



THE HAMPTONS
WEST HORSLEY

BROOKWORTH
HOMES

Modern luxury living in the
heart of semi-rural Surrey

THE HAMPTONS
WEST HORSLEY



- 10 **Westhampton**
3 Bedroom Semi-Detached House
- 11 **Easthampton**
3 Bedroom Semi-Detached House
- 15 **Sayres**
3 Bedroom Detached House
- 13 - 14 **Fairview**
3 Bedroom Semi-Detached House
- 16, 17, 18, 19, 27 & 28 **Dunemere**
3 Bedroom Semi-Detached House
- 30 **Riverhead**
3 Bedroom Semi-Detached House
- 31 **Sherrill**
3 Bedroom Semi-Detached House
- 12 **Bridgehampton**
4 Bedroom Detached House
- 22 & 23 **Northville**
4 Bedroom Detached House
- 20, 21 & 29 **Eastport**
4 Bedroom Detached House

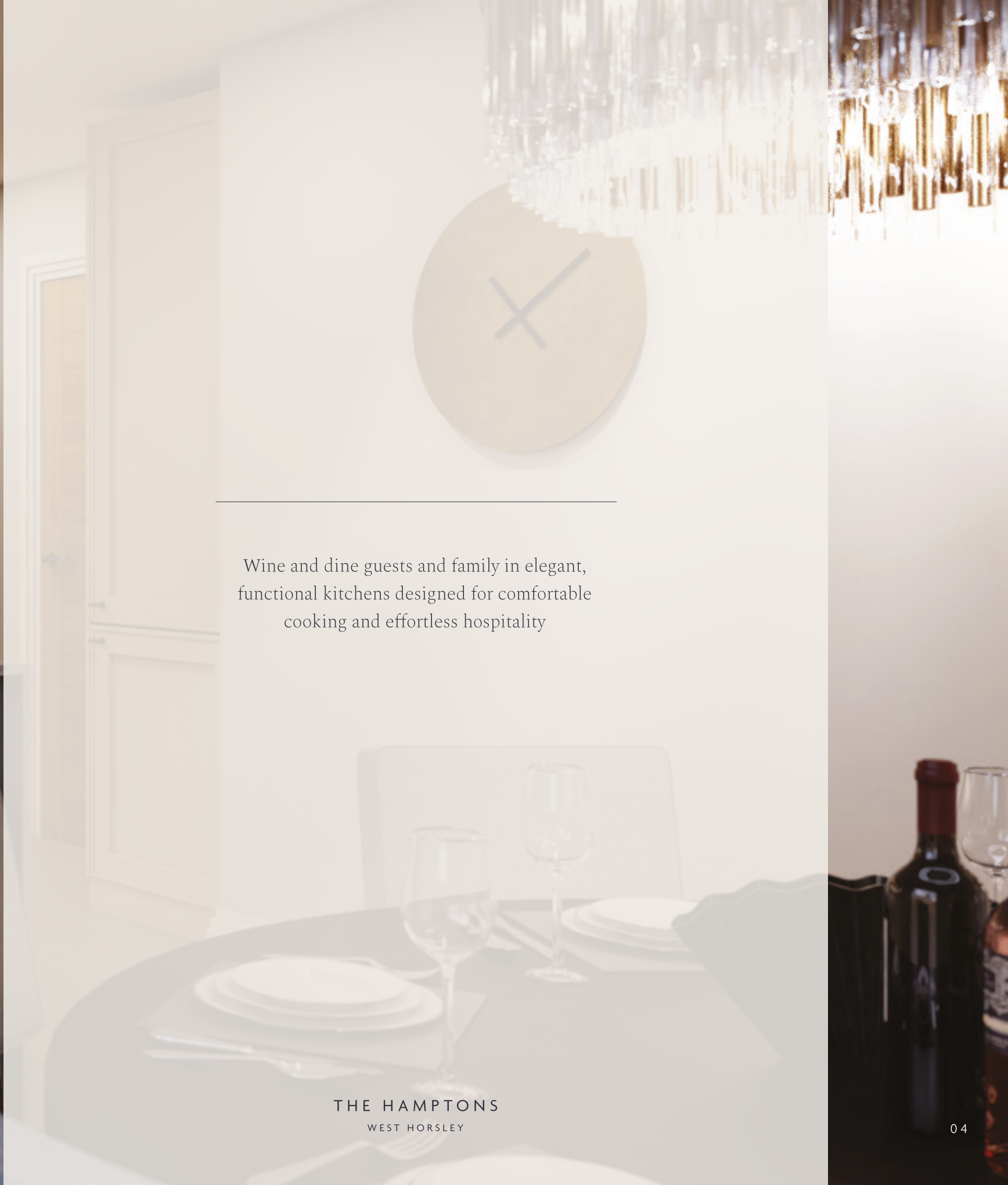
WEST HORSLEY, KT24 6AX

Set amongst the rolling hills of the Surrey Hills Area of Outstanding Natural Beauty, The Hamptons is a development of carefully designed and beautifully built homes crafted for modern luxury and superior comfort.

Each home fits perfectly into the surrounding countryside within this private development. Ample gardens, garage parking and cul-de-sac roads create an oasis of calm.

Your friends and guests will feel welcome in the open living and dining areas. Hosting parties or feeding the family is a pleasure thanks to kitchens designed for function and elegance. Open floor plans, integrated Miele appliances, and plenty of storage create kitchens that work beautifully and feel like part of the living space.

Each home includes the latest in modern technology and convenience with features such as full home automation with Control4 smart systems and underfloor heating for all-year comfort. Enjoy strong connectivity with fibre broadband, high-speed Cat6 data points, and pre-fitted audio wiring and speakers in the kitchen / dining areas.



Wine and dine guests and family in elegant, functional kitchens designed for comfortable cooking and effortless hospitality

THE HAMPTONS
WEST HORSLEY



Floor Plans



Westhampton

3 Bedroom Semi-Detached House
Plot 10



Ground Floor

KITCHEN / DINING / FAMILY

5725 mm x 5511 mm
18'10" x 18'1"

LIVING ROOM

5150 mm x 3100 mm
16'11" x 10'3"

First Floor

BEDROOM 1

4230 mm x 4162 mm
13'11" x 13'8"

BEDROOM 2

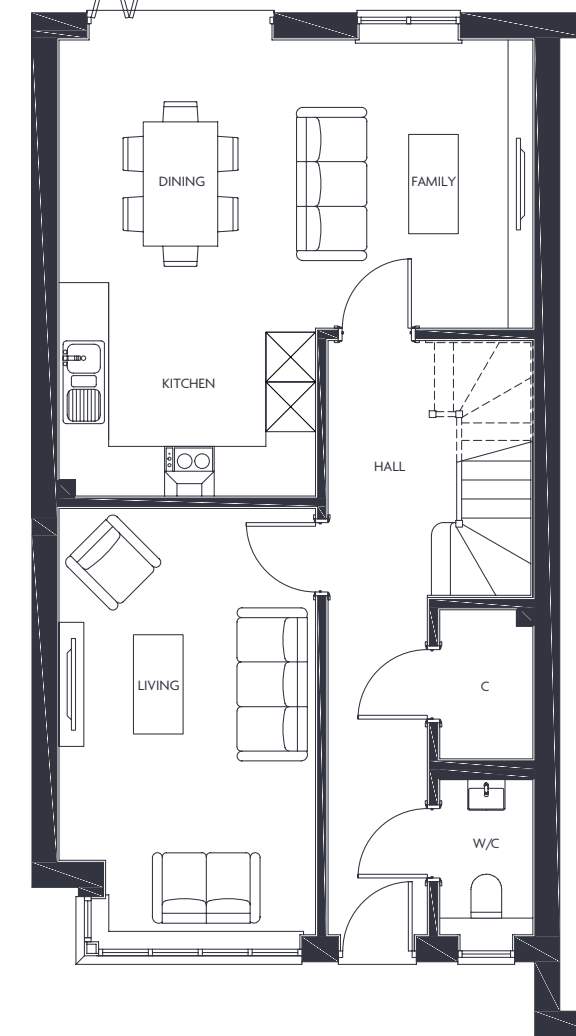
3537 mm x 3162 mm
11'8" x 10'5"

BEDROOM 3

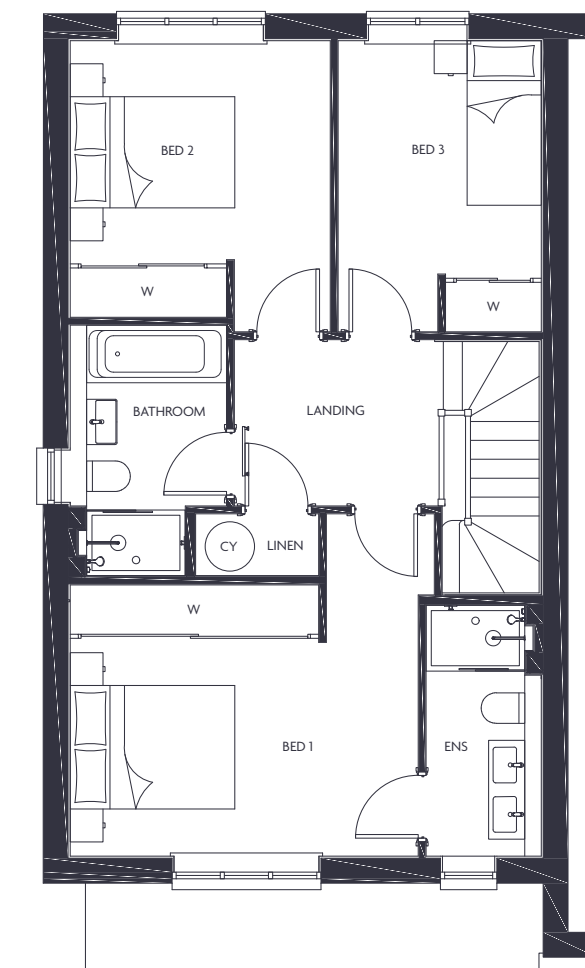
3537 mm x 2468 mm
11'8" x 8'2"



Ground Floor



First Floor



Easthampton

3 Bedroom Semi-Detached House
Plot 11



Ground Floor

KITCHEN / DINING

7654 mm x 4281 mm
25'2" x 14'1"

LIVING ROOM

5186 mm x 3769 mm
17'1" x 12'5"

First Floor

BEDROOM 1

3629 mm x 3555 mm
11'11" x 11'8"

BEDROOM 2

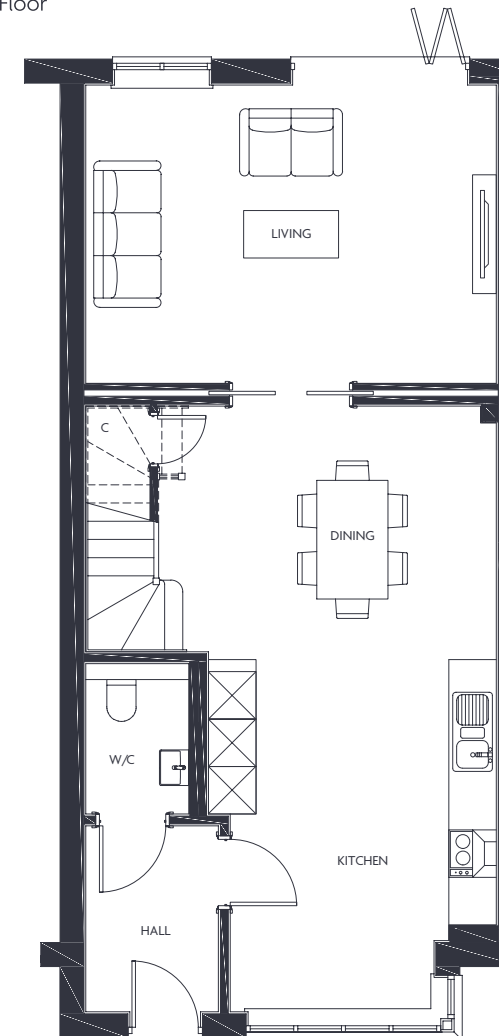
3312 mm x 3062 mm
10'11" x 10'1"

BEDROOM 3

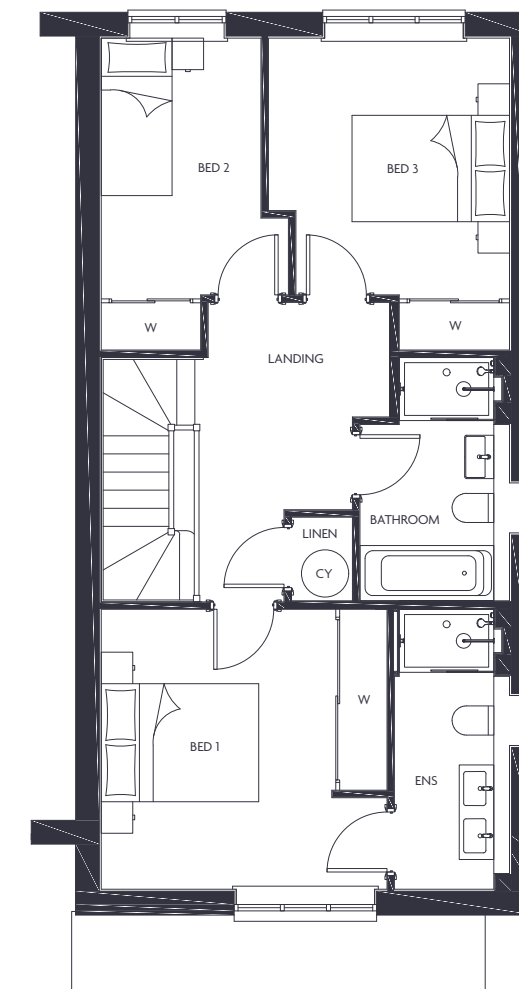
3312 mm x 2378 mm
10'11" x 7'10"



Ground Floor



First Floor



Sayres / 3 Bedroom Semi-Detached House
Plot 15



Ground Floor

KITCHEN / DINING

5973 mm x 3002 mm
19'8" x 9'11"

LIVING ROOM

3848 mm x 3072 mm
12'8" x 10'1"

STUDY

3072 mm x 1975 mm
10'1" x 6'6"

First Floor

BEDROOM 1

4266 mm x 3242 mm
14'0" x 10'8"

BEDROOM 2

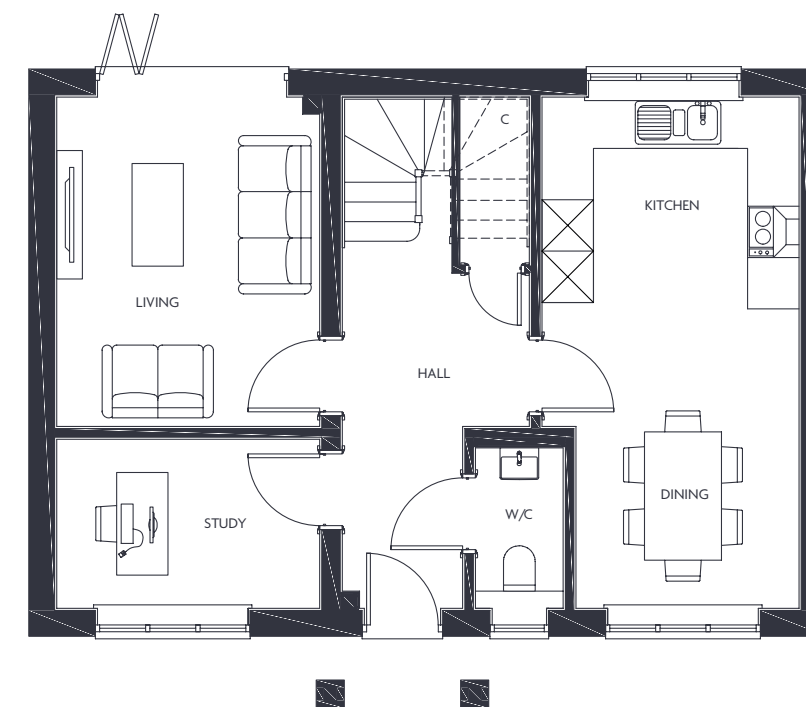
3096 mm x 2800 mm
10'2" x 9'3"

BEDROOM 3

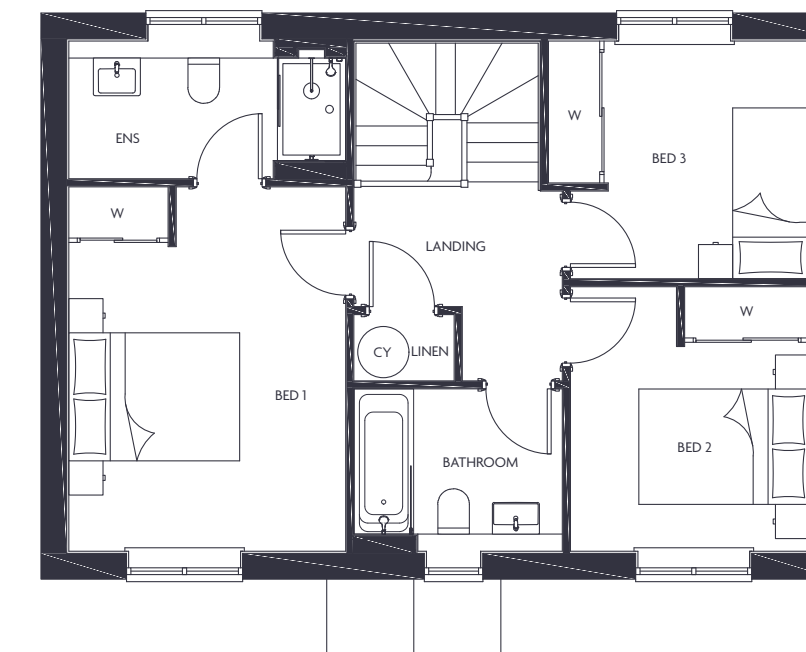
2800 mm x 2782 mm
9'3" x 9'2"



Ground Floor



First Floor



Fairview / 3 Bedroom Semi-Detached House
Plot 13 & 14



Ground Floor

KITCHEN / DINING / FAMILY

6974 mm x 3309 mm
22'11" x 10'11"

LIVING ROOM

5099 mm x 4237 mm
16'9" x 13'11"

First Floor

BEDROOM 1

4012 mm x 3837 mm
13'2" x 12'8"

BEDROOM 2

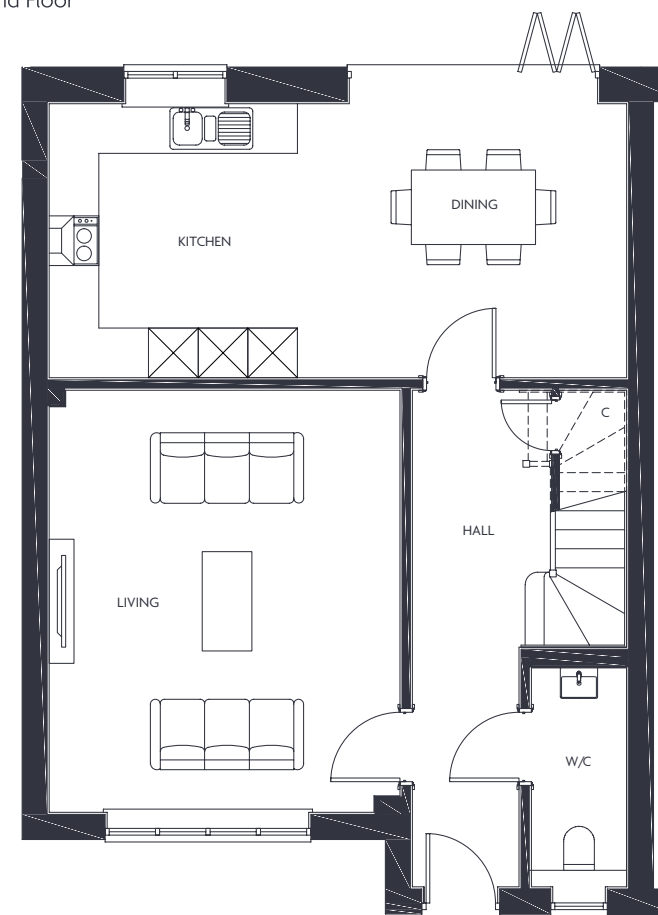
4012 mm x 3140 mm
13'2" x 10'4"

BEDROOM 3

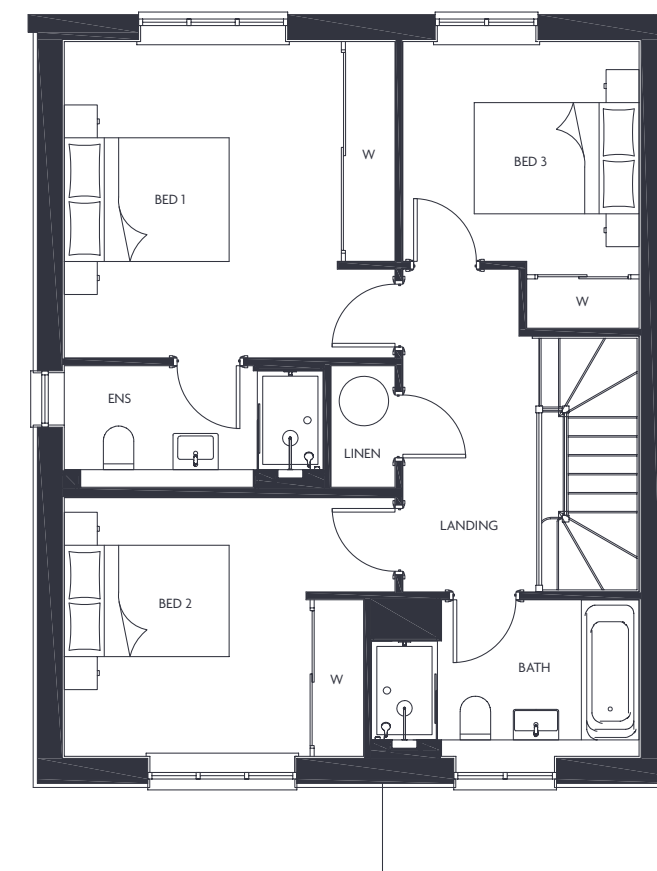
2867 mm x 2829 mm
9'5" x 9'4"



Ground Floor



First Floor



Maximum dimensions of rooms provided
Plot 14 is handed

Dunemere

3 Bedroom Semi-Detached House
Plot 16, 17, 18, 19, 27 & 28



Ground Floor

KITCHEN / DINING / FAMILY

5455 mm x 4305 mm
17'11" x 14'2"

LIVING ROOM

4468 mm x 3276 mm
14'8" x 10'9"

First Floor

BEDROOM 1

5455 mm x 3212 mm
17'11" x 10'7"

BEDROOM 2

3402 mm x 3178 mm
11'2" x 10'6"

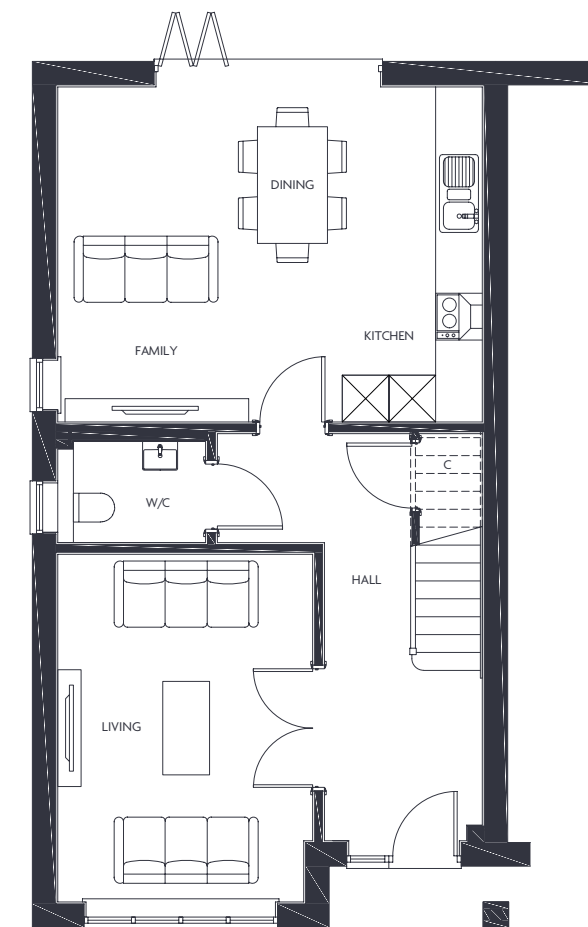
Second Floor

BEDROOM 3

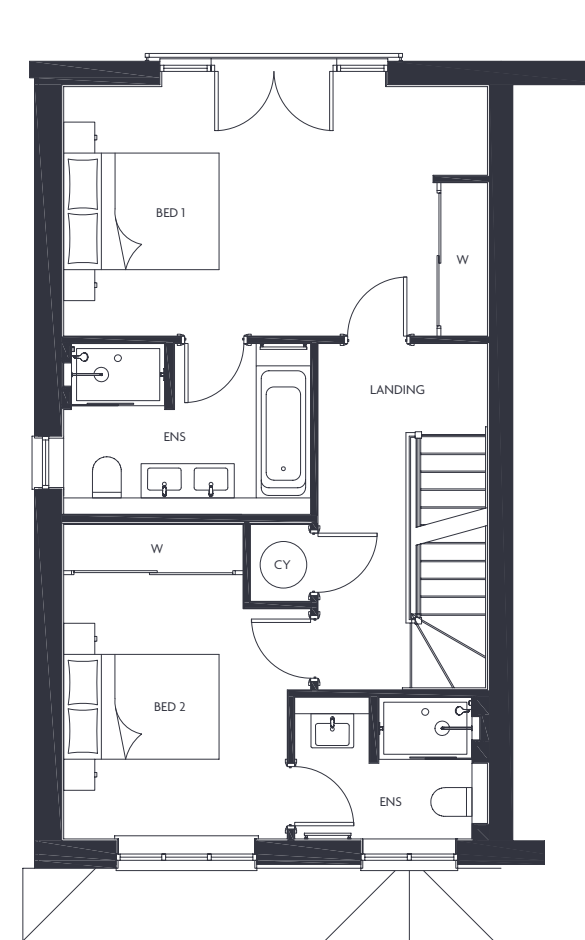
6454 mm x 4348 mm
21'3" x 14'4"



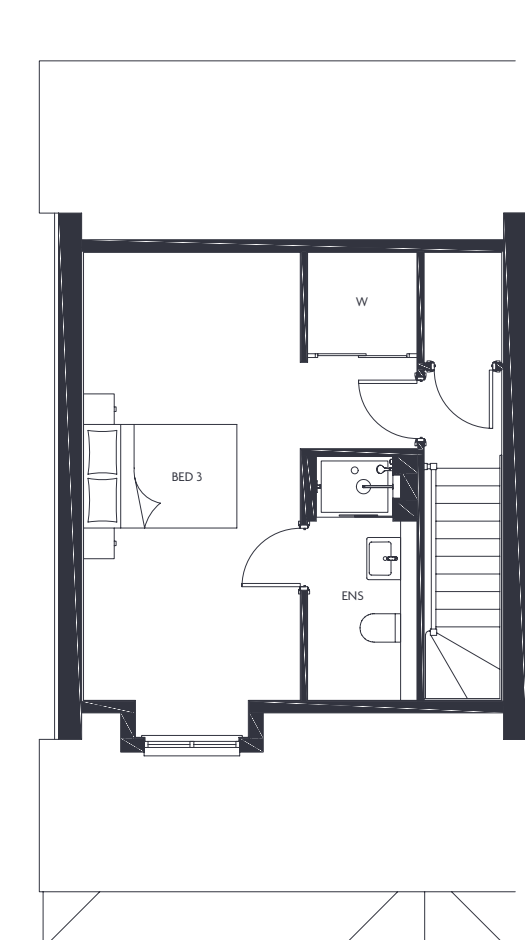
Ground Floor



First Floor



Second Floor



Maximum dimensions of rooms provided
Family room window at plots 16 & 27
Plots 17, 19 & 27 are handed

Riverhead

3 Bedroom Semi-Detached House
Plot 30



Ground Floor

KITCHEN / DINING

6713 mm x 4640 mm
22'1" x 15'3"

LIVING ROOM

6713 mm x 4929 mm
22'1" x 16'3"

UTILITY

2506mm x 1700mm
8'2" x 5'6"

First Floor

BEDROOM 1

4840mm x 3348mm
15'11" x 11'0"

BEDROOM 2

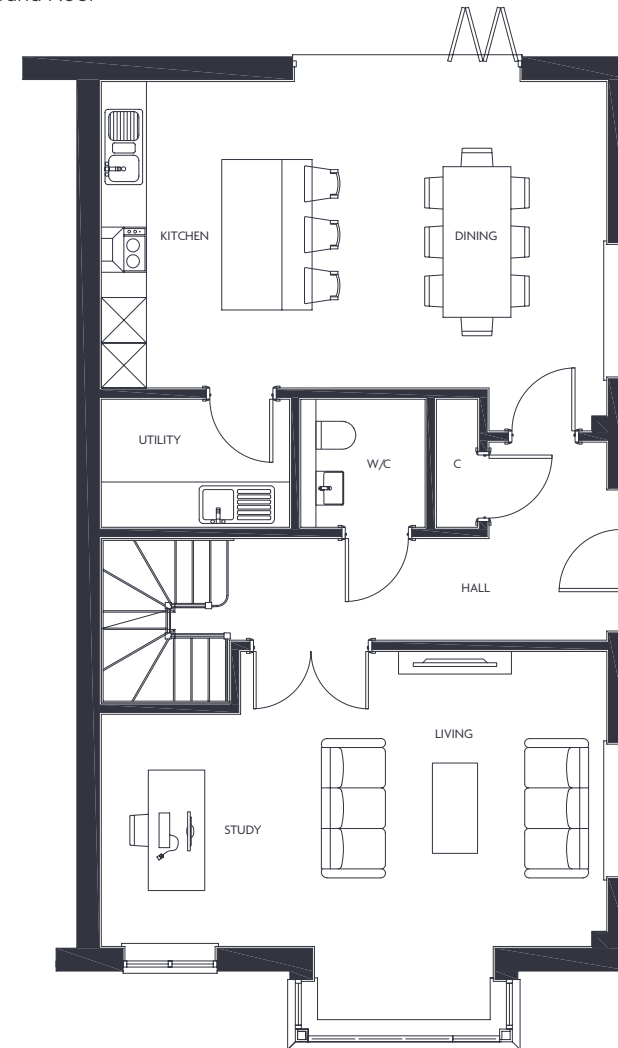
3979mm x 3585mm
13'1" x 11'10"

BEDROOM 3

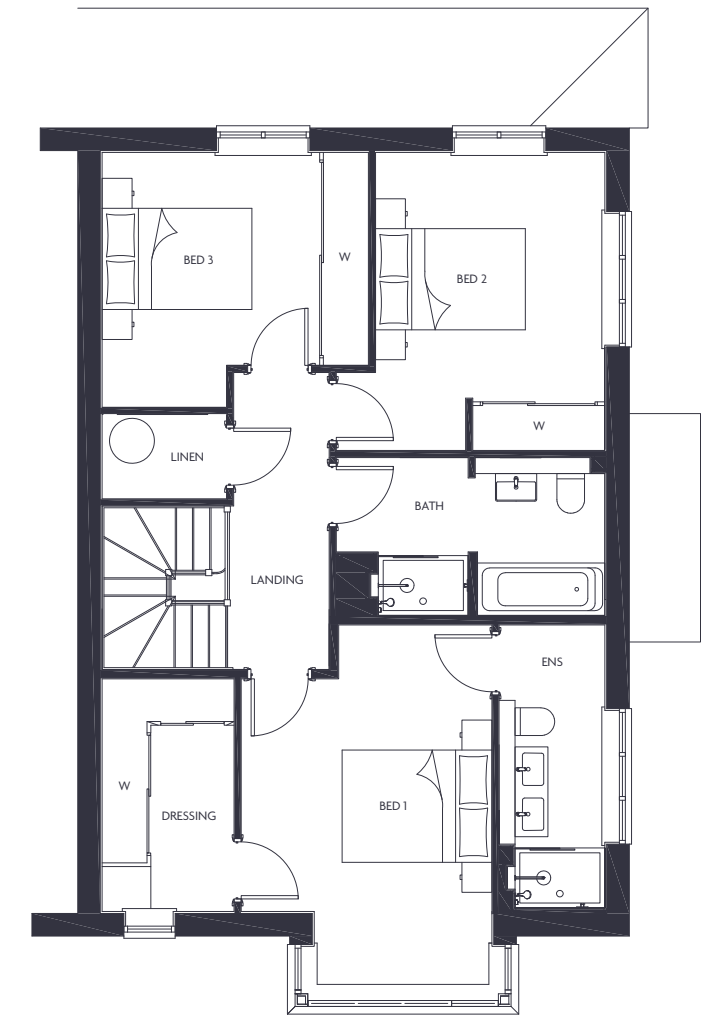
3404 mm x 2906mm
11'2" x 10'4"



Ground Floor



First Floor



Maximum dimensions of rooms provided

Sherrill / 3 Bedroom Semi-Detached House
Plot 31



Ground Floor

KITCHEN / DINING

6898 mm x 4831 mm
22'8" x 15'11"

LIVING ROOM

5667 mm x 4448 mm
18'8" x 14'8"

UTILITY WITH DOOR TO GARAGE

2648mm x 1700mm
8'7" x 5'6"

First Floor

BEDROOM 1

3536mm x 3435mm
11'8" x 11'4"

BEDROOM 2

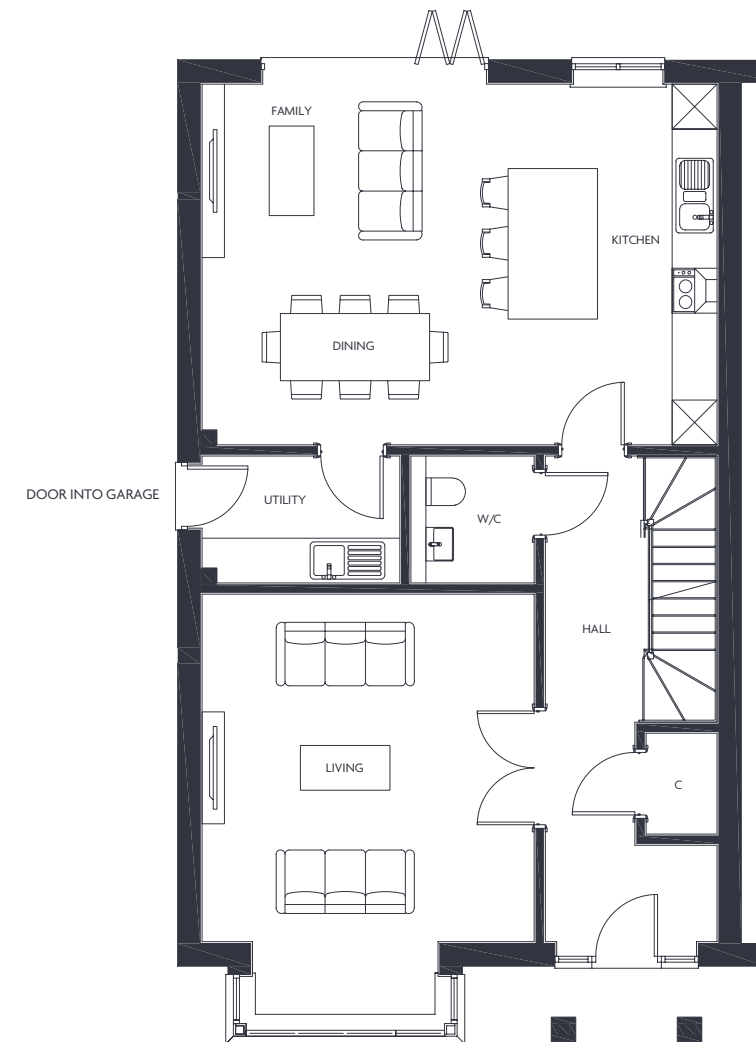
4356mm x 3368mm
14'4" x 11'1"

BEDROOM 3

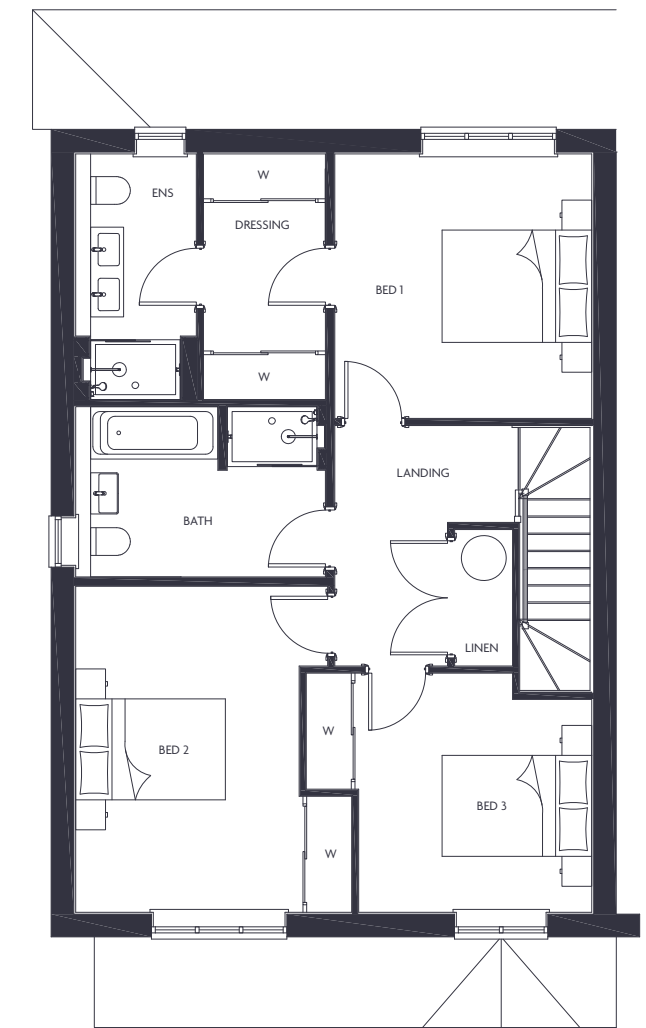
3196 mm x 3165 mm
10'6" x 10'5"



Ground Floor



First Floor



Bridgehampton

4 Bedroom Detached House
Plot 12



Ground Floor

KITCHEN / DINING / FAMILY

10698 mm x 4200 mm
35'2" x 13'10"

LIVING ROOM

5333 mm x 3833 mm
17'6" x 12'7"

STUDY

3833 mm x 3524 mm
12'7" x 11'7"

UTILITY

2723mm x 1830mm
8'9" x 6'0"

First Floor

BEDROOM 1

4312 mm x 3638 mm
14'2" x 12'0"

BEDROOM 2

3967mm x 3412mm
13'1" x 11'3"

BEDROOM 3

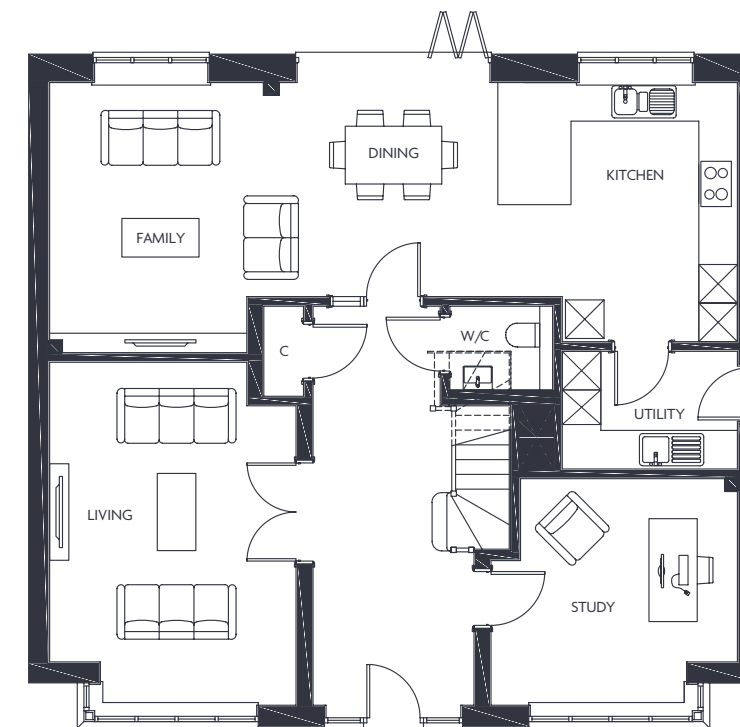
4312 mm x 3270 mm
14'2" x 10'9"

BEDROOM 4

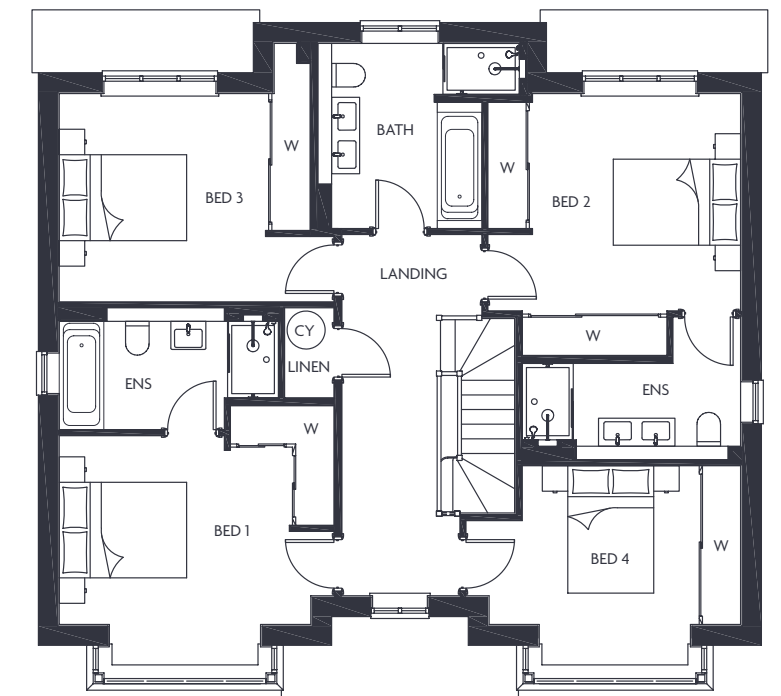
3662mm x 3166mm
12'1" x 10'5"



Ground Floor



First Floor



Northville / 4 Bedroom Detached House Plot 22 & 23

FEATURES

- Solar panel installations reduce utility bills and protect against the rising cost of electricity
- Wood-burning fireplace complete with a black granite hearth and limestone surround in Plot 23
- Soak troubles away with gorgeous free-standing Victoria & Albert baths in the master en suite
- Walk-through wardrobes and fully appointed dressing rooms
- Coffered tray ceilings in Dining Rooms
- Pharmacy style Larder unit in the kitchen

Ground Floor

KITCHEN / DINING / FAMILY

9686 mm x 3810 mm
31'10" x 12'6"

LIVING ROOM

5523 mm x 4061 mm
18'2" x 13'4"

STUDY

3611 mm x 2817 mm
11'11" x 9'3"

UTILITY WITH DOOR TO GARAGE

2050mm x 2644mm
6'7" x 8'7"

First Floor

BEDROOM 1

4836 mm x 3925 mm
15'11" x 12'11"

BEDROOM 2

4880 mm x 2872 mm
16'1" x 9'6"

BEDROOM 3

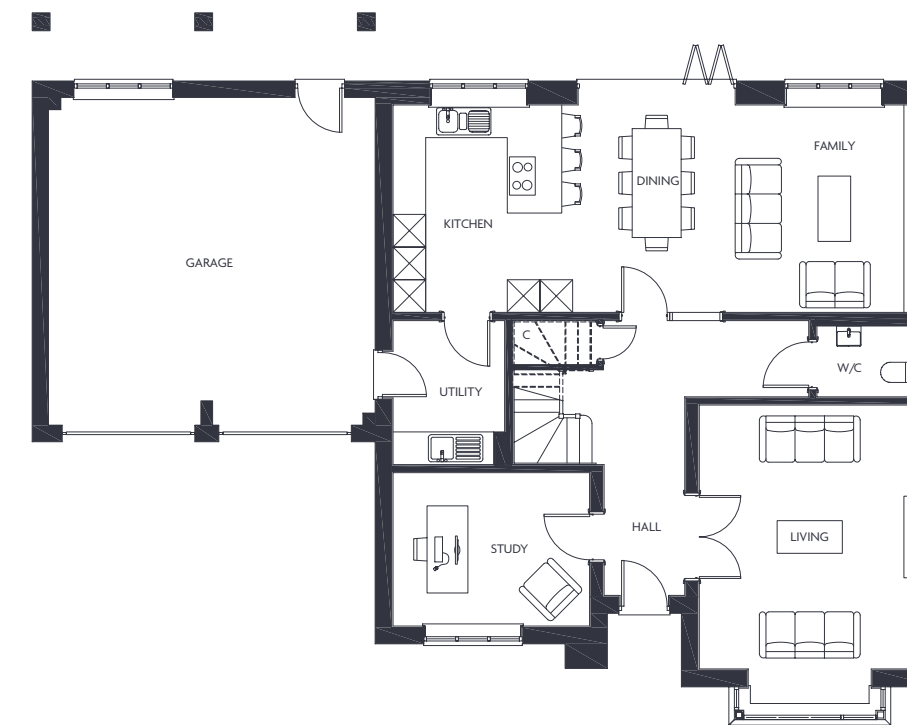
4074 mm x 3925 mm
13'5" x 12'11"

BEDROOM 4

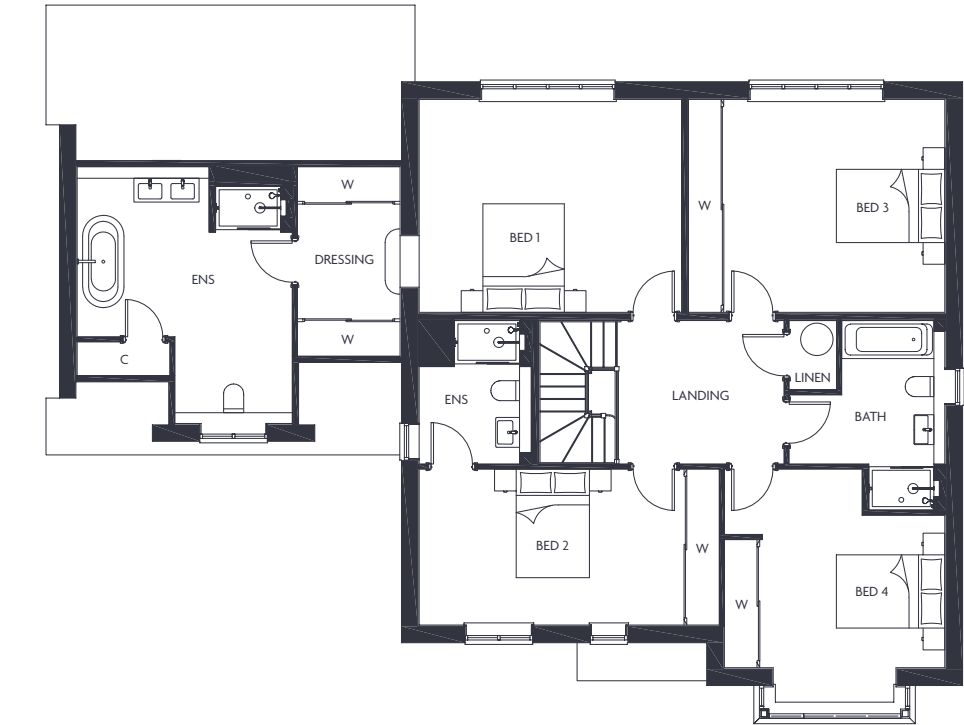
4335 mm x 4061 mm
14'3" x 13'4"



Ground Floor



First Floor



Maximum dimensions of rooms provided

Eastport

4 Bedroom Detached House
Plot 20, 21 & 29

FEATURES

- Solar panel installations reduce utility bills and protect against the rising cost of electricity
- Wood-burning fireplace complete with a black granite hearth and limestone surround
- Coffered tray ceilings in dining rooms
- Pharmacy style Larder unit in the kitchen



Ground Floor

KITCHEN / DINING / FAMILY

13061 mm x 4570 mm
42'11" x 15'0"

LIVING ROOM

5524 mm x 4511 mm
18'2" x 14'10"

STUDY

5100 mm x 3170 mm
16'9" x 10'5"

UTILITY

2500mm x 2204mm
8'2" x 7'2"

First Floor

BEDROOM 1

4535 mm x 4460 mm
14'11" x 14'8"

BEDROOM 2

5012 mm x 4107 mm
16'6" x 13'6"

BEDROOM 3

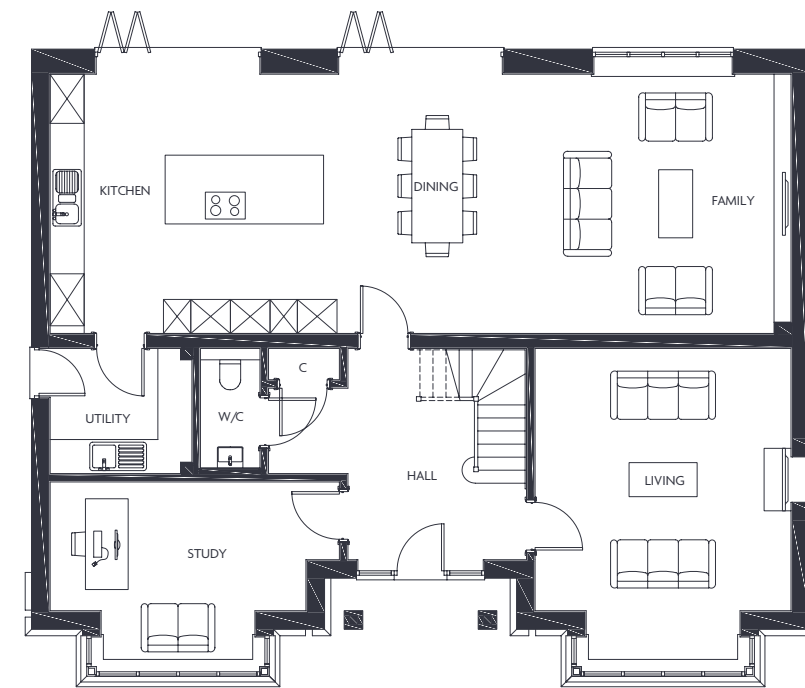
3880 mm x 3861 mm
12'9" x 12'9"

BEDROOM 4

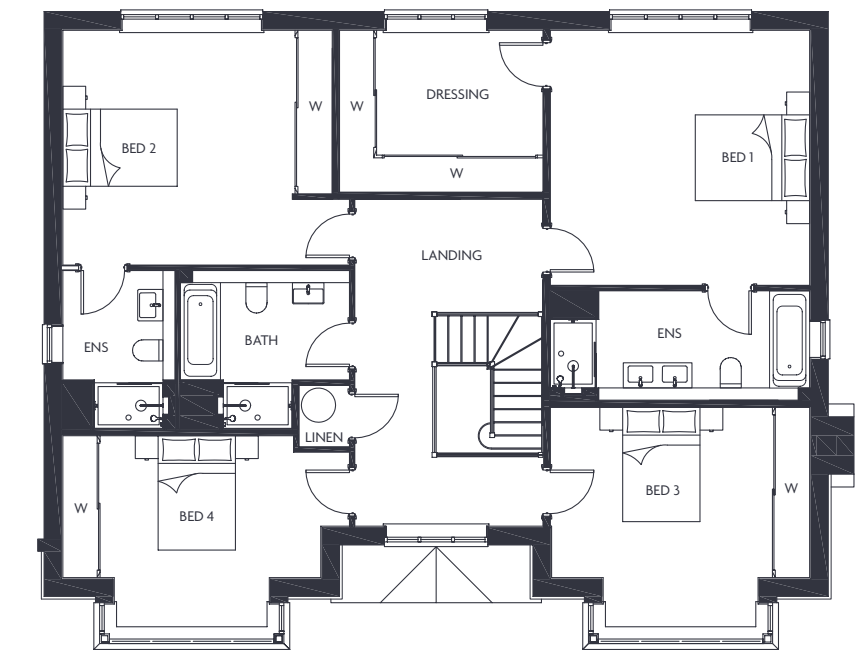
4362 mm x 3882 mm
14'4" x 11'2"



Ground Floor



First Floor



Maximum dimensions of rooms provided
Bedroom 2 en suite window at plots 20 & 29, sun tunnel at plot 21



Enjoy a refined, elegant lifestyle courtesy of modern technology and superior design.





Specification

Come home to peace, quiet and comfort with a cosy living room and spacious dining area.

Generous living rooms and dining areas give you space to arrange your furniture for a feeling of tranquillity.

Underfloor heating warms the floors to provide gentle heat right under your toes.

Brighten your living room in the winter with a wood-burning fireplace complete with a black granite hearth and limestone surround at the Eastport and the Northville (Plot 23).



Spread out in a spacious kitchen featuring plenty of working space on the Caesarstone quartz countertops.

Keep everything tidy with oak cutlery inserts and Le Mans corner units for storage.

Show off your cooking skills with Miele appliances, including a single oven with Pyrolytic cleaning, an induction hob, and a combi microwave and oven with PerfectClean technology.

Clean up quickly with a full-size Miele dishwasher tucked neatly into the cupboards.

Other conveniences include integrated fridge freezers in the 3 bedroom and Bridgehampton houses, and freestanding Fisher & Paykel fridge freezers in the 4 bedroom houses.

Quooker Flex all-in-one taps give you cold, hot and boiling water options along with elegant and functional double Blanco sinks.

Enjoy entertaining with clever appliances & superior craftsmanship.

KITCHEN & DINING



Embrace every day with luxurious
bathrooms fitted with impeccable taste.

Villeroy & Boch WCs with polished chrome
Hansgrohe fittings bring understated
elegance to everyday life.

Matching Dansani basins and vanity units
are also fitted with polished chrome
Hansgrohe handles.

Prepare for the next day in comfort and
style with underfloor heating and large
mirrors (complete with de-misting pads).

Couples can enjoy mornings together with
double Dansani basins and vanity units in
every master en suite (excluding Fairview
and Sayres houses).



Automated blinds in the master bedrooms protect your privacy and help close out the world when it's time to relax.

Stay as connected as you wish with USB points, high-speed Cat6 cable connections, and Sky Q/Sky+ TV points in each bedroom.

Take your organisation to the next level with fully carcassed storage in the master bedroom and second bedroom, including high-level shelving, clothing rails, automatic LED lighting, and soft-close drawers.

All wardrobes have shelves and hanging rails to keep clothes organised and tidy.

Walk-through wardrobes and fully appointed dressing rooms are available in the Northville houses.

Sleep peacefully and wake energised with bedrooms full of space, light, and storage.

BEDROOMS



Smart features make managing your home and protecting your family and investment simple.

Control4 Home Automation gives you complete control over your home with a touchscreen and an app to set your lighting, manage your security, play your music, and adjust your heating remotely.

Every home is fitted with a video doorbell so you can see who is at the door from anywhere and accept deliveries when you are not at home.

Enjoy your music and podcasts with speakers fitted in the kitchen and dining areas. Audio cabling is installed in the drawing room, master bedroom, master en suite and selected rooms to future-proof your home for expansion.

Adjust the lighting to match your mood with Lutron lighting keypads in every room.

Protect your home and property with intruder alarm systems fitted by Bespoke Security.

Extra security provided by shock sensors fitted to all ground-floor windows.

Keep an eye on your house while you're away with CCTV systems with remote monitoring capabilities.

Standard security features are included with every home, such as fitted smoke alarms, heat sensors, and carbon monoxide detectors.



PREMIUM FEATURES

Entrances throughout the home are crafted from the highest-quality materials – oak for the interior doors and sturdy aluminium with toughened safety glass for the bi-fold doors at the rear of the house. Durable and attractive glazed hardwood casement windows provide energy efficiency whilst European oak handrails along the stairways bring a feeling of solid elegance throughout the home.

Concrete floors on the ground and first levels allow the underfloor heating system to bring comfort to every room. The heating can be controlled from the simple Heatmiser NeoStat. You can configure it to include remote sensors for multiple rooms and average temperature adjustments to keep larger spaces comfortable.

You will feel the luxury under your feet with Minoli porcelain floors in the entranceways, kitchens, dining rooms, family rooms, bathrooms, and en suites. High-quality carpets have been fitted in all the living rooms, bedrooms, and on the staircase and landing.

GARDEN & GARAGE

Comfort goes beyond four walls with gardens and outside spaces designed to be enjoyed. And garages engineered to be useful.

Within the gardens, patios have been laid with Indian sandstone to provide stylish and comfortable outdoor spaces. With utility in mind, a warm blended external tap is fitted alongside a standard cold tap for all your cleaning needs.

Each garage is fitted with Minoli porcelain floors to provide a durable and attractive area for your cars. These are versatile spaces too; you can create your own gym or studio. Pre-installed power points create many possibilities. Pre-installed power points create many possibilities. Extra features include automatic garage doors and 7.2 kW EV charging points.





Location

West Horsley features natural beauty, fascinating history, and plenty of engaging activities for days out at any age.

THE HAMPTONS
WEST HORSLEY





RHS Wisley Gardens

WEST HORSLEY VILLAGE

West Horsley village is served by a doctor's surgery, a post office and a variety of local shops, including a pet shop and a garden centre. Beatrix Potter called the village home for a period, and the delightful character of the area infuses charm into every home.

Crossroads Stores is a hub for local artisan produce. In East Horsley, F. Conisbee & Son is the oldest family butchers in Surrey. Enjoy fine dining at Michelin-starred The Clock House Restaurant, housed in a beautiful Georgian building in nearby Ripley. Serving lunch, afternoon tea, and dinner, it is one of England's finest coaching inns.

Embrace a more active lifestyle with equestrian facilities at Woolgars Farm, including livery stables, an outdoor school, and a beautiful cross-country course. Golfers enjoy two great courses, one at the Effingham Golf Club and the other at The Drift, co-designed by Sir Henry Cotton. Nearby Stoke Park has facilities for rugby, football, lacrosse, cricket, rounders, athletics, tennis, and netball. Walkers and hikers can find amazing routes in and around the Surrey Hills Area of Outstanding Natural Beauty.

When you're ready for a day out, you'll feel spoilt for choice with award-winning destinations on your doorstep. Visit the RHS Garden Wisley, flagship of the Royal Horticultural Society; take in the ruins and modern park at Clandon Park; or explore the beautiful Edwardian country retreat at Polesden Lacy, where George VI and Queen Elizabeth spent their honeymoon in 1923. Stoke Park, Hobbledown, and the Chessington World of Adventures Resort have all the entertainment you want for kids of all ages.

If you want to go further afield, Heathrow Airport is only 25 minutes away and Gatwick is just 10 minutes further. Waterloo and Victoria Stations in the heart of London are around an hour away by train from East Horsley railway station. For any other destination, you can pick up the M25 at Junction 10 in just a few minutes to travel in any direction.



Polesden Lacy Country House, Surrey Hills

The delightful character of the area infuses charm into every home.

SCHOOLS

Glensk
Pre-Prep & Nursery
1.9 Miles

St Teresa's
Prep to Sixth Form
4.8 Miles

The Raleigh
Junior
1.7 Miles

Cranmore
Junior
0.3 Miles

TRANSPORT

A3
4 Miles

M25
5.4 Miles

Horsley Railway Station
2.3 Miles

Heathrow
18.5 Miles

Gatwick
19.8 Miles

LEISURE

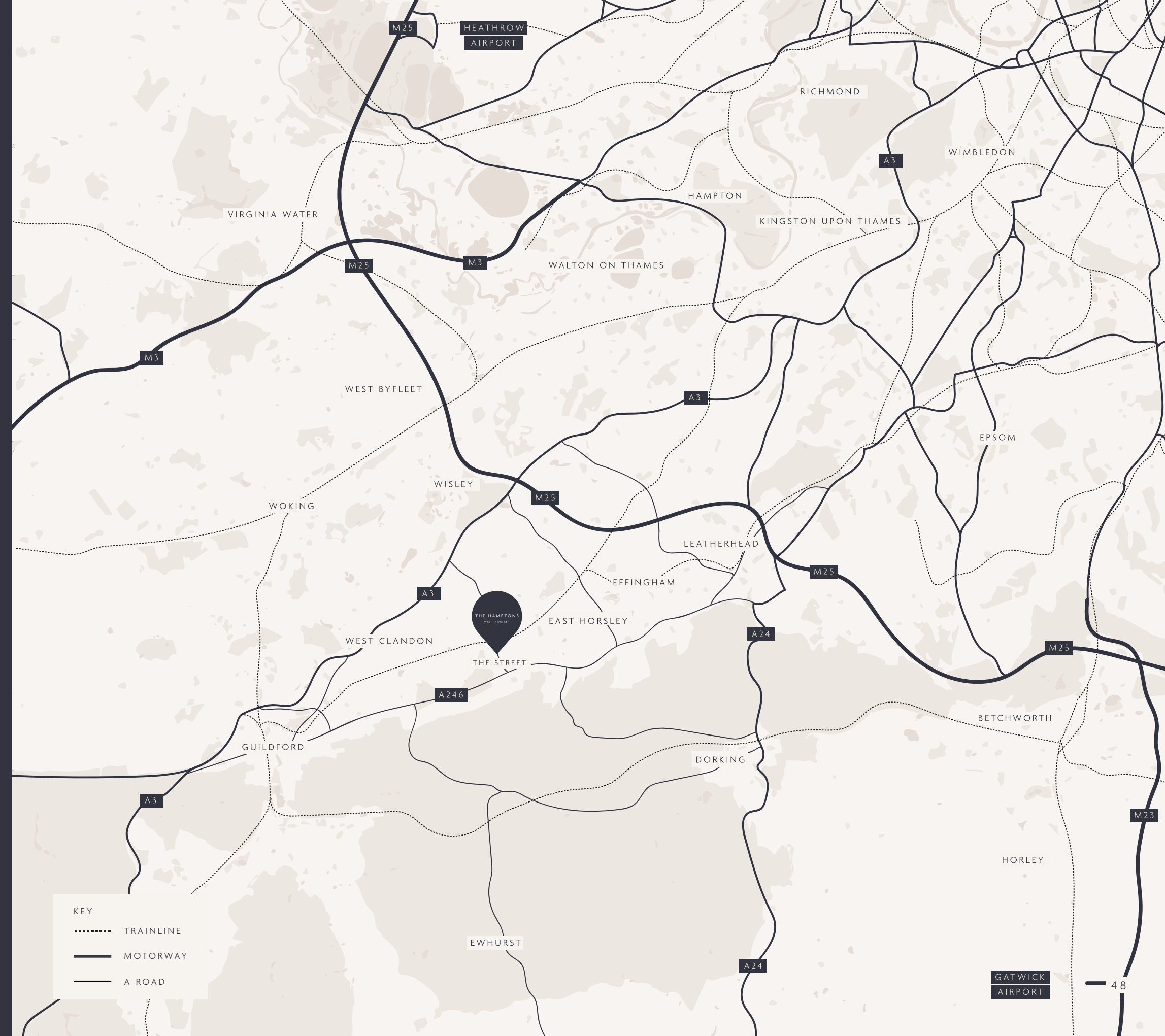
(A) RHS Wisley
6.6 Miles

(B) Chessington World of Adventures
10.9 Miles

(C) Clock House Restaurant
3.4 Miles

(D) Effingham Golf Club
2.8 Miles

(E) Stoke Park
6.2 Miles



KEY

- TRAINLINE
- MOTORWAY
- A ROAD

All Brookworth homes are sited in desirable locations and are carefully crafted to deliver an exceptional living experience.

We take great care to understand the lifestyle aspirations of our community and create exceptional residences in prime areas. Our attention to every detail ensures we deliver beautiful homes that enrich the quality of life at home, work, school, and play.

Brookworth Homes chooses development sites carefully to maximise transport links; proximity to vital local amenities; and a rich variety of sports, leisure, and recreational facilities.

Each home comes with a Brookworth Homes two-year warranty in addition to the standard NHBC Build Warranty. We require all our contractors and subcontractors to adhere to the Consumer Code for Homebuilders to ensure quality at every stage of the build process. Our Customer Care Team is on hand to quickly resolve any minor issues that may arise, so you can have complete confidence in our homes and customer service.

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

Discover Brookworth Homes.



*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 homebuyers visit www.consumercode.co.uk. The information contained in this brochure is for general guidance only. The computer generated illustrations are intended to give an indication of what the properties will look like in a mature setting but are not necessarily representative in every respect. Purchasers are advised that floor layouts etc, may vary from plot to plot and the Company reserves the right to alter these details at any time and without prior notice. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. The interior photographs shown are from a typical Brookworth Homes show home and are not necessarily representative of the specification included at this development. Intending purchasers should satisfy themselves by inspection or otherwise of items and specification included. This information does not constitute a contract, part of a contract or warranty.

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