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THE  
PADDOCKS



## BREATH TAKING RURAL BEAUTY

**THE PADDOCKS IS A GATED DEVELOPMENT OF 10 EXCLUSIVE HOMES SITUATED IN THE BEAUTIFUL AREA OF HINDHEAD, SURREY.**

The Paddocks have been designed to perfectly match the rural idyll of Hindhead. The area is renowned for grand, historic houses which boast beautifully landscaped gardens, in the heart of the English countryside.

Nestled close by to the stunning Surrey Hills, an Area of Outstanding Natural Beauty, The Paddocks also neighbours Hindhead Commons and The Devil's Punch Bowl. Together they boast approximately 1,600 acres of picturesque rural beauty.





## INDIVIDUALLY DESIGNED HOMES

Perfectly tuned for comfort and modern day living, each home is built in harmony with its' natural surroundings, with you at the heart of the design.

Follow a beautiful, tree lined avenue until you arrive at the private, tranquil community of The Paddocks. Ten exquisitely designed homes, perfectly located on the doorstep of the South Downs, with access to the A3 corridor. Residents benefit from fantastic connectivity to London, Portsmouth and the centre of Guildford, only 14 miles away.

In addition to their own private gardens, residents at The Paddocks can also enjoy charming landscaped communal gardens and a recreation area. The natural boundary that surrounds the vicinity, provides superb acoustic insulation.







Computer generated images and photography are intended for illustrative purposes only and should be treated as a general guidance only.



## YOUR HOME FOR LIFE

The Paddocks not only boast high-end finishes throughout but also an excellent EPC energy efficiency rating of B, reducing home owners' bills. Air source heat pumps provide an added power saving benefit whilst lowering your carbon footprint. Electric vehicle charging points are also available with every home.

Enjoy the comfort of underfloor heating, supported by efficient thermal insulation and double glazed windows. Beautiful bifold doors (except houses 3, 4 and 5), add luxury and style to your home, whilst offering convenience and functionality. Whether you are working from home or simply relaxing, we have ensured each home is equipped with ultrafast fibre broadband, speeds of up to 1G (1000) MBPS.

Each home has a freehold tenure supported by a service charge of £600 per annum. The council tax band is to be confirmed.







## MODERN COUNTRY HOMES

Our design partners have specified every detail of each individual property to create homes that are cohesive throughout, practical for family life and reflective of the environment. Contemporary finishes are blended with natural textures and warm colour palettes to achieve modern elegance, fit to rival their picturesque surroundings.

Bespoke kitchens have been designed exclusively for The Paddocks and installed with top of the range appliances. Each aspect of every home has been specified for a design led finish, with ease of maintenance and durability for your home.

Q Design House is an award-winning interior architecture and interior design studio, most recently shortlisted for the The International Design & Architecture Awards 2022, and an accredited member of the British Institute of Interior Design.







## COUNTRY LIFE

The Paddocks is positioned between the villages of Hindhead, Haslemere and Grayshott, only 14 miles from Guildford town centre. Residents of The Paddocks will benefit from village life community, the convenience of a vast array of amenities and shops, and plenty of restaurants to enjoy.

The area is well known for its exceptional walking and biking trails, whether you are looking for a family dog walk or an energetic adventure. With the Surrey Hills (Area of Outstanding Natural Beauty) to Gillbet Hill, Alice Holt Forest and Highcombe Edge, there is a never ending world for you to discover.

## ACTIVITIES

Living in an area of Outstanding Natural Beauty comes with endless advantages – and not just visually. Discover an extensive footpath network, open commons, inspiring views, attractive market towns, villages and much more.

The Surrey Hills offer some of south east England's most beautiful and accessible countryside. Residents enjoy the benefits of living in an area which is immediately adjacent to the National Trust areas of Hindhead Common, including the Devils Punch Bowl and Golden Valley, with breath-taking walking and riding routes on your doorstep.

From flat, wide, green open spaces perfect for runners to steep hills for cyclists after a challenge and rivers for those who like to take to the water, Surrey provides plenty of sporting activities for all ages and abilities.

Enjoy a round of golf at nearby Hindhead, Liphook, Hankley Common and West Surrey golf courses, horse racing at Goodwood and Fontwell, polo at Cowdray Park and sailing off the south coast, at Chichester.

## TRANSPORT

### BY CAR

- 1.1 miles to Grayshott Village
- 1.4 miles to Hindhead Village
- 3 miles to Haslemere Town
- 14 miles to Guildford
- 22 miles to Gatwick Airport
- 30 miles to Portsmouth
- 35 miles to Heathrow Airport
- 46 miles to Central London

### BY TRAIN FROM HASLEMERE

From 49 minutes to London Waterloo

## SCHOOLING

The area is one of the best for schooling across all ages including:

- Amesbury School (2-13 yrs)
- The Royal School (Nursery -18 yrs)
- Beacon Hill Community Primary School (5-11 yrs)
- Woolmer Hill School (11-16 yrs)
- Grayshott Church of England Primary School (4-11 yrs)
- Grayswood Church of England Primary School (5-11 yrs)
- Shottermill Junior School (7-11 yrs)
- St Bartholomew's Church of England Primary School (4-11 yrs)
- St Edmund's School (2-16 yrs)
- Stepping Stones School Hindhead (7-11 yrs)
- Charterhouse (13 - 18 yrs)
- Cranleigh School (13 - 18 yrs)
- Bohunt School (11 - 18 yrs)



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## NO. 1 & NO.2

£845,000

### LANDSCAPING

Natural boundary landscaping, with bollard lighting on separate walkways and a garden room.

### CONNECTIONS

Energy efficient lighting, mains drainage and full FTTP with speeds of up to 1G (1000) MBPS.

### EXTERNALS

Resin driveway with EV charging points, external lighting, taps and power; alongside tiled integral garage floors.

### SUSTAINABILITY

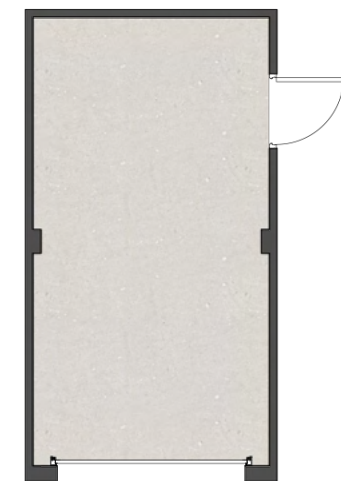
Air source heat pumps alongside underfloor heating throughout, thermal insulation and double glazing energy efficient windows and bifold doors, including a log burning fireplace.

### FLOORING

A combination of engineered timber flooring and tiling to the ground floors with luxurious carpet to the bedrooms and staircase with painted details.

### KITCHEN

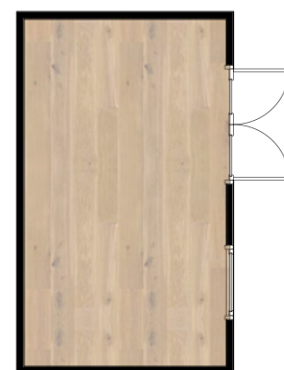
Bespoke cabinetry fit with a durable quartz worktop to both the kitchen and utility installed with Siemens appliances, including washing machine and tumble dryer.



GARAGE



GROUND FLOOR

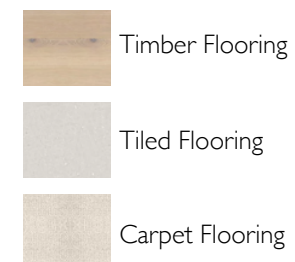


GARDEN ROOM

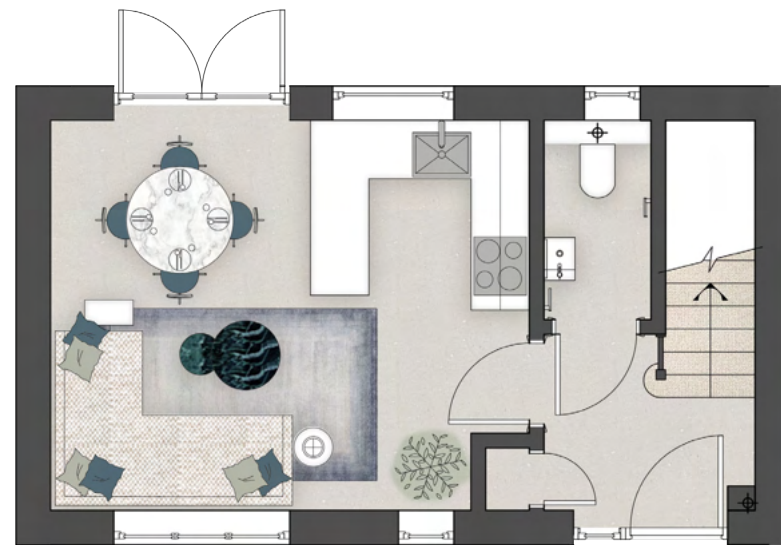


FIRST FLOOR

\*Open walk in wardrobes to bedroom one only



Plot Size: 0.212 acre (No. 1)  
 Plot Size: 0.199 acre (No. 2)  
 Main House: 1381 sqft  
 Garage: 217 sqft  
 Garden Room: 161 sqft





GROUND FLOOR



FIRST FLOOR

\*No built in wardrobes

-  Tiled Flooring
-  Carpet Flooring

Plot Size: 0.058 acres (No.3)  
 Plot Size: 0.071 acres (No.4)  
 House: 625 sqft



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## NO. 3 & NO.4

£375,000

### LANDSCAPING

Natural boundary landscaping, with bollard lighting on separate walkways.

### CONNECTIONS

Energy efficient lighting, mains drainage and full FTTP with guaranteed speeds of up to 1G (1000) MBPS.

### EXTERNALS

Resin driveway with EV charging points, external lighting, taps and power.

### SUSTAINABILITY

Air source heat pumps alongside underfloor heating throughout, thermal insulation and aluminium double glazing energy efficient windows.

### FLOORING

A combination of tiled flooring on the ground floor, with luxurious carpet to the bedrooms and tiled bathrooms.

### KITCHEN

Bespoke cabinetry fit with a durable quartz worktop installed with a high specification of Siemens appliances.



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## NO. 5

£485,000

### LANDSCAPING

Natural boundary landscaping, with bollard lighting on separate walkways.

### CONNECTIONS

Energy efficient lighting, mains drainage and full FTTP with speeds of up to 1G (1000) MBPS.

### EXTERNALS

Resin driveway with EV charging points, external lighting, taps and power.

### SUSTAINABILITY

Air source heat pumps alongside underfloor heating throughout, thermal insulation and aluminium double glazing energy efficient windows..

### FLOORING

A combination of tiled flooring on the ground floor, with luxurious carpet to the bedrooms and tiled bathrooms.

### KITCHEN

Bespoke cabinetry fit with a durable quartz worktop installed with a high specification of Siemens appliances.



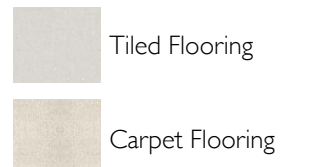
GROUND FLOOR

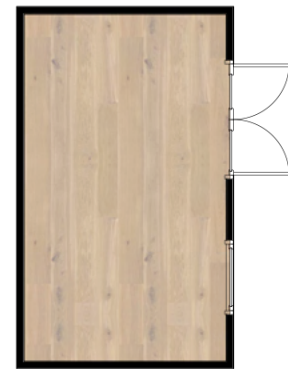


FIRST FLOOR

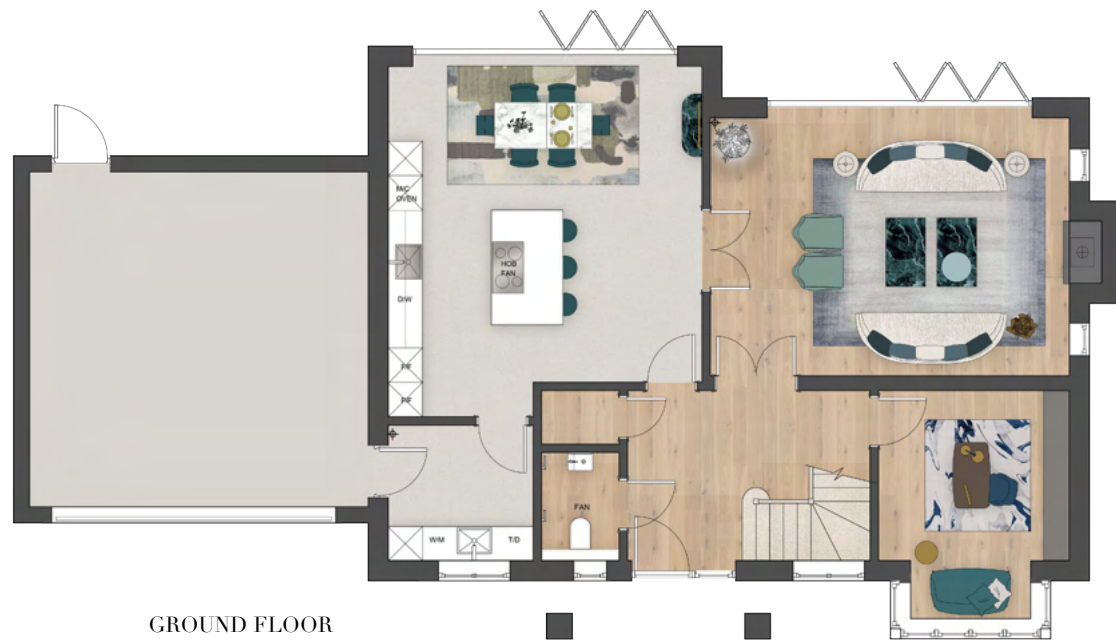
\*No built in wardrobes

Plot Size: 0.125 acre  
House: 967 sqft





GARDEN ROOM






GROUND FLOOR



FIRST FLOOR

\* Built in wardrobes to bedroom one only

-  Timber Flooring
-  Tiled Flooring
-  Carpet Flooring



Plot Size: 0.301 acre  
 Main House: 2258 sqft  
 Garage: 365 sqft  
 Garden Room: 161 sqft



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## NO. 6

£1,200,000

### LANDSCAPING

Natural boundary landscaping, with bollard lighting on separate walkways.

### CONNECTIONS

Energy efficient lighting, mains drainage and full FTTP with speeds of up to 1G (1000) MBPS.

### EXTERNALS

Resin driveway with EV charging points, external lighting, taps and power.

### SUSTAINABILITY

Air source heat pumps alongside underfloor heating throughout, thermal insulation and aluminium double glazing energy efficient windows..

### FLOORING

A combination of tiled flooring on the ground floor, with luxurious carpet to the bedrooms and tiled bathrooms.

### KITCHEN

Bespoke cabinetry fit with a durable quartz worktop installed with a high specification of Siemens appliances.



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NO. 7

£1,275,000

**LANDSCAPING**

Natural boundary landscaping, with bollard lighting on separate walkways and a garden room.

**CONNECTIONS**

Energy efficient lighting, mains drainage and full FTTP with speeds of up to 1G (1000) MBPS.

**EXTERNALS**

Resin driveway with EV charging points, external lighting, taps and power; alongside tiled integral garage floors.

**SUSTAINABILITY**

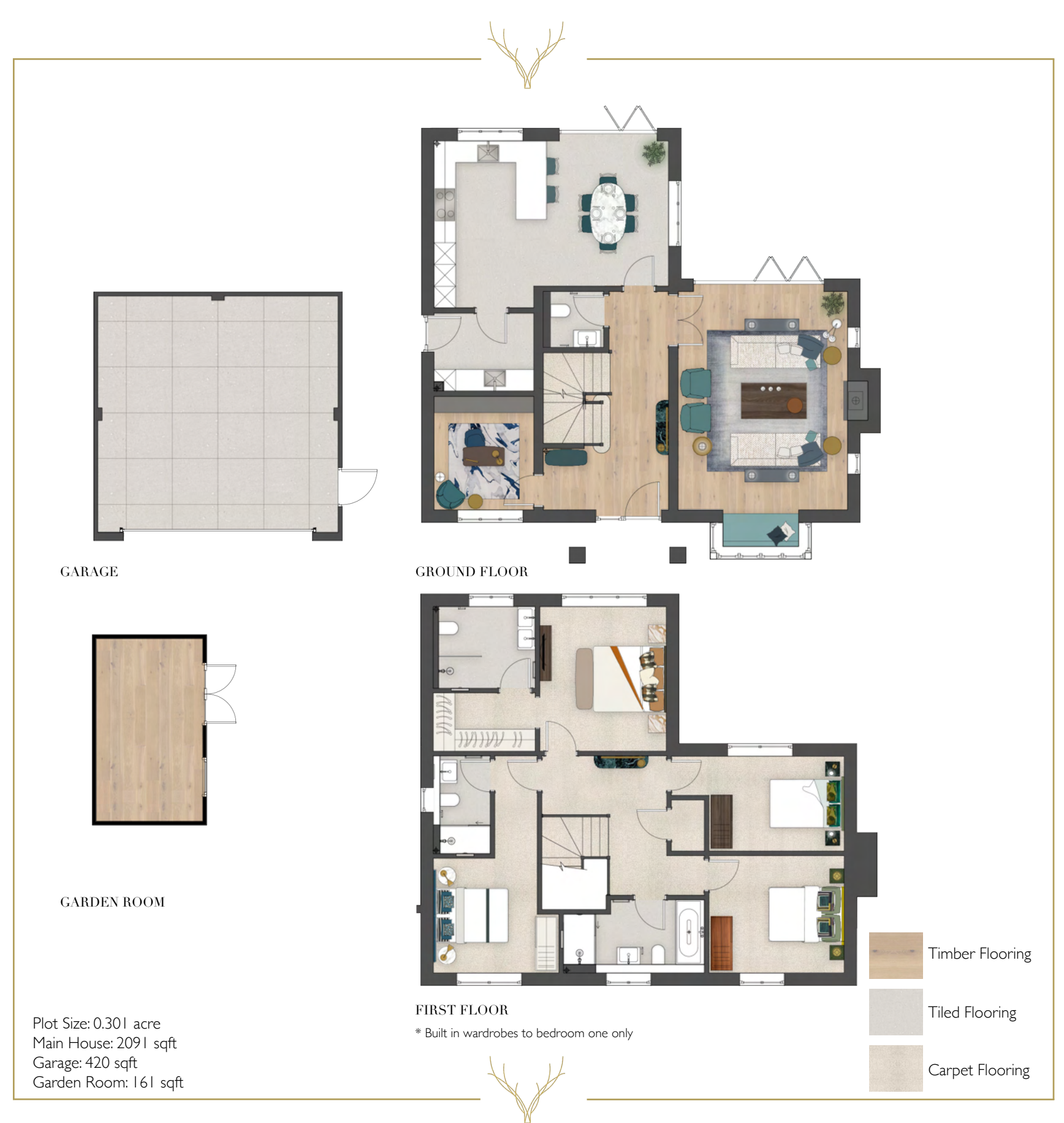
Air source heat pumps alongside underfloor heating throughout, thermal insulation and double glazing energy efficient windows and bifold doors, including a log burning fireplace.

**FLOORING**

A combination of engineered timber flooring and tiling to the ground floors with luxurious carpet to the bedrooms and staircase with painted details.

**KITCHEN**

Bespoke cabinetry fit with a durable quartz worktop to both the kitchen and utility installed with Siemens appliances, including washing machine and tumble dryer.





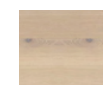
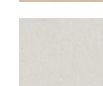
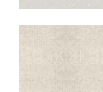
GARDEN ROOM

GROUND FLOOR



FIRST FLOOR

\* Built in wardrobes to bedroom one, two and three

-  Timber Flooring
-  Tiled Flooring
-  Carpet Flooring

Plot Size: 0.383 acre  
 Main House: 2256 sqft  
 Garage: 386 sqft  
 Garden Room: 194 sqft



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## NO. 8

£1,425,000

### LANDSCAPING

Natural boundary landscaping, with bollard lighting on separate walkways and a garden room.

### SUSTAINABILITY

Air source heat pumps alongside underfloor heating throughout, thermal insulation and double glazing energy efficient windows and bifold doors, including a log burning fireplace.

### CONNECTIONS

Energy efficient lighting, mains drainage and full FTTP with speeds of up to 1G (1000) MBPS.

### FLOORING

A combination of engineered timber flooring and tiling to the ground floors with luxurious carpet to the bedrooms and staircase with painted details.

### EXTERNALS

Resin driveway with EV charging points, external lighting, taps and power, alongside tiled integral garage floors.

### KITCHEN

Bespoke cabinetry fit with a durable quartz worktop to both the kitchen and utility installed with Miele and Siemens appliances, including a wine cooler





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NO. 9

£1,895,000

**LANDSCAPING**

Natural boundary landscaping, with bollard lighting on separate walkways and a garden room.

**CONNECTIONS**

Energy efficient lighting, mains drainage and full FTTP with speeds of up to 1G (1000) MBPS.

**EXTERNALS**

Resin driveway with EV charging points, external lighting, taps and power; alongside tiled integral garage floors.

**SUSTAINABILITY**

Air source heat pumps alongside underfloor heating throughout, thermal insulation and double glazing energy efficient windows and bifold doors, including a log burning fireplace.

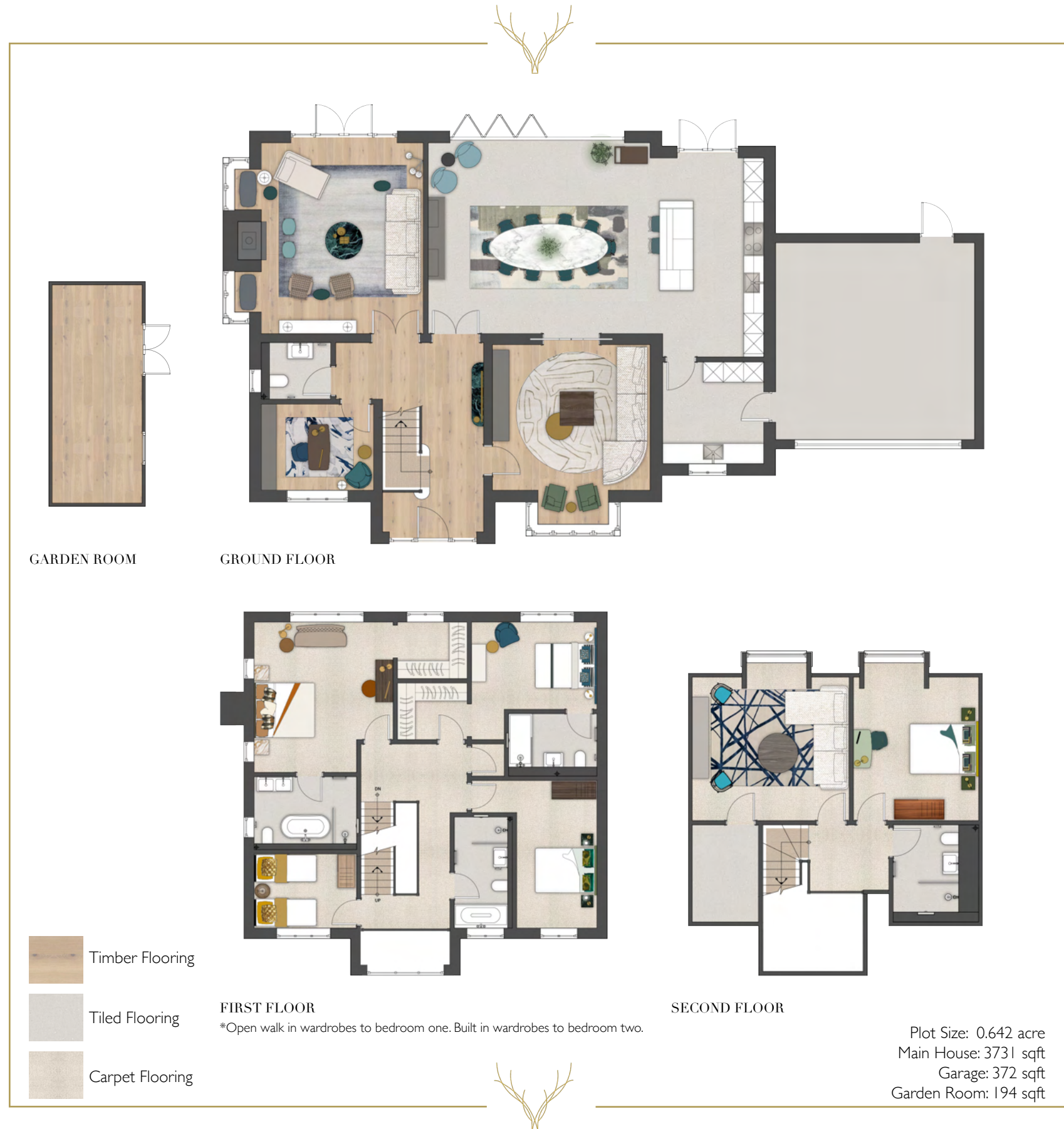
**FLOORING**

A combination of engineered timber flooring and tiling to the ground floors with luxurious carpet to the bedrooms and a feature stair runner.

**KITCHEN**

Bespoke cabinetry fit with a durable quartz worktop to both the kitchen and utility installed with Miele and Siemens appliances, including a wine cooler.





**NO. 10**  
**£1,950,000**

**LANDSCAPING**  
Natural boundary landscaping, with bollard lighting on separate walkways and a garden room.

**CONNECTIONS**  
Energy efficient lighting, mains drainage and full FTTP with speeds of up to 1G (1000) MBPS.

**EXTERNALS**  
Resin driveway with EV charging points, external lighting, taps and power, alongside tiled integral garage floors.

**SUSTAINABILITY**  
Air source heat pumps alongside underfloor heating throughout, thermal insulation and double glazing energy efficient windows and bifold doors, including a log burning fireplace.

**FLOORING**  
A combination of engineered timber flooring and tiling to the ground floors with luxurious carpet to the bedrooms and a feature stair runner.

**KITCHEN**  
Bespoke cabinetry fit with a durable quartz worktop to both the kitchen and utility installed with Miele and Siemens appliances, including a wine cooler.



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## SPECIFICATION

### EXTERNALS

- Aluminium Windows, in anthracite exterior and interior.
- Front doors in anthracite on the exterior with white interiors.
- Outside tap (cold).
- Natural boundary landscaping, with bollard lighting on separate walkways.
- Garden room (except houses 3, 4 and 5).
- Resin driveway with Electric vehicle charging points, external lighting, and power.
- Tiled integral garage floors (houses 8, 9 and 10 only).

### INTERNALS

- Off white emulsion painted walls.
- Classic panelled grey internal doors with chrome door handles.
- Porcelain tiled flooring to Kitchens, Utility rooms, WC cloakrooms, Bathrooms and En-Suites (where applicable).
- Engineered timber flooring to Entrances and ground floor living spaces (where applicable).
- Carpet to the bedrooms and staircases.

### BATHROOMS AND EN-SUITES

- Bathrooms designed by Q Design House of Richmond.
- Individually designed white contemporary sanitaryware.
- Black and chrome brassware.
- LED down lights.
- Vanity unit with storage below and mirror above to Bathroom and En-Suite (where applicable).
- Porcelain tiled flooring.
- Half height dado panelling to WC Cloakrooms.
- Mixture of ceramic and porcelain tiling to Bathroom and En-suite.

### KITCHENS

- Bespoke cabinetry by Krieder Kitchens, of Tunbridge Wells.
- Caesarstone work surfaces.
- All appliances are Siemens in Houses 1,2,3,4,5,6 & 7
- Houses 8,9 & 10 have Miele, ovens, hobs and oven microwaves. All other integrated appliances are Siemens.
- Houses 1,2,6,7,8,9 & 10 have a Siemens washer and dryer. Houses 3,4 & 5 have a combined Siemens washer/dryer.
- LED under wall unit lighting.
- Porcelain tiled flooring.

### HEATING, LIGHTING AND ELECTRICAL

- Air source heat pumps alongside underfloor heating throughout.
- Thermal insulation and double-glazing energy efficient windows and bifold doors.
- Log burning fireplace (except houses 3, 4 and 5).
- LED downlights to Entrances, WC Cloakrooms, Kitchens, Living Spaces, Bedrooms, Bathrooms and En-Suites (where applicable).
- TV points to Living areas.
- External lights to front and rear entrances.
- Power and light points to Garages (where applicable).
- Electric vehicle charging points.





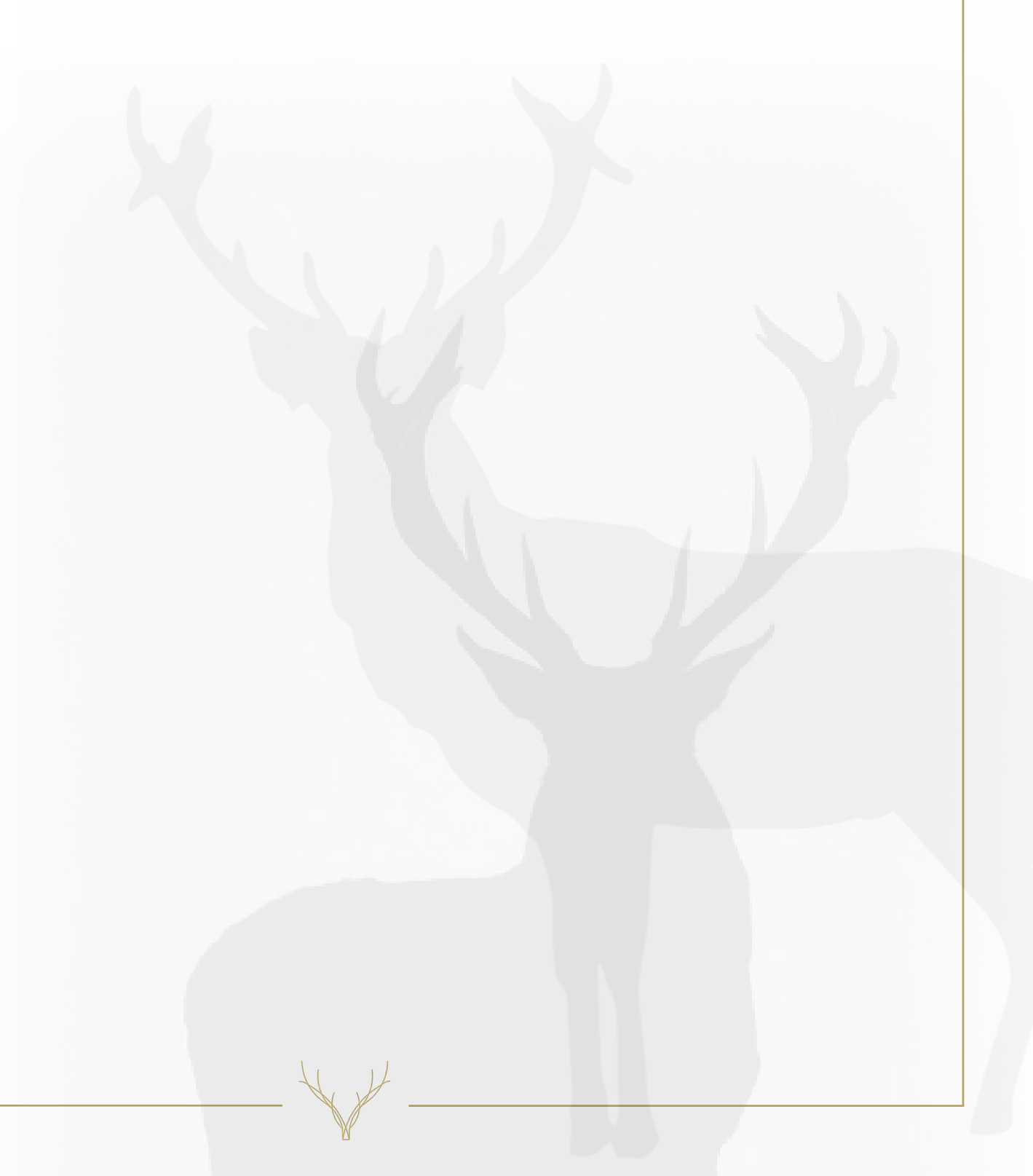
## ABOUT US

Structure is a high end development company that specialises in delivering prime residential property across the United Kingdom.

From concept to construction we ensure our clients are completely satisfied, making dreams a reality and their house truly a home. For each project, we assemble a bespoke team of specialists who work tirelessly with the client to ensure that the end goal is delivered.

Structure believe that a collaborative approach is imperative, which is why the client is at the centre of each project. Our hand-picked team ensure the client is involved at every stage of the design and construction process, so that expectations are met and even exceeded, when they finally turn the key to their beautiful new home.

With projects ranging from Central London locations to the Cotswolds, we bring exceptional craftsmanship and counsel to every job. Each project incorporates beautiful exterior design, luxuriant landscaping and decorous interior finishes to create stunning, unique homes.







# Structure™



BNP PARIBAS GROUP 

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60 offices across England and Scotland, including Prime Central London

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