

# THE FARTHINGS

RANDALLS ROAD, LEATHERHEAD, SURREY KT22 0AA

---

**BEWLEY**  
HOMES

# DEVELOPMENT LAYOUT



**The Bates**  
3 bedroom semi-detached house  
Plots 15 & 16

**The Dixon**  
4 bedroom detached house  
Plot 34

**The Knightley**  
4 bedroom semi-detached house  
Plot 42

**The Campbell**  
3 bedroom semi-detached house  
Plots 20, 21, 22 & 23

**The Elton**  
3 bedroom semi-detached house  
Plots 35, 36, 37, 38, 39 & 40

**The Woodhouse**  
4 bedroom detached house  
Plot 43

**The Churchill**  
3 bedroom semi-detached house  
Plots 24, 25, 26 & 27

**The Fairfax**  
3 bedroom semi-detached house  
Plot 41

**Affordable Housing**

**The Cole**  
4 bedroom detached house  
Plots 28, 29, 30, 31, 32 & 33

*Welcome to The Farthings, an exclusive collection of three and four bedroom homes set in the historic market town of Leatherhead.*



This exclusive development is perfectly placed on the edge of the Surrey Hills Area of Outstanding Natural Beauty and boasts enviable travel links to London, giving you only the very best that the city and country have to offer.

*Location photography of Leatherhead & Surrey Hills. Lifestyle photography is indicative only.*

# TIME FOR YOU

---

*Varied and vibrant, the welcoming community at The Farthings effortlessly complements your busy life.*



*From spending an exclusive evening dining out, to enjoying drinks with friends at the weekend, Leatherhead has it all*

Discover the varied menus at the contemporary gastro pubs, The Plough and The Cock Inn or explore the Michelin-Guide recommended Two to Four in nearby Dorking. The town also boasts a desirable array of bars just waiting to be enjoyed.

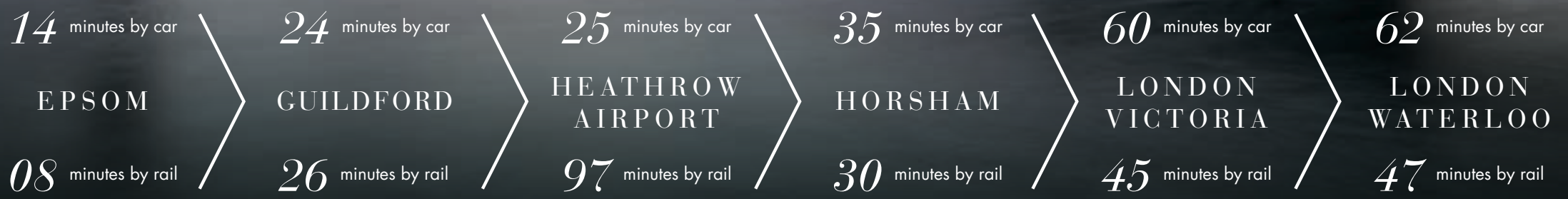
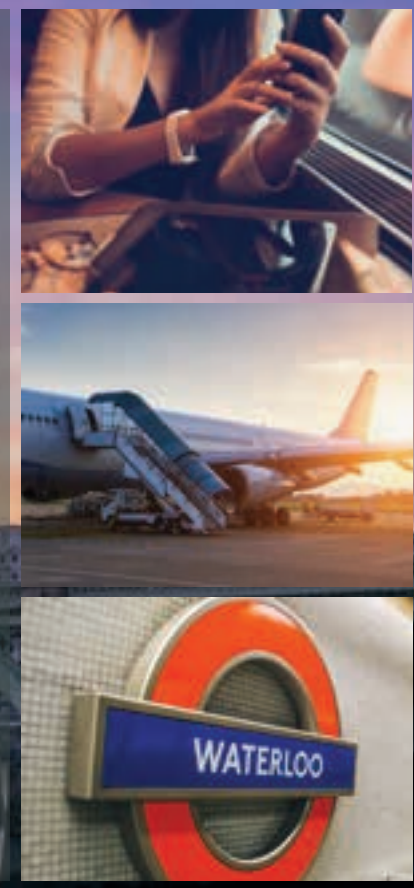
A range of High Street names can be found in Leatherhead while designer boutiques are just a 47 minute train ride into London. You'll never be short of things to do at The Farthings with Leatherhead Golf Club and the scenic walks and views available at Norbury Park on your doorstep.

---

# EVERYTHING AT YOUR FINGERTIPS

*Nowhere is better located than The Farthings, with expansive road and rail connections linking you to the surrounding area and beyond.*

Leatherhead has its own train station with excellent links to London Waterloo, London Victoria and the historic town of Guildford. The M25 is just 1.5 miles from The Farthings, opening up easy road links to the rest of the country.



*Travel times are taken from Google Maps and National Rail. They show the fastest route and are approximate only.*

# EXPERTLY DESIGNED

*Bewley Homes is synonymous with exceptionally high standards and The Farthings demonstrates just that.*

*Your new home comes with state-of-the-art appliances, contemporary finishes and offers you peace of mind due to Bewley Homes 24 Hour Emergency Cover guarantee.*

## *General*

Each new home is constructed with a concrete ground floor system with timber to first floor and traditional brick and block external cavity walls. The elevations are brick, detail brick, vertical tile hanging and clay or slate tiles to the roof.

## *High Quality Fixtures & Fittings*

- Double glazed Veka white PVCu windows, multi-point locks with white furniture
- White Premdor 2 panel smooth internal doors
- Composite front entrance door in white PVCu frame
- Polished chrome door furniture
- Oak handrails and newel caps to staircase balustrade, with balusters and strings painted Dulux White Satinwood
- Contemporary moulded skirting boards and architraves
- Dulux Trade White emulsion smooth finished ceilings throughout
- Internal walls painted Dulux Trade Almond White emulsion with woodwork painted Dulux Trade Quick Dry Satin Gloss
- Coving to living room, dining room, study, hall, stairs and landing. Also living/dining room but not kitchen/dining room
- Built-in wardrobes as per floor plans

## *Kitchen & Utility*

- Choice of designer kitchen units\* with post-formed laminate worktop, upstands and glass splash back to hob
- Pelmet lighting
- Stainless steel finished appliances consisting of:
  - Double oven – 4 bedroom houses
  - Single oven – 3 bedroom houses
  - 4 ring burner gas hob
- Integrated telescopic extractor hood to 3 bedroom houses
- Contemporary chimney extractor hood to 4 bedroom houses
- Integrated dishwasher
- Integrated fridge/freezer
- Space, plumbing and electrics for future installation of either washing machine or washer/dryer
- Utility: space, plumbing and electrics for future installation of washing machine and tumble dryer
- Stainless steel 1½ bowl sink with polished chrome monobloc mixer tap.
- Recessed white LED downlights

- Brushed stainless steel switches and sockets to kitchen area, white elsewhere
- Choice of ceramic floor tiling to kitchen/dining areas\*

## *Heating, Security & Electrics*

- Vaillant gas fired boiler central heating system with thermostatic controlled radiators
- Class 1 flue with stone fireplace surround to plots 28 to 33 and 43
- Mains operated smoke detectors
- Cabling for future installation of a wireless security alarm system
- TV points to kitchen/dining room and all bedrooms
- Media point to living room consisting of TV point, Sky Q and data point
- BT Fibre to the premises, with master socket to under stairs cupboard/communications cupboard to the living room
- Shaver socket in bathroom and en suite



### *Bathroom, En Suite & Cloakroom*

- Roca white bathroom suite with steel bath and chrome fittings
- Thermostatic mixer valve to shower cubicle
- Simpson shower screen
- Over bath screen including extended hose and slider rail kit to plots 15, 16, 20 to 23
- Recessed white LED downlights
- Choice of half height wall tiling\* to master en suite. Family bathroom and 2<sup>nd</sup> en suite with choice of half height wall tiling behind sanitaryware. Full height tiling to shower cubicle and 3 sides of bath
- Splashback to cloakroom wash basin
- Choice of ceramic floor tiles\*
- Multi rail chrome towel warmer

### *Externals*

- Access road, driveways and parking spaces to be block paved
- Private footpaths and patios to be paving slabs
- Front gardens turfed and landscaped to approved design
- Rear gardens cleared and graded to natural contours
- Rear garden boundaries to be close board, gate with rear dividing panel fencing in accordance with a comprehensive landscape scheme
- Wiring for light fitting to all external doors. Front door overhead downlight or light fitting

- Light and power to garage
- Sheds for properties without garages
- Water tap to rear/side of properties

### *Premier Guarantee*

Each property will be sold with the benefit of the 10 year Premier structural warranty. A comprehensive Premier handbook will be given to the purchasers on completion and full details of the scheme will be available via our Sales Adviser.

### *24 Hour Emergency Cover – npa 24:7*

All Bewley Homes purchasers benefit from 24 hour emergency cover, 7 days a week, provided by npa 24:7.

This service is valid for a period of two years from the date of legal completion and, should assistance be required, includes cover for the following:-

- All calls to a 24 hour UK based call centre
- Blockages in toilet waste pipes in the property
- Plumbing problems such as burst pipes, leaking radiators, toilets not flushing, leaks from toilet
- Electricity supply failure
- Central heating and hot water system such as water or heating as a result of breakdown, leak or failure

- One boiler service at the end of the 1<sup>st</sup> year
- Blockages or damage to waste pipes. Blocked bath, sink, toilet or external drainage
- Main lock failure

In addition, several guarantees will be available covering such items as the gas boiler and the kitchen appliances. These guarantees provide further peace of mind and, in the case of the kitchen appliances, the purchaser is able to contact the local service engineer directly in the event of a fault developing.

Whilst these particulars are prepared with due care for the convenience of intending purchasers, the information and images contained herein are intended as a preliminary guide only. They do not form part of any contract and the developer reserves the right to vary as necessary to complete the works. All designs may vary a little according to plot and all details should be checked with the Sales Adviser.

*\*Subject to stage of construction. Previous show home photography is indicative only.*

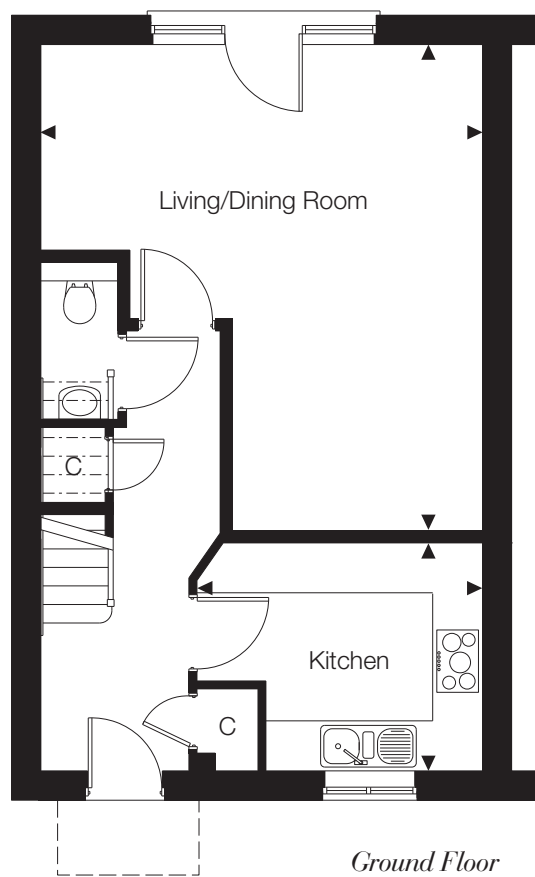


*Computer generated image of Plots 15 & 16, indicative only.*

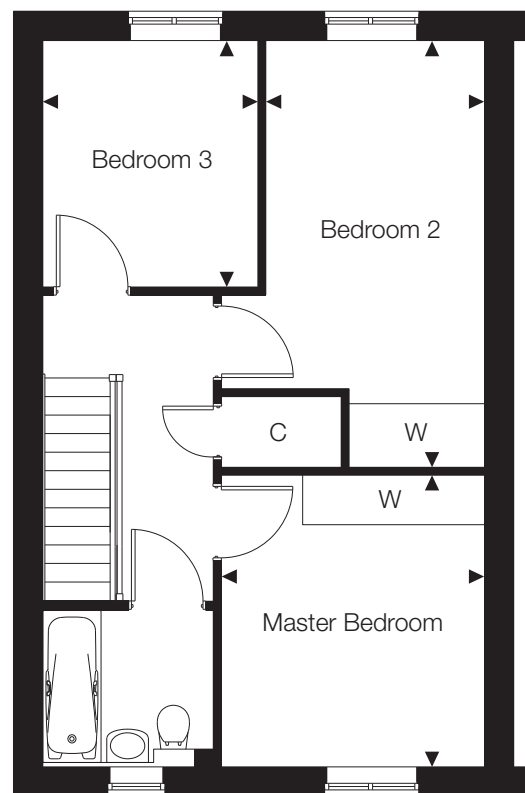


# THE BATES

3 bedroom semi-detached house



Ground Floor



First Floor

*Plots 15 & 16\**

*Ground Floor*

Kitchen	3.40m x 2.75m	11'3" x 9'0"
Living/Dining Room	5.85m x 5.30m	19'3" x 17'3"

*First Floor*

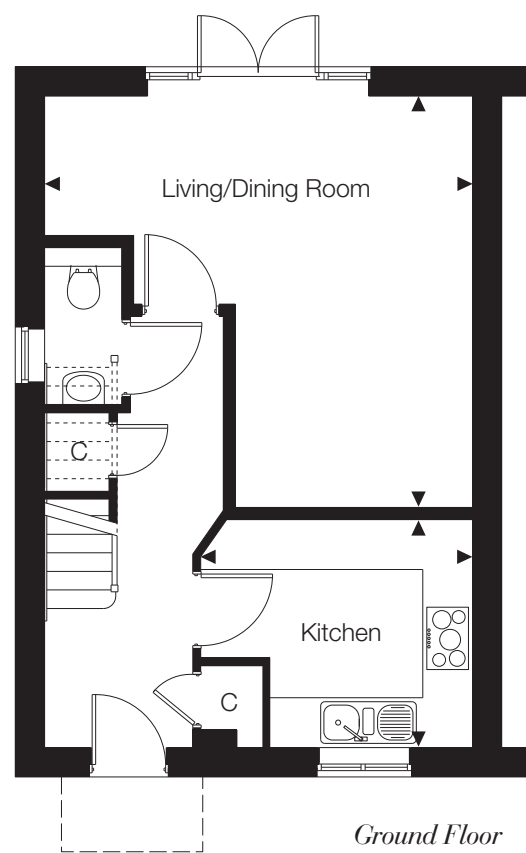
Master Bedroom	3.50m x 3.16m	11'6" x 10'3"
Bedroom 2	5.13m x 2.86m	16'9" x 9'3"
Bedroom 3	2.96m x 2.35m	9'9" x 7'9"



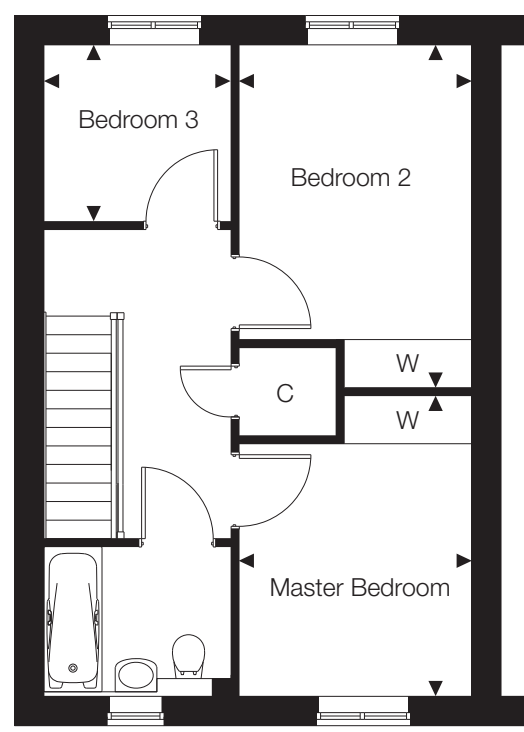
*Computer generated image of Plots 20, 21, 22 & 23.*

# THE CAMPBELL

3 bedroom semi-detached house



Ground Floor



First Floor

*Plots 20, 21\*, 22 & 23\**

*Ground Floor*

Kitchen	3.27m x 2.74m	10'9" x 9'0"
Living/Dining Room	5.15m x 4.95m	16'9" x 16'3"

*First Floor*

Master Bedroom	3.60m x 2.80m	11'9" x 9'3"
Bedroom 2	4.12m x 2.80m	13'6" x 9'3"
Bedroom 3	2.25m x 2.12m	7'3" x 7'0"

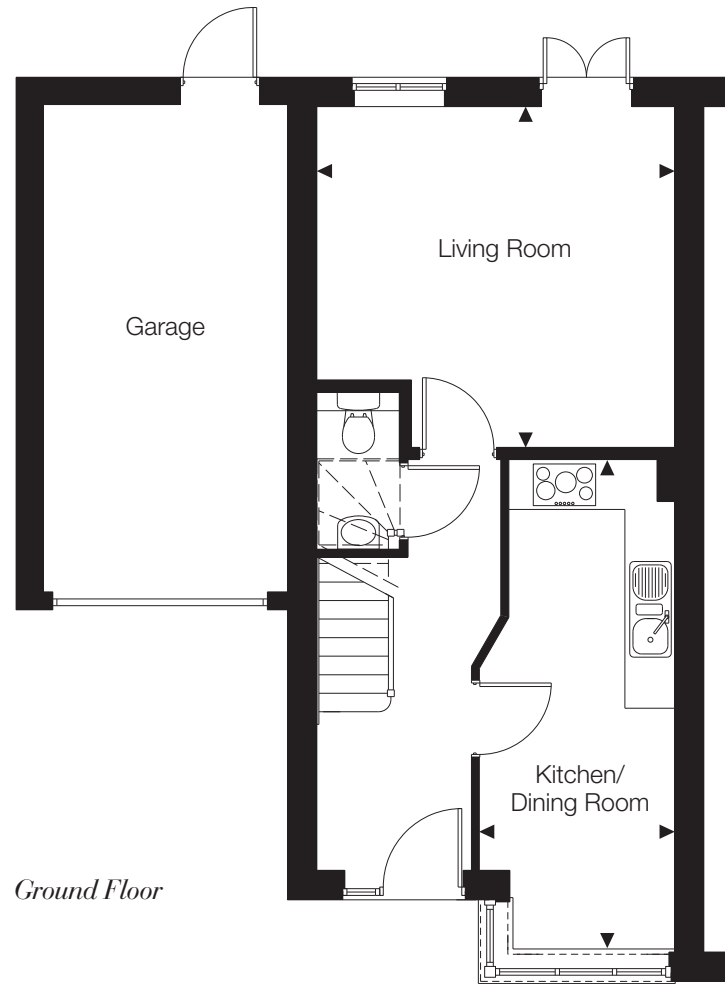
All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. Floorplans are not drawn to scale. ◀ Point from which dimensions are taken. Bewley Homes reserves the right to vary as necessary to complete the works. Computer generated image for illustrative purposes only and may not necessarily illustrate that property type in its setting at this development. \* Denotes handed plot.



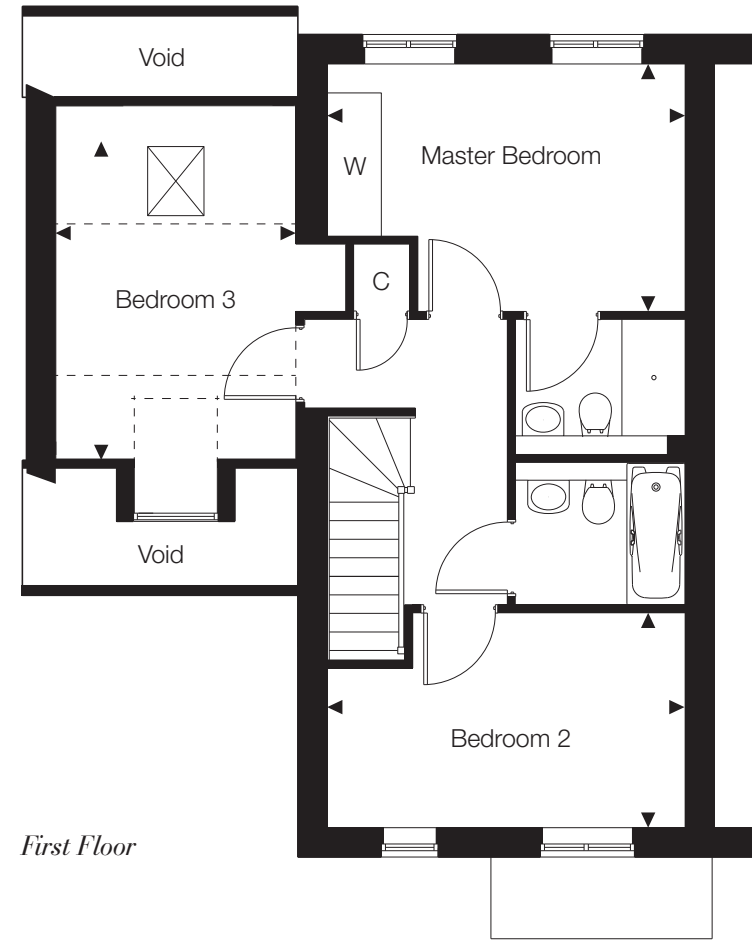
*Computer generated image of Plots 24 & 25, indicative only.*

# THE CHURCHILL

3 bedroom semi-detached house



Ground Floor



First Floor

*Plots 24, 25\*, 26 & 27\**

*Ground Floor*

Kitchen/Dining Room	5.92m x 2.35m	19'6" x 7'9"
Living Room	4.30m x 4.10m	14'0" x 13'6"

*First Floor*

Master Bedroom	4.30m x 2.97m	14'0" x 9'9"
Bedroom 2	4.30m x 2.58m	14'0" x 8'6"
Bedroom 3	4.48m x 2.89m	14'9" x 9'6"

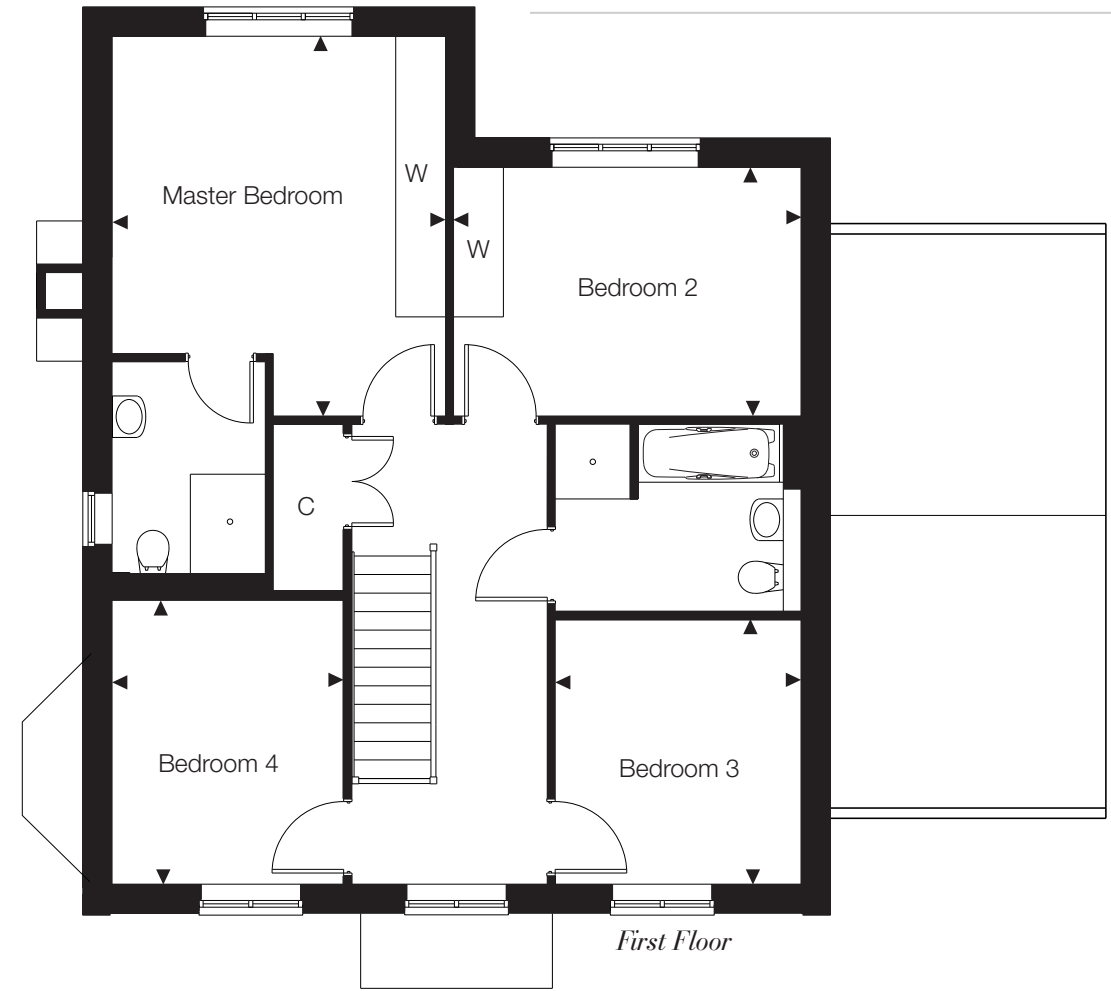
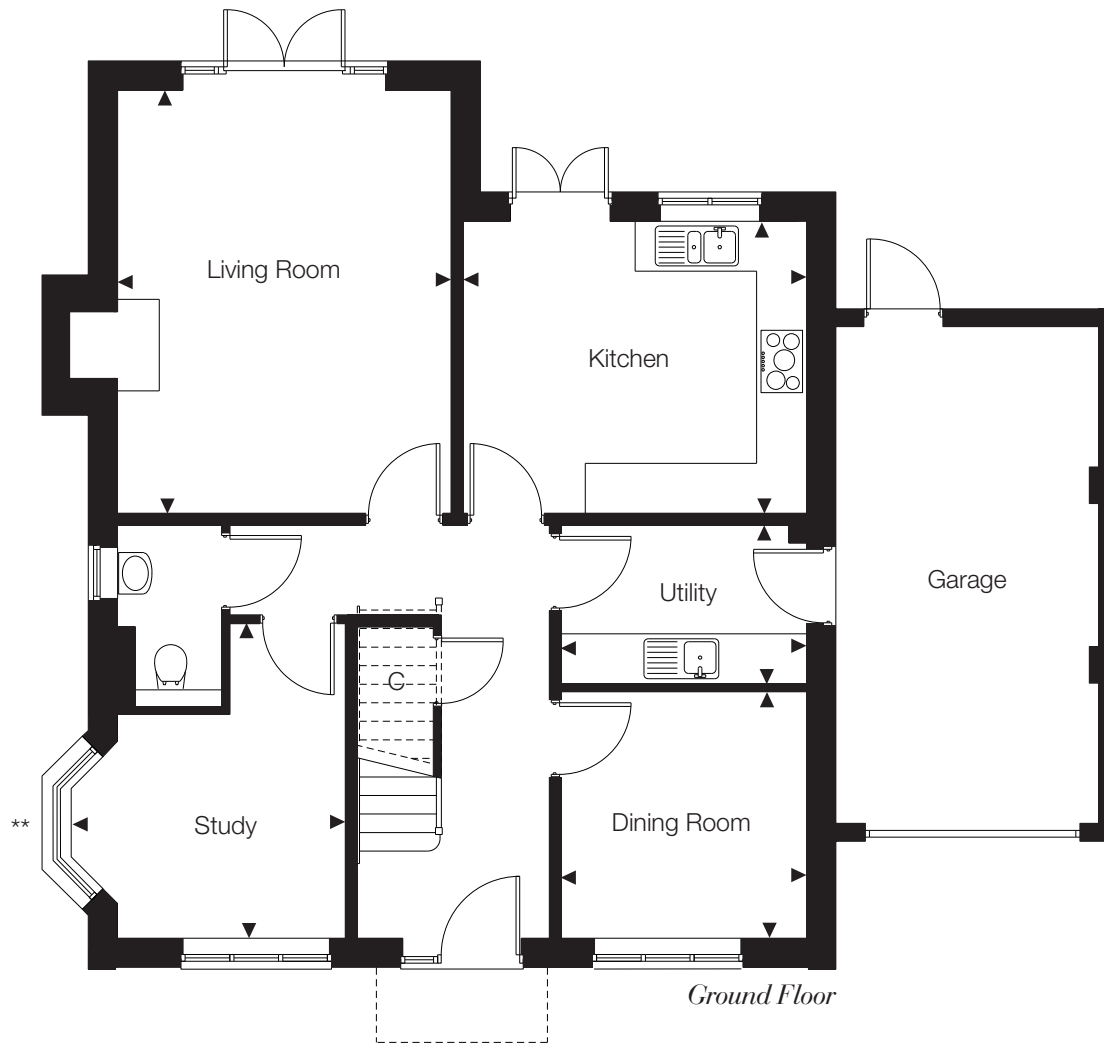
All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. Floorplans are not drawn to scale. ◀ Point from which dimensions are taken. Bewley Homes reserves the right to vary as necessary to complete the works. Computer generated image for illustrative purposes only and may not necessarily illustrate that property type in its setting at this development. ☒ Denotes Rooflight. --- Denotes reduced head height. \* Denotes handed plot.



*Computer generated image of Plot 30, indicative only. Please note bay window to plots 30 and 31 only; Plots 28 & 33 are finished with render.*

# THE COLE

4 bedroom detached house



Plots 28, 29, 30, 31\*, 32\* & 33\*

*Ground Floor*

Kitchen	4.13m x 3.50m	13'6" x 11'6"
Living Room	5.08m x 4.00m	16'9" x 13'0"
Dining Room	2.96m x 2.95m	9'9" x 9'9"
Study (plots 28, 29, 32 & 33)	3.82m x 2.74m	12'6" x 9'0"
Study (plots 30 & 31)	3.82m x 3.56m	12'6" x 11'9"
Utility	2.94m x 1.90m	9'6" x 6'3"

*First Floor*

Master Bedroom	4.56m x 4.00m	15'0" x 13'0"
Bedroom 2	4.18m x 2.99m	13'9" x 9'9"
Bedroom 3	3.17m x 2.96m	10'3" x 9'9"
Bedroom 4	3.42m x 2.78m	11'3" x 9'0"

All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. Floorplans are not drawn to scale. ◀ Point from which dimensions are taken. Bewley Homes reserves the right to vary as necessary to complete the works. Computer generated image for illustrative purposes only and may not necessarily illustrate that property type in its setting at this development. \* Denotes handed plot. \*\* No bay window to plot 28, 29, 32 & 33.

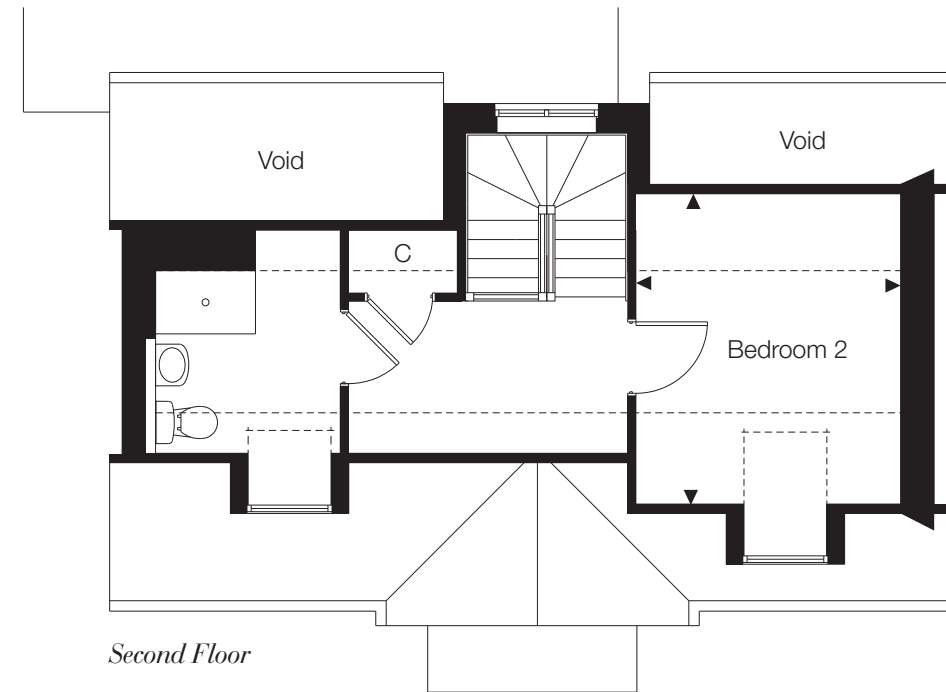
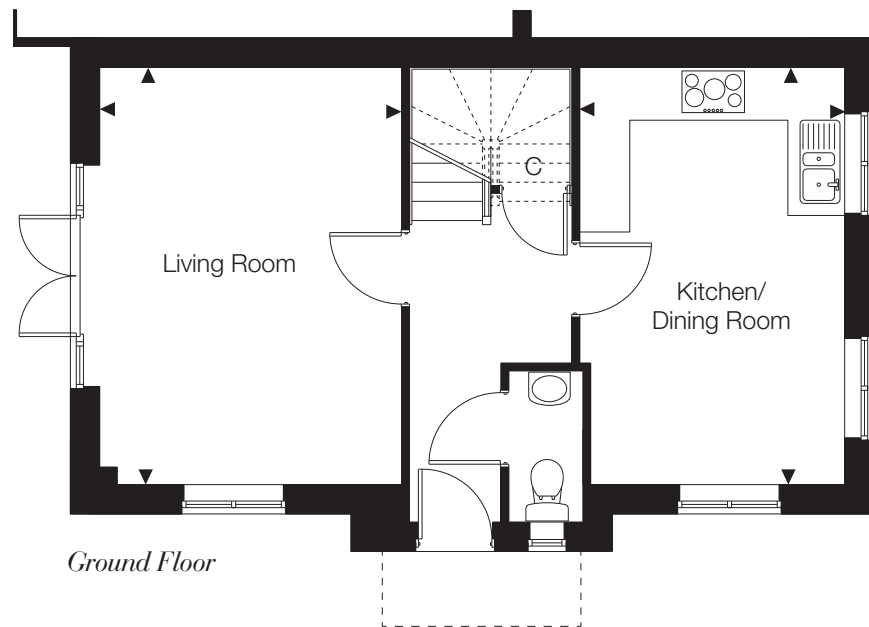
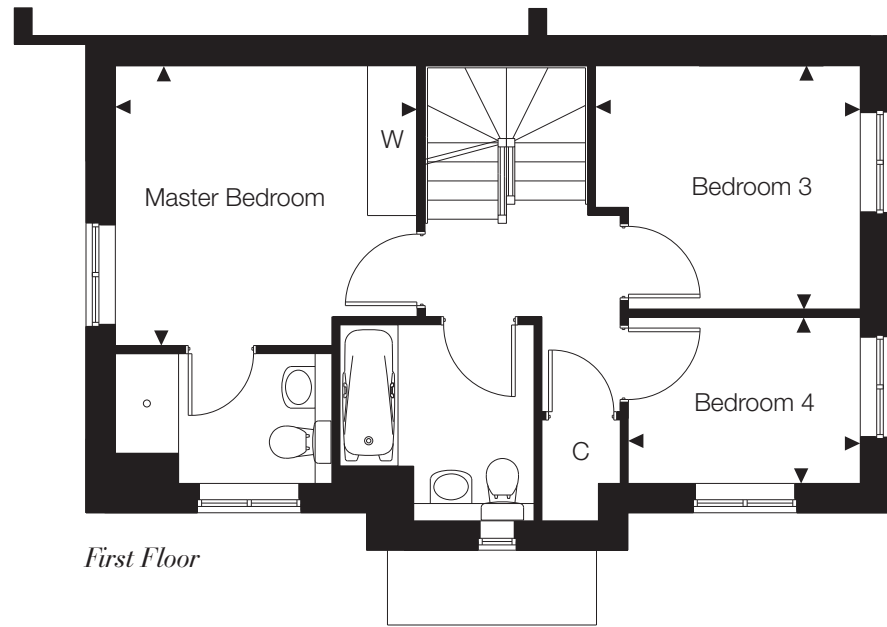


*Computer generated image of Plot 34, indicative only.*



# THE DIXON

4 bedroom detached house



### Plot 34

*Ground Floor*

Kitchen/Dining Room	5.02m x 3.18m	16'6" x 10'6"
Living Room	5.02m x 3.63m	16'6" x 12'0"

*First Floor*

Master Bedroom	3.80m x 3.18m	12'6" x 10'6"
Bedroom 3	3.18m x 2.92m	10'6" x 9'6"
Bedroom 4	2.79m x 2.00m	9'3" x 6'6"

*Second Floor*

Bedroom 2	3.65m x 3.36m	12'0" x 11'0"
-----------	---------------	---------------

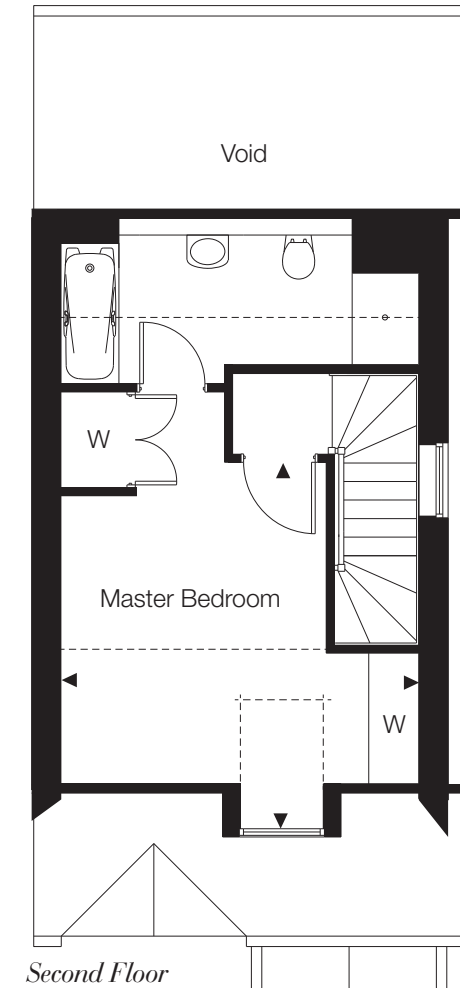
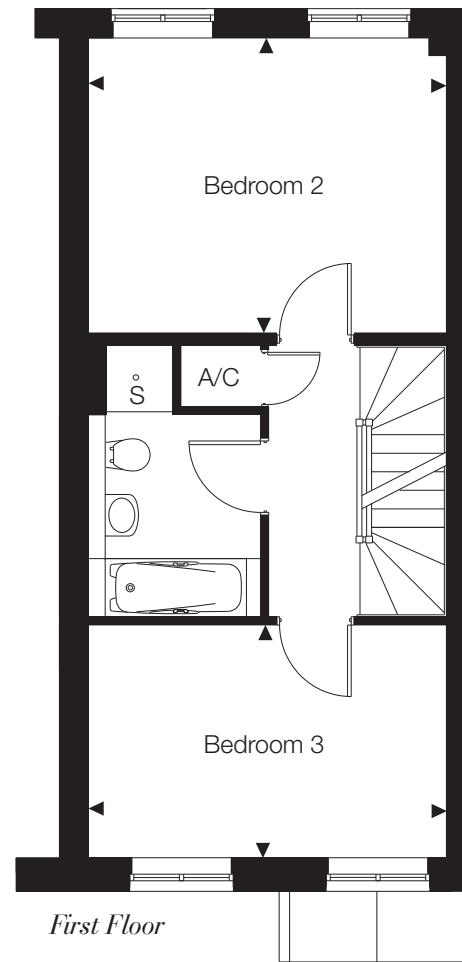
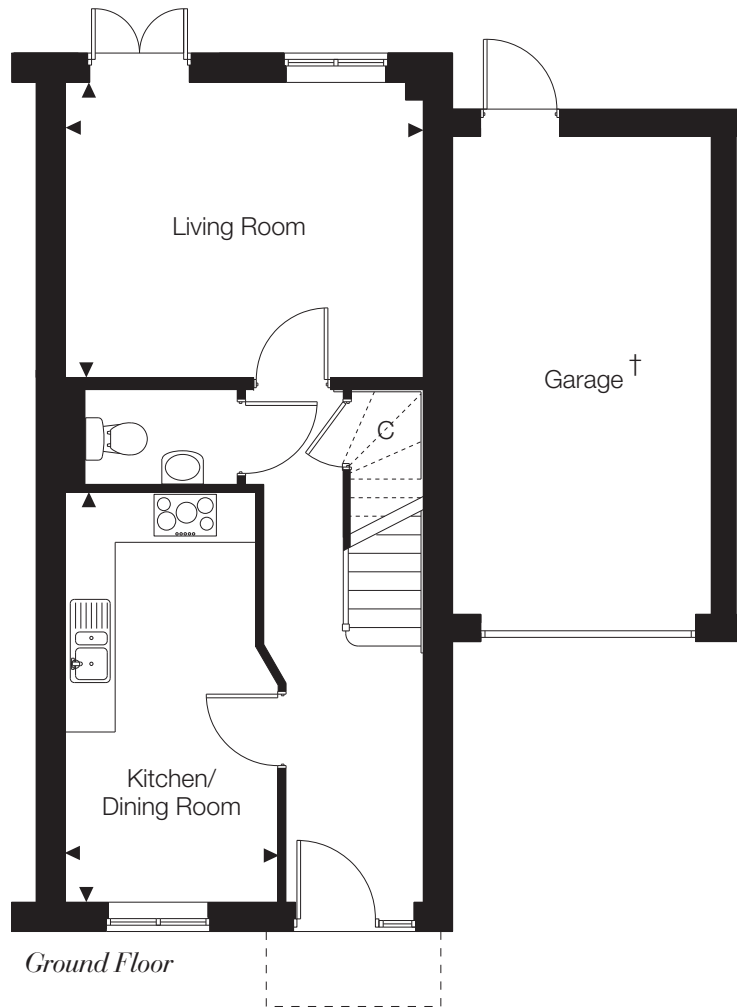
All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. Floorplans are not drawn to scale. ◀ Point from which dimensions are taken. Bewley Homes reserves the right to vary as necessary to complete the works. Computer generated image for illustrative purposes only and may not necessarily illustrate that property type in its setting at this development. --- Denotes reduced head height.



Computer generated image of Plots 35 & 36, indicative only.

# THE ELTON

3 bedroom semi-detached houses



*Plots 35\*, 36, 37\*, 38, 39\* & 40*

*Ground Floor*

Kitchen/Dining Room	4.93m x 2.56m	16'3" x 8'6"
Living Room	4.30m x 3.55m	14'0" x 11'6"

*First Floor*

Bedroom 2	4.30m x 3.55m	14'0" x 11'6"
Bedroom 3	4.30m x 2.80m	14'0" x 9'3"

*Second Floor*

Master Bedroom	4.30m x 4.20m	14'0" x 13'9"
----------------	---------------	---------------

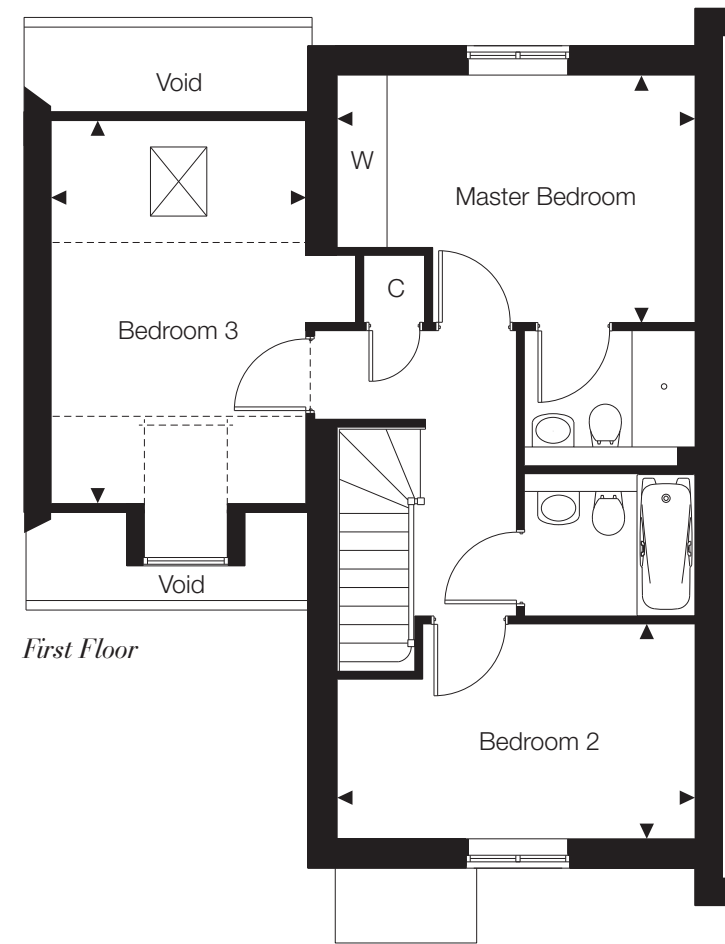
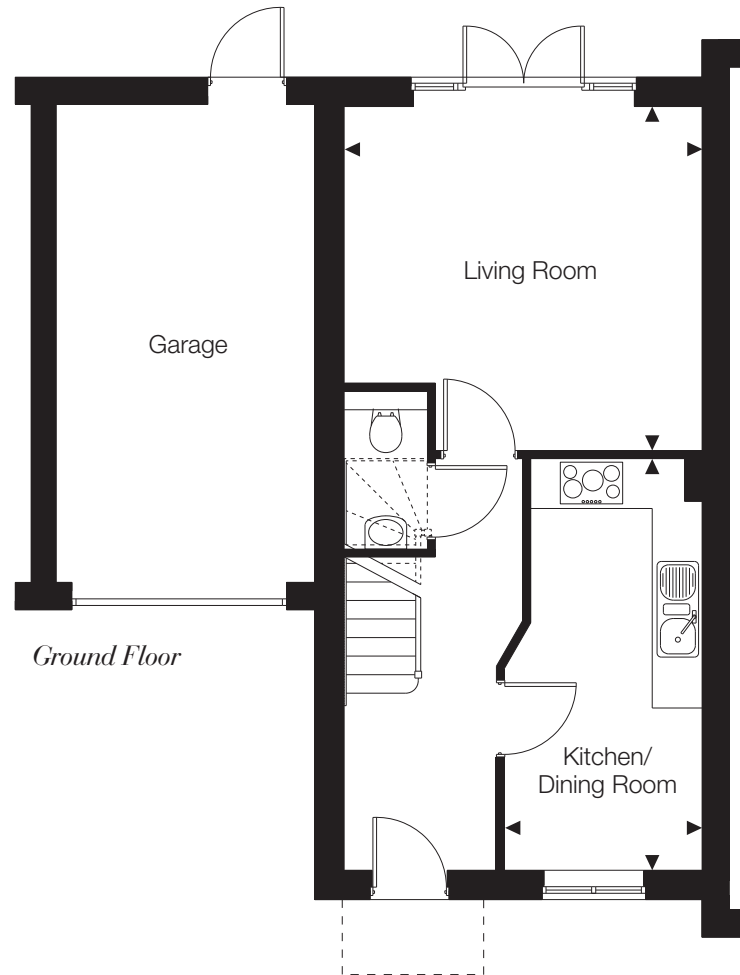
All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. Floorplans are not drawn to scale. ◀ Point from which dimensions are taken. Bewley Homes reserves the right to vary as necessary to complete the works. Computer generated image for illustrative purposes only and may not necessarily illustrate that property type in its setting at this development. \* Denotes handed plot. † Garage to plots 39 & 40 only. --- Denotes reduced head height.



*Computer generated image of Plot 41, indicative only.*

# THE FAIRFAX

3 bedroom semi-detached house



## Plot 41

### Ground Floor

Kitchen/Dining Room	4.95m x 2.38m	16'3" x 7'9"
Living Room	4.30m x 4.13m	14'0" x 13'6"

### First Floor

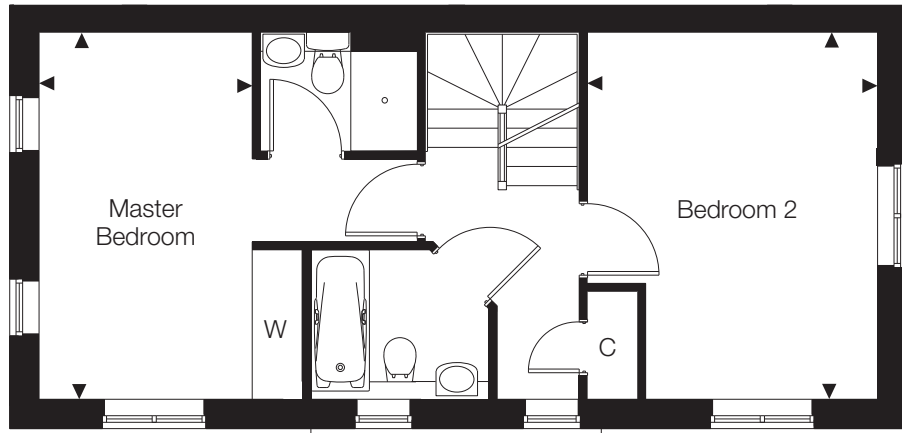
Master Bedroom	4.30m x 2.97m	14'0" x 9'9"
Bedroom 2	4.30m x 2.58m	14'0" x 8'6"
Bedroom 3	4.42m x 3.07m	14'6" x 10'0"



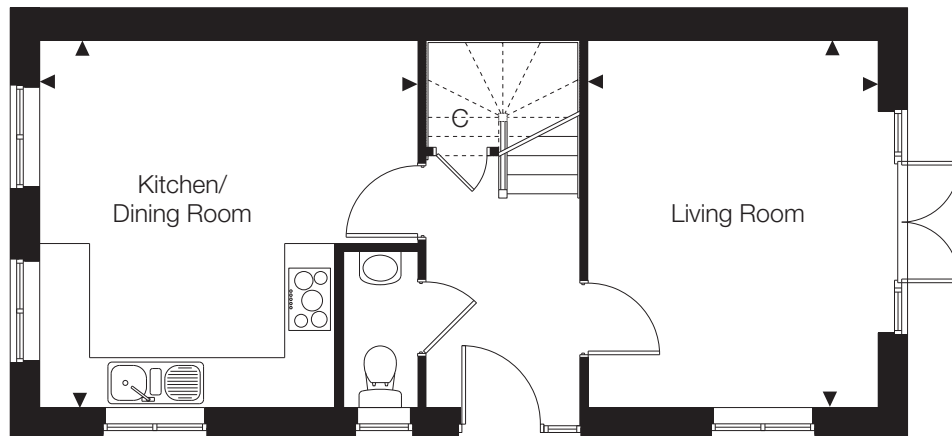
*Computer generated image of Plot 42, indicative only.*

# THE KNIGHTLEY

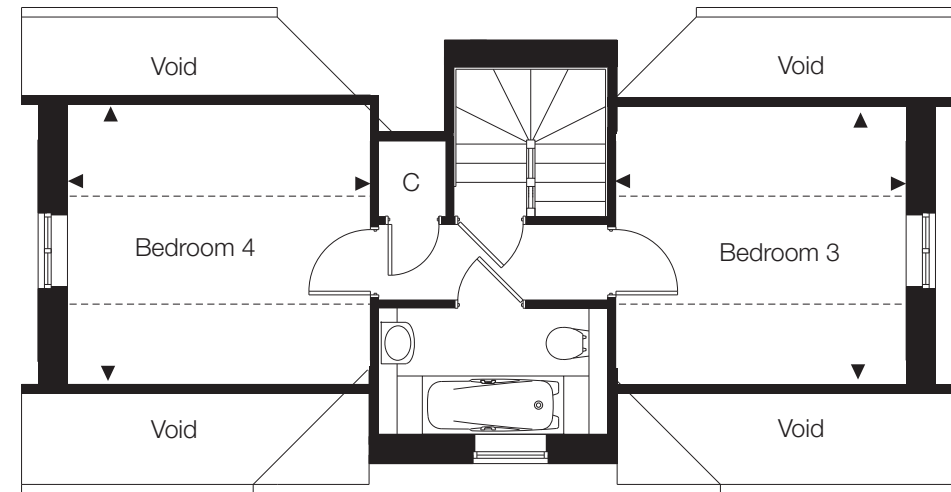
4 bedroom semi-detached house



First Floor



Ground Floor



Second Floor

## Plot 42

Ground Floor

Kitchen/Dining Room  
Living Room

4.53m x 4.41m    14'9" x 14'6"  
4.41m x 3.49m    14'6" x 11'6"

First Floor

Master Bedroom  
Bedroom 2

4.41m x 2.56m    14'6" x 8'6"  
4.41m x 3.49m    14'6" x 11'6"

Second Floor

Bedroom 3  
Bedroom 4

3.40m x 3.30m    11'3" x 10'9"  
3.63m x 3.40m    12'0" x 11'3"

All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. Floorplans are not drawn to scale. ◀ Point from which dimensions are taken. Bewley Homes reserves the right to vary as necessary to complete the works. Computer generated image for illustrative purposes only and may not necessarily illustrate that property type in its setting at this development. --- Denotes reduced head height.



Computer generated image of Plot 43, indicative only.





BEWLEY HOMES

# ABOUT US

Colin Brooks founded Bewley Homes plc in 1991. It is still a family-run firm, Andrew Brooks (Colin's son) is Managing Director.

Over the years we have worked hard to build an excellent reputation with local communities, councils and town planners by producing architecturally attractive projects that blend with their local surroundings and respect their former historic use.

Many of our sites are in sensitive planning Conservation Areas and therefore quality of design and engagement is paramount to the success of the planning application. We have been successful in winning numerous National and Civic awards for our quality of design and detailing.

On many occasions where families have lived for generations in their local community they feel a responsibility to develop their land in a sensitive manner, ensuring quality designs which blend with their surroundings. They feel strongly about leaving a legacy for the future and they choose Bewley Homes because of our sensitive designs, quality of construction and the fact we go far to ensure a complete understanding of the site's history.



The company also supports a variety of charities through corporate events and fundraising activities including Guide Dogs for the Blind, Sebastian's Action Trust and the Arrhythmia Alliance.





*Photography of previous Bewley Homes developments.*

BEWLEY HOMES

# ABOUT US

Colin Brooks founded Bewley Homes plc in 1991. It is still a family-run firm, Andrew Brooks (Colin's son) is Managing Director.

Over the years we have worked hard to build an excellent reputation with local communities, councils and town planners by producing architecturally attractive projects that blend with their local surroundings and respect their former historic use.

Many of our sites are in sensitive planning Conservation Areas and therefore quality of design and engagement is paramount to the success of the planning application. We have been successful in winning numerous National and Civic awards for our quality of design and detailing.

On many occasions where families have lived for generations in their local community they feel a responsibility to develop their land in a sensitive manner, ensuring quality designs which blend with their surroundings. They feel strongly about leaving a legacy for the future and they choose Bewley Homes because of our sensitive designs, quality of construction and the fact we go far to ensure a complete understanding of the site's history.

Here are just a few of our developments and case studies.



*Woodland Gardens,  
Bloxham, Banbury, Oxfordshire*

We built 54 two, three and four bedroom homes in the delightful village of Bloxham, Banbury.



*Nalder Fields, East Challow,  
Wantage, Oxfordshire*

We built 71 three, four and five bedroom homes in the pretty village of East Challow.



*Parklands, Earley, Berkshire*

We are building 85 homes comprising one and two bedroom apartments as well as three, four and five bedroom homes in Earley, which is a short distance from the modern lifestyle that Reading has to offer with easy access to the natural beauty of the Chiltern Hills.



*Hartley Row Park, Hartley Wintney, Hampshire*

We are building a collection of 95 homes consisting of two, three, four and five bedroom homes in the rural village idyll of Hartley Wintney.



The company also supports a variety of charities through corporate events and fundraising activities including Guide Dogs for the Blind, Sebastian's Action Trust and the Arrhythmia Alliance.



*Photography of previous Bewley Homes developments.*

# THE FARTHINGS

RANDALLS ROAD, LEATHERHEAD, SURREY KT22 0AA

Area Map



Local Map



Inhurst House, Brimpton Road, Baughurst, Tadley RG26 5JJ  
Telephone: 0118 970 8200 | Email: [sales@bewley.co.uk](mailto:sales@bewley.co.uk)

**BEWLEY**  
HOMES

[www.bewley.co.uk](http://www.bewley.co.uk)

Whilst these particulars are prepared with due care for the convenience of intending purchasers, the information contained herein is intended as a preliminary guide only. They do not form part of any contract and the developer reserves the right to vary as necessary to complete the works. All designs may vary a little according to plot and all details should be checked at the sales office. Computer generated images are indicative only. Map is not drawn to scale.