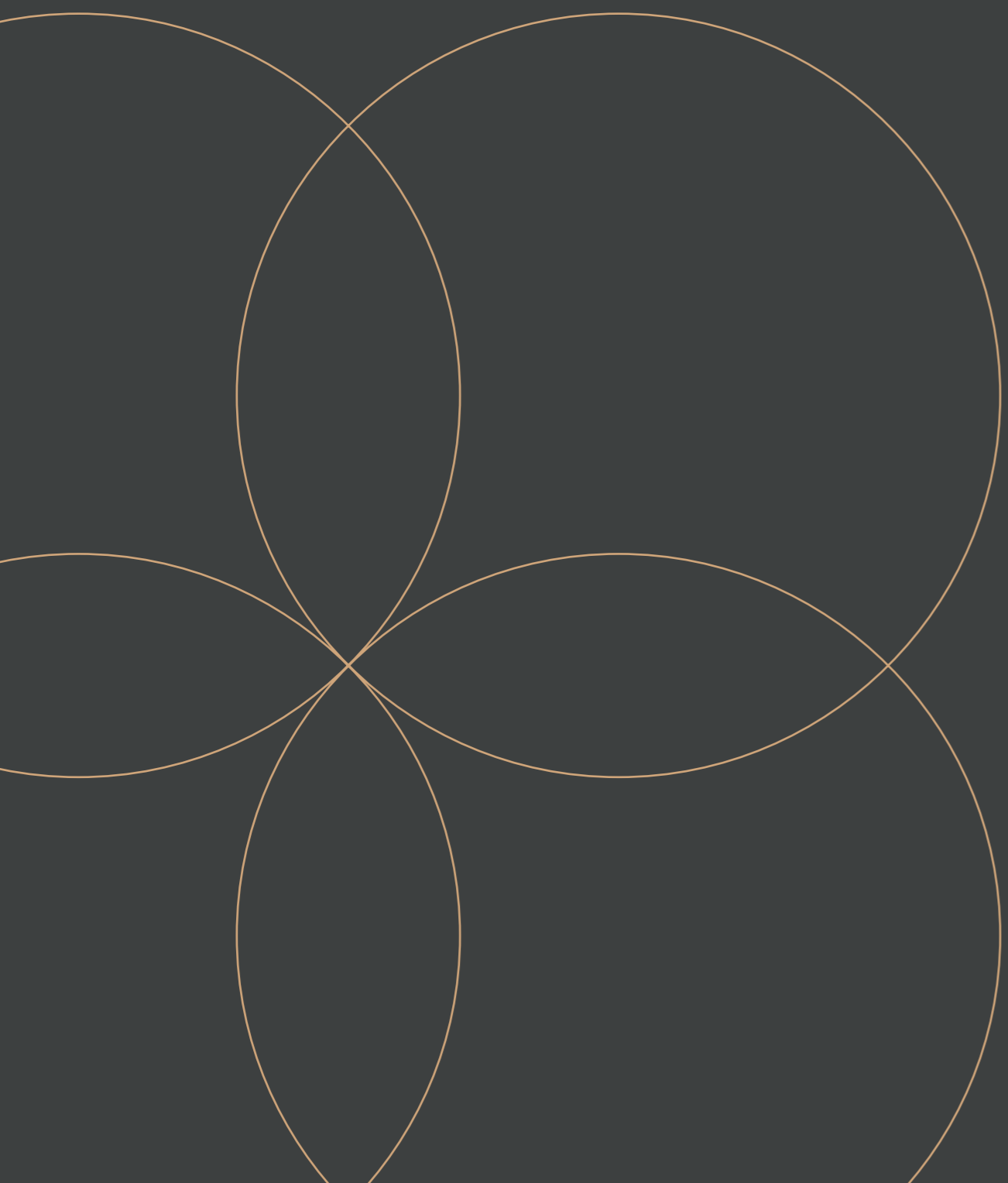




MULBERRY
HOUSE



AN EXCEPTIONAL
DEVELOPMENT
OF 25 STUDIO
ONE, TWO AND
THREE BEDROOM
APARTMENTS

Centrally located in the historic
market town of Dorking.



Please note: Computer generated images and photography throughout this brochure are intended for illustrative purposes only and should be treated as general guidance only.

This striking building features an elegant façade of crisp white render, complemented by attractive weatherboard detailing, gunmetal grey windows, brick piers and a clay tile roof. There is extensive communal landscaping to the front of Mulberry House, creating an established and welcoming environment.

THE STUDIOS

The studios have been fastidiously planned to offer open plan spaces which compare favourably to a traditionally arranged one bedroom apartment. The graceful kitchens blend harmoniously into the reception rooms, which feature dedicated spaces for living and dining, whilst the bedroom areas are discreetly positioned and designed to accommodate a double bed.





THE APARTMENTS

The one, two and three bedroom apartments are arranged in both lateral and duplex configuration, offering a broad choice of layouts and sizes to suit the individual's lifestyle. Each apartment has been meticulously designed and offers perfectly zoned reception rooms, elegant and generously equipped kitchens, spacious bedrooms and indulgent bathrooms.

A number of the apartments have the advantage of a private terrace, whilst all two and three bedroom apartments have the benefit of an allocated parking space. The owners of the studio and one bedroom apartments may be able to purchase an allocated parking space by separate negotiation.



DORKING

NESTLED IN THE
SURREY HILLS AND
DESIGNATED AS AN
AREA OF OUTSTANDING
NATURAL BEAUTY.

Dorking offers its residents a desirable town and country lifestyle, all of which is within convenient reach of Mulberry House. The extensive amenities of Dorking town centre are right on the doorstep. Whatever your tastes and whatever your budget, this town will certainly surpass your expectations.





SHOPPING

Shoppers are spoilt for choice, with Dorking earning the Telegraph's accolade of being one of 'Britain's Top 5 High Streets'. You will find a truly unique blend of high street and independent shops, charming cafes and innovative chefs, as well as passionate gin distillers and authentic pubs.

In addition to the main high street, St Martin's Walk offers an open-air shopping centre, with a mix of well-known names and independent shops. The centre hosts many of Dorking's popular events and festivals including farmers markets, Christmas activities and retail promotions.

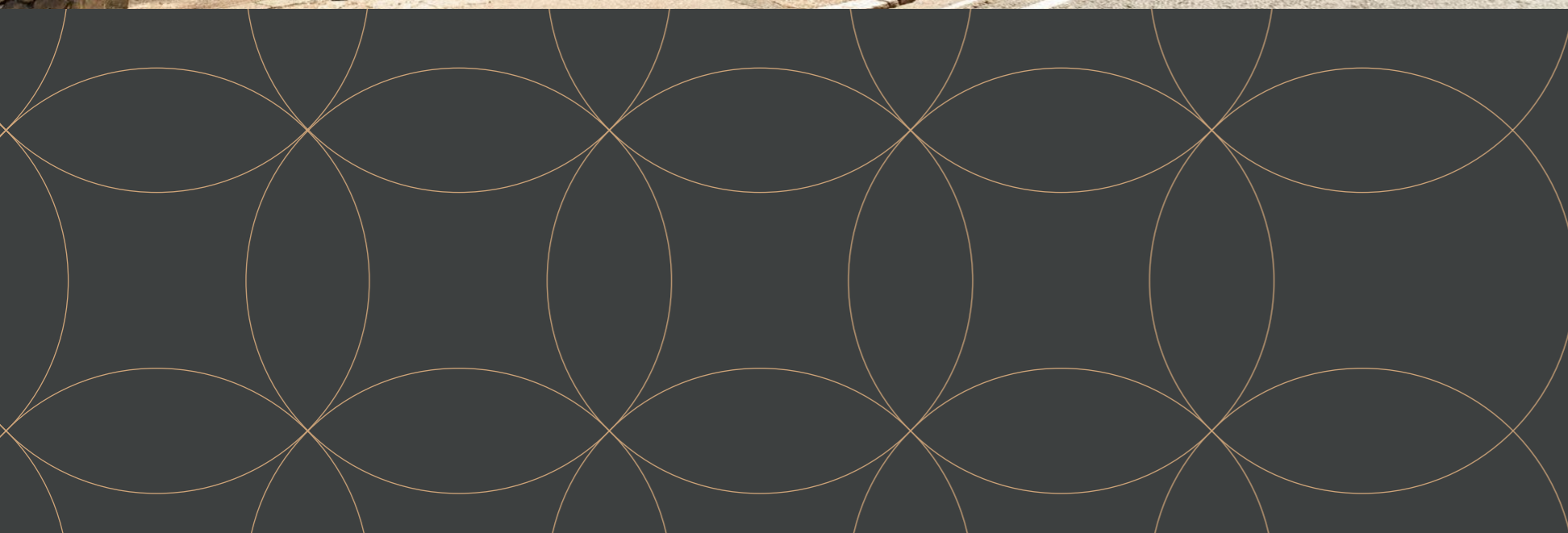
For convenience, there is a fine selection of supermarkets within easy reach.

Waitrose	0.2 miles, 5 minutes walk
Sainsbury's	0.3 miles, 6 minutes walk
St Martin's Walk	0.3 miles, 7 minutes walk
M&S Simply Food	0.4 miles, 7 minutes walk
Lidl	0.3 miles, 7 minutes walk



FOOD & DRINK

Dorking is renowned for its wide selection of gastro pubs, with perennial favourites including the 14th Century 'Old House' and 15th Century 'King's Arms' both being within a few hundred yards of Mulberry House. The town centre is also packed with a wide selection of independent restaurants including fine dining at the Michelin starred Sorrel, mouth-watering Mediterranean at Arto, eastern flavours at Sang Thai and pasta perfection at Rialto. There is also a great selection of high street favourites including Pizza Express.

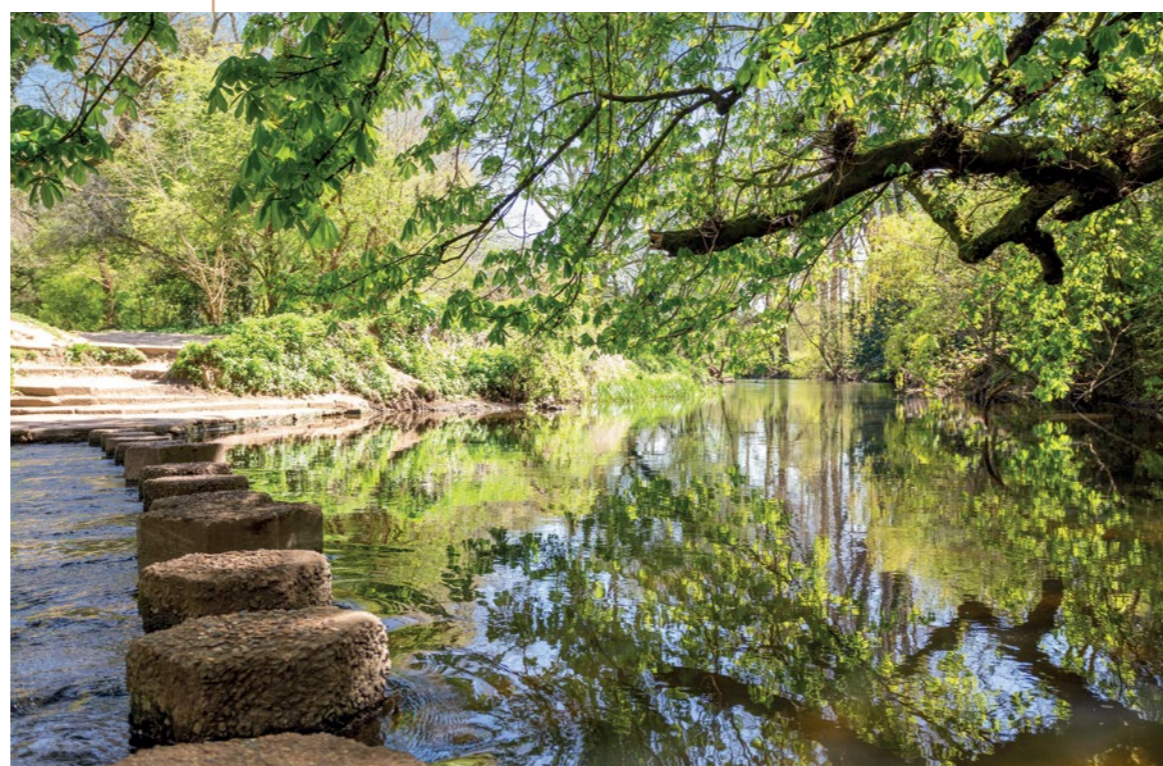


ENTERTAINMENT & ACTIVITIES

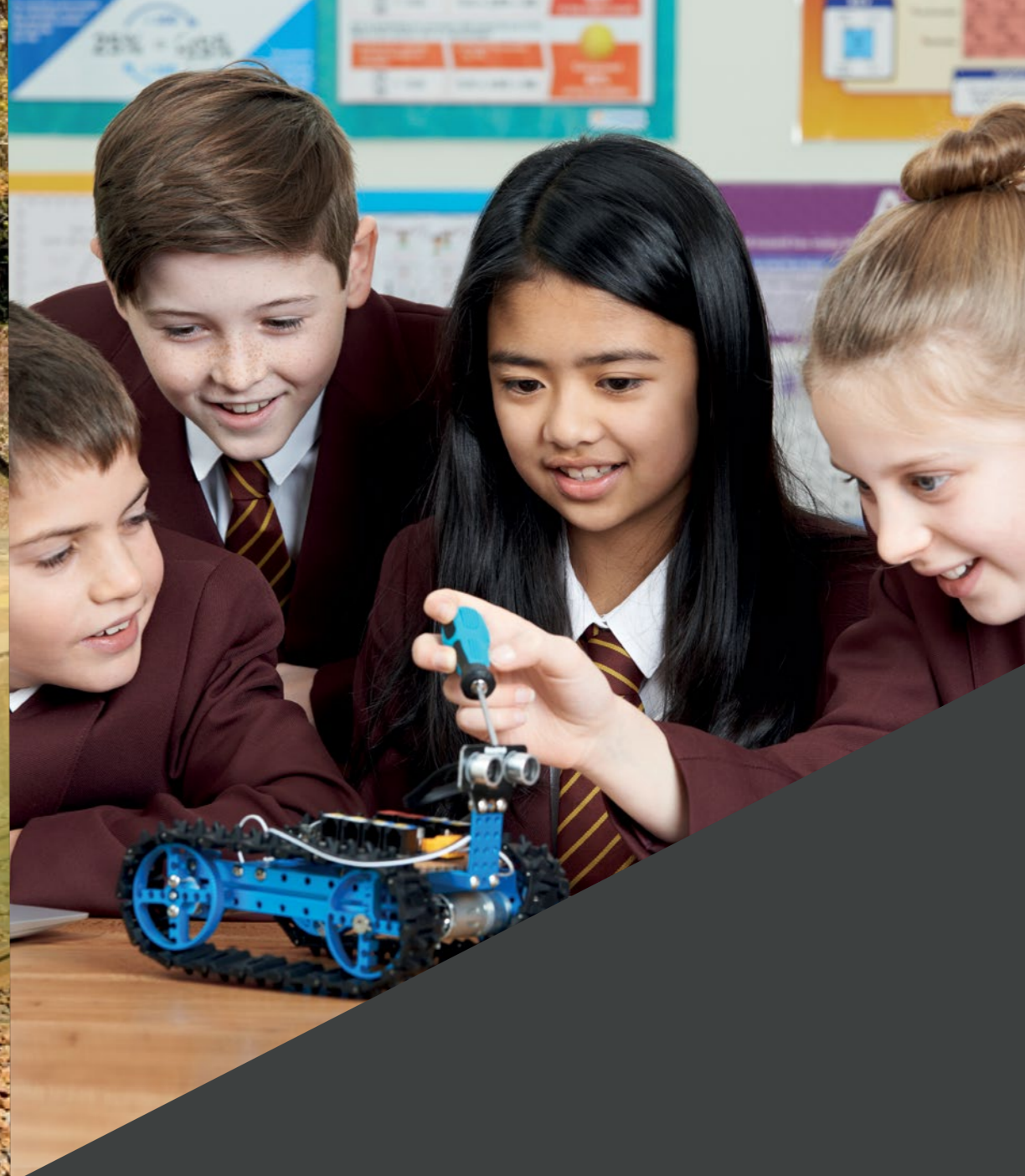
There is so much to see and do in and around Dorking, your only challenge will be how to fit it all in! The hugely popular 'Dorking Halls' is located at the eastern end of the High Street and features its own cinema showing all the latest Hollywood blockbusters, as well as an intimate 800 seat theatre, which shows an eclectic array of plays, music concerts and comedy performances throughout the year.

If you fancy brushing up on your wine knowledge, why not visit Denbies Wine Estate, where you can sample their award-winning reds, whites and rosés and bring home a bottle of their famous fizz for a special occasion.

For those who enjoy keeping fit, there are around a dozen gyms and fitness clubs in Dorking, including an Anytime Fitness, Body-Torque-Pilates, a Yoga centre and even KickBoxKarate. If you prefer to take your exercise outdoors, you are spoilt for choice. Ranmore Common starts at the end of Station Road and the world famous 'Box Hill' (which featured in the 2012 Olympic cycling races), is just a short ride away.



Dorking Halls	0.6 miles, 13 minutes walk
Ranmore Common	0.6 miles, 13 minutes walk
Denbies	1.1 miles, 22 minutes walk
Box Hill	2.8 miles, 22 minutes cycle



TRANSPORT

With so much to do in Dorking, chances are, you won't want to leave. Fortunately, when you have to, you are extremely well serviced by transport.

The town has no fewer than three railway stations, all of which are within easy reach of Mulberry House.

Dorking West	0.4 miles 7 minutes walk
Dorking Deepdene	0.8 miles 16 minutes walk
Dorking Mainline	1.0 miles 20 minutes walk

The stations offer a regular, direct train service to popular destinations, including excellent commuter services into both London Victoria and London Waterloo.

Reigate from	7 minutes
Redhill from	13 minutes
Guildford from	18 minutes
Gatwick Airport from	25 minutes
London Victoria from	55 minutes
London Waterloo from	56 minutes
Reading from	56 minutes

For those who prefer to travel by car, the M25 is within easy reach, opening up the wider southeast of England and further afield.

M25	6.5 miles 11 minutes drive
Reigate	7.2 miles 16 minutes drive
Guildford	12.7 miles 29 minutes drive
London	26.9 miles 67 minutes drive

EDUCATION

Dorking benefits from a number of very good schools, many of which are within catchment and easy reach of Mulberry House. This includes St Paul's C of E Primary School which is rated 'Outstanding' by Ofsted as well as the highly regarded Ashcombe School for secondary education.

Please note that all distances are taken from www.google.co.uk/maps and train times are taken from National Rail.

GROUND FLOOR

■ Studio
 ■ Two Bed
 ■ Three Bed



Apartment 1	Kitchen / living / dining / bedroom	7.06 m x 4.86 m	23'2" x 16'0"
Studio	Total Internal area	35.74 m ²	385 ft ²

Apartment 2	Kitchen / living / dining / bedroom	5.58 m x 4.86 m	18'4" x 16'0"
Studio	Total Internal area	30.86 m ²	332 ft ²

Apartment 3	Kitchen / living / dining / bedroom	4.91 m x 5.28 m	16'2" x 17'4"
Studio	Total Internal area	30.26 m ²	326 ft ²

Apartment 4	Kitchen / living / dining / bedroom	7.97 m x 3.42 m	26'2" x 11'3"
Studio	Total Internal area	31.25 m ²	336 ft ²

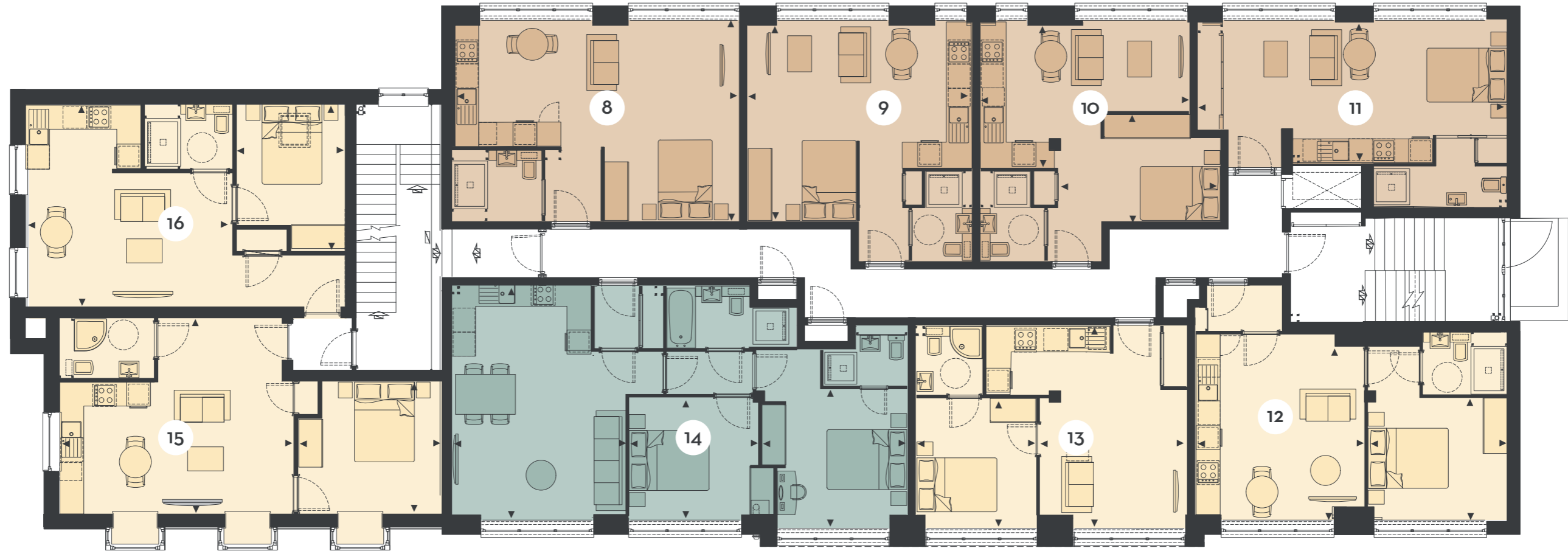
Apartment 5	Kitchen / living / dining	5.12 m x 4.73 m	16'10" x 15'6"
Two Bed	Bedroom 1	3.34 m x 2.82 m	10'11" x 9'3"
	Bedroom 2	3.37 m x 2.65 m	11'1" x 8'9"
	Total Internal area	58.76 m ²	632 ft ²

Apartment 6	Kitchen / living / dining	6.12 m x 4.61 m	20'1" x 15'2"
Two Bed	Bedroom 1	3.65 m x 4.57 m	12'0" x 15'0"
	Bedroom 2	3.01 m x 2.88 m	9'11" x 9'6"
	Total Internal area	65.05 m ²	700 ft ²

Apartment 7	Kitchen / living / dining	5.93 m x 5.05 m	19'5" x 16'7"
Three Bed	Bedroom 1	3.57 m x 3.45 m	11'9" x 11'4"
	Bedroom 2	3.85 m x 3.48 m	12'8" x 11'5"
	Bedroom 3 / study	2.41 m x 2.35 m	7'11" x 7'9"
	Total Internal area	76.91 m ²	828 ft ²

FIRST FLOOR

■ Studio ■ One Bed ■ Two Bed



Apartment 8	Kitchen / living / dining / bedroom	7.06 m x 5.00 m	23'2" x 16'5"
Studio	Total Internal area	35.27 m ²	380 ft ²

Apartment 9	Kitchen / living / dining / bedroom	5.58 m x 4.86 m	18'4" x 16'0"
Studio	Total Internal area	30.30 m ²	326 ft ²

Apartment 10	Kitchen / living / dining	5.18 m x 3.55 m	17'0" x 11'8"
Studio	Bedroom 1	4.03 m x 2.65 m	13'3" x 8'8"
	Total Internal area	30.15 m ²	325 ft ²

Apartment 11	Kitchen / living / dining / bedroom	7.69 m x 3.45 m	25'3" x 11'4"
Studio	Total Internal area	30.25 m ²	326 ft ²

Apartment 12	Kitchen / living / dining	4.33 m x 4.21 m	14'3" x 13'10"
One Bed	Bedroom 1	3.45 m x 3.01 m	11'4" x 9'11"
	Total Internal area	37.11 m ²	399 ft ²

Apartment 13	Kitchen / living / dining	5.05 m x 3.65 m	16'7" x 12'0"
One Bed	Bedroom 1	3.25 m x 2.99 m	10'8" x 9'10"
	Total Internal area	33.79 m ²	364 ft ²

Apartment 14	Kitchen / living / dining	5.85 m x 4.32 m	19'2" x 14'2"
Two Bed	Bedroom 1	3.62 m x 3.47 m	11'11" x 11'5"
	Bedroom 2	3.23 m x 3.10 m	10'7" x 10'2"
	Total Internal area	62.52 m ²	673 ft ²

Apartment 15	Kitchen / living / dining	5.84 m x 4.86 m	19'2" x 15'11"
One Bed	Bedroom 1	3.56 m x 3.28 m	11'8" x 10'9"
	Total Internal area	40.21 m ²	433 ft ²

Apartment 16	Kitchen / living / dining	5.14 m x 5.02 m	16'10" x 16'6"
One Bed	Bedroom 1	3.64 m x 2.68 m	11'11" x 8'9"
	Total Internal area	40.0 m ²	431 ft ²

SECOND FLOOR / THIRD FLOOR

One Bed Two Bed

Apartment 17	Kitchen / living / dining	6.10 m x 4.68 m	20'0" x 15'5"
One Bed	Bedroom 1	4.39 m x 2.92 m	14'5" x 9'7"
	Total Internal area	46.24 m²	498 ft²

Apartment 18	Kitchen / living / dining	6.64 m x 4.68 m	21'10" x 15'5"
Two Bed	Bedroom 1	4.71 m x 2.91 m	15'5" x 9'7"
	Bedroom 2	3.00 m x 2.74 m	9'10" x 9'0"
	Total Internal area	68.38 m²	736 ft²

Apartment 19	Living / dining	6.62 m x 2.84 m	21'9" x 9'4"
One Bed	Kitchen	2.75 m x 2.34 m	7'8" x 9'0"
	Bedroom 1	4.71 m x 3.30 m	15'5" x 10'10"
	Total Internal area	53.13 m²	572 ft²

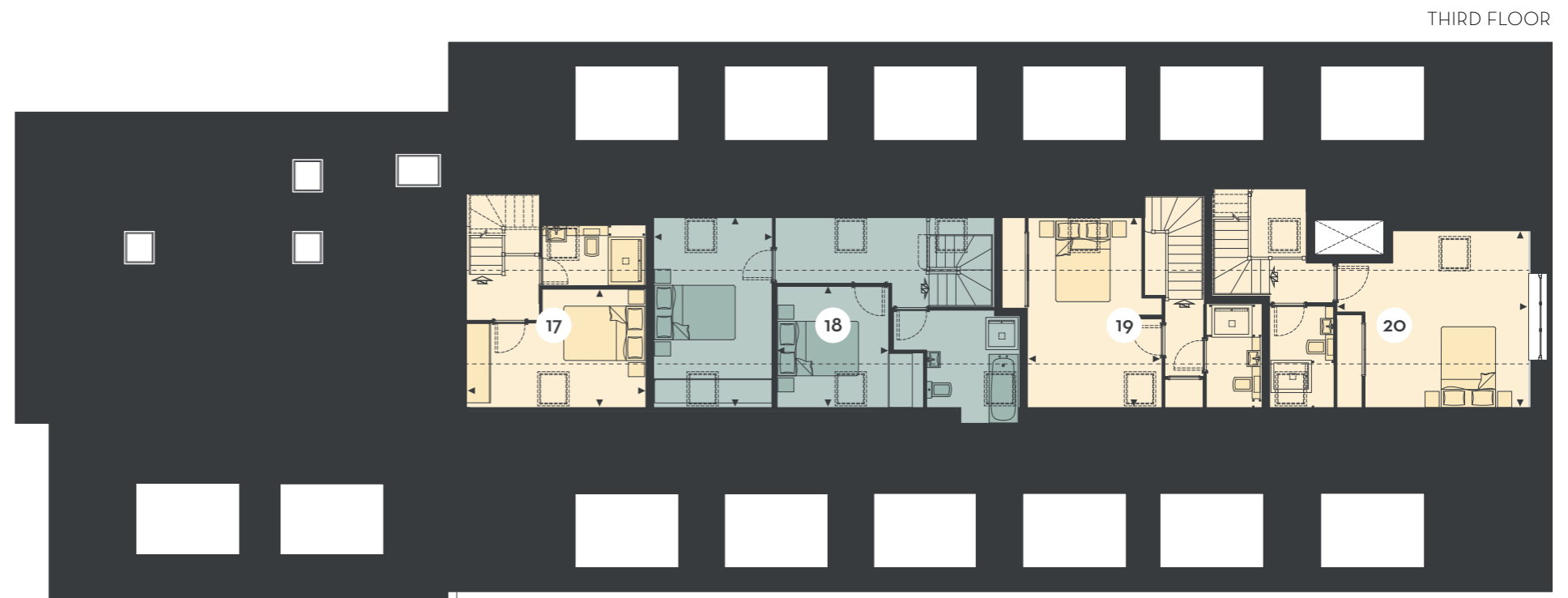
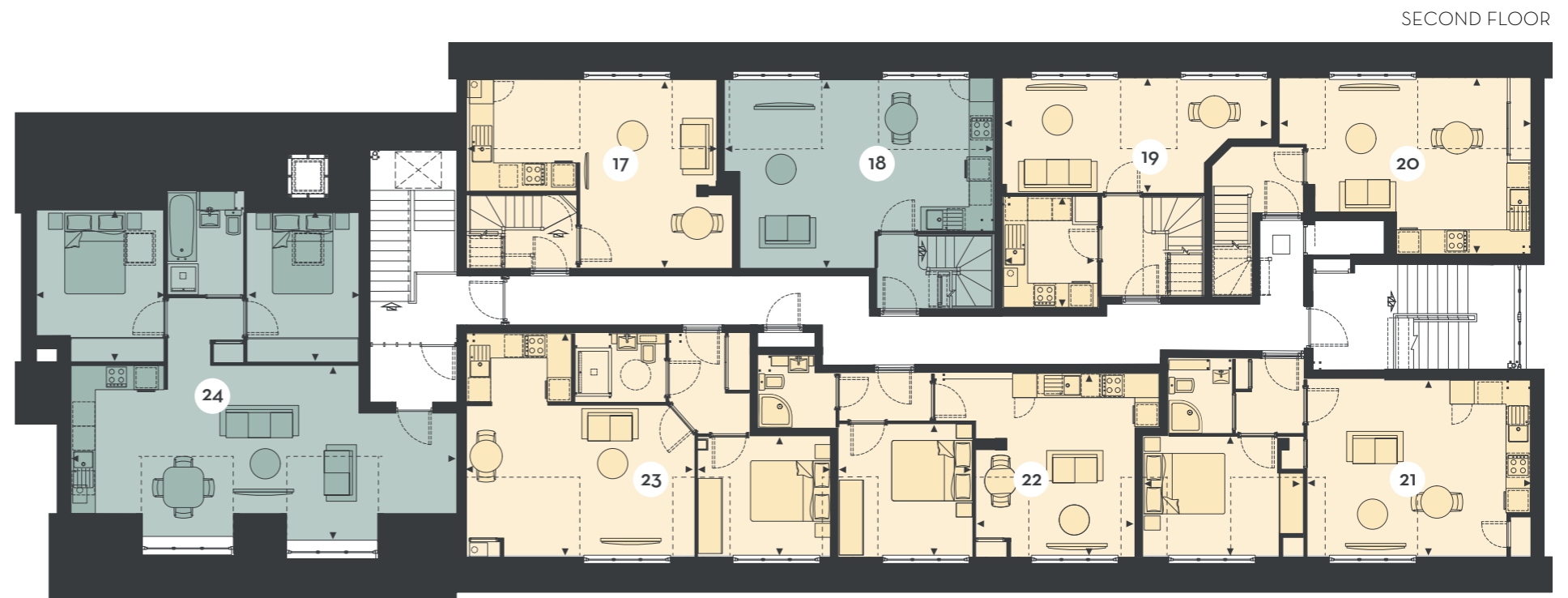
Apartment 20	Kitchen / living / dining	6.19 m x 4.34 m	20'4" x 14'3"
One Bed	Bedroom 1	4.78 m x 4.38 m	15'8" x 14'5"
	Total Internal area	53.64 m²	577 ft²

Apartment 21	Kitchen / living / dining	5.52 m x 4.36 m	18'2" x 14'4"
One Bed	Bedroom 1	3.96 m x 2.97 m	13'0" x 9'9"
	Total Internal area	38.24 m²	412 ft²

Apartment 22	Kitchen / living / dining	4.56 m x 3.91 m	15'0" x 12'10"
One Bed	Bedroom 1	3.30 m x 3.28 m	10'10" x 10'9"
	Total Internal area	34.72 m²	374 ft²

Apartment 23	Kitchen / living / dining	5.58 m x 5.53 m	18'4" x 18'2"
One Bed	Bedroom 1	3.25 m x 2.97 m	10'8" x 9'9"
	Total Internal area	40.48 m²	436 ft²

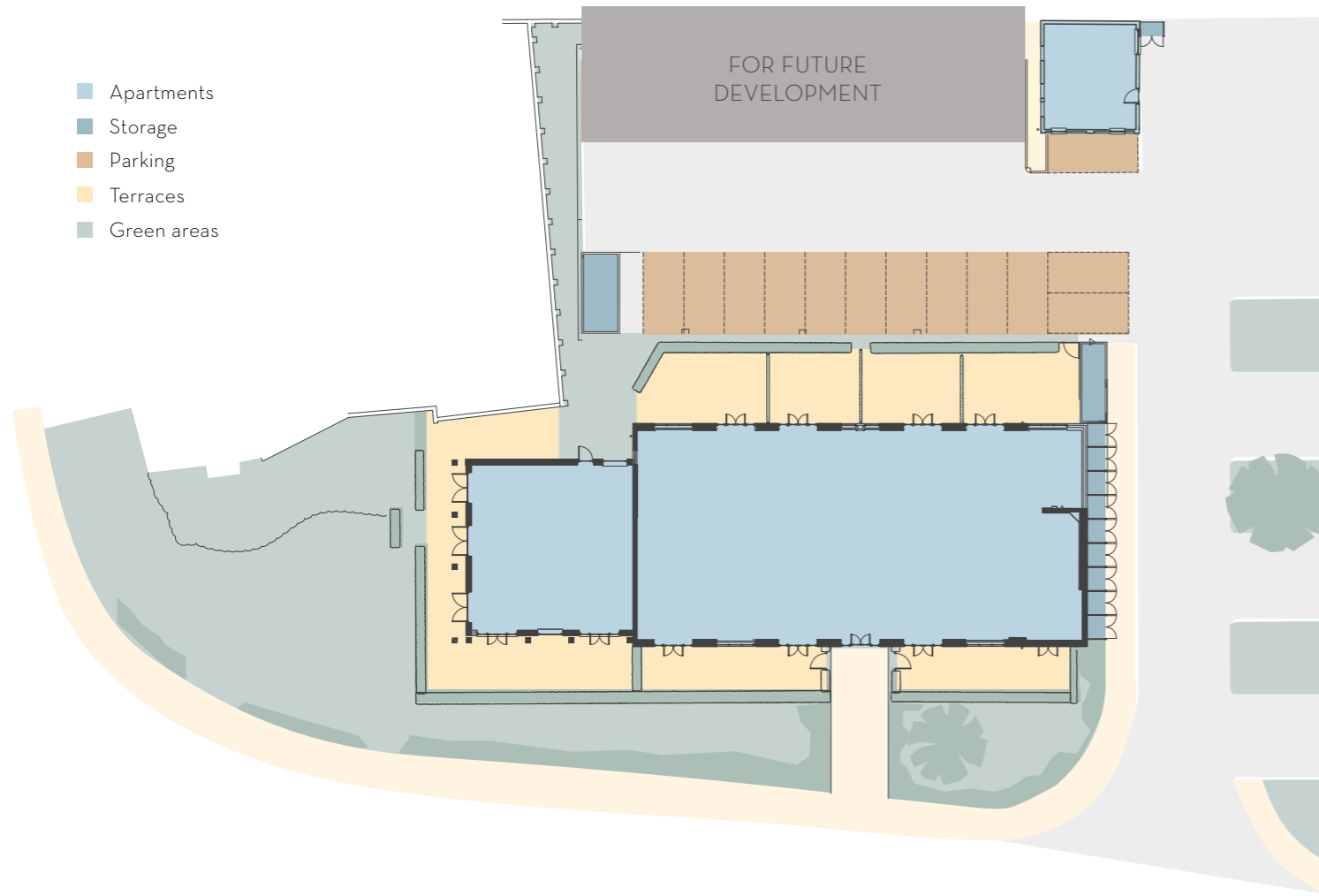
Apartment 24	Kitchen / living / dining	9.55 m x 4.32 m	31'4" x 14'2"
Two Bed	Bedroom 1	3.76 m x 3.14 m	12'4" x 10'4"
	Bedroom 2	3.69 m x 2.76 m	12'2" x 9'1"
	Total Internal area	62.95 m²	678 ft²



Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm. Overall dimensions are usually stated and there may be projections into these.

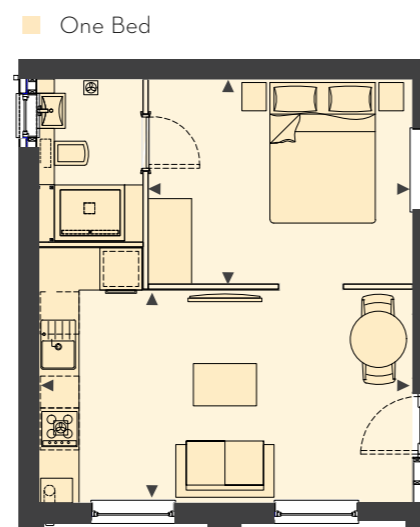
SITE PLAN

Mulberry House | Station Road | Dorking | Surrey RH4 1EB



DETACHED PROPERTY

Apartment 25	Kitchen / living / dining	5.32 m x 3.03 m	17'6" x 9'11"
One Bed	Bedroom 1	3.75 m x 2.90 m	12'4" x 9'6"
	Total Internal area	32.24 m ²	347 ft ²



SPECIFICATIONS

General Specification

Linear smooth wood internal moulded doors with satin wood paint finish.
 Chrome ironmongery.
 Walls painted in vinyl matte emulsion, ammonite colour.
 All ground floor units with double opening patio doors.
 Woodwork paint in white satin finish.
 Smooth plastered ceilings and walls.
 Multipoint locking front door sets.
 Burford contemporary skirting and architraves.

Flooring

Engineered light grey oak wood floor (hallways, living rooms and kitchens).
 Cormar luxurious carpets in all bedrooms (and stairs in duplex apartments).
 Bathrooms fitted with high quality stone tiles with herringbone tiling in the showers.
 Sintesis calacatta white tiling in bathrooms & en suites, with feather herringbone tiled wall in the shower.

Heating and Insulation

Individual combination gas boilers to each apartment.
 Thermostatically controlled radiators.
 Double glazed, factory painted UPVC windows with security locking mechanisms.
 Double glazed, factory painted UPVC patio doors (ground floor) with security locking mechanisms.

Electrical & Lighting

Low voltage LED downlighters throughout.
 Low-level TV points with cable & satellite provision.
 Cat 6 wiring provided.

Kitchens

Shaker style kitchens with traditional steel handles.
 Silestone quartz worktops, upstands and splash back behind hobs.
 Bosch stainless steel oven.
 Bosch gas hob with integrated extractor, with carbon filter.
 Integrated fridge-freezer.
 Integrated dishwasher (450mm or 650mm).
 Integrated washer dryer to kitchen or free standing washer dryer to utility cupboard (plot dependent).
 Under cabinet LED lighting and skirting LED lights.
 Stainless steel underslung sink with chrome tap.

Bathrooms, En-suites & Cloakrooms

White sanitaryware including concealed cistern, WCs, baths and sinks.
 Resin shower trays with glass enclosure.
 Wall mounted vanity unit with integrated storage under sinks.
 Contemporary chrome taps.
 Minoli floor and wall tiles with feature wall in shower.
 Full height tiling to all bathrooms.
 Fitted mirror above sink.
 Chrome heated towel rail.

External

Landscaped communal grounds.
 External lighting to terraces.
 Paved terraces.
 Outside water tap.

Peace of Mind

All properties will come with Global Home Warranties 10 year structural warranty.

Mulberry House is a marketing name and may not form part of the development's address. These particulars are not considered to be a formal offer, they are for information purposes only and to provide an overview of the property. They are not taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. All travel times and distances mentioned are approximate and for guidance only. Sources: nationalrail.co.uk & google.co.uk/maps. All illustrative maps are not to scale and for guidance only rather than accurate representations of distance and exact locations. Intending purchasers must satisfy themselves as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or their agent. These particulars are believed to be correct at the time of issue and any areas, measurements or dimensions referred to are indicative only and have been taken from architect's current drawings which may be subject to change during the course of construction. In view of the developer's continuing improvements policy the detailed specification and/or layouts may change. CGIs are artist's impressions and indicative of finished product. Some items are optional extras and are not included.

ABOUT THE DEVELOPER

Farleigh is a privately-owned development and investment company based in London, founded in 2016. The company has financed and developed numerous schemes across the UK within a variety of sectors, including residential, student and commercial.

Farleigh is renowned for the quality and attention to detail it brings to every property project and Mulberry House embodies all the hallmarks that underpin the growing reputation of this unique company.

www.farleighproperty.com

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LOCATION





MULBERRYHOUSEDORKING.COM