



FIRETHORN PLACE

BY CROUDACE HOMES, EWHURST



5 STAR AWARD WINNING HOME BUILDERS

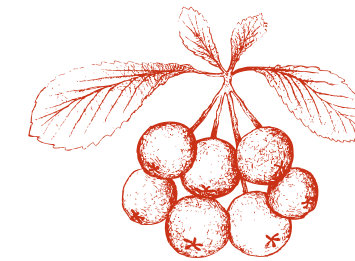


Croudace Homes is delighted to have been awarded an HBF 5 Star Home Builder Customer Satisfaction Award for the eleventh year running. More than 9 out of 10 of our customers would recommend our homes to their friends.





Firethorn Place CGI street scene



FIRETHORN PLACE

BY CROUDACE HOMES, EWHURST

Firethorn Place by Croudace Homes is a unique collection of 3, 4 and 5 bedroom high specification new homes in the peaceful Surrey village of Ewhurst.

GENERAL DEVELOPMENT LAYOUT



5 BEDROOM HOMES

- SOLD**
- THE PENSURST**
PLOTS 13 & 14

4 BEDROOM HOMES

- THE KINGSDOWN**
PLOT 1
- THE WOODHILL**
PLOTS 8, 9, 12, 15, 43, 44 & 46
- THE CHILWORTH**
PLOTS 16, 17, 32 & 41
- THE WESTCOTT**
PLOTS 3, 4, 5, 6, 10, 11, 33 & 34

3 BEDROOM HOMES

- THE LOXWOOD**
PLOTS 2, 35 & 47
- THE ALFOLD**
PLOTS 7 & 31
- THE BROCKHAM**
PLOTS 23, 48 & 49
- SOLD**

Each home within Firethorn Place is considered in design, generous in proportion and gives peace of mind with the distinctive high quality specification and service offered by a Croudace built home.

* Affordable Housing **S** Sold **R** Reserved



THE PENSHURST

5 BEDROOM HOME

PLOT NUMBERS

13

14

MODERN KITCHEN SPACE AND UTILITY

- High quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen and Utility
- Hob splashback to Kitchen
- Stainless steel double electric oven
- Induction hob* and chimney extractor hood
- Integrated microwave, dishwasher and two integrated fridge/freezers
- Space for tumble dryer in Utility

QUALITY BATHROOMS, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathrooms, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Walk in shower with digital control and rain shower in En Suite
- Ceramic wall tiles and heated towel radiators** (heated towel radiators to Bathrooms and En Suite only)

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobes to Principal Bedroom
- Built-in wardrobe to Bedroom 2
- Luxurious Amtico Spacia flooring and British-made Furlong Trident carpets throughout

SECURITY AND PEACE OF MIND

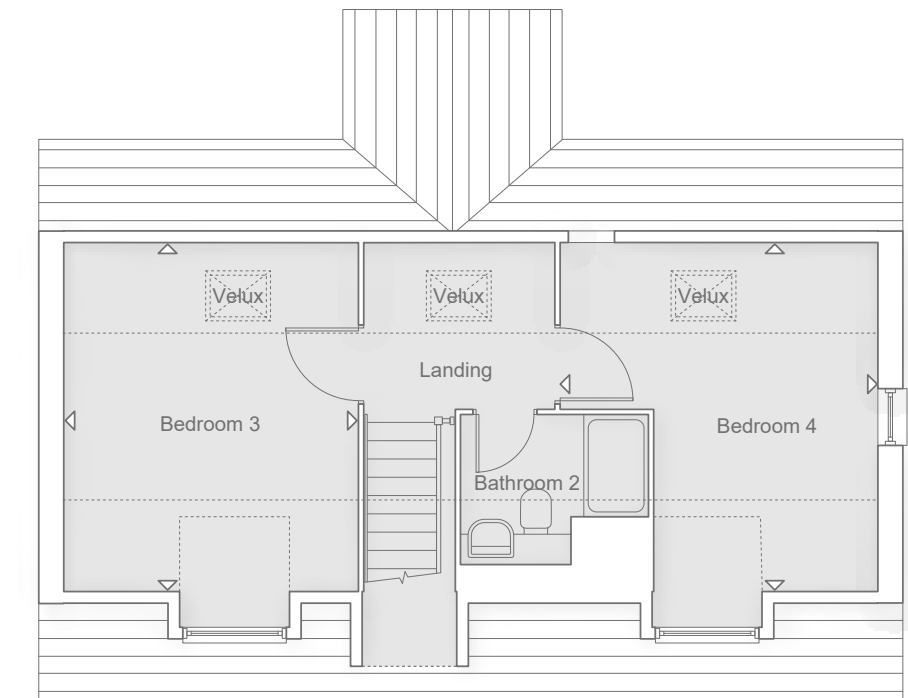
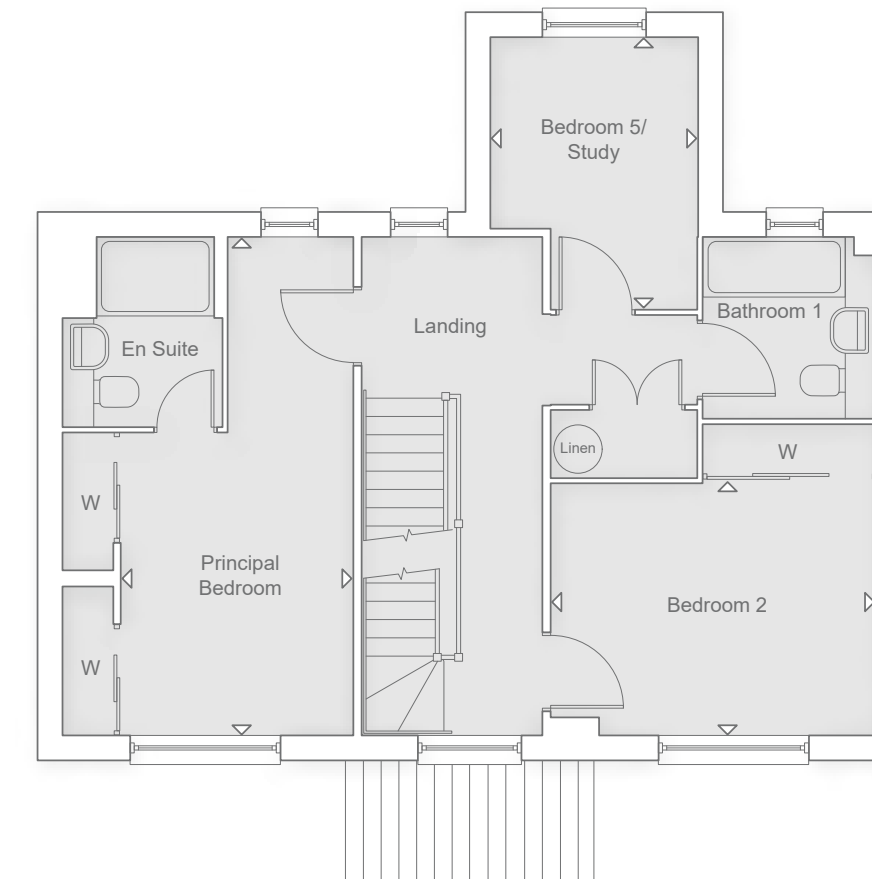
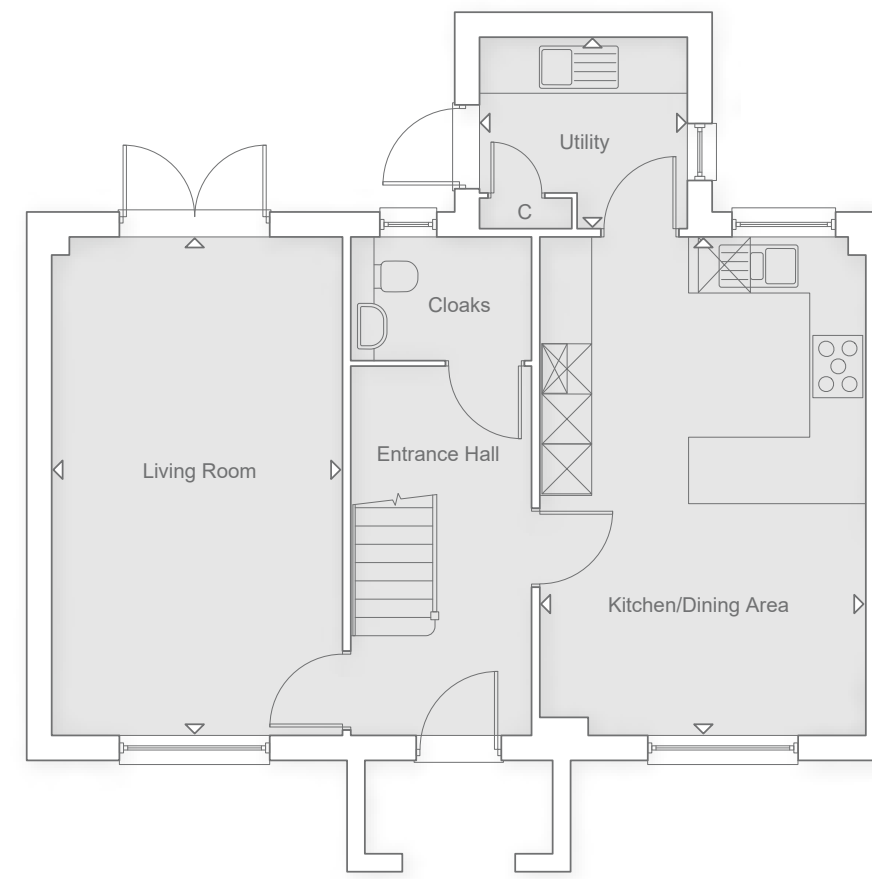
- Brick and block construction
- NHBC Buildmark 10 year cover
- Underfloor heating throughout the ground floor with smart thermostat
- Intruder alarm
- Mains smoke and carbon monoxide alarms
- Composite Chartwell Green front door and multipoint locking system
- Double glazed Chartwell Green PVCu windows and French casement doors**

ELECTRICAL AND COMFORT

- LED downlights to Entrance Hall, Landing, Kitchen/Dining Area, Utility, Bathrooms and En Suite
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room, Kitchen/Dining Area, Principal Bedroom and Bedroom 5/Study

EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Double studio garage with automatic door opener
- Outdoor patio space with gated access
- Motion activated front entrance light
- Water butt
- PV panels



GROUND FLOOR

KITCHEN/DINING AREA	3.93M X 6.00M	12' 10" X 19' 8"
LIVING ROOM	3.50M X 6.00M	11' 5" X 19' 8"
UTILITY	2.50M X 2.31M	11' 5" X 7' 6"

FIRST FLOOR

PRINCIPAL BEDROOM	2.80M X 6.00M	9' 2" X 19' 8"
BEDROOM 2	3.93M X 3.03M	12' 10" X 9' 11"
BEDROOM 5/STUDY	2.50M X 3.28M	8' 2" X 10' 9"

SECOND FLOOR

BEDROOM 3	3.55M X 4.20M	11' 7" X 13' 9"
BEDROOM 4	3.83M X 4.20M	12' 6" X 13' 9"



STUDIO GARAGE

THE PENSHURST

PLOT NUMBERS

13

14

KITCHENETTE

- High quality Omega Kitchenette
- Laminate worktops with up-stand to Kitchenette
- Space for low level fridge

CLOAKROOM

- White sanitaryware and chrome fittings
- Ceramic wall tiles
- Wall mounted heater

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Intruder alarm
- Mains smoke and carbon monoxide alarms
- Composite Chartwell Green access door and multipoint locking system
- Double glazed Chartwell Green PVCu windows

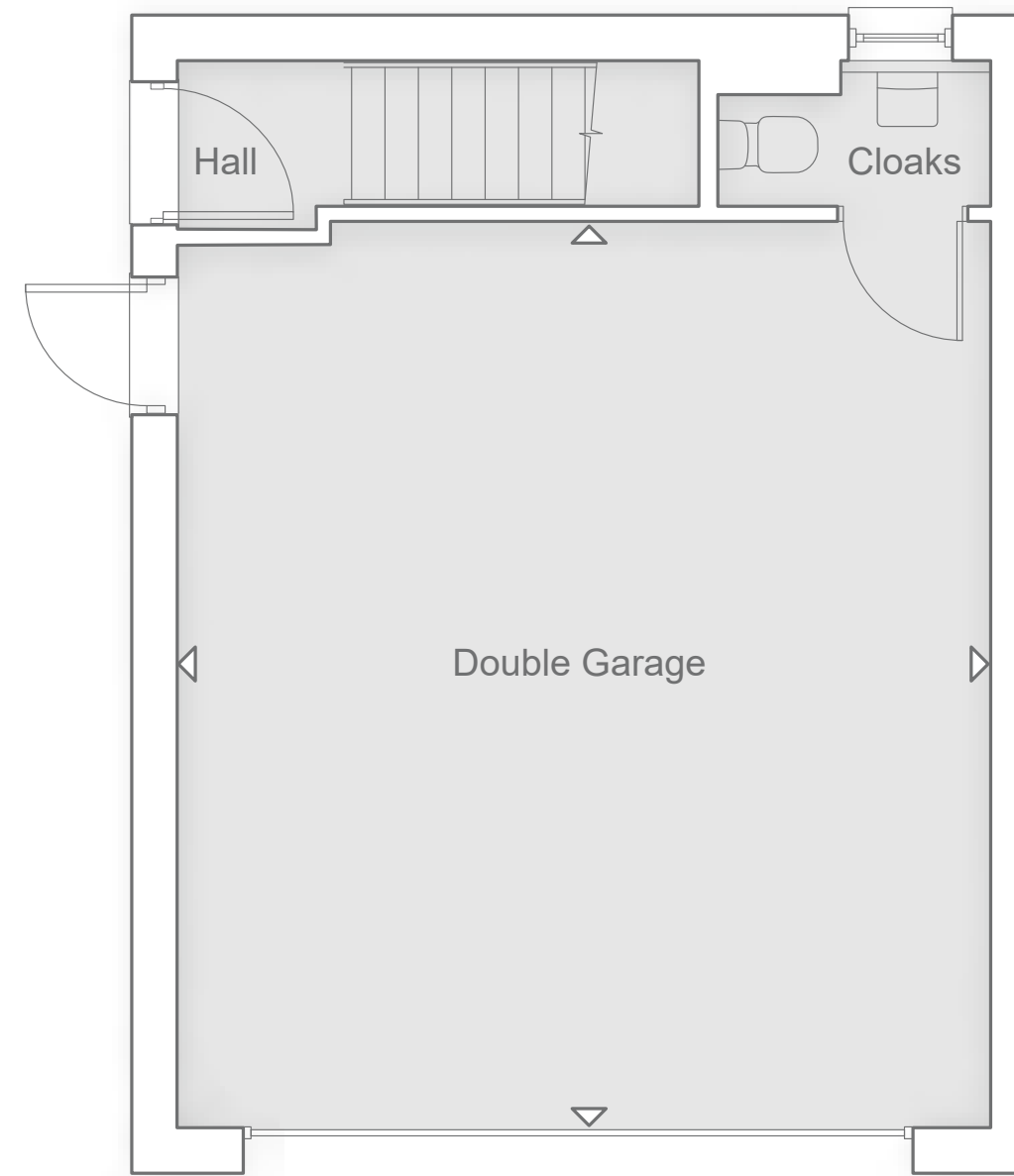
ELECTRICAL AND COMFORT

- Batten lamp holder to Double Garage
- Pendant lighting to Hall, stairwell and Studio
- TV point and Cat 6 Home Network point to Studio

EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Automatic door opener
- Motion activated front entrance light

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

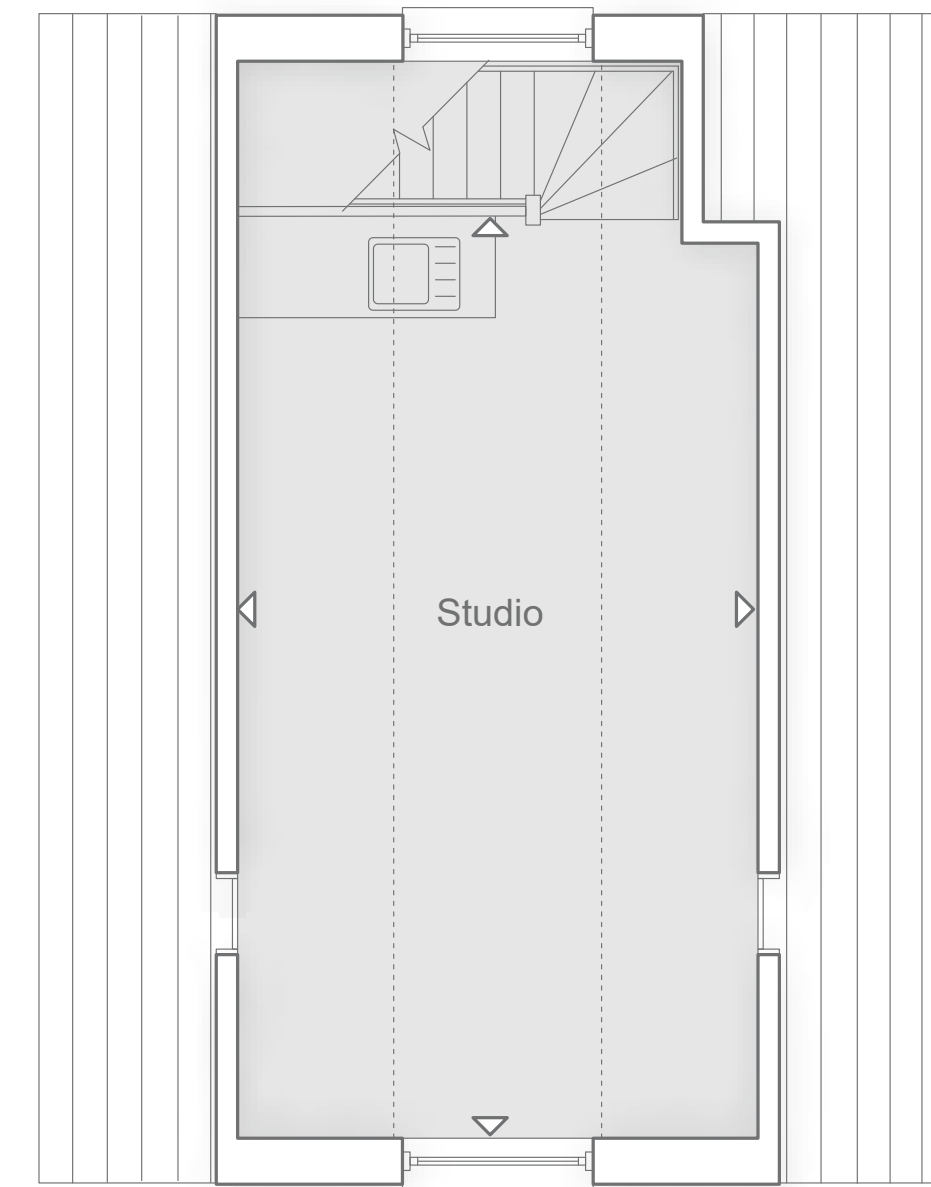


GROUND FLOOR

DOUBLE GARAGE

5.37M X 5.83M

17' 7" X 19' 1"



FIRST FLOOR

STUDIO

3.40M X 6.03M

11' 1" X 19' 9"



THE KINGSDOWN

4 BEDROOM HOME

PLOT NUMBERS

1

MODERN KITCHEN SPACE AND UTILITY

- High quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen and Utility
- Hob splashback to Kitchen
- Stainless steel double electric oven
- Induction hob* and chimney extractor hood
- Integrated microwave, dishwasher and two integrated fridge/freezers
- Space for washing machine and tumble dryer in Utility

QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom, En Suites and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Walk in shower with digital control and rain shower in En Suite 1
- Shower enclosure with thermostatic shower in En Suite 2
- Ceramic wall tiles and heated towel radiators** (heated towel radiators to Bathroom and En Suites only)

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobes to Principal Bedroom
- Built-in wardrobe to Bedroom 2
- Luxurious Amtico Spacia flooring and British-made Furlong Trident carpets throughout

SECURITY AND PEACE OF MIND

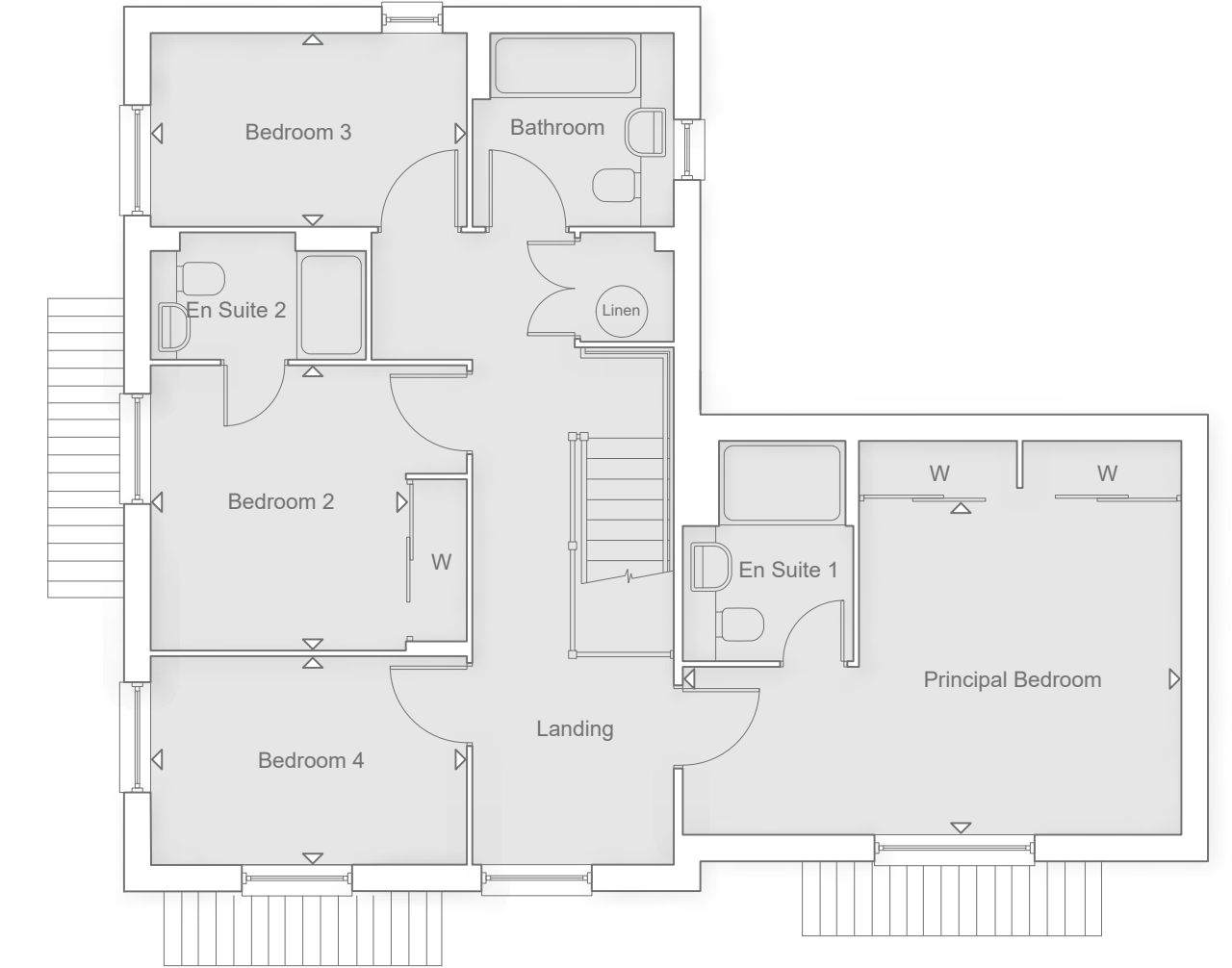
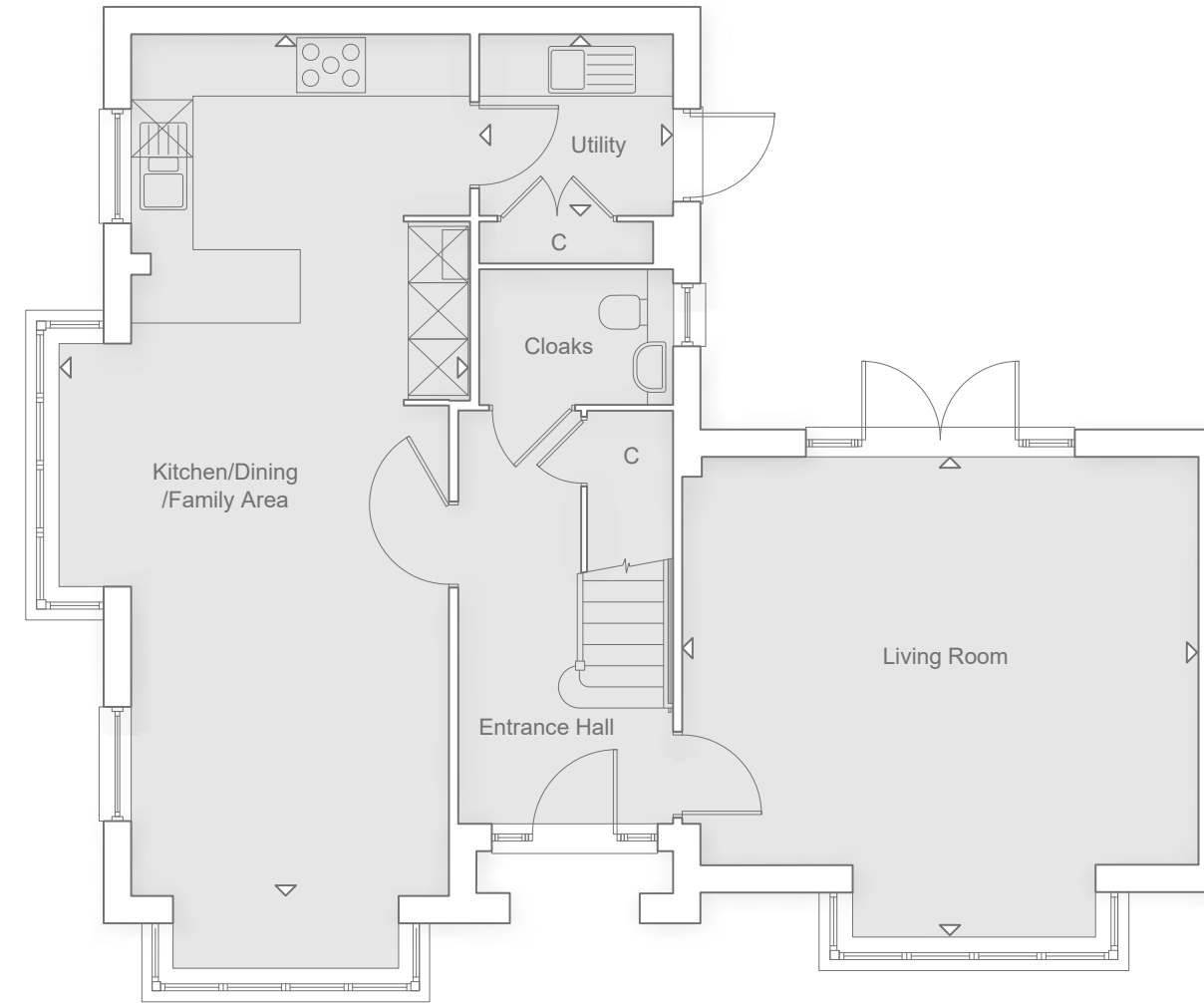
- Brick and block construction
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- Underfloor heating throughout the ground floor with smart thermostat
- Intruder alarm
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- Composite Chartwell Green front door and multipoint locking system
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ELECTRICAL AND COMFORT

- LED downlights to Entrance Hall, Landing, Kitchen/Dining/Family Area, Utility, Bathroom and En Suites
- TV point to Living Room, Kitchen/Dining/Family Area and all bedrooms
- Cat 6 Home Network points to Living Room, Kitchen/Dining/Family Area, Principal Bedroom and Study

EXTERNAL FEATURES

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- Double studio garage with automatic door opener
- Outdoor patio space with gated access
- Motion activated front entrance light
- Water butt
- PV panels



GROUND FLOOR

KITCHEN/DINING/FAMILY AREA	
4.79M X 9.40M	15' 8" X 30' 10"
LIVING ROOM	
5.44M X 5.54M	17' 10" X 18' 2"
UTILITY	
2.12M X 2.50M	6' 11" X 8' 2"

FIRST FLOOR

PRINCIPAL BEDROOM	
5.64M X 3.74M	18' 6" X 12' 3"
BEDROOM 2	
2.89M X 3.16M	9' 5" X 10' 4"
BEDROOM 3	
3.58M X 2.19M	11' 8" X 7' 2"
BEDROOM 4	
3.58M X 2.36M	11' 8" X 7' 8"



STUDIO GARAGE

THE KINGSDOWN

PLOT NUMBERS

1

KITCHENETTE

- High quality Omega Kitchenette
- Laminate worktops with up-stand to Kitchenette
- Space for low level fridge

CLOAKROOM

- White sanitaryware and chrome fittings
- Ceramic wall tiles
- Wall mounted heater

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors

SECURITY AND PEACE OF MIND

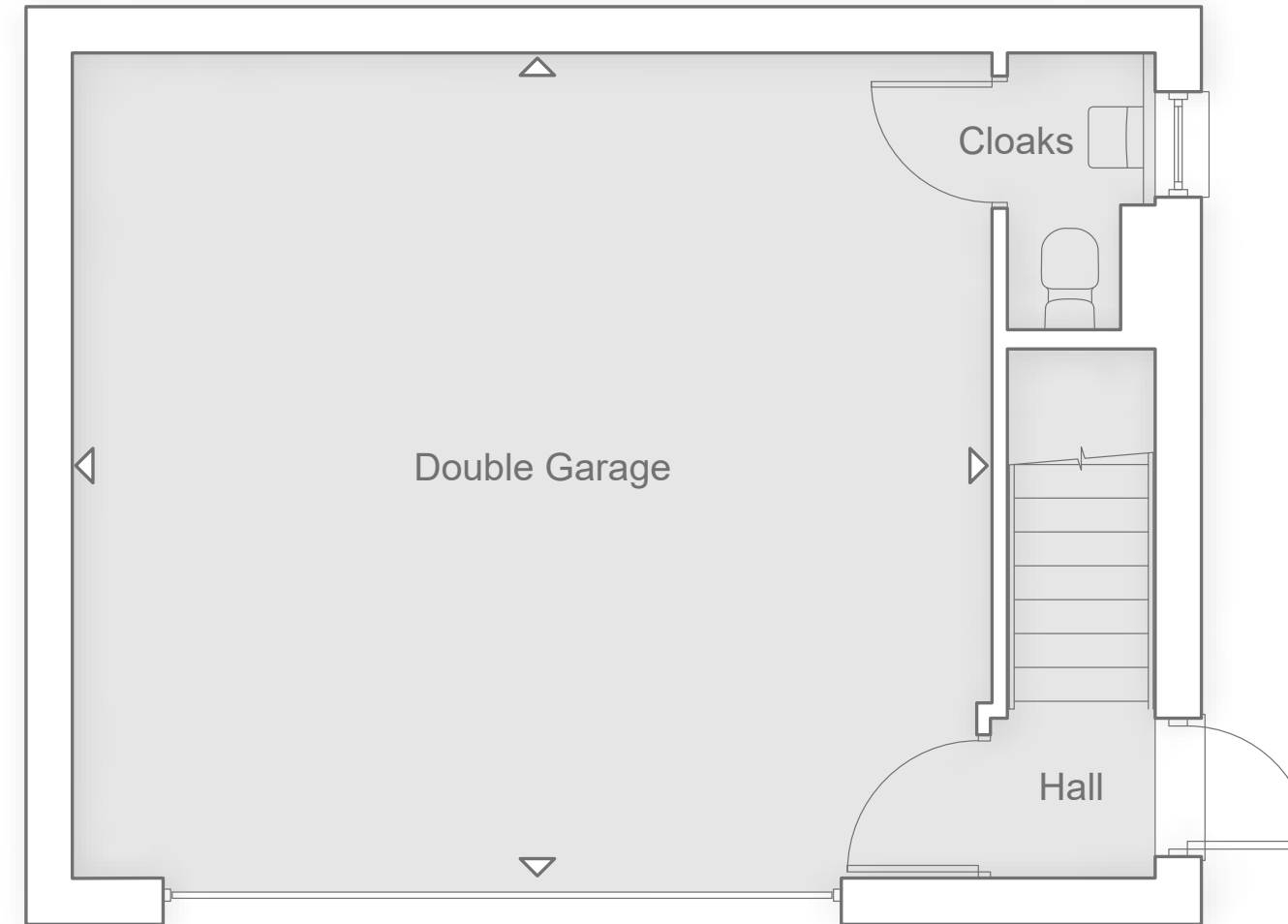
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ELECTRICAL AND COMFORT

- Batten lamp holder to Double Garage
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EXTERNAL FEATURES

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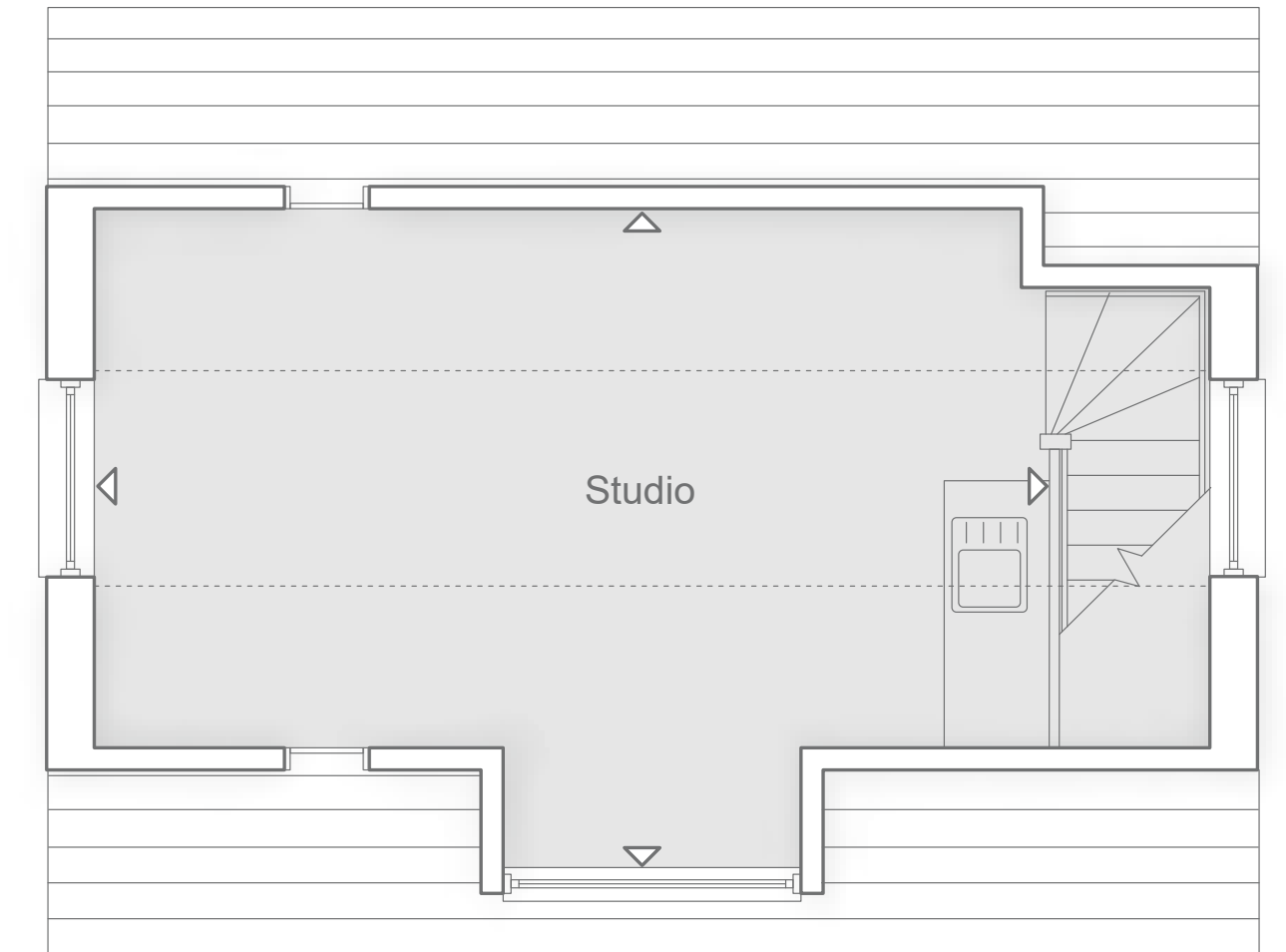


GROUND FLOOR

DOUBLE GARAGE

5.37M X 5.98M

17' 7" X 19' 7"



FIRST FLOOR

STUDIO

4.38M X 5.99M

14' 4" X 19' 7"



THE WOODHILL

4 BEDROOM HOME

PLOT NUMBERS

- 8
- 9
- 12
- 15
- 43
- 44
- 46

MODERN KITCHEN SPACE AND UTILITY

- High quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen and Utility
- Hob splashback to Kitchen
- Stainless steel double electric oven
- Induction hob* and chimney extractor hood
- Integrated microwave, dishwasher and two integrated fridge/freezers
- Space for washing machine and tumble dryer in Utility

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Walk in shower with digital control and rain shower in En Suite
- Ceramic wall tiles and heated towel radiators** (heated towel radiators to Bathroom and En Suite only)

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobes to Principal Bedroom
- Built-in wardrobe to Bedroom 2
- Luxurious Amtico Spacia flooring and British-made Furlong Trident carpets throughout

SECURITY AND PEACE OF MIND

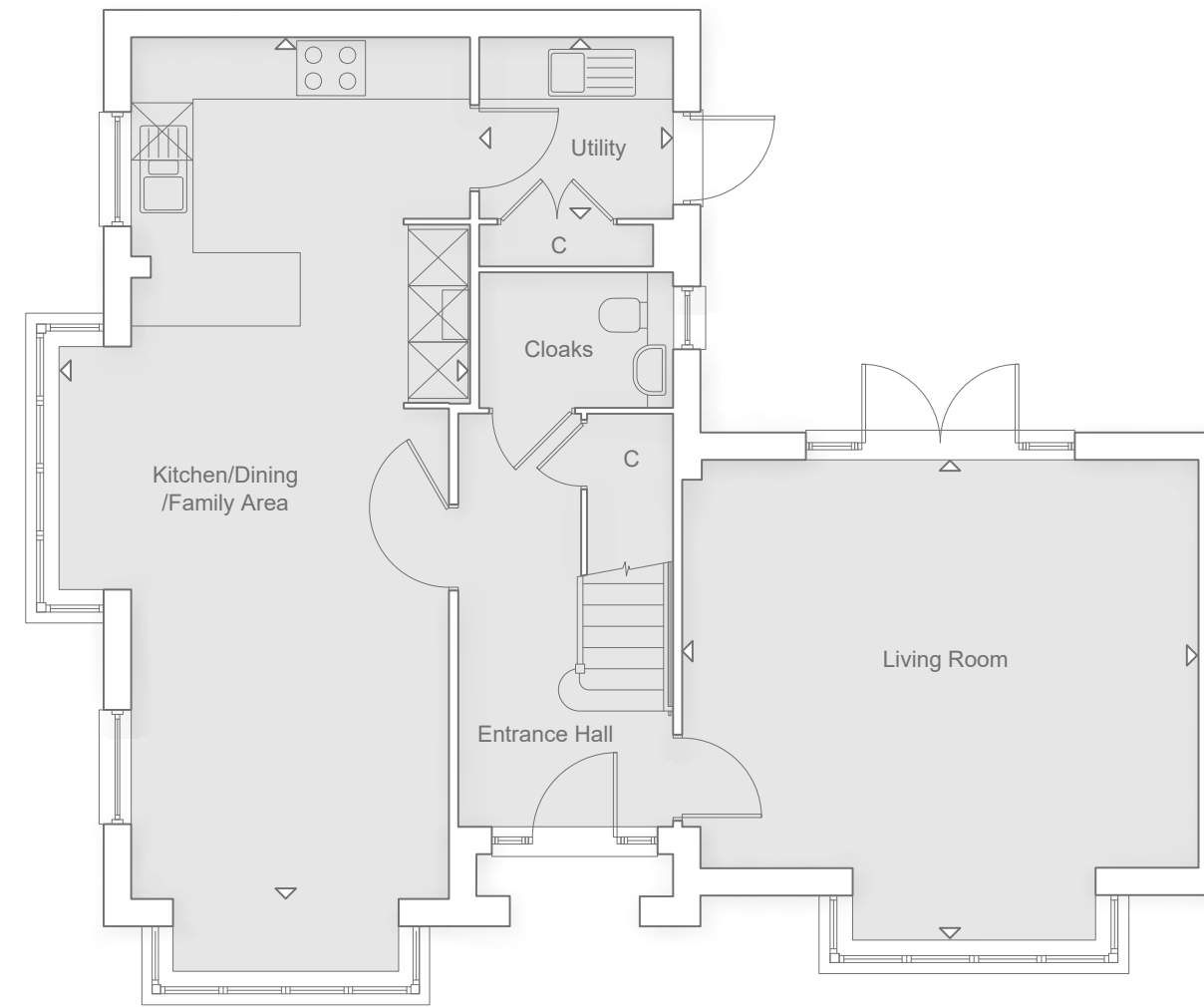
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ELECTRICAL AND COMFORT

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EXTERNAL FEATURES

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- Water butt
- PV panels



Plots 8, 15 & 43

GROUND FLOOR

KITCHEN/DINING/FAMILY AREA

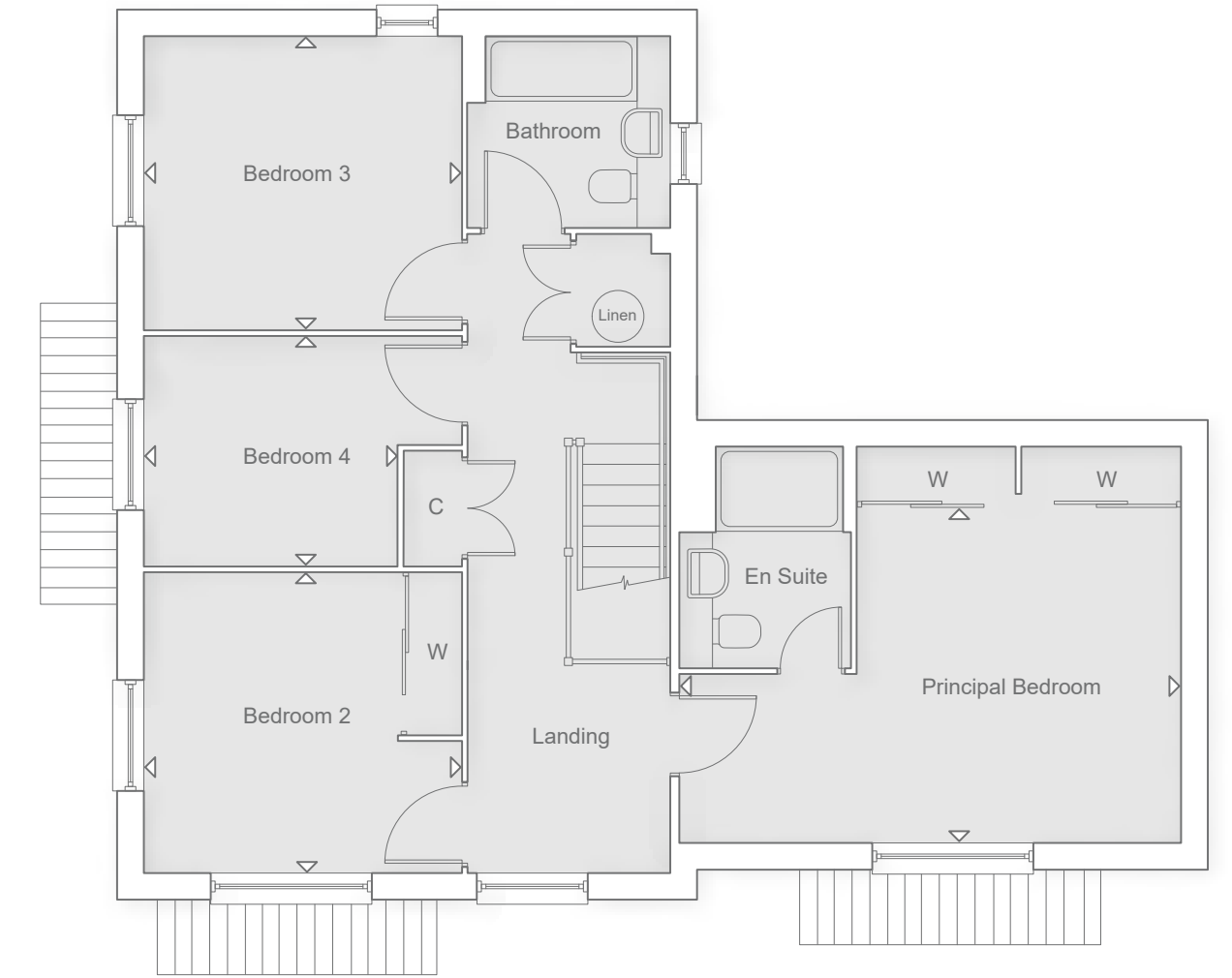
4.79M X 9.40M 15' 8" X 30' 10"

LIVING ROOM

5.44M X 5.54M 17' 10" X 18' 2"

UTILITY

2.12M X 2.50M 6' 11" X 8' 2"



Plots 8, 15 & 43

FIRST FLOOR

PRINCIPAL BEDROOM

5.64M X 3.74M 18' 6" X 12' 3"

BEDROOM 2

3.58M X 3.36M 11' 8" X 11' 0"

BEDROOM 3

3.58M X 3.32M 11' 8" X 10' 10"

BEDROOM 4

2.86M X 2.59M 9' 4" X 8' 5"



STUDIO GARAGE

THE WOODHILL

PLOT NUMBERS

46

KITCHENETTE

- High quality Omega Kitchenette
- Laminate worktops with up-stand to Kitchenette
- Space for low level fridge

CLOAKROOM

- White sanitaryware and chrome fittings
- Ceramic wall tiles
- Wall mounted heater

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
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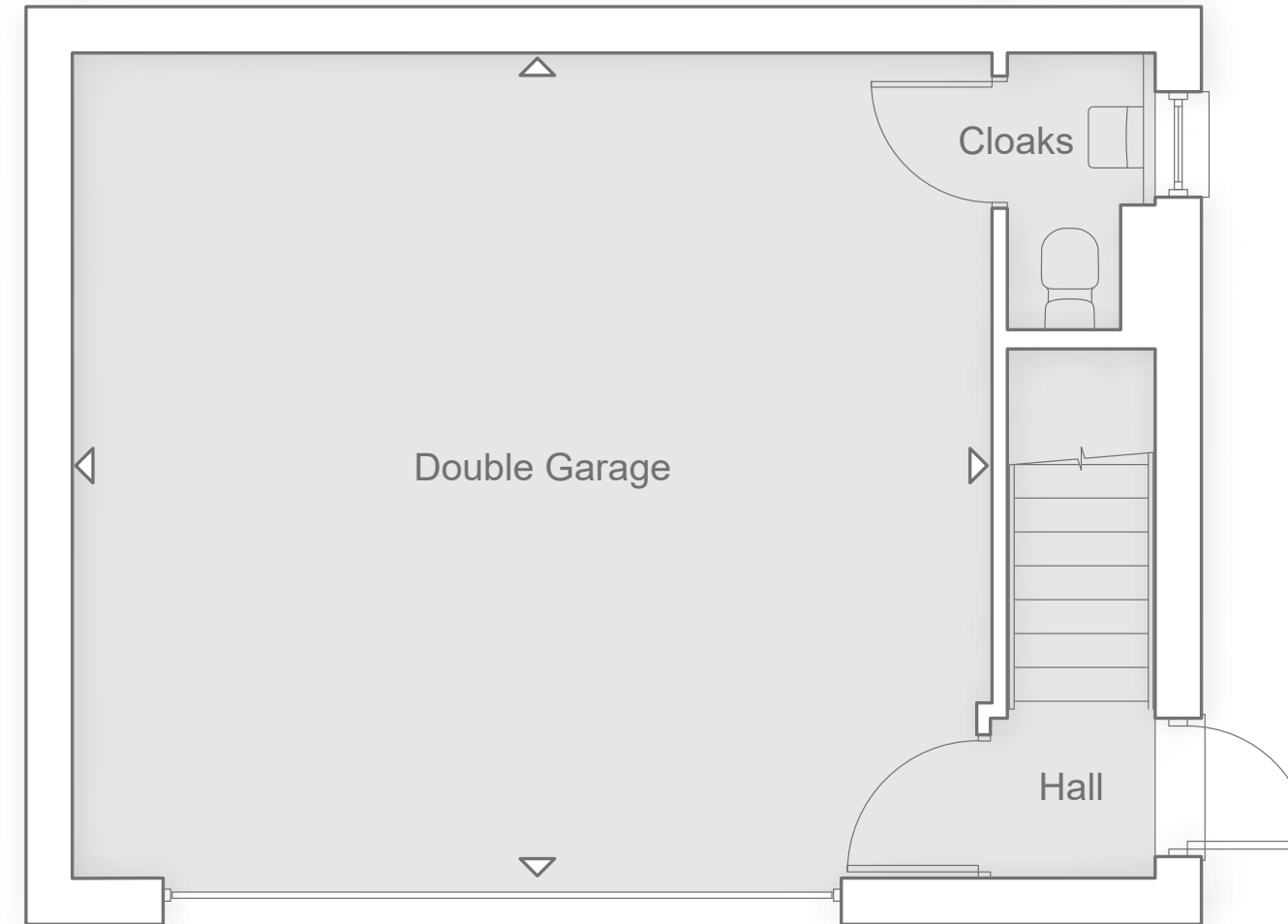
ELECTRICAL AND COMFORT

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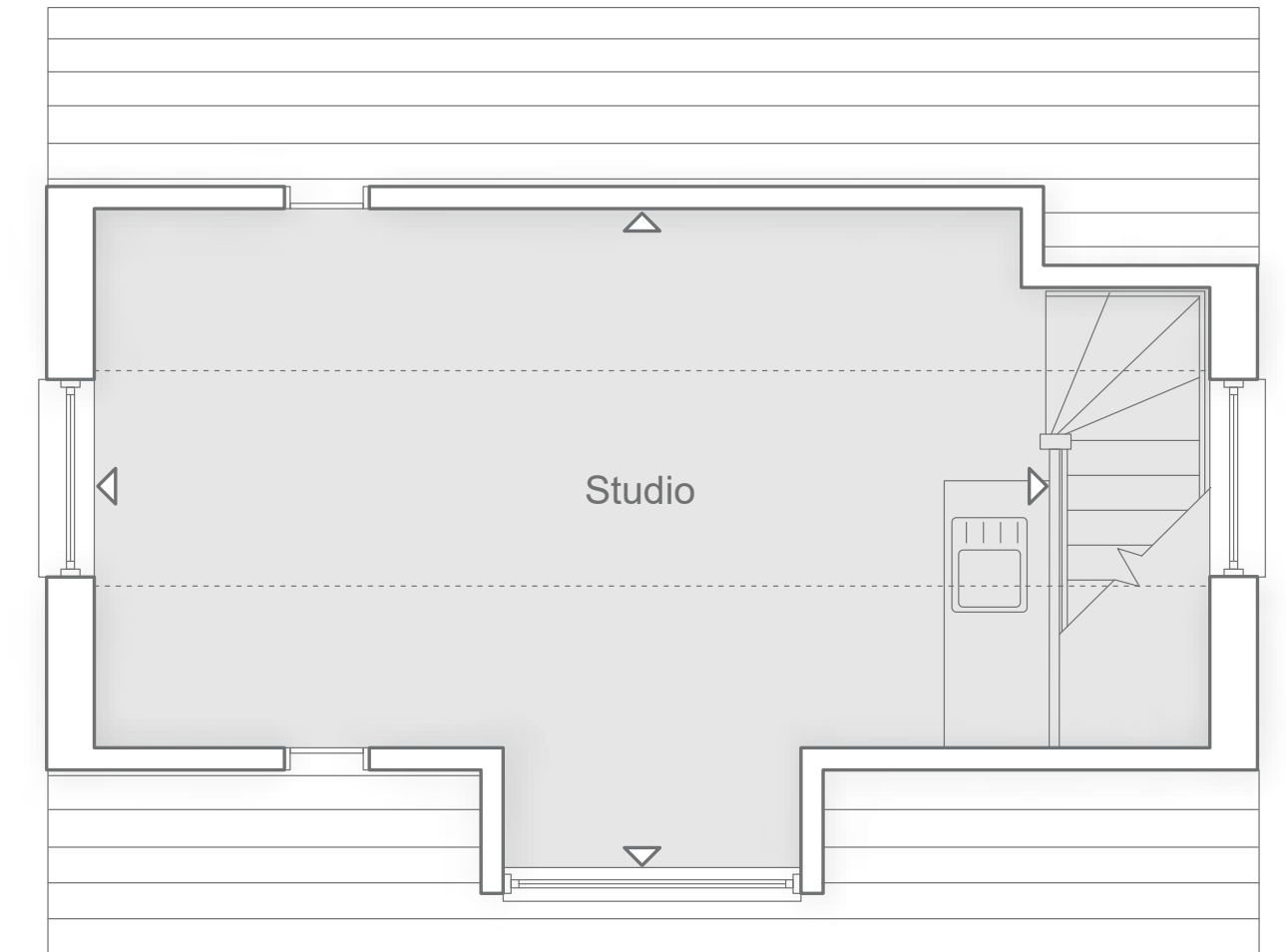


GROUND FLOOR

DOUBLE GARAGE

5.37M X 5.98M

17' 7" X 19' 7"



FIRST FLOOR

STUDIO

4.38M X 5.99M

14' 4" X 19' 7"



STUDIO GARAGE

THE WOODHILL

PLOT NUMBERS

- 8
- 9
- 12
- 15
- 43
- 44

KITCHENETTE

- High quality Omega Kitchenette
- Laminate worktops with up-stand to Kitchenette
- Space for low level fridge

CLOAKROOM

- White sanitaryware and chrome fittings
- Ceramic wall tiles
- Wall mounted heater

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors

SECURITY AND PEACE OF MIND

- Brick and block construction
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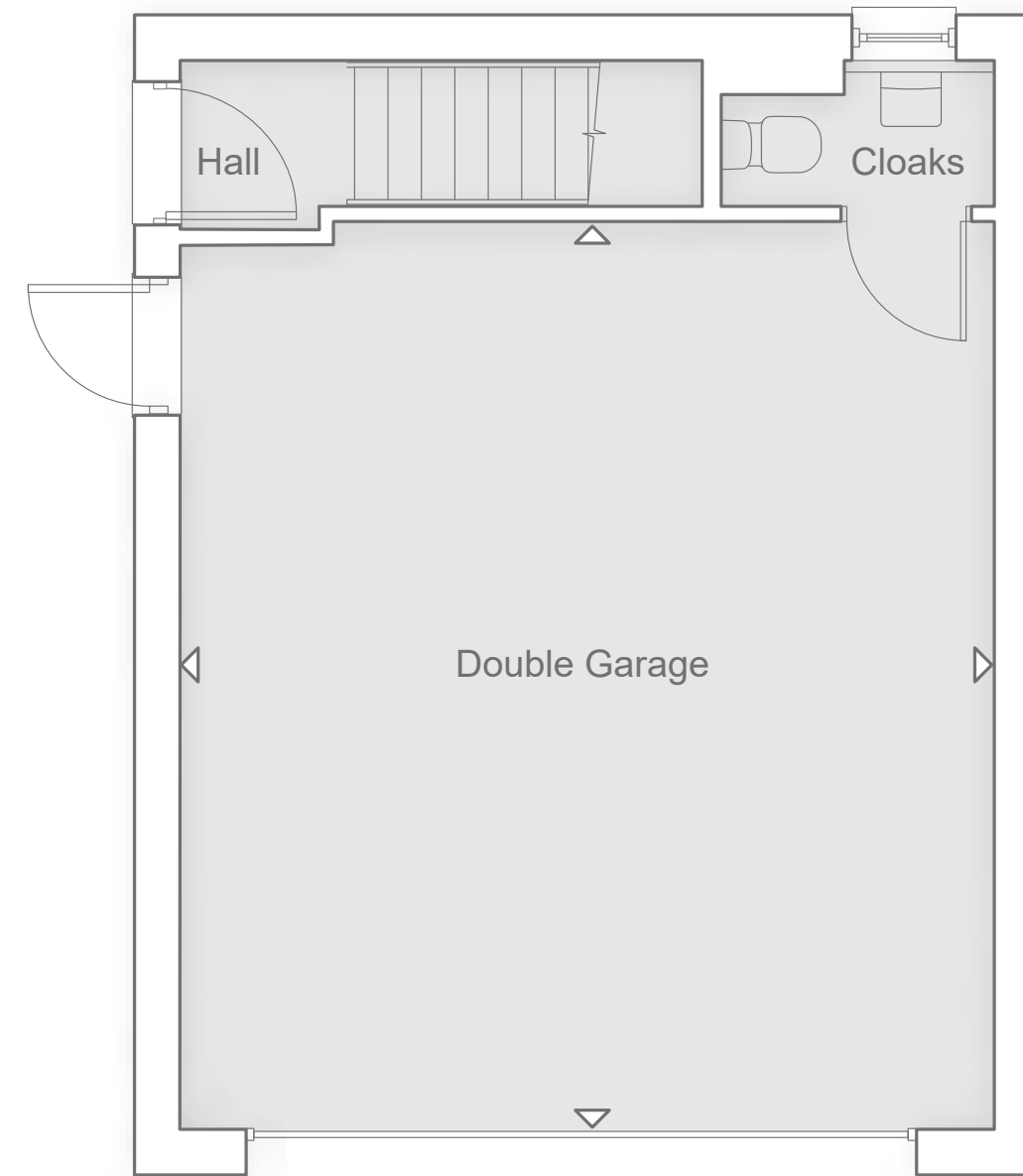
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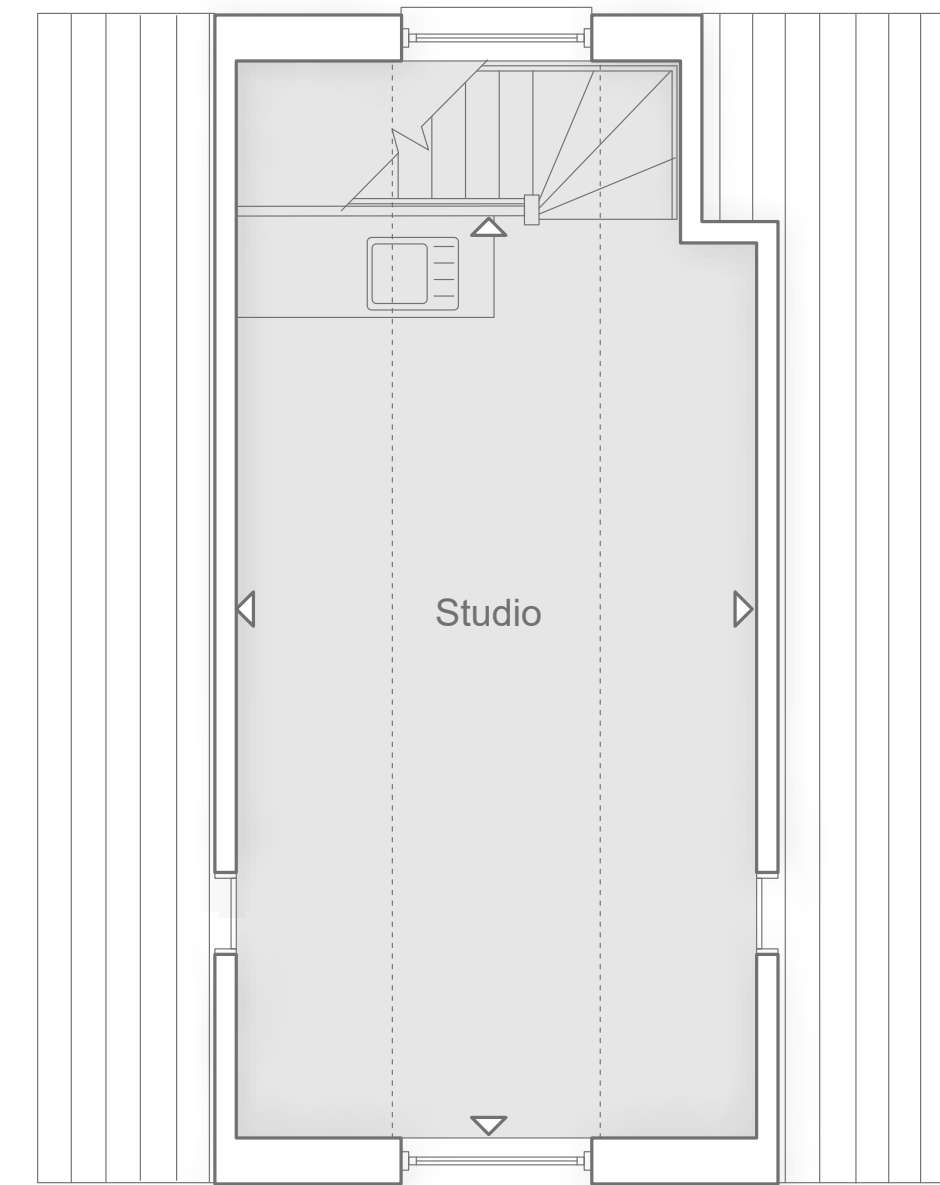


GROUND FLOOR

DOUBLE GARAGE

5.37M X 5.83M

17' 7" X 19' 1"



FIRST FLOOR

STUDIO

3.40M X 6.03M

11' 1" X 19' 9"



THE CHILWORTH

4 BEDROOM HOME

PLOT NUMBERS

16

17

32

41

MODERN KITCHEN SPACE AND UTILITY

- High quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Induction hob* with glass splashback and chimney extractor hood
- Stainless steel double electric oven
- Integrated dishwasher and fridge/freezer
- Space for washing machine

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom, En Suite and Cloakroom
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles and heated towel radiators** (heated towel radiators to Bathroom and En Suite only)

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobes to Principal Bedroom
- Luxurious Amtico Spacia flooring and British-made Furlong Trident carpets throughout

SECURITY AND PEACE OF MIND

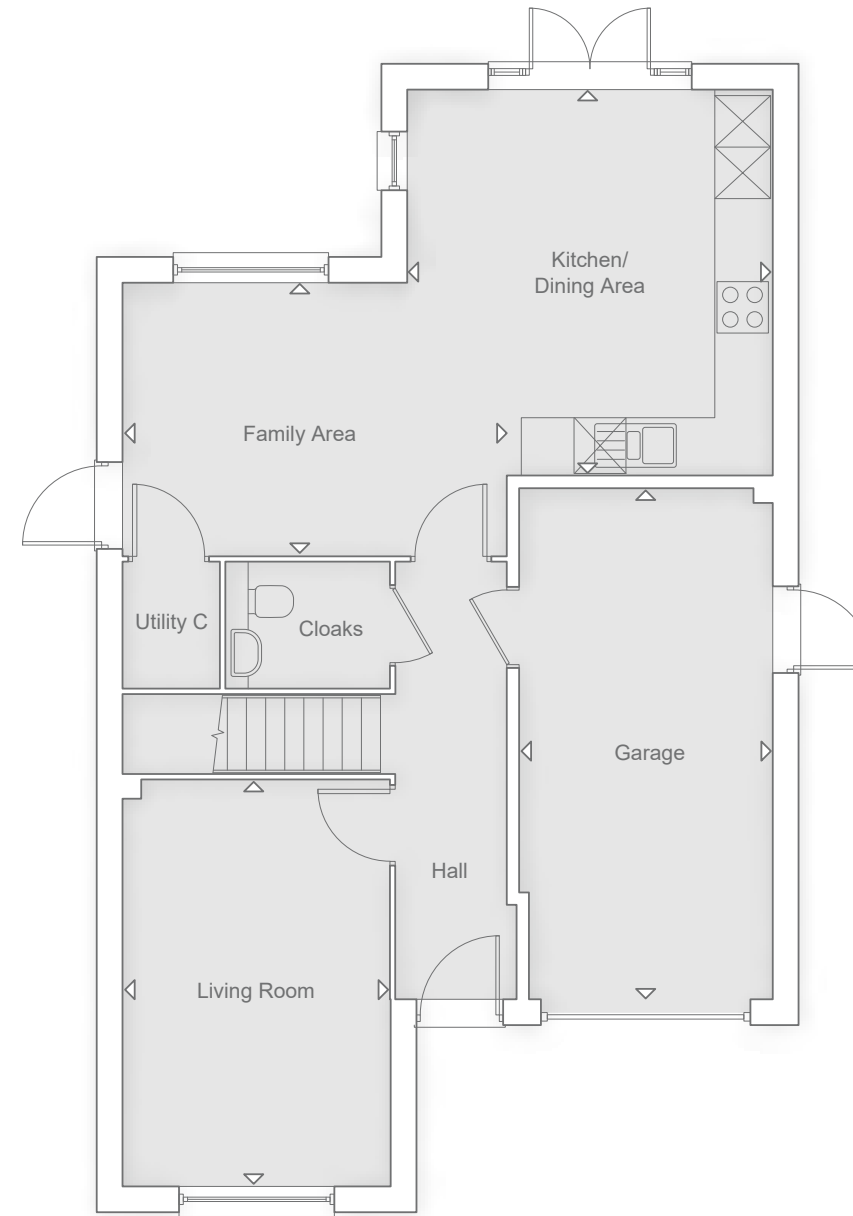
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ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Family Area, Bathroom and En Suite
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Principal Bedroom

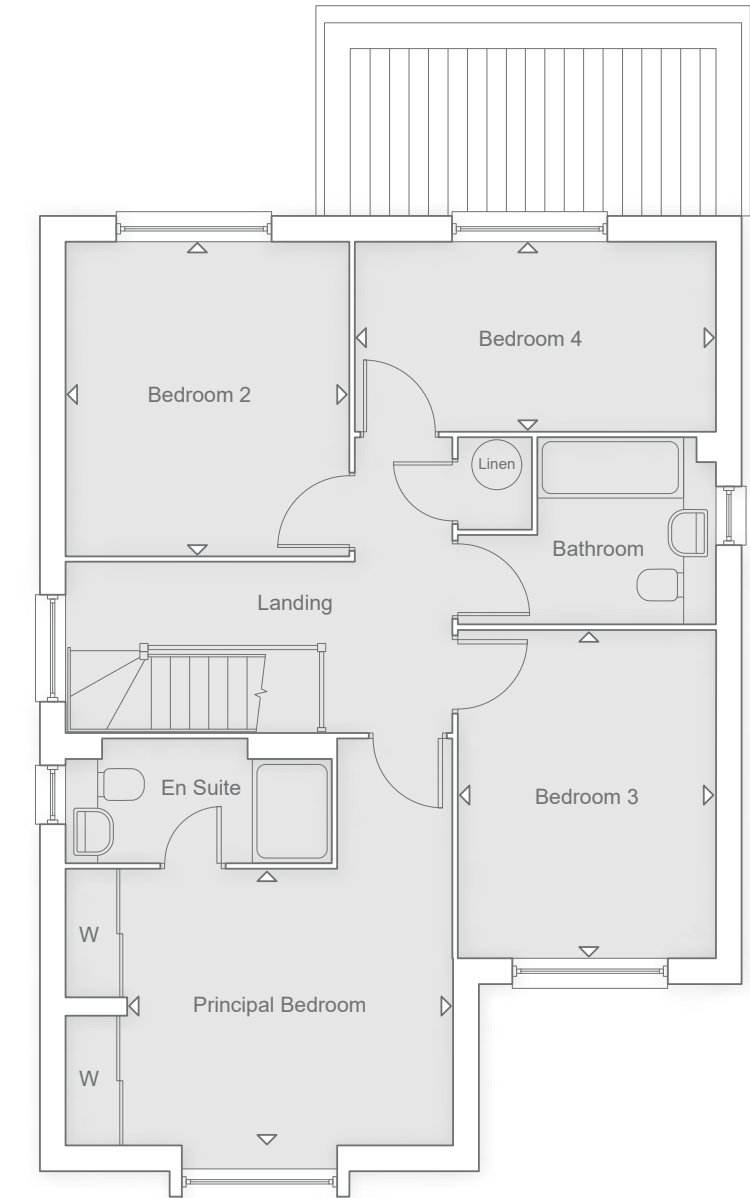
EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Integral single garage and driveway parking
- Outdoor patio space with gated access
- Motion activated front entrance light
- Slim space-saver water butt
- PV panels



GROUND FLOOR

KITCHEN/DINING AREA	
4.26M X 4.50M	13' 11" X 14' 9"
FAMILY AREA	
4.48M X 3.19M	14' 8" X 10' 5"
LIVING ROOM	
3.12M X 4.74M	10' 2" X 15' 6"
GARAGE	
3.00M X 6.00M	9' 10" X 19' 8"



FIRST FLOOR

PRINCIPAL BEDROOM	
3.82M X 3.22M	12' 6" X 10' 6"
BEDROOM 2	
3.31M X 3.67M	10' 10" X 12' 0"
BEDROOM 3	
3.01M X 3.83M	9' 10" X 12' 6"
BEDROOM 4	
4.21M X 2.22M	13' 9" X 7' 3"



THE WESTCOTT

4 BEDROOM HOME

PLOT NUMBERS

3

4

5

6

10

11

33

34

MODERN KITCHEN SPACE AND UTILITY

- High quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen and Utility C
- Induction hob* with glass splashback and chimney extractor hood
- Stainless steel double electric oven
- Integrated dishwasher and fridge/freezer
- Space for washing machine

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom, En Suite and Cloakroom
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles and heated towel radiators** (heated towel radiators to Bathroom and En Suite only)

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Built-in cupboard to Bedroom 2
- Luxurious Amtico Spacia flooring and British-made Furlong Trident carpets throughout

SECURITY AND PEACE OF MIND

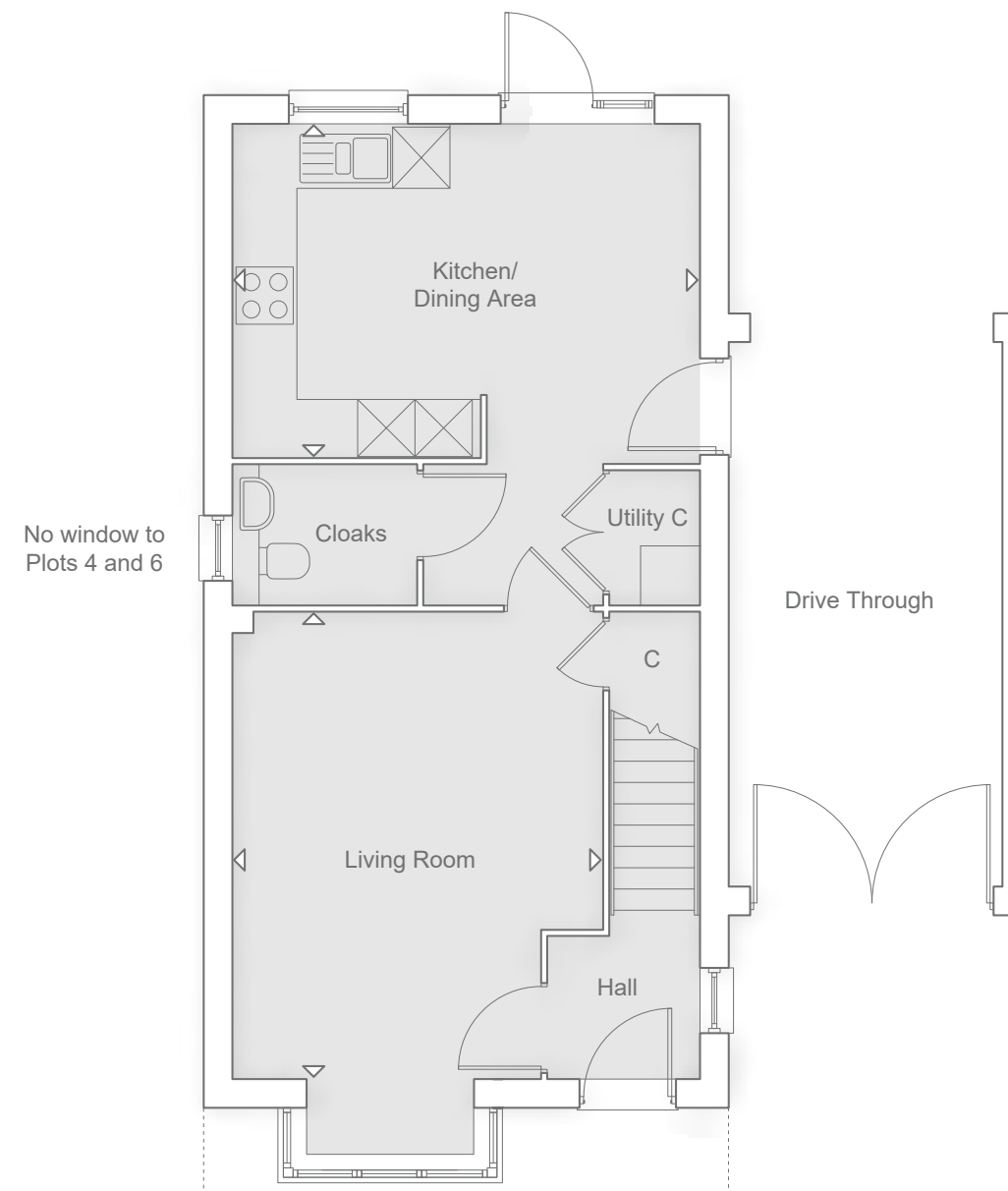
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ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom and En Suite
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Principal Bedroom

EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Single garage with driveway parking
- Outdoor patio space with gated access
- Motion activated front entrance light
- Slim space-saver water butt
- PV panels



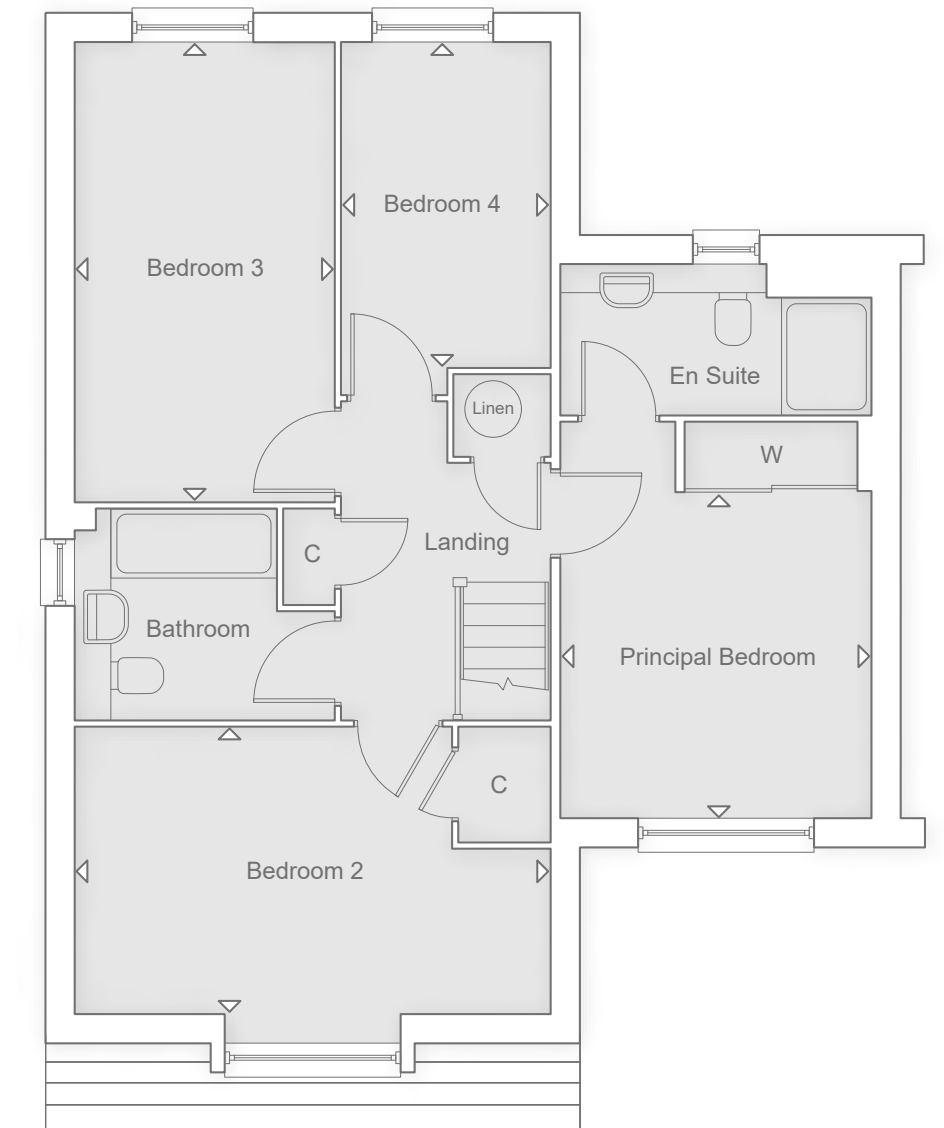
GROUND FLOOR

KITCHEN/DINING AREA

4.90M X 3.50M 16' 0" X 11' 5"

LIVING ROOM

4.89M X 3.88M 16' 0" X 12' 8"



FIRST FLOOR

PRINCIPAL BEDROOM

3.20M X 3.40M 10' 5" X 11' 1"

BEDROOM 2

4.90M X 2.96M 16' 0" X 9' 8"

BEDROOM 3

2.68M X 4.74M 8' 9" X 15' 6"

BEDROOM 4

2.16M X 3.35M 7' 1" X 10' 11"



THE LOXWOOD

3 BEDROOM HOME

PLOT NUMBERS

2

35

47

MODERN KITCHEN SPACE AND UTILITY

- High quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen and Utility C
- Induction hob* with glass splashback and chimney extractor hood
- Stainless steel double electric oven
- Integrated dishwasher and fridge/freezer
- Space for washing machine

QUALITY EN SUITES AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to En Suites and Cloakroom
- Bath with thermostatic bath/shower mixer and screen in En Suite 1
- Shower enclosure with thermostatic shower in En Suites
- Ceramic wall tiles and heated towel radiators** (heated towel radiators to En Suites only)

DECORATION AND JOINERY

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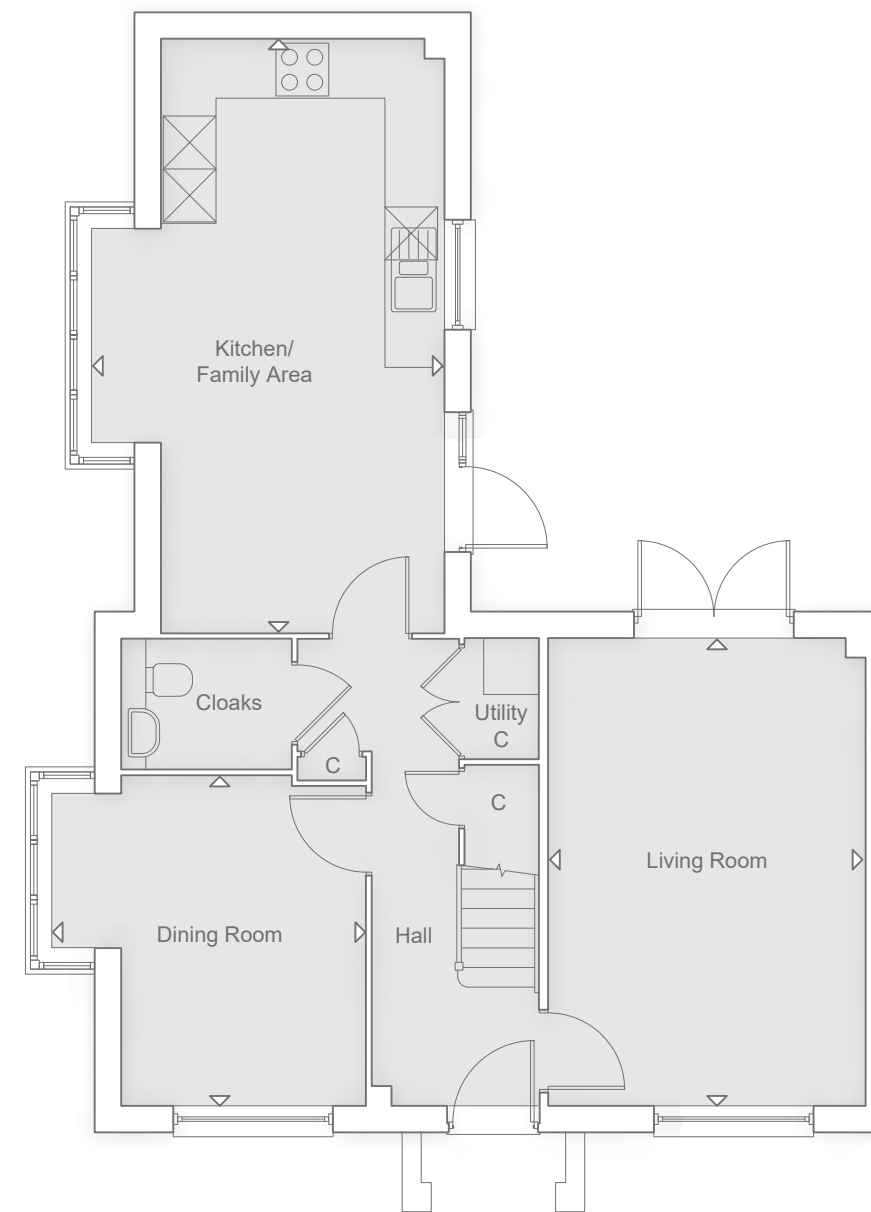
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GROUND FLOOR

KITCHEN/FAMILY AREA

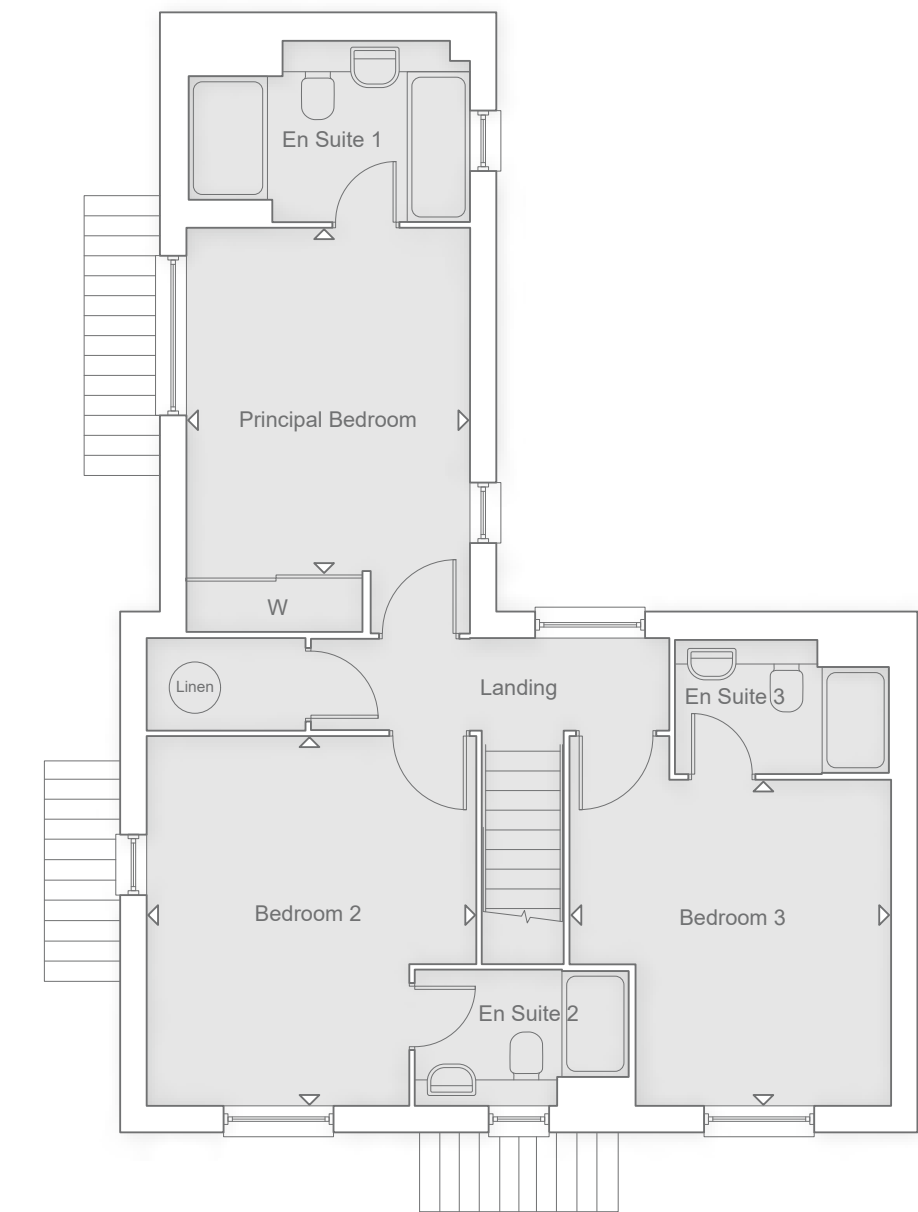
4.00M X 6.74M 13' 1" X 22' 1"

LIVING ROOM

3.60M X 5.31M 11' 9" X 17' 5"

DINING ROOM

3.56M X 3.75M 11' 8" X 12' 3"



FIRST FLOOR

PRINCIPAL BEDROOM

3.22M X 3.92M 10' 6" X 12' 10"

BEDROOM 2

3.74M X 4.19M 12' 3" X 13' 8"

BEDROOM 3

3.65M X 3.70M 11' 11" X 12' 1"



THE ALFOLD

3 BEDROOM HOME

PLOT NUMBERS

7

31

MODERN KITCHEN SPACE

- High quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Induction hob* with glass splashback and chimney extractor hood
- Stainless steel double electric oven
- Integrated fridge/freezer and dishwasher
- Space for washing machine

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles and heated towel radiators** (heated towel radiators to Bathroom and En Suite only)

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Luxurious Amtico Spacia flooring and British-made Furlong Trident carpets throughout

SECURITY AND PEACE OF MIND

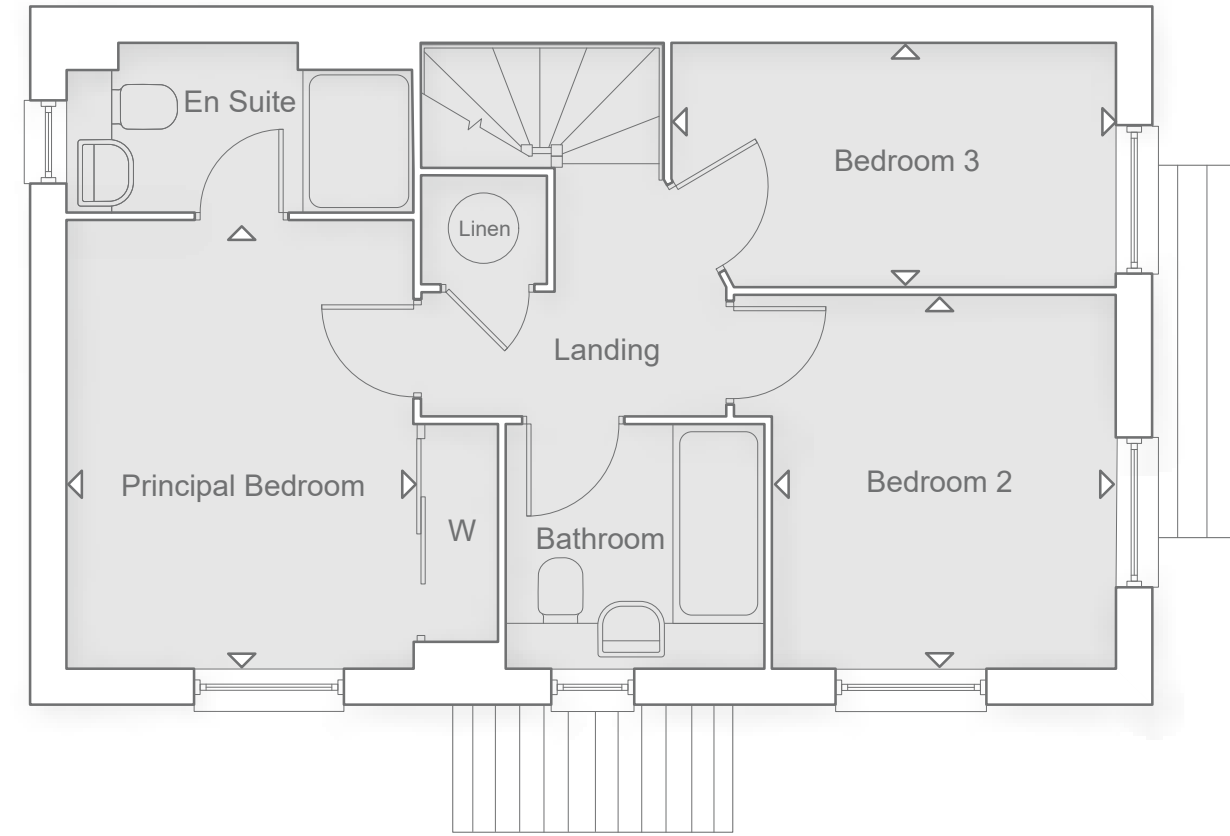
- Brick and block construction
- NHBC Buildmark 10 year cover
- Underfloor heating throughout the ground floor with smart thermostat
- Mains smoke and carbon monoxide alarms
- Composite Chartwell Green front door and multipoint locking system
- Double glazed Chartwell Green PVCu windows and French casement doors**

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom and En Suite
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Principal Bedroom

EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Single garage and driveway parking
- Outdoor patio space with gated access
- Motion activated front entrance light
- Slim space-saver water butt
- PV panels



FIRST FLOOR

PRINCIPAL BEDROOM

2.95M X 3.80M 9' 8" X 12' 5"

BEDROOM 2

2.93M X 3.18M 9' 7" X 10' 5"

BEDROOM 3

3.77M X 2.06M 12' 4" X 6' 9"



GROUND FLOOR

KITCHEN/DINING AREA

2.90M X 5.31M 9' 6" X 17' 5"

LIVING ROOM

4.09M X 5.31M 13' 5" X 17' 5"



THE BROCKHAM

3 BEDROOM HOME

PLOT NUMBERS

23

48

49

MODERN KITCHEN SPACE AND UTILITY

- High quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen and Utility C
- Induction hob* with glass splashback and chimney extractor hood
- Stainless steel double electric oven
- Integrated fridge/freezer and dishwasher
- Space for washing machine

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles and heated towel radiators** (heated towel radiators to Bathroom and En Suite only)

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Luxurious Amtico Spacia flooring and British-made Furlong Trident carpets throughout

SECURITY AND PEACE OF MIND

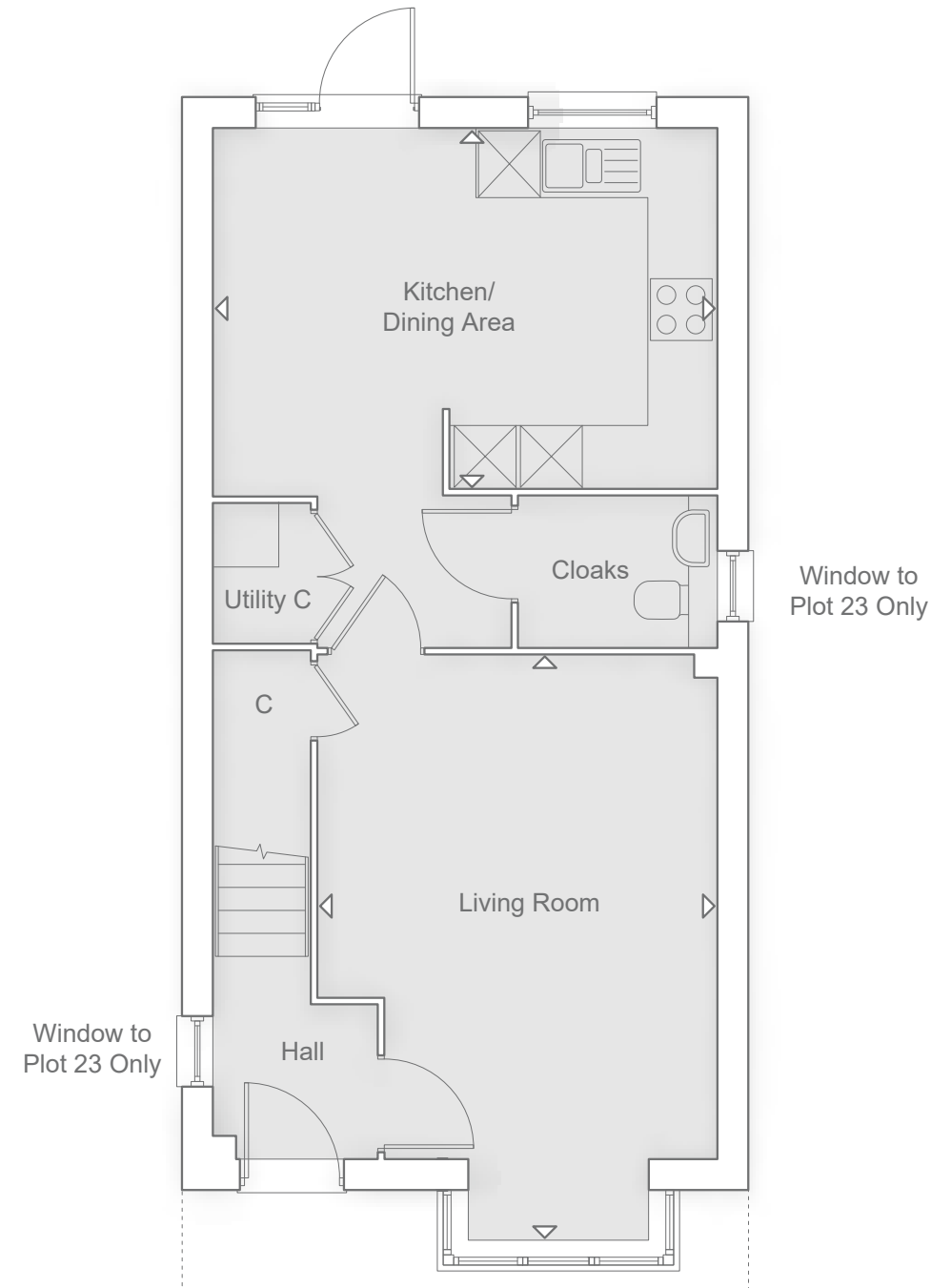
- Brick and block construction
- NHBC Buildmark 10 year cover
- Underfloor heating throughout the ground floor with smart thermostat
- Mains smoke and carbon monoxide alarms
- Composite Chartwell Green front door and multipoint locking system
- Double glazed Chartwell Green PVCu windows and French casement doors**

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom and En Suite
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Principal Bedroom

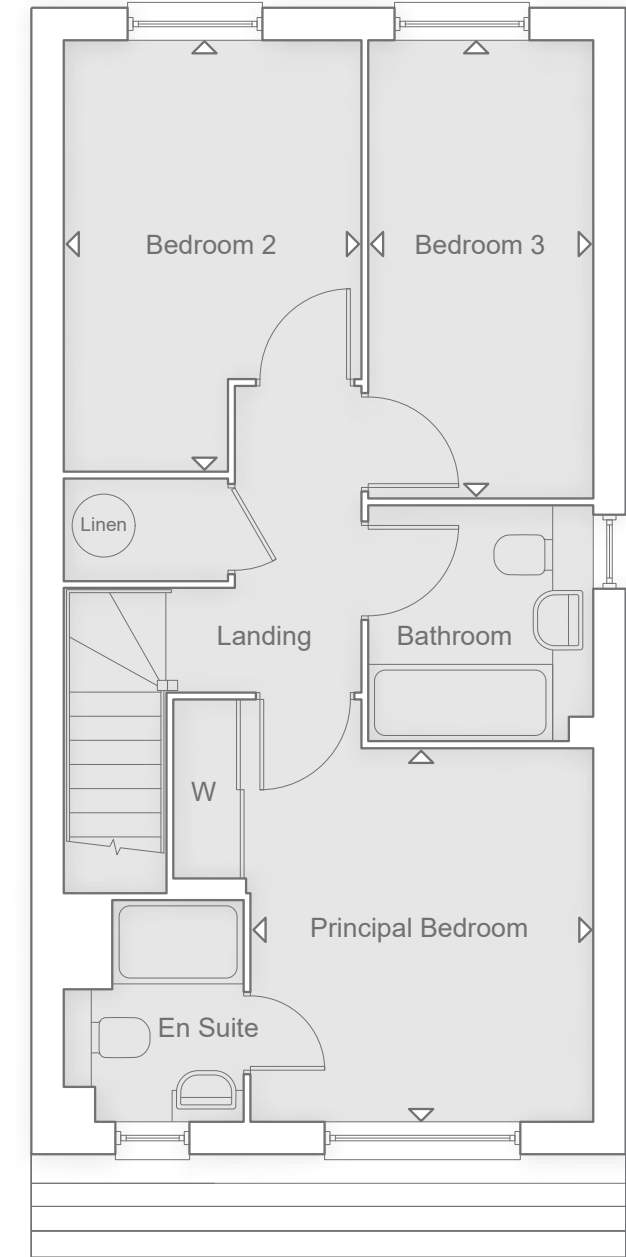
EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Single garage and driveway parking
- Outdoor patio space with gated access
- Motion activated front entrance light
- Slim space-saver water butt
- PV panels



GROUND FLOOR

KITCHEN/DINING AREA	
4.90M X 3.50M	16' 0" X 11' 5"
LIVING ROOM	
3.88M X 5.68M	12' 8" X 18' 7"

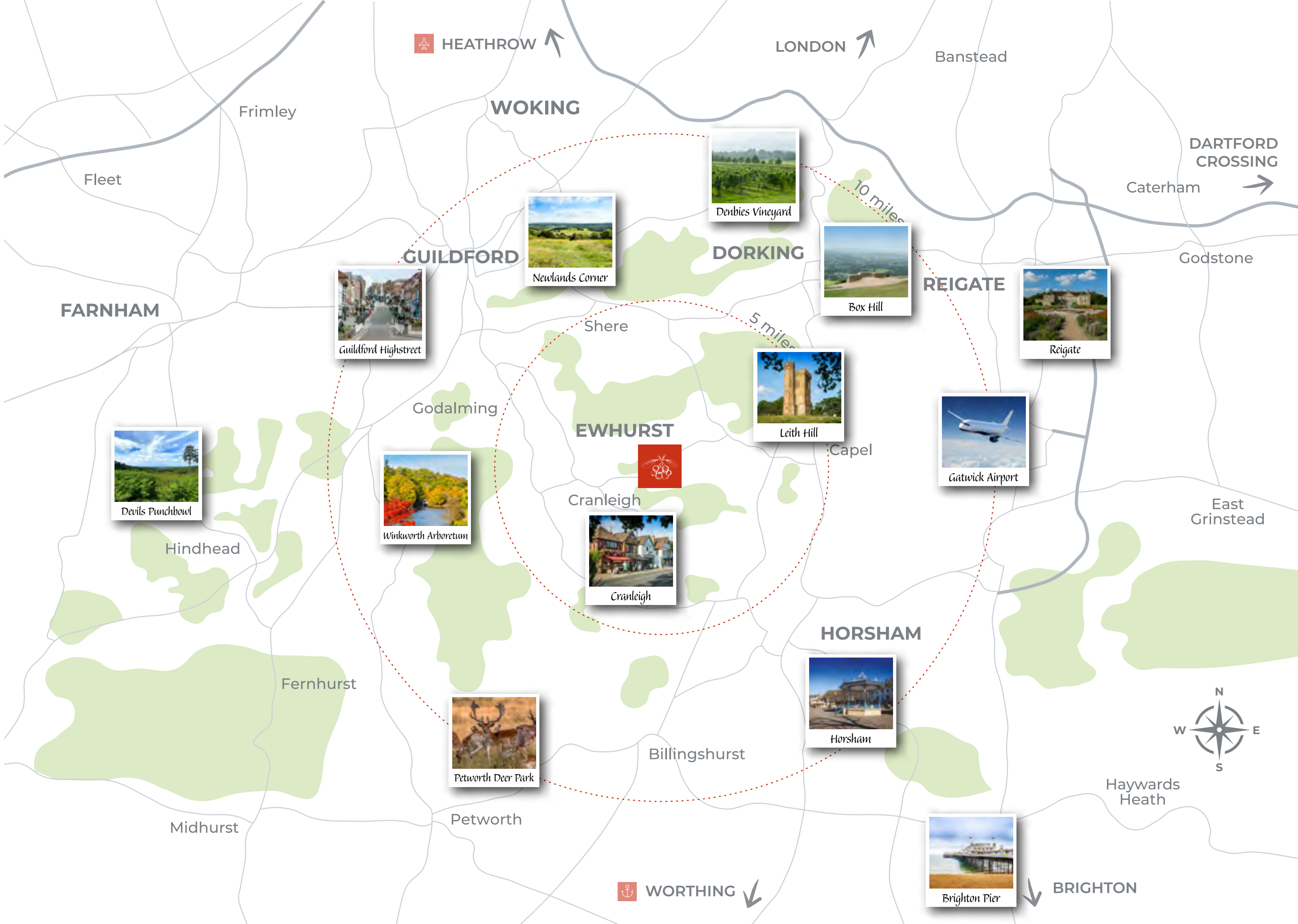


FIRST FLOOR

PRINCIPAL BEDROOM	
3.17M X 3.46M	10' 4" X 11' 4"
BEDROOM 2	
2.75M X 4.05M	9' 0" X 13' 3"
BEDROOM 3	
2.08M X 4.24M	6' 9" X 13' 10"

A UNIQUE LOCATION

Ewhurst sits on the edge of Surrey Hills Area of Outstanding Natural Beauty. Firethorn Place balances the pastoral and the contemporary and offers excellent links to nearby towns and the wider transport network.





A PLACE TO CALL HOME

Firethorn Place by Croudace Homes is an elegant blend of traditional exteriors with spacious modern living spaces. Our customers are at the heart of what we do. At Croudace we understand the importance of putting your stamp on a new home. A Croudace home can be tailored to your taste with a range of options, including wall colours, fitted furniture, tile style and colour and wardrobe glazing finish.

Our dedicated Sales Consultants are on hand to offer guidance regarding personalised choices. The availability of these options is dependent on, and subject to, the stage of construction at the time the house is reserved. Ask our Sales Consultants how we can help you turn your new Croudace house into a home.

BUILT WITH THE ENVIRONMENT IN MIND

40% of Firethorn Place is open and biodiverse green space, with over **11,900 plants, trees, shrubs, hedging and bushes** planted across the development.

A range of **ecological improvements**, including bat tubes and bird nesting boxes will be installed on homes and in trees around Firethorn Place. Hibernacula and log piles will be installed in strategic locations, with ponds and planting enhanced and existing populations of Great Crested Newts and Grass Snakes identified and translocated to a new receptor area within the site.





CAREFULLY DESIGNED IN EVERY WAY

Underfloor heating throughout the ground floor with smart thermostat in every house.

Luxurious Amtico Spacia **flooring** and British-made Furlong Trident **carpets in every house.**

Chartwell Green windows, doors, arch lintels and garage doors throughout the whole development.

Designer Kitchen supplied by Omega Kitchens.

A LOCAL WAY OF LIFE



It's just a short walk from Firethorn Place to the centre of Ewhurst. The village has a traditional British feel with a village shop selling locally sourced produce, a pub, village hall, school and a bowling club. The village also has a variety of other amenities including an outdoor learning centre, a hairdresser and a beauty salon.



Just over two miles away is Cranleigh, possibly England's 'largest village'. A range of independent shops, restaurants, high street brands and well known supermarkets attract visitors from all over the local area.

Cranleigh Leisure Centre has a gym, swimming pool and a busy calendar of classes and activities. Cranleigh Arts is a community arts centre that provides workshops, live music, comedy club nights, hosts films and ad hoc pop up events throughout the year.





Knowle Park is a stunning new 60-acre country park in Cranleigh that is currently being enhanced with 6km of footpaths, an outdoor performance space, a 4,200m² adventure park and a wildlife lake.

There are plenty of sporting facilities near Firethorn Place; Ewhurst Cricket Club, Ewhurst Bowling Centre and Cranleigh Golf and Country Club are all within easy reach of the development.



Horse lovers are well catered for in the area with several equestrian facilities within minutes of Ewhurst. These include riding schools, liveries and equine shops. The renowned Hurtwood Park Polo Club is nearby and welcomes new members; both juniors and adults can learn the ropes in the club's Polo School.



A PLACE TO EXPLORE

The market town of Horsham is under 10 miles away from Firethorn Place. The town has a vibrant energy framed by historic buildings. There is a fantastic selection of shops, supermarkets, cafés, bars, pubs and restaurants to enjoy and the town centre boasts two welcoming shopping centres. A weekly market showcases award winning local produce and arts and crafts, with a host of street food vendors supplying delicious treats from cuisines around the world.



The Horsham Saturday market has over 40 stalls with local companies selling meat, fish, organic fruit and vegetables, artisan cheese and breads and there is often live music on the bandstand. Nearby Horsham Park is home to Pavilion in the Park, a leisure centre with a gym and indoor and outdoor swimming pools and has tennis courts, a skate park, café, bowls club and sensory garden.

Guildford is only 12 miles from Ewhurst and is a popular destination for days and nights out. The cobbled high street plays host to a wealth of attractions including pubs, high street brands, boutiques, cafés and restaurants as well as The Friary shopping centre, the Yvonne Arnaud Theatre and a 3D cinema.



Enjoy a stroll along the banks of the River Wey for picturesque views and further shopping opportunities. Guildford Castle offers a glimpse into the town's past and its elevated position provides a unique view of Guildford and the surrounding area.



SURREY HILLS

Ewhurst sits on the southern edge of the Surrey Hills Area of Outstanding Natural Beauty, which spans the North Downs from Farnham in the west of the county to Oxted in the east. The AONB incorporates Greensand Hills in Haslemere and stretches east to Leith Hill, the highest point in Southeast England.

Box Hill is under 30 minutes from Firethorn Place by car. This protected country park is managed by the National Trust and is popular with road cyclists, hikers and dog walkers alike. The summit of the hill offers stunning views towards Windsor in the north and the South Downs. The 2012 Summer Olympic cycling road races included circuits of Box Hill and cyclists often attempt the Olympic route starting from the village of Mickleham to the south.

Between Guildford and Dorking is Shere. With an array of listed buildings, a tearoom, museum and even a blacksmith, Shere is popular with both day trippers and film productions looking for the quintessential English village.



EDUCATION FOR ALL AGES

Pre-School

Rainbows End Pre-School

0.2 mile

Infant School

Ewhurst C of E Infants School

0.3 mile

Primary Schools

Park Mead Primary

1.8 miles

St Cuthbert Mayne Catholic Primary School

2.2 miles

Primary and Secondary

Duke of Kent School

2 miles

Secondary Schools

Glebelands School

2.5 miles

Hurtwood House

2.6 miles

Colleges

The College of Richard Collyer In Horsham

9.5 miles

Guildford College of Further and Higher Education

11.9 miles

University

University of Surrey

11.6 miles

There is an enviable selection of schools in the local area that are rated 'good' or 'outstanding' by Ofsted.

Ewhurst C of E Aided Primary School, St Joseph's Specialist Trust and St Cuthbert Mayne Catholic Primary School are all rated 'outstanding', with

other local schools, such as Glebelands Secondary School, boasting a 'good' rating.

School, boasting a 'good' rating.

STAY CONNECTED

Firethorn Place is nestled in the heart of Ewhurst. The closest railway station, Ockley, is under six miles away and can be easily reached by car.

The A24 is only seven miles away and provides access to the M25.



TRAIN

From Ockley Station

- **Horsham**
11 mins
- **Leatherhead**
21 mins
- **Guildford**
47 mins
- **Clapham Junction**
1 hr 5 mins
- **London Victoria**
1 hr 15 mins

WALK

- **Hazelbank Country Stores**
0.1 miles
- **Hunters Lodge Veterinary Practice**
0.1 miles
- **Bus Stop**
0.1 miles
- **Village Hall**
0.2 miles
- **St. Peter's & St. Paul's Church**
0.3 miles
- **Ewhurst Cricket Club**
0.5 miles
- **Ewhurst Village Club**
0.6 miles

DRIVE

- **Cranleigh Arts**
2.3 miles
- **Cranleigh Village Community Hospital**
2.3 miles
- **M&S Simply Food**
2.4 miles
- **Cranleigh Golf & Country Club**
2.5 miles
- **Cranleigh Leisure Centre**
2.5 miles
- **Knowle Park, Cranleigh**
2.9 miles
- **Notcutts Cranleigh Garden Centre**
3.4 miles
- **National Trust, Leith Hill**
5.4 miles
- **Everyman Cinema, Horsham**
11.1 miles
- **London Gatwick Airport**
17.4 miles



RICH IN HISTORY & CULTURE

The name Ewhurst derives from the Old English 'hyrst', meaning 'wooded-hill', and 'iw' meaning 'yew tree'. Remnants of Ewhurst's medieval past are still evident; numerous houses in the village date back to the early 1400s. Ewhurst became a centre for glass working during the reign of the Tudors. This saw a new social class emerge with a number of locals becoming wealthy from the manufacture and trading of glassware.

Leith Hill Tower is the highest point in Southeast England and is less than 20 minutes from Firethorn Place. On a clear day, you can see the London skyline in one direction then turn to see the sea sparkling through Shoreham Gap.

EFFICIENT NEW HOMES

According to research by the House Builders Federation (HBF) those living in new build homes **save an average of £2,600** on their household bills each year. This equates to around **£173 per month**. Collectively, new build home buyers save more than **£500 million each year** in energy bills.

This also means an **annual reduction in carbon emissions of over 500,000 tonnes**.

All Croudace homes receive an EPC rating of B. Buying an energy efficient new build home helps to reduce carbon emissions and saves you money.





Croudace homes feature a variety of energy saving features as standard, such as:

- Low or zero carbon technologies, including PV panels
- Double glazed Chartwell Green PVCu windows and French casement rear doors made with 'Low Emissivity Glass' (Low E Glass), which has a hidden layer that reduces heat loss and reflects interior heat back into the home.
- Thermal Insulation inside floors, walls and roof
- A-rated boiler with built-in frost protection
- Zoned heating systems; control the temperature of the ground floor and first floor separately

Croudace homes also come with two years of customer care from our expert in-house team and a 10 year NHBC warranty.

To find out more about our energy efficient new homes, contact the Sales Consultants at Firethorn Place.* Data from HBF report – 'Greener, Cleaner, Cheaper' <https://www.hbf.co.uk/news/hbf-report-greener-cleaner-cheaper/>

ECOLOGICAL EFFORTS

A wealth of wildlife calls Firethorn Place home. The landscape in and around the development has been enhanced with mature planting and preservation measures have been implemented to safeguard local wildlife populations. These improvements are designed to integrate into the existing habitats at Firethorn Place and create a framework that ensures that local flora and fauna can thrive.





REPTILES AND AMPHIBIANS

To protect the local population of Great Crested Newts, a new pond and travel corridor will be created within the southern section of Firethorn Place. Habitat piles and hibernacula will be formed in the greenspace designed to provide shelter and security for native reptiles. These areas also provide a valuable environment for saproxylic invertebrates (deadwood dependent insects) and in turn, a food source for reptiles, amphibians as well as birds and mammals. To enable basking spots to remain open and accessible, grassland areas sown with wildflowers and scrubland will be cut back seasonally.

ENHANCED HEDGEROWS

A new hedgerow, comprised of a variety of native species, is to be planted along the boundary of the site to create a wildlife corridor between two high value habitats for newts. This will also provide increased foraging and commuting habitat for bats as well as nesting areas for birds.

POND

To protect the resident great crested newts and encourage invertebrates, a new pond will be created on the edge of the open space at Firethorn Place. This pond is designed to have an irregular shape and ledges as to provide a variety of depths and increase its value to local wildlife. It will retain at least 20cm of water throughout the year to ensure successful breeding by a number of species, though some drying of the pond can also potentially be beneficial for biodiversity. Fish will not be introduced to the pond as these predate upon great crested newts, particularly at their larval stage.



BATS

Trees with roosting features have been identified and preserved with enhancements (such as crown lifting) carried out where appropriate and bat boxes added. Some properties at Firethorn Place have integrated bat tubes to enhance roosting opportunities for local species including the Brown Long Eared Bat. Lighting reduction measures have been reviewed and approved by a licensed bat ecologist and are designed to ensure safe routes for foraging and travelling to and from the development.

BIRDS

A variety of bird boxes have been installed across Firethorn Place on homes and in retained trees around the development, including specialist 'sparrow terraces' as well as boxes for other local species.



**COMMUNITY
INFRASTRUCTURE/
TRANSPORT**

£69,000

for the addition of traffic management measures and the improvement of bus stops, public footpaths and pedestrian crossing provision

EDUCATION

£205,000

to aid the expansion and improvement of facilities at the local primary school

SPORT AND LEISURE

£50,000

to upgrade existing local sport and recreation facilities

RECYCLING

£1,500

for the provision of recycling containers for the development

COMMUNITY CONTRIBUTIONS

Croudace Homes takes pride in supporting the local community and helping improve local infrastructure at all our developments. This is no different at Firethorn Place with funds allocated to the Local Authority to help the expansion of nearby schools, enhance public leisure facilities and make improvements to local infrastructure.

DEPOSIT UNLOCK



Deposit Unlock is a new scheme that enables first time buyers and existing homeowners to purchase a new build home up to £750,000 with a 5% deposit, subject to their lender's criteria.

Deposit Unlock is a new house building industry led scheme devised in collaboration with mortgage lenders.



THE BENEFITS

- You can access low deposit mortgages at competitive interest rates
- You can buy a new home with a 5% deposit and a 95% mortgage up to £750,000
- It opens the new build market to more borrowers who do not have access to large deposits

WHO IS ELIGIBLE?

- First time buyers and existing homeowners
- Applicants must be able to provide a minimum deposit of 5% of the purchase price of the new home

HOW DOES IT WORK?

- Speak to one of our Sales Consultants to find out which developments or plots are available for a Deposit Unlock Mortgage
- You will need to be qualified by an Independent Financial Adviser to find out if you qualify for the scheme
- Once qualified, if your plot is available and eligible under the scheme, and you chose to use this scheme, our Sales Consultants will issue a Confirmation Letter to you with a unique reference number
- The Confirmation Letter must be presented to a participating Lender in order to apply for a Deposit Unlock Mortgage. Once you have applied for the scheme it will be subject to their approval
- When your application has been approved you can then reserve your new Croudace Home, it's that simple



THE BENEFITS

- NO Agent's Fees
- NO Stress
- NO Chain
- AND a guaranteed purchaser for your home

HASSLE FREE SERVICE

- Your existing property should be within one of our operating areas
- Your existing property should be less than 15 years old
- Your existing property should have an estimated value that is no more than 70% of the value of the new home you are buying from us
- Your existing property must not be a flat or conversion
- Part Exchange with Croudace Homes cannot be used in conjunction with other offers

PART EXCHANGE

Our Part Exchange service has helped many families move into their brand new Croudace property without the stress of selling their previous home.

The service we offer is totally free and, what is more, leaves you with time and energy to concentrate on the more enjoyable side of moving – making plans for your new home. At Croudace Homes, we pride ourselves on our flexible approach, so if you do not meet all the criteria, do not give up hope! Our Sales Consultants are always on hand to help whenever possible.

A COMMITMENT TO QUALITY

Croudace Homes takes great pride in providing our customers with expert advice and guidance to ensure that every stage of the home buying process is as clear and straight forward as possible.



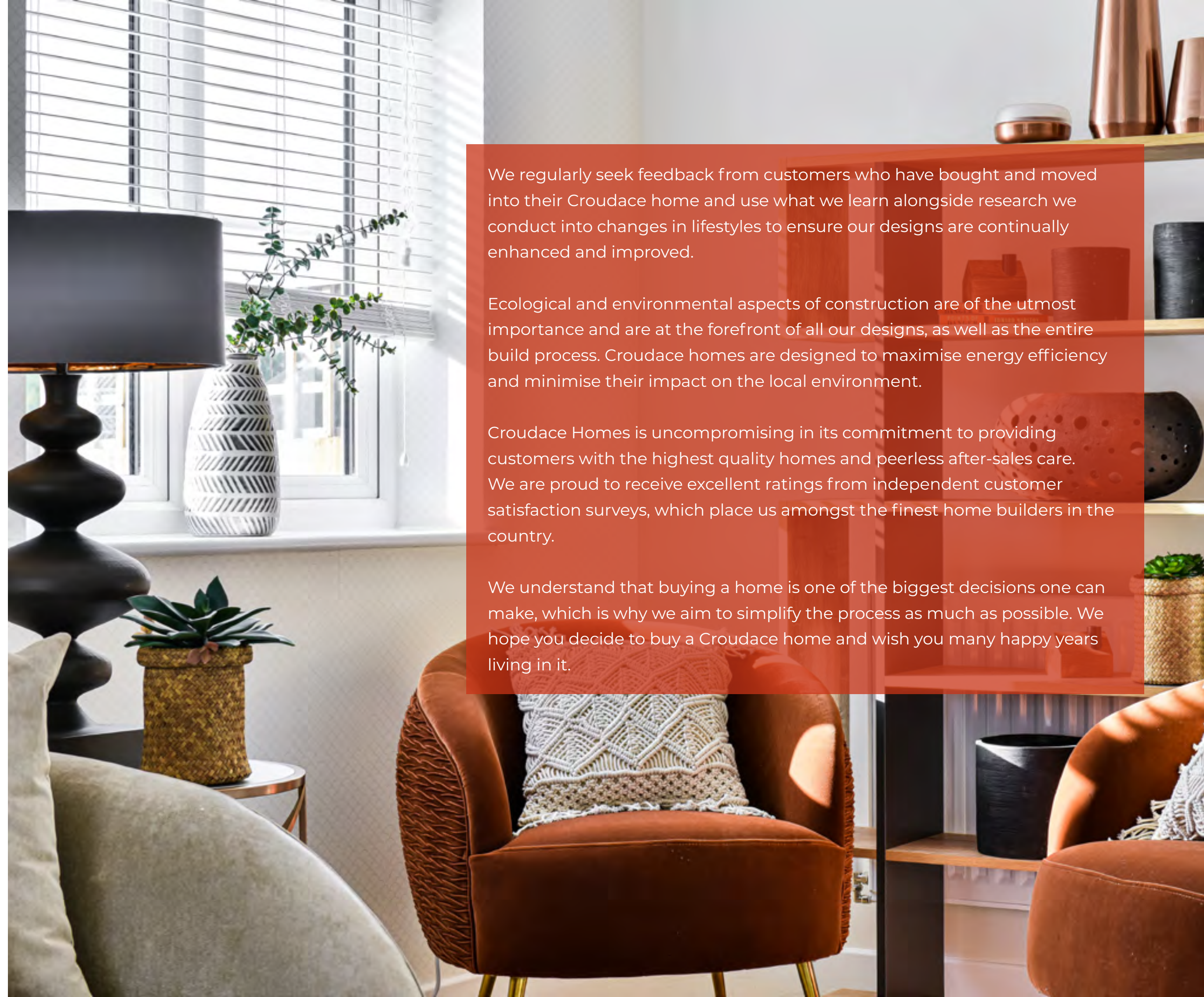
Adrian Watts,
Group Chief Executive

We regularly seek feedback from customers who have bought and moved into their Croudace home and use what we learn alongside research we conduct into changes in lifestyles to ensure our designs are continually enhanced and improved.

Ecological and environmental aspects of construction are of the utmost importance and are at the forefront of all our designs, as well as the entire build process. Croudace homes are designed to maximise energy efficiency and minimise their impact on the local environment.

Croudace Homes is uncompromising in its commitment to providing customers with the highest quality homes and peerless after-sales care. We are proud to receive excellent ratings from independent customer satisfaction surveys, which place us amongst the finest home builders in the country.

We understand that buying a home is one of the biggest decisions one can make, which is why we aim to simplify the process as much as possible. We hope you decide to buy a Croudace home and wish you many happy years living in it.





The contents of this brochure have been produced in good faith. Architectural details and elevational treatments, including window or porch styles and positions, may vary from those shown; bay windows are plot specific.

All dimensions are approximate. All imagery, including trees and landscaping, are illustrative. Please check with one of our Sales Consultants for detailed information regarding your chosen home style and/or plot. We continually review the specification of our product and reserve the right to amend it. Although it is our intention that information given regarding garages, car ports and parking is truthful, these aspects are subject to change as Firethorn Place progresses. This brochure does not form part of any contract or constitute an offer.

Date of Preparation March 2024



Surrey Hills

The Green, Ewhurst, Surrey GU6 7RQ

Open daily 10am to 5pm

0333 321 8651

firethornplace@croudacehomes.co.uk



Firethorn Place CGI street scene

croudacehomes