THE LAURELS

BEARE GREEN RH5 4PG

Love the life you'll live

SITE PLAN

THE LAURELS

BEARE GREEN

Picture yourself living in a community of 10 stunning new homes

THREE BEDROOM

TWO BEDROOM MAISONETTES

THREE BEDROOM

THREE BEDROOM

THREE BEDROOM

FOUR BEDROOM

FOUR BEDROOM

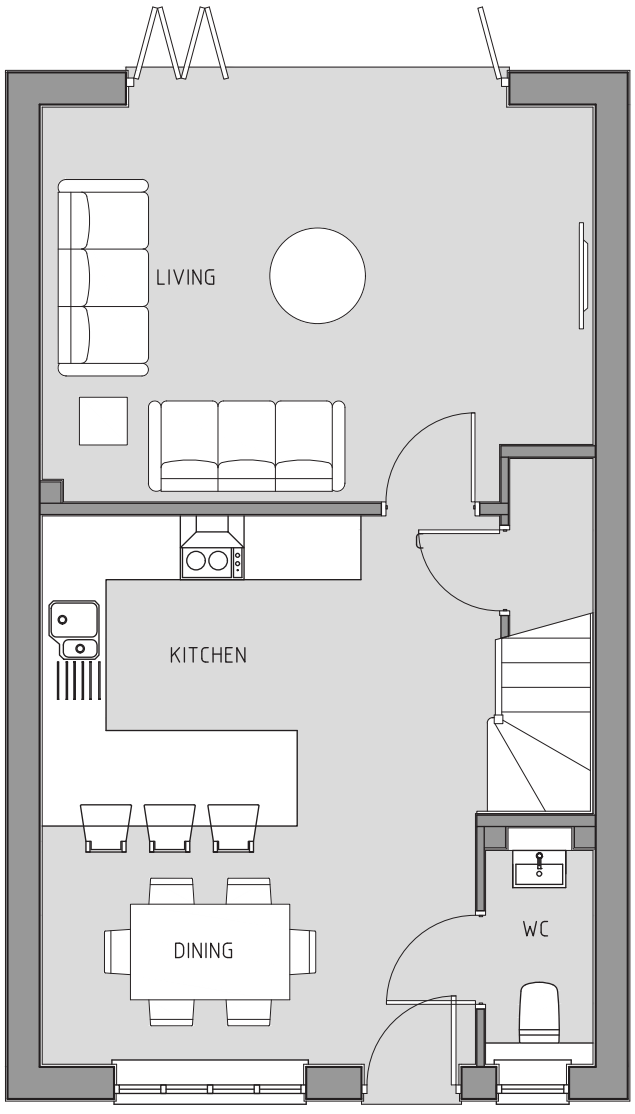
FOUR BEDROOM

THREE BEDROOM

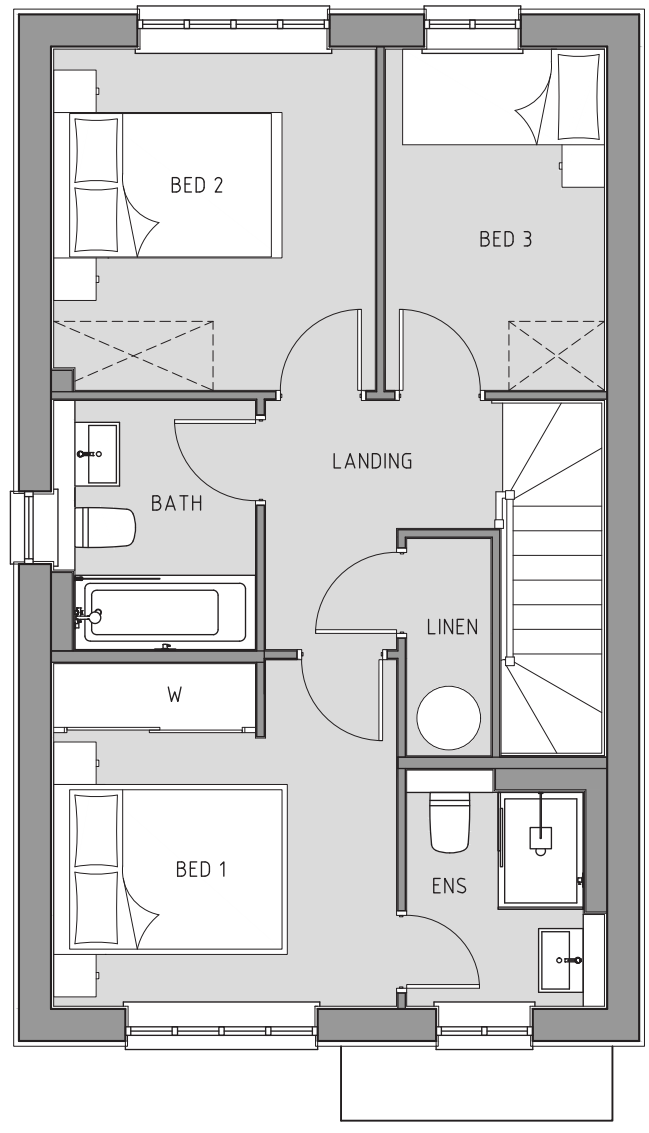
No. 1

THE LAURELS

BEARE GREEN



GROUND FLOOR

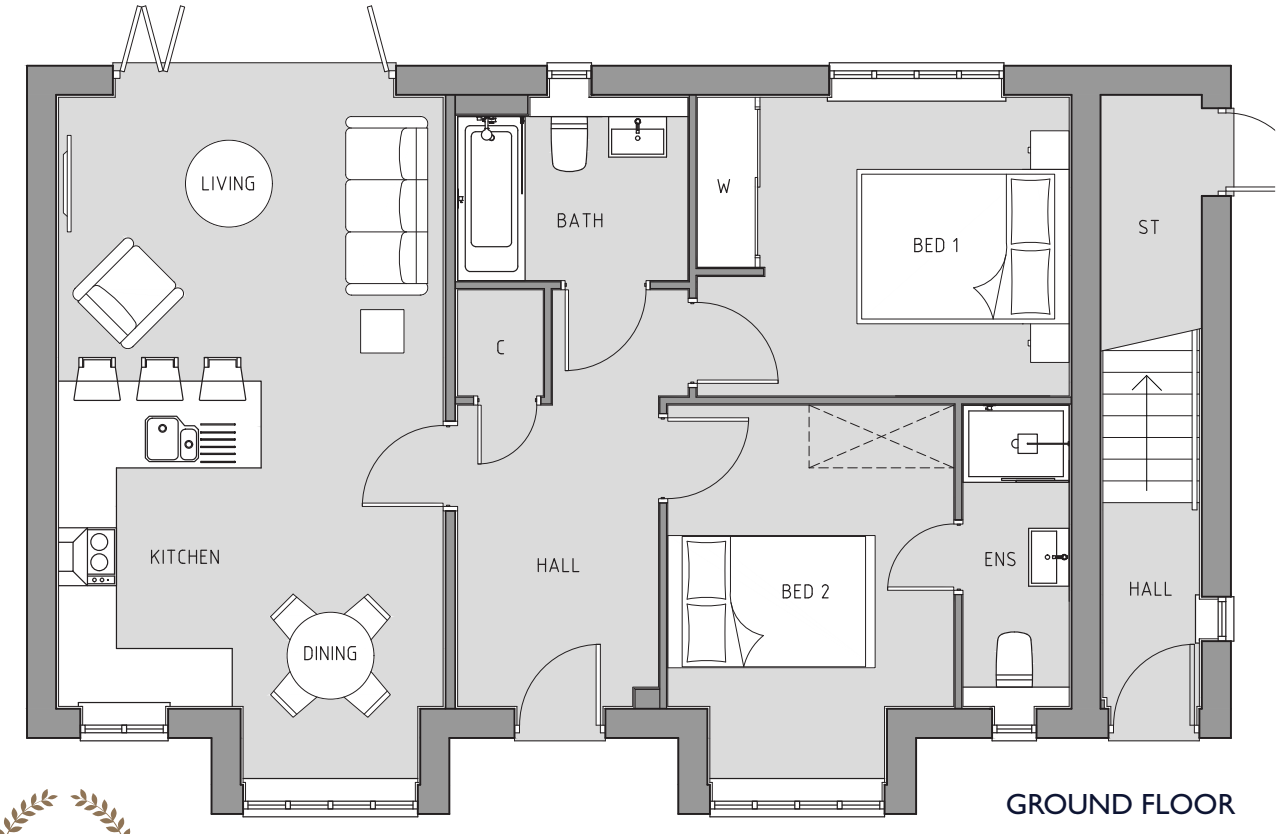


FIRST FLOOR

No.1

KITCHEN DINER	5.162m x 4.306m	17'0" x 14'2"
LIVING ROOM	5.186m x 3.716m	17'1" x 12'3"
BEDROOM 1	3.263m x 3.228m	10'9" x 10'8"
BEDROOM 1 EN-SUITE	2.225m x 1.862m	7'4" x 6'2"
BEDROOM 2	3.212m x 3.028m	10'7" x 10'0"
BEDROOM 3	3.212m x 2.063m	10'7" x 6'10"
BATHROOM	2.346m x 1.900m	7'9" x 6'3"

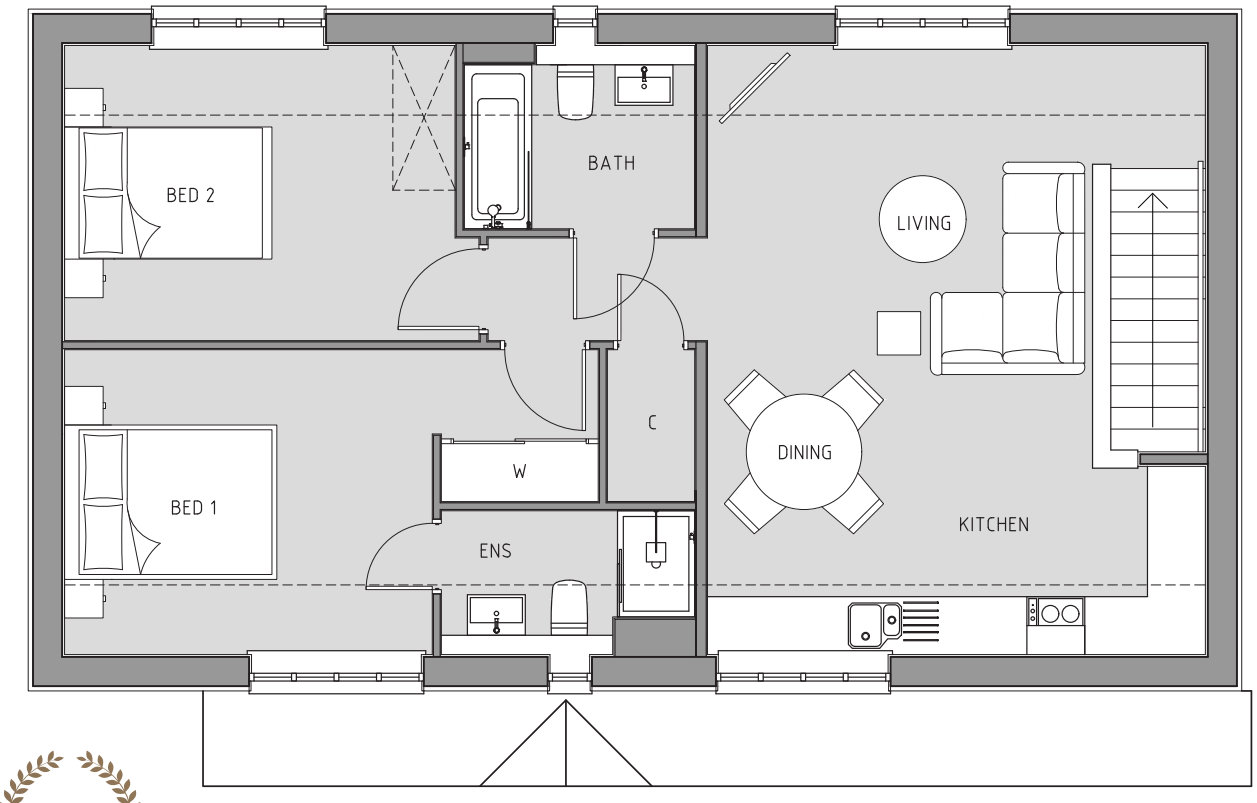
No.2 & 3



GROUND FLOOR

No.2

LIVING/KITCHEN/DINER	7.099m x 3.986m	23'4" x 13'1"
BEDROOM 1	3.854m x 3.095m	12'8" x 10'2"
BEDROOM 2	3.909m x 2.965m	12'10"x 9'9"
BEDROOM 2 EN-SUITE	3.121m x 1.100m	10'3" x 3'8"
BATHROOM	2.389m x 1.900m	7'11" x 6'3"



FIRST FLOOR

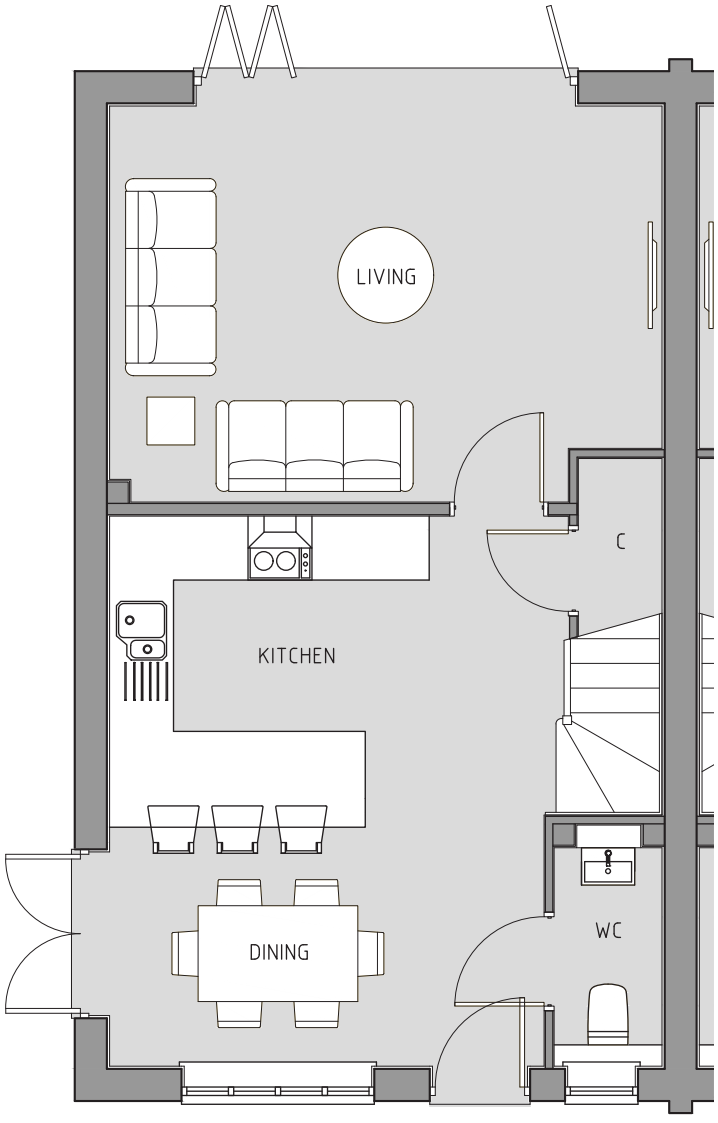
No.3

LIVING/KITCHEN/DINER	6.331m x 5.161m	20'9" x 17'0"
BEDROOM 1	5.531m x 3.158m	18'2" x 10'5"
BEDROOM 1 EN-SUITE	2.625m x 1.490m	8'8" x 4'11"
BEDROOM 2	4.295m x 3.058m	14'2" x 10'1"
BATHROOM	2.389m x 1.900m	7'11" x 6'3"

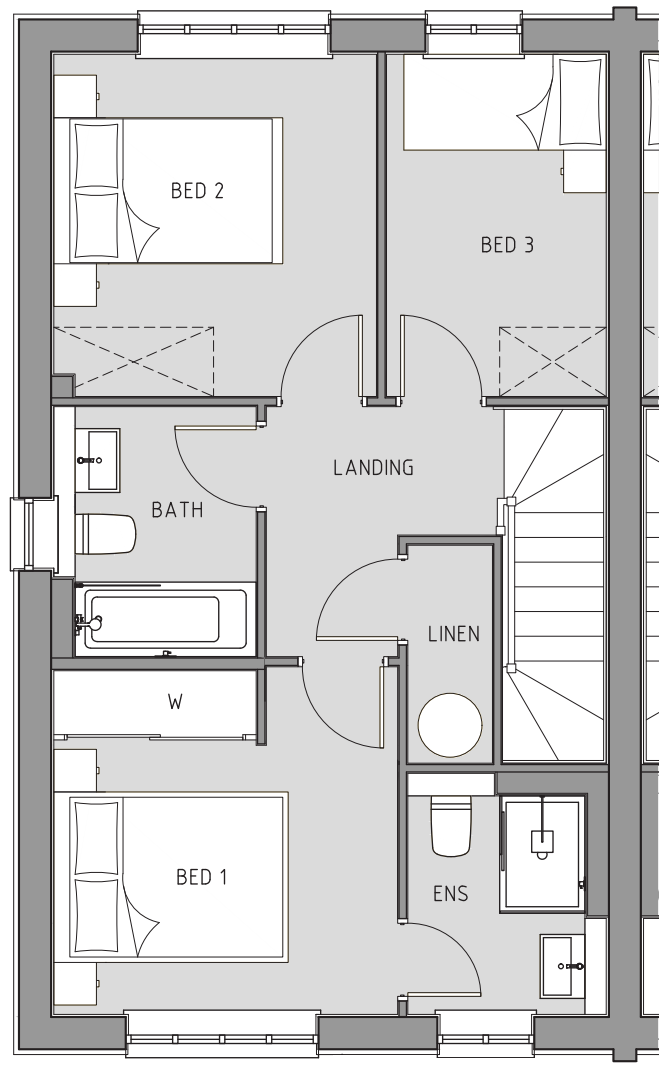
No.4

THE LAURELS

BEARE GREEN



GROUND FLOOR



FIRST FLOOR

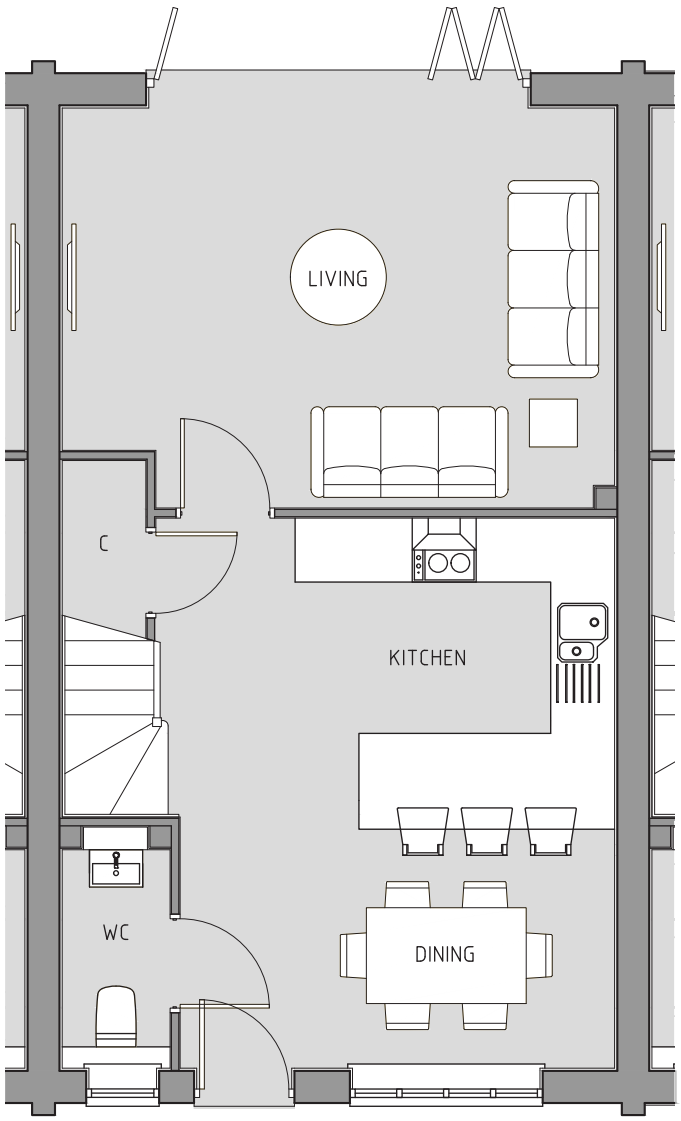
No.4

KITCHEN DINER	5.162m x 4.306m	17'0" x 14'2"
LIVING ROOM No.4 & 6	5.186m x 3.716m	17'1" x 12'3"
LIVING ROOM No.5	5.186m x 3.753m	17'1" x 12'4"
BEDROOM 1	3.263m x 3.228m	10'9" x 10'8"
BEDROOM 1 EN-SUITE	2.262m x 1.862m	7'6" x 6'2"
BEDROOM 2	3.212m x 3.028m	10'7" x 10'0"
BEDROOM 3	3.212m x 2.063m	10'7" x 6'10"
BATHROOM	2.346m x 1.900m	7'9" x 6'2"

No.5 & 6

THE LAURELS

BEARE GREEN



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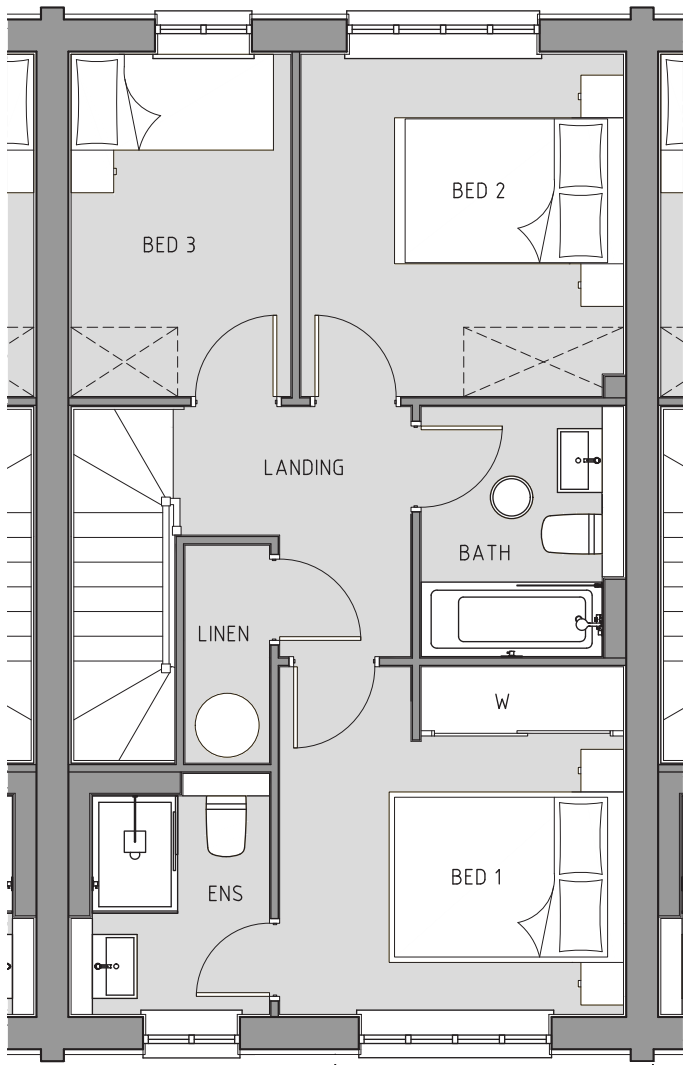


FIRST FLOOR

No.5&6

KITCHEN DINER	5.162m x 4.306m	17'0" x 14'2"
LIVING ROOM No.4 & 6	5.186m x 3.716m	17'1" x 12'3"
LIVING ROOM No.5	5.186m x 3.753m	17'1" x 12'4"
BEDROOM 1	3.263m x 3.228m	10'9" x 10'8"
BEDROOM 1 EN-SUITE	2.262m x 1.862m	7'6" x 6'2"
BEDROOM 2	3.212m x 3.028m	10'7" x 10'0"
BEDROOM 3	3.212m x 2.063m	10'7" x 6'10"
BATHROOM	2.346m x 1.900m	7'9" x 6'2"

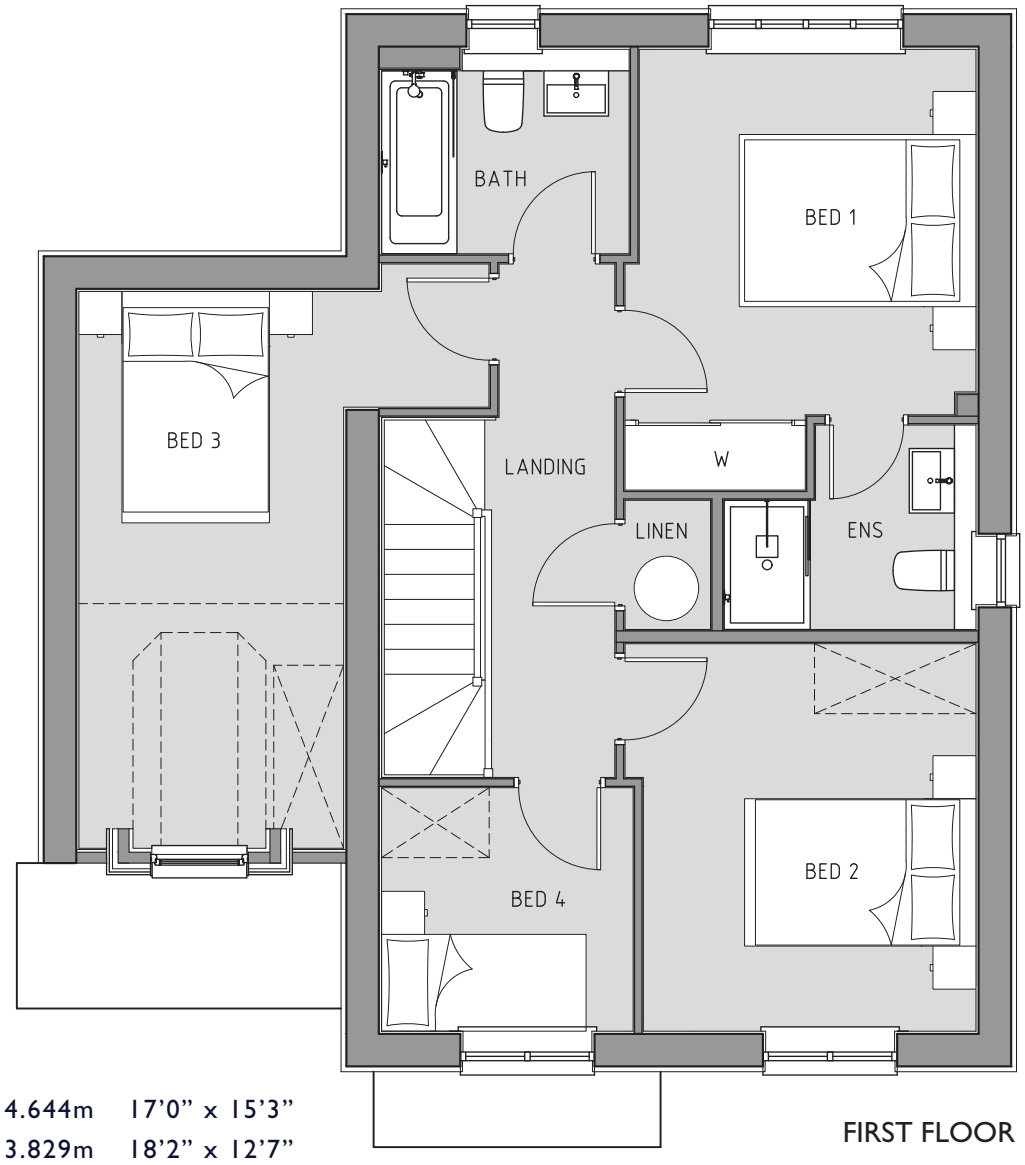
No.7

THE LAURELS

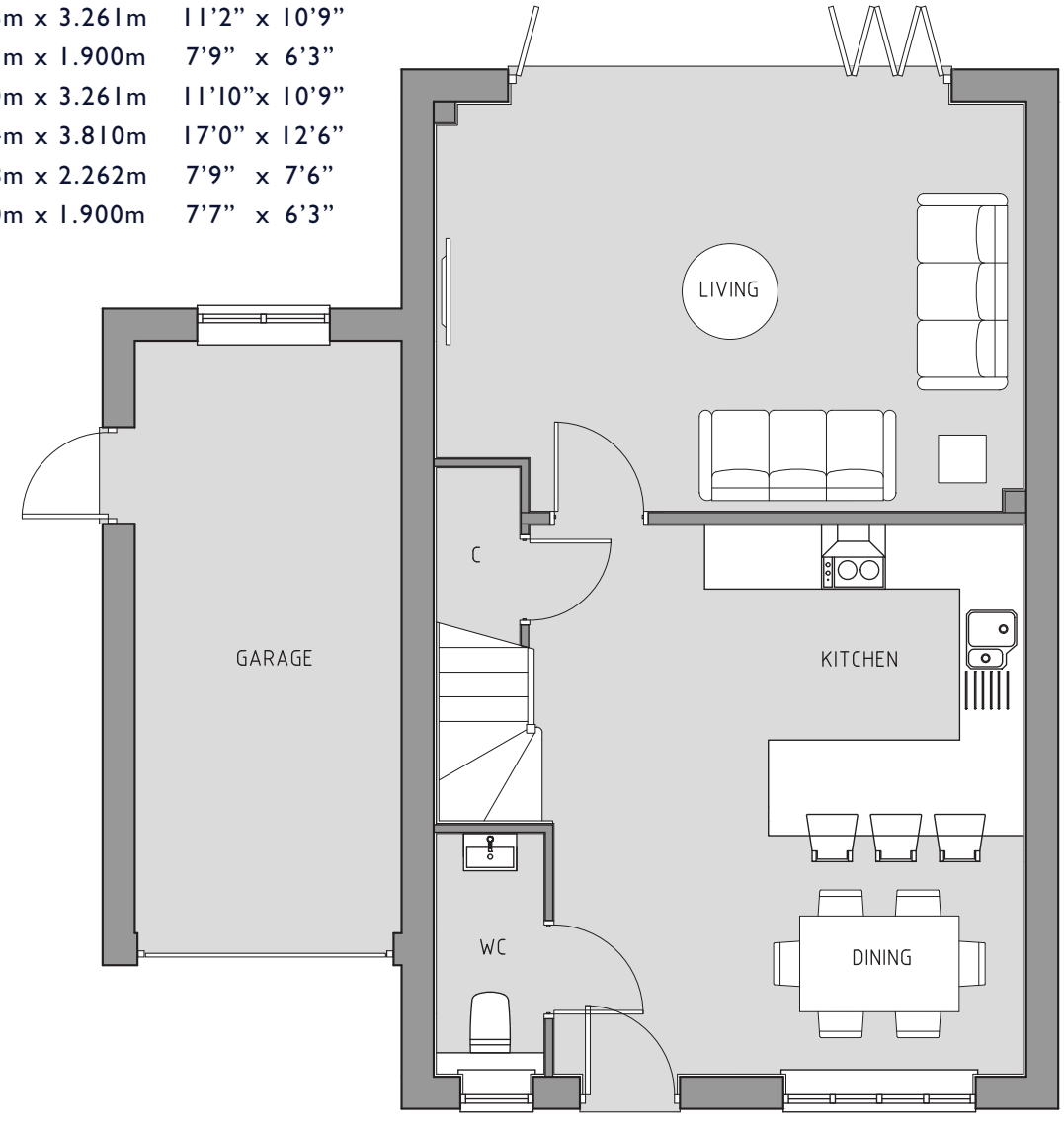
BEARE GREEN

No.7

KITCHEN DINER	5.162m x 4.644m	17'0" x 15'3"
LIVING ROOM	5.524m x 3.829m	18'2" x 12'7"
BEDROOM 1	3.396m x 3.261m	11'2" x 10'9"
BEDROOM 1 EN-SUITE	2.341m x 1.900m	7'9" x 6'3"
BEDROOM 2	3.600m x 3.261m	11'10"x 10'9"
BEDROOM 3	5.174m x 3.810m	17'0" x 12'6"
BEDROOM 4	2.338m x 2.262m	7'9" x 7'6"
BATHROOM	2.300m x 1.900m	7'7" x 6'3"



FIRST FLOOR



GROUND FLOOR

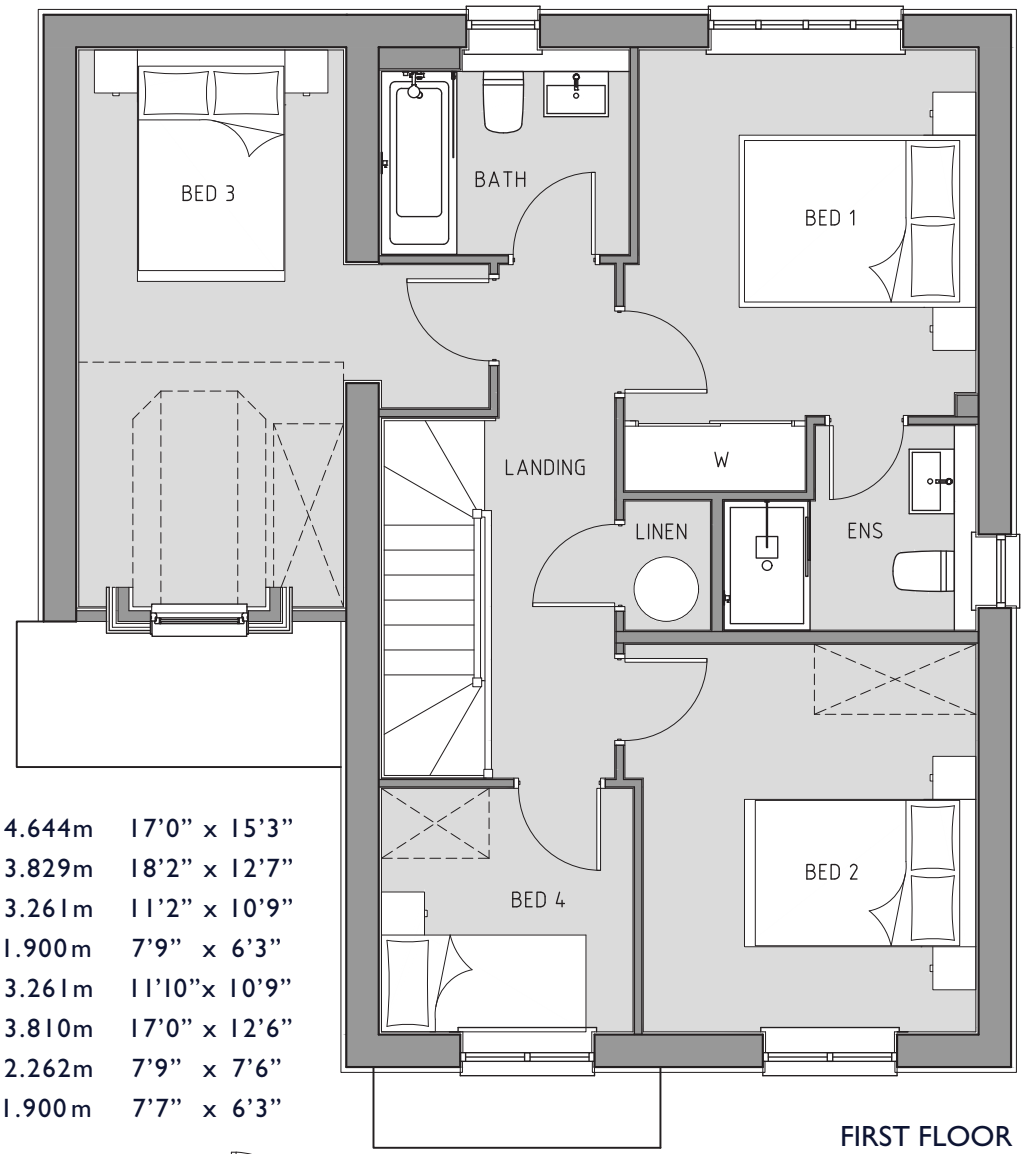
No.8

THE LAURELS

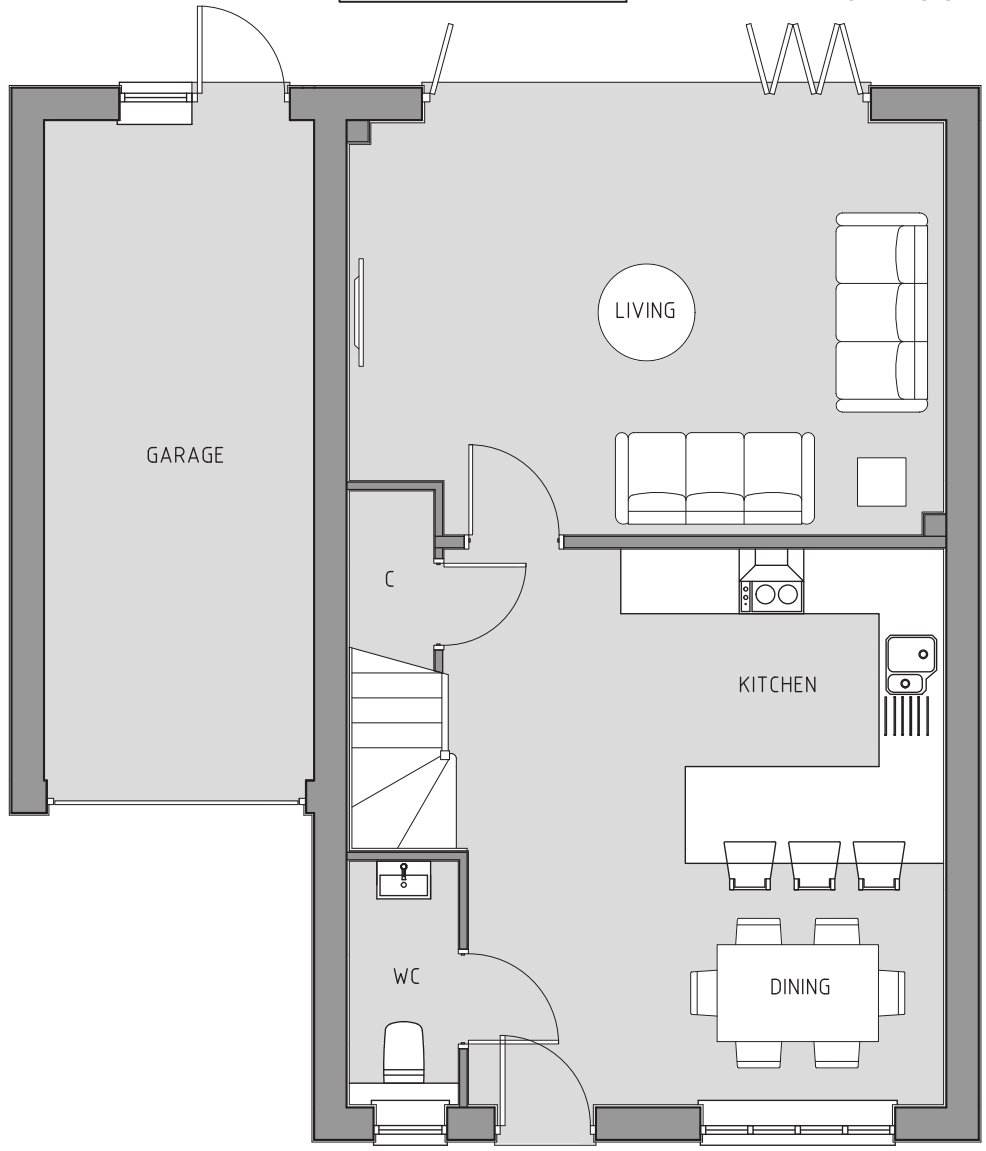
BEARE GREEN

No.8

KITCHEN DINER	5.162m x 4.644m	17'0" x 15'3"
LIVING ROOM	5.524m x 3.829m	18'2" x 12'7"
BEDROOM 1	3.396m x 3.261m	11'2" x 10'9"
BEDROOM 1 EN-SUITE	2.341m x 1.900m	7'9" x 6'3"
BEDROOM 2	3.600m x 3.261m	11'10"x 10'9"
BEDROOM 3	5.174m x 3.810m	17'0" x 12'6"
BEDROOM 4	2.338m x 2.262m	7'9" x 7'6"
BATHROOM	2.300m x 1.900m	7'7" x 6'3"



FIRST FLOOR



GROUND FLOOR

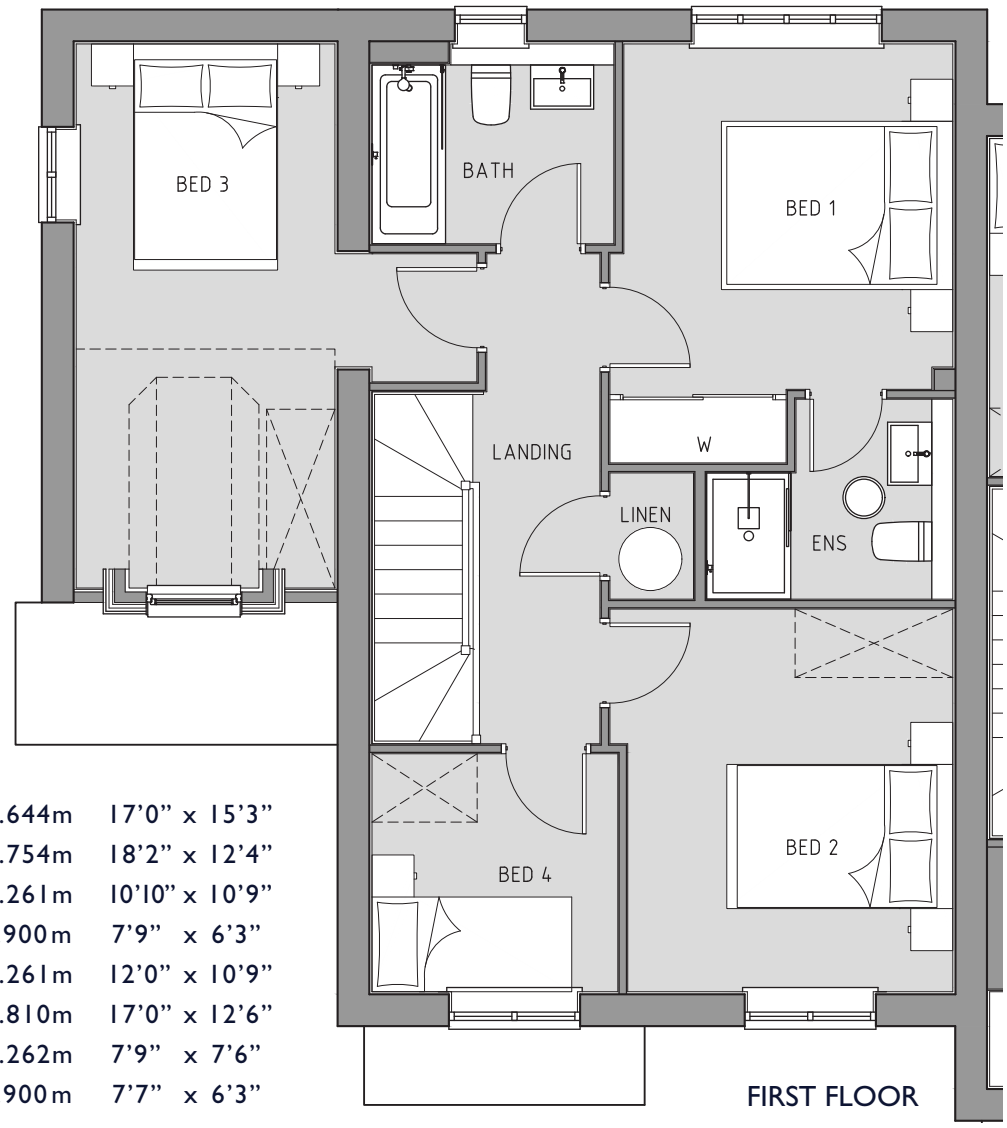
No.9

THE LAURELS

BEARE GREEN

No.9

KITCHEN DINER	5.162m x 4.644m	17'0" x 15'3"
LIVING ROOM	5.524m x 3.754m	18'2" x 12'4"
BEDROOM 1	3.284m x 3.261m	10'10" x 10'9"
BEDROOM 1 EN-SUITE	2.341m x 1.900m	7'9" x 6'3"
BEDROOM 2	3.637m x 3.261m	12'0" x 10'9"
BEDROOM 3	5.174m x 3.810m	17'0" x 12'6"
BEDROOM 4	2.338m x 2.262m	7'9" x 7'6"
BATHROOM	2.300m x 1.900m	7'7" x 6'3"



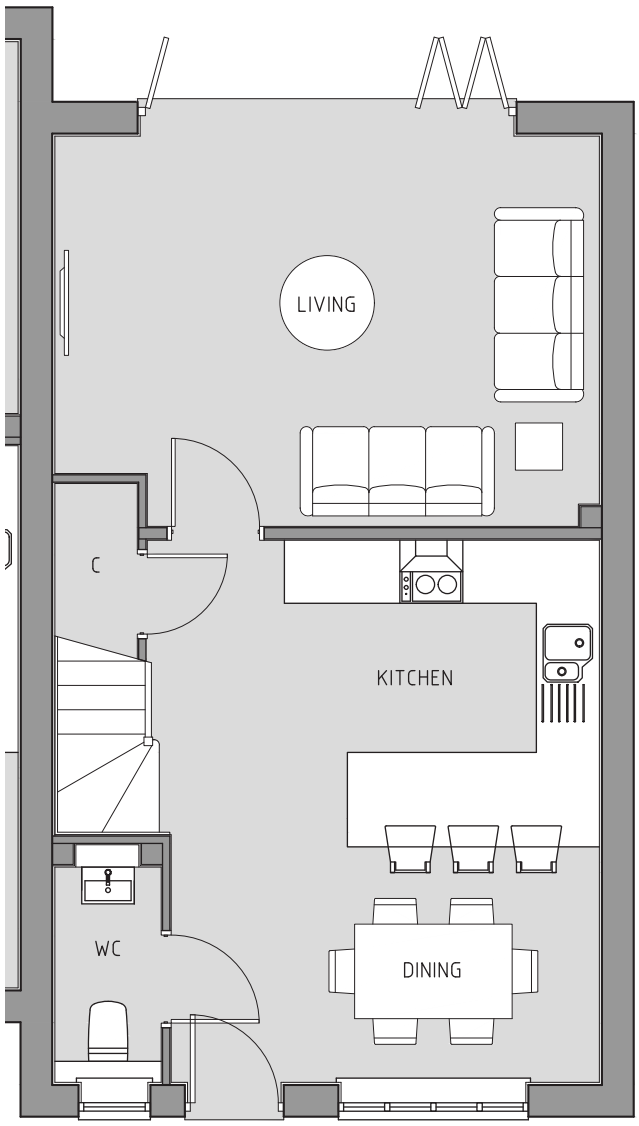
FIRST FLOOR

GROUND FLOOR

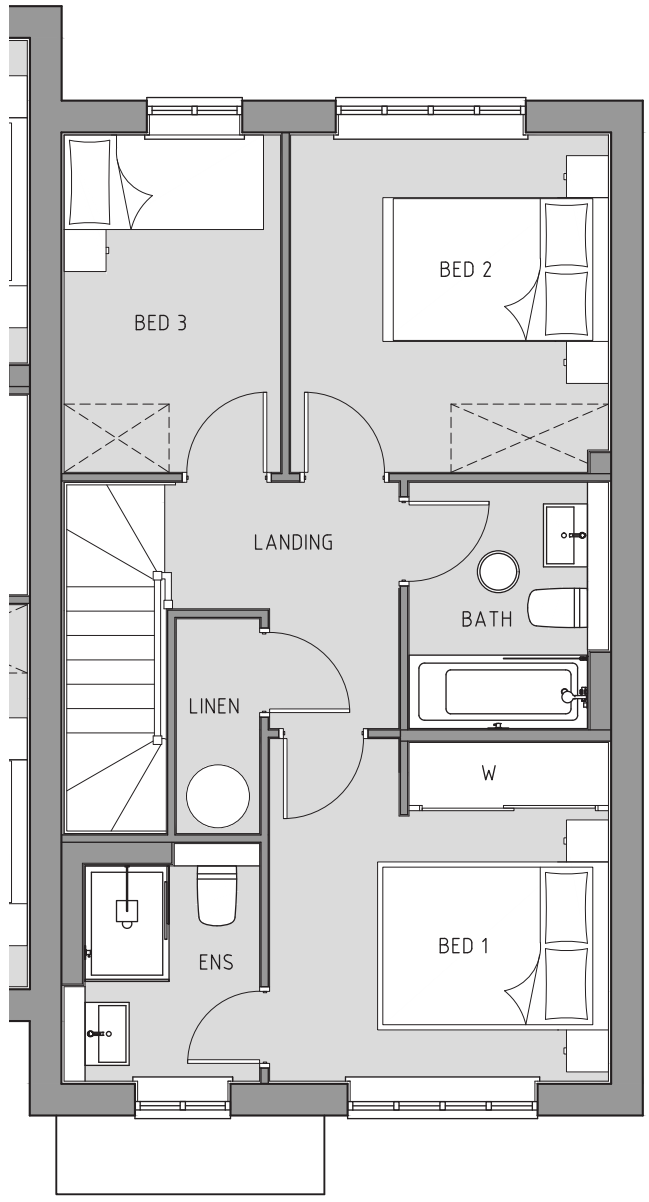
No.10

THE LAURELS

BEARE GREEN



GROUND FLOOR



FIRST FLOOR

No.10

KITCHEN DINER	5.162m x 4.306m	17'0" x 14'2"
LIVING ROOM	5.186m x 3.716m	17'1" x 12'3"
BEDROOM 1	3.263m x 3.228m	10' 9" x 10'8"
BEDROOM 1 EN-SUITE	2.263m x 1.862m	7'6" x 6'2"
BEDROOM 2	3.212m x 3.028m	10'7" x 10'0"
BEDROOM 3	3.212m x 2.063m	10'7" x 6'10"
BATHROOM	2.346m x 1.900m	7'9" x 6'3"

BREAD
HERBS
BOSCH

SPECIFICATION

KITCHENS

- Ash White Shaker style kitchen
- 4 bedroom houses with quartz stone worktops and upstands
- Splash back to hob in clear glass
- 2 & 3 bedroom homes with laminate work tops and upstands
- Under unit LED lighting
- Floor finish in a wood effect click floor not as standard (colour choice available subject to build stage)
- Appliances to include Bosch single oven & gas four ring hob, cooker hood & microwave (microwaves to houses only) 1st floor maisonette has an electric hob (No.3)
- Integrated appliances include a Zanussi fridge/freezer, washer/dryer & dishwasher
- Stainless steel sink 1.5 bowl and single lever tap
- Integrated 3 x 10 ltr ecobins - for easy recycling

STYLISH BATHROOMS & EN-SUITES

- Contemporary vanity units with 600mm basin
- Duravit soft close w/c
- Grohe push plate cistern with dual flush system
- Ceramic tiles to bath/shower areas and behind w/c
- Polished chrome mixer taps and shower controls
- Thermostatically controlled shower
- Bath with shower attachment and glass screen
- Low profile shower unit and shower screen
- Polished chrome heated towel rail to bathroom and en-suite
- Shaver point to bathroom and en-suite
- Floor finish in wood effect click floor

INTERIOR FEATURES

- White walls and white ceilings
- Doors - 5 vertical panel in a French grey colour
- Ironmongery in chrome
- Fitted mirror fronted wardrobes to master bedroom
- Floor finish - only standard in w/c, bathroom & en-suite
- Floor finish to bedrooms is non standard
- Pendant & feature lighting to key areas

CLOAKROOM

- To all 3 & 4 bedroom homes
- 500mm basin
- Duravit soft close w/c
- Grohe push plate
- Floor finish in wood effect click flooring
- Ceramic tiles to splashback and boxing.

BOSCH

SPECIFICATION

ENERGY SAVING FEATURES

- Photovoltaics to specific homes reducing electricity bills (not No. 2, 3,4 & 9)
- Thermostatically controlled gas central heating throughout with radiators
- A-rated boiler to minimise gas usage
- Double-glazed PVCu windows providing a high level of thermal insulation
- Kitchen appliances have excellent eco ratings for energy and water usage
- Dual flush mechanisms to toilets to reduce water use
- High levels of insulation within roof space and external wall cavities limiting heat loss
- LED energy efficient down-lighting to hallways kitchen and bathrooms
- Dusk-to-dawn sensors to external lighting to reduce electricity usage
- Mains operated smoke/carbon monoxide detector (with battery back-up)

HOME ENTERTAINMENT & COMMUNICATIONS

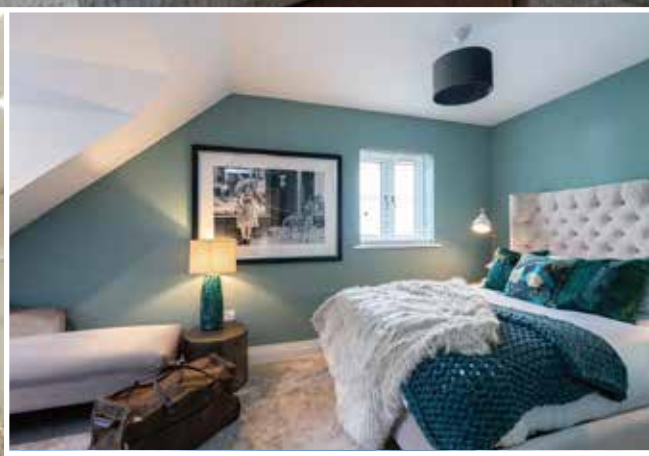
- TV point to living room and master bedroom
- Multimedia plate to living area including BT, TV, DAB, Sky Q, terrestrial channels, for connection by individual purchasers

COMMUNAL & EXTERNAL AREAS

- Each home comes with two allocated car parking spaces plus visitor parking
- Each 4 bedroom home has a garage, drive & additional space
- Private gardens have paved patio in Indian sandstone and turf to garden
- Communal external bollard lighting
- Up/down lights to individual homes

WARRANTY & AFTER CARE

- 10 year NHBC 'Buildmark' warranty and insurance policy
- Full demonstration of your new home before we hand you your keys
- Dedicated customer care team



COUNTRY LIVING

Situated between picturesque Dorking and bustling Horsham, in some of Surrey's most stunning countryside, The Laurels by Rushmon Homes offers a stunning selection of bespoke designs, with spacious 2 bedroom maisonettes sitting alongside elegant 3 & 4 bedroom houses.

Each and every new home at The Laurels will be finished to the highest standard with flexible accommodation designed for the development's unique location, with every room being exceptionally bright and full of charm and character. The striking elevations feature a mixture of white weatherboarding, white render and a brick with a reclaimed feel, making these superior new homes immediately blend in with the development's established setting.

The Laurels is set in a leafy, village location within easy walking distance of local shops and Holmwood mainline station, which provides a direct, regular service to London Victoria in just over an hour.

WITH EVERYTHING CLOSE TO HAND

Dorking is a short drive away and this picturesque historic market town offers stunning scenery, architecture and the winding River Mole set aside the town's vast array of antique and boutique shops, cafes, bars and restaurants. Well known shopping brands are represented including Waitrose and Marks & Spencer.

Dorking has a wealth of local amenities, surrounded by stunning countryside to explore and if you venture a little further a field, into the heart of the Surrey Hills, you can enjoy the delights of Box Hill, Leith Hill or take a visit to the Denbies Wine Estate.

The Laurels offers a country lifestyle yet with everything you could need close by in terms of modern day living. Local primary schools include the excellent St John's Church of England Primary School. For secondary education there is The Ashcombe School or The Priory School (2 miles and 2.7 miles respectively). There are also some well-regarded independent schools, such as Box Hill, which is under 5 miles away.

For those needing to travel or commute, there are excellent rail links to London. Holmwood station is a short walk from The Laurels and provides direct trains to London Victoria. Alternatively, Dorking mainline station has trains to London Waterloo in 53 minutes and regular bus services also offer numerous routes in and around Dorking.

Gatwick is only 10 miles away, making The Laurels an ideal home location for the international traveller.

Gatwick just 10 miles away

SUPERB CONNECTIVITY

THE BEST OF BOTH WORLDS

A great place to live - but with access to wherever you need to be.

- London Victoria in just over 1 hour (Holmwood station)
- Holmwood Station - 0.9 of a mile and 19 minutes' walk
- London Waterloo in 53 minutes (Dorking station)
- Gatwick - 10.4 miles and 21 minutes' drive
- Dorking, Leatherhead, Sutton & Epsom easily accessed by train (Holmwood station)
- Excellent road connections with the A24 moments away
- Regular bus service

HOLMWOOD — DORKING | 8 mins — EPSOM | 25 mins — SUTTON | 33mins — CLAPHAM JUNCTION | 54mins — LONDON VICTORIA | 65mins

PLEASE NOTE: NOT ALL STATIONS SHOWN
Travel times have been taken from the National Rail website

EATING OUT

WONDERFUL PLACES TO EAT

- The Dukes Head pub - 0.4 miles and 7 minutes walk
- The Parrot at Forest Green - 5 miles and a 10 minutes drive
- The Six Bells at Newdigate - 2.3 miles and 5 minutes drive
- Red Chilli Restaurant Mid Holmwood - 4.2 miles and a 6 minute drive

DORKING RESTAURANTS

Average 6.6 miles and a 13 minute drive

- Sorrel Restaurant by Steve Drake
- Cote Brasserie
- Red Bar and Lounge
- The White Horse Hotel
- Viva
- Pizza Express
- The New Fountain Garden

ABOUT RUSHMON

At Rushmon Homes we've been creating a warm welcome in our new homes for over 45 years now. As an established family business with our own children and grandchildren, we're able to understand the evolving needs of our purchasers as they and their families change and grow over the generations.

Our homes are design-led to provide light, spacious, adaptable living spaces that are a joy to be in – whether you're relaxing peacefully, socialising with friends or celebrating with loved ones.

Over the years, our customers have consistently found the quality of our homes reassuring. Our keen eye for design certainly makes our properties look elegant and inviting, but they're also refreshingly practical, functional and durable. Our craftsmen use time-honoured building traditions and only the best materials to produce a fine finish.

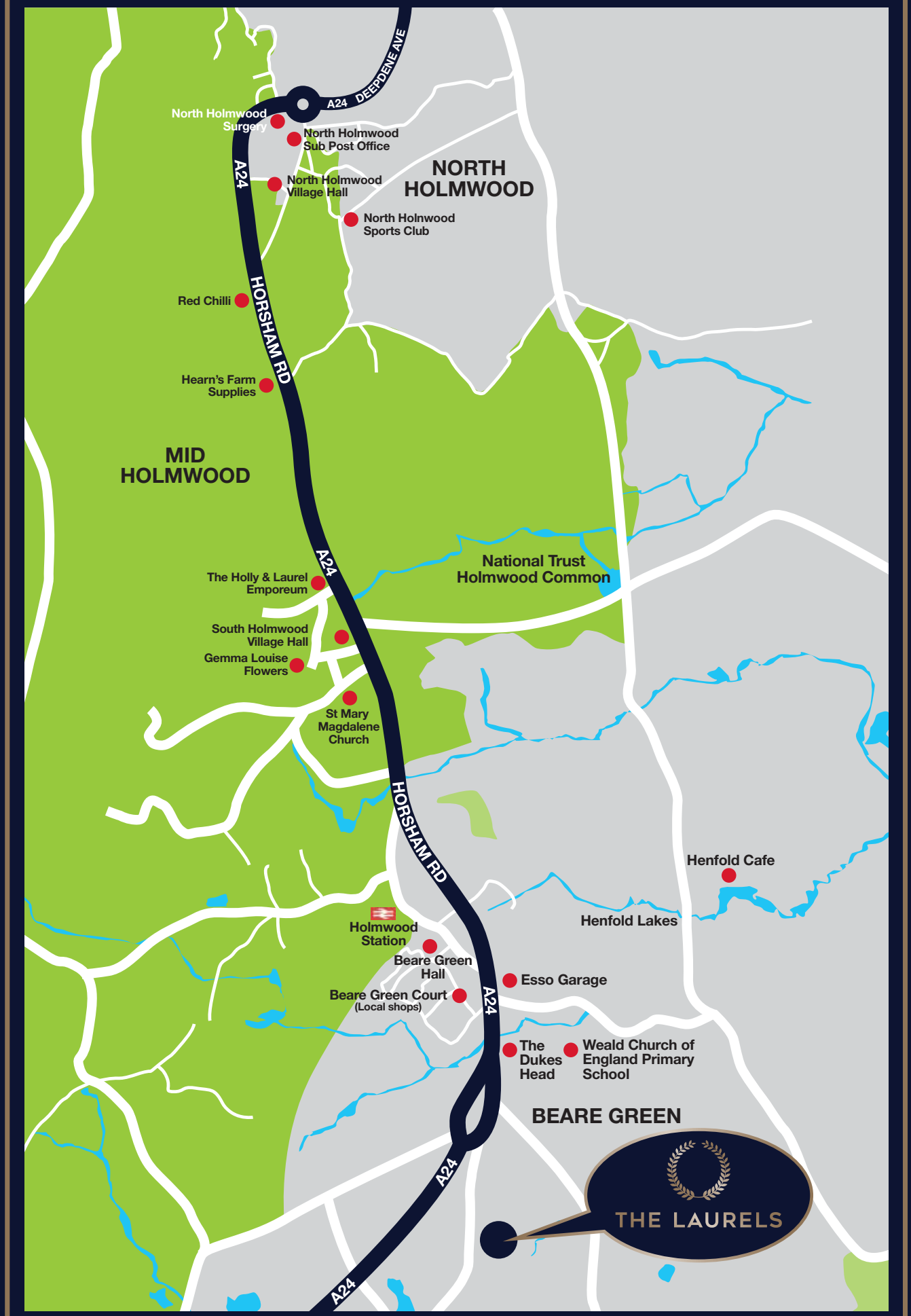
Based in Surrey, we have acquired a wealth of local knowledge which enables us to develop homes in some of the most sought-after areas in the South East, yet virtually all our developments are created on recycled land.

Perhaps it's a combination of all of these things that has won us a number of prestigious awards over time, with one judging panel noting of our Twin Trees scheme in Woking,
"This development shows the value of well-thought-out regeneration, especially for those looking for that elusive object – the ideal family home".

Of course it's always very rewarding to receive such recognition, but our greatest accolade remains the positive feedback we hear from the people who matter most – our purchasers.

RUSHMON
HOMES

River Mole Dorking


A24
DEEPDENE AVE
North Holmwood Surgery
North Holmwood Sub Post Office
North Holmwood Village Hall
NORTH HOLMWOOD
North Holnwood Sports Club
A24
HORSHAM RD
Red Chilli
Hearn's Farm Supplies
MID HOLMWOOD
National Trust Holmwood Common
A24
The Holly & Laurel Emporeum
South Holmwood Village Hall
Gemma Louise Flowers
St Mary Magdalene Church
HORSHAM RD
Henfold Cafe
Henfold Lakes
Holmwood Station
Beare Green Hall
Beare Green Court (Local shops)
Esso Garage
A24
The Dukes Head
Weald Church of England Primary School
BEARE GREEN
A24
THE LAURELS

RUSHMON
HOMES

The Laurels, Horsham Road, Beare Green, Dorking RH5 4PG

Call 01932 568777 for more information

www.rushmon.co.uk

Registered House-Builder

Whilst these particulars are prepared with all due care and attention, they do not form part of any contract, nor is their accuracy guaranteed and they may be subject to correction and modification without notice as availability and other considerations demand. This brochure was prepared in August 2019 and all the information was believed to be correct at that time. Distance and travel times have been referenced from Google Maps. All train times have been taken from National Rail Enquiries.