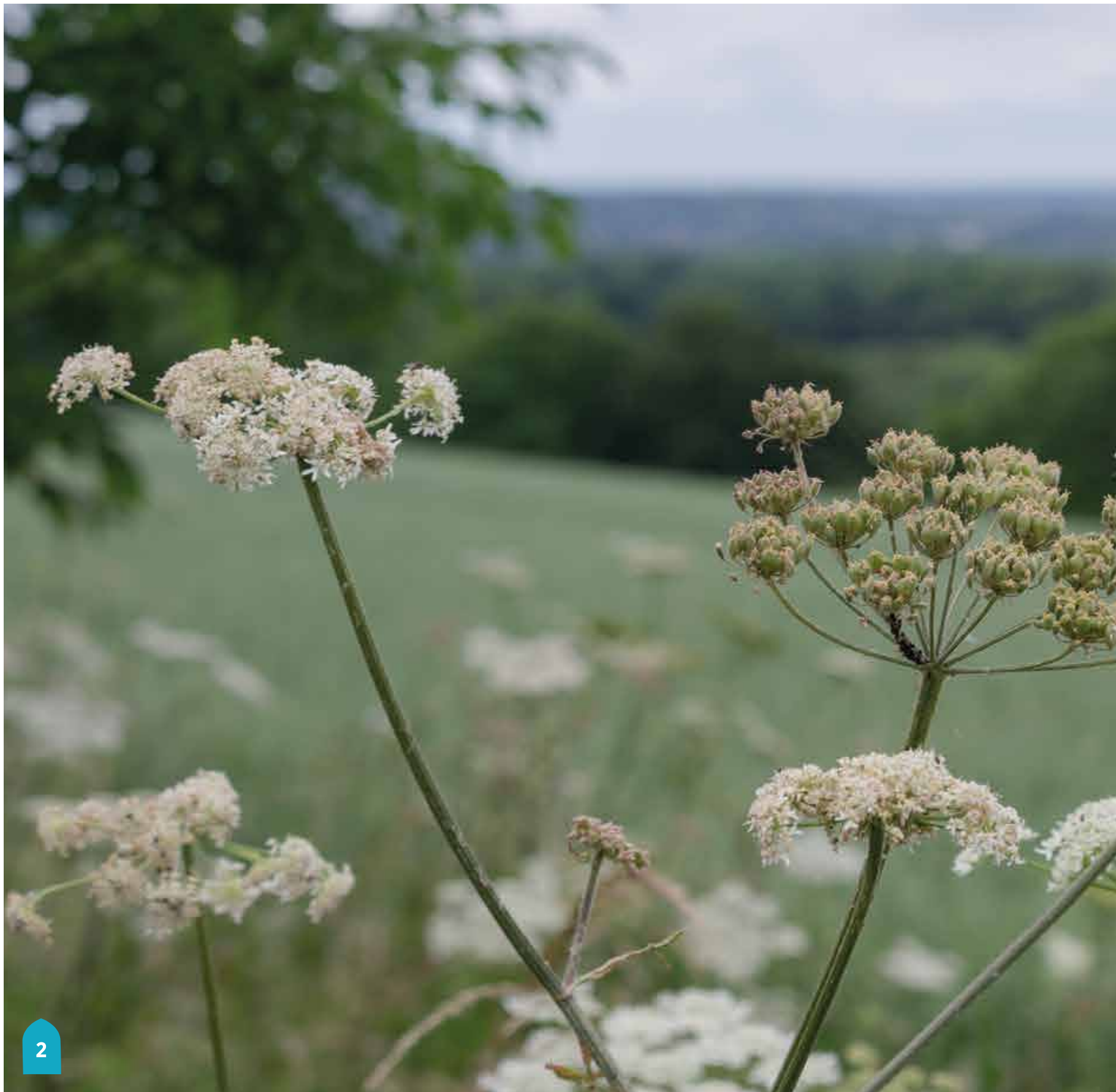




WHITEDOWNS

DORKING RH4 2AY



Welcome to Whitedowns...

A stunning new development of just two bespoke, five bedroom homes, each providing well planned, bright & airy accommodation and flexible living.

These handsome, square bay fronted homes feature a formal Drawing Room, spacious Living/Dining Room/Kitchen with full width bi-fold doors opening onto landscaped gardens, a large utility/boot room and cloakroom. There's also a master bedroom suite, second bedroom suite and spacious family bathroom.







Ground Floor



First Floor

Ground Floor

Living Room

6350mm (max) x 4455mm (max) 20'10" (max) x 14'7" (max)

Kitchen/Dining

6350mm (max) x 4320mm (max) 20'10" (max) x 14'2" (max)

Utility

2765mm (max) x 2300mm (max) 9'1" (max) x 7'7" (max)

Drawing Room

4065mm (max) x 4055mm (max) 13'4" (max) x 13'4" (max)

First Floor

Master Bedroom

3760mm (max) x 5770mm (max) 12'4" (max) x 18'11" (max)

Master Ensuite

4065mm (max) x 1900mm (max) 13'4" (max) x 6'3" (max)

Bedroom 2

3400mm x 4245mm (max) 11'2" x 13'11" (max)

Bedroom 5

2490mm (max) x 4480mm (max) 8'2" (max) x 14'8" (max)

Shower

2815mm (max) x 2010mm (max) 9'3" (max) x 6'7" (max)

Second Floor

Bedroom 3

3970mm x 4600mm 13' x 15'1"

Bedroom 4

3055mm x 5100mm (max) 10' x 16'9" (max)

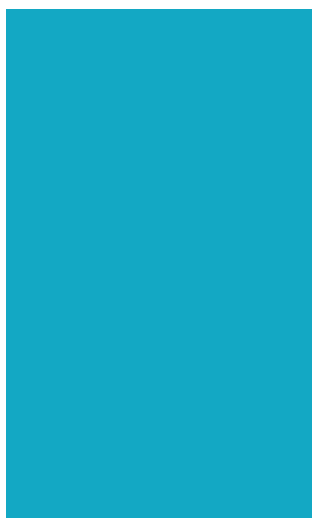
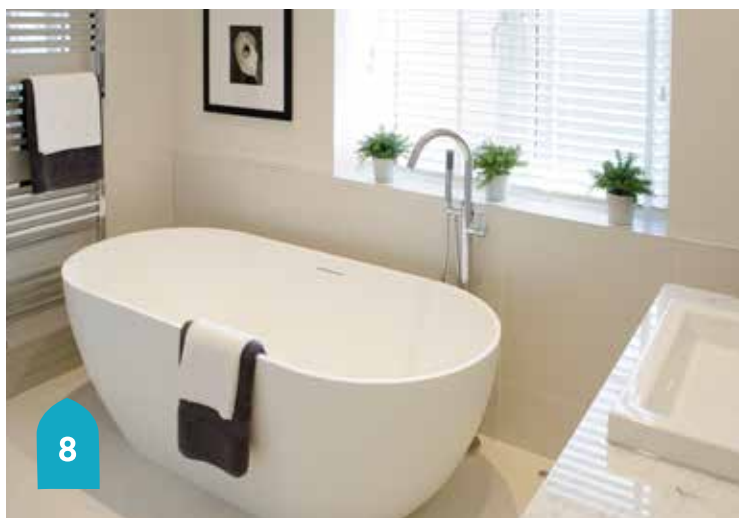
Bathroom

1855mm x 2635mm (max) 6'1" x 8'8" (max)

Floor plans and specification are subject to change



Second Floor



Specification

Kitchens

- Shaker style kitchen
- Kitchen handles in brushed brass
- Stone worktop, upstand, and splashback to hob
- Under unit LED lighting
- Wood effect porcelain tiling to floor
- Appliances to include Siemens single and Siemens combination oven & Siemens 80cm induction hob, Siemens recirculating canopy hood & Siemens warming drawer
- Large undermounted sink and brushed brass tap above
- Integrated 3 x 10 ltr ecobins – for easy recycling
- Separate utility with space for washing machine and tumble dryer

Stylish Bathrooms & En-Suites

- Master en/s with traditional painted double vanity units with oval or rectangle countertop basins
- Matt black brassware and black framed shower
- Back to wall free standing style bath
- Bed 2 en/s with a second door access off the landing
- 600mm vanity unit and shower
- 2nd floor bathroom servicing bed 3 & 4 with bath with shower attachment and glass screen and 600mm vanity unit in stone grey
- Duravit soft close w/c
- Matt black push plate cistern with dual flush system
- Porcelain tiles to bath/shower areas and behind w/c
- Matt black mixer taps and shower controls
- Thermostatically controlled shower
- Low profile shower unit and shower screen
- Matt black heated towel rail to bathroom and en-suite
- Shaver point to bathroom and en-suite
- Floor finish in porcelain tiles *



"Quality is pride of
workmanship"
W. Edwards Deming



Specification

Cloakroom

- Stone top vanity unit
- Duravit soft close w/c
- Grohe push plate
- Floor finish in wood effect tiled flooring
- Porcelain tiles to basin splashback and boxing

Interior Features

- Wood effect porcelain tiles to the entire ground floor
- White walls and white ceilings
- Doors - 5 vertical panel
- Ironmongery in matt black
- Fitted mirror fronted wardrobes to master bedroom only
- Pendent & feature lighting to key areas
- Large feature mirror to master en/s
- Mirrors included to bathrooms & cloakroom
- Carpet to stairs and bedrooms

Energy saving features

- Electric car charging cable to each property
- Air source underfloor heating to the ground floor
- Air source radiator heating throughout the other floors
- Double-glazed windows provided 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)
- 100% renewable energy

Home Entertainment & Communications

- TV point to master bedroom, bed 2,3 & 4
- Multimedia plate to drawing room living area including BT, TV, DAB, Sky Q, Terrestrial Channels, for connection by individual purchasers

External Areas

- Each home comes with two car parking spaces
- Private gardens have paved patio in natural grey paving and turf to garden
- Entrance piers with solar lights
- 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 Lifestyle

Whitedowns is just under a mile from bustling Dorking High Street. This picturesque historic market town offers stunning scenery, striking architecture and the winding River Mole set aside the town's vast array of antique and bric-a-brac shops, art galleries and independent boutique shops, cafes, bars and restaurants. High Street 'heavyweight' brands are also represented including Waitrose and Marks & Spencer.

Dorking has a wealth of local amenities and is surrounded by stunning, undulating countryside to explore and, if you venture a little further afield 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 for an afternoon's tasting, amongst other activities and tours.

Whitedowns really does offer the best of both worlds - a country lifestyle yet with everything you could need close by for modern day living.



A group of five children in school uniforms are running joyfully towards the camera on a paved path. The children are of diverse backgrounds and are wearing dark blue school sweaters and grey trousers or skirts. One girl in the center has a colorful rainbow scarf. The background shows a modern building with large windows and a brick wall. A semi-transparent teal box is overlaid on the right side of the image, containing text.

Modern Day Living

Dorking is awash with excellent schools. For those with younger children there's Dorking Nursery School and Children's Centre and St Pauls Church Nursery. Local primary schools include St Paul's Church of England Primary School, St Joseph's Catholic Primary School, St Martin's C of E primary School. For secondary education there is The Priory C of E School (11 yrs-18 yrs), The Ashcombe School and The Priory School. There are also some well-regarded independent schools, such as Box Hill, which is 4.3 miles away (10mins*).

For those needing to travel or commute, there are excellent rail links to London. Dorking mainline station (1.97miles, 7 mins*) has trains to London Waterloo in just 53 minutes and regular bus services also offer numerous routes in and around Dorking. Dorking West Station (1.24miles, 5 mins*) sits on the North Downs and Great Western lines to South West, and has regular services to Guildford, Wokingham and Reading, opening up the wide South West and South Wales.

Gatwick is only 12 miles away (22 mins*), making Whitenedowns an ideal home location for the international traveller.



Site Plan





About Rushmon Homes

At Rushmon Homes we've been creating a warm welcome in our new homes for over 47 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
H O M E S

CALL 01932 586777 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 2021 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.

