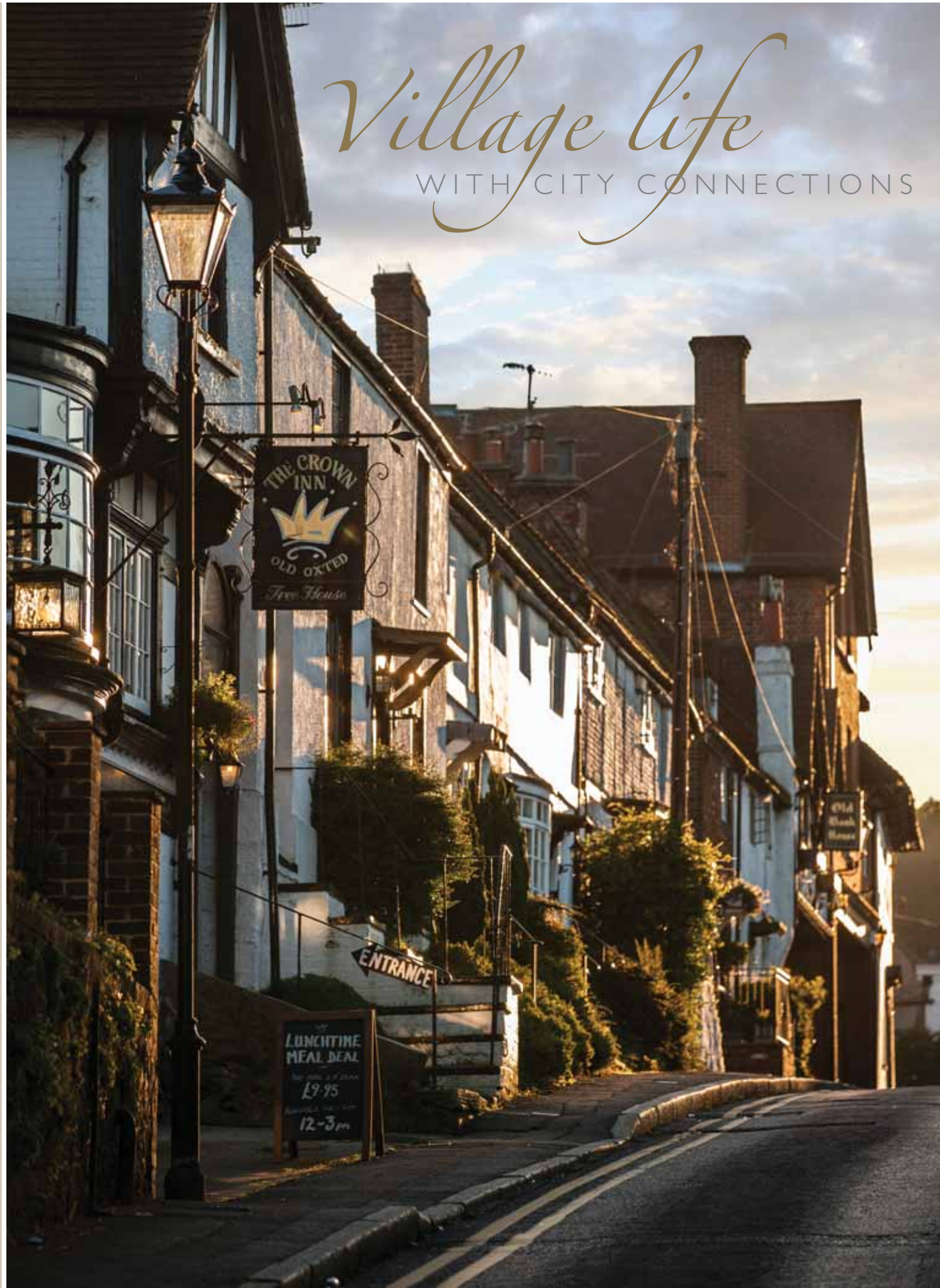




Four Oaks

HURST GREEN



Village life

WITH CITY CONNECTIONS



A secluded collection of 3, 4 and 5 bedroom homes in Hurst Green

The charming Surrey village of Hurst Green offers a perfect alternative to city life with its traditional green and community feel. Set on the outskirts of Oxted, where there is a real buzz with regular markets, boutique shops and traditional country pubs, Hurst Green itself has good schools, parks and open countryside. It's ideal for families and perfect for commuters with Hurst Green Station offering frequent trains to London in less than 40 minutes.

Not far from Four Oaks you will find a village store to meet your everyday needs and can head to Oxted for more shopping on Station Road, home to a wide variety of shops including popular high street names and quirky independent stores. There are also Morrisons and Sainsbury's supermarkets.

Whether you are looking for education now or in the future there are good primary and junior schools close by and a secondary school in Oxted. Further education can be found at Reigate College or East Surrey College in Redhill.

Tandridge Leisure Centre offers swimming, a gym and classes as well as arts, sports and lots of activities for children and

Master Park is fantastic for the whole family with play equipment and plenty of space for picnics and dog walking. Golf courses can be found at Tandridge and Limpsfield and there are clubs for squash, tennis, bowls, football and more.

Oxted's Barn Theatre, home to the Operatic Society and the Oxted Players, puts on regular amateur productions while the town's Everyman Cinema shows all the new releases. East Grinstead or Croydon are good venues for a big club night out or take a train into London for everything the city has to offer.

Surrey has a host of nationally-renowned attractions with Bluewater Shopping Centre, Chessington World of Adventures, the Surrey Downs, Hever Castle or Chislehurst Caves all easy to reach.

Trains from Hurst Green Station go to London Bridge in 33 minutes and London Victoria in 42 minutes. Four Oaks is about 4 miles from the M25 with its links to other major motorways and Gatwick Airport is 17 miles away.

Four Oaks

DEVELOPMENT LAYOUT

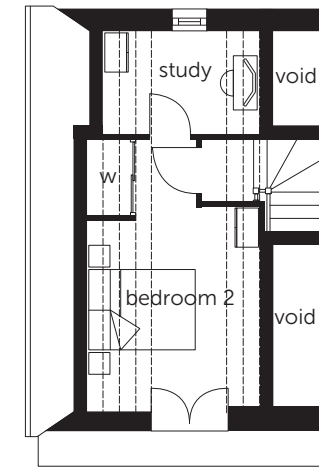


- The Grove
5 bedroom home
plots 5, 6 & 7
- The Spinney
4 bedroom home
plot 1
- The Coppice
4 bedroom home
plots 2, 3, 4, 8, 9 & 10
- The Acorn
3 bedroom home
plots 11, 12, 13 & 14
- Affordable Housing

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. For details of individual properties and availability please refer to our Sales Advisor.

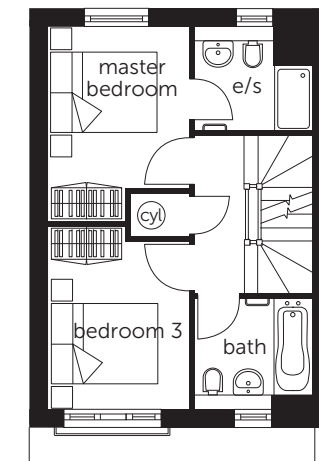
The Acorn

THREE BEDROOM HOME
PLOTS 11, 12, 13 & 14



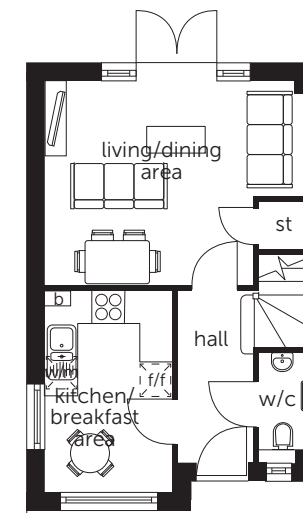
Second Floor

Bedroom 2	5.005m x 2.875m	16'5" x 9'5"
Study	2.875m x 1.885m	9'5" x 6'2"



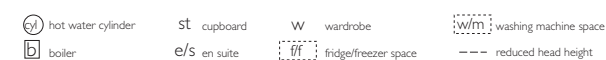
First Floor

Master bedroom	3.550m x 2.575m	11'8" x 8'5"
Bedroom 3	3.340m x 2.575m	10'11" x 8'5"



Ground Floor

Kitchen/ Breakfast Area	3.690m x 2.335m	12'1" x 7'8"
Living/Dining Area	4.815m x 3.750m	15'10" x 12'4"

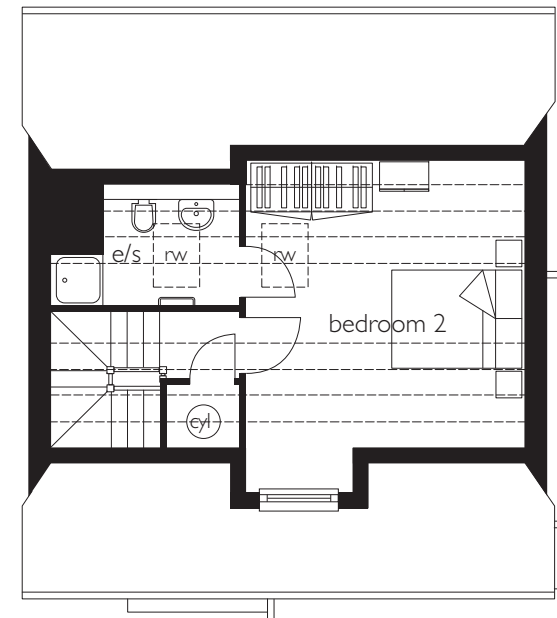


Furniture not to scale and all positions are indicative.

Computer generated image shown opposite. These particulars are for illustration only. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

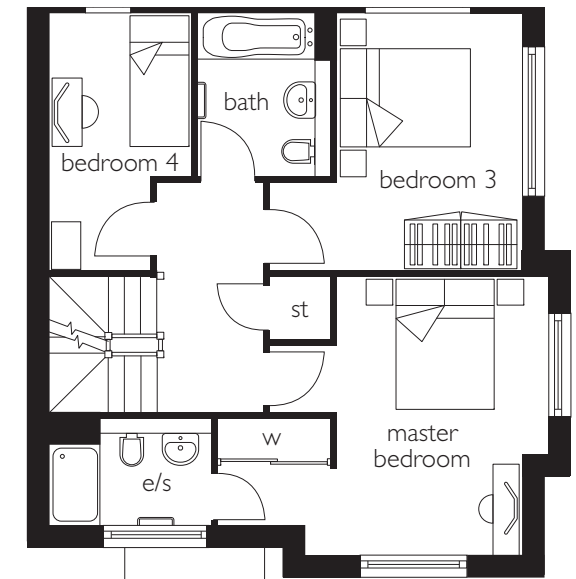
The Spinney

FOUR BEDROOM HOME
PLOT 1



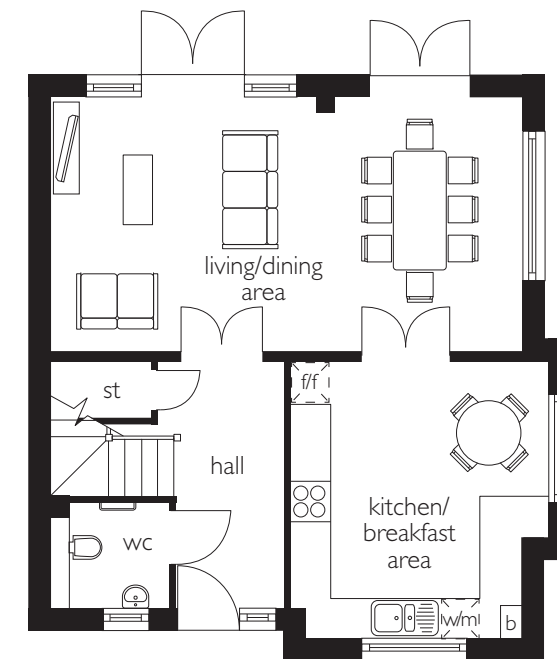
Second Floor

Bedroom 2 4.740m x 4.180m 15'7" x 13'9"



First Floor

Master bedroom 4.570m x 4.160m 15'0" x 13'8"
 Bedroom 3 3.870m x 3.790m 12'8" x 12'5"
 Bedroom 4 3.870m x 2.125m 12'8" x 7'0"



Ground Floor

Kitchen/
Breakfast Area 4.159m x 3.890m 13'8" x 12'9"
 Living/Dining Area 7.085m x 3.815m 23'3" x 13'6"

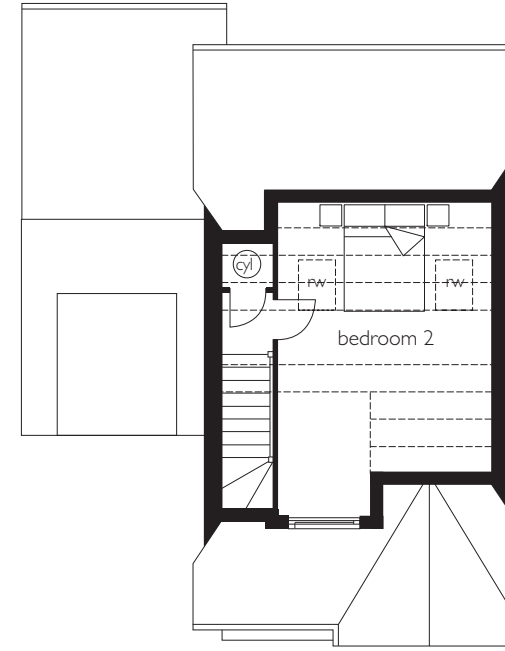
- hot water cylinder
- boiler
- st cupboard
- e/s en suite
- W wardrobe
- fridg/freezer space
- w/m washing machine space
- reduced head height

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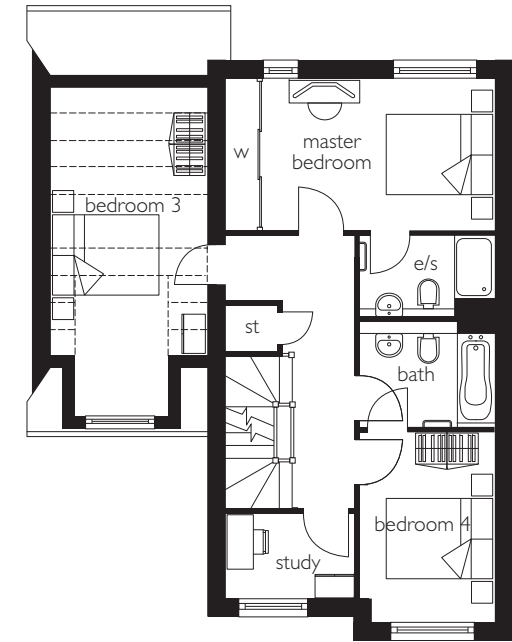
The Coppice

FOUR BEDROOM HOME
PLOTS 2, 3, 4, 8, 9 & 10



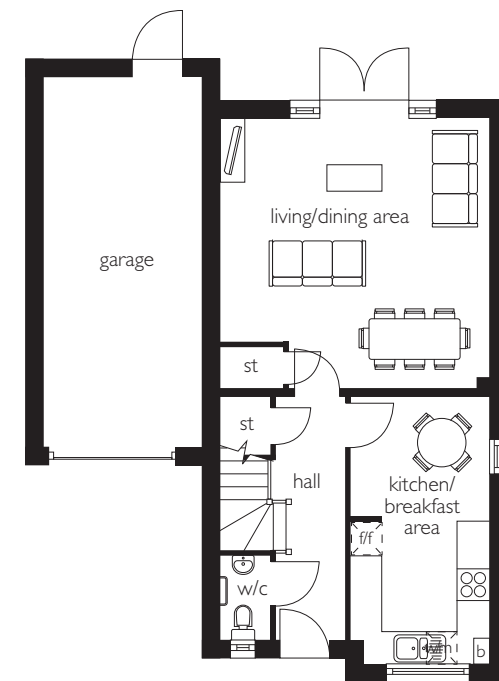
Second Floor

Bedroom 2 5.470m x 4.040m 17'11" x 13'3"



First Floor

Study 2.440m x 1.600m 8'0" x 5'3"
Master bedroom 5.085m x 2.885m 16'8" x 9'6"
Bedroom 3 5.765m x 2.965m 18'11" x 9'9"
Bedroom 4 3.620m x 2.550m 11'11" x 8'4"



Ground Floor

Kitchen/
Breakfast Area 5.055m x 2.625m 16'7" x 8'7"
Living/Dining Area 5.130m x 5.085m 16'10" x 16'8"

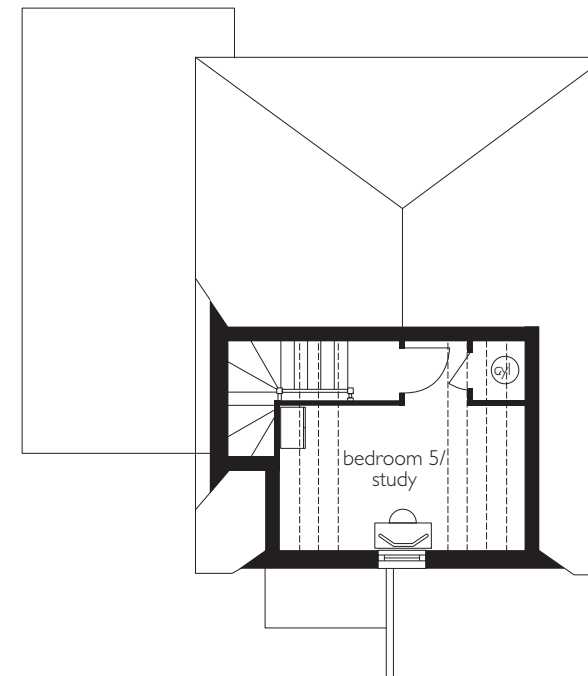
hot water cylinder
 cupboard
 wardrobe
 washing machine space
 boiler
 en suite
 fridge/freezer space
 reduced head height

Furniture not to scale and all positions are indicative.

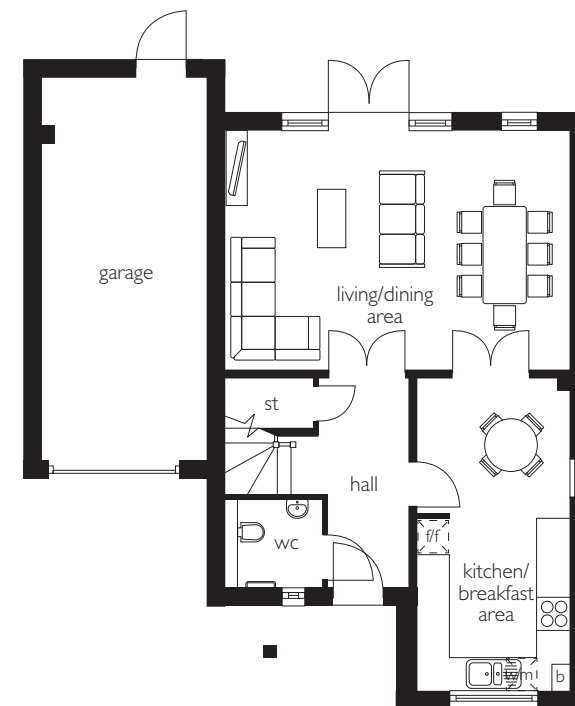
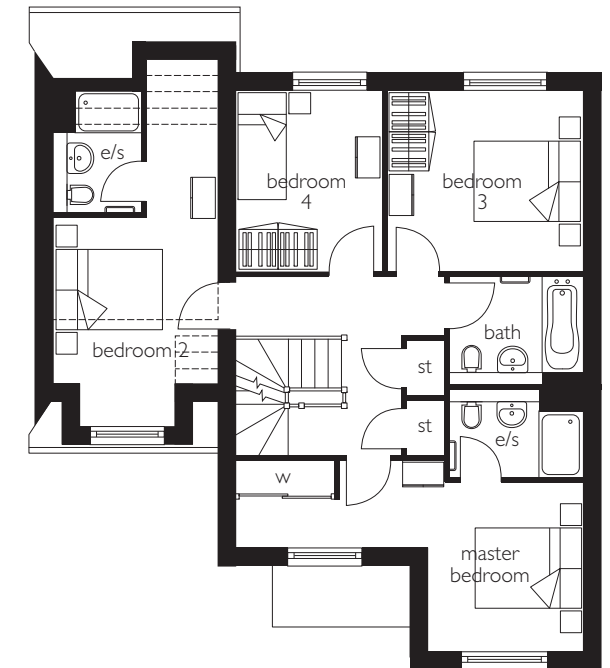
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The Grove

FIVE BEDROOM HOME
PLOTS 5, 6 & 7



Second Floor
Bedroom 5/Study 3.840m x 3.800m 12'7" x 12'6"



First Floor
Master bedroom 6.320m x 3.500m 20'9" x 11'6"
Bedroom 2 6.545m x 2.965m 21'6" x 9'9"
Bedroom 3 3.550m x 3.300m 11'8" x 10'10"
Bedroom 4 3.300m x 2.675m 10'10" x 8'9"

Ground Floor
Kitchen/Breakfast Area 5.740m x 2.795m 18'10" x 9'2"
Living/Dining Area 6.320m x 4.395m 20'9" x 14'5"

hot water cylinder
 st cupboard
 W wardrobe
 w/m washing machine space
 b boiler
 e/s en suite
 f/f fridge/freezer space
 --- reduced head height

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RELAX AND *enjoy* A SUPERB SPECIFICATION



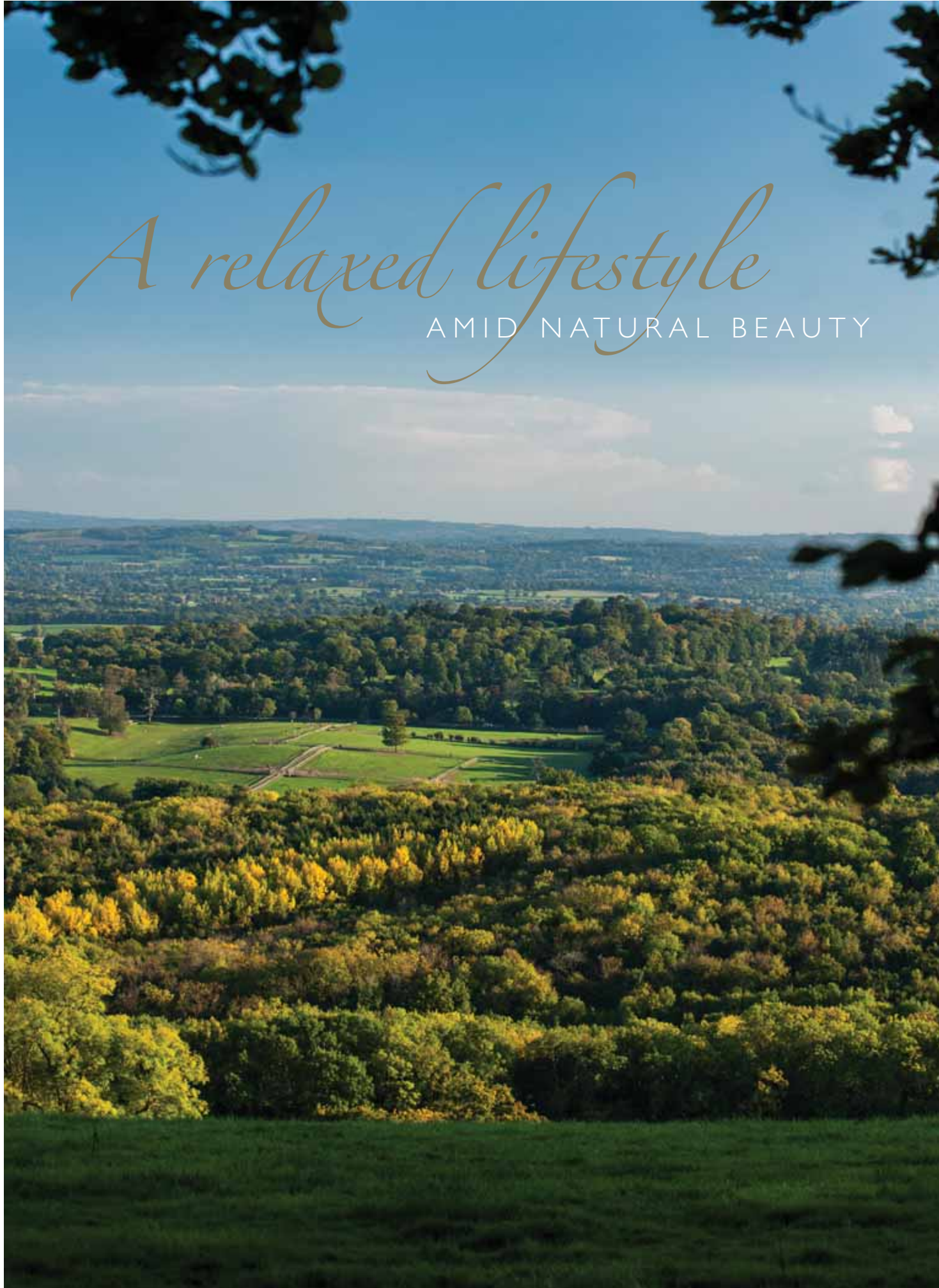
- Contemporary style kitchen units with under cupboard lighting and soft close drawers and doors
- Stainless steel fan assisted oven with induction or gas four burner hob
- Designer hood/chimney extractor and stainless steel splashback
- 1.5 bowl stainless steel sink with chrome taps
- Integrated fridge freezer and dishwasher
- Roca white sanitaryware with chrome taps
- Chrome heated towel rails to bathroom and en suites
- LED down-lights to kitchen, bathroom and en suite,
- Energy efficient pendants to other rooms
- Fitted wardrobes to master bedroom
- Telephone point to living area, study and master bedroom
- TV/SATV outlets to living area and master bedroom and TV outlets to kitchen, study and remaining bedrooms
- Gas central heating to all houses
- Landscaping to front gardens (in accordance with planning approval)
- Graded top soil to all rear gardens
- Lighting to front entrance door and rear patio
- Mains powered smoke and carbon monoxide detectors
- 10 year **NHC** warranty



Photographs are used for illustrative purposes only and depict typical Bellway interiors from previous developments.

A relaxed lifestyle

AMID NATURAL BEAUTY



Two great ways to help you move



Buy and sell in one easy move with Bellway Part Exchange. Bellway has always built attractive and desirable new homes. That's why we've become one of the top ten builders in Britain. But now there's even more reason to choose a Bellway home. To make the whole process of selling and buying easier, we've put together a range of services to make your move as hassle free as possible.

The benefits of this amazing deal include:

- A fair offer for your old home based on an independent valuation
- A decision made usually within 7 days
- No Estate Agents' fees to pay
- A guaranteed price for your old home
- A stress free move for you
- The option to stay in your existing home until your new house is ready
- No advertising fees to pay

Part Exchange – the simplest and quickest way to move house!



To make the whole process of selling and buying easier, Bellway has put together a range of services. Express Mover is the solution if you want to buy a Bellway home but haven't sold your own house.

The Advantages:

- A recommended local agent will be used to market your present home
- You agree the selling price on your present home
- The Estate Agent works harder making your present home a higher priority to sell
- Details of your present home will also be marketed in our sales offices
- Bellway will do all the chasing with the Estate Agent to secure a sale for you
- You get a market price for your present home
- You can trade 'up', 'down' or 'sideways'
- Properties outside our region can be registered on the scheme
- Most importantly - it's free of charge! Bellway pay your Estate Agent fees
- Prospective buyers are properly qualified before being given an appointment to view your present home

Please note Part Exchange is not available with any other offer and is subject to the Terms and Conditions of our Part Exchange Package. Part Exchange is only available on selected properties, and may not be offered at this development.



ADDITIONS

make your house your home



Add the finishing touches

Take advantage of our unique Additions package and create a home that is as individual as you are.

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most importantly of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

Choose from our range of Additions options covering:

Kitchens:

- Granite worktops
- Integrated or freestanding washer/dryer
- Built-under double oven or steam oven (where applicable)
- Ceramic hob
- Stainless steel appliances
- Fridge/freezer
- Dishwasher
- Microwave
- Washing machine

Flooring:

- Choose from carpets, vinyl or ceramic

Tiling:

- Full and half height tiling
- Comprehensive upgrade options

Plumbing:

- Water filter tap
- Heated towel rail

Security:

- Intruder alarms
- Security lights

Electrical:

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket and light
- Electric powered garage door controls
- Recessed lighting
- Light fittings
- BT and TV points

Miscellaneous:

- Landscaped gardens
- Fencing to rear garden
- Wardrobes
- Fire and surround
- Bathroom and en suite accessories

A unique package that offers you the freedom to create your perfect dream home before you even move in.

Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown opposite. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.



Customer Care

For sixty years the name Bellway has been synonymous with quality craftsmanship and quality homes, we are justifiably proud of this reputation and work hard to provide you with a home that meets with your dreams. From the day a customer visits our sales centre to the move-in day we aim to provide a level of service and after-sales care that is second to none.

In recognising the close involvement our customers seek in purchasing their new homes we deliberately gear our sales hand-over process to involve our customers at every possible opportunity. Firstly all our homes are quality checked by our site managers and sales advisors. Customers are then invited to pre-occupation visits; this provides a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing customer care and building quality homes is good business sense. However, we are aware that errors do occur and it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity. In managing this process we have after sales teams and a Customer Care centre that is specifically tasked to respond to all customer complaints.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home; a 10 year warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

Our dedicated Customer Care department will ensure your move to a new Bellway home is as smooth as possible.

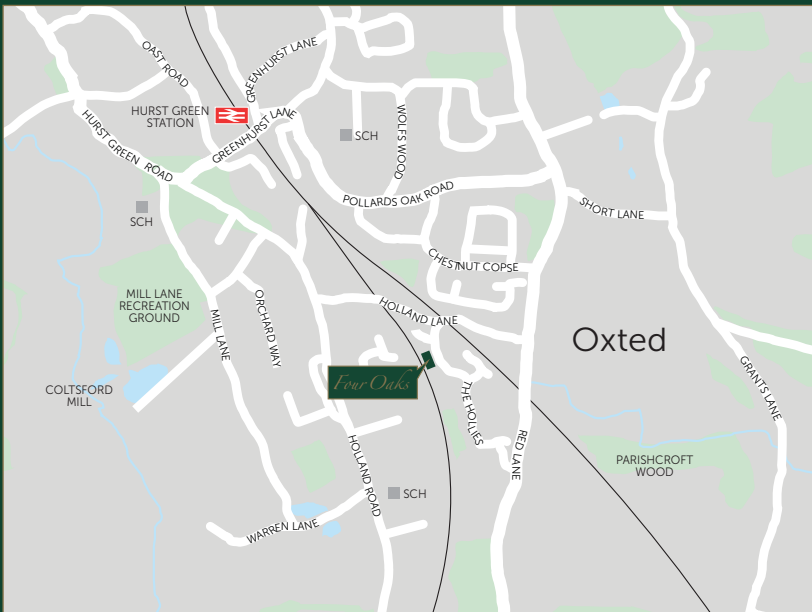


Four Oaks

HURST GREEN



Area map



Local map

Maps not to scale

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 (South London Division)
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 Merstham, Surrey RH1 3YU
 Telephone 01737 644911
 Fax 01737 646317 www.bellway.co.uk

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