



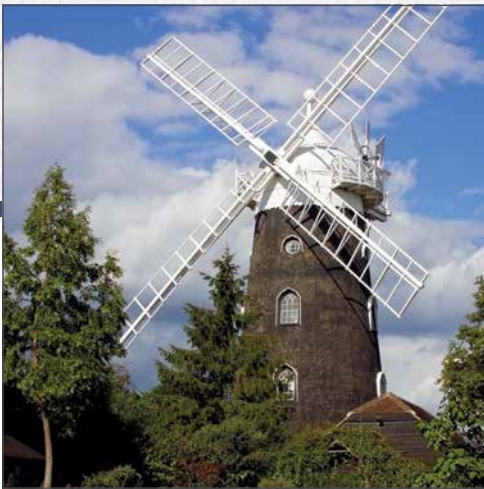
GREENHILL
REIGATE



MILL HOUSE
REIGATE

TWO LUXURY FIVE BEDROOM
SEMI DETACHED HOUSES

REIGATE SURREY



LOCATION

Set on a private road and overlooking Wray Common conservation area, 'Greenhill' and 'Mill House' are 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 with the latest technology built in as standard.

TWO LUXURY HOMES IN THE PERFECT LOCATION

'Greenhill' and 'Mill House' are less than a mile away from Reigate, a thriving market town located just south of the North Downs. There is everything you'd expect on the high street from M&S, Boots and W H Smith plus many more independent retailers, and yet with much of the town set within a conservation area, it still maintains a village feel.

Reigate has an exceptional variety of restaurants, including Pizza Express, Ask, Prezzo, Café Rouge, Bill's, Wagamomma, Gigging Squid and even celebrity chef Tony Tobin's restaurant The Dining Room.

Schools in Reigate are excellent, with both state and independent schools covering all ages groups achieving excellent and even exceptional Ofsted reports. Wray Common Primary School is just a few hundred yards from the development and takes children from 4 to 11 years. Other notable schools include St Mary's School, Reigate Grammar School, Dunottar School, Royal Alexander and Albert School.

This is a delightful place to live. Quiet and private, on the edge of Wray Common Conservation Area and yet minutes from the shops and restaurants of Reigate's town centre and within easy reach of the glorious Surrey Downs countryside.

PERFECTLY PLACED FOR TRAVEL

Greenhill & Mill House are perfectly located for travelling into London and beyond. By rail, Reigate and Redhill stations are within proximity and offer regular direct services to London Bridge and Victoria.

Junction 8 of the M25 is just a few minutes' drive away, giving easy access to the rest of the country's motorway network. Gatwick Airport is around 15 minutes away via the A217 or M23, and Heathrow is just over 30 minutes away via the M25.



SITE PLAN

GREENHILL



MILL HOUSE



SPECIFICATION

EXTERNAL

Facing brick in Flemish bond with tile hanging, brick arches and stone cills • Natural stone patios and paths • Grey tegular block paved driveways with entrance gate • Landscaped front and rear gardens, laid to lawn and stocked with mature shrubs and trees

INTERNAL DESIGN

Solid ground floor with traditional timber first and second floors • Highly efficient double glazed, traditional timber sliding sash windows complying with the latest 'Secure by Design' standards • Painted panel timber doors with satin chrome ironmongery • Feature cornice to selected rooms • White painted contemporary skirting and architrave throughout • Limestone fireplace, hearth and surround • Porcelain tiling to kitchen, utility room and all bathrooms • High quality engineered walnut floor to ground floor hallway • Fitted carpets to all other rooms

KITCHEN

Individually designed, painted hardwood Shaker style kitchens with marble worktop and breakfast bar • Undermounted 1½ bowl sink and Grohe mixer tap • Fully integrated stainless steel Neff appliances including: two single ovens, microwave, warming drawers, full height larder fridge/freezer, dishwasher, 5 zone gas hob, extractor hood

UTILITY ROOM

Painted hardwood Shaker style units with marble worktop • Space for washing machine and tumble dryer • Undermounted stainless steel sink and drainer

BATHROOM, EN SUITE & CLOAKROOM

Villeroy & Boch sanitaryware and vanity units with chrome Hansgrohe fittings • Showers - thermostatically controlled with Hansgrohe controls • Polished chrome heated towel rail • Illuminated mirror and shaver socket

PLUMBING & HEATING

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

ELECTRICAL

NACOSS approved alarm system including PIR sensors • Mains operated smoke and fire alarm system • Low energy recessed LED downlighters • External lighting

MEDIA & COMMUNICATIONS

Telephone, TV and satellite points to all principal ground floor rooms and bedrooms • Pre-wired for Sky+ (ready for subscription by homeowner) • CAT 6 data cabling to principle room with central hub

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.

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT CO2 RATING

Predicted Grade B



PERFECTLY LOCATED
NEAR EVERYWHERE
YOU WANT TO BE



ABOUT MULBERRY HOMES

Design quality, attention to detail, local knowledge and expertise in property development are all factors that have helped Mulberry Developments achieve the success it enjoys today.

Ours is a small to medium size company with a 'hands on' approach to all our projects. We closely oversee our developments in-house from initial design to completion. This allows us to maintain close attention to detail and has given us a reputation for a standard of workmanship second to none.

Mulberry Developments employs a friendly and dedicated team, led by Stewart Penney and Adam Norton, who between them have more than twenty years' experience in house building and property development.

GREENHILL & MILL HOUSE

Oaks Road, Greenhill, Reigate, RH2 0LE

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



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