



Swallowhurst

C R A N L E I G H

A Joint Venture Development

An exquisite collection of 3, 4, 5 and 6 bedroom homes set in the picturesque village of Cranleigh



AN EXQUISITE COLLECTION
of 3, 4, 5 and 6 bedroom detached homes set near
THE PICTURESQUE VILLAGE OF CRANLEIGH



TABLE *of* CONTENTS

8

An introduction

10

Discover Cranleigh

12

A warm welcome

16

Living with nature

18

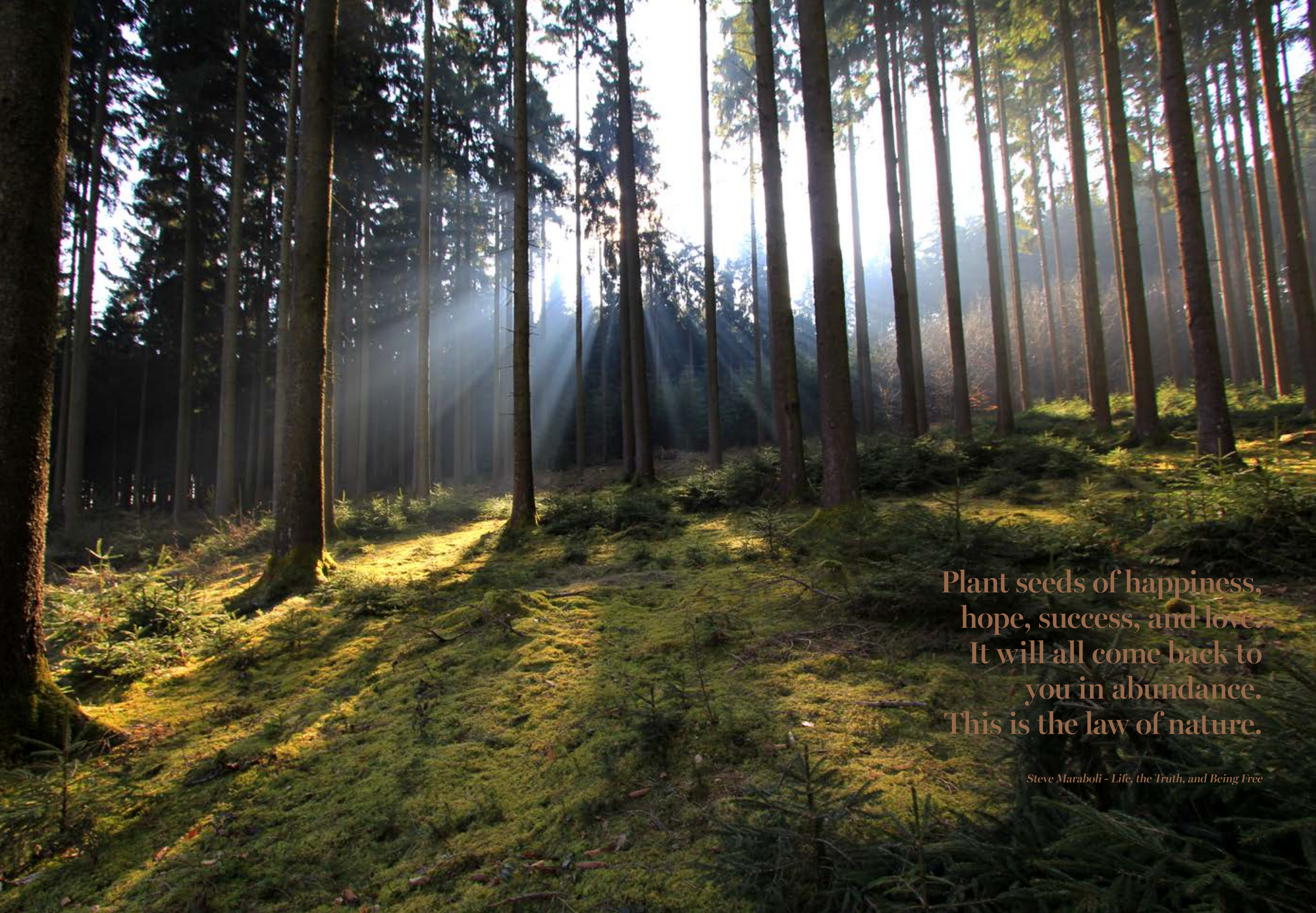
A brief history

22

Education

24

Connections



Plant seeds of happiness,
hope, success, and love.
It will all come back to
you in abundance.
This is the law of nature.

Steve Maraboli - Life, the Truth, and Being Free

A beautiful village nestled in rolling

ENGLISH COUNTRYSIDE

Its residents call it 'Britain's largest village' and living here, you'll soon see why. While Cranleigh offers the standard and range of amenities that you might find in a town, it exudes all the best elements of village life, and what's more, it's surrounded by some of Surrey's finest countryside. Set within their own 33 acres of ancient woodland, the remarkable homes at Swallowhurst enjoy a remarkable setting. It's the kind of place everyone would like to call their home.



Discover the picturesque village of
CRANLEIGH

Many bemoan the loss of independent stores in our high streets, but not so in Cranleigh, which proudly boasts a fabulous array of bespoke shops and boutiques as well as having a weekly market offering local produce and a monthly Farmers' Market; all contributing to the relaxed way of life that Cranleigh offers. A butcher, fishmonger, gifts and fashion shops are punctuated by familiar, well-known names such as Marks & Spencer, Sainsbury's, WH Smith and Boots - evidence that Cranleigh really does have it all.

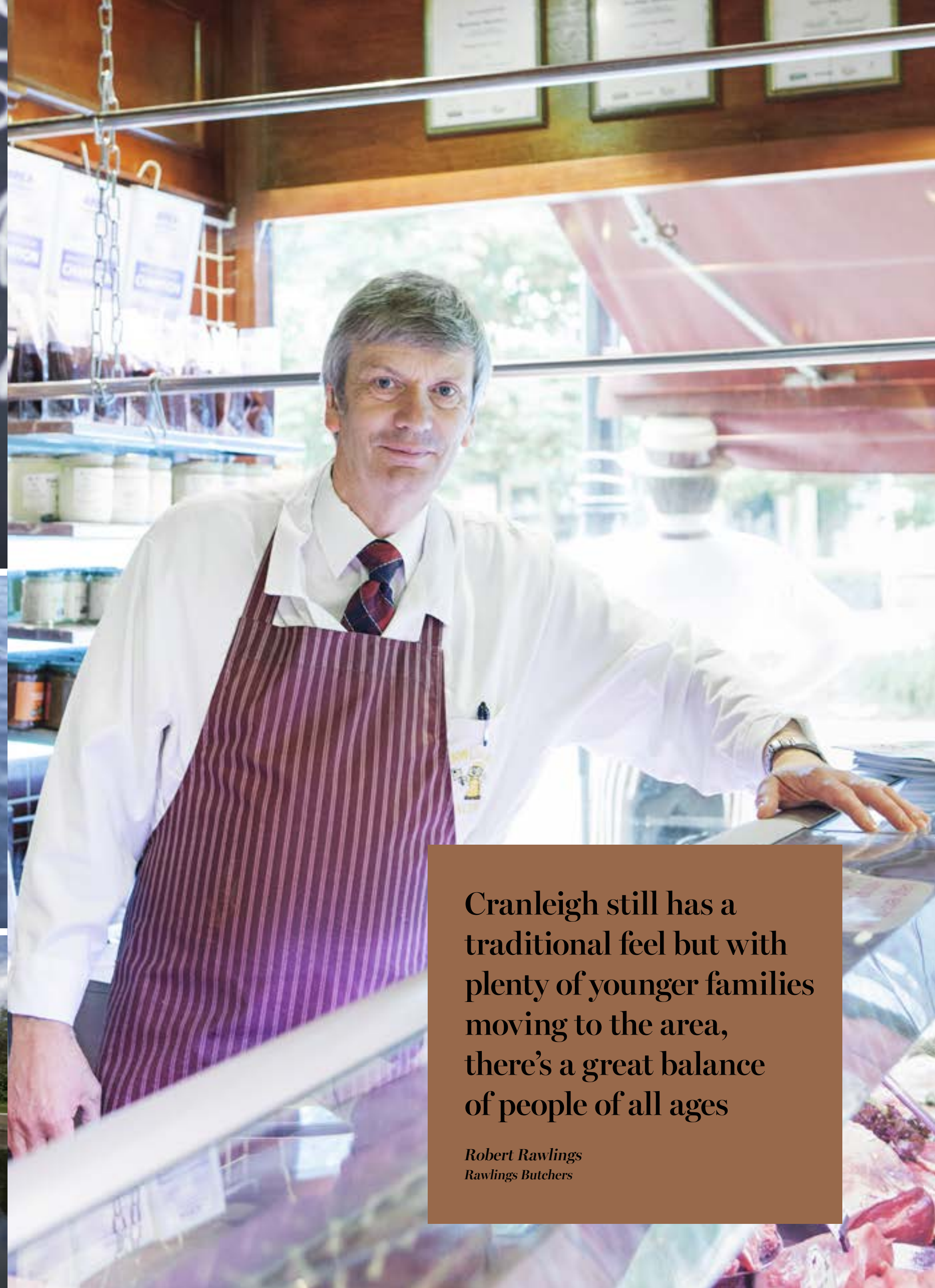


A place you're guaranteed
**A WARM
WELCOME**

It might be the numerous bars, bistros, restaurants and cafés in Cranleigh that provide huge variety and choice when it comes to spending precious time out with family and friends... or the fact that local traders soon get to know you and know your particular likes and dislikes, but one thing is for certain: you'll soon be part of village life with all the benefits and pleasures that it brings.

Cricket is played on the village green throughout the summer which also plays host each year to the Cranleigh Show in August and the annual Bonfire Party. Other events include the Cranleigh Carnival & Fun Day in June and the Cranleigh Classic Car Show, while The Cranleigh Arts Centre provides a regular programme of entertainment including films, theatre, comedy, exhibitions and workshops.

12



Cranleigh still has a traditional feel but with plenty of younger families moving to the area, there's a great balance of people of all ages

*Robert Rawlings
Rawlings Butchers*



Cranleigh has a lovely community feel, it's a very welcoming place. The village is full of good independent shops stocking local produce.

*Julia Clutterbuck
Truffles Bakery and Tea room*



Manns of Cranleigh is situated in the heart of the high street, which oozes that traditional department store feel and is very popular in the area. If you're in the mood for something sweet, visit Julia and Amy in Truffles Bakery and Tearoom, where they make freshly baked bread and cakes every morning.

So many of these old establishments have disappeared from English villages. However, Cranleigh has managed to keep these important intricate details which make it that much more charming and picturesque.

If you are looking for a more substantial shopping experience, then Guildford and Dorking are just on your doorstep, with beautiful architecture, setting and history. Both are adorned with popular high street brands, leisure experiences and restaurants.



Live life in harmony

WITH NATURE

The ancient woodland of Canfold Wood forms the backdrop to Swallowhurst and the area is further surrounded by the beautiful greenery of Surrey Hills; it's an enviable setting for a home and offers residents vast opportunities for fresh outdoor experiences. For days out explore The South Downs National Park at Midhurst; cycle, stroll or ride along The Downs Link that runs north to St Martha's in Guildford or south to Shoreham-by-Sea, or visit Leith Hill, the highest point in South East England.

For the ultimate in equestrian experiences visit Hurtwood Park Polo Club just five minutes away, while golf enthusiasts will find they are well served by numerous golf clubs including the Cranleigh Golf & Country Club, Wildwood Golf & Country Club, Gatton Manor Golf Club in Ockley or Bramley Golf Club.

An area with a

RICH HISTORY

A funny story lies behind the name of Cranleigh; originally called Cranley it was renamed in the mid 1860s when the post office decided there was too much confusion with Crawley in Sussex. The village grew dramatically during the industrial revolution with improved communications, and the population nearly doubled in size during the 19th Century. The first cottage hospital opened in Cranleigh in 1859 and despite many attempts to close it, it remains an integral part of the village.

Swallowhurst itself lies on a site formerly home of the well regarded tile factory Swallow Tiles, founded by Raymond Swallow in 1860. Taking advantage of the clay rich soil in the area, it produced bricks and clay pots which were then transported to London by canal. Roof tiles were later added to the production line and the company continue to flourish until 2008; sadly manufacturing became uneconomical but Raymond Swallow's legacy lives on in the naming of Swallowhurst.

18



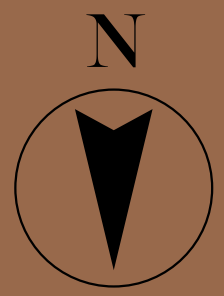


Surrounded by woodland and

PERFECTLY SITUATED

Rural living offers a relaxed way of life but having easy access to a range of extensive amenities ensures no compromise is required. Swallowhurst offers the best of both worlds; surrounded by the Cranleigh countryside, and with the comprehensive facilities of the village, it is also within close proximity of many of Surrey's principal towns including Guildford, Horsham, Godalming and Dorking while a plethora of pretty villages and hamlets provide plenty of other places to enjoy in your spare time.

Cranleigh	1.1 miles
Ewhurst	1.5 miles
Bramley	6.2 miles
Godalming	10.8 miles
Guildford	10.1 miles
Reigate	11.3 miles
Kingston-upon-Thames	10.8 miles
London	17.4 miles



Source: google maps

Bright futures built on
**SOLID
 FOUNDATIONS**

Cranleigh has an abundance of schools in the area, ranging from pre-school and nurseries up to secondary school, including independent schools and special needs schools, all with good OFSTED reports. Within a mile and a half are three excellent primary schools, and Gleblands Secondary School is just a 4 -minute drive away.

Cranleigh School is a highly regarded boarding school, situated just under 2 miles away from Swallowhurst. It has a lot to offer with renowned facilities for sport, drama and music and has also been endorsed by the Good School Guide with emphasis on their academic achievements.



EDUCATION

Pre-School and Nurseries (by car)

- The Knowle Nursery School, 2-5 years
2 mins, 0.7 miles
- Rainbows End Pre-School, 2-4 years
3 mins, 1.3 miles
- Christopher Robin Day Nursery, 3 months - 5 years
4 mins, 1.4 miles
- Cranleigh Pre-School, 2-5 years
5 mins, 1.9 miles

Primary School (by car)

- Park Mead
2 mins, 0.7 miles
- St. Cuthbert Mayne Catholic Primary School
3 mins, 1.1 miles
- Cranleigh Church of England
4 mins, 1.4 miles

Secondary School (by car)

- Gleblands Secondary School
4 mins, 1.5 mile

Independent School (by car)

- Cranleigh School
5 mins, 1.8 miles

Source: google maps



Country roads leading to

CAPITAL CONNECTIONS

Cranleigh's rural setting does not leave it remote when it comes to meeting one's daily schedules; for regular commuters to London there are direct train services from Dorking, Godalming and Guildford to London Waterloo and from Dorking and Horsham to London Victoria. There's also a direct rail service to London Bridge from Horsham. Regular bus services also run between the towns and villages. Access to the motorway network (M25) can be reached via the A3 at Milford Junction while the M23 is within 20 miles. Gatwick Airport is a convenient 24.3 miles (38 minutes') by road.

Source: google maps and national rail enquiries

38

MINUTES BY CAR FROM SWALLOWHURST TO GATWICK AIRPORT

27

MINUTES BY CAR FROM SWALLOWHURST TO DORKING

24

MINUTES BY CAR FROM SWALLOWHURST TO HORSHAM

34

MINUTES BY TRAIN FROM GUILDFORD TO LONDON WATERLOO

22

MINUTES BY CAR FROM SWALLOWHURST TO GUILDFORD STATION

52

MINUTES BY TRAIN FROM HORSHAM TO LONDON VICTORIA

RELAX & UNWIND

*in beautifully
crafted homes*

Residents of Cranleigh enjoy the relaxed village lifestyle and strong community feel, making Swallowhurst a highly desirable place to live. It offers a selection of the most beautiful 3, 4, 5 and 6 bedroom detached homes tucked away amongst flourishing trees and rolling countryside

These warm and inviting homes are inspired by local architecture and contain welcoming living areas, state-of-the-art kitchens and luxurious bathrooms. Beautiful interiors combine elegance and charm, creating a highly desirable home near the charming village of Cranleigh.



Swallowhurst offers residents the best in rural living, with beautiful green private gardens surrounded by the picturesque woodland in the heart of the English countryside. Each home has been built with character, containing intricate details to compliment the picturesque woodland.

Each room has been carefully crafted to offer the very best in rural living, providing large open spaces which let in an abundance of natural light to these warm and inviting rooms, creating a home you would be proud to own.



These are luxurious
one of a kind designs
which have spacious
and characterful
living spaces

Mahmud Choudhury
Architectural Designer Carlton Design Partnership





A CLOSER LOOK

at Swallowhurst



COMPUTER GENERATED IMAGE

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown within the plan. Please ask your Sales Executive for specific details.

Striving to continue a successful

PARTNERSHIP



National strength, locally delivered

Renowned for our award-winning homes and a reputation for quality we are industry experts in regenerating brownfield land, delivering distinctive and diverse homes in prime locations throughout the UK. We strive to create sustainable new developments that inspire modern living and set new benchmarks in design.

The Bigger Picture

Community feedback is important to us, and we often work with local residents. By seeking out local knowledge, we are able to provide homes that compliment and enhance the local surroundings and make a positive contribution to the community.

Success doesn't have to sacrifice sustainability

We encourage the use of environmentally friendly materials and features within the specification of all our homes including modern building methods and renewable energy products. We have a formal environmental policy and are dedicated to recycling on-site material wherever possible, as well as producing highly efficient homes that reduce running costs to be kinder on your pocket and for future generations too.

As a responsible housebuilder these commitments ensure we are accountable to you, your community and the environment.

34

Customer Experience

Right from the moment you register your interest in a new Linden home we'll keep you informed about forthcoming events and offers that are right for you. Our website features up-to-date information with downloadable brochures, availability, virtual tours and local area information for you to browse through at your convenience.

Our customer charter describes our commitment to proving you with a first class service at each stage of your purchase. It also outlines the warranties and guarantees we provide with every home we build. Our team will be at hand from the moment you reserve your new home and long after you've settled in, making sure everything runs smoothly and that your new home is perfect for you.

Foundations for Success

Galiford Try is the name behind Linden Homes, and is one of the UK's leading construction and housebuilding companies, responsible for high profile projects such as the All England Lawn Tennis Club roof at Wimbledon, the 2012 Olympic village and the new Forth Road Bridge in Scotland.

New Homes - Mortgage Helpline

As part of our commitment to making the purchase of a new Linden home as easy as possible, we work with the New Homes Mortgage Helpline. They are the leading new homes mortgage specialist in the UK and can provide advice and help on all the financial aspects of buying a new home.

For more information visit nhmh.co.uk or call 01206 715 415



About Wates

Wates Developments is an expert in land, planning and joint ventures for residential developments throughout Southern England. Privately owned by the Wates family for more than 115 years and part of the £1 billion turnover Wates Group, our financial strength, corporate stability and commitment to residential development make us a strong and attractive partner.

Creative Joint Ventures

As well as investing in residential land and using our expertise to gain planning consents, a core element of Wates Developments' business is to invest in our own development projects in joint venture partnerships with some of the leading housebuilders in the country such as Barratt Homes and Linden Homes.

Long term investors

We bring to our partners a clear understanding of our role as an investor, seeking to create long term relationships based on trust. Our team focuses on simple values of commitment and integrity in our approach to those partnerships, working hand in hand to deliver the best results for all our stakeholders.

Creating Sustainable Communities

Our aim is to produce the best solutions to development opportunities ensuring every residential scheme makes a strong contribution to the local and wider community. At the same time we recognise our responsibility to minimise environmental impact and deliver sustainable, prosperous communities that homeowners will relish living in.

Engagement is at our heart

Engagement and collaboration with all our partners and stakeholders is at the heart of how we work. Listening to and understanding the needs of communities are vital to our success.

'Family' makes a difference

Now in the hands of the fourth generation of the Wates family, the Wates Group combines robust governance equal to that of any plc, with the flexibility and fast decision making of a private company. The Group is acknowledged as an industry leader in innovation, health and safety, sustainable development and commitment to the communities it serves.

Linden Homes and Wates Developments are delighted to be working in partnership on this exciting development in Cranleigh.

Awards

Awards activity within the Wates Group has been externally recognised many times over the past few years. In 2013, Wates was named overall winner in the Work Inclusion Award category for BiTC's Responsible Business Awards. Previously Wates Received the Queen's Award for Enterprise in Sustainable Development in the Community Company of the Year Award, and achieved Platinum status in the BiTC Corporate Responsibility Index. Wates has been recognised in the Sunday Times 100 Best Companies to Work For list and has received a special award for Giving Something Back.

The Group's pioneering Building Futures programme received a 'Big Tick' in the Employability category of the Business in the Community (BiTC) National Awards for Excellence for innovation, creativity and a sustained commitment to responsible business practice.

We have been delighted to receive all these honours and recognise that it is the hard work, dedication and commitment to succeed from our people that make these awards possible.

HOW TO FIND US

at Swallowhurst



The A248 turns into the B2128 from Guildford, follow this for 5 miles all the way into Cranleigh village. At the small roundabout past the high street take the first exit onto Ewhurst Road/B2127. This changes into Bookhurst Road which you should follow for just over a mile to the large roundabout and the entrance to Swallowhurst is on the right.

Swallowhurst
Bookhurst Road
Cranleigh
Surrey
GU6 7DP

Call for more information
0844 417 5998
lindenhomes.co.uk/swallowhurst



