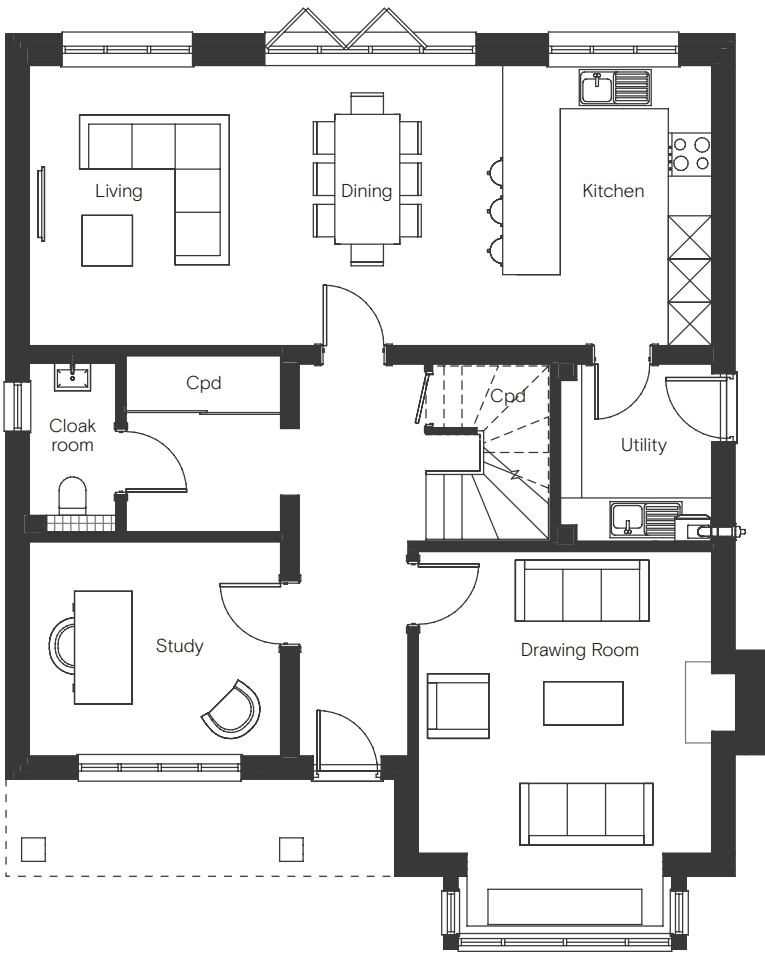
# Plot 7

House Type  
4 Bedroom Luxury Home

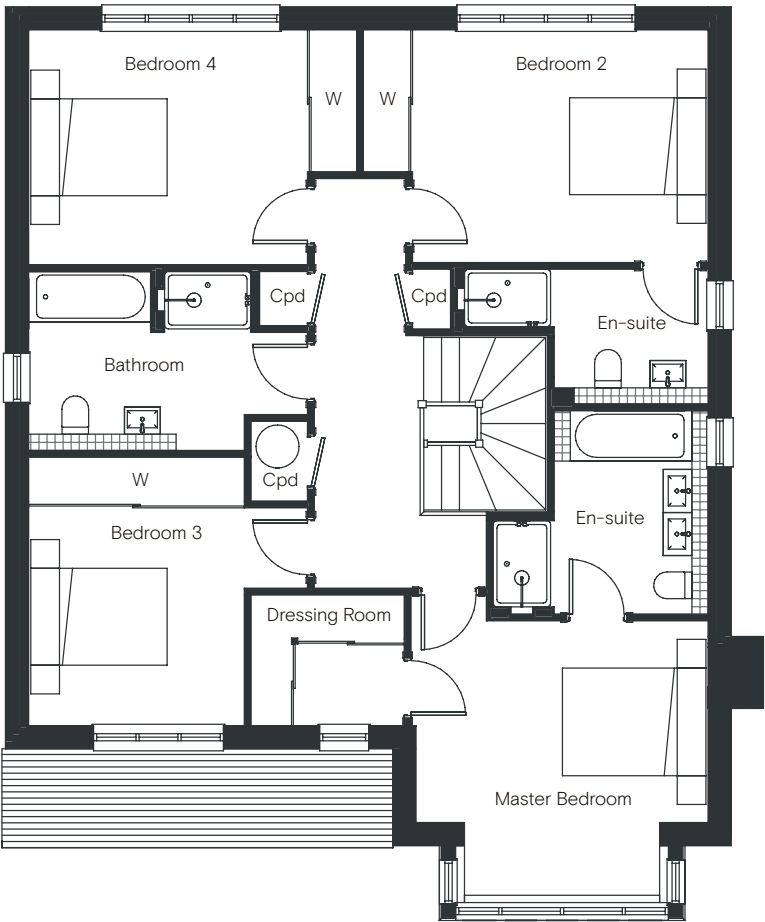


The computer generated illustration is for general guidance only.

Ground Floor



First Floor



Plans - Plot 7

## Ground Floor

Kitchen / Dining / Family	9470 x 3885mm	31' 1" x 12' 9"
Drawing Room	5198 x 4070mm	17' 1" x 13' 4"
Study	3488 x 2968mm	11' 5" x 9' 9"

## First Floor

Master Bedroom	4070 x 4306mm	13' 4" x 14' 2"
Bedroom 2	3240 x 4804mm	10' 8" x 15' 9"
Bedroom 3	3741 x 3887mm	12' 3" x 12' 9"
Bedroom 4	4571 x 3270mm	15' 0" x 10' 9"





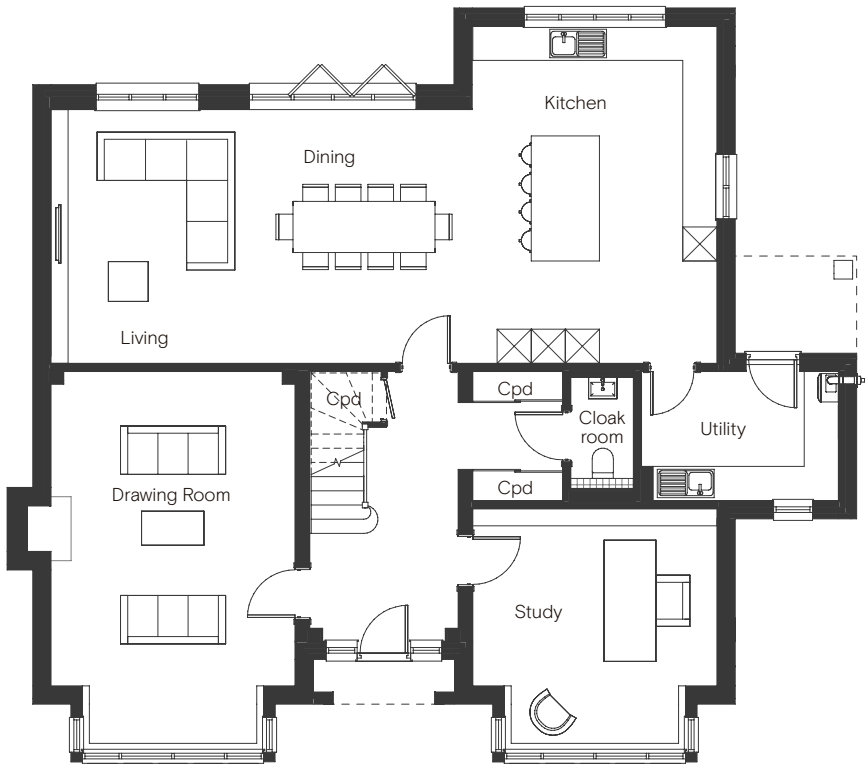
# Plot 8

House Type  
4 Bedroom Luxury Home

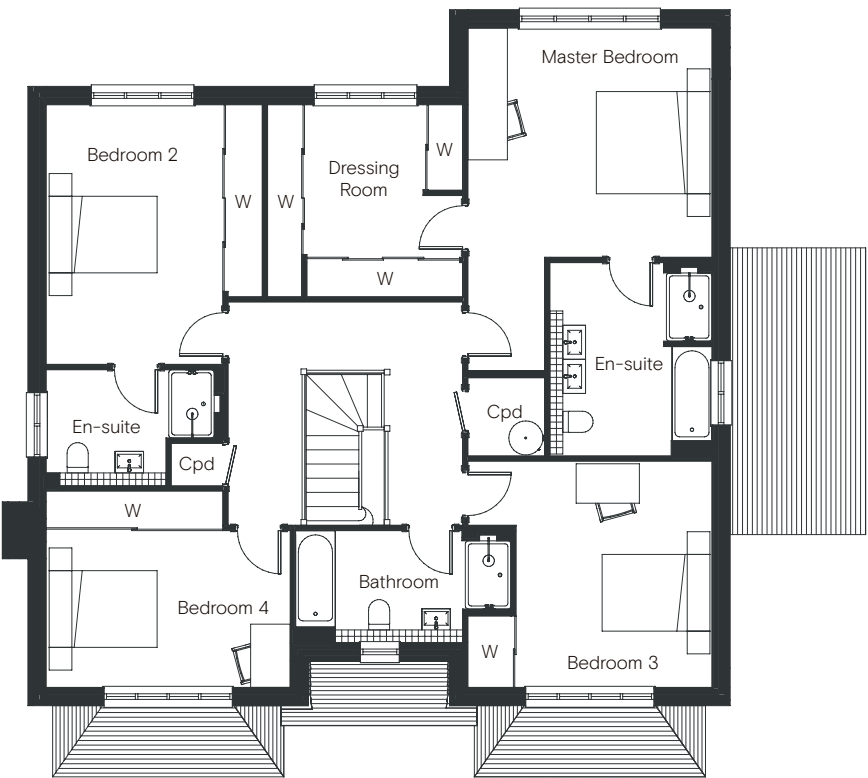


The computer generated illustration is for general guidance only.

Ground Floor



First Floor



Plans - Plot 8

## Ground Floor

Kitchen / Dining / Family	11683 x 5930mm	38' 4" x 19' 6"
Drawing Room	6545 x 4295mm	21' 6" x 14' 1"
Study	4122 x 4295mm	13' 6" x 14' 1"

\*Denotes maximum measurement

## First Floor

Master Bedroom	6032 x 4295mm	19' 9" x 14' 1"
Master Dressing Room	3433 x 3380mm	11' 3" x 11' 1"
Bedroom 2	4571 x 3108mm	15' 0" x 10' 2"
Bedroom 3	3981 x 4295mm	13' 1" x 14' 1"
Bedroom 4	4295 x 2760mm	14' 1" x 9' 1"





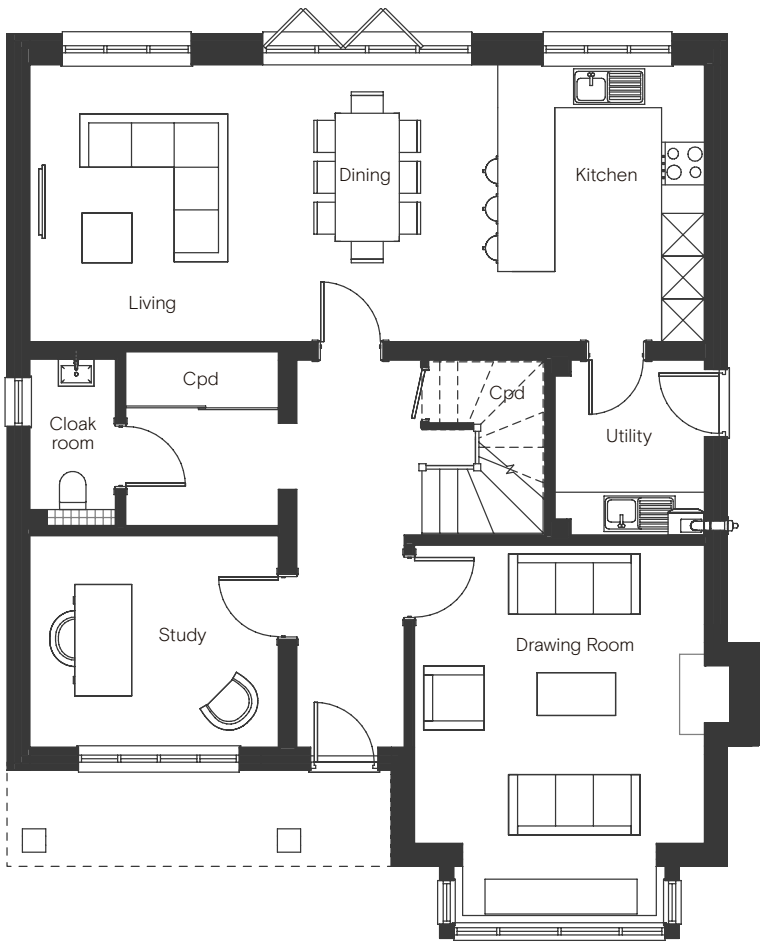
# Plot 9

House Type  
4 Bedroom Luxury Home

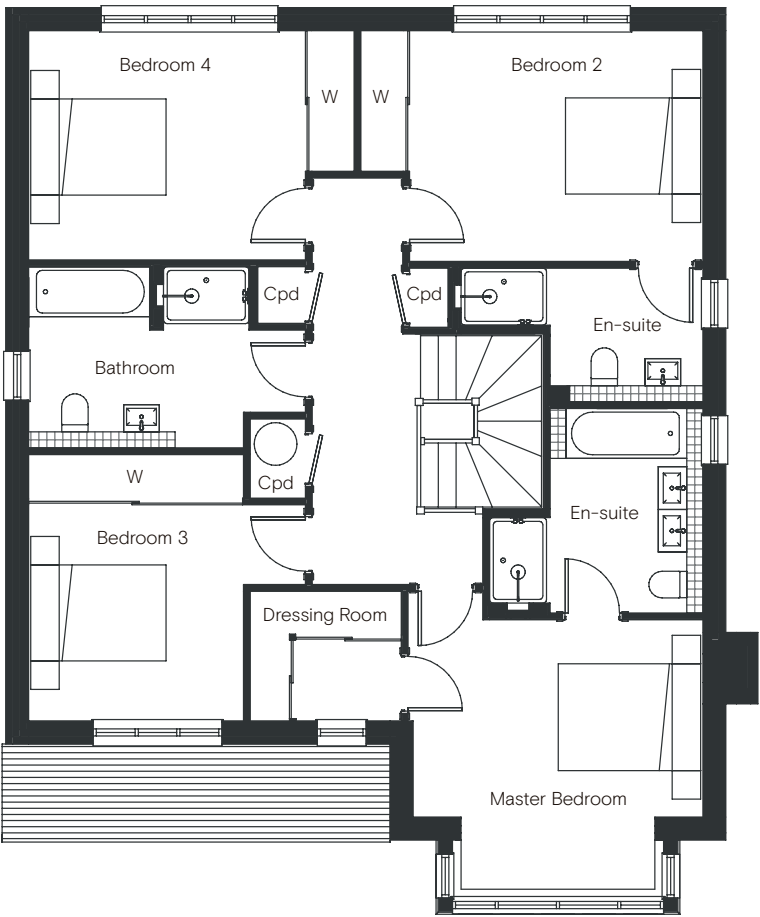


The computer generated illustration is for general guidance only.

Ground Floor



First Floor



Plans - Plot 9

## Ground Floor

Kitchen / Dining / Living	9470 x 3885mm	31' 1" x 12' 9"
Drawing Room	5320 x 4070mm	17' 5" x 13' 4"
Study	3488 x 2968mm	11' 5" x 9' 9"

## First Floor

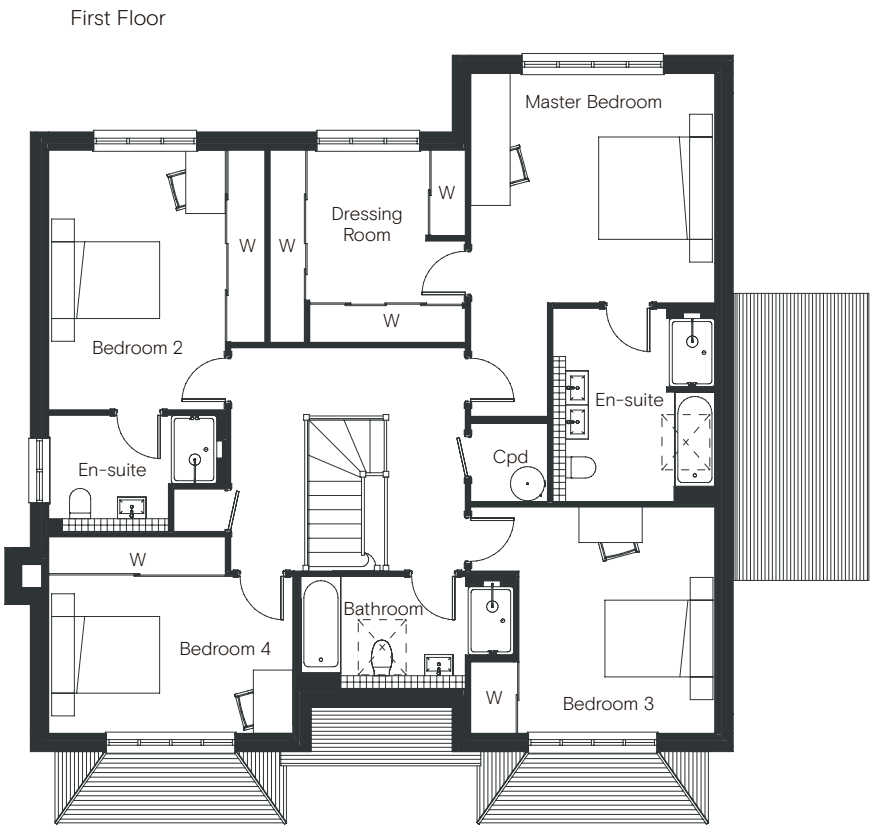
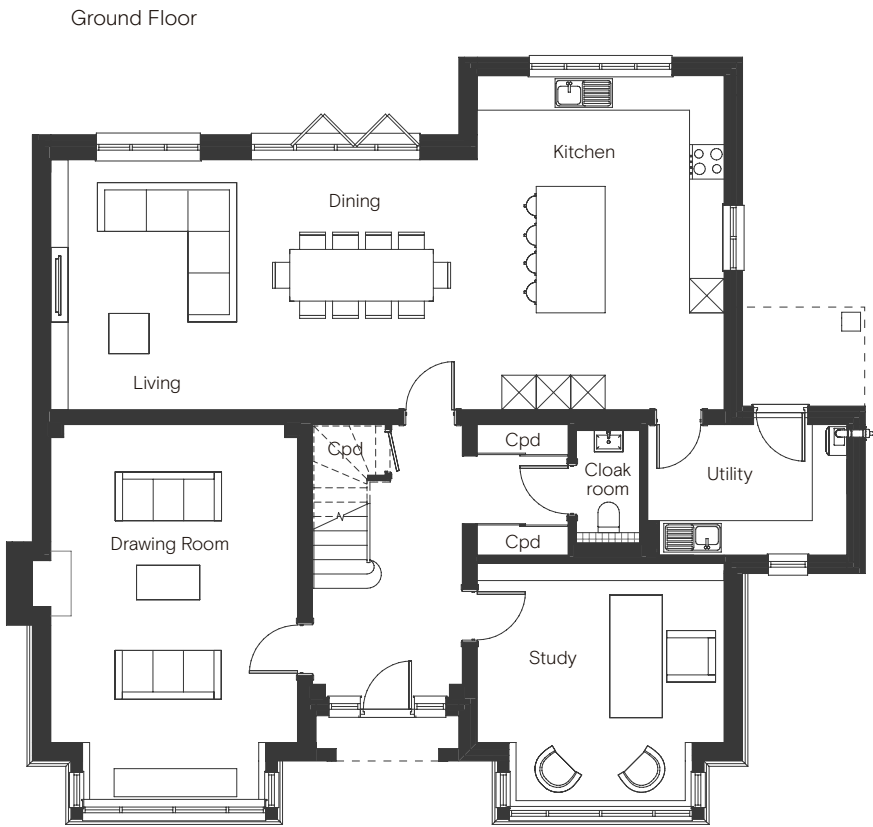
Master Bedroom	4070 x 4306mm	13' 4" x 14' 2"
Bedroom 2	3240 x 4804mm	10' 8" x 15' 9"
Bedroom 3	3741 x 3887mm	12' 3" x 12' 9"
Bedroom 4	3220x 4571mm	10' 7" x 15' 0"





# Plot 10

House Type  
4 Bedroom Luxury Home



Plans - Plot 10

## Ground Floor

Kitchen / Dining / Family	11720 x 5815mm	38' 6" x 19' 1"
Drawing Room	6545 x 4295mm	21' 6" x 14' 1"
Study	4122 x 4295mm	13' 6" x 14' 1"

\*Denotes maximum measurement

## First Floor

Master Bedroom	6032 x 4295mm	19' 9" x 14' 1"
Master Dressing Room	3433 x 3380mm	11' 3" x 11' 1"
Bedroom 2	4571 x 3108mm	15' 0" x 10' 2"
Bedroom 3	3981 x 4295mm	13' 1" x 14' 1"
Bedroom 4	4295 x 2760mm	14' 1" x 9' 1"



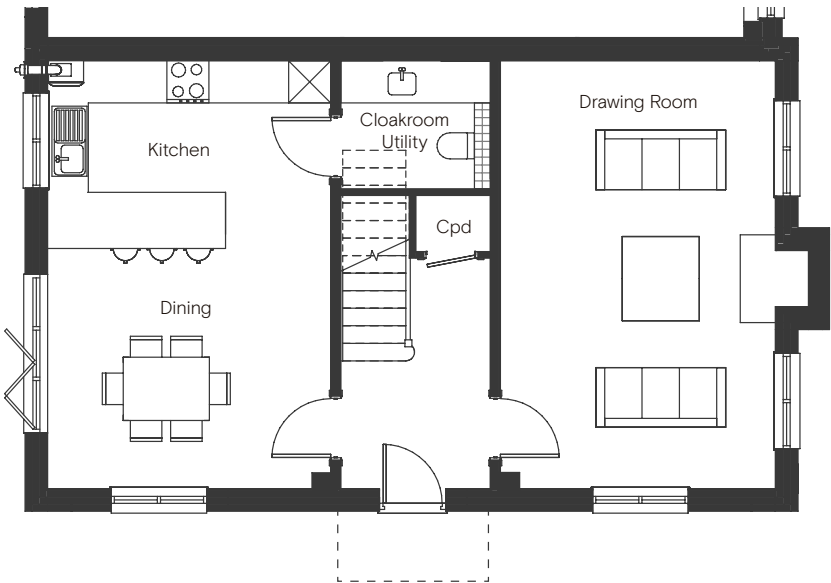


# Plot 11

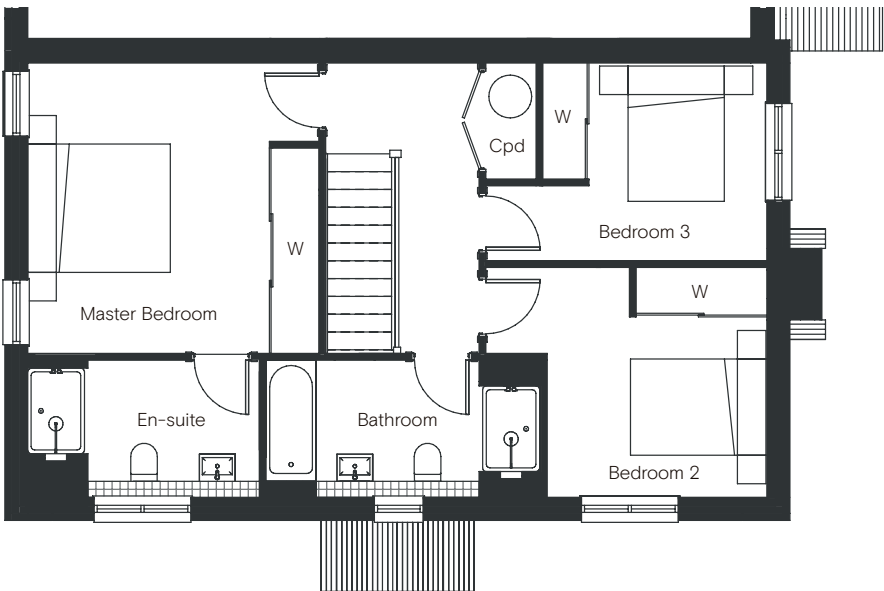
House Type  
3 Bedroom Semi Detached Home



Ground Floor



First Floor



Plans - Plot 11

## Ground Floor

Kitchen / Dining	6095 x 4034mm	20' 0" x 13' 3"
Drawing Room	6095 x 3919mm	20' 0" x 12' 10"

## First Floor

Master Bedroom	4088 x 4084mm	13' 5" x 13' 5"
Bedroom 2	3944 x 3228mm	12' 11" x 10' 7"
Bedroom 3	3944 x 2773mm	12' 11" x 9' 1"



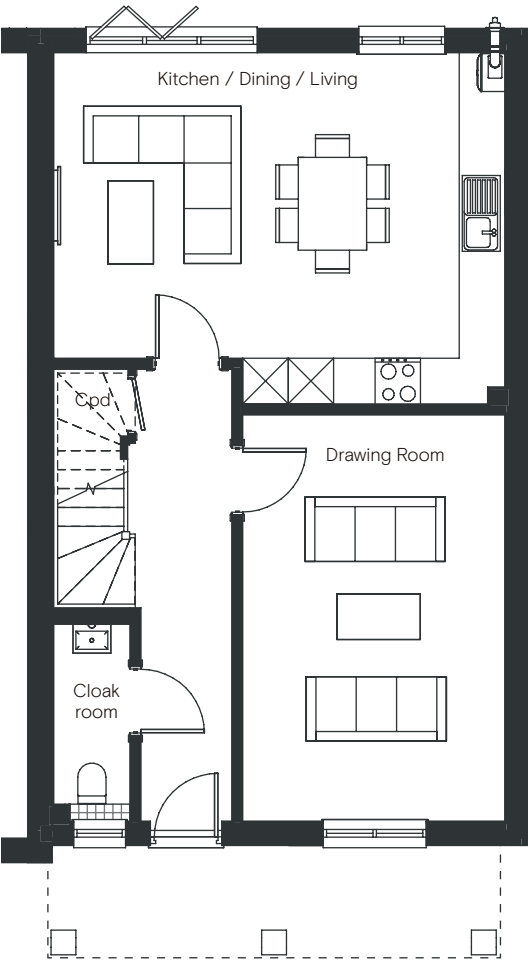


# Plot 12

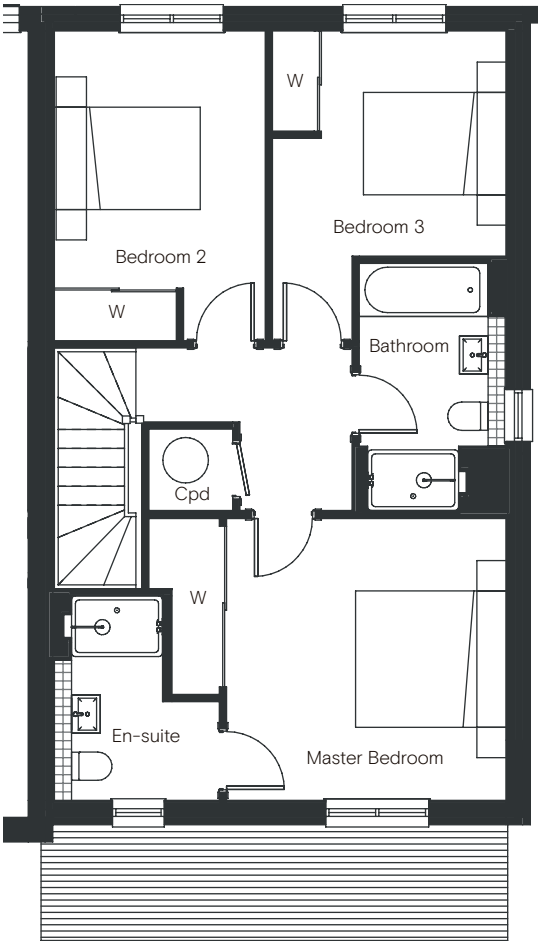
House Type  
3 Bedroom Semi Detached Home



Ground Floor



First Floor



## Ground Floor

Kitchen / Dining / Living	5955 x 4636mm	19' 6" x 15' 3"
Drawing Room	5364 x 3460mm	17' 7" x 11' 4"

## First Floor

Master Bedroom	4710 x 3698mm	15' 5" x 12' 2"
Bedroom 2	4084 x 2780mm	13' 5" x 9' 1"
Bedroom 3	3081 x 4084mm	10' 1" x 13' 5"





## Specification





# Detached Homes

KITCHEN & BATHROOM SPECIFICATION

Plots  
1, 2, 5, 6, 7, 8, 9 & 10



## KITCHEN, DINING & LIVING

The kitchen, dining and living room spaces are light, open and generously sized. Each kitchen includes:

- Silestone worktops and splashback
- Miele integrated single oven, combination oven, induction hob, dishwasher and freestanding Fisher & Paykel fridge freezer and a Quooker instant boiling water tap
- Plots 8 & 10 also benefit from an additional integrated single oven and a wine cooler
- Stainless steel undermount sink with chrome fittings
- A matching utility room with separate freestanding Miele washing machine and tumble dryer

The open plan living and dining areas are modern and elegantly appointed. Underfloor heating throughout both floors provides energy-efficient warmth without the intrusion of traditional radiators.

## BATHROOMS, EN-SUITES & GROUND FLOOR CLOAKROOMS

The contemporary bathrooms combine modern style and function with features that include:

- Villeroy & Boch white suites with polished chrome Hansgrohe fittings
- Minoli porcelain wall and floor tiling
- Pre-mounted large mirrors, heated in bathrooms and en-suites
- Heated chrome towel rails







# Detached Homes

FINISHING TOUCHES & PEACE OF MIND



## ENERGY EFFICIENCY

- Gas fired Heatmiser Neohub underfloor heating throughout
- Energy efficient LED downlighters or pendants in each room
- Double glazed hardwood windows
- Fully insulated floors throughout.

## GARDEN & GARAGE

- Landscaped front garden with turf and feature planting. Rear garden with turf and a full width four meter Indian Sandstone patio
- External lighting, tap and power point
- Tiled garage includes light, power, 7.2EVC charging point and automatic garage doors.

## PROPERTY FEATURES

- High speed fibre broadband
- Minoli porcelain flooring to the entrance hall, WC, kitchen / dining area / family area and utility room
- High-quality fitted carpets to the drawing room, study, staircases, landings and all bedrooms
- Natural stone fireplace and log burner provided to the drawing room in Plots 6, 7, 8, 9 & 10
- High quality walnut internal doors with chrome ironmongery
- Aluminium bifold doors with a level threshold opening onto the patio for a continuous indoor / outdoor living space
- Fitted wardrobes to all bedrooms apart from the master suite of Plots 1, 6, 7, 8, 9 & 10 which benefit from a fitted dressing room
- Brushed steel switch plates throughout
- Traditional Construction
- Concrete flooring throughout
- Mains Services

## FIRE, SECURITY & TECHNOLOGY

- Control 4 panelised lighting, heating, security and audio system throughout
- Data points provided to all principal rooms
- Wifi network with full internal coverage
- Audio speakers wiring throughout, with ceiling speaker fitted in kitchen / family room
- USB point in all habitable rooms
- An intruder alarm professionally fitted by Bespoke Security
- CCTV system with remote monitoring and external cameras on house and garage
- Fitted smoke alarms and a carbon monoxide detector adjacent to the gas boiler and fireplaces
- Entrance door with multi-point locking system
- Automated Velux windows with rain sensors (where applicable)







# Semi-Detached Homes

KITCHEN & BATHROOM SPECIFICATION

Plots  
3, 4, 11 & 12



## KITCHEN, DINING & LIVING

The kitchen, dining and living room spaces are light, open and generously sized. Each kitchen includes:

- Silestone Quartz worktops and splashback
- Miele integrated single oven, combination oven, induction hob, dishwasher, fridge and freezer
- Plots 3, 4 & 12 benefit from an integrated washer dryer in the kitchen
- Plot 11 has an integrated washing machine and tumble dryer in the utility cloakroom
- Stainless steel undermount sink with chrome fittings.

The open plan living and dining areas are modern and elegantly appointed. Underfloor heating to the ground floor provides energy-efficient warmth without the intrusion of traditional radiators.

## BATHROOMS, EN-SUITES & GROUND FLOOR CLOAKROOMS

The contemporary bathrooms combine modern style and function with features that include:

- Villeroy & Boch white suites with polished chrome Hansgrohe fittings
- Minoli porcelain wall and floor tiling
- Pre-mounted large mirrors
- Heated chrome towel rails
- Low level shower trays.





# Semi-Detached Homes

FINISHING TOUCHES & PEACE OF MIND



## FINISHING TOUCHES

- High speed fibre broadband
- Minoli porcelain flooring to the entrance hall, WC, Kitchen / dining area
- High-quality fitted carpets to the living room, study, staircases, landings and all bedrooms
- High-quality walnut internal doors with chrome ironmongery
- Aluminium bifold doors with a level threshold opening onto the patio for a continuous indoor / outdoor living space
- Brushed steel switch plates throughout
- Traditional Construction
- Audio speaker wiring throughout with ceiling speakers fitted to kitchen/family room
- Plot 11 has a natural stone fireplace and a log burner in the drawing room.

## GARDEN & GARAGE

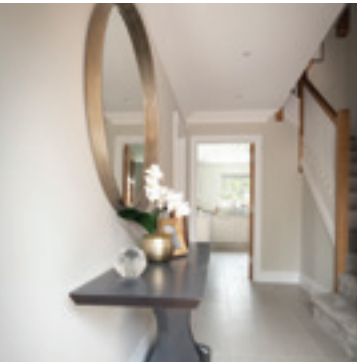
- The rear garden has been turfed and includes a full width four meter Indian Sandstone patio
- External lighting, tap and power point
- Garage includes light, power and automatic garage doors.

## FIRE, SECURITY & TECHNOLOGY

- An intruder alarm professionally fitted by Bespoke Security
- CCTV system with remote monitoring external cameras
- Fitted smoke alarms and a carbon monoxide detector adjacent to the gas boiler and fireplaces
- Entrance door with multi-point locking system
- Wi-Fi network with full internal coverage.

## ENERGY EFFICIENCY

- Heatmiser Neohub for underfloor heating integration
- Energy efficient LED downlighters or pendants in each room
- Double glazed hardwood windows
- Fully insulated floors throughout
- Mains services.







Location - The Green



## Location

Ewhurst, Surrey





# About Ewhurst

## PARKS & GREEN SPACES

Bordering the AONB Surrey Hills and seated on the Greensand Way, Ewhurst residents are spoilt for choice by the swathes of countryside on their doorstep. Attractions such as Pitch Hill, Box Hill and Sayers Croft nature reserve are easily reached by foot, bike or car whilst the area is rich in stately homes, with outstanding gardens and parks to enjoy. Ewhurst itself has a green and playing field to make entertaining children and dogs easy.

## SPORTS & LEISURE

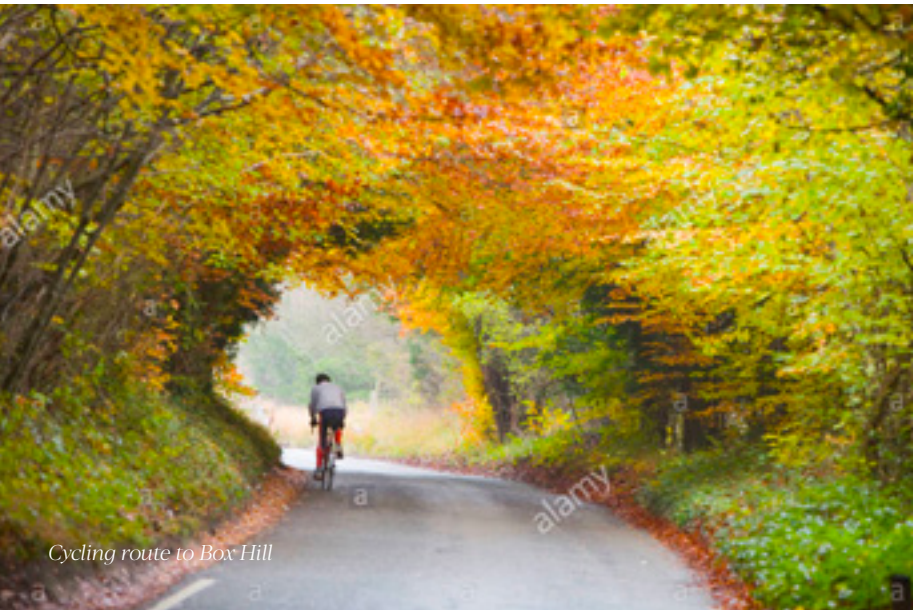
Outdoor pursuits are a natural pastime for anyone living in Ewhurst. Walking and cycling are especially popular – the local hills are a magnet for ambitious cyclists. Horse riding ranks as another popular local activity with Hurtwood Polo Club and several local stables in the neighbourhood. Several local golf clubs means keen golfers will be spoilt for choice too. Nearby Cranleigh and Guildford offer a wide choice of activities such as cinema, theatre and leisure centres.

## SHOPPING & FOOD

With several pubs in the nearby area, Ewhurst residents are well-catered for with casual drinks and dining options. Nearby Cranleigh and Guildford offer a wider range of options for food and drink with a range of eateries and bars ranging from independent fine dining restaurants to casual, family friendly chains. Shopping in Guildford is a pleasure, thanks to the broad choice of chain and independent stores. Meanwhile nearby Cranleigh combines independent shopping with everything needed for day to day living.



Stepping Stones at Box Hill



Cycling route to Box Hill



Cranleigh High Street





Hurtwood House School



Duke of Kent School



Cranleigh School



Cranleigh School

## EDUCATION

Perfect for family living, The Green is ideally situated within easy reach of excellent state and independent schools

## Primary & Secondary

Ewhurst CofE Aided School  
Primary - Ofsted Outstanding - 0.6 Miles

Park Mead Primary  
Primary - Ofsted Good - 1.5 Miles

St Cuthbert Mayne Catholic Primary School  
Primary - Ofsted Outstanding - 2 Miles

Glebelands School  
Secondary - Ofsted Good - 2.2 Miles

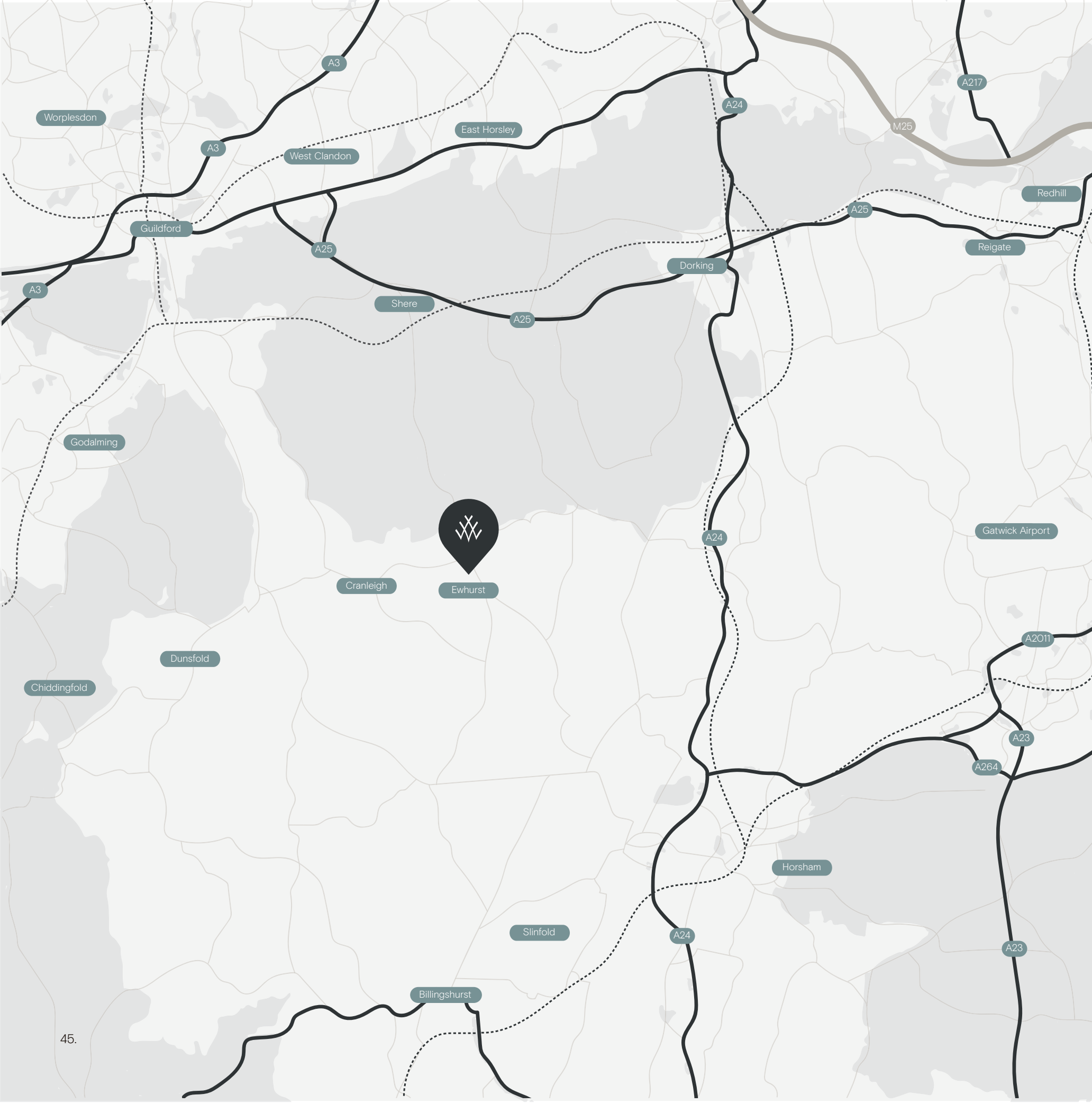
## Independent

Duke of Kent School  
Independent Primary + Secondary - 2.1 Miles

Hurtwood House School  
Independent Secondary + College - 1.9 Miles

Cranleigh School  
Independent Primary, Secondary and College - 2.5 Miles





## Address

The Green, Ewhurst, GU6 7RT

## Transport

The A3 South - Approx 11.3 Miles

Junction 10 of the M25 - Approx 15.7 Miles

Heathrow Airport - 28.8 Miles

Gatwick Airport - 17.6 Miles

Gomshall Station - 6.5 Miles (London Waterloo from 60 mins)

Godalming Station - 11.5 Miles (London Waterloo from 46 mins)

Guildford Station - 10.7 Miles (London Waterloo from 35 mins)

Horsham Station - 9.8 Miles (London Victoria from 53 mins)

## Sports & Activities

Hurtwood Polo Club - 0.7 Miles

Charles Equestrian - 1.0 Miles

Cranleigh Golf Club - 2.6 Miles

Gatton Manor Golf Club - 3.6 Miles

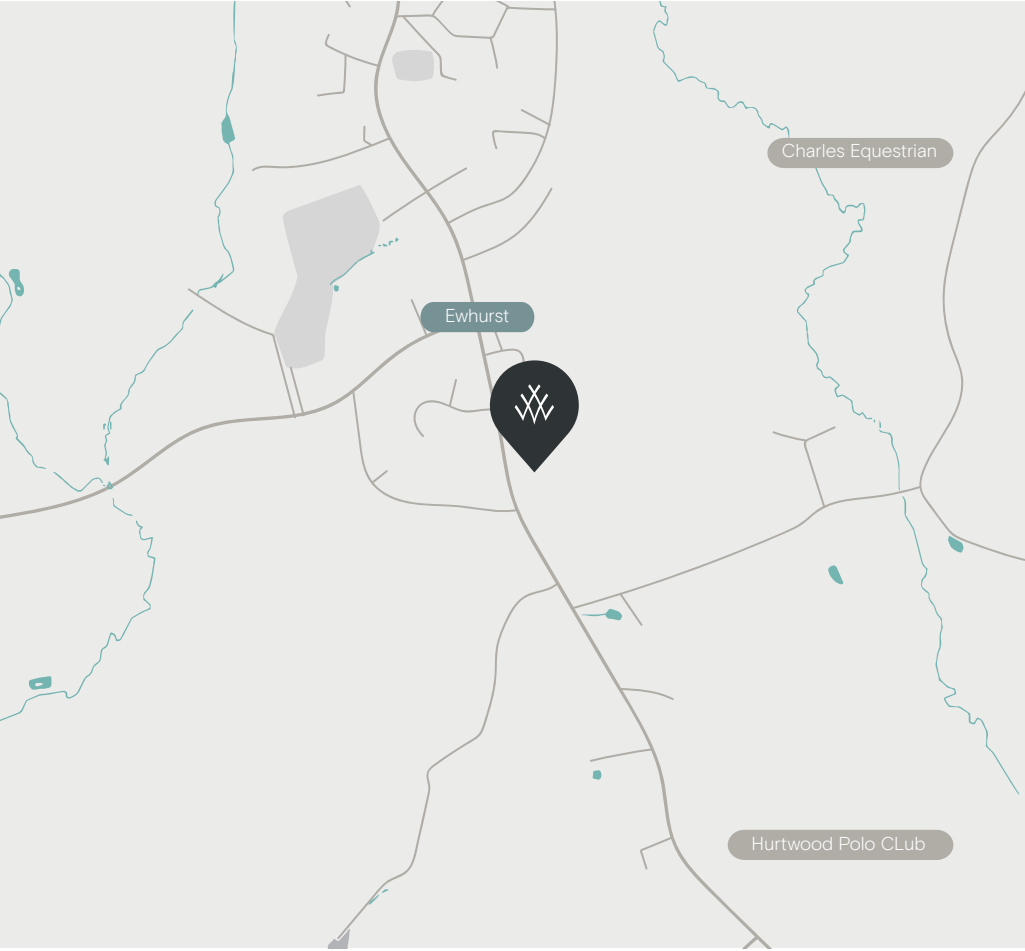
## Shopping & Leisure

Cranleigh Town Centre - 2 Miles

Horsham Town Centre - 10 Miles

Guildford Town Centre - 11 Miles

Guildford Cinema - 11 Miles



Motorway A Road Trainline B Road





# All Brookworth Homes are located, designed and constructed to deliver an exceptional living experience.

Even before we acquire land for development, we take great care to understand the lifestyle aspirations and expectations of the people who will live in our homes, along with the unique characteristics of the locality and community. This ensures we deliver highly specified homes that enrich your quality of life at home, at work, in education, socially and recreationally.

No matter who you are - the prime location, access to transport links, proximity to vital local amenities and rich variety of sports, leisure and recreational facilities are factored into each development for a high standard of living.

As well as a 10-year NHBC Build Warranty and our adherence to the 'Consumer Code for Homebuilders', each home comes with a Brookworth Homes 2-year warranty. In the event of post construction issues, our Customer Care team will ensure any defects are remedied to your satisfaction, giving you complete confidence in our homes and customer service values.

Discover a new way of life that creates fresh expectations in every way.

Discover Brookworth Homes.

**BROOKWORTH**  
HOMES

Find our more at:  
[brookworth.com](https://brookworth.com)

Head Office: Brookworth House,  
99 Bell Street, Reigate, Surrey RH2 7AN

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\*A copy of the 'Consumer Code for Homebuilders' is available from our Head Office. For more information on the code which protects the rights of new home buyers visit [www.consumercode.co.uk](https://www.consumercode.co.uk)







BROOKWORTH  
HOMES