



PINEACRES

FETCHAM • SURREY

AN EXCLUSIVE DEVELOPMENT OF
TWO SUBSTANTIAL FIVE BEDROOM
FAMILY HOUSES IN FETCHAM



LOCATION

ENJOY A SLICE OF COUNTRY LIFE

The village of Fetcham is located between Leatherhead and Bookham and is just over 22 miles from central London. The River Mole and the Mill Pond, with its intense, clear green water, effectively provide a boundary between Fetcham and Leatherhead.

Our new development is situated in a quiet residential neighbourhood, close to the village centre and within Fetcham's conservation area. From here just about everything is within easy walking distance. Fetcham Village Infants School and Oakfields Junior School enjoy 'Good' Ofsted reports and both are within a couple of hundred yards of Pineacres. The village centre offers a variety of shops for every day needs and there are one or two restaurants and take-aways as well. The Bell is a welcoming village pub, graced with a stylish dining room.

Slightly further afield, Leatherhead boasts two secondary schools both with 'Outstanding' Ofsted ratings. Leatherhead is also a great place to shop. The compact town centre means that it is possible to reach a large number of shops within a few minutes. A couple of miles away, on the Oxshott Road, there's a large Tesco Superstore and a giant B&Q Warehouse.

Fetcham sits on the lower slopes of the North Downs, close to an area of outstanding natural beauty. Surrey is England's most wooded county and the rolling chalk downs have ancient woodlands and stunning flower rich grasslands to explore. This is protected Green Belt land and there are some wonderful walks to enjoy as well as exciting places to visit. Polesden Lacey is only a mile or two south of Pineacres. Here you can marvel at a house designed to impress kings and maharajahs and explore a garden that offers something for every season.

Just a mile or two south of Fetcham is Norbury Park, a 1,300 acre haven for wild life including deer, badgers and foxes as well as all three British woodpeckers. Other places to visit include Box Hill, Epsom Downs, Bocketts Farm and Chessington World of Adventures.

It's in this delightful setting that Mulberry Homes are building Pineacres, two large and very special family houses.

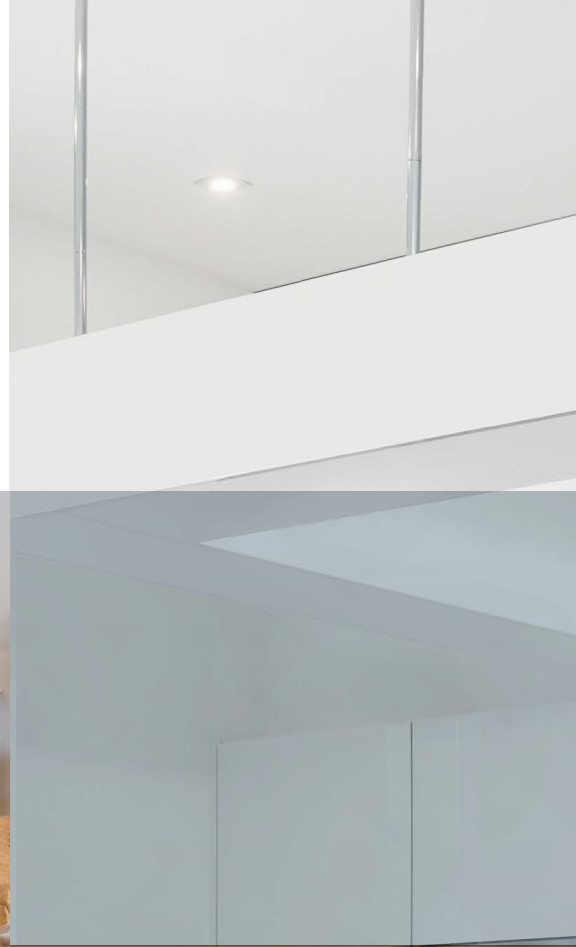
TRANSPORT LINKS

All parts of the large village are within 1.5 miles of a railway station at either Leatherhead or Bookham and there are four trains an hour to London Waterloo, a journey time of approximately 45 minutes.

The M25 motorway's nearest access is J9, less than four miles away or from the south of the village via the Leatherhead bypass and the A246. Guildford, Cobham, Epsom and Leatherhead can all be reached by the A-road network that has a choice of routes through and around the village.

SPECIFICATION

Pineacres is a wonderful example of our philosophy: a small individual development, in a prime location, built to the highest standards of design and efficiency, beautifully finished and with the latest technology built in as standard.



EXTERNAL

Landscaped front and rear gardens, laid to lawn and stocked with mature shrubs and trees.

INTERNAL DESIGN

Highly efficient double glazed flush casement windows • Solid oak staircase • Flush oak veneer doors with satin chrome ironmongery • Solid oak front doors • Open fireplace with natural stone hearth and surround with Stovax wood burning stove • High quality engineered oak floor to ground floor hallway • Fitted carpets to all other rooms

KITCHEN

Individually designed contemporary Poggenpohl kitchens • 40mm silestone worktop and breakfast bar • Undermounted 1½ bowl Franke sink and Grohe mixer tap • Fully integrated stainless steel Neff appliances including: two single ovens, combination microwave, coffee machine, two warming drawers, full height larder fridge, full height larder freezer, dishwasher, 5 zone gas hob, extractor hood

UTILITY ROOM

Space for washing machine and tumble dryer • Undermounted stainless steel sink and drainer

BATHROOM, EN SUITE AND CLOAKROOM

Villeroy and Boch sanitaryware and vanity units with chrome Hansgrohe fittings • Showers - thermostatically controlled Hansgrohe controls • Polished chrome heated towel rail • Illuminated mirror and shaver socket • White enameled Bette bath with Hansgrohe control and shower wand

PLUMBING AND HEATING

Highly efficient gas fired central heating and hot water • Underfloor heating to ground and first floor with individual room digital controls • Radiators with thermostatic controls to second floor

ELECTRICAL

NACOSS approved alarm system to external doors and PIR sensors • Telephone, TV and satellite points to kitchen, family room, study, living room, dining room and all bedrooms • Mains operated fire alarm system • Low energy recessed LED downlighters • External lighting • Remote controlled garage door

MEDIA AND COMMUNICATIONS

Each house has been pre wired for a media and entertainment system, giving the freedom and flexibility to access and control audio and visual equipment independently in every principal room from a single communication cupboard

GUARANTEE

Mulberry Homes is a registered Premier Builder. On completion each home will be covered by a 10 year Premier Guarantee. All premiums for the warranty are paid for by Mulberry Homes.



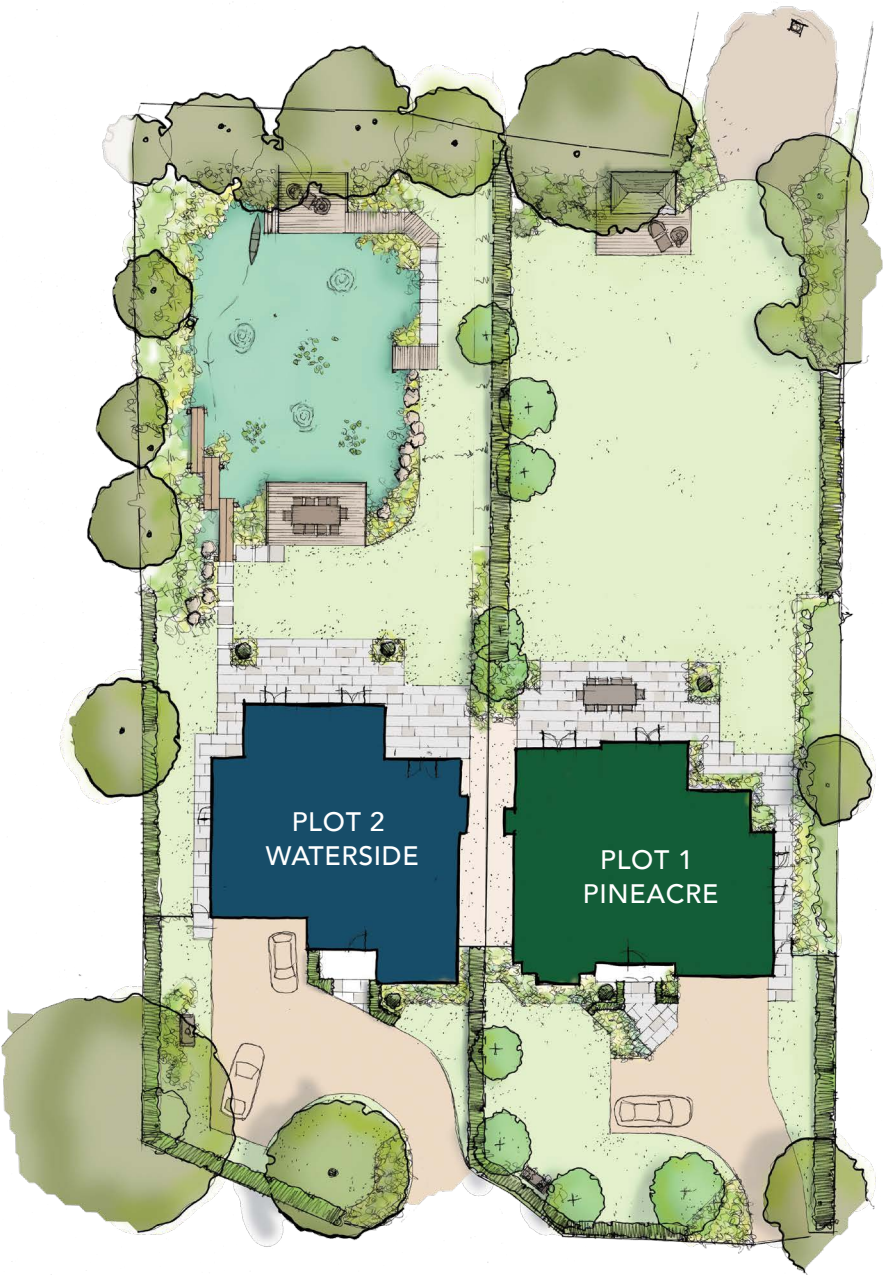


PLOT 1 - PINEACRE



PLOT 2 - WATERSIDE

SITE PLAN





BUILT IN ONE OF THE
MOST BEAUTIFUL
PARTS OF SURREY

ABOUT MULBERRY HOMES

Mulberry Homes is not a volume builder, preferring to specialise in small, individual developments, ensuring the quality of the homes and the reputation of the Company are maintained. Our objective is to continue building on our tradition of excellence.

Attention to detail, design quality, local knowledge and an expertise in developing are all factors that have helped make Mulberry Homes the success it is today.

The company employ a friendly and dedicated team, led by Stewart Penney and Adam Norton, who between them have over 30 years experience of house building and development.

PINEACRES

The Ballands South, Fetcham, Surrey KT22 9EP

For further information about this exciting development, please call 020 8974 9486 or visit www.mulberry-homes.co.uk



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