



The Medlands Alfold Cranleigh GU6 8BG

An exclusive nine home
development, designed by the
renowned John Pardey Architects

THE MEDLANDS

Due for completion in September 2025

Introducing an exquisite collection of nine four and five-bedroom homes in Alfold, Cranleigh. This project blends contemporary design with luxurious living.

The Medlands presents a compelling opportunity to acquire a luxury home. Located in the heart of the picturesque Surrey Hills.

Contemporary luxury meets rural elegance, this award-winning collection of three and five-bedroom houses in the historic village of Alfold. Crafted and finished to a superior specification for both comfort and style, their timeless beauty is reflected in a landscaped setting that balances community and privacy.

Alfold is situated just outside of Cranleigh and is an hour's drive from London.

All prices are quoted STC

Plans and CGI's for illustrative purposes only.

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Plot Layout



THE
MEDLANDS



-  House Type A
Total 195.0 sq m (2,100 sq ft)
-  House Type B
Total 125.4 sq m (1,350 sq ft)



Floor Plans

The Bridgewater



HOUSE TYPE
MEDLAND
195.0 sq m (2,100 sq ft)

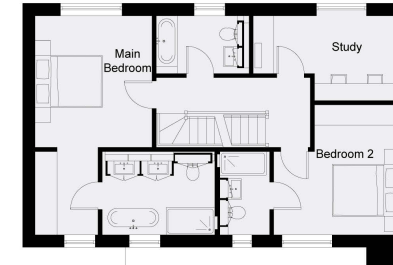
Living Room 6.44m x 3.69m (21'2" x 12'1")
Kitchen / Dining Room 6.89m x 4.09m (22'7" x 13'5")
Main Bedroom 3.87m x 3.43m (12'8" x 11'3")

Study 3.69m x 2.49m (12'1" x 8'2")
Bedroom 2 3.69m x 3.22m (12'1" x 10'7")

Media 4.40m x 3.58m (14'5" x 11'9")
Bedroom 3 4.40m x 4.03m (14'5" x 13'3")



Ground Floor



First Floor



Second Floor

Plot 7

Floor Plans

The Oakleigh



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HOUSE TYPE
MEDLAND
125.4sq m (1,350 sq ft)

Living / Dining Room

4.29m x 3.09m

(14'1" x 10'2")

Kitchen

5.99m x 3.27m

(19'8" x 10'9")

Bedroom 1

3.42m x 3.09m

(11'3" x 10'2")

Bedroom 2

3.42m x 3.09m

(11'3" x 10'2")

Study

2.77m x 2.15m

(9'1" x 7'1")

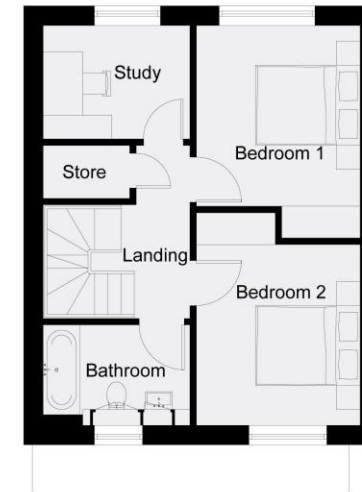
Bedroom 3

4.52m x 3.34m

(14'10" x 10'11")



Ground Floor



First Floor

□ = Reduced head height below 1.5m



Second Floor

Plots 1,2,3,4,5,6,8,9



DESIGN



SPECIFICATION

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Bedrooms

- Built-in wardrobes to master bedroom in all houses or fully fitted dressing areas

Bathrooms, Ensuites, Cloak Rooms and Utility Rooms

- Luxury bath
- Hansgrohe mixer tap
- Low level shower tray
- Hansgrohe wall mounted shower mixer controller with shower attachment
- Hansgrohe chrome 6 mode fixed shower head
- Feature wall and floor tiles, full height to wet areas and half height to walls
- Mirrored bathroom cabinet with integrated shaver socket
- Heated towel rail
- LED low level light

Electrical

- High Speed fibre Broadband
- TV/FM/SkyQ master plate to living room, dining area and master bedroom
- Data points to all principle rooms

Heating & Energy Efficiency

- Air source heat pumps
- Underfloor heating throughout
- Energy efficient LED downlights / pendants to all rooms
- Car charging points to every unit

External Features & Security

- Aluminium composite front doors with three point locking system & covered front porch
- Outside light with timer to front door
- Rear external lighting
- Aluminium casement windows and doors with polished chrome ironmongery
- French windows and doors with polished chrome ironmongery*
- Landscaped front and rear gardens
- Aluminium bi fold doors leading to oversized entertaining patio area with covered pergola*
- Double garage with light and power with fully fitted heated study area above



SUPERBLY DETAILED & EXQUISITE EXCELLENCE

Each home at Alfold Gardens is specified, detailed and finished to an outstanding quality for the ultimate in contemporary comfort and style, while providing the highest standards of energy efficiency through advanced technology. Only the most refined and carefully selected materials and finishes are used to create a luxurious setting for modern living with superior features. State-of-the-art lighting is designed to be individually customised in each space, to create a unique ambience for any occasion.



Unique Internal Finishes

- Wood Burning Stoves in all houses
- Floor to Ceiling Windows
- Oak stairs, handrails, and spindles
- Solid core veneered internal doors
- Chrome sockets and switches throughout except for kitchen to be satin chrome with white inserts
- High quality fitted carpets to living areas, landing and bedrooms
- Engineered oak flooring to hall, kitchen, dining and open plan family areas

Kitchens

- Stainless steel one-and-a-half bowl sink with mixer tap
- Spacious island unit
- Marble effect Quartz work surface & splashback
- Handleless matt lacquer or traditional panel doors
- Siemens integrated appliances including:
- Double oven / combination / microwave
- Hard glass induction hob
- Dishwasher
- Fridge freezer
- Wine Fridge
- Separate utility room with washer / dryer



Developments

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- A nighttime photograph of the Houses of Parliament and Big Ben in London. The buildings are brightly lit with warm yellow lights, contrasting with the deep blue twilight sky. The London Eye is visible in the foreground, its white structure and passenger capsules clearly seen. The River Thames flows in the foreground, reflecting the lights from the buildings and the bridge. A small boat is visible on the river. The overall scene is a classic view of the London skyline at night.

Train	
Guildford to London Waterloo	38 minutes
Guildford to Clapham Junction	30 minutes
Farncombe to London Waterloo	43 minutes



Q DEVELOPMENTS AWARDS

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ABOUT Q DEVELOPMENTS – DEVELOPING EXCELLENCE

An experienced and innovative property developer committed to excellence in design and construction, Q Developments is known for superior quality contemporary properties in London and throughout the UK.

Working with award-winning and internationally acclaimed architects, we create stunning, exceptional homes that are distinct from the generic design of many house builders. Our ambition is reflected in numerous awards and consistent critical recognition over our 20 years of success.

Every Q Developments home reflects our dedication to beautifully crafted contemporary buildings – filled with natural light and intelligent use of space, presenting elegant well-detailed facades, set within harmonious landscaped spaces.

Our completed development portfolio encompasses bespoke luxury houses, residential and mixed-use schemes among others, while our operations have grown to span development, construction, investment, international real estate and interior design as well as green energy infrastructure. We maximise financial strength in all areas of our business whilst pursuing ethical and responsible business practices, focusing on high quality design and build, and pursuing sustainable initiatives in all development projects.

Previous Awards

New Homes Award:

Best New Development

What House Awards:

Best Small House Builder, UK

Best Interior Design

Best External Architecture

Best Luxury House

