

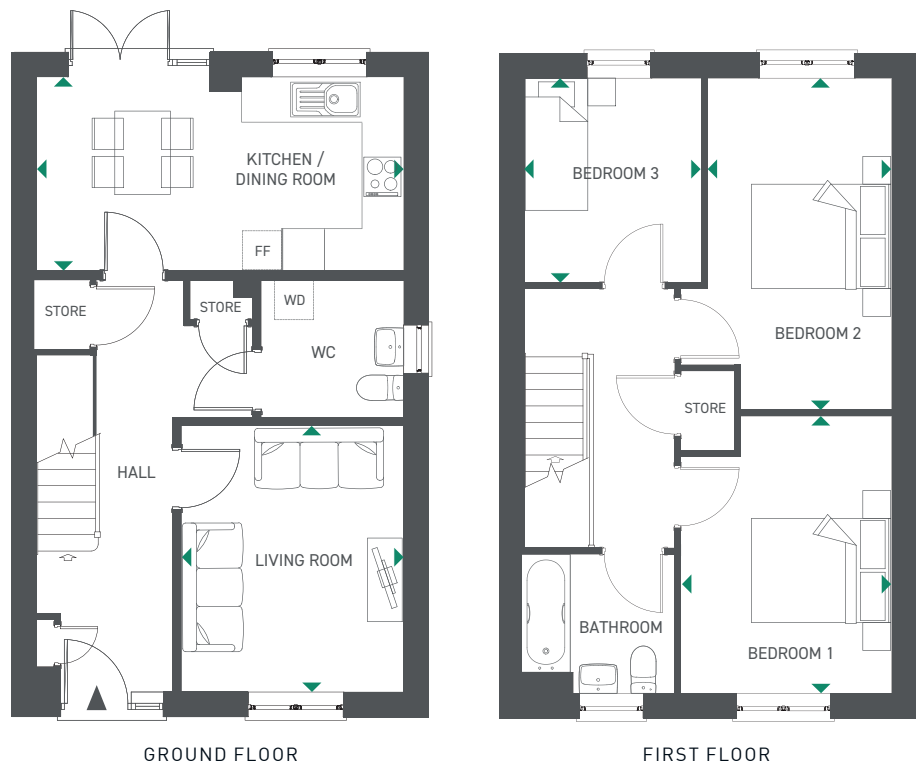
Latimer at

SONDES MEADOWS

Dorking

Sondes Meadows in Dorking enjoys a superb setting on the edge of this historic Surrey market town, surrounded by beautiful countryside and nestled within the stunning Surrey Hills Area of Outstanding Natural Beauty. Just a short walk from Dorking town centre, with its independent shops, cafés and leisure facilities, the development also benefits from excellent transport links to London and the wider South East. Featuring a collection of thoughtfully designed new homes, complemented by open green spaces and play areas, Sondes Meadows is ideal for those seeking modern living in a well-connected yet peaceful location.

THREE BEDROOM SEMI-DETACHED HOUSE / SATTERSTEAD / PLOTS 45, 46* & 134



* Plot 46 is end of terrace and handed to the plans drawn

KITCHEN/DINING	5.28 M X 2.79 M	17' 4" X 9' 2"
LIVING	3.90 M X 3.26 M	12' 10" X 10' 8"
BEDROOM 1	4.83 M X 3.09 M	15' 10" X 10' 2"
BEDROOM 2	4.05 M X 3.09 M	13' 3" X 10' 2"
BEDROOM 3	3.00 M X 2.59 M	9' 10" X 8' 6"
TOTAL AREA	93.4 SQ.M.	1,005 SQ.FT.

KEY
FF - FRIDGE/FREEZER
WD - WASHER DRYER
DW - DISHWASHER SPACE



1.4 miles to Dorking Mainline station. Trains to London from 53 minutes*



Two parking spaces



Town centre shops and amenities within easy walking distance



High specification throughout

SPECIFICATION

Kitchens

- Contemporary fitted kitchens
- Laminate worktops and matching upstands
- 1.5 bowl inset sink
- Built under single electric oven
- Ceramic hob with stainless steel extraction hood
- Integrated fridge/freezer 70/30
- Integrated washer dryer

Bathrooms

- White sanitary ware
- Chrome taps and handles
- Tiling to the ceiling around bath and shower enclosure, half height tiling to sink/vanity and toilet
- Bath with glass shower screen
- Heated towel radiator

Flooring

- Karndean to entrance hall, kitchen, living room
- Karndean to WC & bathrooms
- Carpet to be fitted to stairs, first floor landing / hallway and bedrooms

Outdoor Space

- Turfed and landscaped front and rear gardens
- Cycle shed
- Bat and bird boxes, bee bricks and hedge hog highways implemented throughout the site

General

- Air source heat pump and water cylinder
- TV Point to bedroom 1
- Central heating throughout
- Multi sensor heat alarm
- EV charging points for every home

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by Clarion Housing Group

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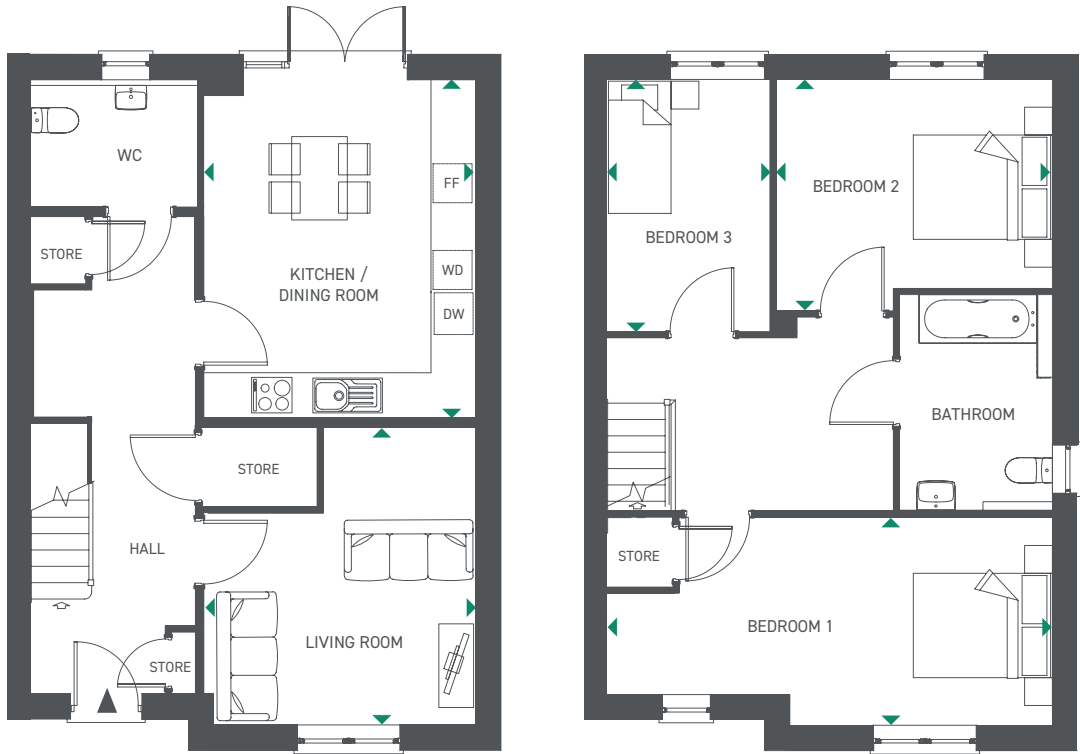
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THREE BEDROOM SEMI-DETACHED HOUSE / HOLMTHWAITE / PLOTS 141 & 142*

 Wheelchair adaptable homes



* Plot 142 is handed to the plans drawn

KITCHEN/DINING	4.95 M X 3.98 M	16' 3" X 13' 1"
LIVING	4.34 M X 3.98 M	14' 3" X 13' 1"
BEDROOM 1	6.41 M X 3.06 M	21' 1" X 10' 1"
BEDROOM 2	4.04 M X 3.07 M	13' 3" X 10' 1"
BEDROOM 3	3.69 M X 2.39 M	12' 1" X 7' 10"
TOTAL AREA	116.7 SQ.M.	1,256 SQ.FT.

KEY
FF - FRIDGE/FREEZER
WD - WASHER DRYER
DW - DISHWASHER SPACE

Kitchens

- Contemporary fitted kitchens
- Laminate worktops and matching upstands
- 1.5 bowl inset sink
- Built under single electric oven
- Ceramic hob with stainless steel extraction hood
- Integrated fridge/freezer 70/30
- Integrated washer dryer

Bathrooms

- White sanitary ware
- Chrome taps and handles
- Tiling to the ceiling around bath and shower enclosure, half height tiling to sink/vanity and toilet
- Bath with glass shower screen
- Heated towel radiator

Flooring

- Karndean to entrance hall, kitchen, living room
- Karndean to WC & bathrooms
- Carpet to be fitted to stairs, first floor landing / hallway and bedrooms

Outdoor Space

- Turfed and landscaped front and rear gardens
- Cycle shed
- Bat and bird boxes, bee bricks and hedge hog highways implemented throughout the site

General

- Air source heat pump and water cylinder
- TV Point to bedroom 1
- Central heating throughout
- Multi sensor heat alarm
- EV charging points for every home

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1.4 miles to Dorking Mainline station. Trains to London from 53 minutes*



Two parking spaces



Town centre shops and amenities within easy walking distance



High specification throughout

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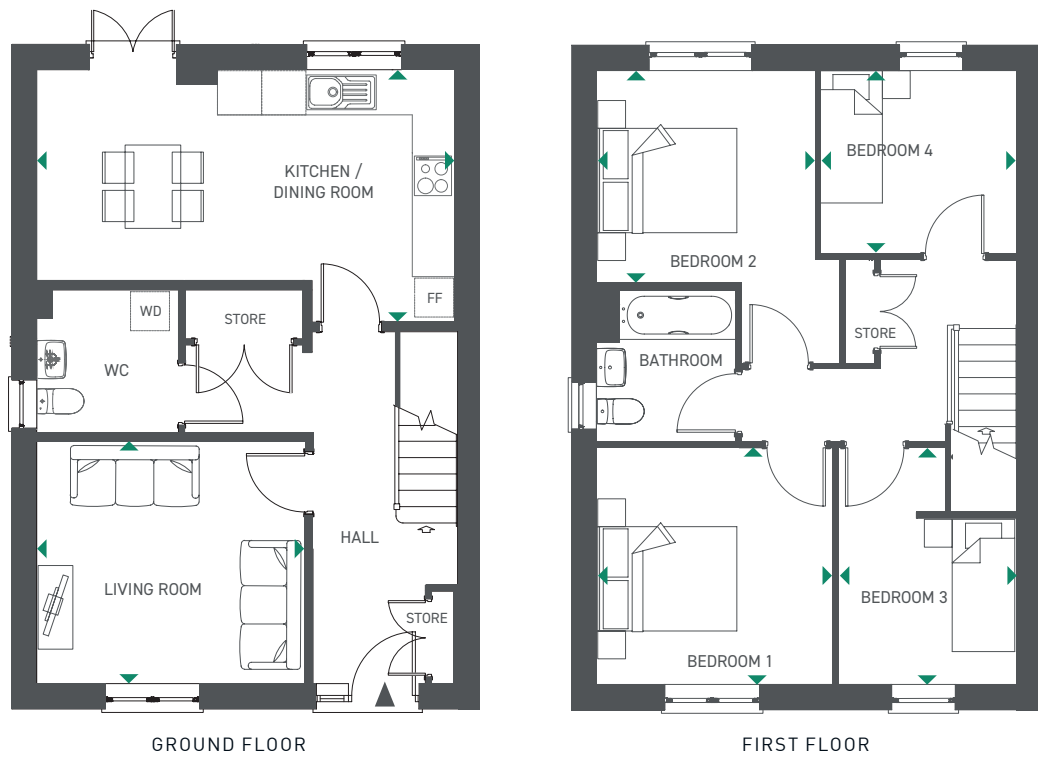
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FOUR BEDROOM DETACHED HOUSE / WITHERSTEAD / PLOT 100



SPECIFICATION

Kitchens

- Contemporary fitted kitchens
- Laminate worktops and matching upstands
- 1.5 bowl inset sink
- Built under single electric oven
- Ceramic hob with stainless steel extraction hood
- Integrated fridge/freezer 70/30
- Integrated washer dryer

Bathrooms

- White sanitary ware
- Chrome taps and handles
- Tiling to the ceiling around bath and shower enclosure, half height tiling to sink/vanity and toilet
- Bath with glass shower screen
- Heated towel radiator

Flooring

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- Karndean to WC & bathrooms
- Carpet to be fitted to stairs, first floor landing / hallway and bedrooms

Outdoor Space

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- Cycle shed
- Bat and bird boxes, bee bricks and hedge hog highways implemented throughout the site

General

- Air source heat pump and water cylinder
- TV Point to bedroom 1
- Central heating throughout
- Multi sensor heat alarm
- EV charging points for every home

KITCHEN/DINING	6.01 M X 3.68 M	19' 8" X 12' 0"
LIVING	3.90 M X 3.60 M	12' 9" X 11' 9"
BEDROOM 1	3.47 M X 3.45 M	11' 4" X 11' 3"
BEDROOM 2	3.20 M X 3.12 M	10' 5" X 10' 2"
BEDROOM 3	3.47 M X 2.63 M	11' 4" X 8' 7"
BEDROOM 4	2.88 M X 2.68 M	9' 5" X 8' 9"
TOTAL AREA	108.28 SQ.M.	1,165 SQ.FT.

KEY

FF - FRIDGE/FREEZER

WD - WASHER DRYER

DW - DISHWASHER SPACE



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Town centre shops and amenities within easy walking distance



High specification throughout

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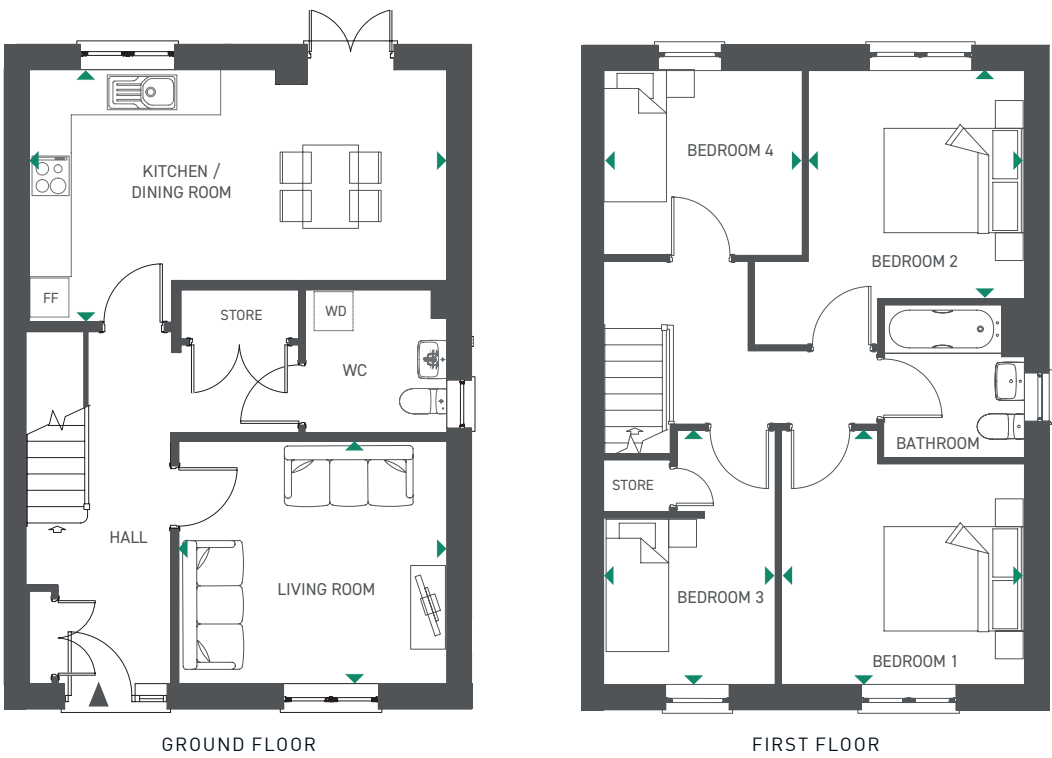
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FOUR BEDROOM DETACHED HOUSE / WITHERSTEAD / PLOT 135



KITCHEN/DINING	6.00 M X 3.71 M	19' 8" X 12' 2"
LIVING	3.92 M X 3.55 M	12' 10" X 11' 8"
BEDROOM 1	3.72 M X 3.56 M	12' 2" X 11' 8"
BEDROOM 2	3.34 M X 3.17 M	11' 0" X 10' 5"
BEDROOM 3	3.72 M X 2.51 M	12' 2" X 8' 3"
BEDROOM 4	2.90 M X 2.73 M	9' 6" X 8' 11"
TOTAL AREA	106.55 SQ.M.	1,147 SQ.FT.

KEY
FF - FRIDGE/FREEZER
WD - WASHER DRYER
DW - DISHWASHER SPACE

Kitchens

- Contemporary fitted kitchens
- Laminate worktops and matching upstands
- 1.5 bowl inset sink
- Built under single electric oven
- Ceramic hob with stainless steel extraction hood
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- Integrated washer dryer

Bathrooms

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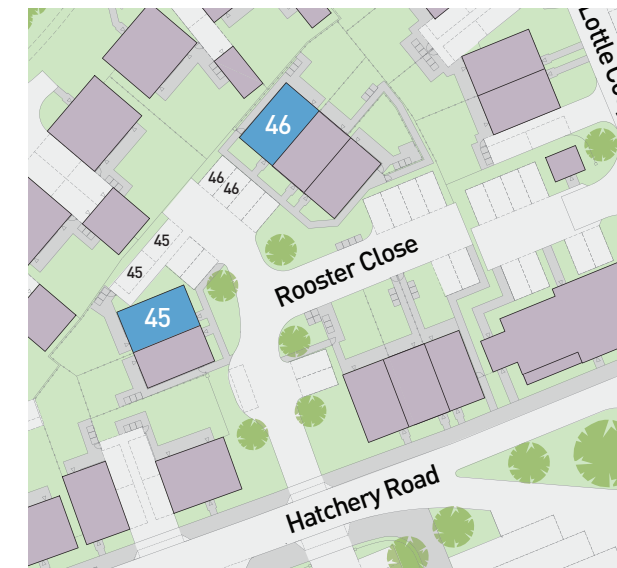
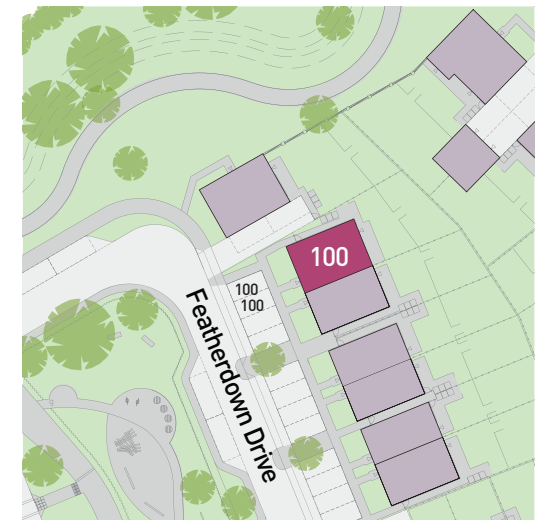
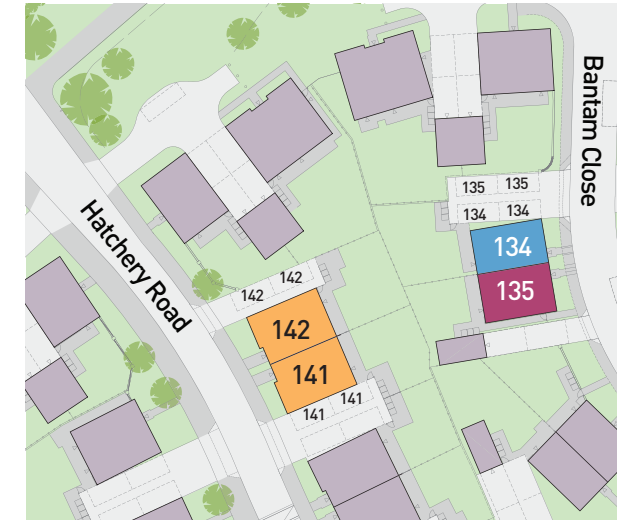
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Latimer at SONDES MEADOWS

Dorking

SITE PLAN



Plot Locator

3 Bedroom - Satterstead ■

3 Bedroom - Holmthwaite ■

4 Bedroom - Witherstead ■

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*The specifications mentioned in this brochure are indicative and may vary for each house within the Sondas Meadows development. While we strive to provide accurate and up-to-date information, please note that individual units may have unique features, layouts, or finishes. Please speak to your sales executive for more details. Travel times sourced from google.com/maps and are indicative only. Please check before you travel.

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