



THAKEHAM

KNIGHTS PARK

GODSTONE • SURREY

More than a place to live

An exquisite collection of 2, 3, 4 and 5 bedroom homes in an exclusive location

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EXCLUSIVE LOCATION SUPERIOR HOME

Godstone in Surrey provides the perfect location for a new life in a Thakeham Home. Surrounded by unspoiled countryside and traditional Surrey villages, Knights Park offers homebuyers a beautifully designed exciting new address. Refined architecture and contemporary interiors reflect the Thakeham difference.

Choose from an exquisite collection of new 2, 3, 4 and 5 bedroom homes set amongst mature tree lined boundaries, close to the heart of the quintessential village of Godstone, with great transport links. Living here offers the opportunity to enjoy a superior modern home in the heart of this exclusive location.

Knights Park provides you and your family with a superb location and an exemplary quality of life.

More than a place to live



HOMES CRAFTED FOR LIVING

Knights Park is an exclusive new development situated a short distance from the pretty, historic village of Godstone.

Thakeham are proud to have created a collection of new homes set within a tranquil and welcoming environment.

Each home has been thoughtfully designed by our in-house designers to include traditional architectural detailing and wherever possible utilising locally sourced materials. Every detail has been considered, from tile hung façades, to timber clad elevations and bricks meticulously chosen to reflect the existing locale.

Exteriors may salute the architectural heritage of the region, but interiors at Knights Park have been created for modern living.

Quality can be found everywhere, from the generous proportions of the main rooms to the superior kitchen appliances and the designer fittings in the bathrooms.



EXCEPTIONAL ARCHITECTURE



Each home at Knights Park is crafted by our own in-house designers and benefits from exemplary design and attention to detail.

Not only is Thakeham wholly committed to creating quality homes with superior specifications but its ethos is to leave behind a legacy by creating exceptional places to live. This commitment to quality can be clearly seen in every aspect of Knights Park.

This sensitive planning, design process and exacting delivery extends to the design of each home. Each design combines modern sophistication with traditional style.

Knights Park is the perfect place to call home.



Computer generated image of the development shown is indicative only.



THE PERFECT VILLAGE SETTING



Godstone is a perfect example of an English Surrey village. Rich in heritage, it offers a thriving community and a quality of life that many aspire to.

Godstone Green, complete with duck pond, is at the centre of the village. It is an attractive open space, edged with mature trees and framed by historic buildings reaching back as far as the 15th Century. Homebuyers will find everything they need that makes up the traditional village scene, including pubs rich in character; The Fox & Hounds, The Bell Inn and the Coach House Inn and restaurant are all excellent and each hold their own charm.

While the village may be unspoiled, it offers residents everything they need for modern living. All the practical necessities are there, including a convenience store, farm shop, local pharmacy and village surgery.

Godstone's picturesque charm is enhanced by a welcoming atmosphere and a friendly community, much of which is centred around the local village hall which provides a wide range of activities and clubs for all ages.

One of the great Surrey villages

Mentioned in the Domesday Book, peaceful and picturesque Godstone is framed by historic buildings reaching back as far as the 15th Century.



Opposite page: A visit to the Old Forge café.
Feeding the ducks at the village pond.
This page: Local period architecture





Country dining at The Market Stores

“The atmosphere is superb and very family friendly. A good selection of drinks and a great choice of food...”

Trip advisor, The Market Stores, Reigate, Surrey

This page: The Market Store, Reigate.
Opposite page: Local farmers market.
The Pantiles, Royal Tunbridge Wells.
A day at the races, Lingfield Park Racecourse.

PICTURESQUE AND EXCLUSIVE



Godstone’s location on the Roman road from London to Brighton puts fascinating towns and attractions within easy reach.

Discover Reigate, with a spectacular back drop of the North Downs. Reigate has a range of independent shops with crafts, clothing and furniture, a farmers’ market, and a reputation as a gourmet centre with a variety of fine restaurants, gastropubs, wine bars, cafés and tea rooms.

Explore Oxted, with its timber-framed stucco façades, or the delightful village of Tandridge with its bustling annual fête, cosy pubs, and a superb leisure centre with swimming pool and state-of-the-art gymnasium.

Enjoy stately homes and gardens, country parks and a huge variety of attractions – from the elegance of a day out at Lingfield Park Racecourse, to the gentler pleasures of the British Wildlife Centre, also in Lingfield. Or take a trip to historic Chartwell House, the former home of Winston Churchill.

Travel a little further to Royal Tunbridge Wells with its galleries and Opera House, and the historic Pantiles, fashionable for 400 years and lined with antique shops, cafés, restaurants and high street brands.





Shop and dine in style at Bluewater

From the best-known high street brands, offering everything from fashion to leisure, to a wonderful variety of places to eat, Bluewater is the ultimate shopping experience and only 30 minutes* drive from Godstone.

COUNTRY LIVING CITY STYLE



Close to the Sussex and Kent borders, Knights Park is well located not just for those who enjoy nearby pursuits and ramblings in the countryside.

The Bluewater Centre - Europe's leading retail and shopping hub and a must for anyone looking for food, fashion or homeware is only 30 minutes* drive away. With over 300 stores and 60 restaurants, together with cinemas and activities, it offers a day out for all the family as well as all the top brands.

A little further is Richmond, with its Georgian elegance, its upmarket shopping and its Thames side restaurants and stylish bars.

Or travel into the vibrant City of London itself. Enjoy all that the capital has to offer; world-class shopping, the West End, the excitement and spectacle of theatreland, musicals and the rich and varied nightlife.

The Royal Borough of Kingston is just a short drive away. It offers a mixture of familiar high street brands and select boutiques – and an ancient street market as well as exciting shopping malls.

This page: A bite to eat at Bluewater.
Opposite page: Shopping in Kingston & Richmond.



* Journey time is approximate and may not be direct. Source: maps.google.co.uk



EXPLORE & DISCOVER

Surrey is a county just waiting to be explored. Enjoy sport, history and heritage, grand country National Trust estates and houses coupled with stunning countryside.

Godstone is close to the Surrey Hills which is a rich Area of Outstanding Natural Beauty.

The network of walking and cycling routes, with the Downs Link pathway and the South Downs Way nearby brings the countryside close. Head to the top of Leith Hill tower for an awe inspiring, 360-degree panorama of the scenic highlights that make Surrey so enticing, with views that on a clear day stretch from London to the Channel.

There are many opportunities for sport, with three golf clubs within five minutes of Knights Park, and a huge choice of activities at Tandridge Leisure Centre. All the family can enjoy the pools, whether they are in serious training or simply out for the fun of wave rides, water cannons and a 70 metre slide.

Try mountain boarding at Redhill, indoor and outdoor skating and biking at Caterham, horse riding at the nearby Tandridge Priory Riding Centre, or take things a little easier with cricket on the village green.



BEST IN CLASS EDUCATION

Godstone, and the towns that surround it offer some of the most highly regarded state and private schools in the South of England.

Young families have the choice of Godstone Village School or St Stephen's School. Both are highly regarded, combining excellent standards with the warmth and atmosphere that only a village school can offer.

Older children may travel to Oxted County School, part of The Howard Partnership Trust and amongst the largest and most dynamic comprehensive schools in the country.

There are many independent schools and specialist colleges to choose from. Those going on to higher education may choose a course at Bromley College, or the University of Surrey based in Guildford or choose from the huge wealth of world class universities and colleges such as UCL, Queen Mary, University of London and Brunel University, a short distance away in the capital.



Oxted School



Local schools with excellent sports



A FOCUS FOR LEARNING

For many families, one of the key decisions to moving home is an excellent choice of local schools. Knights Park puts many opportunities of highly commended schools all within easy reach.

<i>Godstone Village School</i> (1.1 miles)	A co-educational primary school for children between 3 to 11	Godstone, RH9 8NH godstone.surrey.sch.uk
<i>St Stephen's School</i> (3.0 miles)	A co-educational primary school for children between 2 to 11	Godstone, RH9 8HR ststephens.surrey.sch.uk
<i>The Hawthorns School</i> (3.1 miles)	A co-educational independent prep school for children between 2 to 13	Bletchingley, RH1 4QJ hawthorns.com
<i>Woldingham School</i> (3.2 miles)	A girls independent boarding and day school for children between 11 to 18	Woldingham, CR3 7YA woldinghamschool.co.uk
<i>Hillcroft Primary School</i> (3.6 miles)	A co-educational public school for children between 4 to 11 with a Nursery catering for children from 3 years of age	Caterham, CR3 5PG hillcroftschoo.org
<i>Oxted School</i> (4.0 miles)	A co-educational secondary school and sixth form for ages 7 to 18	Oxted, RH8 0AB oxted.surrey.sch.uk
<i>Hazelwood School and Nursery</i> (4.3 miles)	A co-educational independent prep school for children between 7 to 13, and nursery for early years children	Limpsfield, RH8 0QU hazelwoodschool.co.uk



PERFECTLY PLACED

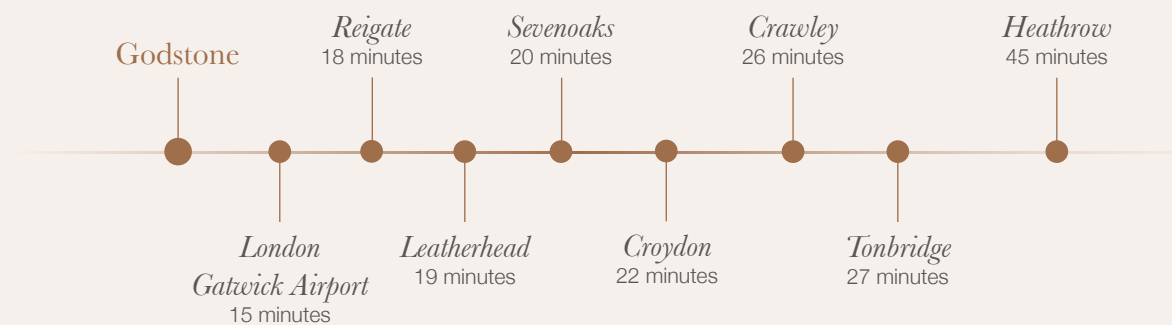
With the main road links close by and its own train station, Godstone is perfectly placed to take advantage of excellent travel connections.

Godstone village itself can be found just off the junction of the A22 and A25, offering excellent road connections, with Junction 6 of the M25 motorway just to the north of the village. Major towns including Crawley, Croydon, Sevenoaks, Tonbridge, East Grinstead, Reigate, Redhill and Leatherhead are all within easy reach.

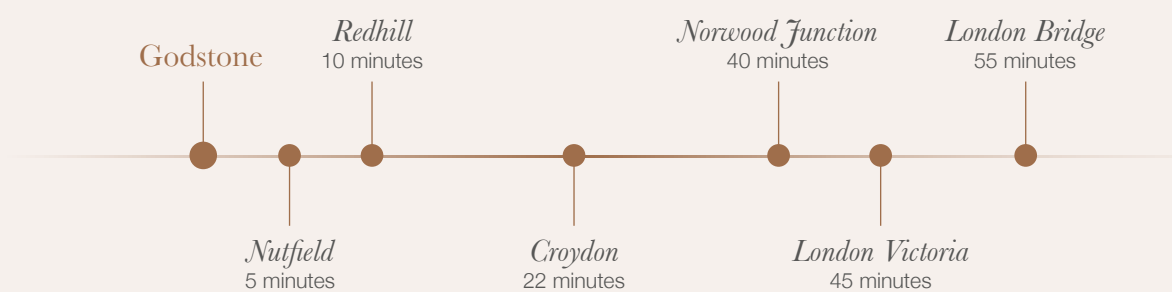
Godstone railway station is just a few miles from Knights Park. Trains reach London Bridge in under an hour while some trains reach London Victoria in as little as 45 minutes*.

Those heading abroad can take advantage of the Channel Tunnel, while London Gatwick Airport is just 20 minutes** from Godstone, and London Heathrow is under an hour away.

— road —



— rail —



From top left: Sightseeing in London. A short drive to nearby Bluewater. London Gatwick Airport. On route to Kingston.



BEAUTIFULLY FINISHED INTERIORS



As you might expect from Thakeham, at Knights Park every home is skilfully planned, carefully constructed and beautifully finished throughout.

The Thakeham approach is evident in the individual design which gives every home a unique appeal, combining modern quality with traditional style, in a beautiful location.

Interiors reinforce the feeling of quality with ample space, superior specifications and exclusive finishes. Kitchens are created by leading specialists, matched with appliances from high end manufacturers.

Bathrooms and en suites provide sparkling contemporary style and designer fittings.

Spacious living areas and private gardens create interplay between interior and exterior, helping bring the natural world inside and providing a superior living environment. Here at last you have found a home with the style, comfort and quality to reflect your lifestyle and your aspirations.

Photography depicts previous Thakeham developments.



MORE THAN A PLACE TO LIVE



Parbrook Walk, Billingshurst



Valeside Keep, Burgess Hill



Clayshaw Place, Rudgwick



Beaumont Gardens, Peacchaven

Thakeham has a genuine passion to create superior quality homes, in the places where people really want to live.

We are a privately owned company, based in West Sussex, building across both East and West Sussex, Surrey, Hampshire and Kent, in villages, small towns and sought after attractive rural locations.

We choose carefully to ensure that the locations provide all that you require for a relaxed lifestyle. There will be schools, scenic countryside, shops, restaurants and convenient connections within the locality; even within walking distance.

A Thakeham development is genuinely different. We take care to provide private gardens and landscaped areas, and our designs are traditional to fit in with the surrounding buildings and give our buyers a sense of belonging to a community from the day they move in.

Thakeham is the home for your lifestyle: the lifestyle you have always dreamed of leading.

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From M25, junction 6

Travelling along the M25, leave the motorway at junction 6, signposted A22 Godstone. At the roundabout take the exit to Godstone, B2235. Travel along the B2235 for half a mile then continue over the next roundabout onto High Street/A25 and merge onto the one-way system. Take a sharp right and follow the road round, onto the Bletchingley Road. Continue for half a mile and the entrance to Knights Park is on the left hand side.

From A25, Reigate via Redhill

From the centre of Reigate follow signs for the A25, signposted Redhill. Follow the A25 for approximately 7 miles, passing through Redhill, Nutfield and Bletchingley. After leaving Bletchingley follow the A25 Godstone Road for half a mile and you will find the entrance Knights Park on the right hand side.



For further information please contact

THAKEHAM

Thakeham House, Summers Place, Stane Street,
Billingshurst, West Sussex RH14 9GN Tel: 01403 737323

WWW.THAKEHAM.COM

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Thakeham's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. The floorplans are not shown to scale. All stated dimensions are subject to tolerances of +/- 50mm. Knights Park is a marketing name and will not necessarily form part of the approved postal address. Computer generated images are for illustrative purposes. All customers are advised to contact Thakeham to ascertain the availability of any particular property. November 2016.