



BEAUFORT



JACKSON-STOPS

HILL TOP GARDENS IS A STUNNING COLLECTION OF JUST FIVE BRAND NEW HOMES WITH GENEROUS GARDENS IN THIS EXCLUSIVE GATED DEVELOPMENT HIGH UP IN BOX HILL FORMING PART OF THE NORTH DOWNS AND WITHIN AN AREA OF OUTSTANDING NATURAL BEAUTY



ABOUT

Hill Top Gardens is an exciting and prestigious new gated development of just five detached four/five bedroom luxury homes in an elevated and much admired location.

Each property has been thoughtfully and beautifully designed by Beaufort Homes who have an excellent reputation, building first class and sustainable homes.

The properties have been completed to a traditional style with a high specification throughout offering four/five spacious bedrooms, including open plan kitchen/living rooms with bi-folding doors flowing out to the delightful gardens. These beautiful homes have been meticulously crafted to exemplify the pinnacle of modern living with underfloor heating to the ground and first floors and air source heating.

Each home comes with detached garaging, landscaped gardens, plus a 10 year structural and defects warranty, offering a high level of protection.



SPECIFICATION

Kitchen Features

- Shaker style design kitchen & utility
- Quartz worktops with upstands • AEG integrated Oven and microwave

grill combination. Integrated Dishwasher & fridge freezer

Bathroom, En-Suites & Cloakroom

- Vanity units to bathroom, en-suites and cloakroom
- Contemporary white ceramic

basins

- chrome, matt black or stainless
- mirrors to bathroom, en-suites and cloakroom

Electrical & Multimedia

- Brushed chrome sockets and switches throughout.
- Recessed downlights to all rooms
- Pendant fittings to lounge, kitchen/diner and all bedrooms.
- TV and data points to all rooms

Central Heating & Hot Water

- Air source heat pump with underfloor heating to ground floor and first floor

Security

- External lighting to front & rear

Windows & Doors

- White UPVC windows • Black Powder coated aluminium glass sliding bifold doors
- Oak internal doors

Finishing Touches

- Oak internal doors with satin chrome ironmongery
- TBC woodburning stove
- Oak/softwood painted staircase
- Amtico Signature flooring
- Cormar Sensation carpets
- tiled bathrooms/en-suites with porcelain tiles

External Features

- Landscaped front garden • Turf to rear garden plus terrace area
- External socket to rear
- External water tap
- EV charging point

Services

- Mains electricity, and mains

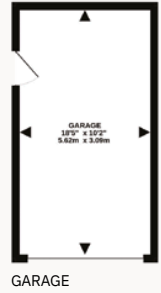
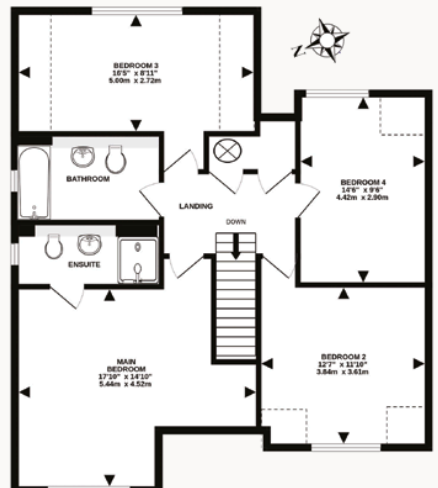
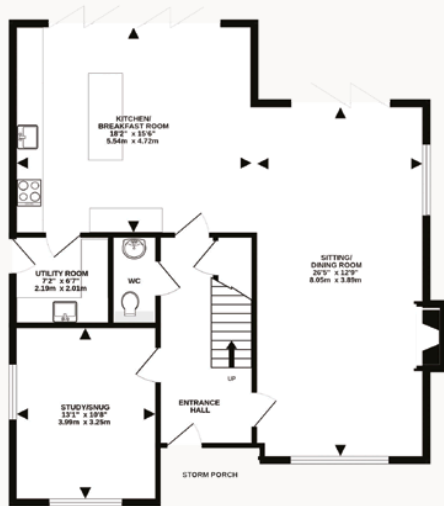
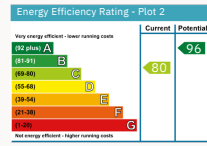
drainage

- BT high speed fibre to the property

2 HILL TOP GARDENS

Approximate Gross Internal Area:
 Main House = 1850 sq ft / 171.8 sq m
 Garage = 187 sq ft / 17.4 sq m
Total = 2037 sq ft / 189.2 sq m

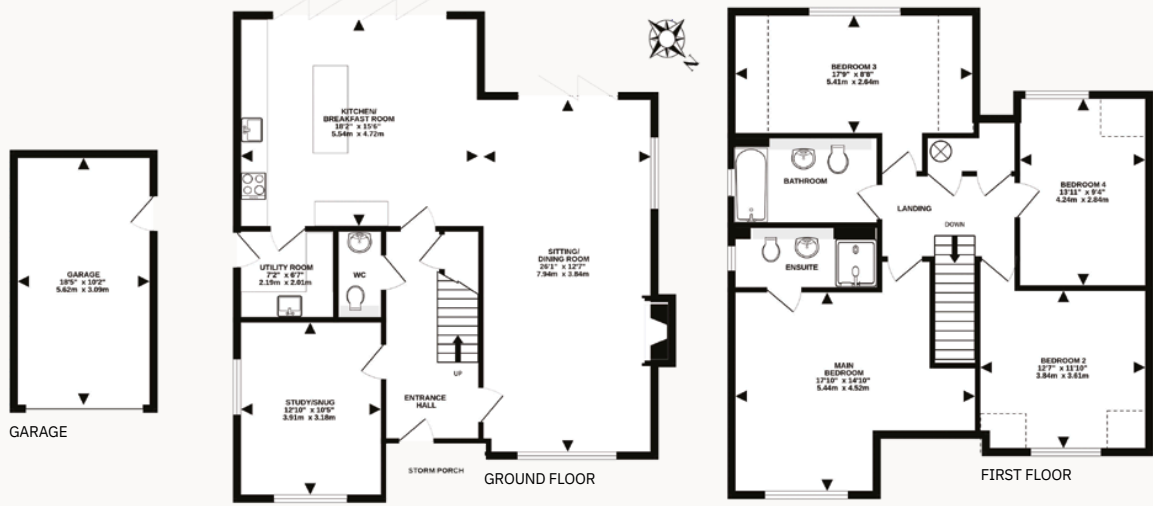
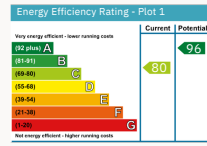
All measurements are approximate and for display purposes only.



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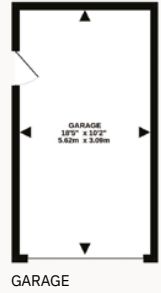
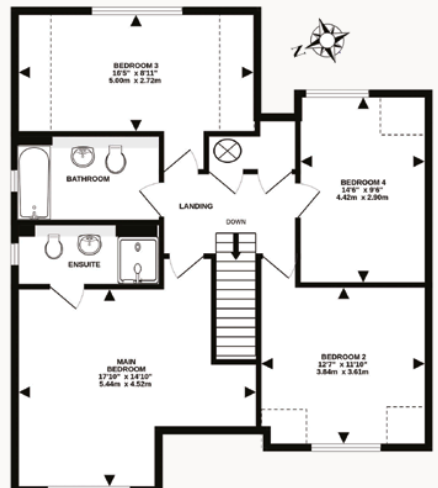
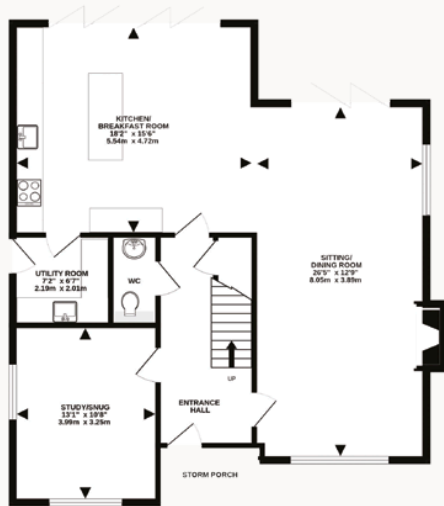
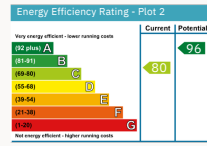
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LOCATION

Box Hill is a summit set high up in the glorious North Downs with delightful views and open countryside in abundance. It is managed primarily by the National Trust and offers great opportunities for the cycling, walking and riding enthusiast with extensive bridleways accessed nearby. There are local shops, a sub post office and doctor's surgery in the village, whilst further amenities can be found in the nearby towns of Dorking and Leatherhead. Dorking has a good range of local shops, and sports centre and Dorking Halls for cinema and theatre. There are many restaurants in Dorking. Communication links to the area are excellent with the M25 giving access to London and the motorway network, whilst Epsom, Leatherhead and Dorking have mainline stations providing regular services to London Waterloo and Victoria. There is a good selection of schools both in the state sector - The Ashcombe and The Priory in Dorking and St John's School, Leatherhead, City of London Freeman's School, Ashted and Epsom College in the independent sectors. Recreational activities include some of the best golf courses around at Beaverbrook, Walton Heath, RAC at Woodcote Park Country Park, Epsom and Tyrrells Wood.

Other nearby villages include Walton-on the Hill which is a highly desirable and very popular Surrey village, with a village pond and village green in a beautifully unspoilt location high up on the North Downs. The village has an excellent range of local facilities for day-to-day needs including, shops, school, restaurants and popular pubs.

Tadworth is a charming village in Surrey. Its strategic position allows for easy access to both road and rail connections, making it an ideal choice for those who value convenience and connectivity. The village of Tadworth is within easy reach and offers excellent transport links to London with the M25 motorway network also being easily accessible.



FURTHER INFORMATION

Directions

what3words

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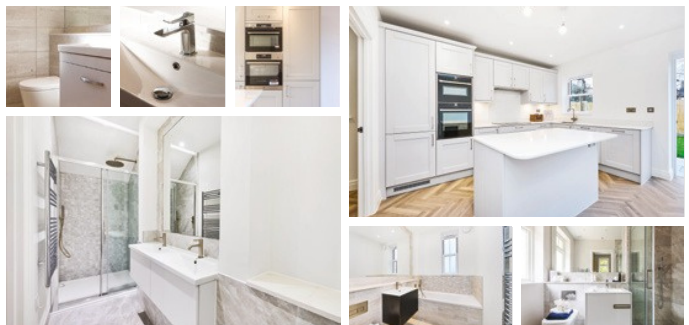
Services

All mains services connected.

Local Authorities

Mole Valley District Council, Tel. 01306 885001

Surrey County Council, Tel. 03456 009009





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DORKING

01306 887560

dorking@jackson-stops.co.uk
jackson-stops.co.uk

