



BLENHEIM

HOUSE

207-213 High Street • Dorking • Surrey • RH4 1RU



Exclusive & Private Apartments in Dorking, Surrey



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



THE DEVELOPMENT

A stylish collection of 14
one and two-bedroom apartments
in the heart of the Surrey Hills.

Blenheim House is an exciting new development, perfectly positioned in the centre of Dorking. The modern apartments are beautifully designed for contemporary living and offer a superb level of specification. Highlights include quality kitchens with stone worktops and Bosch appliances, a luxurious bathroom and engineered oak flooring. We firmly believe Blenheim House represents a great opportunity for both owner occupiers and investors alike.

Distinctly Different











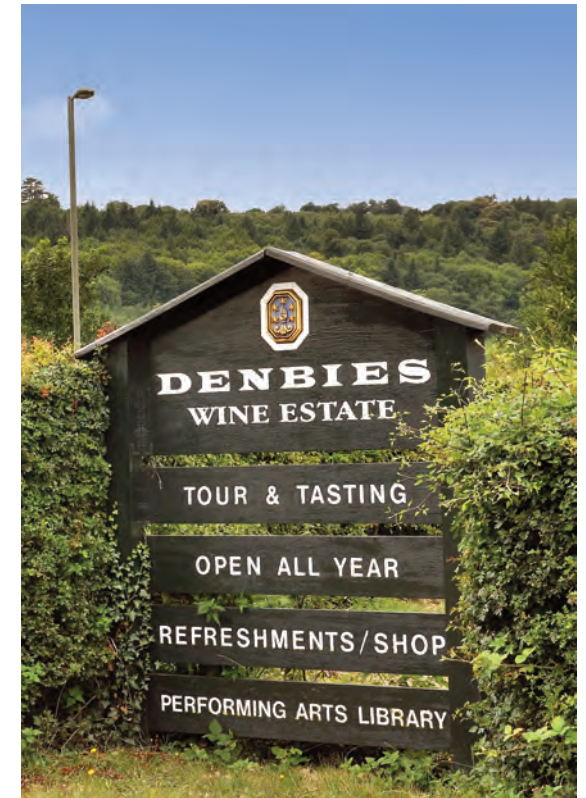
ROOMS WITH A VIEW

Imagine waking up to this
in the morning!

Many of the apartments at Blenheim House offer breath-taking views across the Surrey Hills, taking in the sights of Denbies vineyard and Box Hill. The Surrey Hills is an area of outstanding natural beauty and offers some of South East England's most stunning and accessible countryside, right on your doorstep.

Outstanding Natural Beauty











DISCOVER DORKING

A unique balance between
town and country living.

Dorking has an excellent range of shops, with many major retailers present on the high street including a Waitrose flagship store, Marks & Spencer and St Martin's Walk; an open-air shopping centre hosting a range of independent retailers and coffee shops. A short stroll off the main High Street is West Street - one of the oldest areas in Dorking - revealing an extraordinary amount of high quality independent shops, vintage emporiums, jewellers, arts and crafts shops, florists and its renowned antique shops. The street has a wealth of historic buildings and is the home of Dorking Museum too.

For residents interested in an evening of entertainment, Dorking Halls - Surrey's No.1 theatre - is a short 5-minute walk away and offers live drama, music and comedy as well as Hollywood blockbusters.





Dorking is a picturesque town nestled at the foot of the North Downs and set within an Area of Outstanding Natural Beauty



Denbies Wine Estate is the largest award-winning vineyard in England and is situated on the northern outskirts of Dorking. It overlooks Box Hill, one of the first Country Parks in England, labelled as a Site of Specific Interest due to its rare orchids. Denbies is open to the public and hosts indoor and outdoor vineyard tours daily with a chateau style winery, gift shop, art gallery and two restaurants.

Walk, Cycle, Play

Dorking is a picturesque town nestled at the foot of the North Downs and set within an Area of Outstanding Natural Beauty, providing residents with a plethora of opportunities to embrace the local countryside and fresh air.

Walking and cycling enthusiasts can escape to Leith Hill, just 7 km South West of Dorking and explore the many footpaths and breath-taking views from the highest point in South-East England. The historic Pilgrims Way is accessible via the North Downs finishing in Kent and for more localised greenspace, The Nower, is an area of parkland ideal for dog walking or running, which gives direct access to the Surrey Hills. Alternatively, cyclists can brave the famous zig-zag road on Box Hill, renowned as one of the toughest sections in the 2012 Olympic cycle race.

Dorking also boasts some spectacularly beautiful and challenging golf courses; Betchworth Park Golf Club, Dorking Golf Club and Gatton Manor Hotel to name a few.

The neighbouring Surrey Hill villages and hamlets offer some of the finest country pubs for a cosy winter lunch or leisurely couple of drinks. The Abinger Hatch - just minutes away from the A25 and Dorking - is a charming free house in a secluded, pristine part of Surrey. Another highlight is The Red Lion in Betchworth, 3 miles East of Dorking, which dates back to the 18th Century and is focused on traditional country-pub dining.

Securing your new home is easier than you think

With Help to Buy, you can buy a new Montreaux home with just 5% deposit - whether you're a first-time buyer or you're moving on from your existing home.

The Government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest. The Help to Buy: Equity Loan is interest-free for 5 years and can be repaid at any time or on the sale of the home.

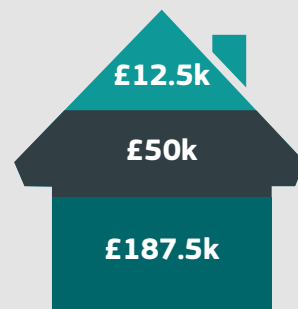
Help to Buy **How it works**

IF YOU PURCHASE A HOME FOR -----> **£250,000**

YOU MUST PUT DOWN A DEPOSIT OF 5% ----->

HELP TO BUY EQUITY LOAN WILL CONTRIBUTE 20% ----->

YOU WILL NEED A MORTGAGE FOR 75%* ----->



Backed by
HM Government

If the Montreaux home in the example above sold for £400,000, you'd get £320,000 (80%, from your mortgage and the cash deposit) and you'd pay back £80,000 on the loan (20%). You'd need to pay off your mortgage with your share of the money. * The mortgage contract will be secured by a mortgage on the property. Your home may be repossessed if you do not keep up repayments on your mortgage. You may have to pay an early repayment charge to your existing lender if you remortgage.

For more information, please visit: www.helptobuy.gov.uk



Why rent if you can afford to buy?

The cost of owning your own home can actually be cheaper than renting...yet many first time buyers are unable to get on the property ladder as they are hindered by the need for a large deposit.

The gap between the cost of buying and renting is now at its highest in four years and buying is consistently more financially attractive than renting across the UK, meaning it makes sense to buy if you can afford to.

Now, using the Government-backed Help To Buy scheme, you could buy a stunning, brand new luxury Montreaux apartment with a deposit of just £12,500..

All apartments at Blenheim House are available with the option to purchase using Help To Buy - call us to discuss and find out if you could realise your dream of becoming a homeowner.



FIRST FLOOR

APARTMENT ONE 47.5sqm



Kitchen/Living room 2.82 x 6.40m
Bedroom 2.65 x 4.25m



APARTMENT TWO 53sqm

Kitchen/Living room 2.73 x 7.24m
Bedroom 2.62 x 4.60m
Study 1.57 x 3.67m



APARTMENT THREE 54sqm



Kitchen/Living room 3.22 x 7.19m
Bedroom 2.94 x 3.61m
Study 1.73 x 2.61m



APARTMENT FOUR 59sqm

Kitchen/Living room 4.30 x 5.30m
Bedroom 3.14 x 3.26m
Study 1.73 x 2.61m



APARTMENT FIVE 58sqm



Kitchen/Living room 3.71 x 5.57m
Bedroom 3.06 x 3.55m
Study 2.11 x 1.93m



All stated dimensions are subject to tolerances. You are advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and are subject to change.



SECOND FLOOR

APARTMENT NINE 46.6sqm



Kitchen/Living room 2.82 x 7.37m
Bedroom 2.62 x 4.52m



APARTMENT TEN 51.8sqm



Kitchen/Living room 2.71 x 8.49m
Bedroom 2.54 x 6.31m

APARTMENT ELEVEN 58.7sqm



Kitchen/Living room 3.34 x 8.57m
Bedroom 2.65 x 7.45m



APARTMENT TWELVE 67.1sqm

Kitchen/Living room 3.49 x 7.39m
Bedroom one 2.47 x 4.40m
Bedroom two 2.50 x 3.10m



APARTMENT THIRTEEN 71.2sqm



All stated dimensions are subject to tolerances. You are advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and are subject to change.



A SUPERIOR SPECIFICATION

Kitchen & Appliances

High gloss handleless kitchen units with sleek, contemporary styling and soft close doors/drawers

Under unit LED lighting

Undermounted sink unit

Chrome monobloc tap

Silestone quartz worktops

Tiled splashbacks to kitchens

Full range of BOSCH appliances to include;

Black glass electric hob

3D hot air oven

Stainless steel extractor hood

Washer/dryer

Integrated dishwasher

Integrated fridge/freezer

Integrated microwave

Designed for contemporary living



Bathroom

Wall hung basin

Mirrored, recessed vanity unit with timber surround, integrated lighting and chrome shaver socket

Porcelain tiling to walls and floor

Glass hinged bath shower screen

White sanitaryware

Fixed head shower plus handheld spray attachment controlled by thermostatic diverter valve

Enamelled steel bath with combined water filler and overflow

WC with dual flush concealed cistern and soft close seat

Heated chrome towel rail with programmable timer



Heating & Electrical

Recessed LED lighting to kitchen and bathroom

Dimmer switches to selected rooms

Mains powered smoke and heat detectors with battery backup

NICEIC/ECA certified



Flooring & Decor

Kitchen, Lounge, Dining Area, Entrance and Store Cupboard featuring engineered oak flooring

Carpeted bedrooms

Porcelain tiled bathroom



Security

Video entry phone system to all apartments

Key fob entry system

CCTV to common areas

Connectivity

All apartments are pre-wired to accept SKY TV, Virgin Media and digital services including Freeview and DAB radio (services may require subscription)

High speed fibre optic broadband available (service may require subscription)

Quadplex media plate to lounge

Cat5 data network cabling

General

High quality double glazed aluminium windows

Internal front doors with double locking night latch and Euro deadlock

Wide Angle 200 Degree Door Viewer

Wardrobes to principal bedrooms

Built to comply with all relevant current Building Regulations

250-year lease

10 year building warranty

The specification is the anticipated specification but may be subject to change as necessary and without notice. Any photographs or computer generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.



PERFECTLY LOCATED

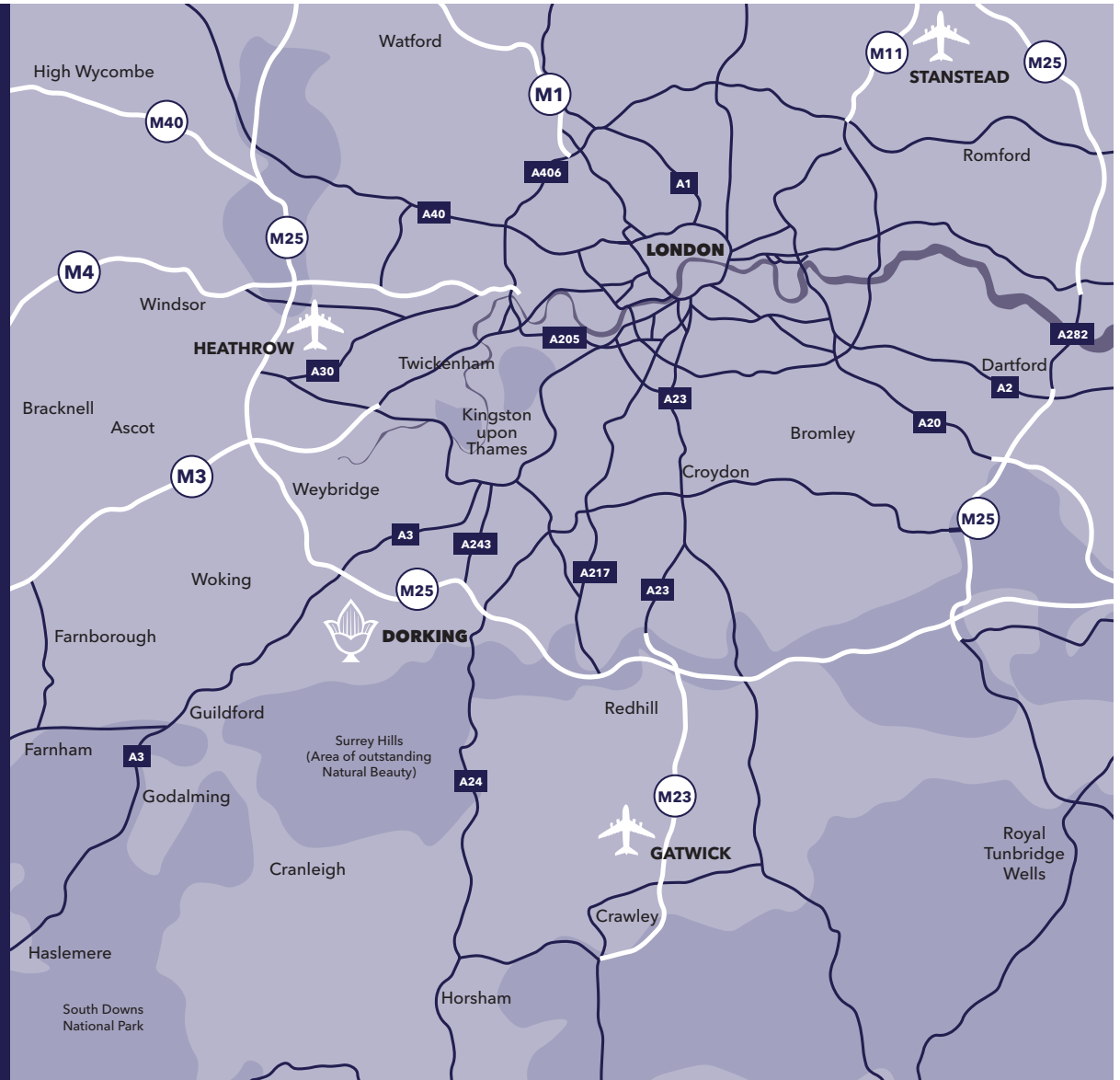
207-213 High Street • Dorking • Surrey • RH4 1RU

Where location meets convenience

The historic market town has excellent commuter links via Dorking mainline and Dorking Deepdene railway station to London Victoria and Waterloo (50 minutes) and both London Gatwick (25 minutes) and Heathrow Terminal 5 airport.

There is an abundance of schools surrounding Dorking including The Ashcombe and The Priory at secondary level and St Pauls and St Martins at primary level.

There are a number of outstanding independent schools in the surrounding catchment area, including Box Hill school offering boarding facilities, Belmont Preparatory School in Holmbury St Mary and St Teresa's, a girls only Nursery, Preparatory and Secondary School in Effingham.



Good Connections

Rail times according to National Rail Enquiries.

Guildford	Reigate	Weybridge	Kingston	London Waterloo	London Gatwick
16mins	12mins	46mins	51mins	50mins	24mins
12.6miles	5.8miles	14.8miles	17.2miles	25miles	12.2miles

WHY CHOOSE A MONTREAUX HOME?

Montreaux is a UK company specialising in designing and developing contemporary, high-quality properties in prime locations.

Our developments are distinguished by impeccable attention to detail, modern design and cutting-edge technology that consistently produces properties of an excellent standard.

The concept behind each project we undertake is to provide a classic architectural approach combined with the latest interior trends. This creates a stunning space, effortlessly blending much desired practicality with style.

Montreaux undertake all stages of a development project, from initial concepts through to the completed build. Our in-house experts design everything down to the finest detail and carefully manage the build process from start to finish, with a dedication to deliver high quality, aspirational properties that people are proud to call home.

Our commitment to excellence continues long after you have completed your purchase and moved in to your new home. A ten-year new build warranty and a two-year defects repair policy is provided as standard on all our properties and a 24-hour aftercare team is on hand to give you peace of mind, providing prompt and helpful assistance whenever you need it.



MONTREAUX

www.montreaux.co.uk

For sales contact:



MONTREAUX

www.montreaux.co.uk

T 03333 700 200

E sales@montreaux.co.uk

Please note: It is not possible in a brochure of this kind to do more than convey a general impression of the range, quality and variety of the properties on offer. The artists impressions, photographs, floor plans, configurations and layout are included for guidance only. The developer and agent therefore give notice to prospective purchasers that none of the material issued or depictions of any kind made on behalf of the developer and agent can be relied upon as an accurate description in relation to any particular or proposed house or development.



Backed by
HM Government