

CLEAR'S FARM COTTAGES

THE CLEARS | REIGATE



HOMES
BY
HARLEQUIN

TOWN AND COUNTRY LIVING AT ITS BEST

In a tranquil setting at the foot of the North Downs, Clears Farm Cottages is a distinctive collection of just four 3 & 4 bedroom homes, perfectly placed to enjoy the delights of country living with all the advantages of vibrant Reigate close at hand.



Reigate is an attractive destination for those seeking a perfectly balanced lifestyle, where the surrounding countryside offers an array of possibilities in the great outdoors. Take to the hills and discover walking routes and mountain biking trails or visit one of the nearby villages and take in the atmosphere of a characterful pub. In town you'll find great shopping, from niche independents to high street brands, and a superb choice of restaurants to suit all palates.

Sports and leisure facilities include football, rugby, squash and tennis clubs, complemented by Redhill's Donyngs Leisure Centre with pool, squash courts and gym.

Schooling is at the top of its class, with OFSTED 'outstanding' rated infant, junior and secondary schools, in addition to independent Reigate Grammar and St Mary's Preparatory and Choir School.

When you need to travel further afield, Junction 8 of the M25 is just 2.5 miles away, trains from Reigate, via Redhill, will get you to London Victoria in around 43 minutes and it's just an 8.5 mile drive to Gatwick airport.



*from Reigate Station



INSPIRED BY TRADITION, DESIGNED FOR TODAY

Clears Farm Cottages blends the style of traditional farm buildings with contemporary specifications and finishes to create distinctive homes of enduring charm and appeal.

The dwellings will be built incorporating low-carbon, energy efficient air source heat pumps.

The houses will be energy and water efficient, and future proofed with the addition of on-plot electric car charging points.

AN IDYLIC LOCATION

Set against a backdrop of the North Downs, with farmland on your doorstep, Clears Farm Cottages brings green space and nature into your everyday life. Each property enjoys the advantage of a private garden and two allocated parking spaces.

CLEAR'S FARM COTTAGES

Plot 1
THE WISLEY

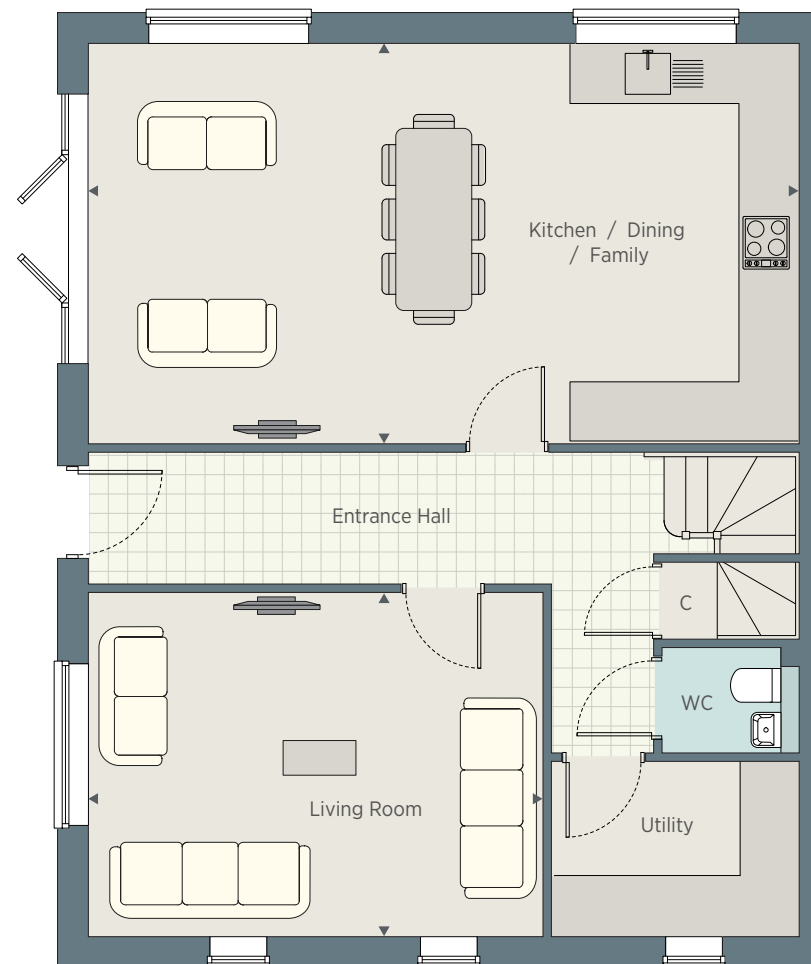
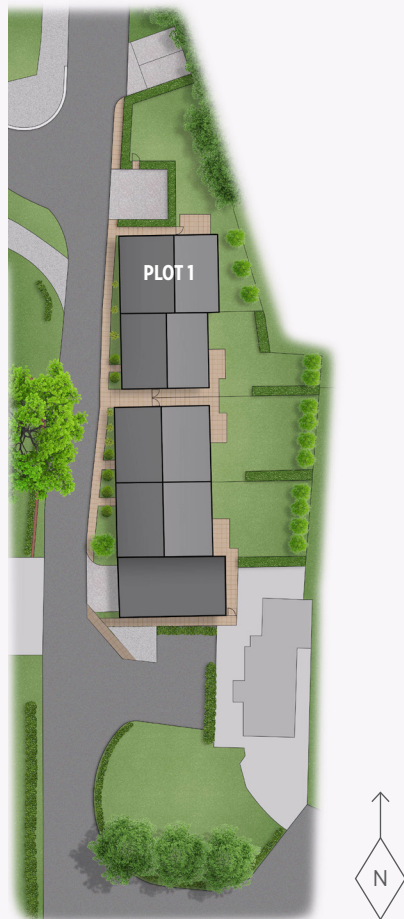
Plot 2
THE BETCHWORTH

Plot 3
THE CHATLEY

Plot 4
THE BROCKHAM

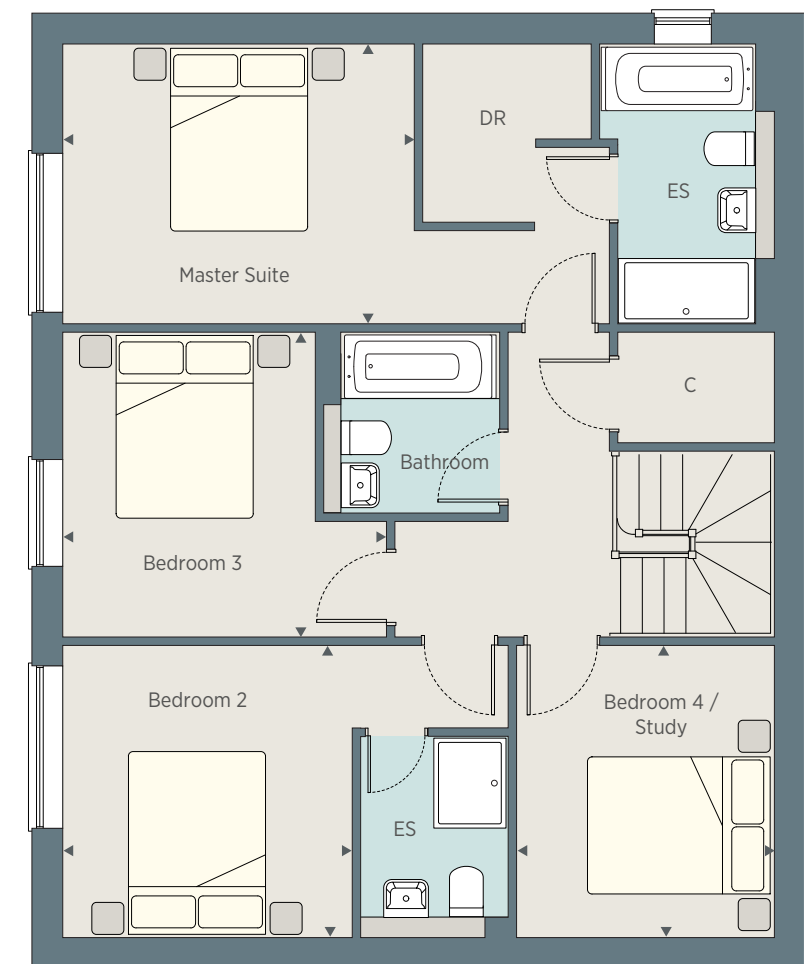
THE WISLEY

PLOT 1 4 BEDROOM HOME



GROUND FLOOR

Kitchen / Dining / Family	7.80m x 4.36m	25'7" x 14'3"
Living Room	4.96m x 3.74m	16'3" x 12'3"



FIRST FLOOR

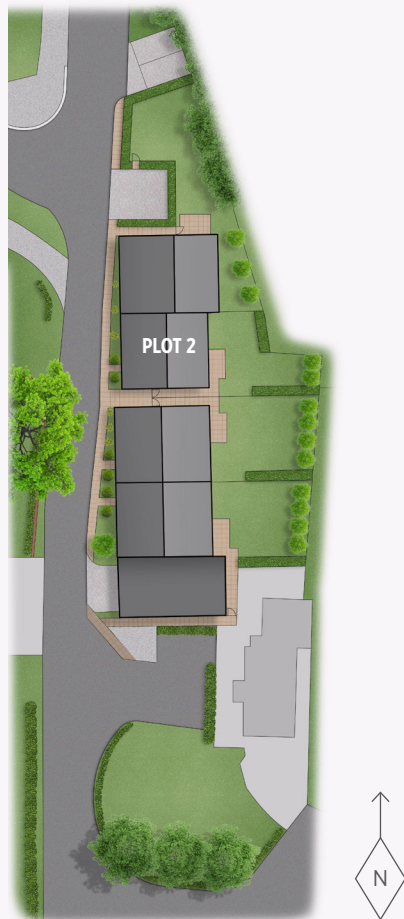
Master Suite	3.84m x 3.00m	12'7" x 9'10"
Bedroom 2	3.20m x 3.10m	10'6" x 10'2"
Bedroom 3	3.50m x 3.30m	11'5" x 10'9"
Bedroom 4/Study	3.20m x 2.80m	10'6" x 9'2"

C - Cupboard ES - Ensuite DR - Dressing room

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.

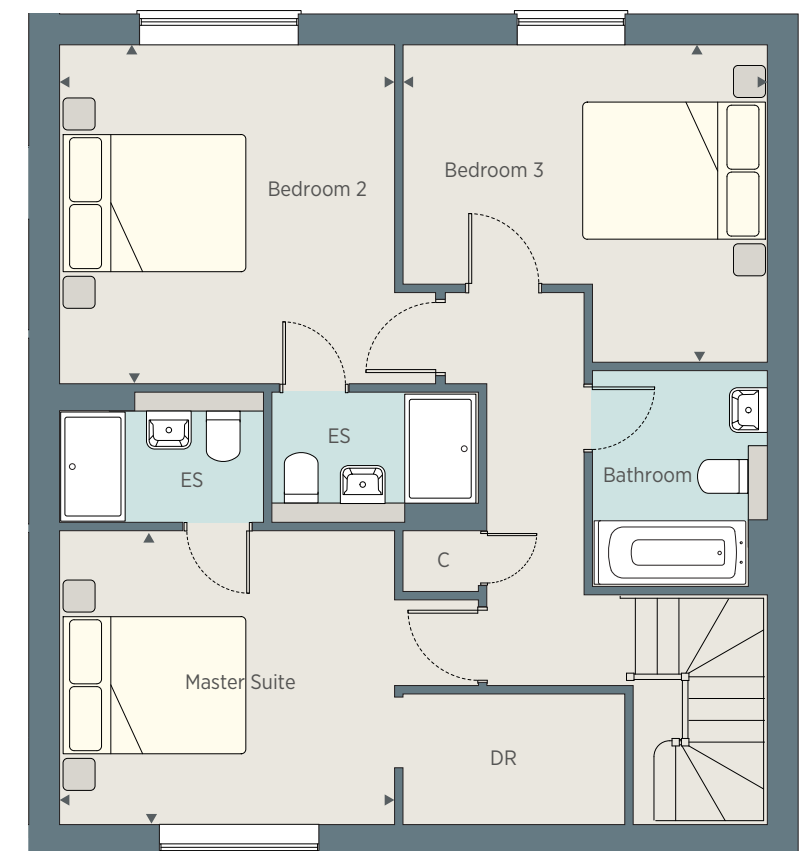
THE BETCHWORTH

PLOT 2 3 BEDROOM HOME



GROUND FLOOR

Kitchen / Dining / Family	7.80m x 4.00m	25'7" x 13'1"
Living Room	4.40m x 3.80m	14'5" x 12'5"



FIRST FLOOR

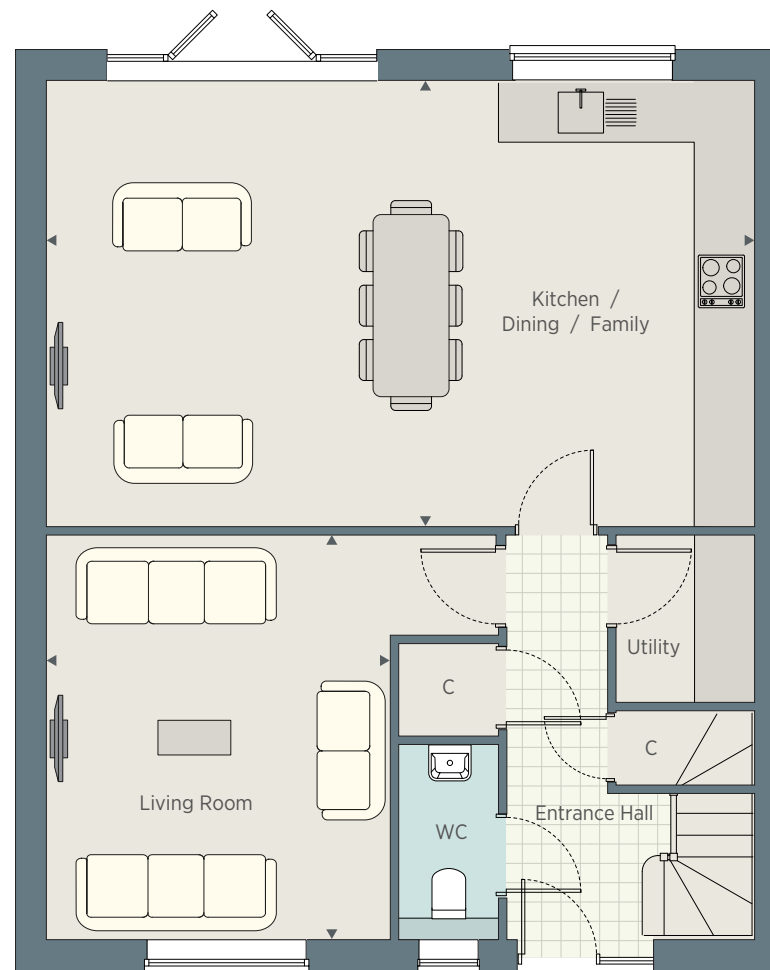
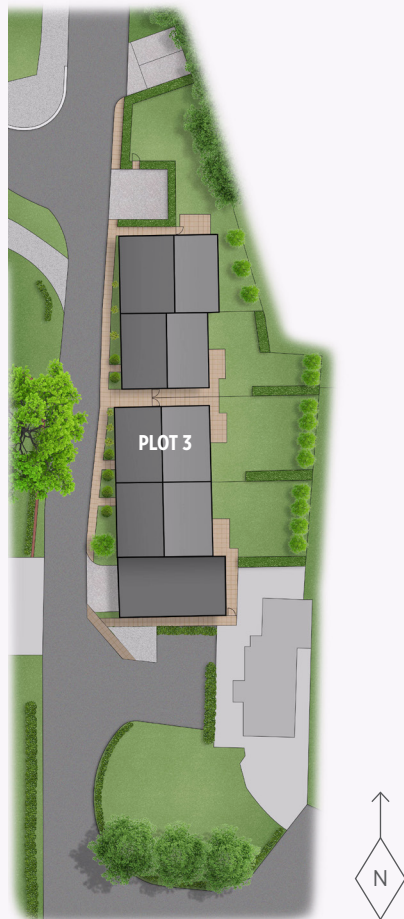
Master Suite	3.65m x 3.20m	11'11" x 10'6"
Bedroom 2	3.70m x 3.65m	12'1" x 11'11"
Bedroom 3	4.00m x 3.45m	13'1" x 11'3"

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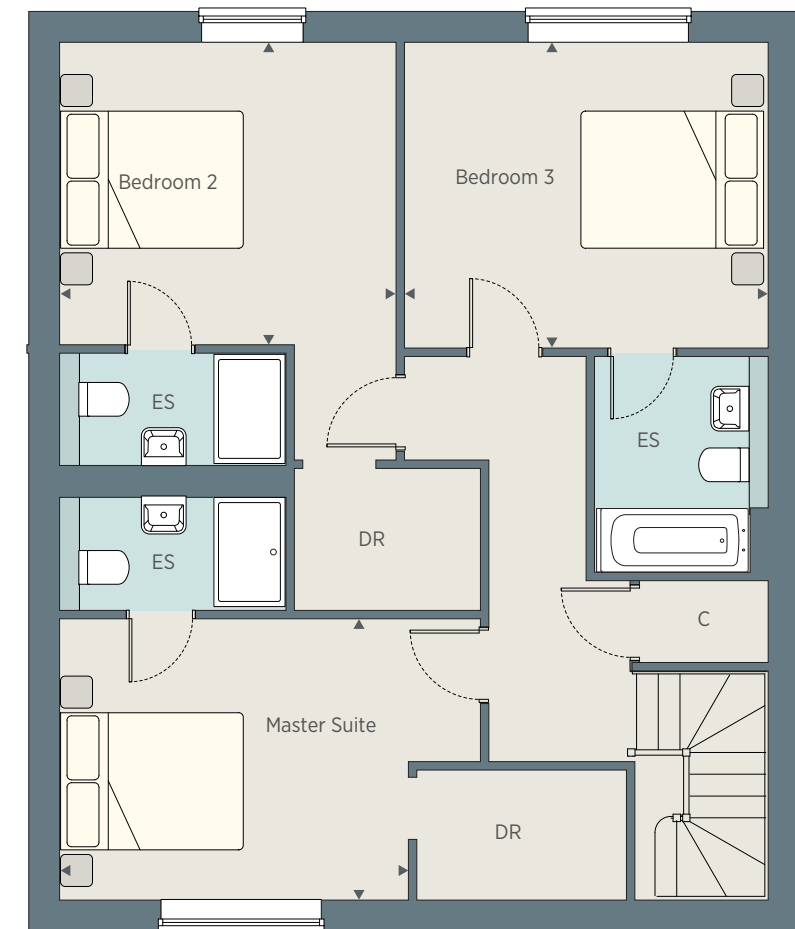
THE CHATLEY

PLOT 3 3 BEDROOM HOME



GROUND FLOOR

Kitchen / Dining / Family	7.80m x 4.90m	25'7" x 16'0"
Living Room	4.40m x 3.75m	14'5" x 12'3"



FIRST FLOOR

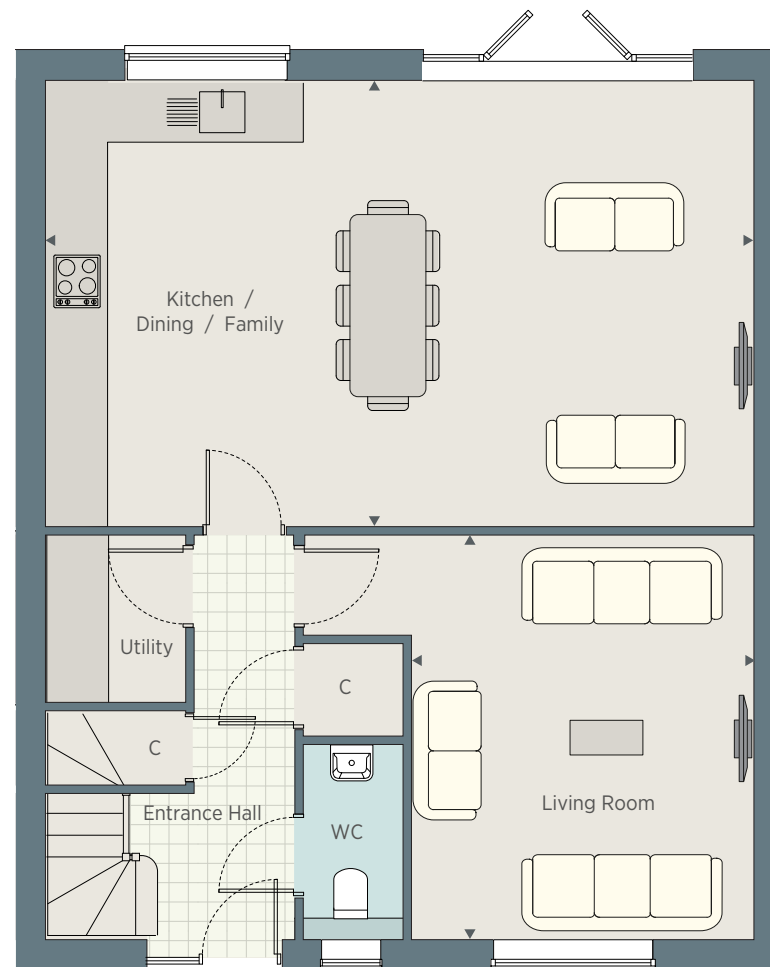
Master Suite	3.80m x 3.05m	12'5" x 10'0"
Bedroom 2	3.65m x 3.30m	11'11" x 10'9"
Bedroom 3	4.00m x 3.30m	13'1" x 10'9"

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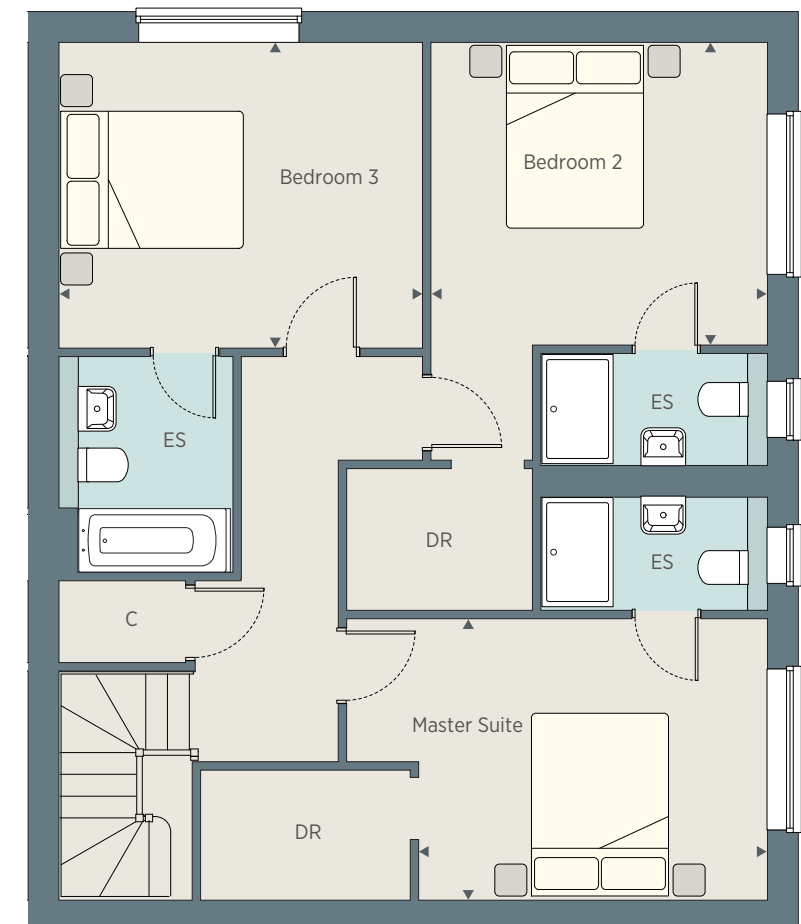
THE BROCKHAM

PLOT 4 3 BEDROOM HOME



GROUND FLOOR

Kitchen / Dining / Family	7.80m x 4.90m	25'7" x 16'0"
Living Room	4.40m x 3.75m	14'5" x 12'3"



FIRST FLOOR

Master Suite	3.80m x 3.05m	12'5" x 10'0"
Bedroom 2	3.65m x 3.30m	11'11" x 10'9"
Bedroom 3	4.00m x 3.30m	13'1" x 10'9"

C – Cupboard ES – Ensuite DR – Dressing room

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THE SPECIFICATION

Thoughtful design, contemporary specifications and attention to detail are defining hallmarks of these attractive homes.

INDIVIDUALLY DESIGNED KITCHEN

- Contemporary styled kitchen with matt lacquered doors and Silestone worktops
- Multifunctional stainless steel fan assisted oven
- Induction hob and integrated extractor
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel single bowl undermounted sink with chrome mixer tap
- LED under wall unit lighting

UTILITY ROOM

- Utility furniture incorporating worktop and upstand
- Space and plumbing for separate washing machine and tumble dryer

QUALITY BATHROOMS

- Contemporary styled bathrooms with European sanitaryware and Hans Grohe chrome taps
- Mirrors to WC, bathroom and en suites
- WC with chrome dual flush plate, concealed cistern and soft close seat
- Chrome heated towel rail to all bathrooms
- Ceramic wall tiles to selected areas

HEATING, ELECTRICAL AND LIGHTING

- Thermostatically efficient air source heat pump central heating
- Underfloor heating to ground floor
- Radiators to first floor
- LED Downlights to WC, kitchen, en suites and bathroom
- Pendant lighting to all other areas



HOME ENTERTAINMENT AND COMMUNICATIONS

- TV points to living room, family / dining room, master bedroom and bedroom 2
- Wired for Sky Q (for future possible connection)
- Telephone points to living room and master bedroom

INTERIOR FINISHES

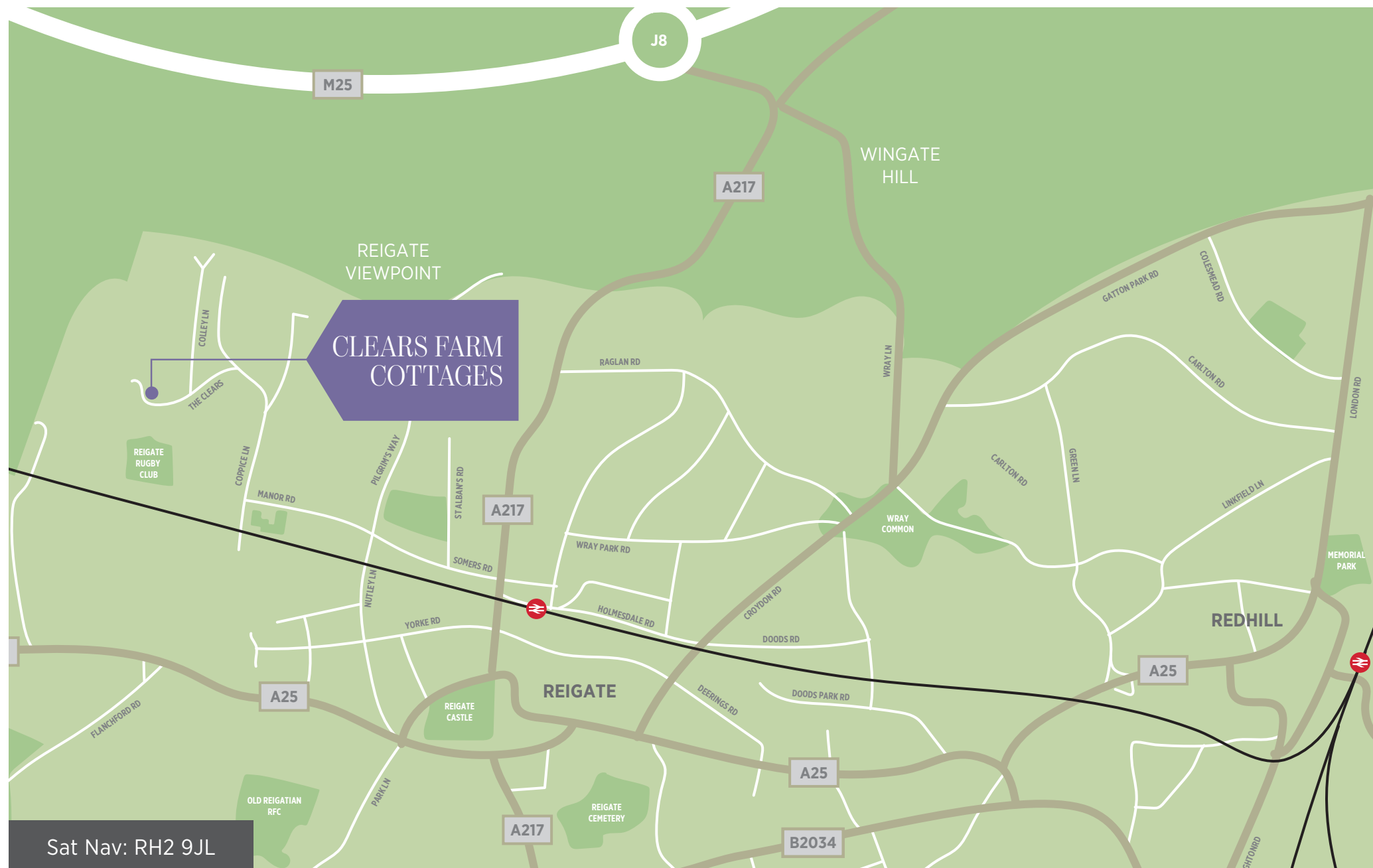
- 4 panel white painted internal doors
- Painted staircase with oak handrail
- Satin paint finish to all internal joinery
- Flooring to kitchen, cloakroom, en suite and bathroom

EXTERNAL

- Secure by design front door with multi point locking system
- Grey PVCu windows
- Paving to front and patio areas
- External Tap provided

SECURITY AND PEACE OF MIND

- Wiring for external light to front and rear doors
- Power for alarm system (for future possible connection)
- Mains fed smoke and carbon monoxide detector with battery backup
- 10 Year Building Warranty



Selling Agents



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