

A select development of just 8 individually designed two, three and four bedroom homes
set around a village green on the Surrey/Sussex border

St. Nicholas Church, Alföld which dates back to 1100





— ALFOLD —



thriving community in Alföld.

The attractive 2, 3 and 4 bedroom houses are arranged / clustered around a central green with its own play area, while nearby country footpaths lead to natural woodland and farmland.

A variety of architectural features reflect the character of the village through a combination of barn-style detached homes and pretty, cottage-style houses. Here you'll discover substantial 2 bedroom

2 bathroom houses, characterful 3 bedroom homes and barn-style 4 bedroom houses behind ranch style fencing and five-bar gates.

Traditional exteriors lead into high quality interiors finished with a specification carefully curated for today's lifestyles, including fibre ultrafast broadband.

Natural light floods into the heart of each home and many of the houses feature separate utility rooms, ideal for muddy boots after long country walks. Principal Bedrooms enjoy the privacy and practicality of an ensuite, while sizeable gardens face south or west to make the most of the afternoon and evening sunlight.

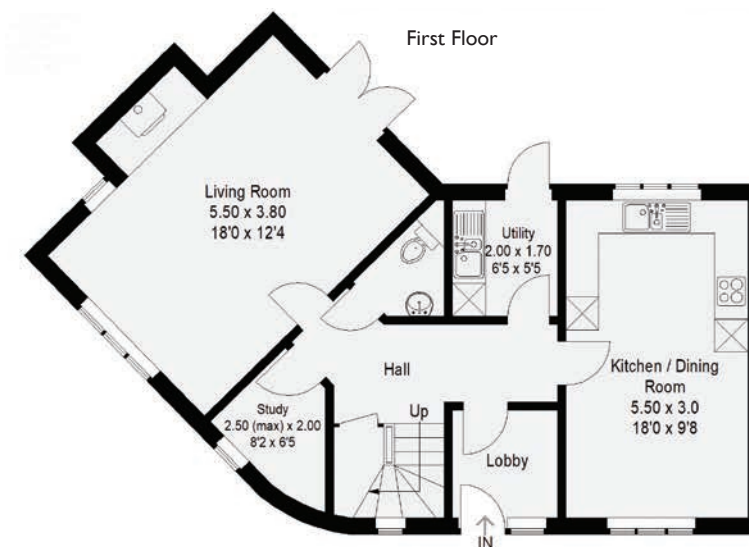
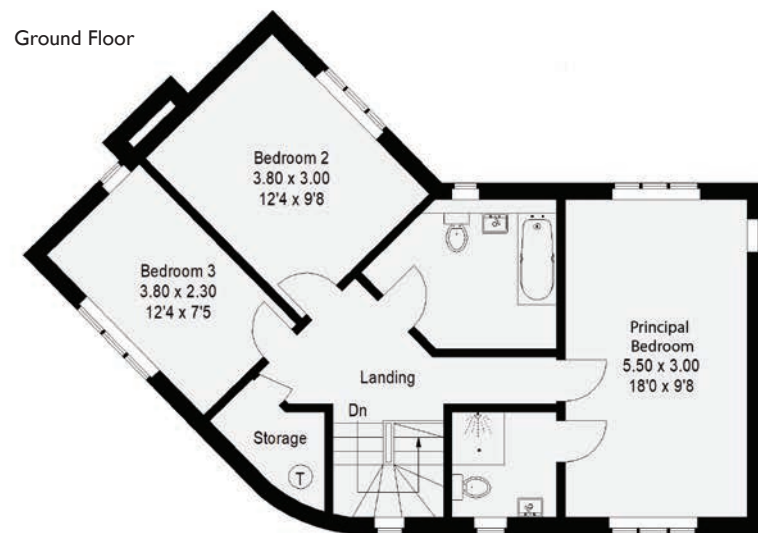
These exceptional homes at Chapel Field are designed to reflect the past and built for the future.



SITE PLAN



PLOT I



Plot I

Gross internal area 132.8 sq.m (1,429 sq.ft)

Ground Floor

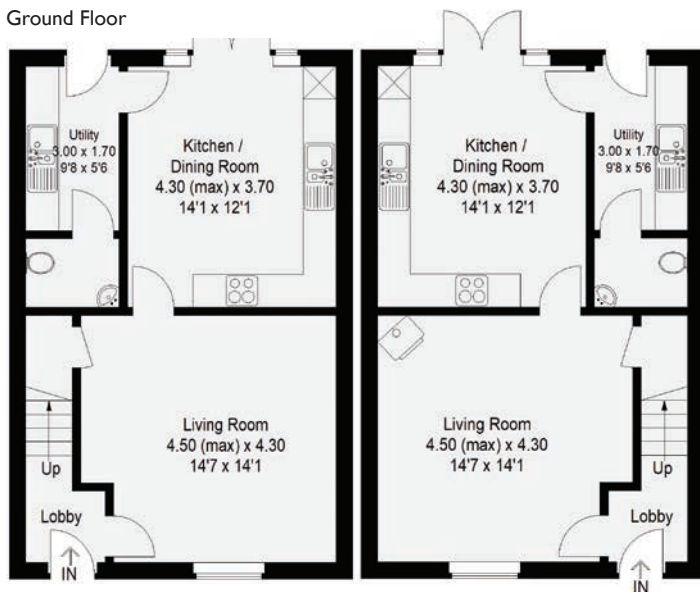
Living Room	5.5m x 3.8m 18' x 12'4"
Kitchen / Dining	5.5m x 3.0m 18' x 9'8"
Utility	2.0m x 1.7m 6'5" x 5'5"
Study	2.5m (max) x 2.0m (irregular shape) 8'2" x 6'5"

First Floor

Principal Bedroom	5.5m x 3.0m 18' x 9'8"
En-suite	2.0m x 1.7m 6'5" x 5'5"
Bedroom 2	3.8m x 3.0m 12'4" x 9'8"
Bedroom 3	3.8m x 2.3m 12'4" x 7'5"
Family Bathroom	3.5m (max) x 2.5m (irregular shape) 11'5" x 8'2"

PLOTS 2 | 3 | 4

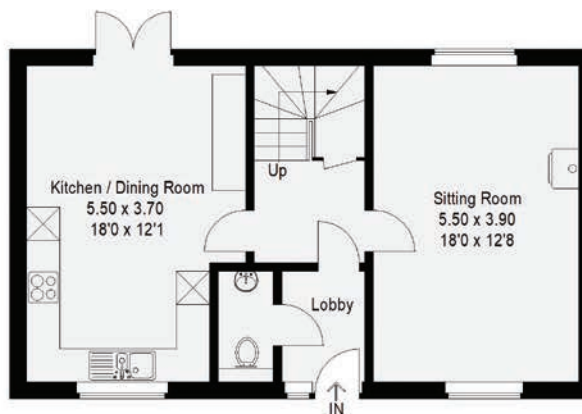
Ground Floor



Plot 4

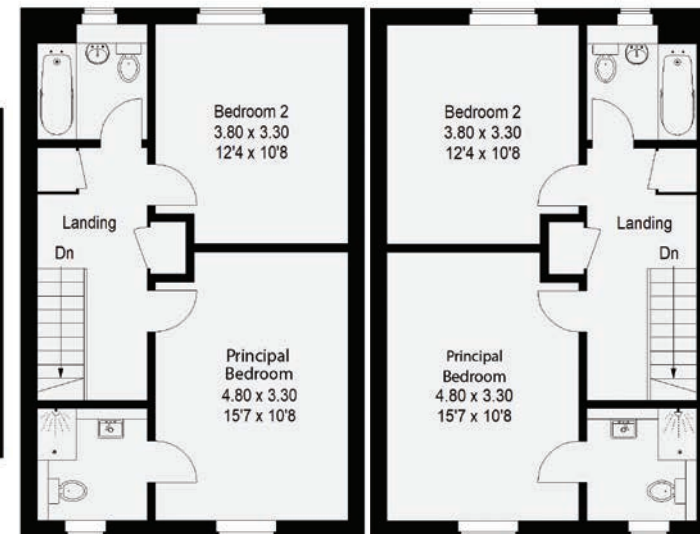
Plot 3

Ground Floor



Plot 2

First Floor



Plot 4

Plot 3



Plot 2

Gross internal area 113.2 sq.m (1,218 sq.ft)

Ground Floor

Living Room	5.5m x 3.9m 18" x 12'8"
Kitchen / Dining	5.5m x 3.7m 18' x 12'1"

First Floor

Principal Bedroom	3.7m x 3.5m 12'1" x 11'5"
En-suite	3.8m x 1.5m 12'4" x 4'9"
Bedroom 2	3.7m x 2.6m 12'1" x 8'5"
Bedroom 3	3.7m x 2.6m 12'1" x 8'5"

Plot 3

Gross internal area 102.8 sq.m (1,106 sq.ft)

Ground Floor

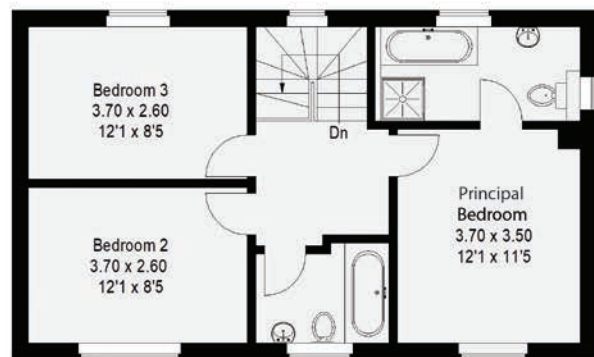
Living Room	4.5m (max) x 4.3m 14'7" x 14'1"
Kitchen / Dining	4.3m (max) x 3.7m 14'1" x 12'1"
Utility	3.0m x 1.7m 9'8" x 5'6"

First Floor

Principal Bedroom	4.8m x 3.3m 15'7" x 10'8"
En-suite	2.0m x 2.0m 6'5" x 6'5"
Bedroom 2	3.8m x 3.3m 12'4" x 10'8"
Family Bathroom	2.0m x 2.0m 6'5" x 6'5"

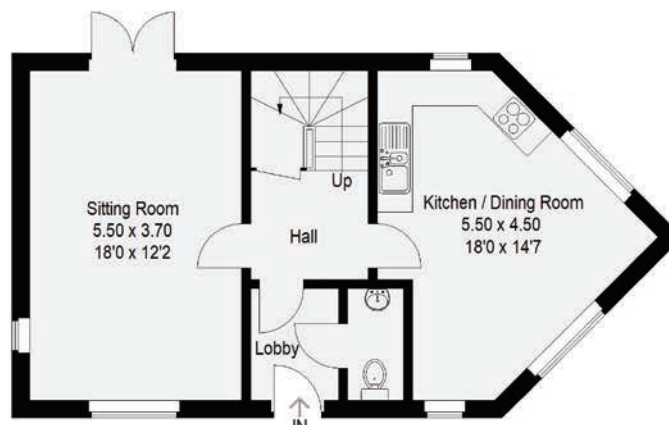
PLOT 5

First Floor



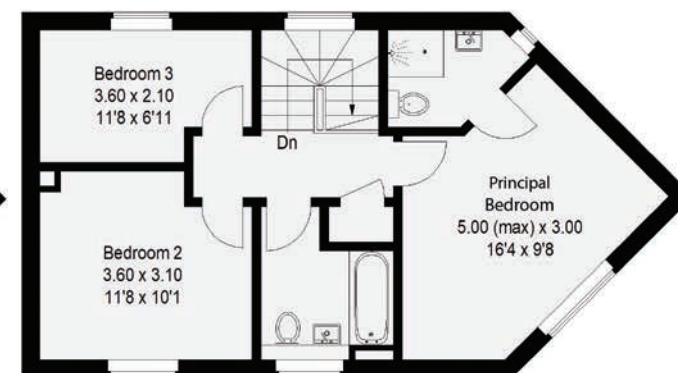
Plot 2

Ground Floor



Plot 5

First Floor



Plot 4

Gross internal area 102.8 sq.m (1,106 sq.ft)

Ground Floor

Living Room	4.5m x 4.3m 14'7" x 14'1"
Kitchen / Dining	4.3m x 3.7m 14'1" x 12'1"
Utility	3.0m x 1.7m 9'8" x 5'6"

First Floor

Principal Bedroom	4.8m x 3.3m 15'7" x 10'8"
En-suite	2.0m x 2.0m 6'5" x 6'5"
Bedroom 2	3.8m x 3.3m 12'4" x 10'8"
Family Bathroom	2.0m x 2.0m 6'5" x 6'5"



Plot 5

Gross internal area 103.4 sq.m (1,112 sq.ft)

Ground Floor

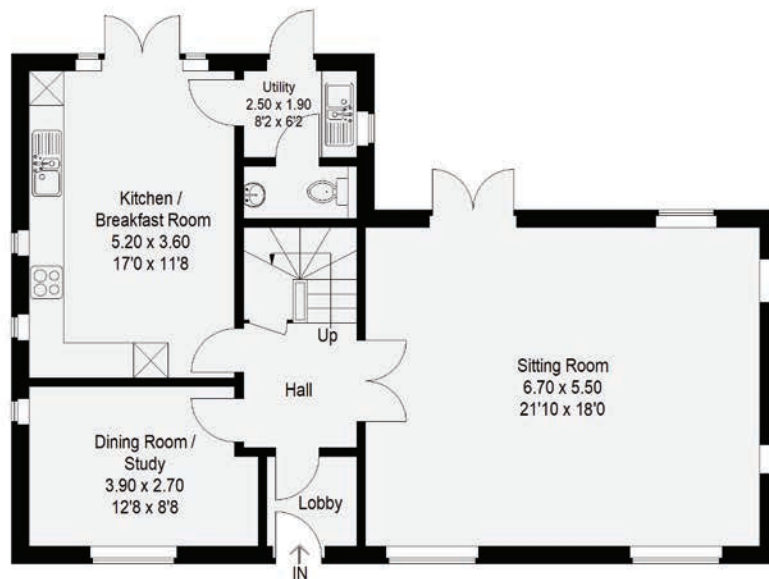
Living Room	5.5m x 3.7m 18' x 12'1"
Kitchen / Dining	5.5m x 4.5m max (irregular shape) 18' x 14'7"

First Floor

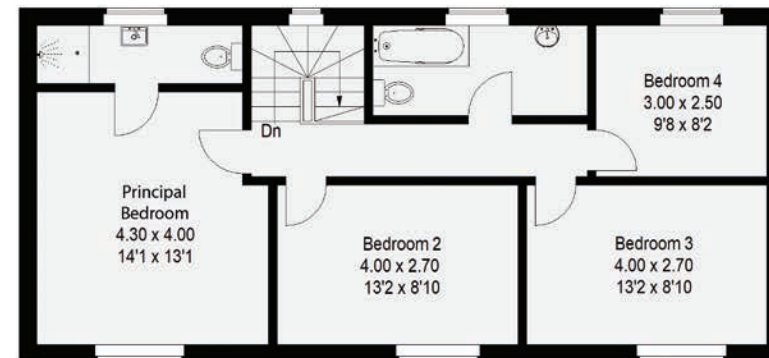
Principal Bedroom	5.0m (max) x 3.0 (irregular shape) 16'4" x 9'8"
En-suite	2.3m max x 1.5m (irregular shape) 7'5" x 4'9"
Bedroom 2	3.6m x 3.1m 11'8" x 10'1"
Bedroom 3	3.6m x 2.1m 11'8" x 6'8"
Family Bathroom	2.5m x 2.1m 8' 2" x 6'9"

PLOTS 6 | 7

Ground Floor



First Floor



Plot 6 & 7

Gross internal area 154.8 sq.m (1,665 sq.ft)

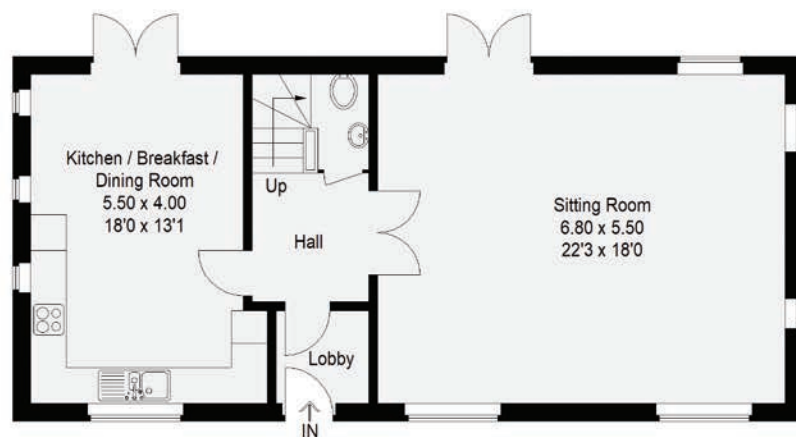
Ground Floor

Living Room	6.7m x 5.5m 21'10" x 18'
Kitchen / Breakfast	5.2m x 3.6m 17' x 11'8"
Dining / Study	3.9m x 2.7m 12'8" x 8'8"
Utility	2.5m x 1.9m 8'2" x 6'2"

First Floor

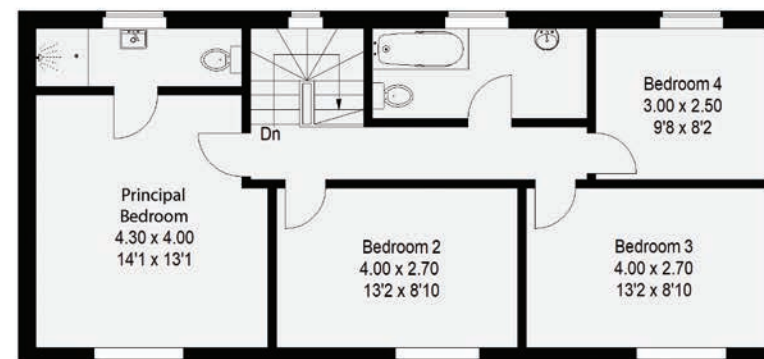
Principal Bedroom	4.3m x 4.0m 14'1" x 13'1"
Ensuite	3.5m x 1.0m 11'5" x 3'3"
Bedroom 2	4.0m x 2.7m 13'2" x 8'0"
Bedroom 3	4.0m x 2.7m 13'1" x 8'10"
Bedroom 4	3.0m x 2.5m 9'8" x 8'2"
Family Bathroom	3.6m x 1.5m 11'8" x 4'9"

Ground Floor



Ground Floor

First Floor



Plot 8

Gross internal area 139.4 sq.m (1,500 sq.ft)

Ground Floor

Living Room	6.8m x 5.5m 23'3" x 18'
Kitchen / Breakfast / Dining	5.5m x 4.0m 18' x 13'1"

First Floor

Principal Bedroom	4.3m x 4.0m 14'1" x 13'1"
Ensuite	3.5m x 1.0m 11'5" x 3'2"
Bedroom 2	4.0m x 2.7m 13'2" x 8'10"
Bedroom 3	4.0m x 2.7m 13'2" x 8'0"
Bedroom 4	3.0m x 2.5m 9'8" x 8'2"
Family Bathroom	3.6m x 1.5m 11'8" x 4'9"

SPECIFICATION

External

Elevations comprising a variation of traditional red stock bricks, tile hanging and barn style black cladding with plain clay roof tiles.

Timber framed porches

Most properties with capacity for working chimneys

Stone patios and garden paths

Turfed lawn to rear and landscaped area to front

Outside tap to garden area

Minimum of two parking spaces

Visitor parking available around site

32Amp dedicated supply to parking space for electric vehicle charging

Internal

Kitchens

Individually designed quality British kitchens, white gloss units and black solid granite worktops and splashback.

Inset 1.5 bowl satin stainless steel sink with chrome monobloc mixer tap



Bosch gas hob and integrated extractor

Bosch integrated multifunction oven

Frost free integrated fridge freezer

Bosch integrated dishwasher

Built-in Bosch microwave

Utility rooms

all plumbing and electrics for laundry

Where no utility (plots 2 and 8) integrated washer dryer provided in kitchen.

Bathrooms

Stylish high quality main and en-suite bathrooms by Saneux

Washbasin with chrome taps

Mirror cabinet

All main bedrooms have ensuite shower rooms

Thermostatically controlled shower

Bath with integrated shower mixers

WC chrome dual flush plate, concealed cistern

Luxury porcelain tiles to shower/bath and sink area

Stylish LED lighting

Chrome Towel Rails

Underfloor heat mats

Separate half tiled ground floor cloakrooms to all houses



Picture for illustrative purposes only

Other Internal specification

Engineered oak wood floor to all ground floor areas, except cloakrooms and utility.

Full carpets to bedrooms, stairs, and landings

Oak staircase with glass infill panels

Traditional oak doors with stylish brushed chrome door furniture

White emulsion walls and ceilings

High quality white double glazed upvc windows and external doors

Log burner and/or gas effect stove (optional - where possible)

Wardrobes to Principal Bedroom

Technology

Ultrafast full fibre Broadband connectivity capable of speeds up to 1 Gbps

This is sufficient to carry all phone lines, ultrafast internet for video calling and home working as well as media streaming. Everyone in the household will be able to access online data at the same time.

TV and Cat5 network cabling throughout

BT points

Wiring to roof area for satellite

USB charging points in kitchen and bedroom areas.

Heating

Vaillant Calor gas boilers

Individual thermostatically controlled Underfloor heating to ground floor with radiators on first floor.

High grade insulation throughout for excellent energy efficiency

Peace of mind

High security front entrance door with multi point locking system

External light with PIR control to front door

Video Door Entry System

Mains smoke detectors



10 year Home Warranty Scheme by International Construction Warranties

Separate 2 year developers warranty and after sales service

Communal areas management and maintenance

The site is a private development and all residents and the commercial occupiers will be required to sign up to the overall site management and maintenance agreement.

This will deal with the management of all communal areas, roads, footpaths and landscaped areas about the site and an annual service charge will be levied by the managing agent.

LOCATION

Alfold village lies just a mile south of the A281, surrounded by countryside on the borders of Surrey and West Sussex

The A281 links Guildford and Horsham, both of which are within 12 miles. From Guildford, the A3 and M25 are easily accessible while Horsham leads on to the A24, M23 and Gatwick Airport, which is 25 miles away.

Closer to home, nearby Cranleigh provides a whole host of independent and high street shops and restaurants as well as a sports centre and arts centre.

Or for a quick stock up, Marks and Spencer also has a Simply Food store at the BP Garage at Alfold Crossways, about a mile from Chapel Field.

Mainline stations at Guildford, Godalming, Horsham and Billingshurst offer direct trains to London Waterloo, Victoria or London Bridge.

Village primary schools include Loxwood, Plaistow & Kirdford, Rudgwick, and Wisborough Green while highly regarded secondary schools can be found at Cranleigh, Billingshurst and Horsham.

Co-educational independent schools cater for all ages from Penntorpe in Rudgwick and Cranleigh Prep to Farlington, Christ's Hospital, and Cranleigh School.

There's plenty to enjoy in Alfold itself, with local sports clubs for tennis, football and cricket.

At the village hall, new members are welcomed to a wide variety of activities from parent & toddler sessions to pilates, bowls or ballroom dancing.

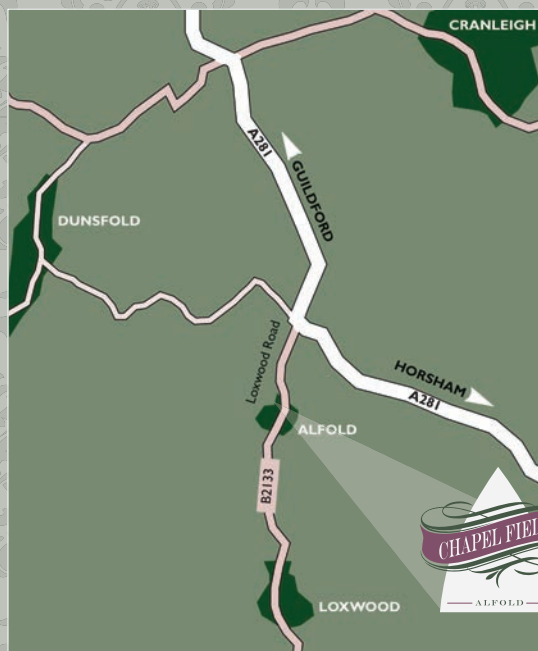
St Nicholas Church, a Norman church which dates back to 1100, has one of the oldest complete sets of stocks in the country and a yew tree believed to date back many centuries.

Take the time to explore some of the stunning countryside locally with an outstanding choice of walks.

Include a stop at the popular 'Roger Tichborne' pub/restaurant on the southern fringe of Alfold.

Or stroll the towpath beside the Wey & Arun Canal at Loxwood, then stop at The Onslow Arms to sit and watch the world flow by before heading home to Chapel Field.





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