

THE OLD DAIRY

NORWOOD HILL, RH6 0HN





THE OLD DAIRY

WHERE COUNTRYSIDE LIVING MEETS MODERN COMFORTS

The Old Dairy provides the opportunity to experience the very best of a countryside lifestyle, while still providing all of the convenience that modern living demands of us. This is provided through thoughtful design, which gives a nod to the historical past of The Old Dairy in its rural setting, while remaining in a highly accessible location.

These former dairy farm buildings have been sympathetically converted, to provide 18 new residential dwellings, giving the site its rustic charm and character, while meeting modern building regulation standards together with the added comfort of a ten year new home Warranty.

It's hard to believe within 5 minutes of leaving the convenience of the M23 motorway, you turn onto Horse Hill from the A217 and immediately feel a sense of tranquillity as you slip into the peace of the countryside. The added bonus of having Gatwick Airport within a short drive provides some of the best transport links by plane and train within the UK (with local commuter drop off scheme available), while also being in a location that is tucked away and not located on any flightpath. This is what makes the Old Dairy a truly special place.



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NORWOOD HILL, SURREY

RURAL TRANQUILLITY WITH EXQUISITE TRANSPORT LINKS

Nestled between Reigate and Horley, this beautiful spot in the Surrey countryside is not only a short drive from the convenience of Gatwick Airport, but is also positioned well away from any flightpath, thus providing a peaceful setting with great transport links. As well as being a main airport for international flights, Gatwick provides direct trains to many destinations including fast trains to London.

Just a short drive from leaving the tranquillity of the Old Dairy, you can be on the M23 motorway leading to the M25 and London to the North and through the South Downs to coastal Brighton to the South.

Exit left out of the Old Dairy via the southern route onto the A217, and you immediately reach the Black Horse pub where you can follow onto nearby Horley. This gives access to an additional railway station with direct trains to London and a Waitrose supermarket. Hookwood is just over mile away, and provides the convenience of a large Tesco Extra Superstore.

Leave The Old Dairy via the Northern route and you are a short distance from the market town of Reigate with the beautiful Priory Park, a good mix of independent and high street shops, a boutique cinema, an variety of cafés and bakery's together with a wide array of restaurants and historic pubs.

Walk from the Old Dairy on foot and you can access a public footpath which takes you onto Collendean Lane, where you can access The Fox Revived pub. Here you can warm by the fire in the winter months or bask in the sun in the wonderful garden during the Summer. For a longer walking route, you can carry along the footpaths which lead North where you will reach the pretty village of Leigh which has two historic gastro pubs, The Plough and Seven Stars Inn.

Head out of Wrays via bicycle and you enter a cyclists haven, as you pass through nearby Leigh, onto Dorking and the North Downs, with access to the world renowned Box Hill. From here you can loop back round to Reigate with its boutique cycling cafe 'Masion Du Velo' and return back to The Old Dairy with on-site cycle storage.



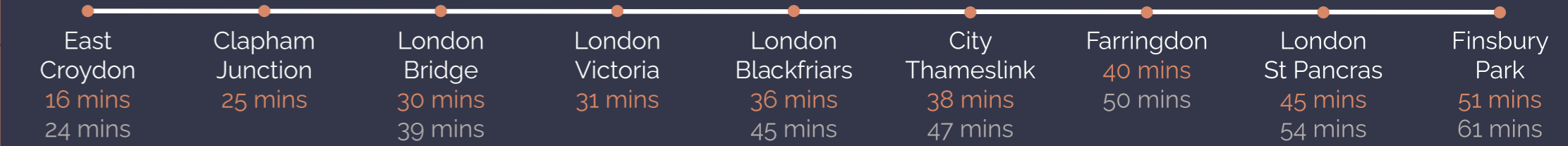


THE OLD DAIRY
NORWOOD HILL, RH6 0HN



Direct Trains To London

From Gatwick From Horley



Direct Trains To The Coast

From Gatwick



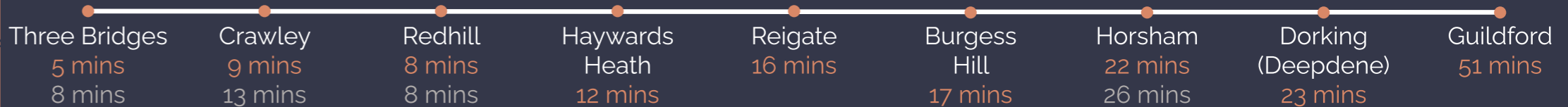
Direct Trains Further Afield

From Gatwick From Horley



Direct Trains To Other Towns

From Gatwick From Horley

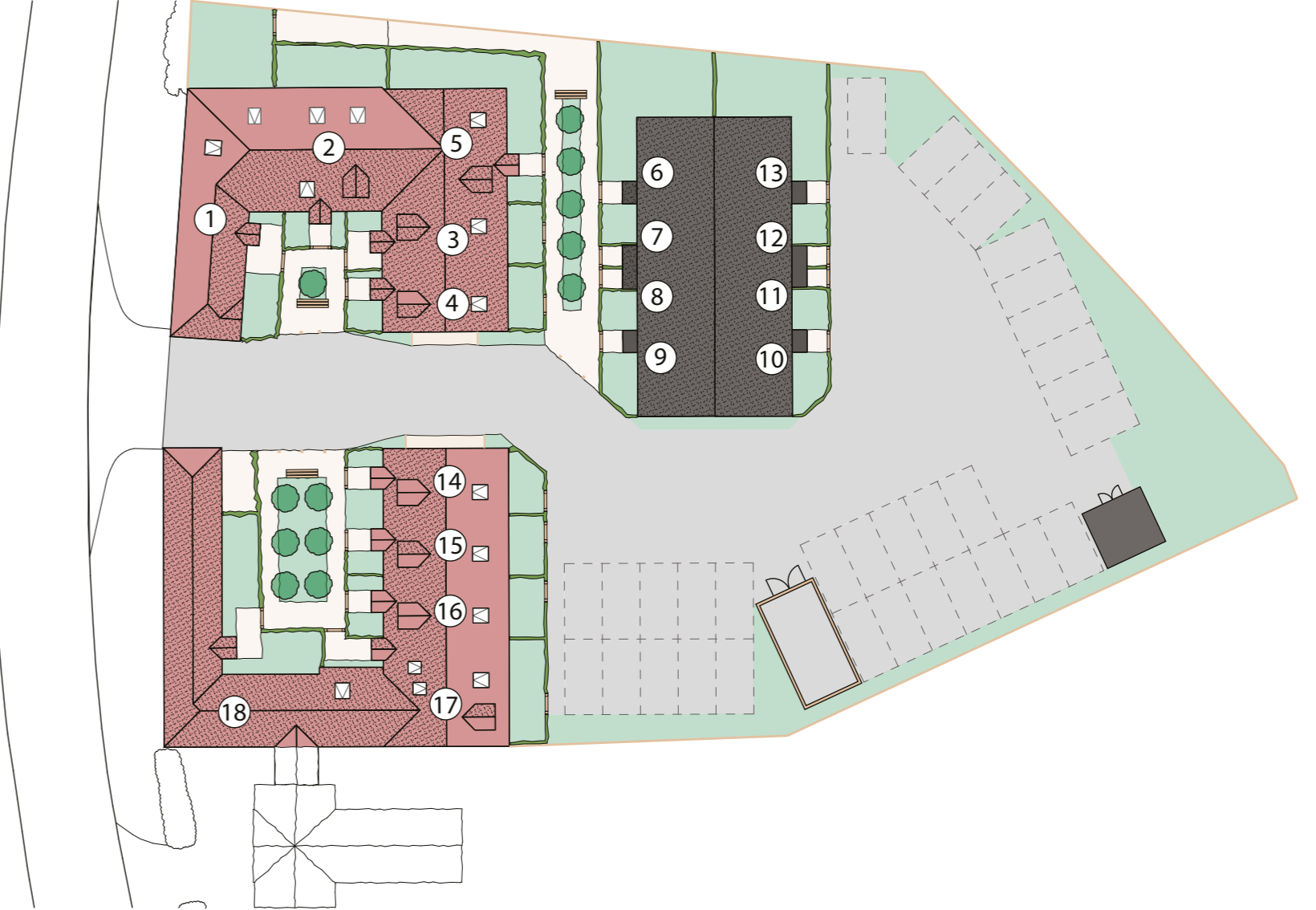




THE OLD DAIRY

SITE PLAN

The below development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative and may differ. Please confirm the most up-to-date details with our sales consultant prior to reservation.



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THE OLD DAIRY - ACCOMODATION SCHEDULE

Plot	Description	Size	Garden	Parking
1	3 bed, 2 bath, mews house	814	Yes	2
2	2.5 bed, 1 bath, mews house	793	Yes	2
3	1 bed, 1 bath, mews house	443	Yes	1*
4	1 bed, 1 bath, mews house	443	Yes	1*
5	3 bed, 2 bath, mews house	863	Yes	2
6	1 bed, 1 bath, lower maisonette	343	Yes	1*
7	1 bed, 1 bath upper maisonette	415	Yes	1*
8	1 bed, 1 bath upper maisonette	415	No	1*
9	1 bed, 1 bath lower maisonette	343	No	1*
10	1 bed, 1 bath lower maisonette	343	Yes	1*
11	1 bed, 1 bath, upper maisonette	415	Yes	1*
12	1 bed, 1 bath, upper maisonette	415	No	1*
13	1 bed, 1 bath, lower maisonette	343	No	1*
14	1 bed, 1 bath, mews house	425	Yes	1*
15	1 bed, 1 bath, mews house	425	Yes	1*
16	1 bed, 1 bath, mews house	425	Yes	1*
17	3 bed, 1 bath, mews house	729	Yes	2
18	2 bed, 2 bath, mews bungalow	779	Yes	2

*additional private parking spaces available for purchase



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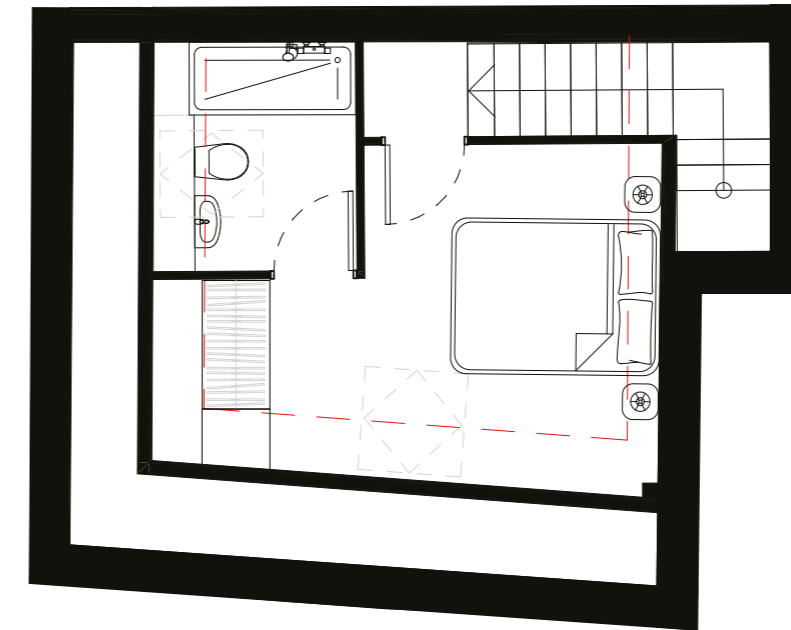
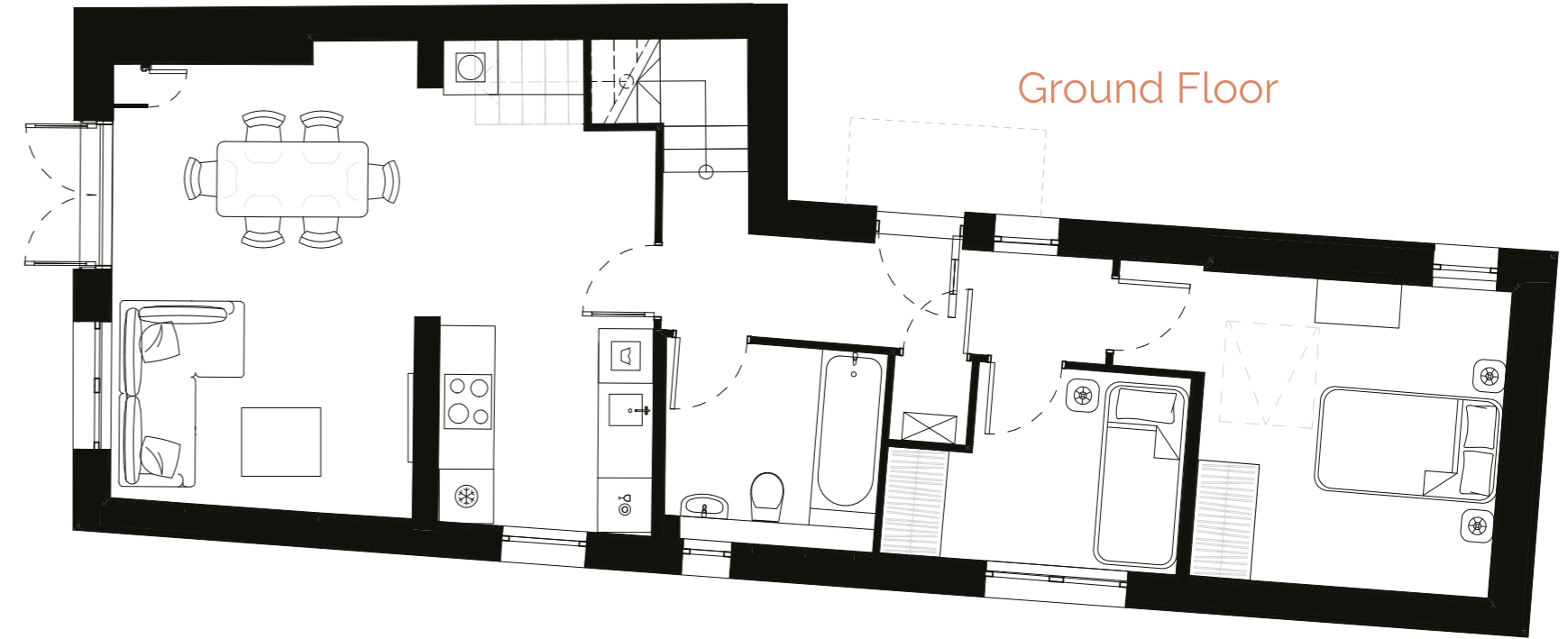
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No. 1 The Old Dairy

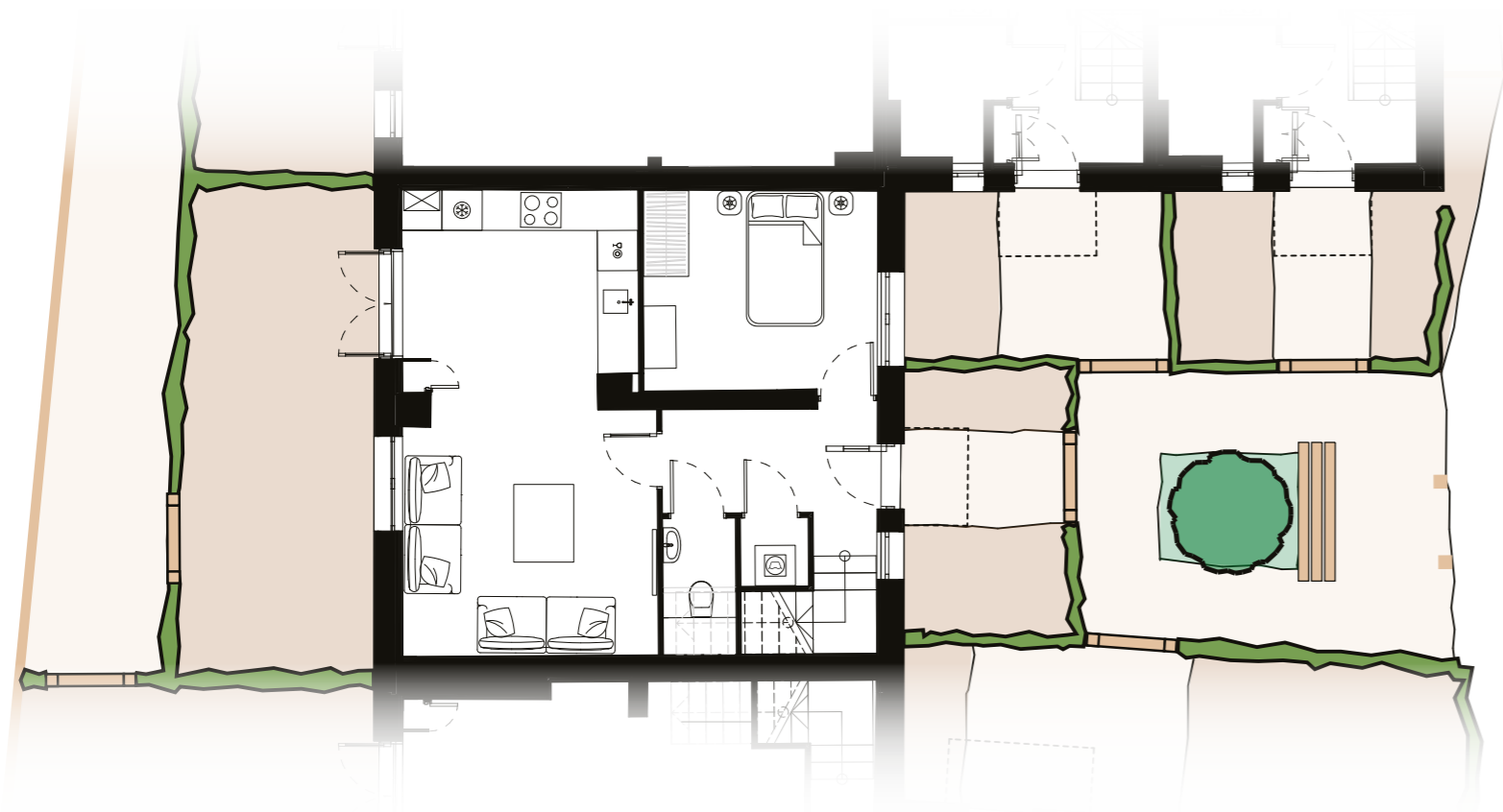
3 Bedroom Mews House



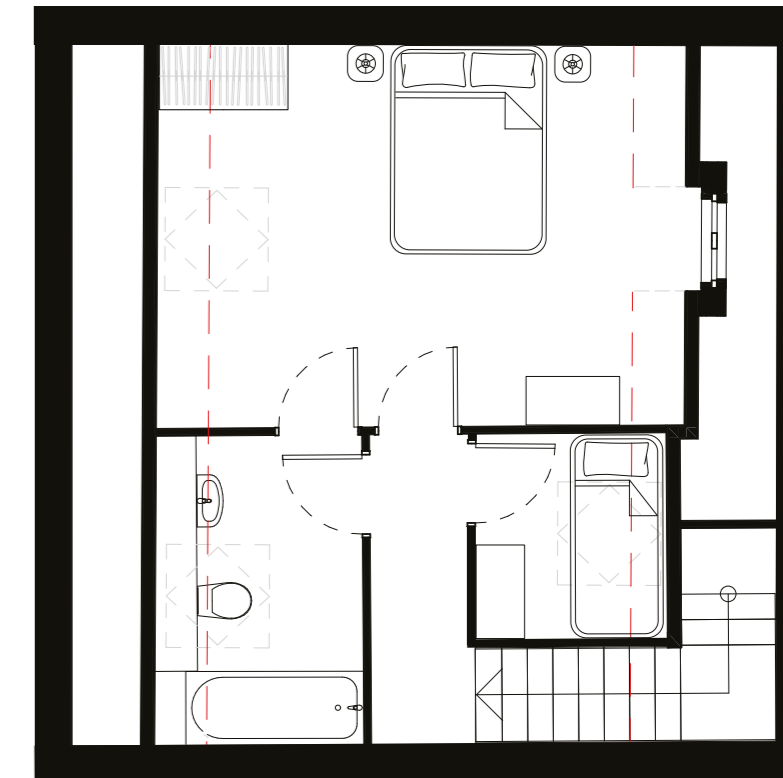
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No. 2 The Old Dairy

2/3 Bedroom Mews House



Ground Floor

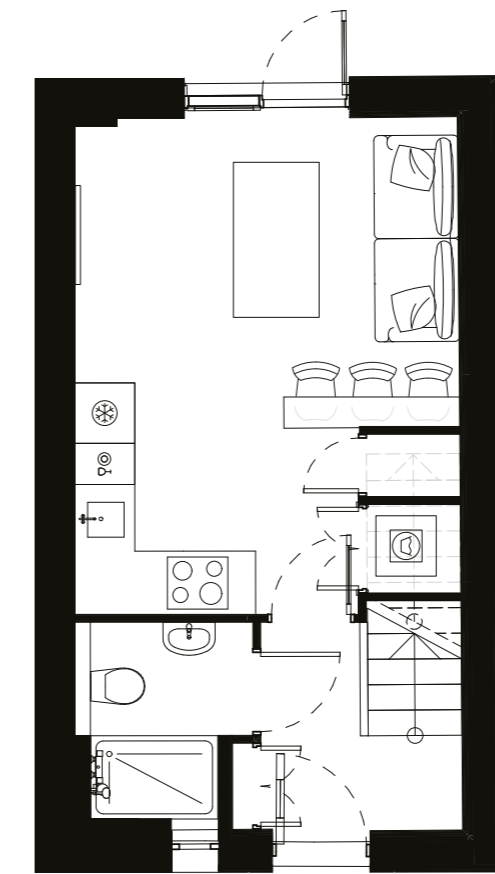
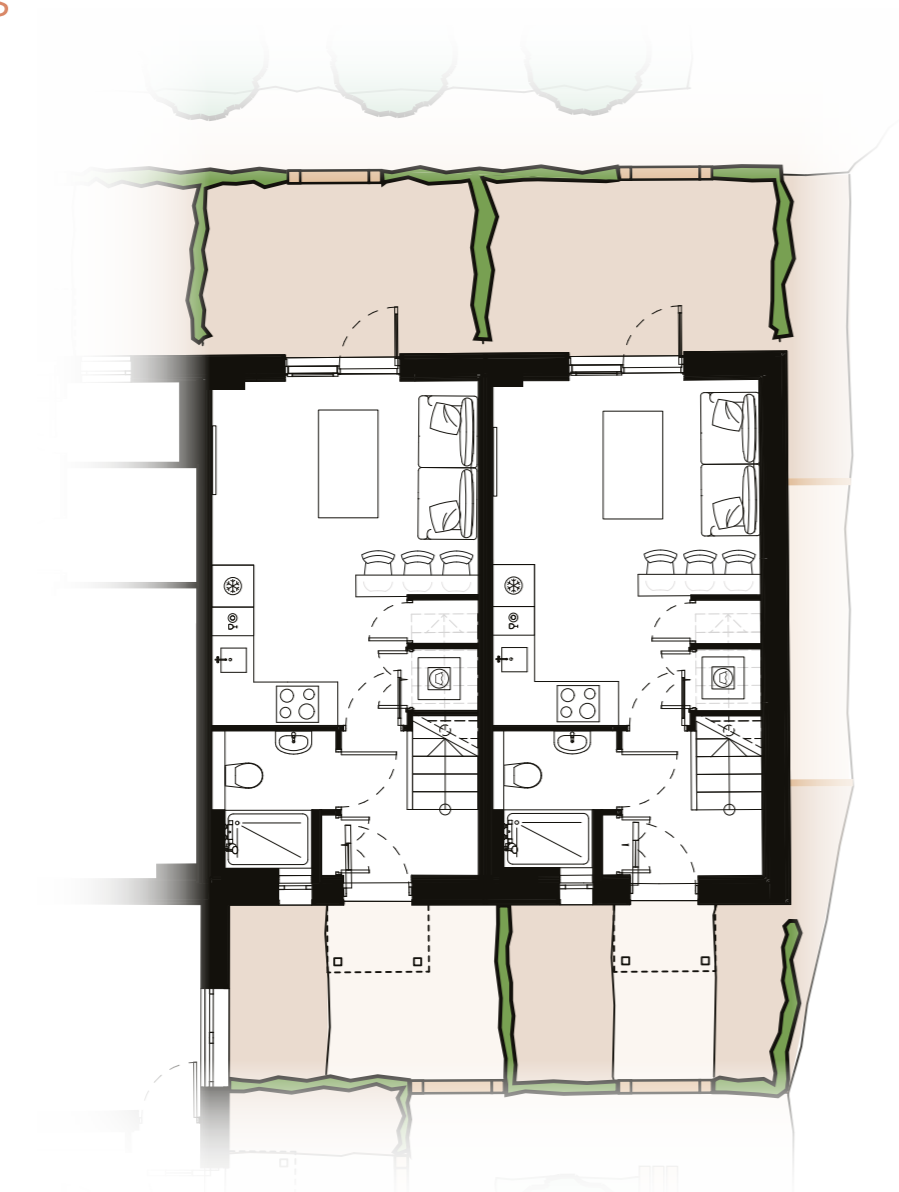


First Floor

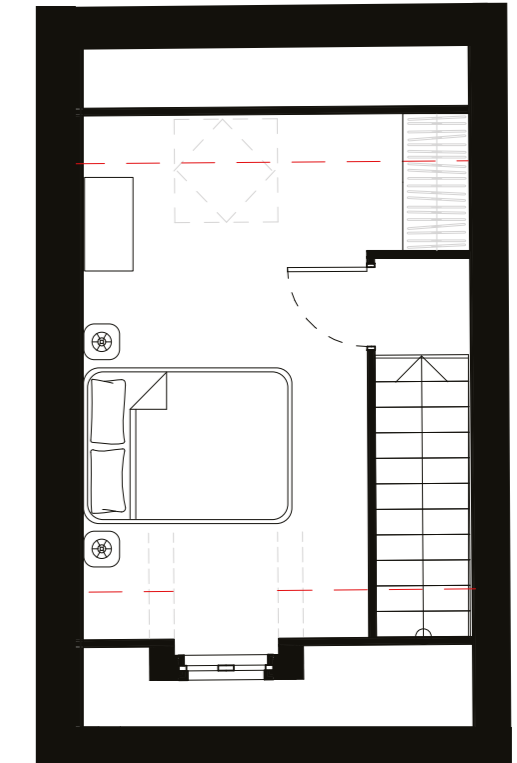
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No. 3 & 4 The Old Dairy

1 Bedroom Mews Houses



Ground Floor



First Floor

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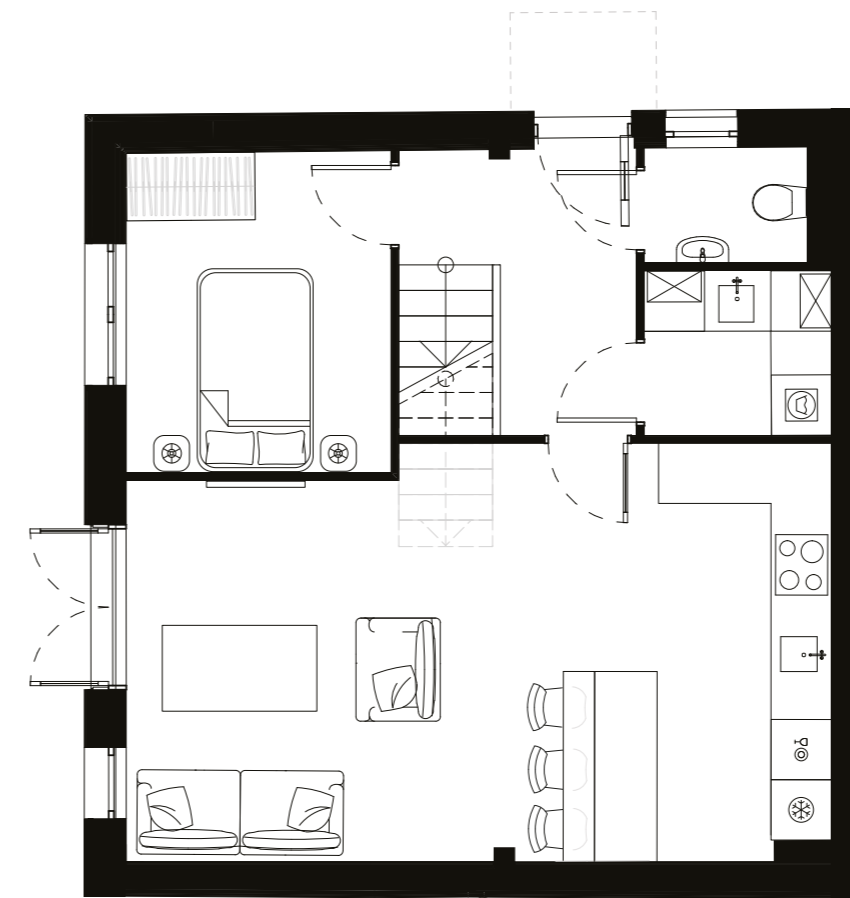
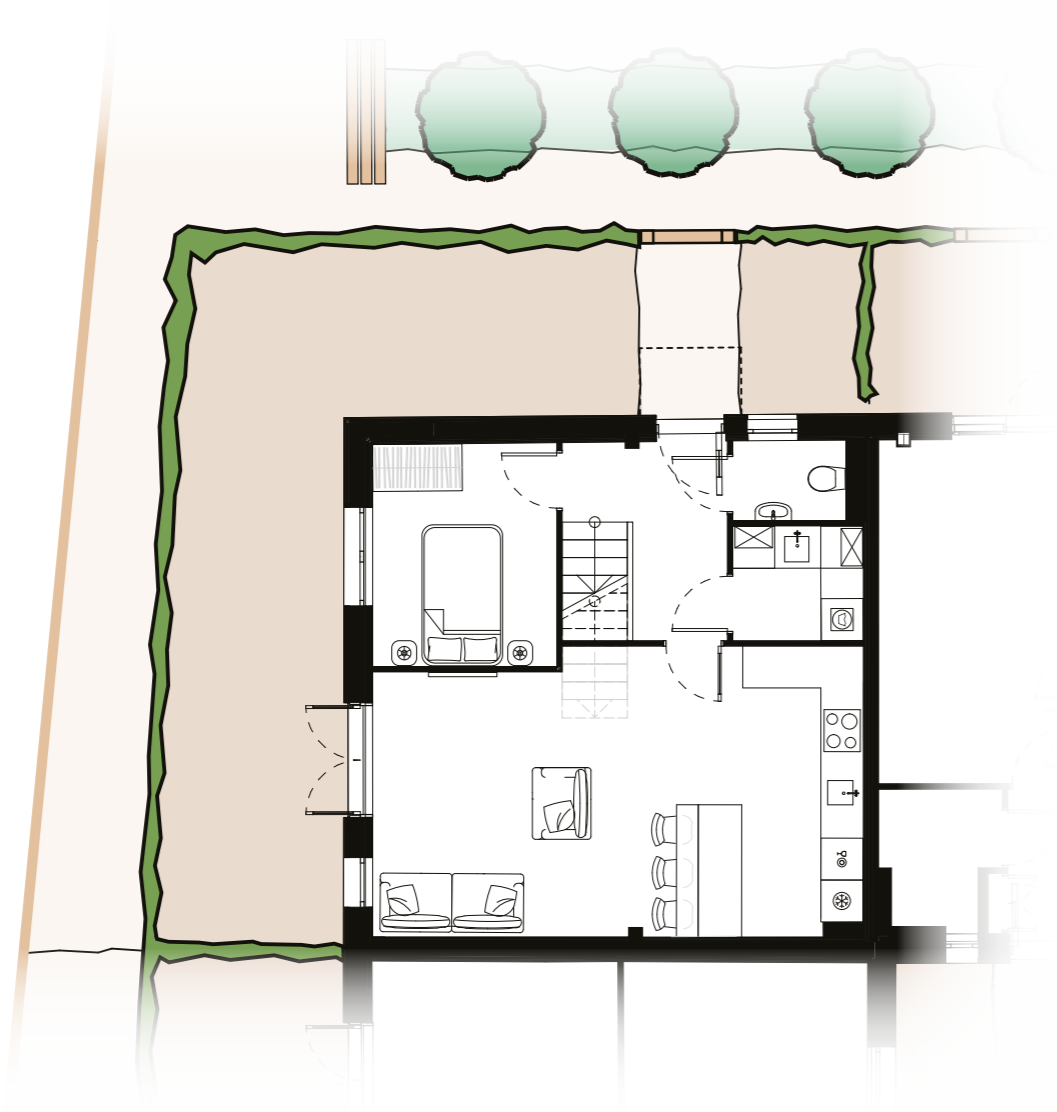
No. 3, 4, 14, 15 & 16
1 Bedroom Mews House - Living Area



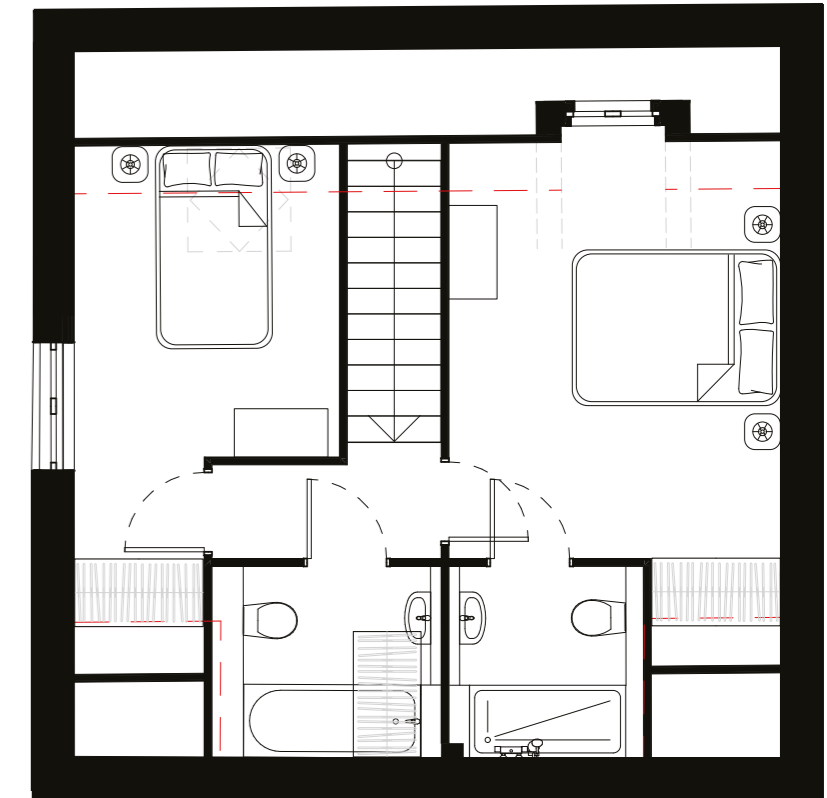
No. 3, 4, 14, 15 & 16
1 Bedroom Mews House - Master Bedroom

No. 5 The Old Dairy

3 Bedroom Mews House



Ground Floor



First Floor

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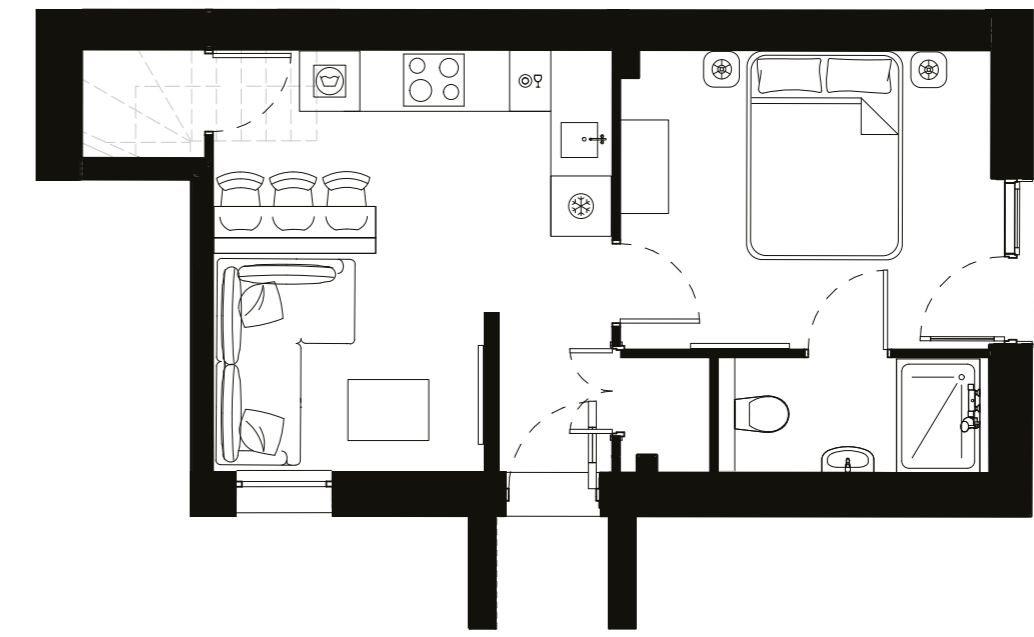
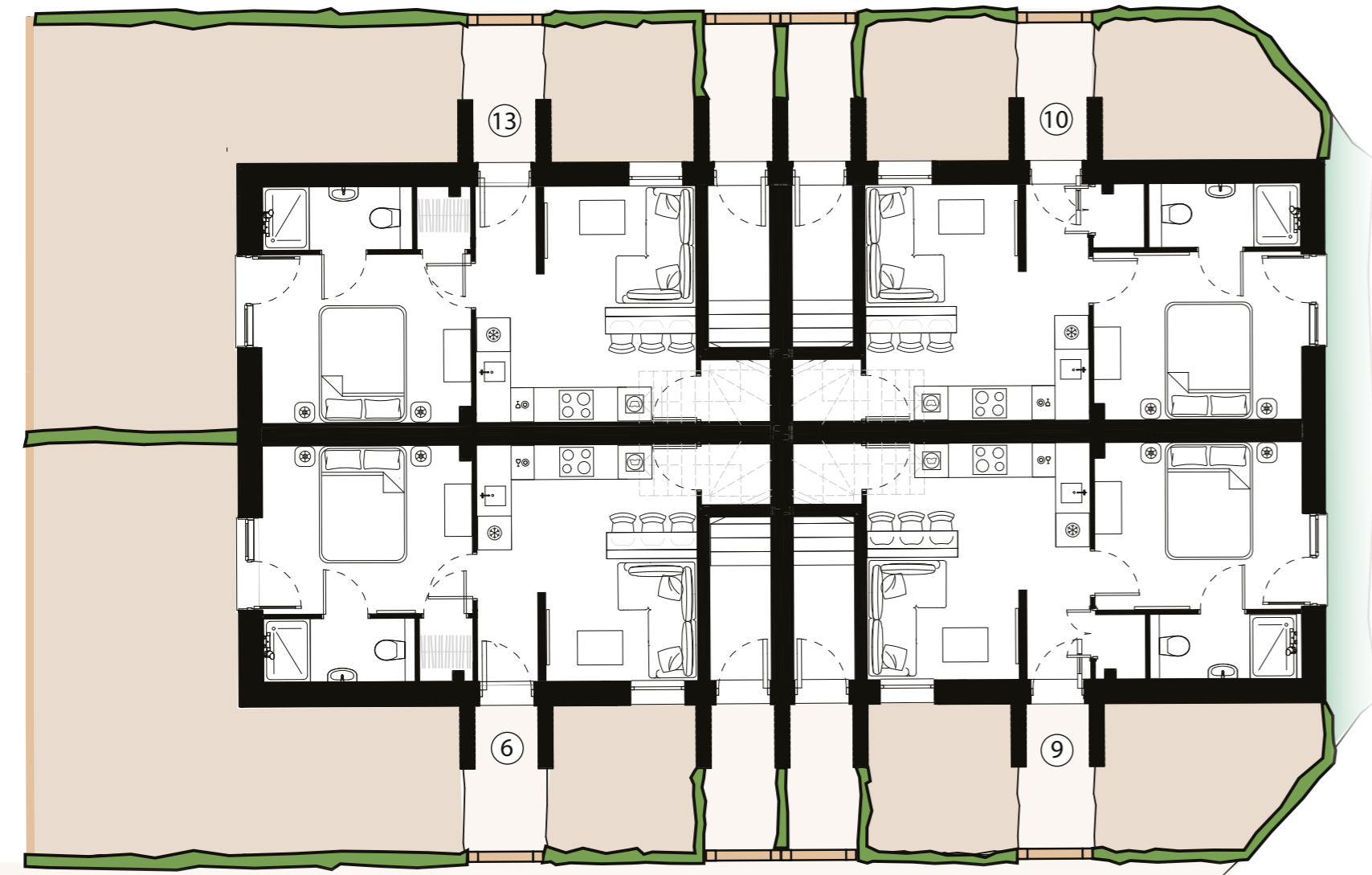
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No. 6, 9, 10 & 13 The Old Dairy

1 Bedroom Lower Maisonette with Garden



Ground Floor

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No. 7, 8, 11 & 12

1 Bedroom Upper Maisonette - Living Area

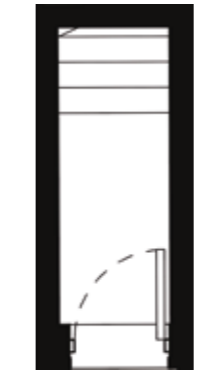
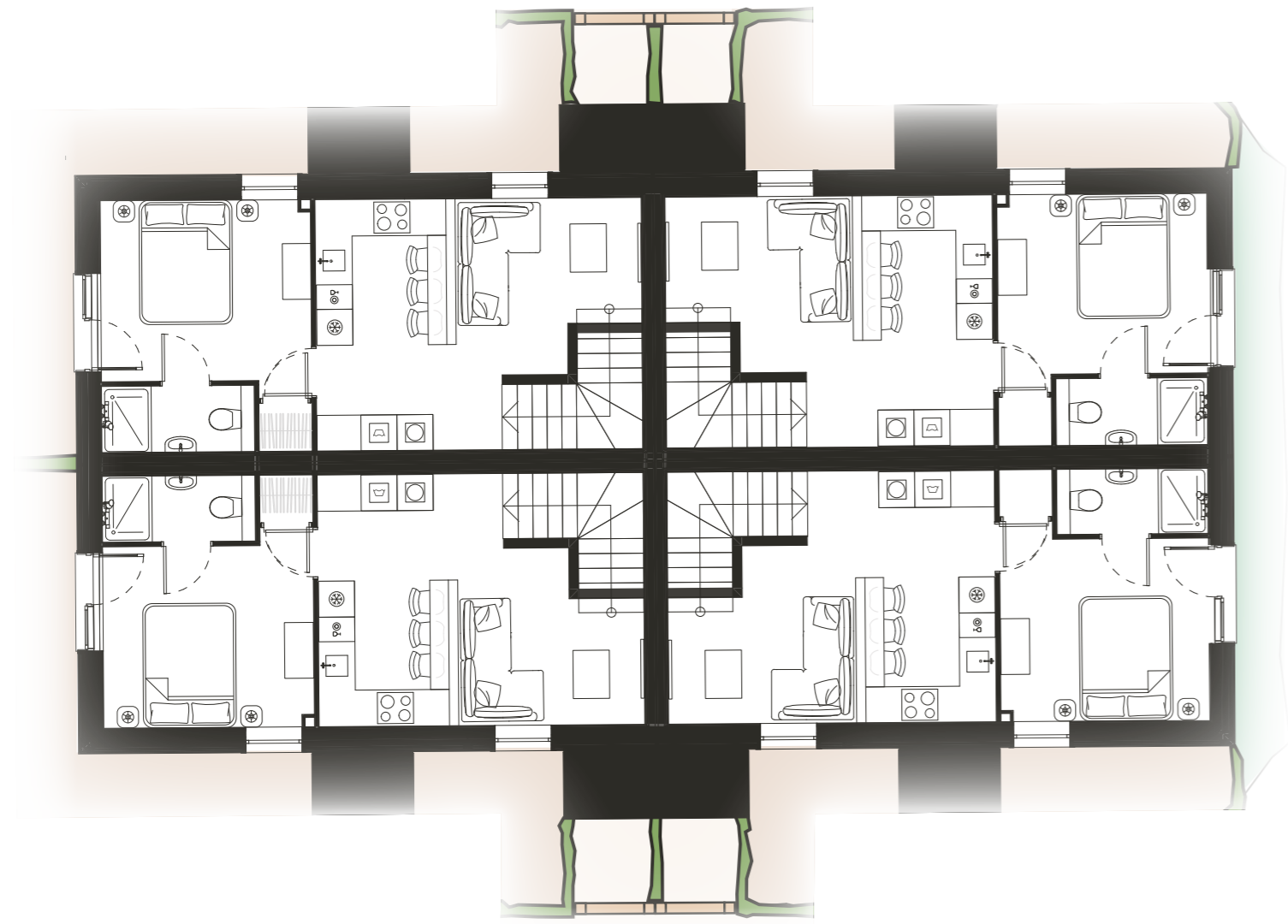


No. 7, 8, 11 & 12

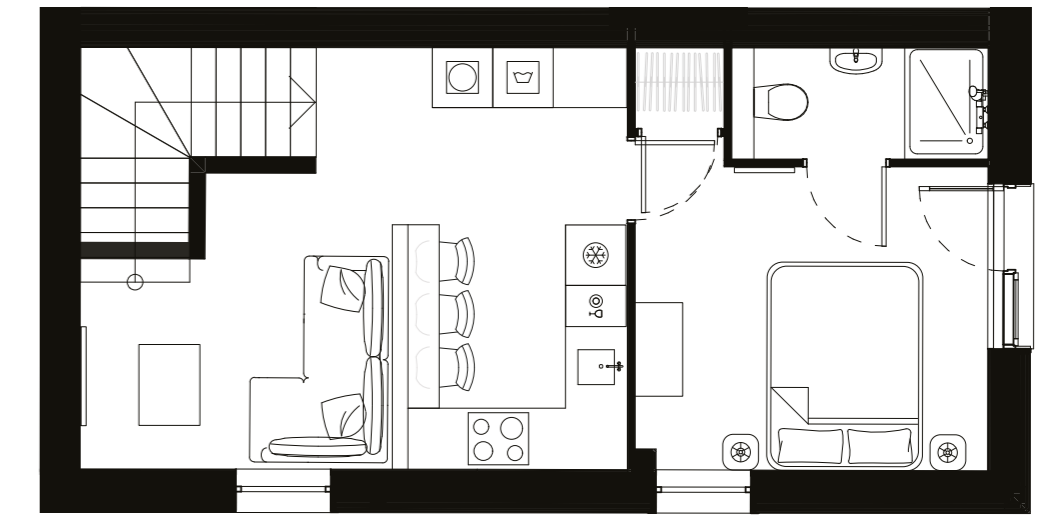
1 Bedroom Upper Maisonette - Master Bedroom

No. 7, 8, 11 & 12 The Old Dairy

1 Bedroom Upper Maisonette



Ground Floor



First Floor

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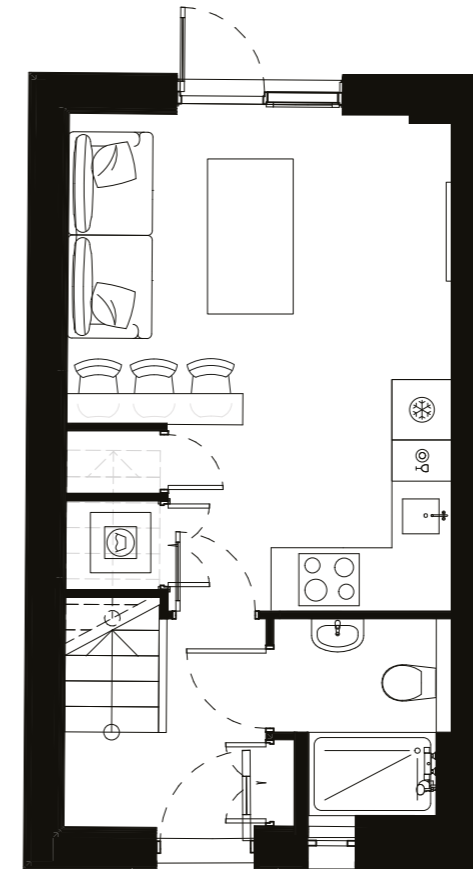
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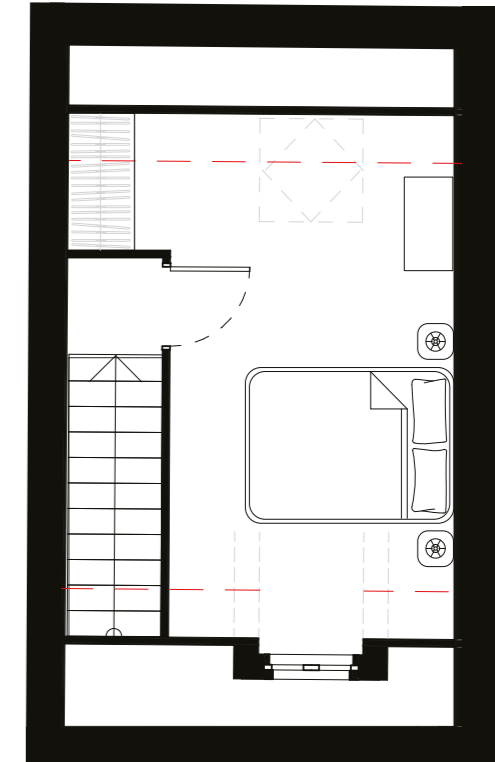
THE OLD DAIRY

No. 14, 15 & 16 The Old Dairy

1 Bedroom Mews Houses



Ground Floor

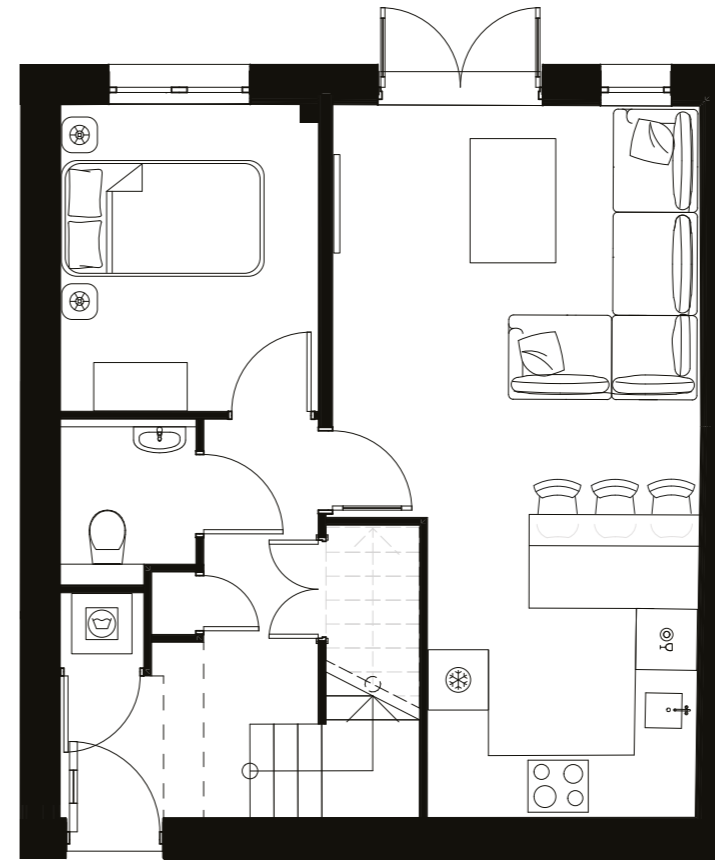
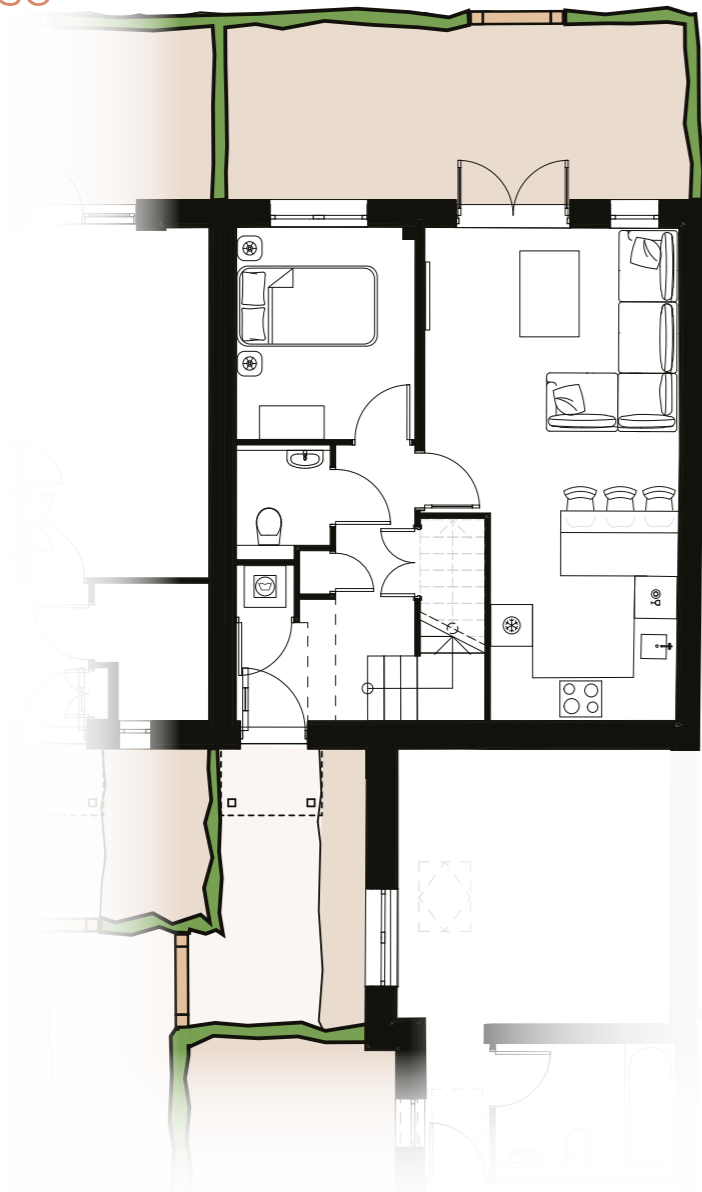


First Floor

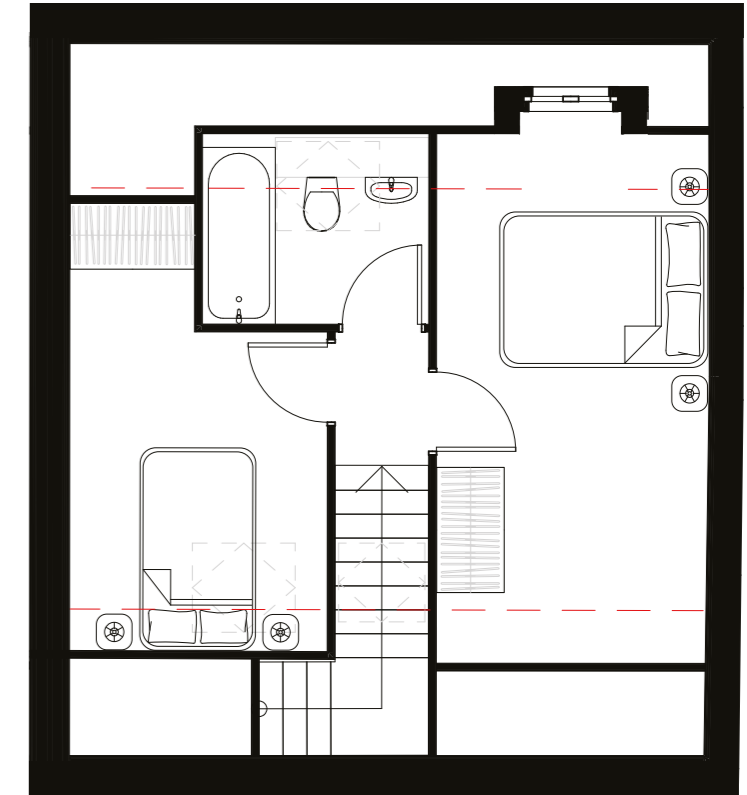
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No. 17 The Old Dairy

3 Bedroom Mews House



Ground Floor

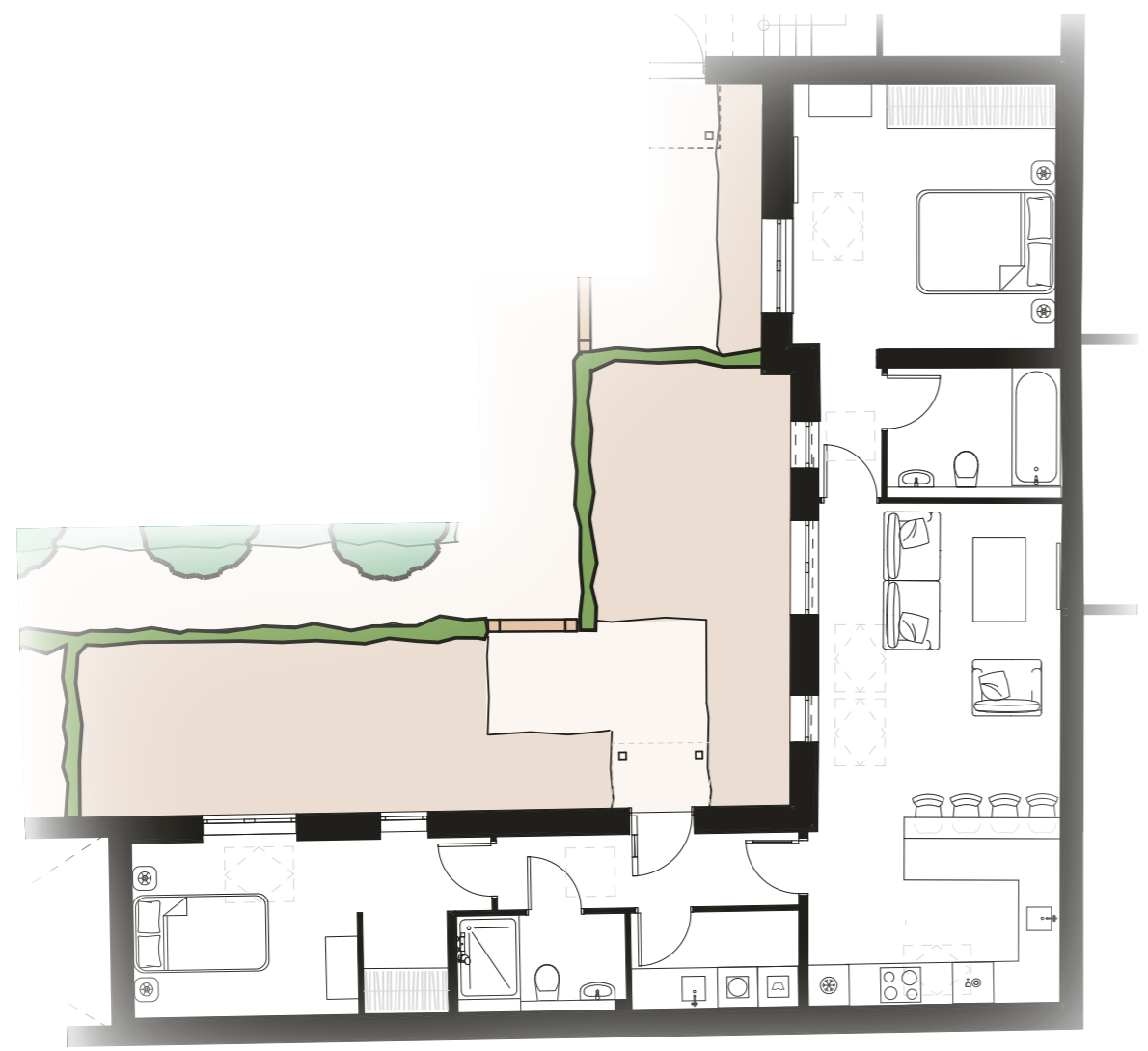


First Floor

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No. 18 The Old Dairy

2 Bedroom Mews Bungalow



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No. 18

2 Bedroom Mews Bungalow - Kitchen



No. 18

2 Bedroom Mews Bungalow - Master Bedroom



SPECIFICATION

BECAUSE IT'S THE LITTLE THINGS THAT CAN MAKE A BIG DIFFERENCE

KITCHEN & UTILITY AREAS

- Shaker style kitchen in neutral tone, with black cup handles to drawers, black knobs to cupboards with matching wall cabinets and Oak effect worktops.
- Full height 70/30 integrated fridge/freezer.
- Fully integrated dish washer.
- Electric fan oven, with electric induction hob and integrated extractor fan.
- Space provided for washing machine/tumble dryer.

BATHROOMS, EN-SUITES & CLOAKROOMS

- Back to wall WC's with wall mounted basins, chrome mono basin mixers.
- Heated electric towel rails to all bathrooms and en-suites.
- Shaver socket to all bathrooms and en-suites.
- Thermostatic showers to all shower units and over baths.
- Ceramic wall tiles to showers and baths.
- Extractor fans to all bathrooms and en-suites.

MEDIA & COMMUNICATIONS

- Superfast fibre broadband ready (speeds of up to 1GBps - please check with your provider) with incoming connection into the data cupboard).
- Low level and high level TV sockets to living rooms and double bedrooms.
- Pre wired Ethernet cable from wall point to data cupboard for hidden HDMI conversion.

HEATING, LIGHTING & SECURITY

- Oil Fired Combi-Boilers individually metered, with direct link to large to communal tank.
- Underfloor heating with smart phone controlled stats to all properties to all floors.
- Fully insulated to modern building regulations standards creating energy efficient homes.
- Mains operated smoke detectors.
- Recessed down-lights to all living rooms, kitchens, utility rooms, bathrooms, and double bedrooms.
- Pendant Lights to single bedrooms.
- Wired for external lights to patio doors
- Front external lighting to porches with integrated PIR photocell sensors.
- Multi-point locking system to external doors.

INTERNAL FINISHES

- LVT to GF hallways, living areas, kitchens, bathrooms, en-suites and cloakroom, with carpet to all other rooms.
- Cottage-style white internal doors with black ironmongery throughout.
- Built in storage supplied where cupboard with opening doors are shown on the plans (indicative wardrobes not supplied).
- Ceilings and walls finished in matt brilliant white.
- Skirting, architrave and joinery finished in satin white.
- Plots with staircases - Softwood staircases with spindles and balustrade painted in satin brilliant white.

HALLSON HOMES

Passionate about our homes and our customers

We understand that buying a home is one of the most important decisions you will ever make. The care and passion that goes into our properties means you can purchase your new home with complete confidence that it is built to very high standards of design and quality.

We also place the highest priority on customer service from initial enquiry and throughout your property journey with us. Shortly after you have moved into your new home our after sales team will contact you to ensure that everything in your new home is to your liking, and any queries you may have are dealt with promptly.

Quality takes precedence in every step of the process, from choosing the right location and style of homes, to the construction systems we implement, the materials we use and the specifications we put into our properties. For extra piece of mind, in addition to the 10 year warranty all new homes receive. Hallson operates a 2 year policy with a dedicated Customer Service contact to deal with queries promptly and effectively.



KINGS BEACH
PAGHAM, PO21 4BF



THE OLD DAIRY
NORWOOD HILL, RH6 0HN



RIVER MILL
HAXTED, TN8 6QA



OLIVE TREE FARM
CROWHURST, RH7 6DF



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