



# Middlemead

Great Bookham, Surrey

A contemporary collection of two and three-bedroom homes available for Shared Ownership  
14 homes available



**CLARION**  
HOUSING



# The perfect Surrey home

Welcome to Middlemead – an outstanding new collection of two and three bedroom homes available for Shared Ownership.

Located in the charming village of Great Bookham, Middlemead is the ideal opportunity to buy a home in this beautiful part of Surrey.

Middlemead homes are built to the highest standards, featuring tasteful exteriors, fresh contemporary interiors, dedicated parking provision and a private garden. With central London less than an hour away\* by train, Middlemead also offers great access to both countryside and capital – perfect for first-time buyers, professionals and young families.

\* Journey time source: Nationalrail.co.uk. Train travel times are measured from Bookham station (not development) to London Waterloo station and are for the quickest single service during weekday morning peak hours (6.30am-9.30am).

# Welcome to Great Bookham

Middlemead is ideally situated in Great Bookham, a charming Surrey village with a history dating back to Saxon times.

Today, the village is a beautiful residential location within easy reach of Leatherhead, Epsom and Guildford, and under an hour from London Waterloo\* by train.

For your day-to-day needs, Great Bookham High Street is just a five-minute walk from Middlemead and offers a variety of small shops, a Co-op supermarket, a bakery, a traditional butcher, a café, a florist and two attractive pubs. A number of local schools are rated highly by Ofsted, such as Polesden Lacey Infant School ("Outstanding") as well as Eastwick Junior & Infant Schools, Little Bookham & Effingham Preschool and Howard of Effingham secondary school (all "Good").

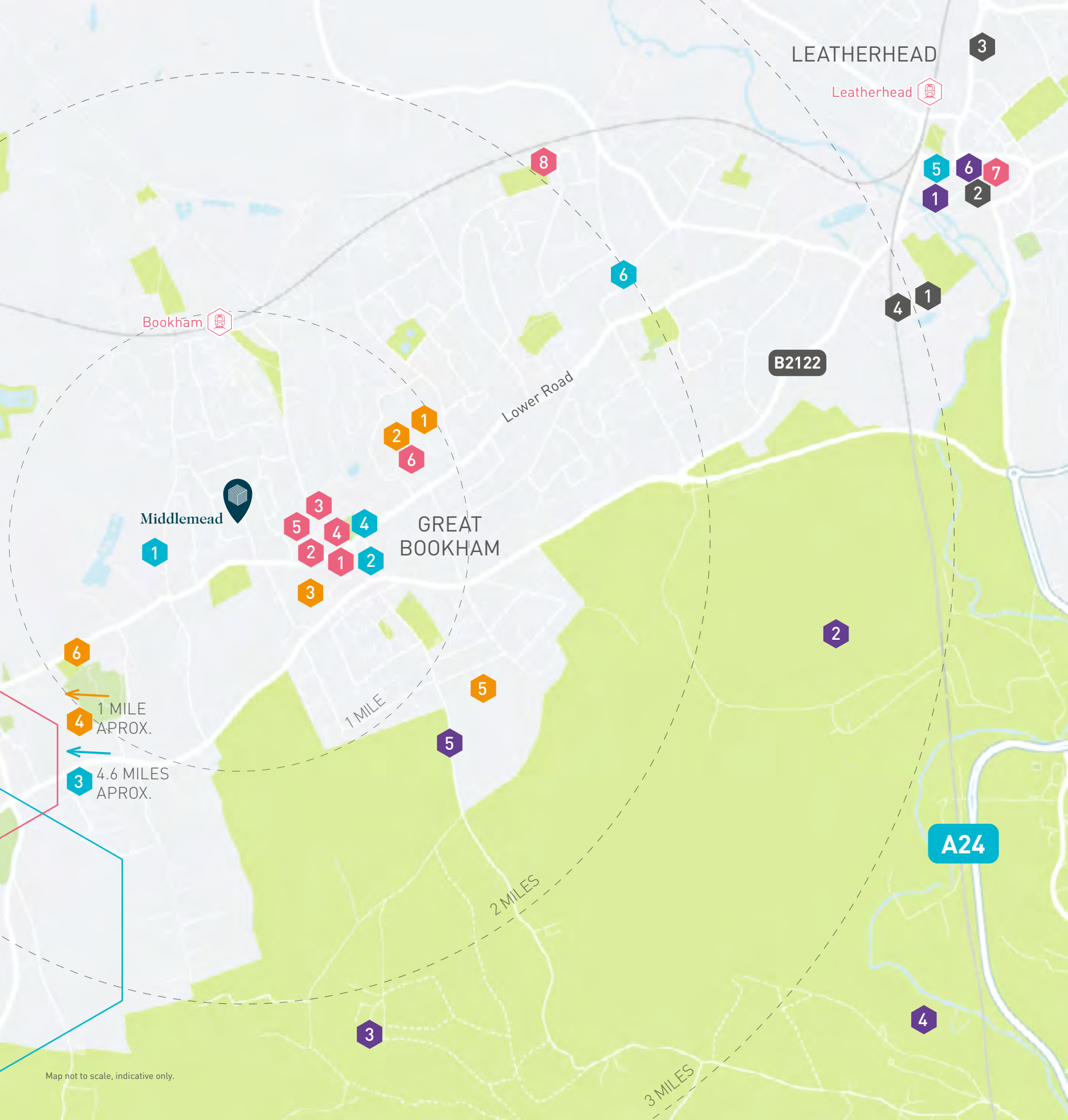
When it's time to take a break, the surrounding area has a wealth of options for relaxation, recreation and entertainment. Check out traditional pubs like Ye Olde Windsor Castle and The Royal Oak, try a workout at Leatherhead Leisure Centre, or instead catch a film at The Leatherhead Theatre. Days out near Great Bookham also include visits to Polesden Lacey House and picturesque walks in the Surrey Hills – so you'll always have a choice of ways to unwind.

\* Journey time source: Nationalrail.co.uk. Train travel times are measured from Bookham station (not development) and are for the quickest single service during weekday morning peak hours (6.30am-9.30am).

Information about the local area is based on a variety of external sources: while Clarion makes every effort to reproduce correct information, we cannot guarantee its accuracy.



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# What's nearby

Choose from a range of restaurants, pubs and parks – or take a relaxing walk in the surrounding countryside.

## Middlemead - Great Bookham, Surrey

### Food & drink

- 1 Ye Olde Windsor Castle
- 2 The Royal Oak
- 3 The King William IV
- 4 The Old Crown
- 5 Piazza Firenze (Leatherhead)
- 6 The Bell (Fetcham)

### Amenities

- 1 Co-op (Great Bookham High St)
- 2 Great Bookham Dental Practice
- 3 Excellence in Dentistry
- 4 Bookham Post Office
- 5 Fairfield Medical Centre
- 6 Eastwick Park Medical Practice
- 7 Swan Shopping Centre (Leatherhead)
- 8 Sainsbury's (Fetcham)

### Schools

- 1 Eastwick Junior School
- 2 Eastwick Infant School
- 3 The Dawnay School
- 4 Little Bookham & Effingham Pre-school
- 5 Polesden Lacey Infant School
- 6 Howard of Effingham School (Secondary)

### Attractions and parks

- 1 Leatherhead Museum
- 2 Norbury Park nature reserve
- 3 Polesden Lacey House
- 4 Surrey Hills AONB
- 5 Great Bookham Equestrian Centre
- 6 The Leatherhead Theatre

### Fitness & leisure

- 1 Leatherhead Leisure Centre
- 2 Nuffield Health Fitness (Leatherhead)
- 3 Curves (Leatherhead)
- 4 Leatherhead and Dorking Gymnastics Club

Map not to scale, indicative only.

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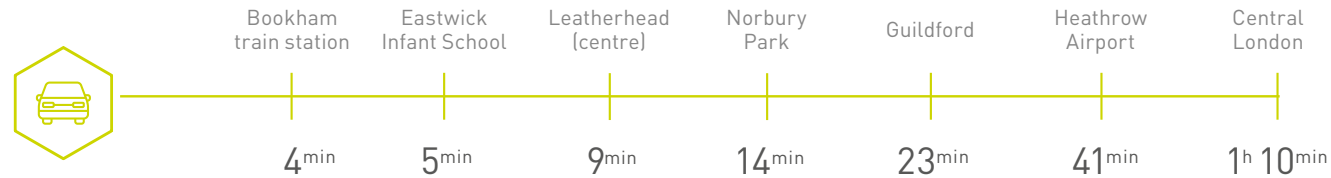


# Transport Links

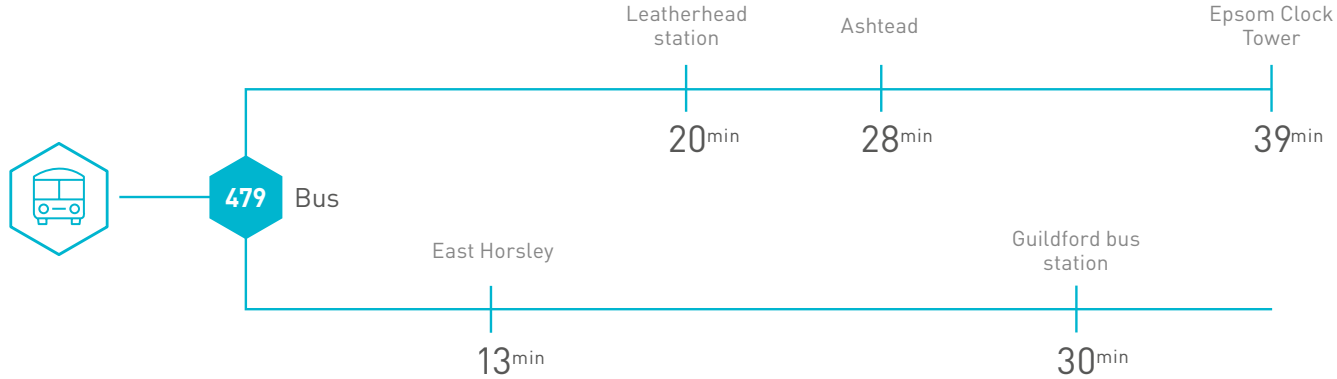
Great Bookham has excellent connections to major destinations throughout the South East.

Main road connections and a regular bus service run through the village, going west to Guildford and east to the M25 and Leatherhead allowing ample opportunity to get to London, the coast, nearby beauty spots and Heathrow Airport

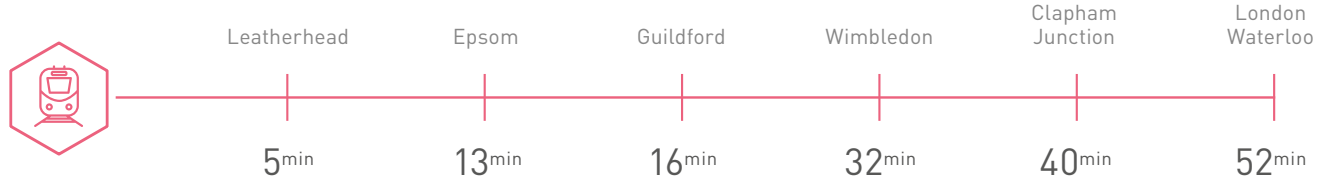
Bookham train station is also conveniently located less than 5 minutes drive and provides easy access to London and the South East.



The 479 bus service is available from the nearby Sole Farm Road stop.



Journey times from Bookham station\*:



Map not to scale, indicative only.

\* Journey times sources: Nationalrail.co.uk, Google Maps and bustimes.org. Train travel times are measured from station (not development) and are for the quickest single service during weekday morning peak hours (6.30am-9.30am). Car journey times are given for off-peak weekday journeys but may change depending on time, day and traffic. Bus journey times are given for off-peak weekday journeys between stops (unless a night service applies), but may change depending on time, day and traffic.

# Explore Middlemead

Middlemead is accessed from entrances on Sole Farm Avenue and Middlemead Road near the centre of Great Bookham.

All homes have a private rear garden and either one or two parking bays.



**Key to Site Plan**

- Two Bedroom Houses
- Three Bedroom Houses
- Parking spaces

# Two bedroom house

Houses 60, 61, 62, 63 – 84.8m<sup>2</sup>/ 913ft<sup>2</sup>

Oakenwood, Bookham, Leatherhead, Surrey KT23 3EN



Houses 60,  
61, 62, 63

# Three bedroom house

Houses 44, 45, 64, 65 – 110m<sup>2</sup>/ 1184ft<sup>2</sup>

Oakenwood, Bookham, Leatherhead, Surrey KT23 3EN

Houses 74, 75, 76, 77, 78, 79 – 110m<sup>2</sup>/ 1184ft<sup>2</sup>

Sole Farm Avenue, Bookham, Leatherhead, Surrey KT23 3DE



Houses 44, 45

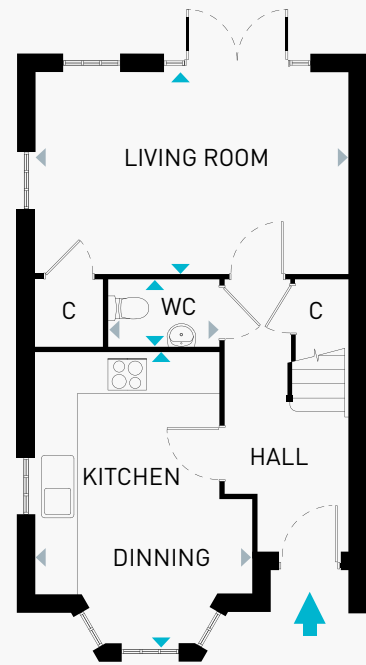


Houses 64, 65

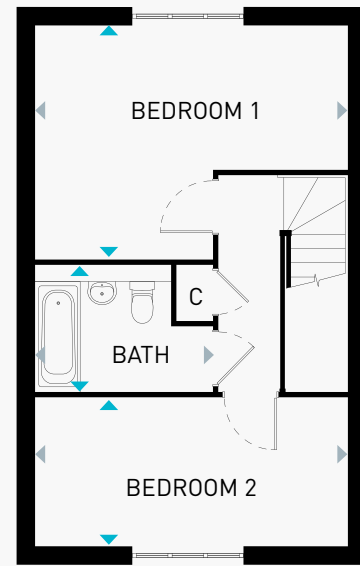


Houses 74, 75,  
76, 77, 78, 79

GROUND FLOOR



FIRST FLOOR



A B

Kitchen / Dining	4.6m [15'5"]	x	3.4m [11'4"]
Living Room	3.2m [10'7"]	x	5.0m [16'6"]
WC	1.0m [3'5"]	x	1.7m [5'9"]

A B

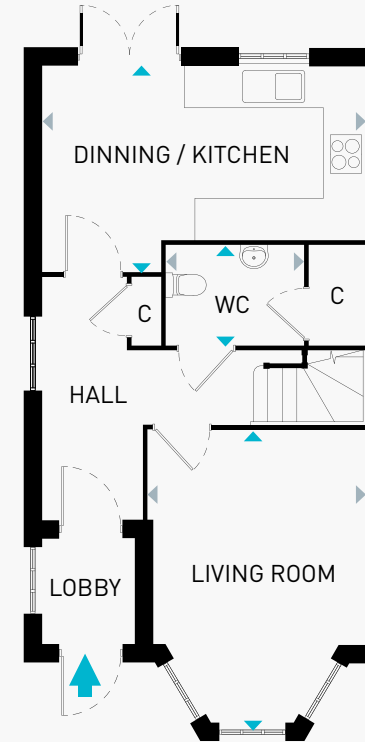
Bedroom 1	3.7m [12'4"]	x	5.0m [16'6"]
Bedroom 2	2.3m [7'10"]	x	5.0m [16'6"]
Bath	2.0m [6'7"]	x	2.8m [9'4"]

C = Cupboard

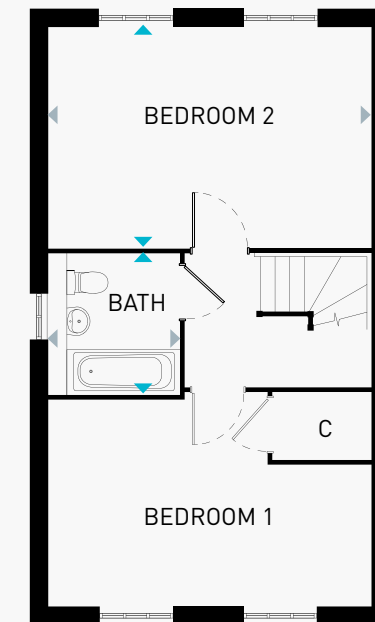
= Main Entrance

Houses 61 and 63 are mirrored

GROUND FLOOR



FIRST FLOOR



A B

Dining / Kitchen	3.1m [10'6"]	x	4.9m [16'4"]
Living Room	4.5m [15'0"]	x	3.3m [11'1"]
WC	1.4m [4'11"]	x	2.1m [6'11"]

A B

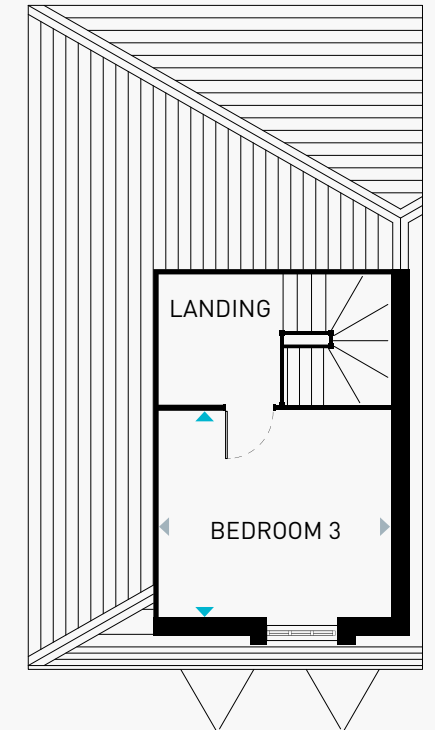
Bedroom 1	3.1m [10'4"]	x	4.9m [16'4"]
Bedroom 2	3.4m [11'2"]	x	4.9m [16'4"]
Bedroom 3	3.4m [11'2"]	x	3.6m [12'2"]
Bath	2.1m [7'2"]	x	2.0m [6'7"]

C = Cupboard

= Main Entrance

Houses 45, 65, 74, 76 and 78 are mirrored

SECOND FLOOR



The kitchen and dimensions on the following floorplans are for guidance only. Dimensions are rounded down to one decimal point and are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. All measurements and areas may vary within a tolerance of 5%. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

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# Specification

Middlemead homes come with a selection of quality modern fittings and finishes designed to create a light and relaxed atmosphere.

Each property is also tastefully decorated in a timeless fashion, making it easier to alter elements according to your own decorative style.

- Fully fitted kitchen units with worktop and upstand
- Integrated fridge freezer, washer dryer and dishwasher
- Integrated oven, hob and extractor fan
- Vinyl kitchen & bathroom floors with full-height tiling round bath and shower
- White bathroom suite and chrome heated towel rail and shower screen
- Carpet in lounge and bedrooms
- TV and telephone points fitted in lounge
- Sliding mirrored wardrobe in bedroom

Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. Clarion Housing reserves the right to amend the specification as necessary and without notification.

Previous Clarion Housing development photography, indicative only



# Shared Ownership

## What is Shared Ownership?

Shared Ownership is an excellent way for people to take their first step on the property ladder by purchasing between 25% and 75% of the full price of a home.

## Am I eligible?

To be eligible for a Shared Ownership home at Middlemead:

- You must be at least 18 years old.
- You must be unable to buy a home suitable for your needs on the open market.
- You will need sufficient savings for a mortgage deposit (generally a minimum of 5% of your share, subject to conditions) and a clean credit history to qualify for a mortgage.
- Your annual household income must be less than £80,000.
- You must be a first-time buyer or existing shared owner\*. If you already own a home, and need to move but cannot afford to, then please discuss your situation with us. There are some circumstances under which you could be eligible.

In line with government priorities, priority for Shared Ownership homes is awarded to serving military personnel and former members of the British Armed Forces honourably discharged in the last two years. People who live or work in the local area also receive priority. We welcome applications from everyone and will try and help if we can.

[shared.ownership@myclarionhousing.com](mailto:shared.ownership@myclarionhousing.com)



## Building homes. Developing futures.

With over 100 years' experience of developing and selling new homes, we combine award-winning, well-designed properties with excellent pre-sale and aftercare services. Developing new Shared Ownership homes, we provide options for a range of customers at varying price points.

Clarion Housing Group comprises the largest housing association in the country, with 125,000 homes across more than 170 local authorities. It also includes a charitable foundation, Clarion Futures, and is one of the country's leading housebuilders.



**Register your interest now  
by contacting our sales team below**

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0300 100 0309

[myclarionhousing.com/sharedownership](https://myclarionhousing.com/sharedownership)

**Disclaimer:** All floor plans in this brochure are for general guidance only. Measurements are from plans and "as built" dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Clarion Housing has taken all reasonable care in the preparation of the information given in this brochure. However this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Clarion Housing does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Clarion Housing undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Clarion Housing or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Clarion Housing. Clarion Housing supports the development of mixed tenure developments and is proud to provide homes for affordable rent and Shared Ownership at Middlemead. We may change the tenure of some homes subject to demand.

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