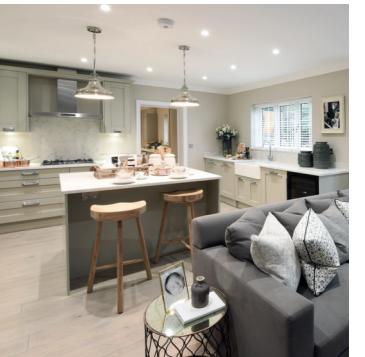


# HUNTERS REST

THE GREEN, EWHURST



KIRKBY HOMES  
DEVELOPMENTS



## *Our Commitment*

Kirkby Homes Developments are dedicated to creating bespoke homes that will stand proud in their surroundings for generations to come. We know we are not simply creating houses but homes where lives are built, family homes that are as individual as the individuals who live in them.

Our pursuit for excellence is a culmination of meticulous attention to detail throughout the design and build process and the integration of quality materials with the skills of specialist craftsmen and craftswomen.

The principles are at the heart of what we do and the passion and commitment from each employee has been reflected in the numerous Awards that recognise Kirkby Homes Developments as a market leader in West Sussex, Surrey and Hampshire.

PLOT  
One



Masterful design and modern luxury  
are thoughtfully entwined.

GROUND FLOOR		FIRST FLOOR	
Kitchen/Dining/Family	12.33m x 4.70m	Master Bedroom	4.86m x 4.70m
Lounge	4.01m x 6.58m	Bathroom	2.65m x 2.65m
Study	3.28m x 3.97m	Bedroom 2	5.43m x 3.56m
		Bedroom 3	3.86m x 3.74m
		Bedroom 4	4.01m x 3.86m
		Bedroom 5	2.70m x 3.38m



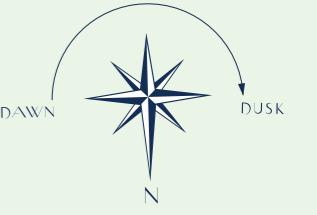


PLOT  
Two



Designed with every detail carefully selected and thoughtfully crafted.

GROUND FLOOR		FIRST FLOOR	
Kitchen/Dining/Family	12.78m x 4.70m	Master Bedroom	4.75m x 4.70m
Lounge	3.90m x 6.45m	Bathroom	2.65m x 2.65m
Study	2.78m x 3.74m	Bedroom 2	3.77m x 4.15m
		Bedroom 3	4.07m x 3.74m
		Bedroom 4	4.10m x 3.52m
		Bedroom 5	3.05m x 3.44m





# A 'leafy' gem in the heart of the Surrey Hills

Ewhurst, known as Surrey's best kept secret, nestled in the Surrey Hills with the most picturesque scenery lies these two beautifully appointed homes boasting private garage and car port, driveway parking and secluded rear South facing gardens.

Upon entering the properties you are met with a spacious hallway which access the lounge and study.

From the hallway you enter a stunning super room offering open plan modern day living. A beautiful solid wood kitchen with centre island, dining and family area, perfect for when entertaining family and friends.

First floor accommodation comprises of 5 bedrooms of which the master bedroom includes a walk in dressing area that leads to the master ensuite.



# Luxury Specification

Kirkby Homes Developments are committed to creating modern, low maintenance, energy efficient homes using traditional materials and finished to a high specification.

All our properties are covered by our 10 year BLP warranty.

The stunning kitchens at Hunters Rest are the centre piece of this development. The kitchen is open plan with a family room area with patio doors leading to a beautiful south facing garden.

## Kitchens

- Bespoke joinery with a large centre island breakfast bar area, fully fitted with stone worktops.
- Bespoke laundry room with stone worktops.
- Siemens appliances which include:- Combi oven, microwave combi oven, integrated dishwasher, fridge freezer, double belfast porcelain sink.
- Hand painted Farrow & Ball colour scheme.

## Bathrooms

- Large free standing bath.
- Bespoke vanity units to all bathrooms.
- His & Hers over mounted basins in master suite.
- Luxury stone.
- Large walk in wet rooms to all ensuites.
- Mood lighting to all bathrooms creating a luxury feel.
- Luxury Italian porcelain tiles to all bathrooms.

## Decoration

- Classic Georgian style deep cornice.
- Grey oak flooring to study.
- Tiled kitchen dining, Family area & laundry room.
- Carpeted stairs with runners.
- Luxury carpets throughout excluding bathroom 1.
- All bedrooms come with fully fitted bespoke wardrobes.
- Limestone fireplace to lounge area.



## Heating & Electric

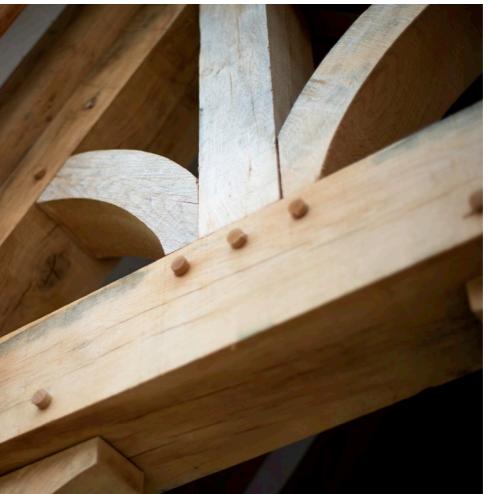
- Environmentally friendly air source heat pump, saving on running costs.
- Mega Flow water pressurised system.
- Underfloor heating to ground floor.
- Radiators to first floor with bespoke radiator covers.
- USB sockets to all rooms.
- Sky Q hard wiring throughout.
- BT upgraded fibre optic technology download speeds of 900 Mbps ultra fast upload speeds.

## Security

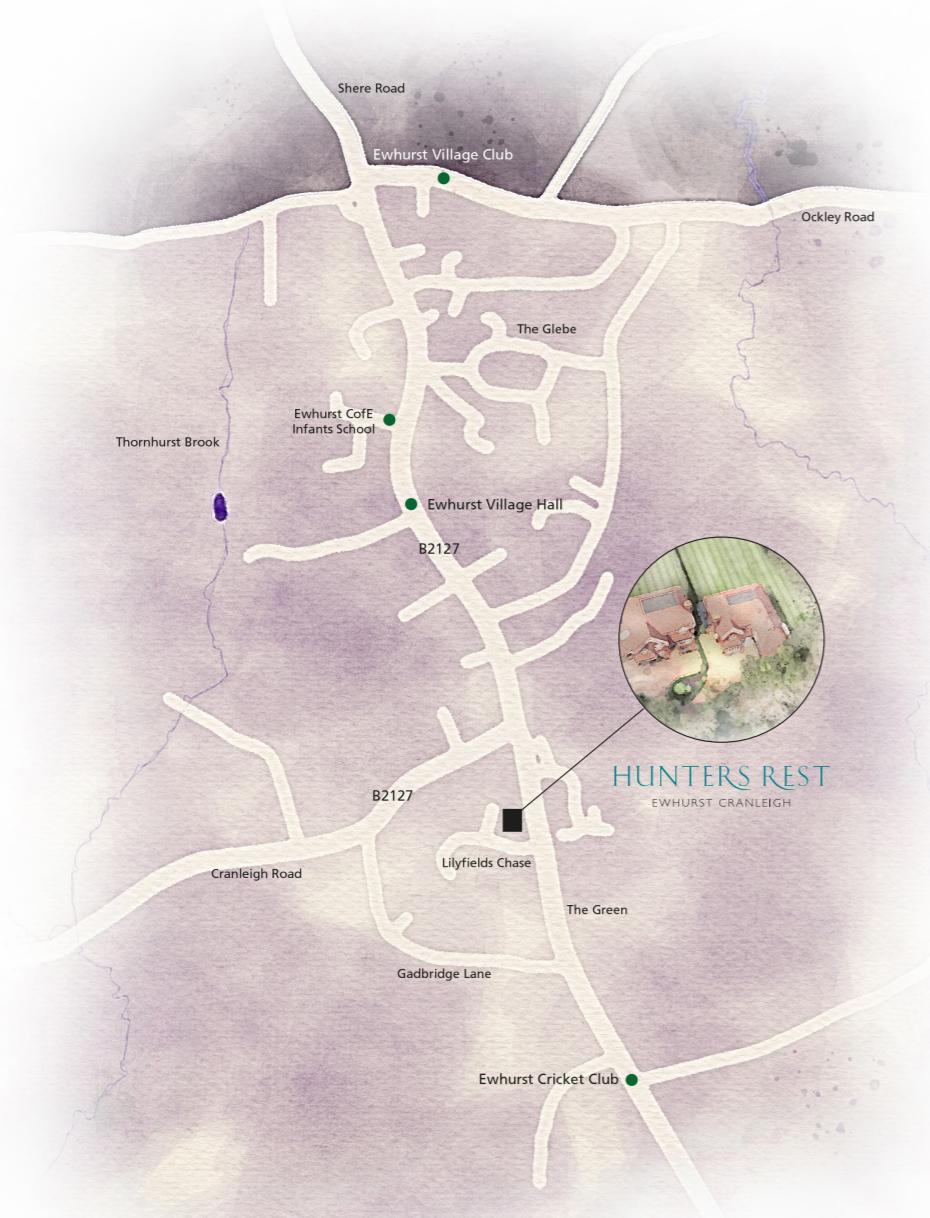
- Fully fitted hard wired alarm system.
- Steel front door cladded in timber, with multi point locking system finished in French grey with a chrome nickel letterbox.

## External

- Hand made Mickle Marsh bricks with timber cladding & clay tile hanging.
- Beautiful south facing gardens designed & planted by Chelsea Flower Show Gold Medal winner Clifford Stanley.
- Up and down external lighting.
- Large garage with bespoke French grey garage door.
- Car port.
- External power points and outside taps.
- Bespoke French oak porch with complimenting oak features.



# Directions



From Guildford head north-east on the High Street towards North Street/A320 then follow A281, A248 and B2128 to Smithwood Common Rd. Continue on Smithwood Common Road, then take Amlets Lane to Bookhurst Road (B2127) onto Cranleigh Road. Follow B2127 at the junction turn right onto The Green. Lilyfields Chase is the next turning on the right - Hunters Rest is on your right.



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