



PADDOCK
GROVE

EFFINGHAM, SURREY

WELCOME TO PADDOCK GROVE

Surrounded by magnificent Surrey countryside, yet benefiting from excellent transport links, Paddock Grove is a bespoke development of just 9 new properties and 1 newly refurbished property.

A collection of two, three, four and five bedroom luxury homes, tucked away in their own cul-de-sac, providing the privacy and security you would expect from an exclusive development.

The feeling of space is bountiful both inside and outside of these homes. Generous private gardens are set in spacious greenbelt surroundings. Open-plan kitchens with generous dining and family areas are complimented by sumptuous master bedrooms and luxuriously appointed en-suites*.

Paddock Grove, had been carefully designed to fit seemingly into its semi-rural environment with an exceptionally high level of specification normally associated with individual bespoke new homes.

*Plots 4-10.





DESIGN REFLECTING SURREY'S RURAL ARCHITECTURE

Pleasant brickwork is complimented by traditional red tiles, interrupted by characterful eaves and well-proportioned windows, flooding the interiors with natural light. The interiors are elegantly designed and finished to an exacting standard, blending design and practicality with high specifications and quality fittings.



“Our vision was to deliver a mix of housing styles and sizes to create a truly unique development in this important part of Effingham. We’ve used the highest grade construction materials and methodology to ensure a visually varied pallet of styles which will sympathetically settle into its setting for years to come.”

Paul Pride
Managing Director, RoundTree Development

A GREAT LOCATION

Paddock Grove is situated in a quiet, yet convenient residential location adjacent to Effingham Golf Club, one of the top 100 golf courses in England (2021). Positioned between the vibrant villages of Great Bookham and East Horsley there is a diverse range of independent shops, restaurants and cafés a short distance away. Transport links are excellent, with nearby train stations including Effingham Junction, Horsley & Bookham all allowing direct routes to central London within the hour.

The nearby town of Leatherhead offers a range of high street shops, supermarkets, leisure and dining opportunities. The characterful and traditional market town of Dorking is only 5 miles away bringing all that Surrey is famous for. Whilst only eight miles away, the larger Town of Guildford offers a wonderful pedestrianised High Street and over 250 retail outlets and buzzing entertainment venues.

Leisure opportunities are extensive with Effingham Common, many nature reserves and National Trust estates on your doorstep. Offering culture and accessible countryside walks, together with a wide selection of golf courses and sporting facilities for rugby, gym classes, tennis, football, horse riding and swimming for example.

Highly regarded nursery, primary and secondary schools abound in the locality, including the well sought-after Howard of Effingham School, the Ofsted Outstanding rated Polesden Lacey Infant School, the highly acclaimed independent Cranmore School, St Teresa’s School and Manor House School.



*Effingham Junction Station



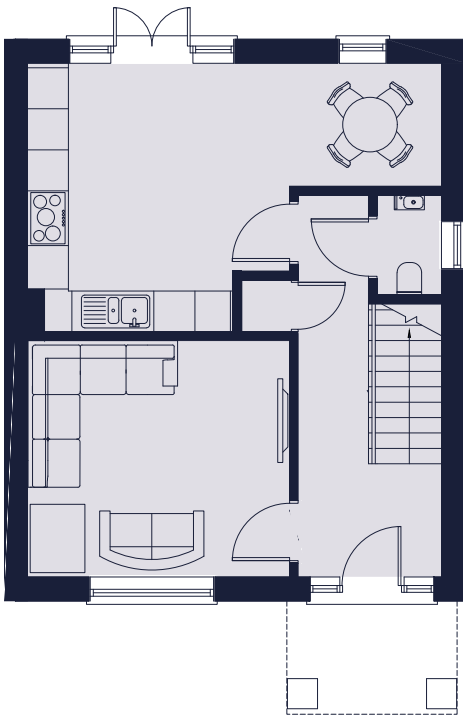
2 PADDOCK GROVE

Kitchen/Dining	6.03 x 3.90m
Lounge	3.80 x 3.40m
Bedroom 1	3.80 x 3.80m
Bedroom 2	3.40 x 3.40m
Study	2.50 x 1.96m

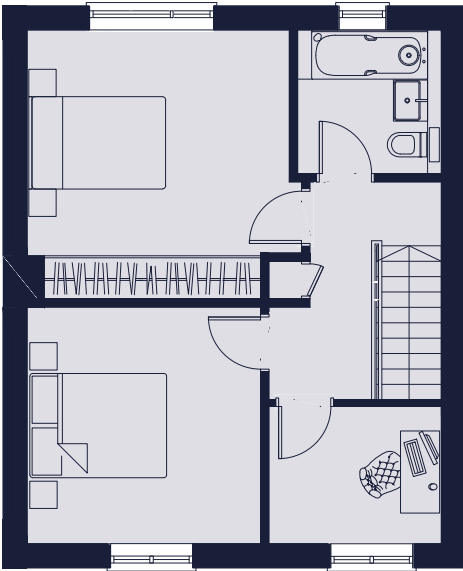


3 PADDOCK GROVE

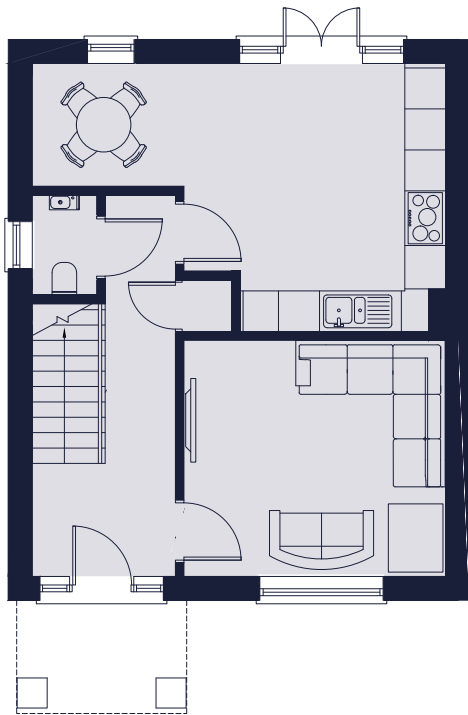
Kitchen/Dining	6.03 x 3.90m
Lounge	3.80 x 3.40m
Bedroom 1	3.80 x 3.80m
Bedroom 2	3.40 x 3.40m
Study	2.50 x 1.96m



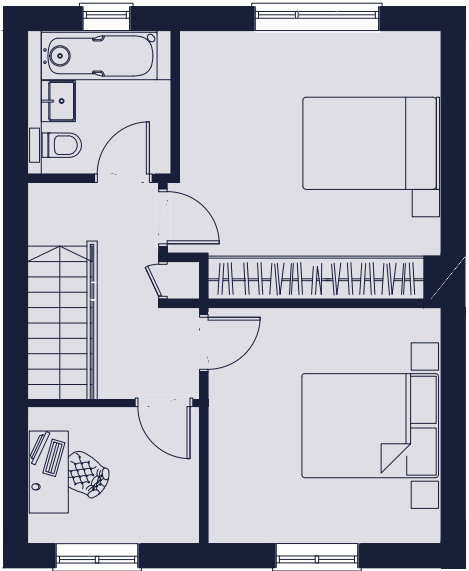
Ground floor



First floor



Ground floor



First floor

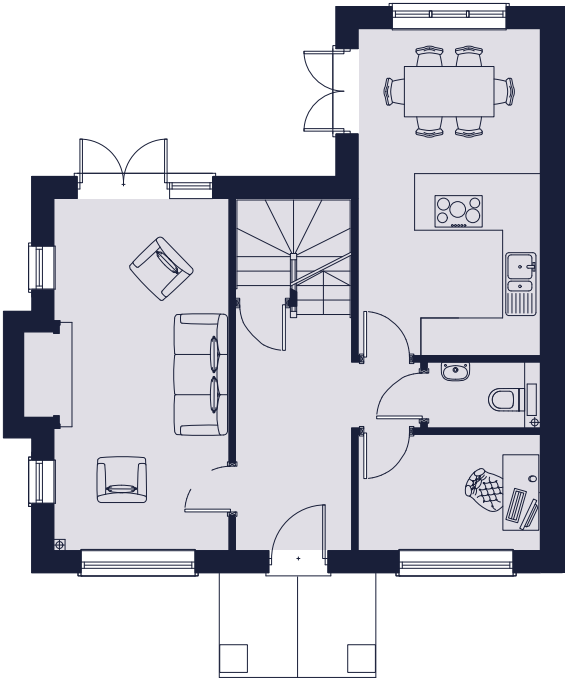
4 PADDOCK GROVE

Room dimensions to be confirmed

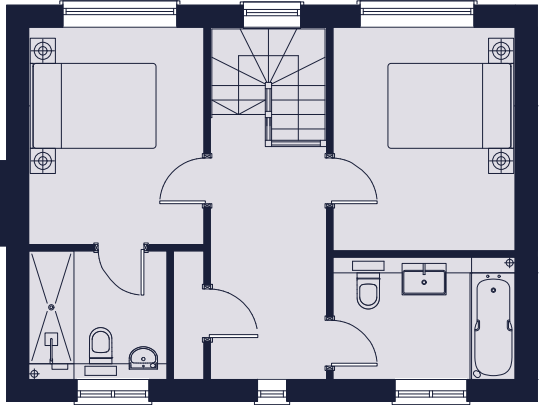


4a PADDOCK GROVE

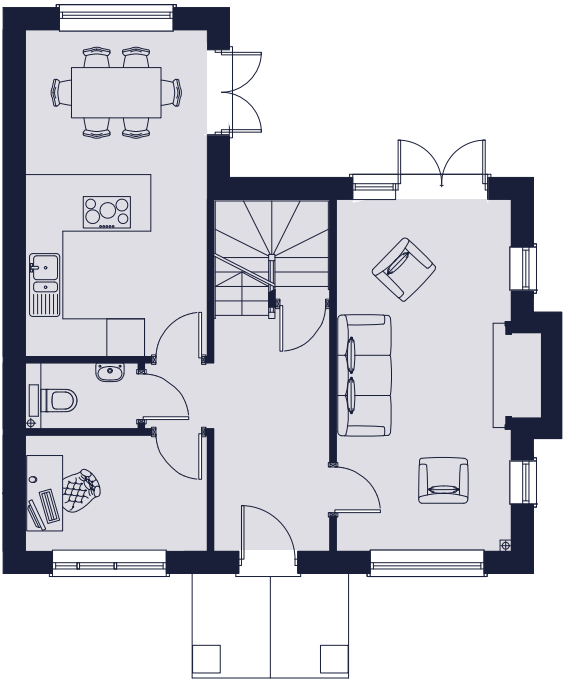
Room dimensions to be confirmed



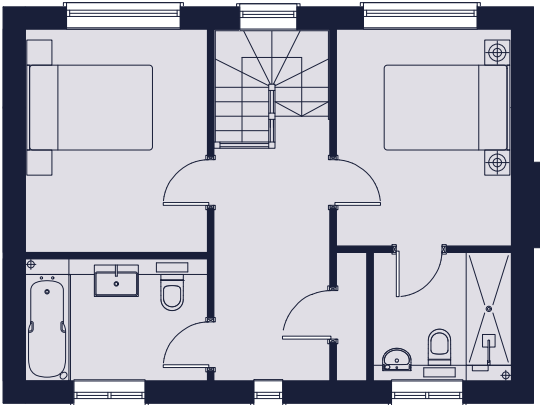
Ground floor



First floor



Ground floor



First floor

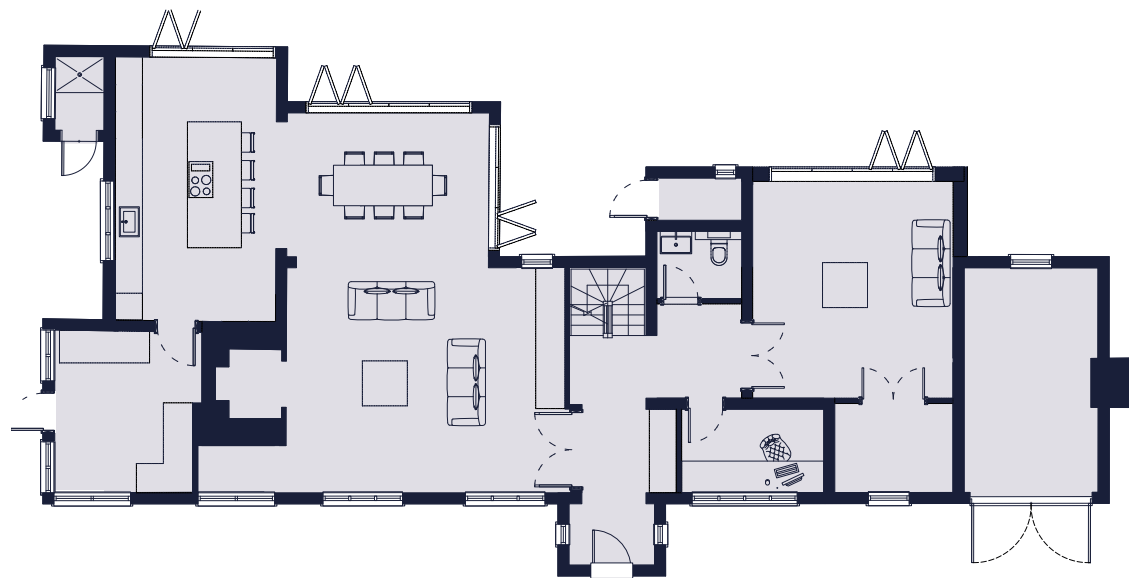
THE PADDOCK,
5 PADDOCK GROVE

Room dimensions to be confirmed

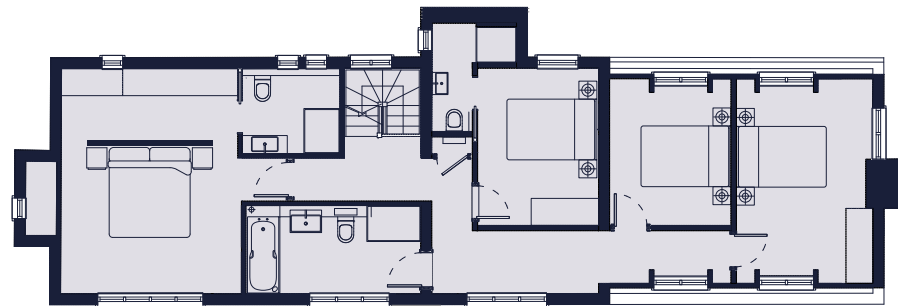


ROUNDTREE,
6 PADDOCK GROVE

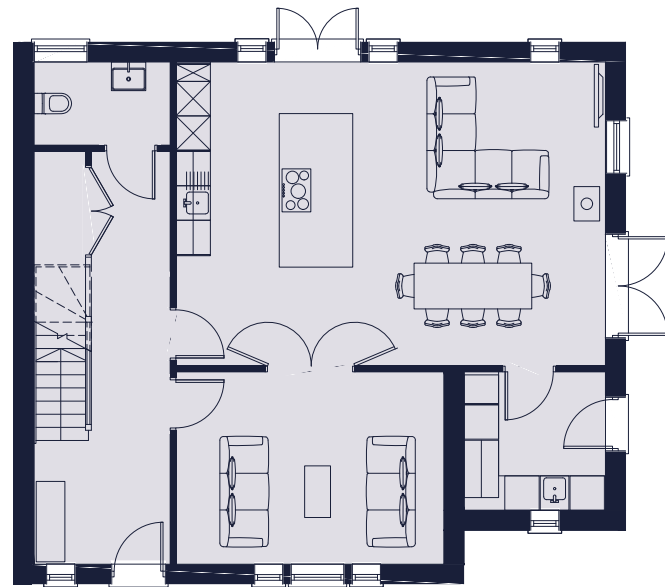
Room dimensions to be confirmed



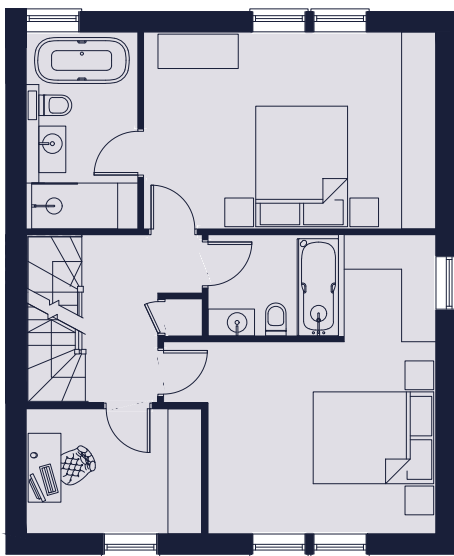
Ground floor



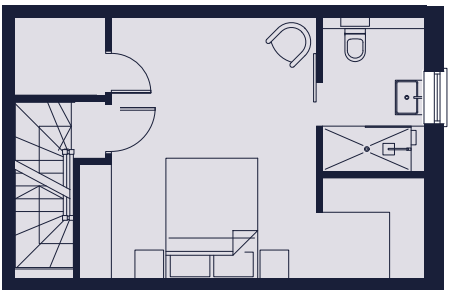
First floor



Ground floor



First floor



Second floor

MAGNOLIA,
7 PADDOCK GROVE

Room dimensions to be confirmed

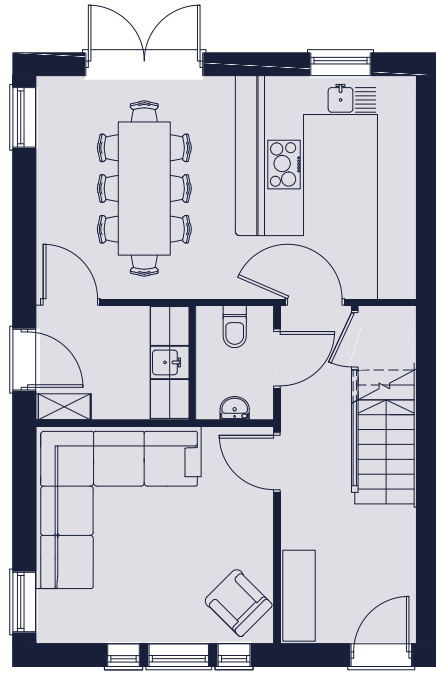


HOP FIELD VIEW,
8 PADDOCK GROVE

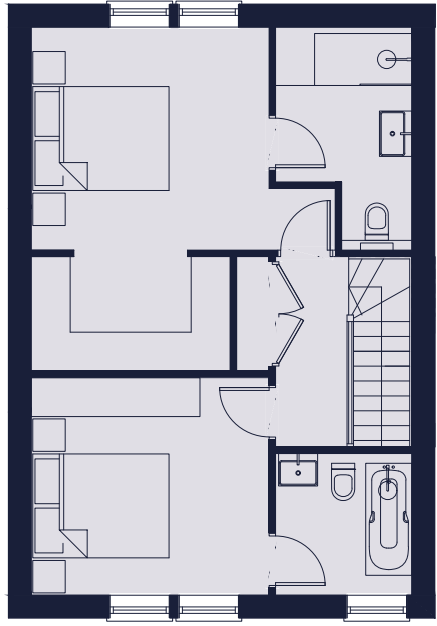
Room dimensions to be confirmed



Ground floor



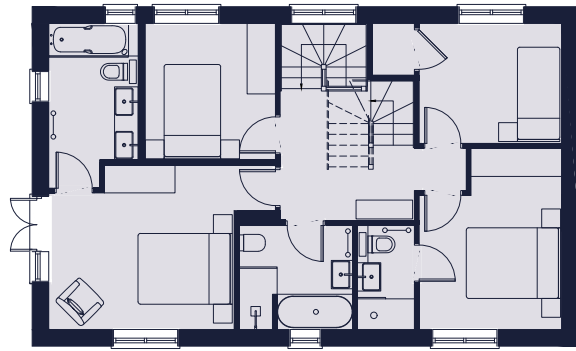
First floor



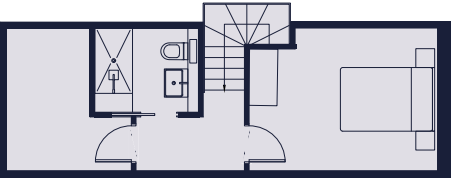
Ground floor



First floor



Second floor



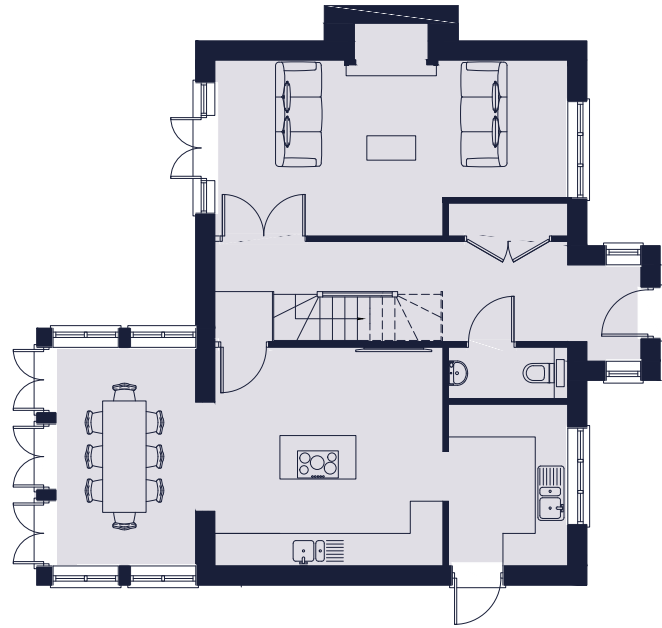
WEST VIEW,
9 PADDOCK GROVE

Room dimensions to be confirmed

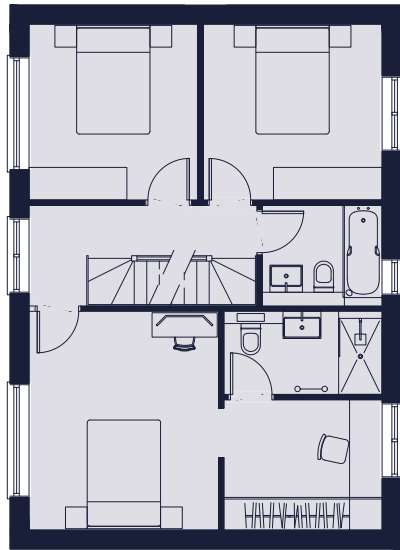


GROVE BARN,
10 PADDOCK GROVE

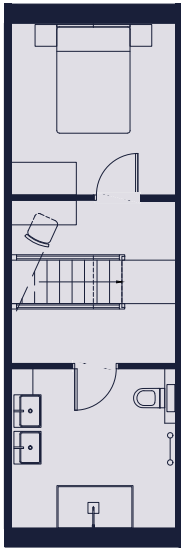
Room dimensions to be confirmed



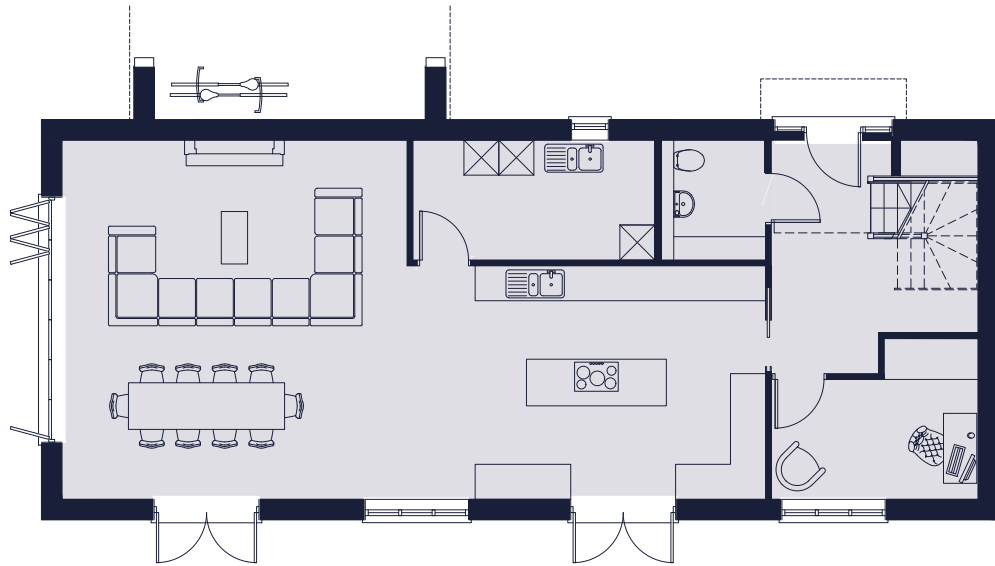
Ground floor



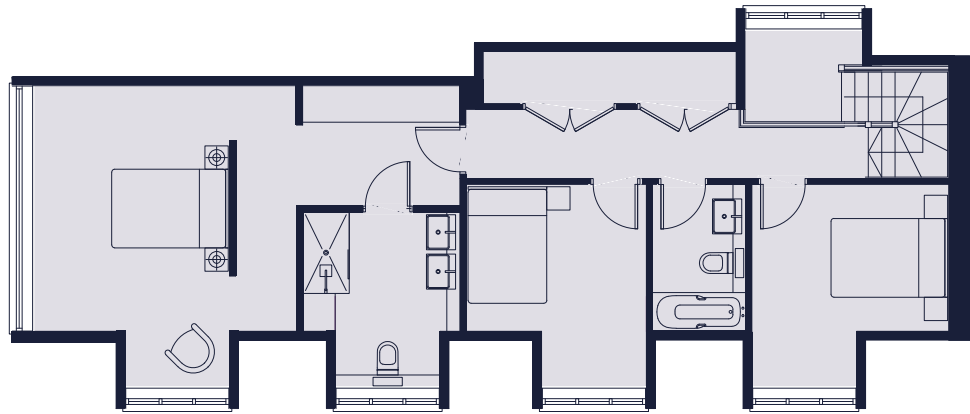
First floor



Second floor



Ground floor



First floor



Images from a previous Roundtree Development shown to give an indication of the finished product.

ELEGANT INTERIORS, COMPLIMENTED WITH LUXURIOUS FIXTURES AND FITTINGS.

Paddock Grove provides 9 newly constructed homes together with the refurbished properties of The Coach House and The Paddock all sympathetically woven into its landscape.

Exteriors

The design and external materials of the development have been carefully chosen to compliment the developments unique setting within the Effingham Conservation area, providing a blend of styles and finishes throughout.

Interiors

Every new home has been individually designed by our in-house team of interior designers to provide free flowing spaces, suitable to modern living. Underfloor heating at Ground Floor with feature radiators at first floor combine environmental and economical efficiency with practical living. Solid oak internal features compliment Paddock Grove's rural identity and character which offer cohesion across the scheme, while high-end modern finishes make our homes the perfect fit for modern family living. An 'optional upgrades'* list has been produced to give you the opportunity to further personalise your home prior to occupation.

*Dependent upon stage of construction. Additional costs will apply.

Kitchens

All kitchens are designed locally and fitted by Sigma Kitchens, who have been installing kitchens for more than half a century. They have been manufactured in the UK & feature superior Neff, appliances. The painted timber units are complimented with thick quartz stone worktops, providing a timeless and elegant finish while addressing the practicalities required by modern family life. With double ovens, induction hobs, integrated dishwashers and fridge freezers, all modern conveniences have been catered for.

Bathrooms

Each bathroom is bespoke and has been tailored to provide practical solutions with clever storage options and premium fittings. As with all areas at Paddock Grove, the focus has been on specifying high quality finishes that stand the test of time and are built to last. Established trusted sanitaryware brands will include Villeroy and Boch, Crosswater and Burlington, while Italian porcelain tiles create harmonious and calming spaces.

Flooring

Dependent on the individual property utilising a combination of engineered oak or wood effect LVT to ground floor areas, and premium loop pile carpets to the bedrooms.

Environmental

Each new house is sustainably built to the most rigorous modern environmental credentials including 150mm underfloor, wall and roof insulation achieving a U-Value of 0.14W/m²K, thermal rated double glazing, underfloor heating (ground floor) powered by Vaillant™ air source heat pumps with each property also benefitting from a wall mounted untethered type 2 EV charging point.

Landscaping

Enjoying a semi-rural backdrop with open fields on the Western boundary, established trees will be retained to nestle the development into its surroundings whilst additional planting throughout the site will ensure the site retains its countryside appeal and promotes biodiversity. Additionally, a wildlife area on the western boundary ensures the site responsibly supports its natural environment.

Peace of mind

Each new property has been designed and constructed to the highest construction standards, not only meeting but exceeding latest Building Regulation requirements by a Federation of Master Builders accredited contractor, all backed by a 10 year New Homes warranty.



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