

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 enclave, 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 expansive greenbelt surroundings. Open-plan kitchens with spacious dining and family areas are complemented by sumptuous master bedrooms and luxuriously appointed en-suites*.

Paddock Grove, had been carefully designed to fit seamlessly 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 complemented 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 blend 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.

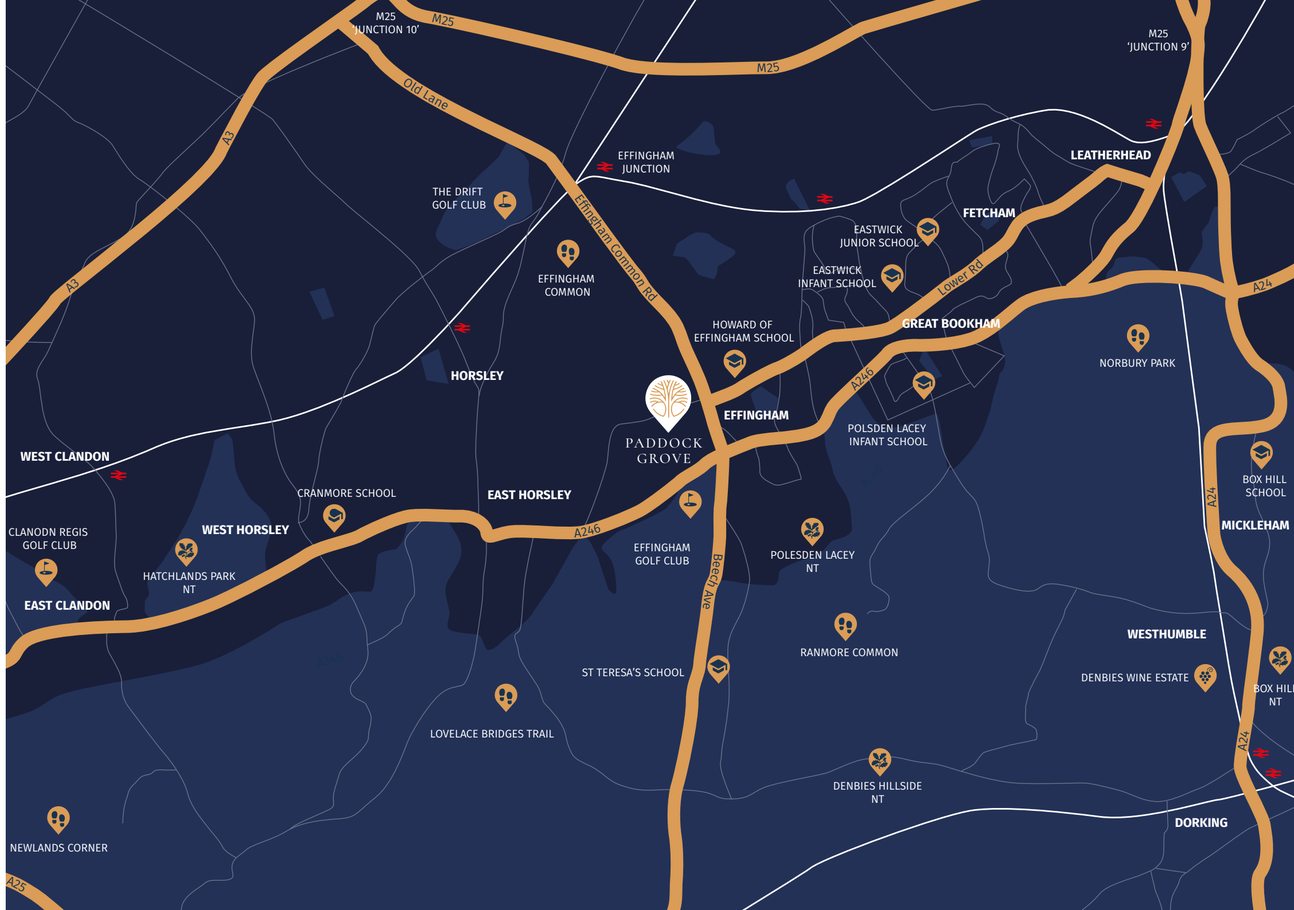
The nearby town of Leatherhead offers a range of high street shops, supermarkets, leisure and dining opportunities. The characterful and traditional market town of Dorking is only 5 miles away bringing all that Surrey is famous for. Whilst only eight miles away, the larger town of Guildford offers a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

Rail*	Leatherhead Station 8 minutes	Epsom Station 16 minutes	Guildford Station 16 minutes	Clapham Junction Station 35 minutes	London Waterloo Station 45 minutes
Road	Effingham Junction Station 5 minutes	Dorking 13 minutes	Guildford 16 minutes	M25 'Junction 9' 11 minutes	Gatwick Airport 30 minutes

*Effingham Junction Station

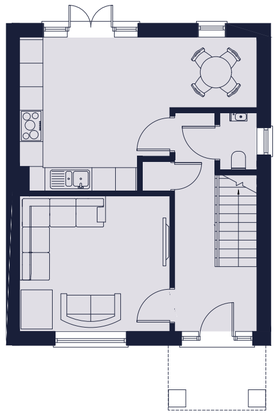


COB COTTAGE
2 PADDOCK GROVE

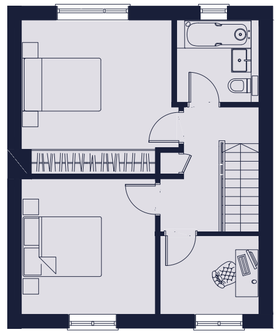
Kitchen/Dining	6.0m x 3.8m	119'9" x 12'9"
Living Room	3.8m x 3.4m	12'6" x 11'2"
Bedroom 1	4.0m x 3.8m	13'2" x 12'9"
Bedroom 2	3.4m x 3.3m	11'2" x 11'1"
Study	2.5m x 1.9m	8'2" x 6'5"



Total 967 sq.ft / 89.84 sq.m



Ground floor



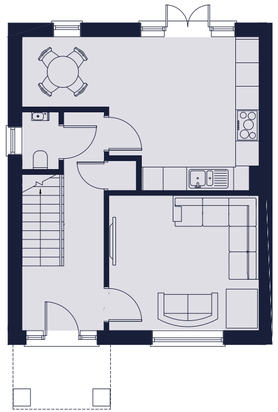
First floor

CRABTREE COTTAGE
3 PADDOCK GROVE

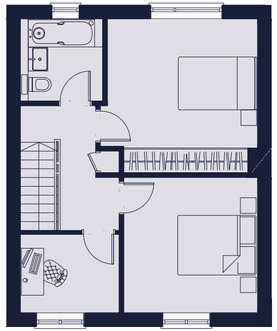
Kitchen/Dining	6.0m x 3.8m	119'9" x 12'9"
Living Room	3.8m x 3.4m	12'6" x 11'2"
Bedroom 1	4.0m x 3.8m	13'2" x 12'9"
Bedroom 2	3.4m x 3.3m	11'2" x 11'1"
Study	2.5m x 1.9m	8'2" x 6'5"



Total 967 sq.ft / 89.84 sq.m



Ground floor



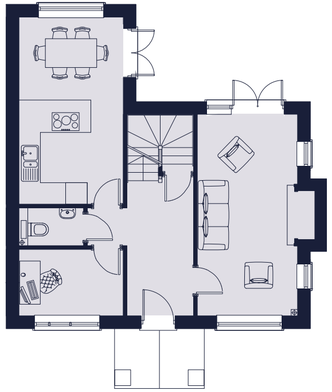
First floor

FOXGLOVE COTTAGE
4 PADDOCK GROVE

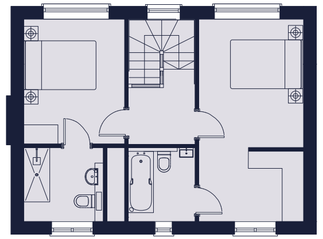
Kitchen/Dining	5.2m x 3.7m	17'1" x 12'5"
Living Room	5.6m x 2.7m	18'4" x 9'1"
Study	2.9m x 1.8m	9'6" x 6'1"
Bedroom 1	3.5m x 2.9m	11'8" x 9'6"
Bedroom 1 Dressing Room	2.8m x 1.9m	9'6" x 6'4"
Bedroom 2	3.4m x 2.7m	11'4" x 9'1"



Total 1025 sq.ft / 95.25 sq.m



Ground floor



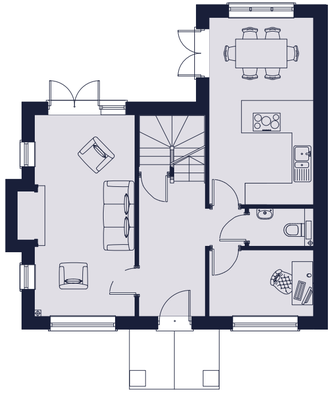
First floor

ROSEHIP COTTAGE
4a PADDOCK GROVE

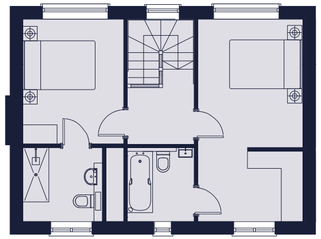
Kitchen/Dining	5.2m x 3.7m	17'1" x 12'5"
Living Room	5.6m x 2.7m	18'4" x 9'1"
Study	2.9m x 1.8m	9'6" x 6'1"
Bedroom 1	3.5m x 2.9m	11'8" x 9'6"
Bedroom 1 Dressing Room	2.8m x 1.9m	9'6" x 6'4"
Bedroom 2	3.4m x 2.7m	11'4" x 9'1"



Total 1025 sq.ft / 95.25 sq.m



Ground floor



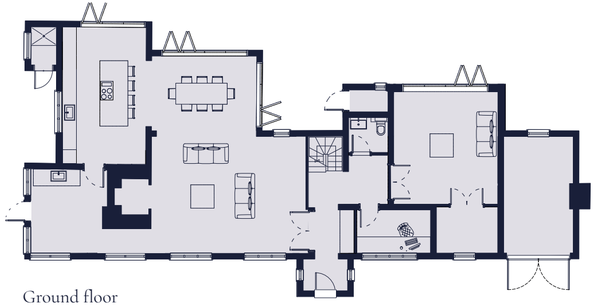
First floor

THE PADDOCK,
5 PADDOCK GROVE

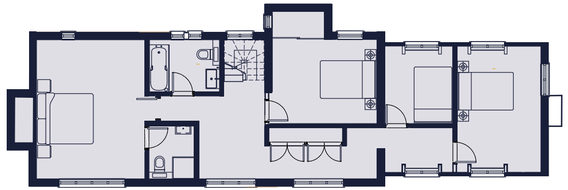
Kitchen	5.8m x 3.8m	19'0" x 12'6"
Dining Room	4.1m x 3.4m	13'5" x 11'2"
Living/Family Room	6.5m x 5.0m	21'4" x 16'5"
Utility	3.6m x 3.0m	11'10" x 9'10"
Living Room	4.9m x 4.4m	16'1" x 14'5"
Study	3.1m x 1.8m	10'2" x 5'11"
Snug	2.6m x 1.9m	18'6" x 6'3"
Bedroom 1	5.0m x 3.9m	16'5" x 12'10"
Bedroom 2	4.5m x 3.0m	14'9" x 9'10"
Bedroom 3	3.7m x 3.0m	12'2" x 9'10"
Bedroom 4	2.7m x 2.4m	8'10" x 7'10"
Double car port and garage / store		



Total 2556 sq.ft / 237.46 sq.m



Ground floor



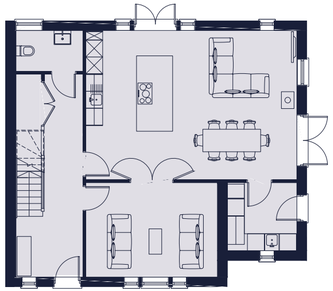
First floor

ROUNDTREE,
6 PADDOCK GROVE

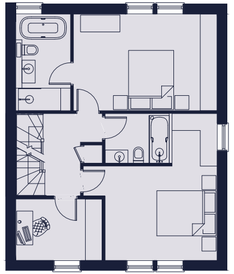
Kitchen/Dining	7.4 x 5.2m	24'5" x 17'2"
Living Room	4.6 x 3.2m	15'1" x 10'10"
Utility	2.5 x 2.3m	8'5" x 7'10"
Bedroom 1	5.1 x 3.3m	16'6" x 11'1
Bedroom 2	5.1 x 4.6m	16'11" x 15'5"
Bedroom 3/Study	3.0 x 2.1m	19'3" x 15'1"
Bedroom 4	5.8 x 4.6m	10'1" x 6'11"
Double car port		



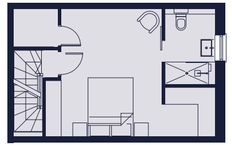
Total 1922 sq.ft / 178.60 sq.m



Ground floor



First floor



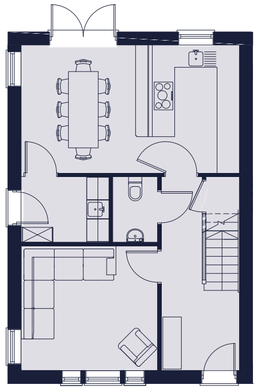
Second floor

MAGNOLIA,
7 PADDOCK GROVE

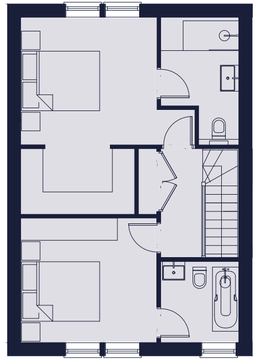
Kitchen/Dining	5.8m x 3.3m	19'2" x 11'0"
Living Room	3.6m x 3.3m	11'10" x 10'10"
Utility	2.3m x 1.7m	7'7" x 5'9"
Bedroom 1	4.6m x 3.4m	15'3" x 11'2"
Bedroom 1 Dressing room	3.0m x 1.7m	9'10" x 5'9
Bedroom 2	3.6m x 3.2m	11'10" x 10'9
Integrated double car port		



Total 1077 sq.ft / 100.10 sq.m



Ground floor



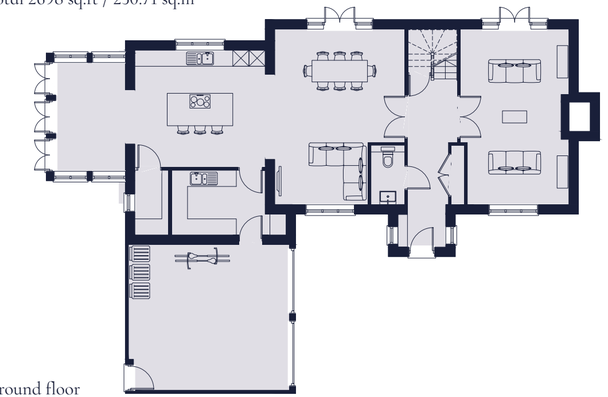
First floor

HOP FIELD VIEW,
8 PADDOCK GROVE

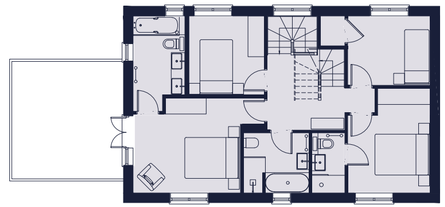
Kitchen/Breakfast	4.9m x 4.2m	16'2" x 14'1"
Family/Dining	6.3m x 4.8m	20'11" x 15'11"
Utility	4.2m x 2.4m	13'10" x 7'11"
Living Room	6.4m x 3.9m	21'0" x 13'0"
Bedroom 1	3.87m x 3.4m	12'8" x 11'3"
Bedroom 2	3.7m x 3.0m	12'5" x 9'9"
Bedroom 3	2.8m x 2.7m	9'5" x 9'1"
Bedroom 4	2.9m x 2.5m	9'9" x 8'3"
Bedroom 5	3.9m x 3.0m	12'10" x 9'10"
Study/Storage	3.0m x 2.6m	9'10" x 8'10"
Integrated double garage		



Total 2698 sq.ft / 250.71 sq.m



Ground floor



First floor



Second floor

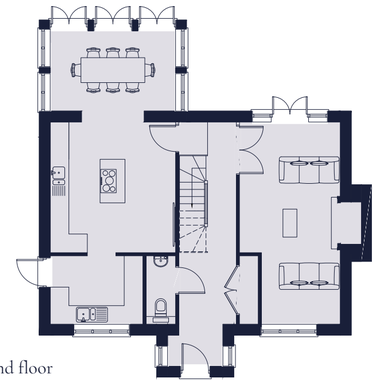
WEST VIEW,
9 PADDOCK GROVE

Kitchen	4.2m x 3.9m	13'10" x 13'0"
Orangery	3.9m x 2.7m	12'10" x 8'11"
Utility	2.9m x 2.1m	9'7" x 7'1"
Bedroom 1	3.9m x 3.4m	13'1" x 11'3"
Bedroom 1 Dressing Room	2.8m x 2.3m	9'5" x 7'9"
Bedroom 2	3.2m x 3.1m	10'8" x 10'5"
Bedroom 3	3.1m x 3.0m	10'5" x 10'0"
Bedroom 4	3.1m x 3.0m	10'5" x 9'11"

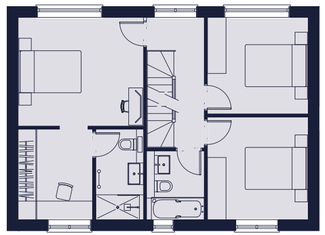
Integrated single car port



Total 1732 sq.ft / 160.88 sq.m



Ground floor



First floor



Second floor

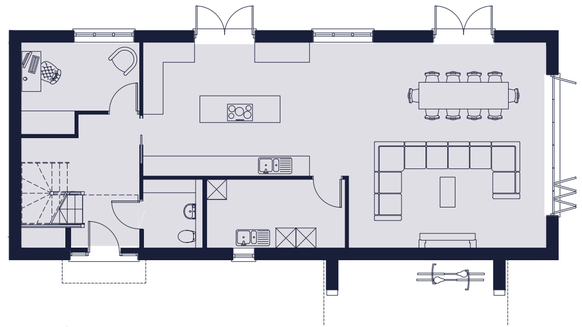
GROVE BARN,
10 PADDOCK GROVE

Kitchen/Dining/Living	12.0m x 6.0m	39'6" x 19'11"
Utility	4.1m x 2.0m	13'7" x 6'7"
Study	3.4m x 2.7m	11'5" x 8'10"
Bedroom 1	5.1m x 4.5m	17'0" x 14'11"
Bedroom 2	3.4m x 3.1m	11'4" x 10'4"
Bedroom 3	3.4m x 3.4m	11'3" x 11'2"

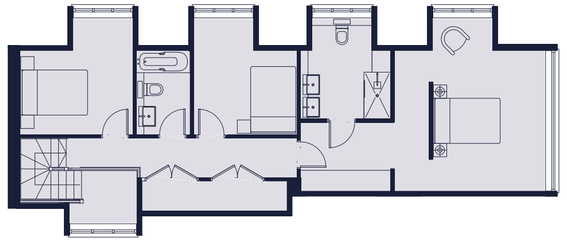
Double car port



Total 1865 sq.ft / 173.30 sq.m

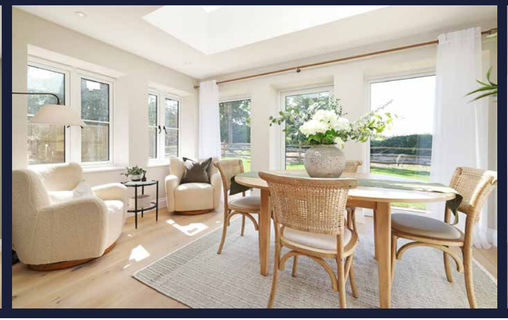
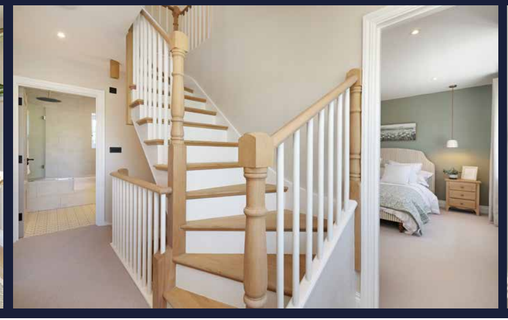


Ground floor



First floor




ELEGANT INTERIORS, COMPLEMENTED WITH LUXURIOUS FIXTURES AND FITTINGS.

Paddock Grove provides 9 newly constructed homes together with the refurbished "The Paddock" all sympathetically woven into its landscape.

Exteriors
The design and external materials of the development have been carefully chosen to complement 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 complement 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 complemented 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, a combination of engineered oak or wood effect LVT is fitted 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 benefiting 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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LAND AND NEW HOMES

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ROUNDTREE DEVELOPMENT
DELIVERING EXQUISITE HOMES

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