

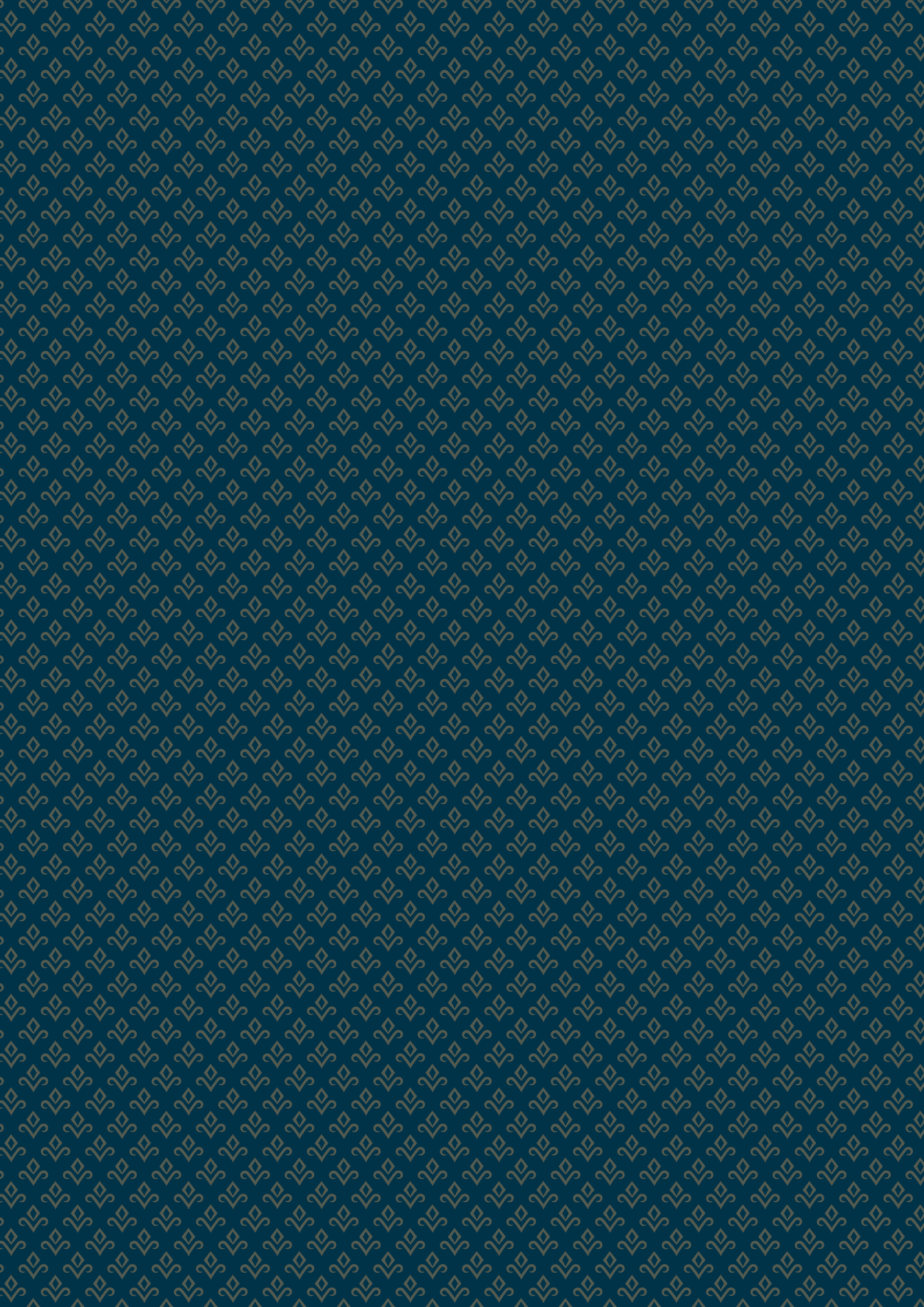


HEADLEY CHASE

SURREY



ELIVIA
— HOMES —



EMBRACE NEW BEGINNINGS

Find your space to breathe

Welcome to Headley Chase, a prestigious enclave of 2, 3, 4 & 5 bedroom homes nestled in the historically charming village of Headley.

Set among 17 acres of picturesque land, with 9 acres of open parkland for residents, prepare to reconnect and immerse yourself in nature, while remaining within easy access of the city and beyond.

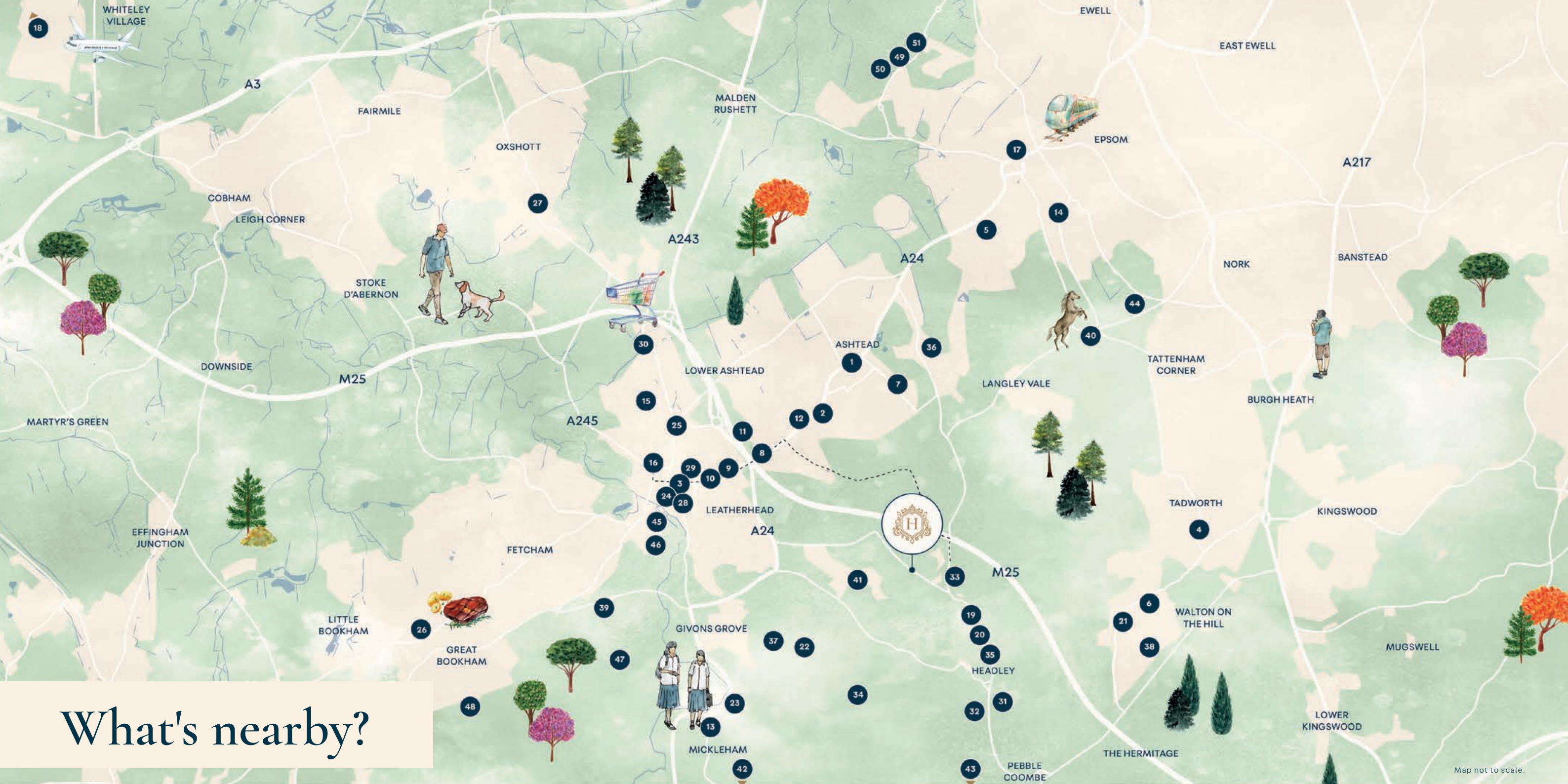
Steeped in heritage, Headley Chase honours its past while paving the way for the future. The spacious, modern designs welcoming you home bring a fresh perspective to the historic character of the surrounding village.



Computer generated artist's impressions and indicative only.

HEADLEY CHASE

ELIVIA HOMES



What's nearby?

HEALTHCARE

- 1. Buckley Pharmacy
- 2. Ashted Hospital
- 3. Ashlea Medical Practice Linden House Surgery
- 4. Day Lewis Pharmacy Tadworth
- 5. Epsom Hospital

SCHOOLS

- 6. Walton on the Hill Primary School
- 7. City of London Freeman's School

- 8. Downsend School
- 9. Little Downsend School Leatherhead
- 10. St John's School
- 11. St Peter's Catholic Primary School
- 12. West Ashted Primary Academy
- 13. Box Hill School
- 14. St Christopher's School and Nursery Epsom
- 15. Therfield School

CONNECTIONS

- 16. Leatherhead Railway Station (17 minute cycle*)
- 17. Epsom Railway Station
- 18. Heathrow Airport

BARS, CAFÉS & RESTAURANTS

- 19. The Cock Inn
- 20. Headley Village Stores and Tearoom
- 21. The Chequers
- 22. The Garden House

- 23. The King William IV
- 24. Charlie & Ginger Leatherhead
- 25. The Plough Leatherhead
- 26. Carolina's
- 27. The Bear

RETAIL

- 28. Waitrose & Partners
- 29. M&S Simply Food
- 30. Tesco Superstore

SPORTS & RECREATION

- 31. Headley Cricket Club Ground
- 32. Headley Heath - National Trust
- 33. Headley Park
- 34. Headley Warren Nature Reserve
- 35. Headley Clay Pigeon Shooting Club
- 36. Ashted Park Garden Centre
- 37. Beaverbrook Golf Club
- 38. Walton Heath Golf Club
- 39. Bocketts Farm Park
- 40. Epsom Downs Racecourse

- 41. Tyrrells Wood Golf Club
- 42. Box Hill - National Trust
- 43. Hartsfield Manor
- 44. Epsom Golf Course
- 45. Leatherhead Football Club
- 46. Leatherhead Leisure Centre
- 47. Norbury Park
- 48. Great Bookham Equestrian Centre
- 49. David Lloyd Epsom
- 50. Epsom Polo Club
- 51. Hobbledown Adventure Farm Park and Zoo

LOCAL AREA

Discover a taste of Surrey



Nestled in the heart of Headley's village charm, you'll have seamless access to a wide range of culinary delights suited to every taste and occasion. From traditional country inns to contemporary dining spots in the surrounding towns, there's truly something for everyone to enjoy.



RESTAURANTS & CAFÉS

The Cock Inn	0.2 miles
Headley Village Stores	0.3 miles
The Garden House	2.5 miles
The Bridge Grill	3.1 miles
The Plough	3.9 miles
El Rincon	4.1 miles
Carolina's	5.1 miles

BARS & PUBS

The Fox & Hounds	2.2 miles
Sir Frank's Bar	2.7 miles
The Running Horses	3.1 miles
The Chequers	3.3 miles
The Blue Ball	3.5 miles
The King William	3.7 miles
The Red Lion and Cellar Room	3.8 miles
The Watermill	5.4 miles
The Bear	5.8 miles



LOCAL AREA

Leisure and Attractions

Tyrells Wood Golf Club

Established in 1924 and recognised as one of Surrey's finest golf clubs, enjoy a challenging 18-hole golf course with its Grade II listed clubhouse, right in the heart of Surrey's picturesque landscape.

2 minutes 7 minutes

Headley Heath – National Trust

Spanning 1,000 acres and managed by the National Trust, this expansive woodland area is a haven for nature and wildlife enthusiasts. Previously a training ground during World War II, the area now boasts a network of walking, cycling and horse-riding paths for everyone to enjoy.

4 minutes 10 minutes

Beaverbrook Golf Club

Beaverbrook is a luxurious country estate in the Surrey Hills, offering beautifully styled rooms, exceptional dining, a world-class spa, and 470 acres of idyllic countryside. A refined retreat where timeless elegance meets modern comfort.

8 minutes 16 minutes



BOCKETTS FARM PARK

This family-friendly farm park, located in nearby Fetcham, is the perfect day out for close animal encounters, indoor and outdoor play areas, tractor rides and seasonal events for children of all ages.

9 minutes 19 minutes



BOX HILL – NATIONAL TRUST

Nestled in the Surrey Hills Area of Outstanding Natural Beauty, bask in panoramic views of the South Downs, serene woodland walks, and a timeless, elevated escape into nature's tranquillity.

16 minutes 28 minutes



HOBBLEDOWN ADVENTURE FARM PARK AND ZOO

Perfect for young explorers aged 2 to 13, this multi-award winning destination offers a timeless blend of adventure play and animal encounters. This convenient escape, with its imaginative design and diverse activities, makes it an ideal destination for family outings, birthday celebrations and educational trips.

17 minutes 25 minutes



WEST HORSLEY PLACE

Dating back to 1425, this historic manor house and 380-acre estate recently opened their doors to the public. Curated events hosted by the estate's trust offer a blend of educational experiences and family-friendly fun.

21 minutes

LOCAL AREA

Education

Headley Chase is ideally located close to some of the region's most respected and high-performing schools, making it a compelling choice for families focused on providing their children with a strong educational foundation. The area offers a diverse mix of well-rated primary and secondary schools, as well as reputable independent institutions, all within easy reach.

With a variety of options to suit different age groups and learning styles, families can feel confident knowing that quality education is close to home, supporting each child's growth, development, and future aspirations.



ST CHRISTOPHER'S SCHOOL AND NURSERY EPSOM

Type: **Independent**
Age Range: 2 to 7
Distance: 4.3 miles

WEST ASHTEAD PRIMARY ACADEMY

Type: **Academy**
Age Range: 2 to 11
Distance: 3.9 miles

THE VALE PRIMARY SCHOOL

Type: **State**
Age Range: 4 to 11
Distance: 2.6 miles

CHINTHURST SCHOOL

Type: **Independent**
Age Range: 2.5 to 16
Distance: 2.7 miles

WALTON ON THE HILL PRIMARY SCHOOL

Type: **State**
Age Range: 4 to 11
Distance: 2.2 miles

BRAMLEY HILL SCHOOL

Type: **Independent Specialist**
Age Range: 6 to 16
Distance: 3.1 miles

CITY OF LONDON FREEMEN'S SCHOOL

Type: **Independent**
Age Range: 7 to 18
Distance: 2.5 miles

DOWNSEND SCHOOL

Type: **Independent**
Age Range: 8 to 16
Distance: 3.1 miles



Proximity to schools mentioned is for information only and is not a guarantee of admittance.



ROSEBERY SCHOOL

Type: **State**
Age Range: **11 to 16**
Distance: **4 miles**

ST JOHN'S SCHOOL

Type: **Independent**
Age Range: **11 to 18**
Distance: **6.2 miles**

EPSOM COLLEGE

Type: **Independent**
Age Range: **11 to 18**
Distance: **4.6 miles**

RGS SURREY HILLS

Type: **Independent**
Age Range: **11 to 18**
Distance: **4 miles**

THERFIELD SCHOOL

Type: **Academy**
Age Range: **11 to 18**
Distance: **4.1 miles**

HOWARD OF EFFINGHAM SCHOOL

Type: **State**
Age Range: **11 to 18**
Distance: **6.3 miles**

ST ANDREW'S CATHOLIC SCHOOL

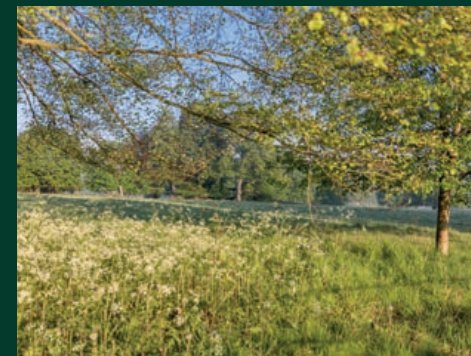
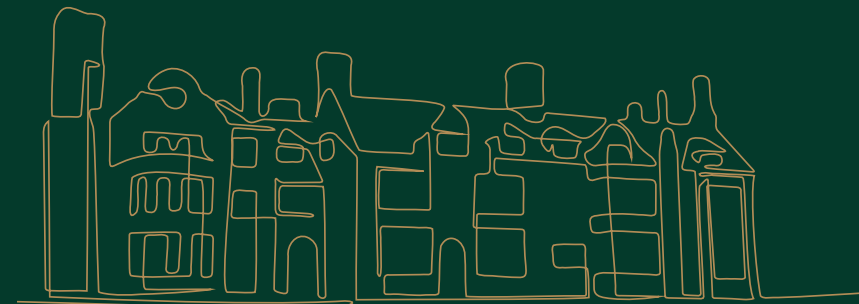
Type: **State**
Age Range: **11 to 18**
Distance: **3.5 miles**

REIGATE GRAMMAR SCHOOL

Type: **Independent**
Age Range: **11 to 18**
Distance: **6.5 miles**

In this charming and welcoming location, access to excellent schools isn't just a convenience, it's a reflection of the care and consideration that defines family life here. Headley Chase offers more than beautiful homes; it's a place where families can truly put down roots, knowing their children have the support and environment they need to grow, thrive, and feel secure. The presence of highly regarded schools and colleges nearby brings everyday peace of mind and lasting reassurance, blending luxury living with the deeper comfort of knowing you're investing in your family's future.

Proximity to schools mentioned is for information only and is not a guarantee of admittance.



From past... To future...

Set within the historic grounds of Headley Court, this premium new development sits on a site with a distinguished legacy. Originally a stately country house built in the 1890s, Headley Court later became one of the UK's most significant military rehabilitation centres.

From 1946 until 2018, it served as the Defence Medical Rehabilitation Centre (DMRC), where generations of injured servicemen and women received world-class care and recovery. The estate played a pivotal role in the nation's military and medical history, renowned for its peaceful setting, dignified architecture, and dedication to healing.

Now, this cherished estate is being sensitively re-imagined as a premium residential community. Inspired by its legacy and surrounded by mature woodland and landscaped grounds, the development offers a rare blend of heritage, tranquillity, and contemporary elegance, a place where the past enriches modern living.



CONNECTIONS

Ideally situated for exploring

With Epsom and Leatherhead railway stations both just a short drive away, you can benefit from swift connections into London and beyond – making commuting and exploring effortlessly within reach.

With convenient transport links taking you into London in under an hour, this exclusive development offers seamless access to city life whenever needed. And when that overseas destination calls, you're just a short drive away from London's most popular airports.



HEADLEY VILLAGE STORES & TEA ROOM

EPSOM RACE COURSE, SURREY



BY TRAIN from Headley Chase



London by train (South Western Railway)

Epsom to London Waterloo	40 minutes
Leatherhead to London Waterloo	45 minutes

BY CAR from Headley Chase



Leatherhead	11 minutes
Epsom	18 minutes
Gatwick Airport	30 minutes
Kingston	37 minutes
Guildford	40 minutes
Heathrow Airport	53 minutes

BY BICYCLE from Headley Chase



The Cock Inn	7 minutes
Headley Village Stores and Tearoom	8 minutes
The King William IV	14 minutes
Leatherhead Leisure Centre	14 minutes
Leatherhead Train Station	15 minutes
The Chequers	20 minutes

WALK from Headley Chase



Headley Court Gardens	3 minutes
Headley Park	12 minutes
The Cock Inn	16 minutes
Headley Village Stores	18 minutes





Computer generated artist's impressions and indicative only.

Site plan



- Air Source Heat Pumps
- Affordable Homes
- BCP Bin Collection Point
- Brick Wall
- Garage/Car Port Parking
- Timber Fence
- PA Play Area
- PS Pumping Station
- Sheds
- SS Sub Station
- Visitor Parking

2 BEDROOM HOMES

- The Yew
52 & 53
- The Birch
55, 56 & 67

3 BEDROOM HOMES

- The Cedar
58
- The Elm
30, 37, 41, 43, 44, 45, 47, 48, 49, 50,
51, 54, 57, 60, 61, 66 & 70
- The Hazel
9, 10, 12, 14, 15, 24, 26 & 42
- The Willow
39, 40 & 46
- The Ash
31 & 32
- The Oak
33

4 BEDROOM HOMES

- The Maple
4, 7, 8, 11, 20, 27 & 29
- The Chestnut
34, 35, 36, 38, 59, 68 & 69
- The Aspen
1, 13, 22, 25 & 28
- The Juniper
5, 21 & 23

5 BEDROOM HOMES

- The Mulberry
2, 3 & 6

Headley Chase offers a selection of 2, 3, 4 & 5 bedroom homes, blending timeless architecture with sustainable designs. Each home benefits from air source heat pumps, EV charging points and double-glazed windows, paving the way for a greener future.

The site plan is not to scale, boundaries are indicative only. Elivia Homes reserves the right to change specification during the course of construction.

Discover a collection of 2, 3, 4 & 5 bedroom homes in Headley, Surrey.

CRAFTED FOR COMFORT,
DESIGNED FOR LUXURY.



The Yew

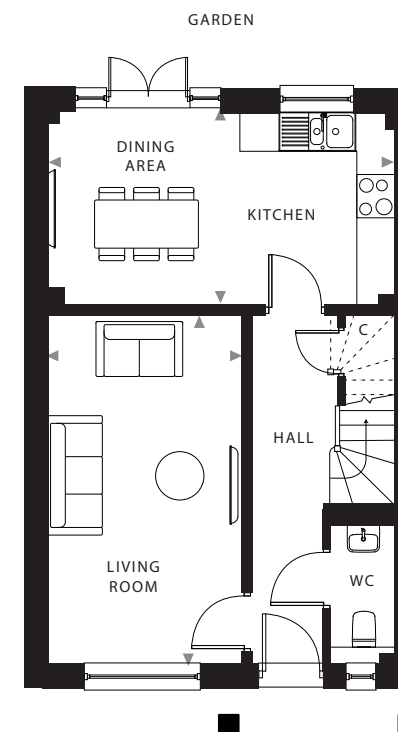
A TWO BEDROOM
SEMI-DETACHED HOUSE WITH STUDY



PLOTS: 52 & 53



HEADLEY CHASE



GROUND FLOOR

GROUND FLOOR

Kitchen/Dining Area
5.36m x 2.97m 17'7" x 9'9"

Living Room
5.39m x 2.99m 17'8" x 9'10"

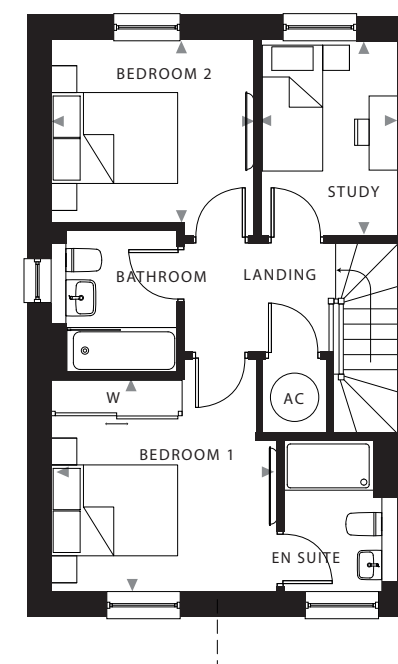
FIRST FLOOR

Bedroom 1
3.49m x 3.30m 11'5" x 10'10"

Bedroom 2
3.15m x 2.82m 10'4" x 9'3"

Study
3.02m x 2.12m 9'11" x 6'11"

Total Internal Living Area:
91.23 sq m / 982 sq ft



FIRST FLOOR

AC - HW Cylinder
C - Cupboard
W - Wardrobe
WC - Toilet

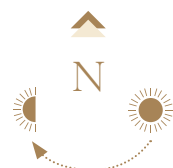
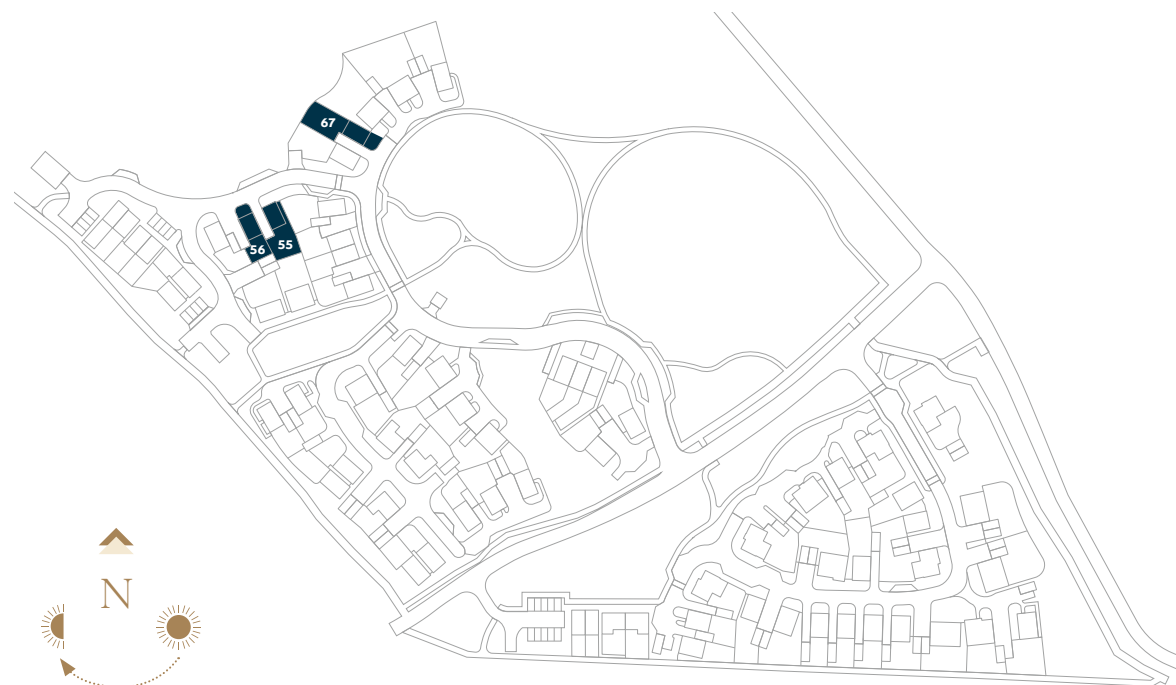
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The Birch

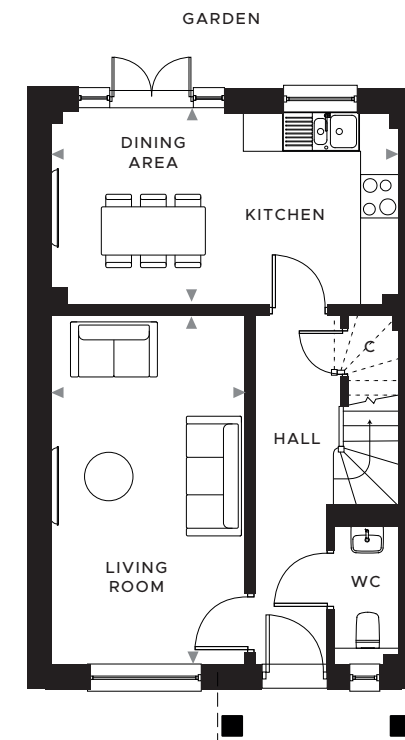
A TWO BEDROOM
DETACHED HOUSE WITH STUDY



PLOTS: 55, 56 & 67*



HEADLEY CHASE



GROUND FLOOR

GROUND FLOOR

Kitchen/Dining Room
5.36m x 2.97m 17'7" x 9'9"

Living Room
5.39m x 2.99m 17'8" x 9'10"

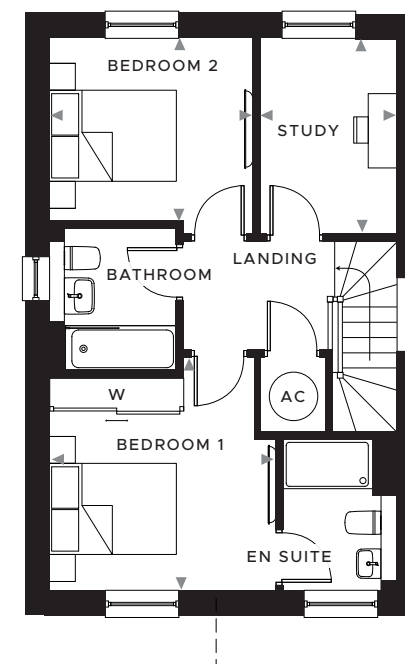
FIRST FLOOR

Bedroom 1
3.62m x 3.49m 11'10" x 11'5"

Bedroom 2
3.15m x 2.82m 10'4" x 9'3"

Study
3.02m x 2.12m 9'10" x 6'11"

Total Internal Living Area:
91.23 sq m / 982 sq ft



FIRST FLOOR

AC - HW Cylinder
C - Cupboard
W - Wardrobe
WC - Toilet

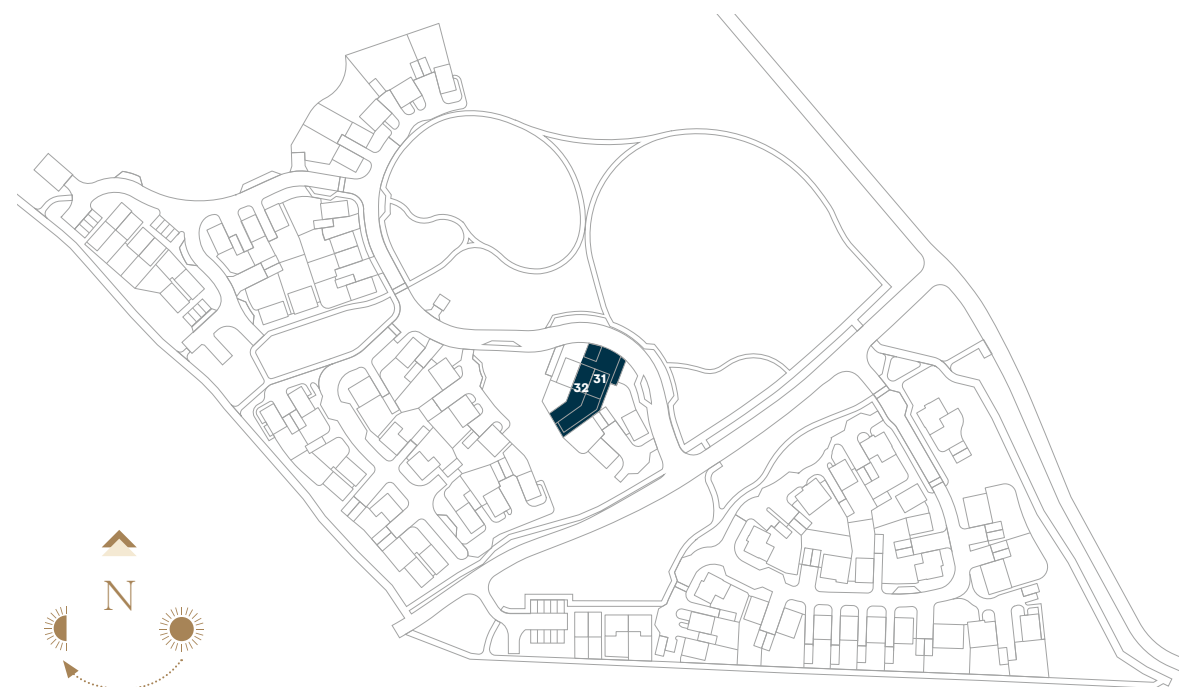
*Plot 67 is a mirrored layout to the plans shown. Computer generated artist's impressions and indicative only. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 50mm. Elivia Homes reserve the right to change specification during the course of construction.

The Ash

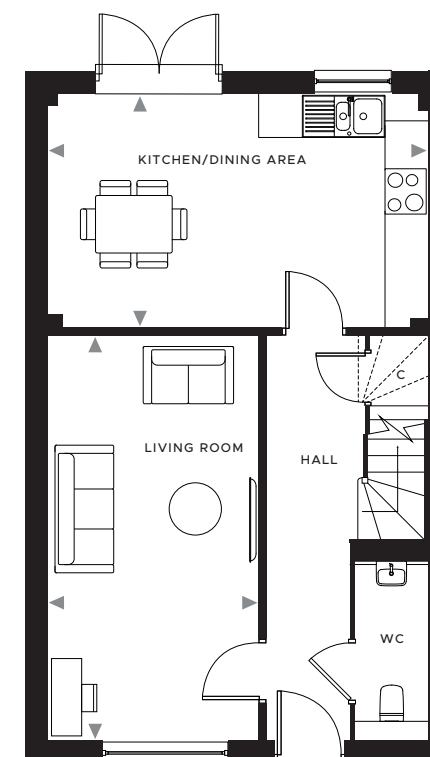
A THREE BEDROOM
TERRACED HOUSE



PLOTS: 31 & 32



HEADLEY CHASE



GROUND FLOOR

GROUND FLOOR

Kitchen/Dining Area
5.45m x 3.36m 17'10" x 11'0"

Living Room
5.79m x 2.99m 19'0" x 9'10"

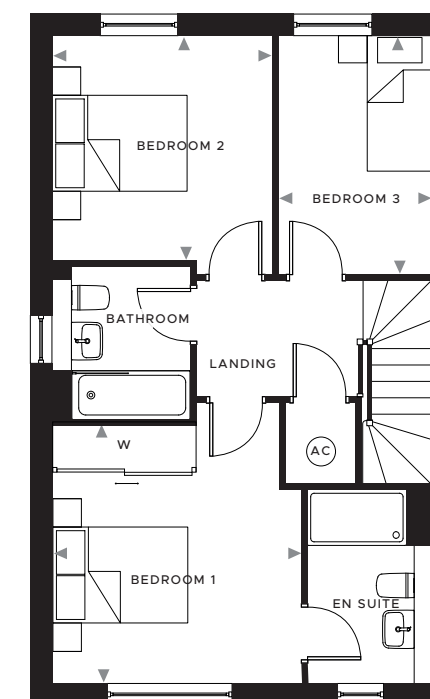
FIRST FLOOR

Bedroom 1
3.69m x 3.57m 12'1" x 11'9"

Bedroom 2
3.22m x 3.15m 10'7" x 10'4"

Bedroom 3
3.42m x 2.20m 11'3" x 7'3"

Total Internal Living Area:
101.22 sq m / 1,089.52 sq ft



FIRST FLOOR

AC - HW Cylinder
C - Cupboard
W - Wardrobe
WC - Toilet

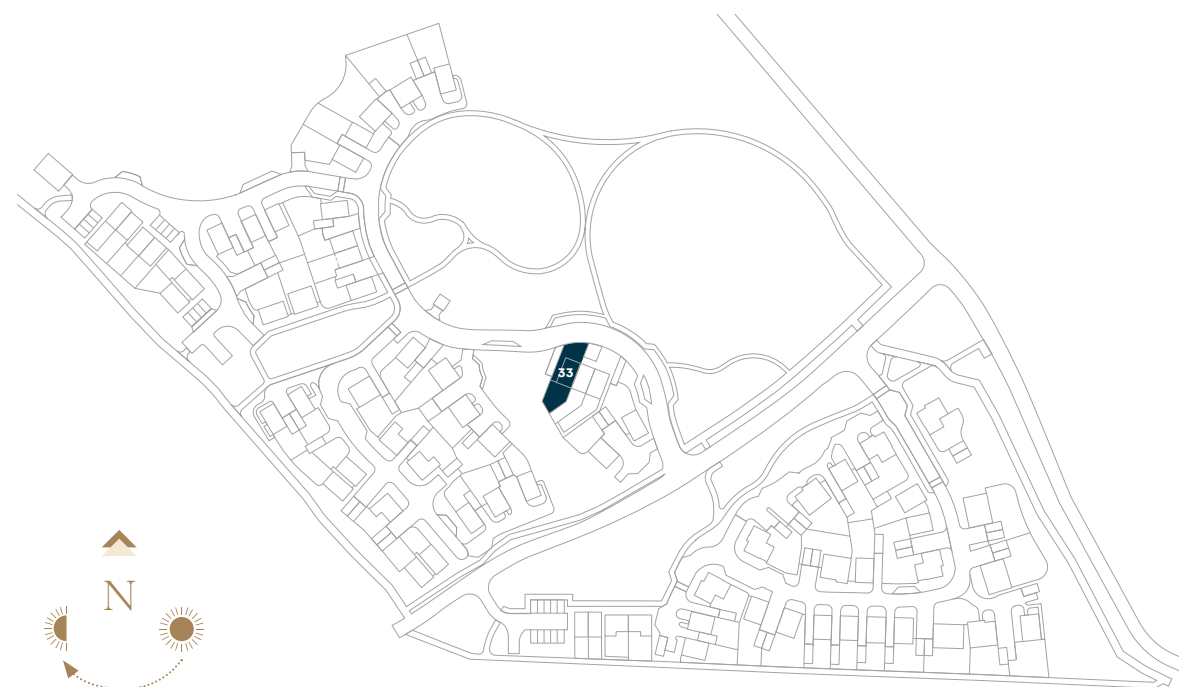
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The Oak

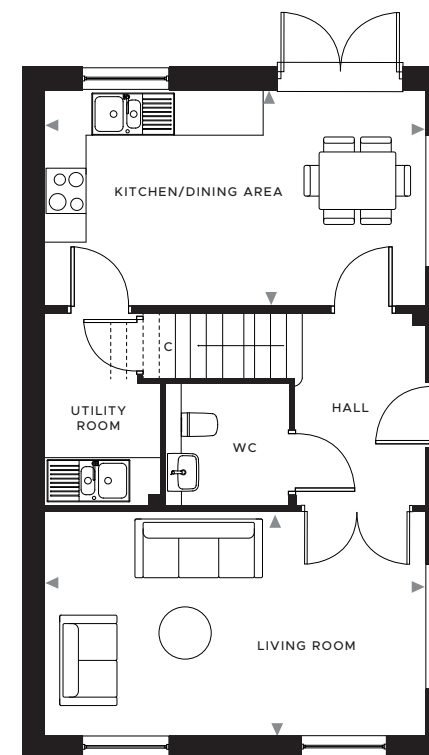
A THREE BEDROOM
END OF TERRACE HOUSE



PLOT: 33



HEADLEY CHASE



GROUND FLOOR

GROUND FLOOR

Kitchen/Dining Area
5.47m x 3.09m 17'11" x 10'2"

Living Room
5.47m x 3.18m 17'11" x 10'5"

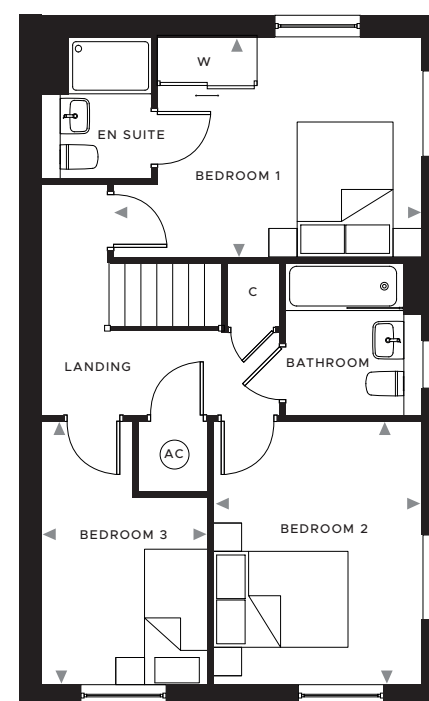
FIRST FLOOR

Bedroom 1
4.44m x 3.14m 14'7" x 10'4"

Bedroom 2
3.76m x 3.00m 12'4" x 9'10"

Bedroom 3
3.76m x 2.38m 12'4" x 7'10"

Total Internal Living Area:
101.76 sq m / 1,095 sq ft



FIRST FLOOR

AC - HW Cylinder
C - Cupboard
W - Wardrobe
WC - Toilet

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The Cedar

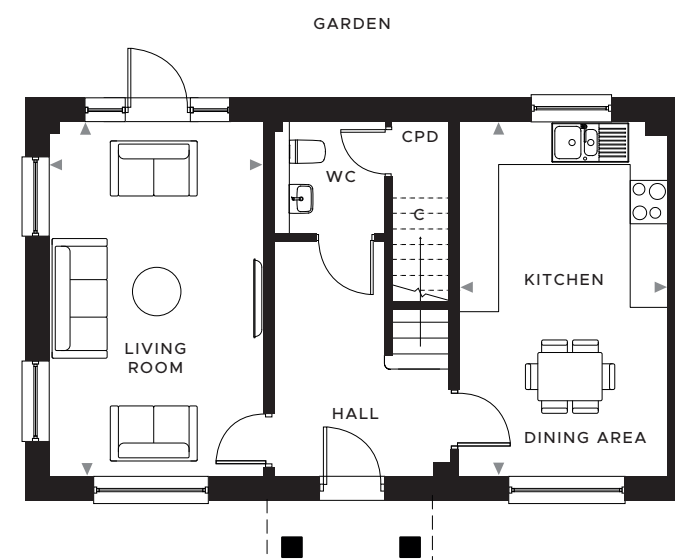
A THREE BEDROOM
DETACHED HOUSE



PLOT: 58



HEADLEY CHASE



GROUND FLOOR

GROUND FLOOR

Kitchen
3.26m x 3.15m 10'8" x 10'4"

Dining Area
3.26m x 2.32m 10'8" x 7'7"

Living Room
5.47m x 3.30m 17'11" x 10'10"

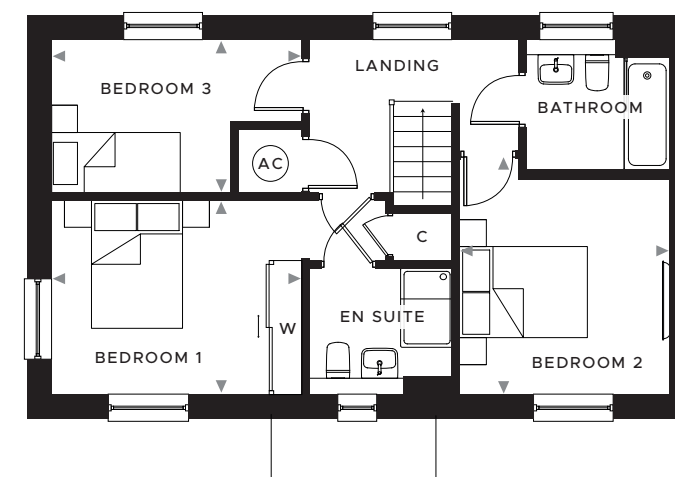
FIRST FLOOR

Bedroom 1
3.85m x 3.00m 12'8" x 9'10"

Bedroom 2
3.70m x 3.27m 12'2" x 10'9"

Bedroom 3
3.85m x 2.36m 12'8" x 7'9"

Total Internal Living Area:
104.23 sq m / 1,122 sq ft



FIRST FLOOR

AC - HW Cylinder
C - Cupboard
W - Wardrobe
WC - Toilet

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The Elm

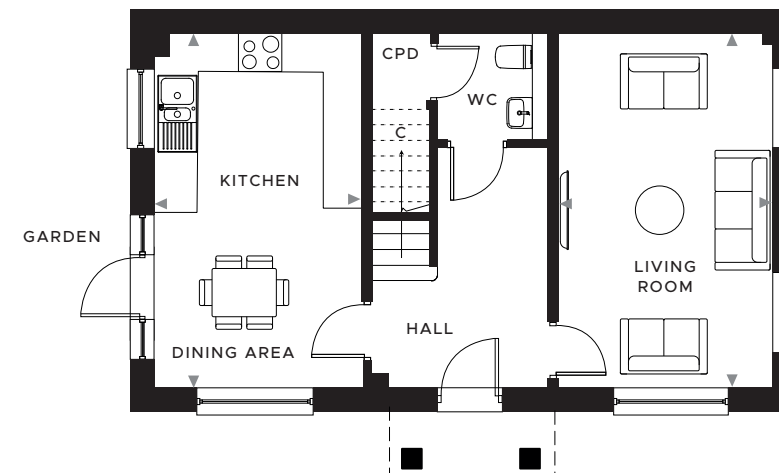
A THREE BEDROOM
DETACHED HOUSE



PLOTS : 30*, 37*, 41, 43*, 44, 45*, 47, 48*, 49,
50*, 51, 54*, 57*, 60, 61*, 66 & 70*



HEADLEY CHASE



GROUND FLOOR

GROUND FLOOR

Kitchen
3.21m x 2.78m 10'6" x 9'1"

Dining Area
3.21m x 2.69m 10'6" x 8'10"

Living Room
5.47m x 3.30m 17'11" x 10'10"

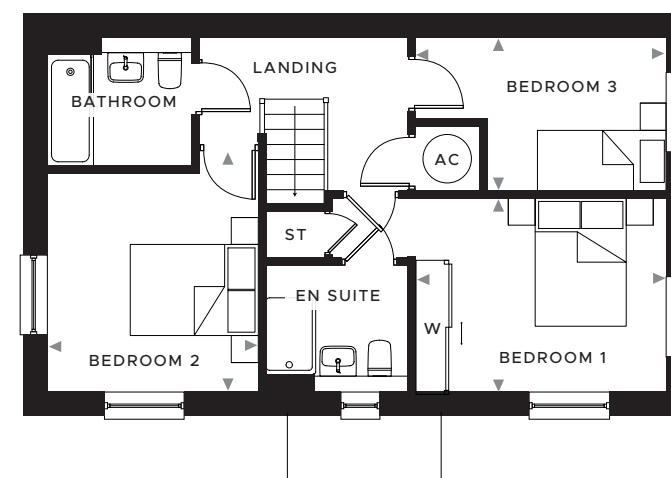
FIRST FLOOR

Bedroom 1
3.85m x 3.00m 12'8" x 9'10"

Bedroom 2
3.70m x 3.27m 12'2" x 10'9"

Bedroom 3
2.76m x 2.38m 9'2" x 7'10"

Total Internal Living Area:
104.23 sq m / 1,122 sq ft



FIRST FLOOR

AC - HW Cylinder
C - Cupboard
W - Wardrobe
WC - Toilet

*Plots 30, 37, 43, 45, 48, 50, 54, 57, 61 and 70 are a mirrored layout to the plans shown. Computer generated artist's impressions and indicative only. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 50mm. Elivia Homes reserve the right to change specification during the course of construction.

The Hazel

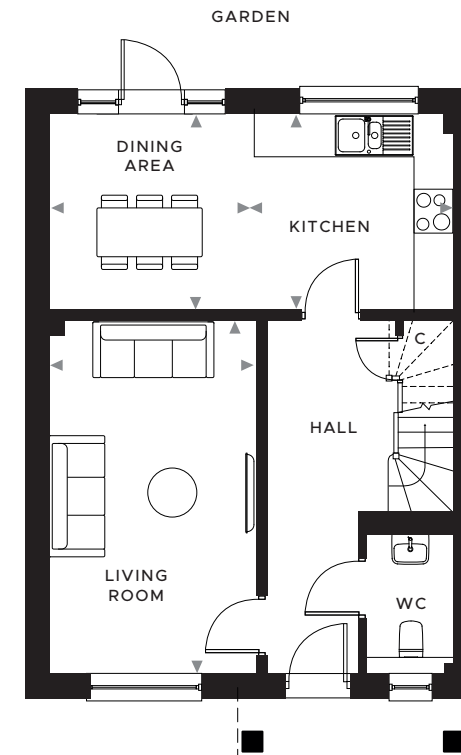
A THREE BEDROOM
DETACHED HOUSE



PLOTS: 9, 10, 12*, 14, 15*, 24, 26* & 42



HEADLEY CHASE



GROUND FLOOR

GROUND FLOOR

Kitchen
3.13m x 3.00m 10'3" x 9'10"

Dining Area
3.02m x 3.00m 9'11" x 9'10"

Living Room
5.37m x 3.14m 17'7" x 10'4"

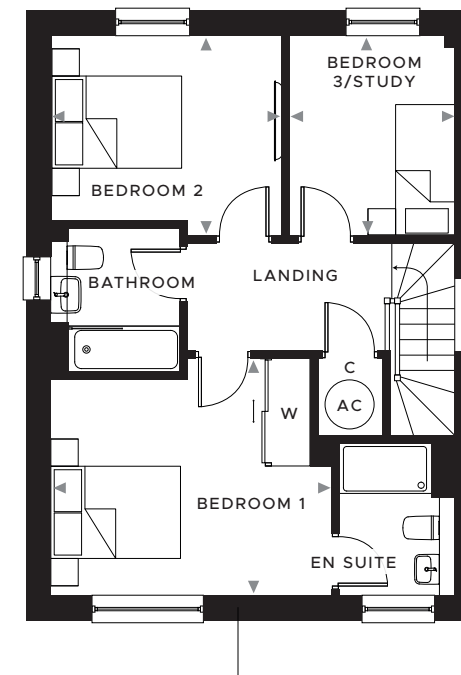
FIRST FLOOR

Bedroom 1
4.28m x 3.62m 14'0" x 11'10"

Bedroom 2
3.51m x 2.84m 11'6" x 9'4"

Bedroom 3 / Study
3.04m x 2.54m 10'0" x 8'4"

Total Internal Living Area:
104.62 sq m / 1,126 sq ft



FIRST FLOOR

AC - HW Cylinder
C - Cupboard
W - Wardrobe
WC - Toilet

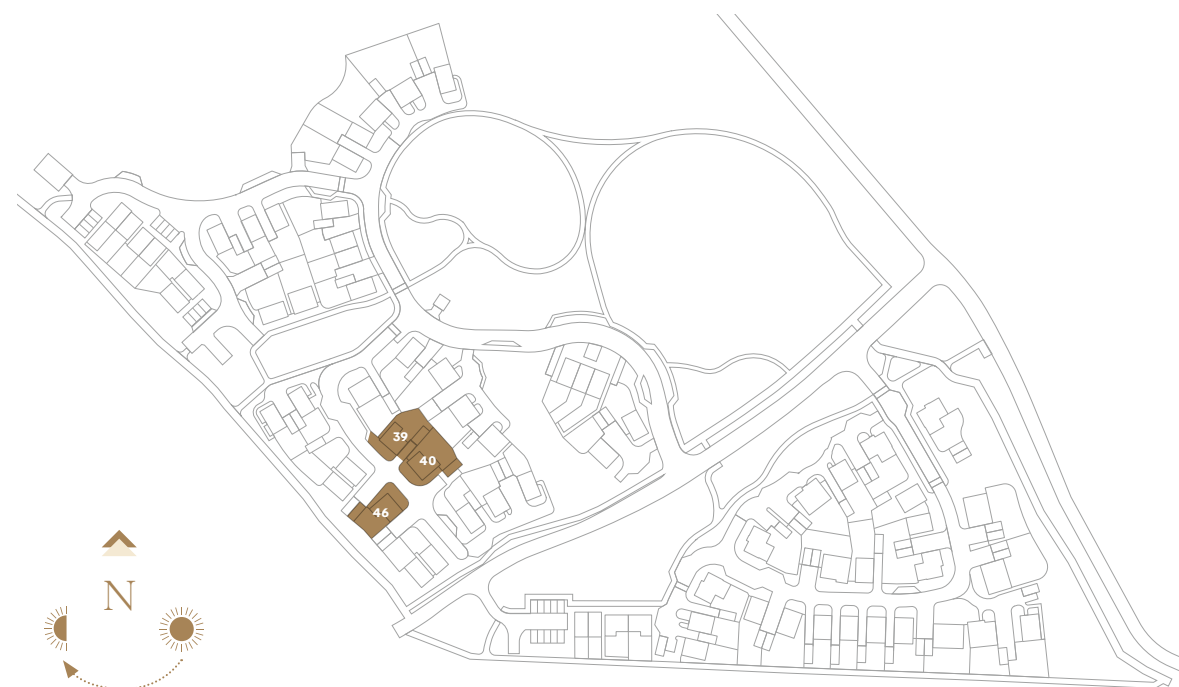
*Plots 12, 15 and 26 are a mirrored layout to the plans shown. Computer generated artist's impressions and indicative only. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 50mm. Elivia Homes reserve the right to change specification during the course of construction.

The Willow

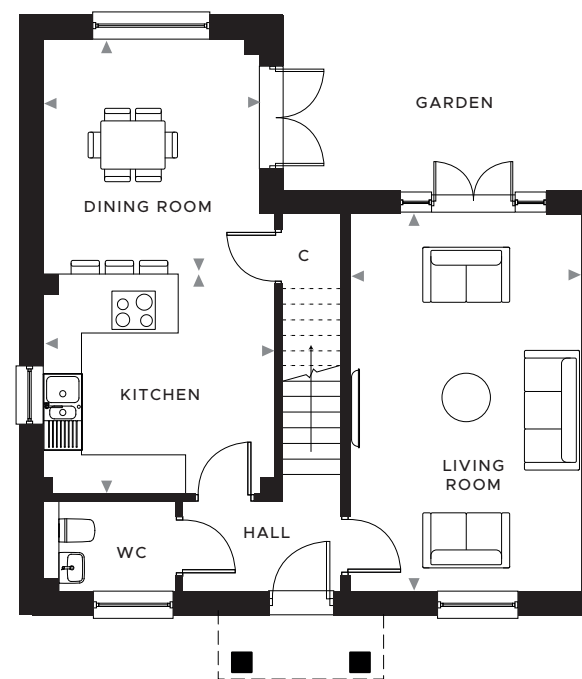
A THREE BEDROOM
DETACHED HOUSE



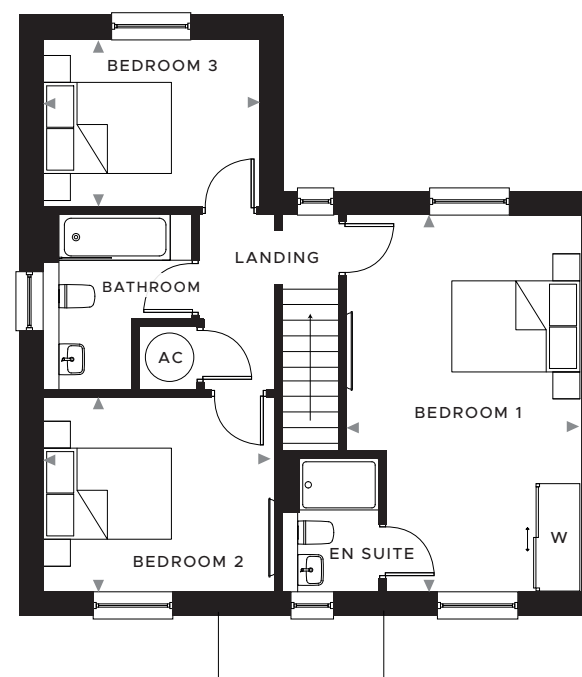
PLOTS: 39, 40* & 46*



HEADLEY CHASE



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen
3.58m x 3.38m 11'9" x 11'1"

Dining Room
3.63m x 3.34m 11'11" x 10'11"

Living Room
5.81m x 3.57m 19'1" x 11'8"

FIRST FLOOR

Bedroom 1
5.81m x 3.62m 19'1" x 11'11"

Bedroom 2
3.58m x 3.03m 11'9" x 9'11"

Bedroom 3
3.34m x 2.63m 10'11" x 8'8"

Total Internal Living Area:
114.28 sq m / 1,230 sq ft

AC - HW Cylinder
C - Cupboard
W - Wardrobe
WC - Toilet

*Plots 40 and 46 are a mirrored layout to the plans shown. Computer generated artist's impressions and indicative only. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 50mm. Elivia Homes reserve the right to change specification during the course of construction.

The Maple

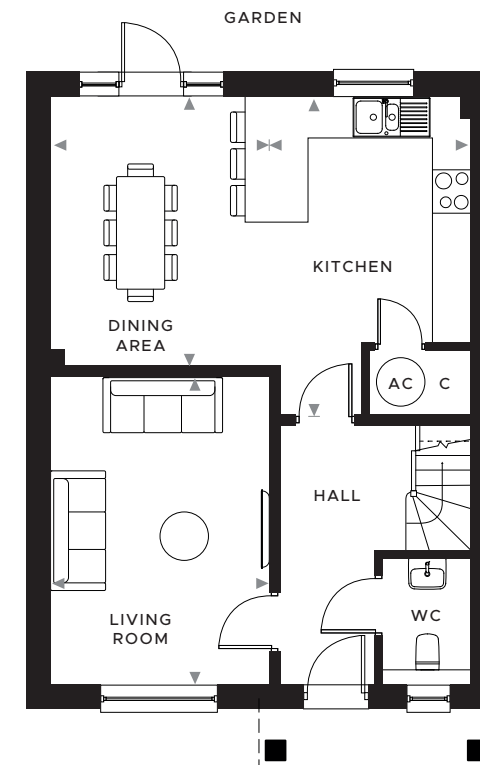
A FOUR BEDROOM
DETACHED HOUSE



PLOTS: 4, 7, 8, 11, 20, 27 & 29



HEADLEY CHASE



GROUND FLOOR

GROUND FLOOR

Kitchen
4.91m x 3.08m 16'1" x 10'1"

Dining Area
4.15m x 3.40m 13'7" x 11'2"

Living Room
4.77m x 3.39m 15'8" x 11'11"

FIRST FLOOR

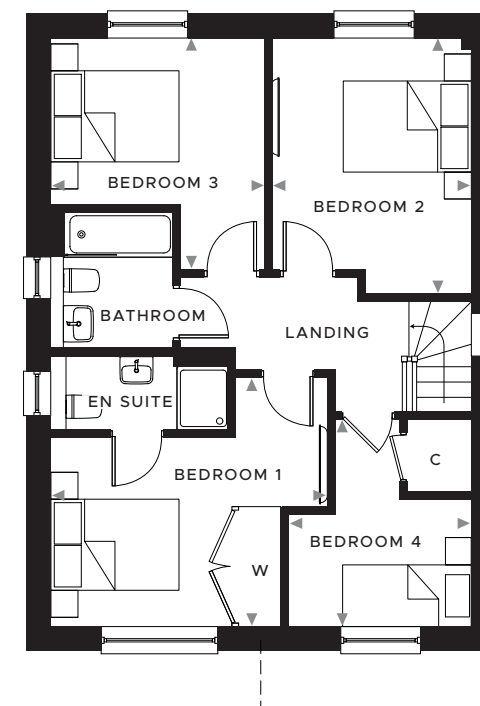
Bedroom 1
4.27m x 3.84m 14'0" x 12'7"

Bedroom 2
3.95m x 3.07m 13'0" x 10'1"

Bedroom 3
3.32m x 3.58m 10'11" x 11'9"

Bedroom 4
3.19m x 2.82m 10'6" x 9'3"

Total Internal Living Area:
117.67 sq m / 1,267 sq ft



FIRST FLOOR

AC - HW Cylinder
C - Cupboard
W - Wardrobe
WC - Toilet

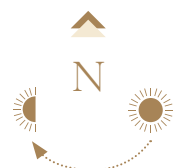
Computer generated artist's impressions and indicative only. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 50mm. Elivia Homes reserve the right to change specification during the course of construction.

The Chestnut

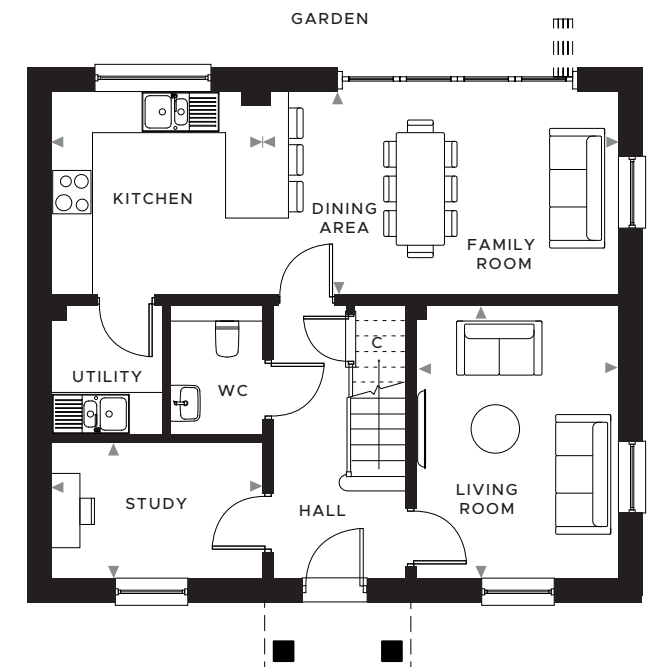
A FOUR BEDROOM
DETACHED HOUSE



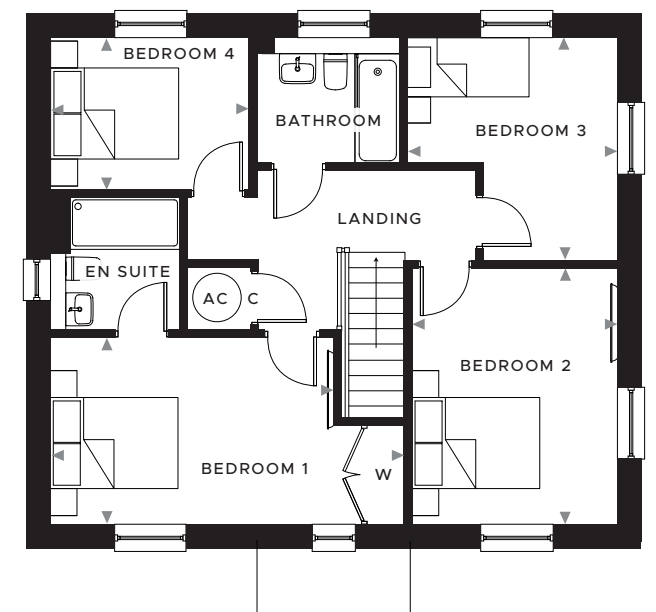
PLOTS: 34*, 35, 36, 38, 59, 68 & 69



HEADLEY CHASE



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen
3.35m x 3.14m 11'0" x 10'4"

Dining / Family Room
5.39m x 3.14m 17'8" x 10'4"

Living Room
4.20m x 3.13m 13'9" x 10'3"

Study
3.26m x 2.11m 10'9" x 6'11"

FIRST FLOOR

Bedroom 1
5.46m x 2.88m 17'11" x 9'5"

Bedroom 2
3.95m x 3.16m 13'0" x 10'5"

Bedroom 3
3.45m x 3.24m 11'4" x 10'8"

Bedroom 4
3.08m x 2.36m 10'1" x 7'9"

Total Internal Living Area:
130.98 sq m / 1,410 sq ft

AC - HW Cylinder
C - Cupboard
W - Wardrobe
WC - Toilet

*Plot 34 is a mirrored layout to the plans shown. Computer generated artist's impressions and indicative only. †Windows included on plots 34, 35, 36, 38, 59, 68 & 69 only. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 50mm. Elivia Homes reserve the right to change specification during the course of construction.

The Aspen

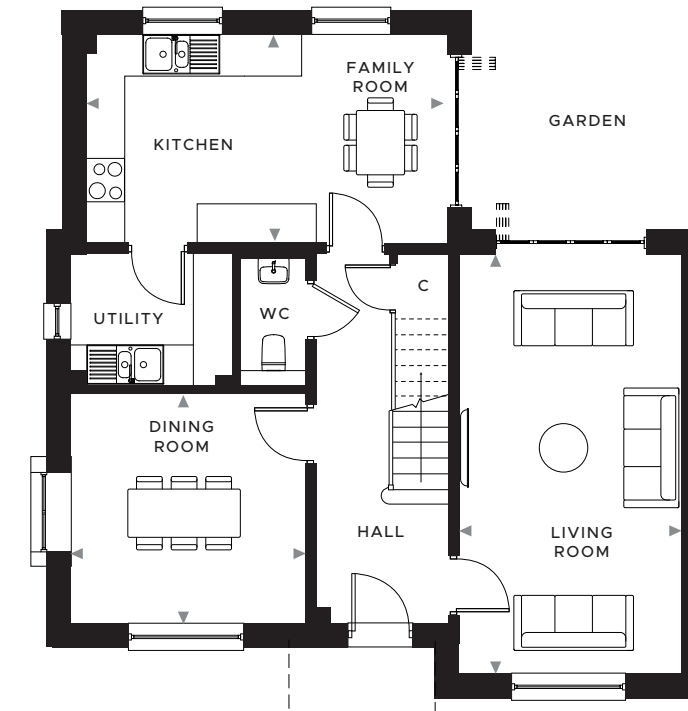
A FOUR BEDROOM
DETACHED HOUSE



PLOTS: 1*, 13, 22*, 25 & 28



HEADLEY CHASE



GROUND FLOOR

GROUND FLOOR

Kitchen / Family Room
5.58m x 3.23m 18'4" x 10'7"

Dining Room
3.61m x 3.55m 11'10" x 11'8"

Living Room
6.49m x 3.45m 21'3" x 11'4"

FIRST FLOOR

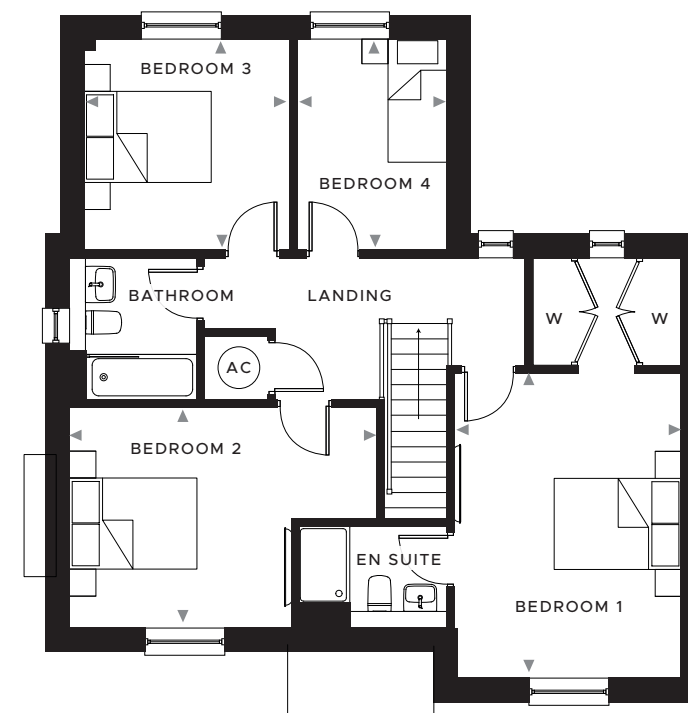
Bedroom 1
4.71m x 3.50m 15'6" x 11'6"

Bedroom 2
4.75m x 3.40m 15'7" x 11'2"

Bedroom 3
3.26m x 3.17m 10'8" x 10'5"

Bedroom 4
3.26m x 2.32m 10'8" x 7'7"

Total Internal Living Area:
150.5 sq m / 1,621 sq ft



FIRST FLOOR

AC - HW Cylinder
C - Cupboard
W - Wardrobe
WC - Toilet

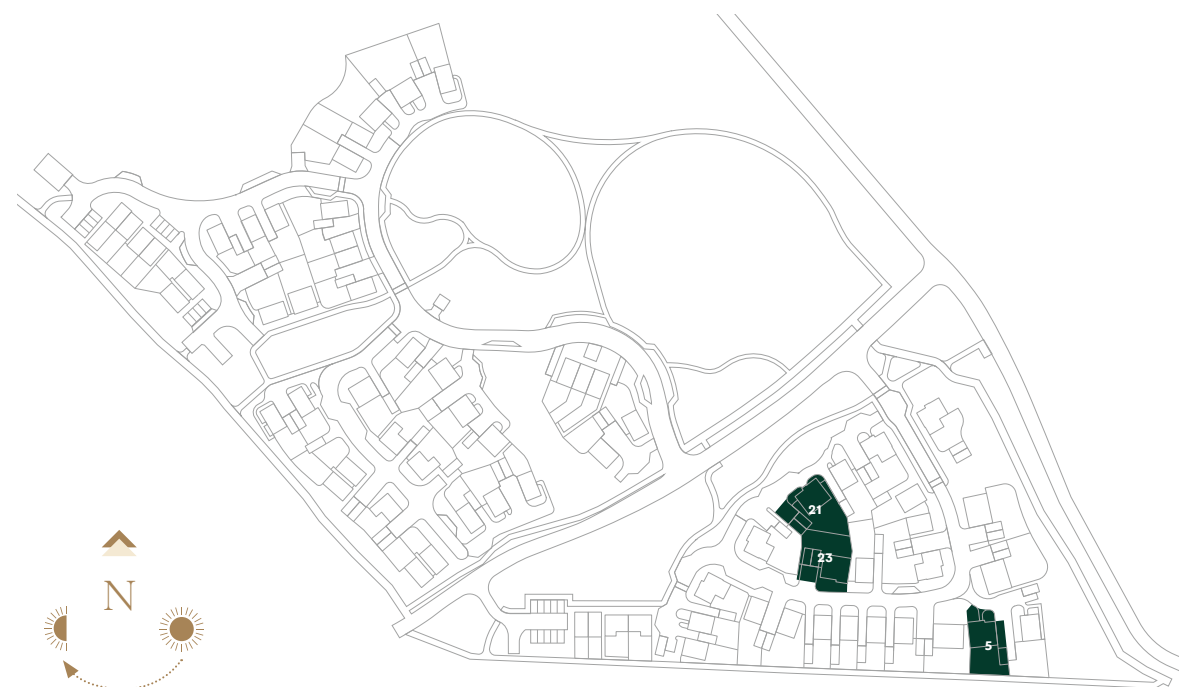
*Plots 1 and 22 are a mirrored layout to the plans shown. Computer generated artist's impressions and indicative only. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 50mm. Elivia Homes reserve the right to change specification during the course of construction.

The Juniper

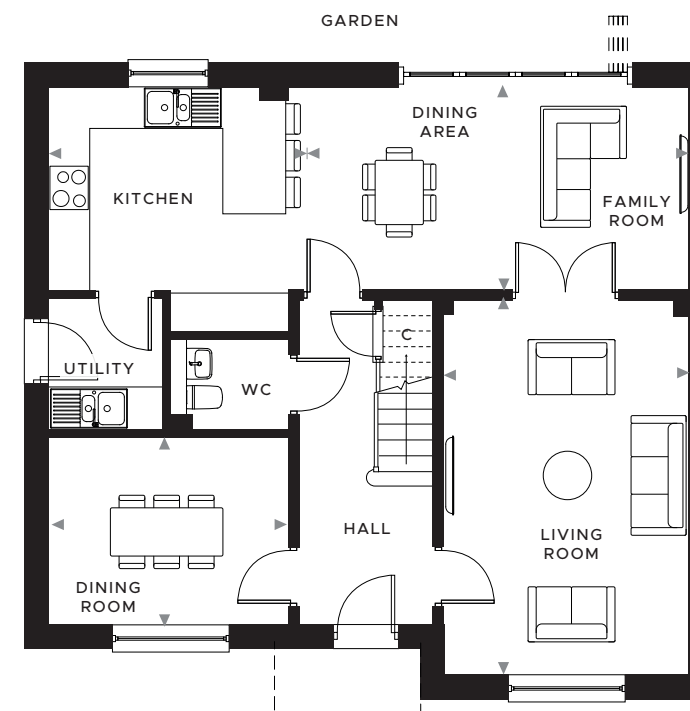
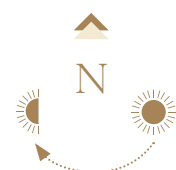
A FOUR BEDROOM
DETACHED HOUSE



PLOTS: 5, 21* & 23



HEADLEY CHASE



GROUND FLOOR

GROUND FLOOR

Kitchen
3.68m x 3.15m 12'1" x 10'4"

Dining Room
3.70m x 2.90m 12'2" x 9'6"

Dining Area / Family Room
6.18m x 3.15m 20'3" x 10'4"

Living Room
5.78m x 3.78m 19'0" x 12'5"

FIRST FLOOR

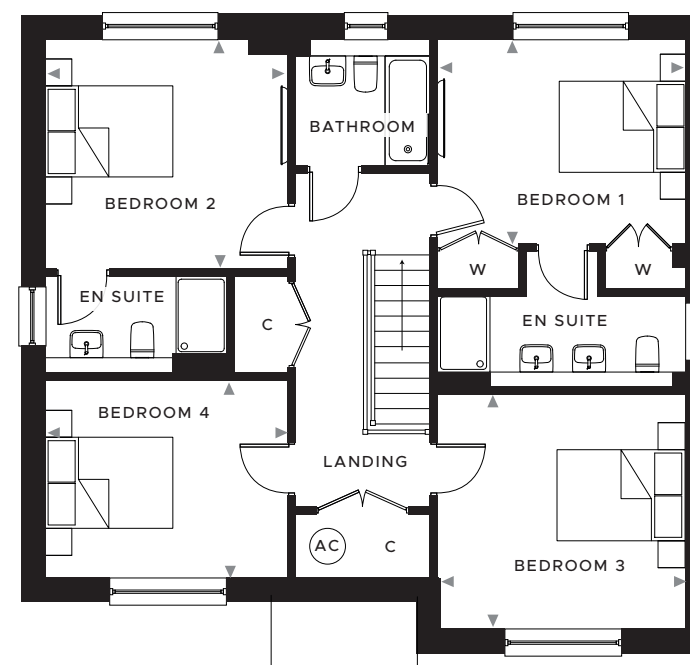
Bedroom 1
3.84m x 3.15m 12'7" x 10'4"

Bedroom 2
3.74m x 3.54m 12'3" x 11'7"

Bedroom 3
3.84m x 3.62m 12'7" x 11'11"

Bedroom 4
3.74m x 3.05m 12'3" x 10'0"

Total Internal Living Area:
169.36 sq m / 1,823 sq ft



FIRST FLOOR

AC - HW Cylinder
C - Cupboard
W - Wardrobe
WC - Toilet

*Plot 21 is a mirrored layout to the plans shown.
Computer generated artist's impressions
and indicative only. Plans are not to scale.
Measurements are for guidance only and
coincide with the arrow positions within rooms.
Measurements are shown to the nearest 50mm.
Elivia Homes reserve the right to change
specification during the course of construction.

The Mulberry

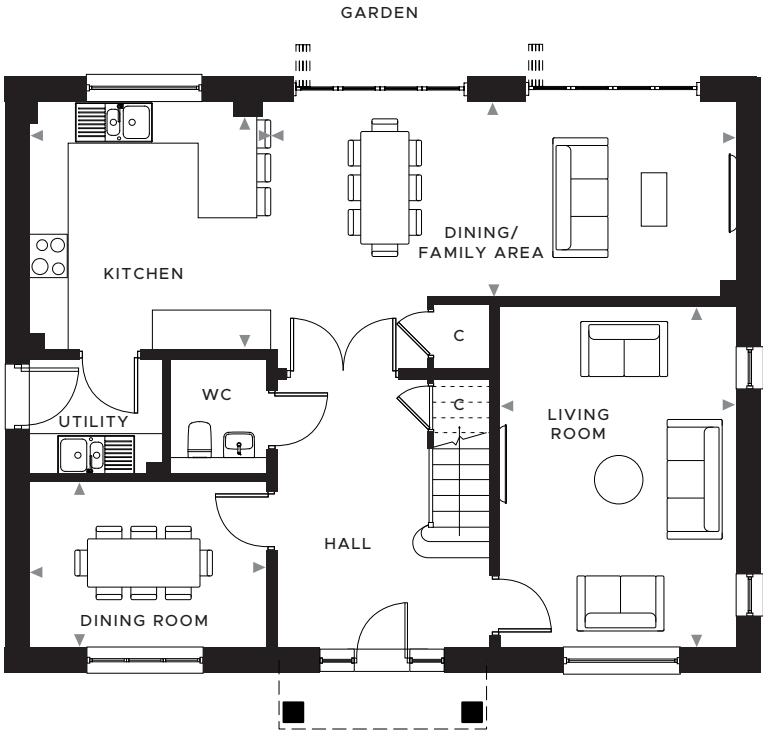
A FIVE BEDROOM
DETACHED HOUSE



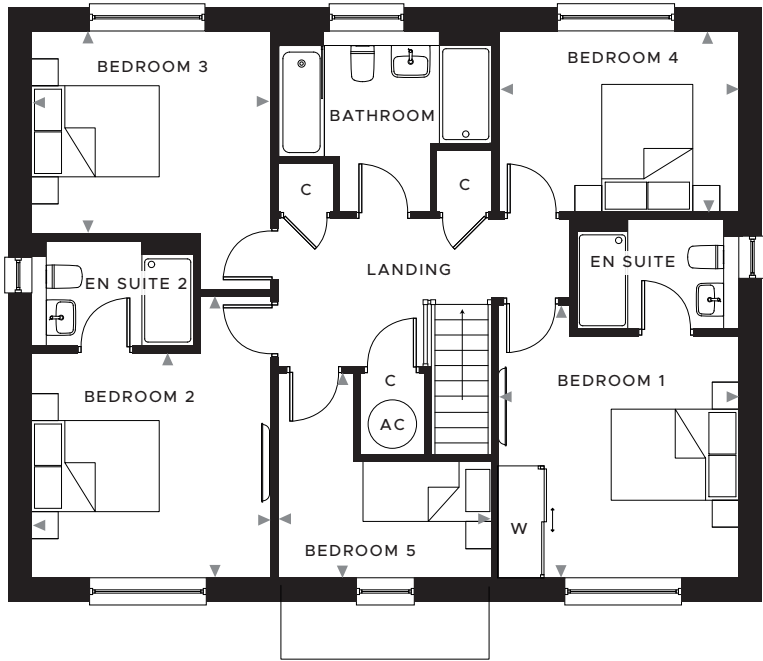
PLOTS: 2*, 3 & 6*



HEADLEY CHASE



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen
3.71m x 3.82m 12'2" x 12'6"

Dining/Family Area
7.17m x 3.00m 23'6" x 9'11"

Living Room
5.25m x 3.64m 17'3" x 12'0"

FIRST FLOOR

Bedroom 1
4.20m x 3.70m 13'9" x 12'2"

Bedroom 2
3.68m x 3.46m 12'1" x 11'4"

Bedroom 3
3.68m x 3.12m 12'1" x 10'3"

Bedroom 4
3.70m x 2.78m 12'2" x 9'2"

Bedroom 5
3.29m x 3.15m 10'9" x 10'4"

Total Internal Living Area:
182.60 sq m / 1,966 sq ft

AC - HW Cylinder
C - Cupboard
W - Wardrobe
WC - Toilet

*Plots 2 and 6 are a mirrored layout to the plans shown. Computer generated artist's impressions and indicative only. Plans are not to scale. Measurements are for guidance only and coincide with the arrow positions within rooms. Measurements are shown to the nearest 50mm. Elivia Homes reserve the right to change specification during the course of construction.

Specification

Discover a place where considered design meets everyday luxury. From timeless shaker-style kitchens with quartz worktops to premium bathroom fittings and sleek chrome accents, every detail at Headley Chase is crafted to elevate modern living. Thoughtfully designed layouts offer versatile spaces that adapt to the way you live.



KITCHEN

- Shaker-style kitchen
- Quartz worktops and splashbacks
- Bosch electric, stainless steel single oven with additional combi oven*
- 4 burner induction hob and extractor cooker hood or downward venting extractor
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel bowl sink
- Washer/dryer*

UTILITY*

- Plumbing, wiring and space for washer/dryer
- Stainless steel bowl sink
- Quartz worktops and splashback

BATHROOM & EN SUITE

- Modern-styled bathrooms and en suites with chrome fixings and Roca sanitaryware
- Vanity unit basin¹ with chrome mixer taps to main ensuite only.
- Clear glass door shower screen and glass bath screen
- Heated chrome towel rails
- Ceramic wall tiles on selected areas
- Shaver socket
- Tiled flooring

MEDIA & CONNECTIVITY

- Fibreoptic to all homes (subject to subscription)

A management company has been formed at Headley Chase and will be responsible for the management of the shared services & external communal area of the development. Including the green open spaces, play areas, unadopted estate roads and footpaths. All homeowners will automatically be made members of the management company when they purchase a home at Headley Chase. A managing agent has been appointed on behalf of the management company and will take on the day to day management. All homeowners will be required to pay towards the maintenance of the development, which will be collected by the managing agents in the form of an annual estate charge.

FINISHING DETAILS

- Integrated door bell
- Under cupboard and strip lighting
- Fitted wardrobes where shown in floor plans
- Carpets to all bedrooms and living rooms
- Amtico to halls, kitchens/ dining areas and cloakrooms

HEATING, ELECTRICAL & LIGHTING

- Energy efficient Air Source Heat Pump system with mains pressure hot water system and central programmer
- LED down lights in kitchen, utility, all bathrooms, en suites and cloakrooms
- External lights for all external doors
- Underfloor heating to ground floor and radiators to first floor

CONSTRUCTION

- Traditionally constructed brick & block outer walls, cavity filled with insulation
- Concrete floors to ground floors with timber to upper floors
- Exterior treatments are a mix of red & brown multi bricks with contrasting red stock brick, flint block & red tile hang detail. Red mixed roof tiles
- Wooden, triple glazed windows & UPVC front doors & rainwater goods

EXTERNAL

- Electrical vehicle charging point
- Landscaped front garden
- Turf to rear garden
- Close board fencing and walls around gardens*.
- External water tap
- External power point

GARAGE & CAR BARNS*

- Car barns to plots: 1, 2, 3, 6, 9, 10, 12, 14, 15, 21, 23, 24, 26, 28, 37, 38, 39, 40, 41, 48, 49, 50, 51, 54, 57, 58 & 70
- Garages to plots: 1, 2, 3, 4, 5, 6, 7, 8, 11, 13, 20, 21, 22, 23, 25, 27, 28, 29, 30, 34, 35, 36, 59, 68 & 69
- Double power sockets and strip lighting to garages
- Shared double car barns to plots: 42, 43, 44, 45, 46 & 47

WARRANTY

- Quality Assured Build 10 year warranty



All properties are freehold. *Selected homes only. ¹Vanity unit to bedroom 1 en suite only or situated in en suite 2/family bathroom if insufficient space. There are selected colour choices available when selecting your kitchen dependent on the build stage of the home at the point of reservation.



Building better as standard since 2004

Elivia Homes is an award-winning homebuilder focused on design-led and sustainable developments in aspirational locations across the South-East. Our mission is to create developments that help people and places thrive; and everything it does is underpinned by its core values of quality, expertise, integrity, passion, progress and sustainability.

From the calibre of design and build standards, to the care of our dedicated customer service team, we ensure that finding, choosing, and buying your perfect home is a seamless and stress-free process. You can have the reassurance that Elivia Homes is a leading, independent house builder with a respected and established reputation for quality across the Home Counties.

In-house Research has awarded Elivia Homes 'Gold' two years running. 92% of customers would recommend Elivia Homes to a friend or colleague.



BEST MEDIUM HOUSEBUILDER



BEST FAMILY HOME



DEVELOPER OF THE YEAR



DEVELOPER OF THE YEAR



HOUSEBUILDER OF THE YEAR
RESIDENTIAL DEVELOPMENT OF THE YEAR
SUSTAINABLE DEVELOPMENT OF THE YEAR



BEST BOUTIQUE DEVELOPMENT



Protection for new-build home buyers



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E L I V I A
— H O M E S —