



# HOPEWOOD PARK

DORKING | SURREY



# DEEPDENE HISTORY

The exciting new development at Hopewood Park is steeped in rich history.

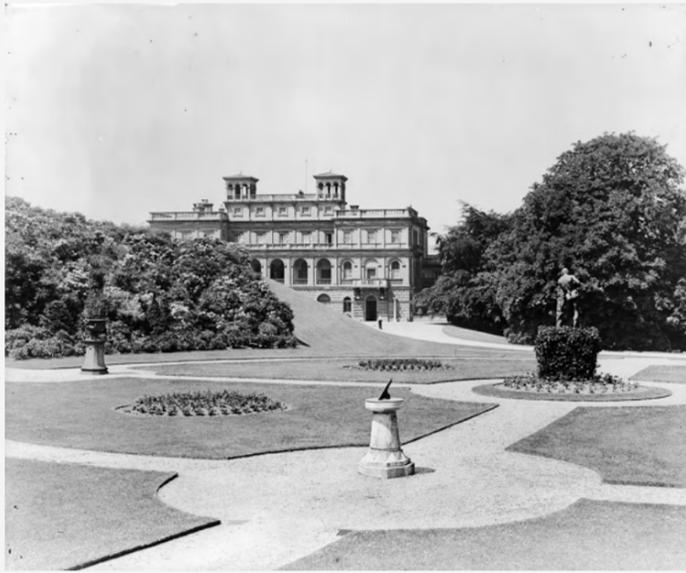
The once famed Deepdene Estate and House was the home of Sir Thomas Hope. Here, surrounded by his large collections of paintings, sculptures and antiques, Deepdene became a famous resort. Unfortunately in the 60's the estate was demolished and converted into offices, although many features of the former estate are still visible today within the extensive grounds of Hopewood Park.

The sites rediscovery and reopening has been one of the great local heritage success stories. In 2009 plans were put in place to reinstate the grounds and bring the site back to its former glory. Deepdene extends to around seventy acres which includes a medieval deer-park, the remains of an ancient fortified manor house, the mausoleum, the garden where the story began and glimpses of the Second World War fortifications.

Stonegate Homes have worked in conjunction with the Friends of Deepdene to create a detailed landscaping plan that respects the setting of the Listed Hope Gardens and enhances the openness of the green belt.

The diamond logo in our marketing material represents the 45.52 carat blue diamond known as the 'Hope Diamond' once owned by the Hope family that is now at the Smithsonian Natural History Museum. It's value is now estimated at £250 million.

You can now be a part of a new chapter in Deepdene's history.

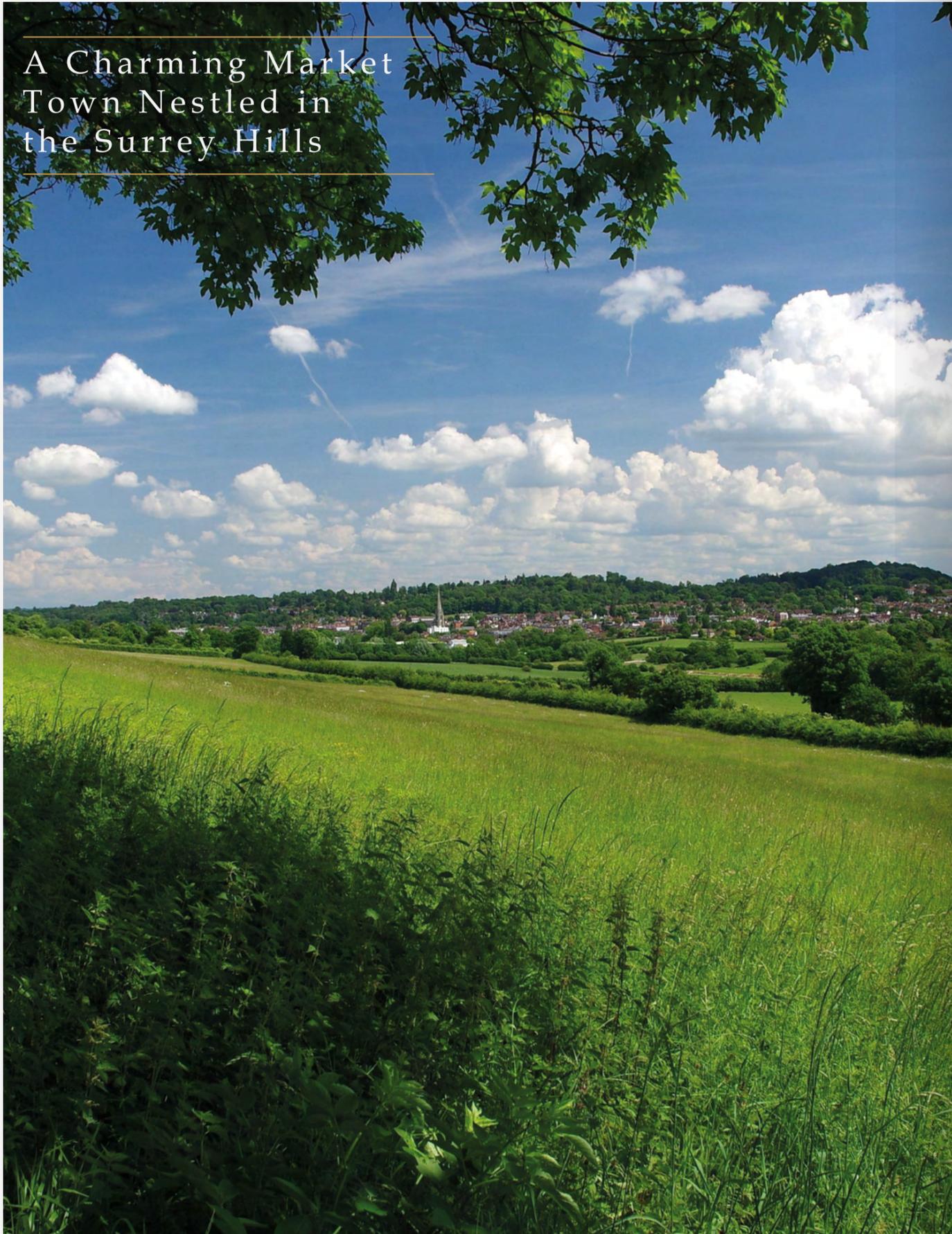


# Welcome to HOPEWOOD PARK DORKING | SURREY



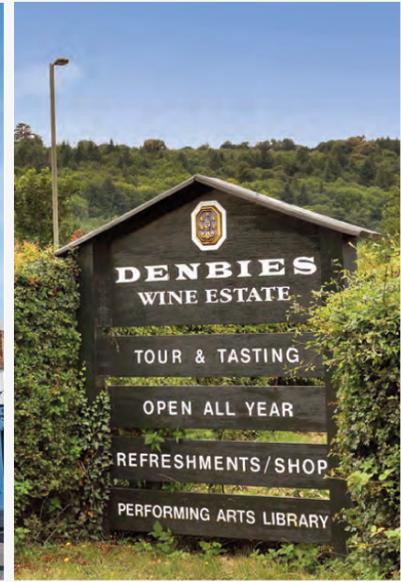


## A Charming Market Town Nestled in the Surrey Hills



Perfectly situated in the desirable market town of Dorking, you will discover the nearest rail connection and the bustling high street are only an easy 10 minute walk. When enjoying days out along the historic streets of the town, you can catch sight of the wooded hills and open downland, which are always a welcome reminder of the beauty that surrounds you. The High Street itself is full of diverse craft shops, boutiques, art galleries, vintage shops and antique centres not to mention the excellent selection of cafés, restaurants and pubs to enjoy a welcome respite.

Denbies Wine Estate is the largest award-winning vineyard in England and is situated on the northern outskirts of Dorking. It overlooks Box Hill, one of the first Country Parks in England. Denbies is open to the public and hosts indoor and outdoor vineyard tours daily with a chateau style winery, gift shop, art gallery and two restaurants.





# Dorking is a picturesque town nestled at the foot of the North Downs and set within an Area Of Outstanding Natural Beauty.



Dorking Golf Club

## Walk, Cyle, Play...

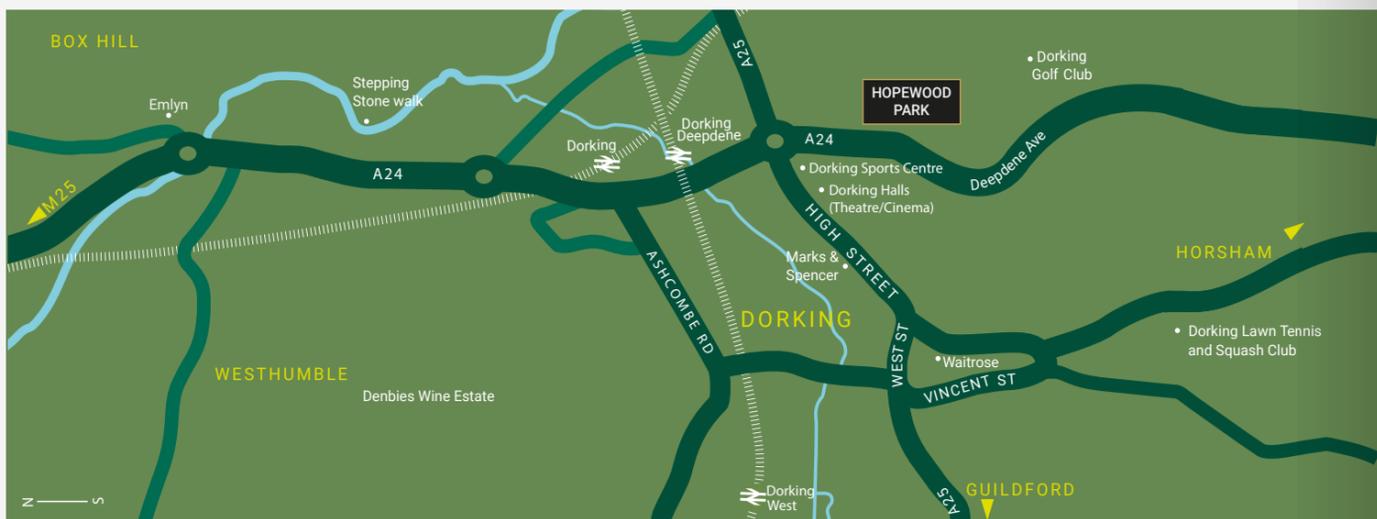
Cycling and walking fanatics can escape to Leith Hill, South West of Dorking and explore the many footpaths and amazing views from the highest point in South-East England. For Local green space there is The Nower which is an area of parkland ideal for dog walking or running, which gives you direct access to the Surrey Hills. If you're a cyclist and feeling brave then you can also try the famous zig-zag road on Box Hill, renowned as one of the toughest sections in the 2012 Olympic cycle race.

Dorking also boasts some spectacularly beautiful and challenging golf courses; Betchworth Park Golf Club, Gatton Manor Hotel and with the Dorking Golf Club just next door to the Hopewood Park development, to name a few of them.

Some of the neighbouring villages and hamlets offer some of the finest country pubs for a cosy winter dinner or a casual couple of drinks, with The Abinger Hatch only a couple of minutes away from Dorking which is a charming free house in a secluded pristine part of Surrey. Another highlight with it only being 3 miles East of Dorking is The Red Lion in Betchworth, which dates back to the 18th Century and is all about the traditional country-pub dining.



Box Hill, Dorking



# TRANSPORT LINKS

A huge further benefit to this prestigious development are the wonderful transport links. There are three train stations frequently serving both London Victoria and London Waterloo in under an hour as well as Gatwick Airport which is only 25 minutes away, perfect for those looking for a lock-up-and-leave. For those with access to a car, there is easy access to Surrey Hills, an Area of Outstanding Natural Beauty and the M25 is just a 15 minute drive.

## HOPEWOOD PARK

LONDON  
56 minutes by train  
(from Dorking Station)



DORKING TRAIN STATION  
3 minutes by car

GUILDFORD HIGH STREET & SHOPPING  
32 minutes  
by car via A25



THORPE PARK  
35 minutes  
by car via M25



BRIGHTON  
57 minutes  
by car via A23



EPSOM DOWNS RACECOURSE  
24 minutes  
by car via A24



GATWICK AIRPORT  
25 minutes  
by car via A217



HEATHROW AIRPORT  
31 minutes  
by car via M25



## SPECIFICATION OVERVIEW

### INTERNAL FINISHES

- ... High quality internal Vancouver doors
- ... Smooth finish walls and ceilings
- ... Neutral wall colour palette
- ... Neutral colour flooring
- ... Sicilian Oak Engineered wood flooring

### KITCHEN

The contemporary individually designed handle-less kitchen brings glamour and sophistication to these beautiful apartments. These rooms boast impeccable quality and feature the following:

- ... High-gloss handleless units (20 year Guarantee)
- ... All cabinets have soft close feature.
- ... Silestone quartz stone worktop
- ... Beko appliances
- ... stainless steel sink
- ... Chrome monobloc mixer tap
- ... Tiled splashback
- ... LED feature lighting under unit
- ... multifunction oven & induction hob
- ... Integrated fridge freezer
- ... canopy cooker hood
- ... Integrated washing machine
- ... Integrated dishwasher

### BATHROOMS

- ... Polished chrome fittings
- ... Polished chrome heated towel rail
- ... Quality white sanitaryware including Metro wall hung WC with soft-close lid, pedestal wash hand basin and bath with shower over and glass screen or separate glass shower cubicle
- ... Thermostatic shower bar
- ... Heated mirror

### HEATING AND VENTILATION

- ... Ducted ventilation to kitchen and bathrooms
- ... Smoke and heat detection systems
- ... Devola or similar heating system
- ... Piano black glass heater
- ... Underfloor heating

### ELECTRICAL

- ... Internet wiring to living/dining room and bedrooms
- ... Television points to living/dining room and bedrooms
- ... Shaver socket in bathroom
- ... Smart lighting system
- ... Brushed metal finish light switches
- ... Brushed metal finish switch plates and sockets
- ... LED strip lighting in communal areas

### GENERAL

- ... 10 year structural warranty
- ... Allocated parking spaces
- ... Visitor & disabled parking
- ... EV charging points

\*The specification is the anticipated specification but may be subject to change as necessary and without notice. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. For more information please contact; enquiries@stonegatehomes.co.uk





# HOPEWOOD PARK



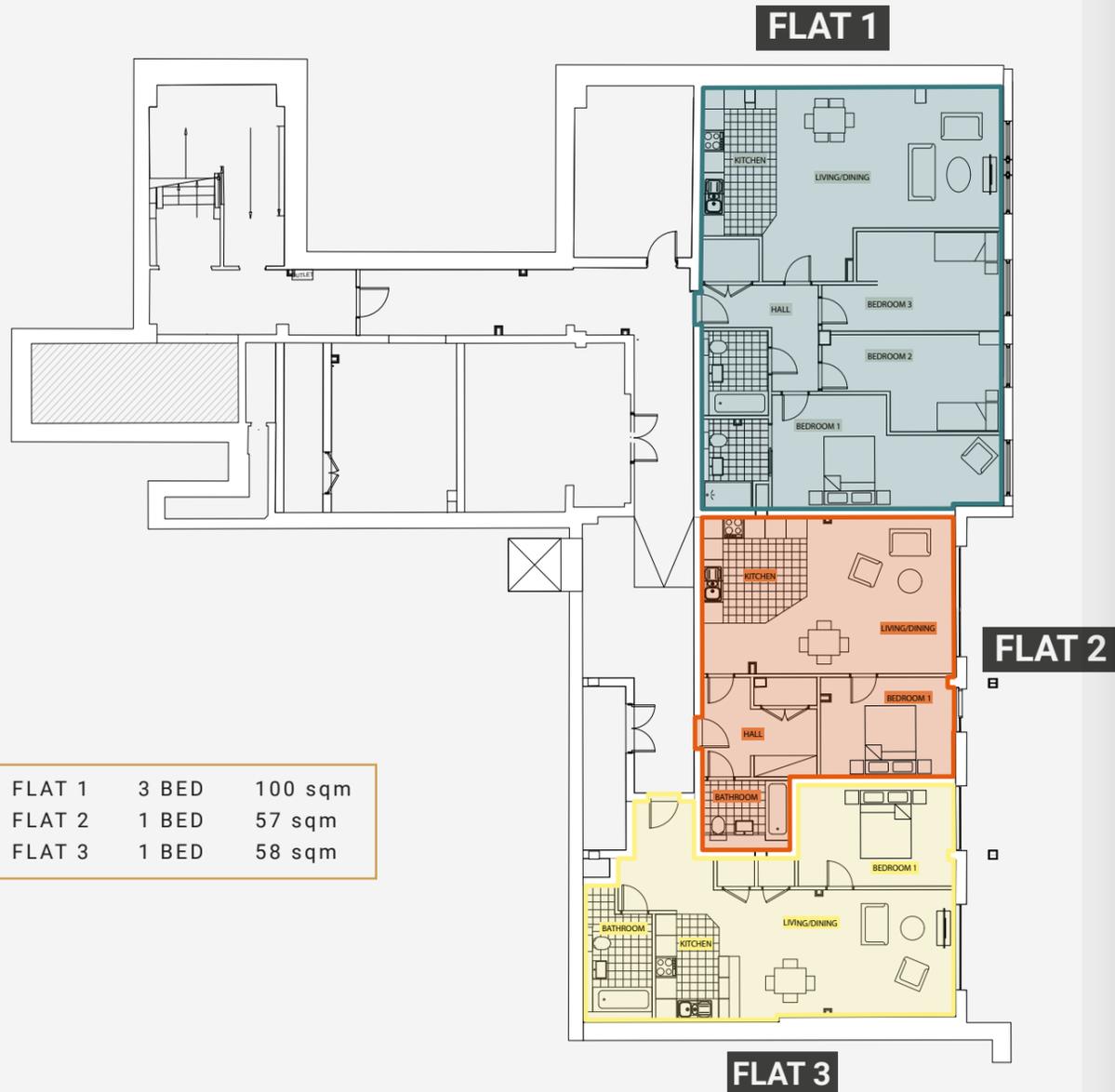
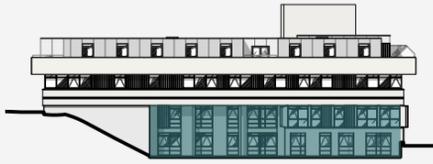
# DEEPDENE HOUSE

FLOOR PLANS





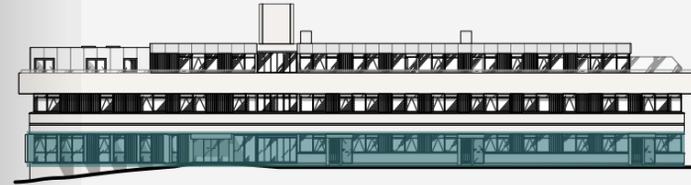
# DEEPDENE HOUSE LOWER GROUND FLOOR



Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction.



# DEEPDENE HOUSE GROUND FLOOR

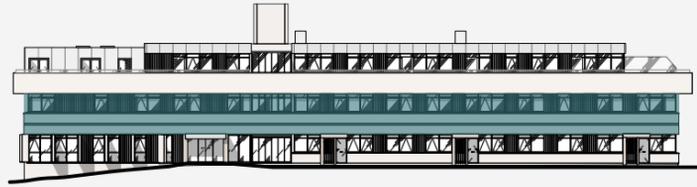


FLAT 4	2 BED	70 sqm
FLAT 5	2 BED	75 sqm
FLAT 6	2 BED	69 sqm
FLAT 7	1 BED	48 sqm
FLAT 8	1 BED	47 sqm
FLAT 9	1 BED	42 sqm
FLAT 10	1 BED	42 sqm
FLAT 11	1 BED	42 sqm
FLAT 12	1 BED	42 sqm
FLAT 13	1 BED	42 sqm
FLAT 14	2 BED	63 sqm
FLAT 15	2 BED	63 sqm
FLAT 16	2 BED	62 sqm

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# DEEPDENE HOUSE FIRST FLOOR

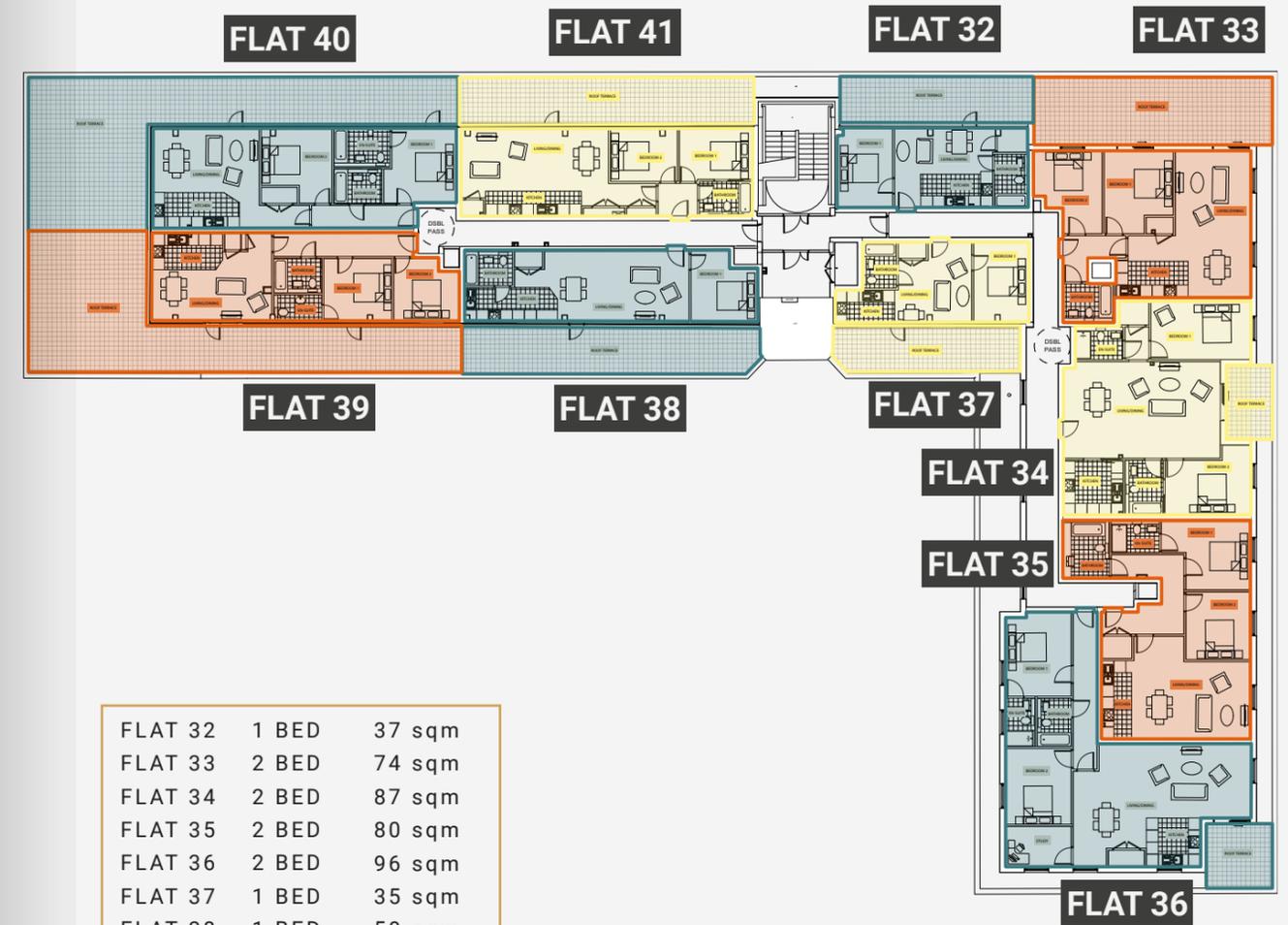
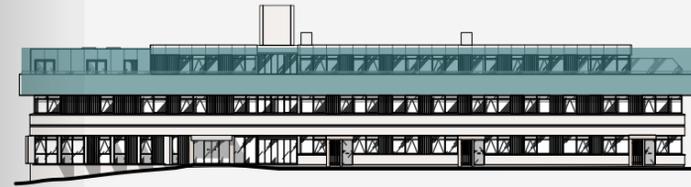


FLAT 17	1 BED	43 sqm
FLAT 18	2 BED	67 sqm
FLAT 19	1 BED	42 sqm
FLAT 20	1 BED	45 sqm
FLAT 21	2 BED	66 sqm
FLAT 22	1 BED	46 sqm
FLAT 23	1 BED	44 sqm
FLAT 24	1 BED	41 sqm
FLAT 25	2 BED	67 sqm
FLAT 26	1 BED	49 sqm
FLAT 27	1 BED	49 sqm
FLAT 28	2 BED	71 sqm
FLAT 29	2 BED	63 sqm
FLAT 30	2 BED	63 sqm
FLAT 31	2 BED	62 sqm

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# DEEPDENE HOUSE SECOND FLOOR



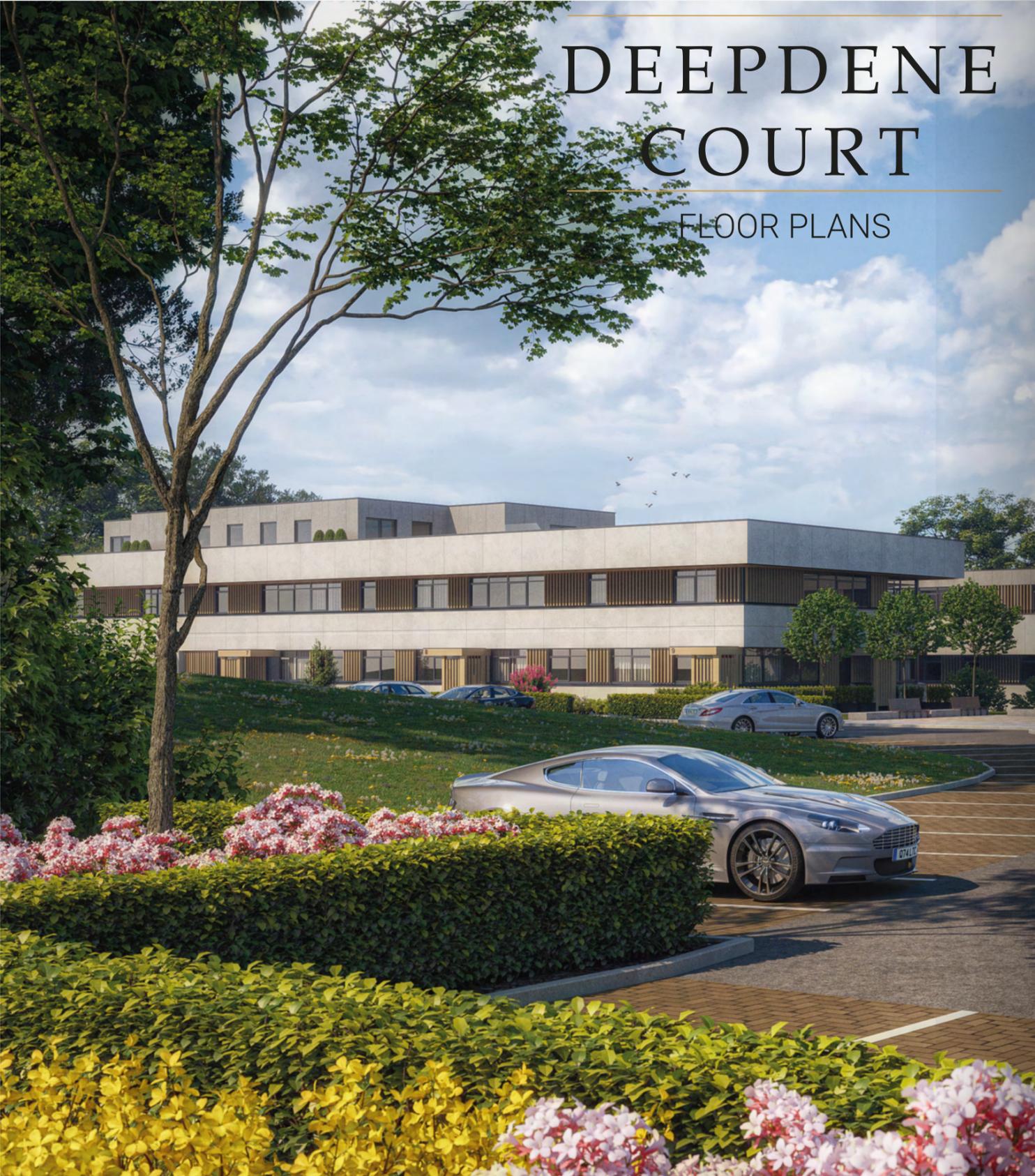
FLAT 32	1 BED	37 sqm
FLAT 33	2 BED	74 sqm
FLAT 34	2 BED	87 sqm
FLAT 35	2 BED	80 sqm
FLAT 36	2 BED	96 sqm
FLAT 37	1 BED	35 sqm
FLAT 38	1 BED	50 sqm
FLAT 39	2 BED	63 sqm
FLAT 40	2 BED	71 sqm
FLAT 41	2 BED	62 sqm

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# DEEPDENE COURT

## FLOOR PLANS



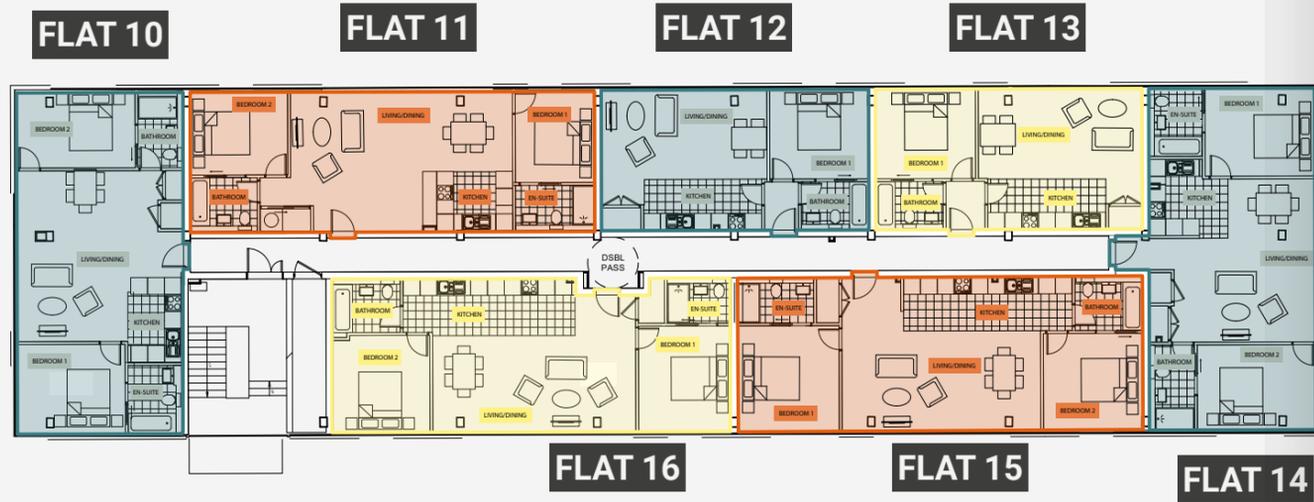
## DEEPDENE COURT GROUND FLOOR



FLAT 1	2 BED	70 sqm
FLAT 2	2 BED	75 sqm
FLAT 3	1 BED	42 sqm
FLAT 4	1 BED	42 sqm
FLAT 5	1 BED	42 sqm
FLAT 6	1 BED	42 sqm
FLAT 7	2 BED	62 sqm
FLAT 8	2 BED	63 sqm
FLAT 9	2 BED	62 sqm



# DEEPDENE COURT FIRST FLOOR

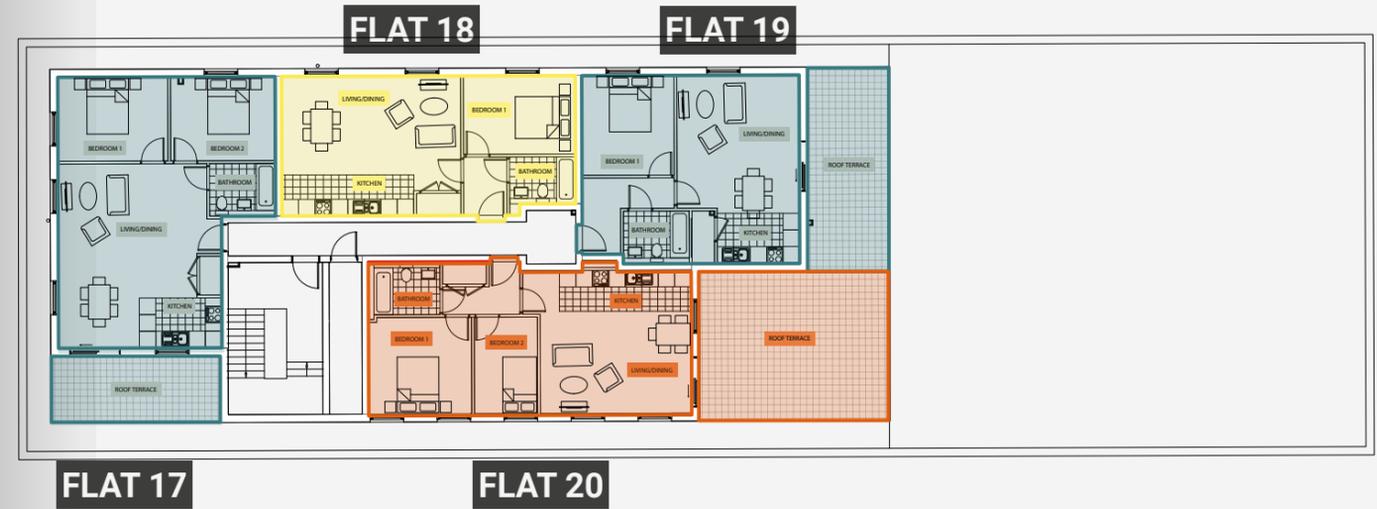


FLAT 10	2 BED	69 sqm
FLAT 11	2 BED	70 sqm
FLAT 12	1 BED	46 sqm
FLAT 13	1 BED	46 sqm
FLAT 14	2 BED	70 sqm
FLAT 15	2 BED	77 sqm
FLAT 16	2 BED	74 sqm

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# DEEPDENE COURT SECOND FLOOR



FLAT 17	2 BED	67 sqm
FLAT 18	1 BED	52 sqm
FLAT 19	1 BED	52 sqm
FLAT 20	2 BED	61 sqm

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# STONEGATE

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## HOMES

*"Since the company's formation in 2010, Stonegate Homes has sought to sympathetically redevelop existing brownfield sites for residential and mixed-use schemes.*

*We have completed a range of developments over recent years, delivering units throughout Greater London and the home counties, either by ourselves or in joint ventures with trusted and well regarded delivery partners.*

*We pride ourselves on delivering quality schemes, carefully designed to be in keeping with the surrounding landscape. Our focus continues to be on creating excellent places to live in well-connected locations."*

[www.stonegatehomes.co.uk](http://www.stonegatehomes.co.uk)

## SELLING AGENTS



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