



DOWLANDS

Smallfield



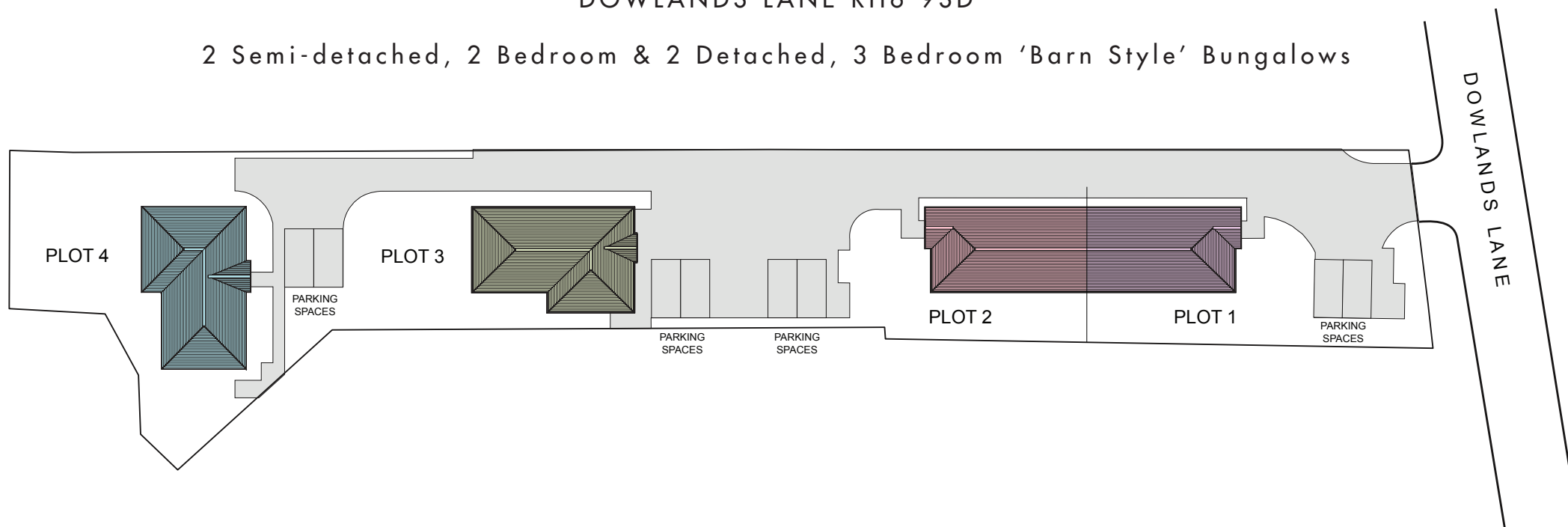


DOWLANDS

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DOWLANDS LANE RH6 9SD

2 Semi-detached, 2 Bedroom & 2 Detached, 3 Bedroom 'Barn Style' Bungalows



KEMPTON
-HOMES-



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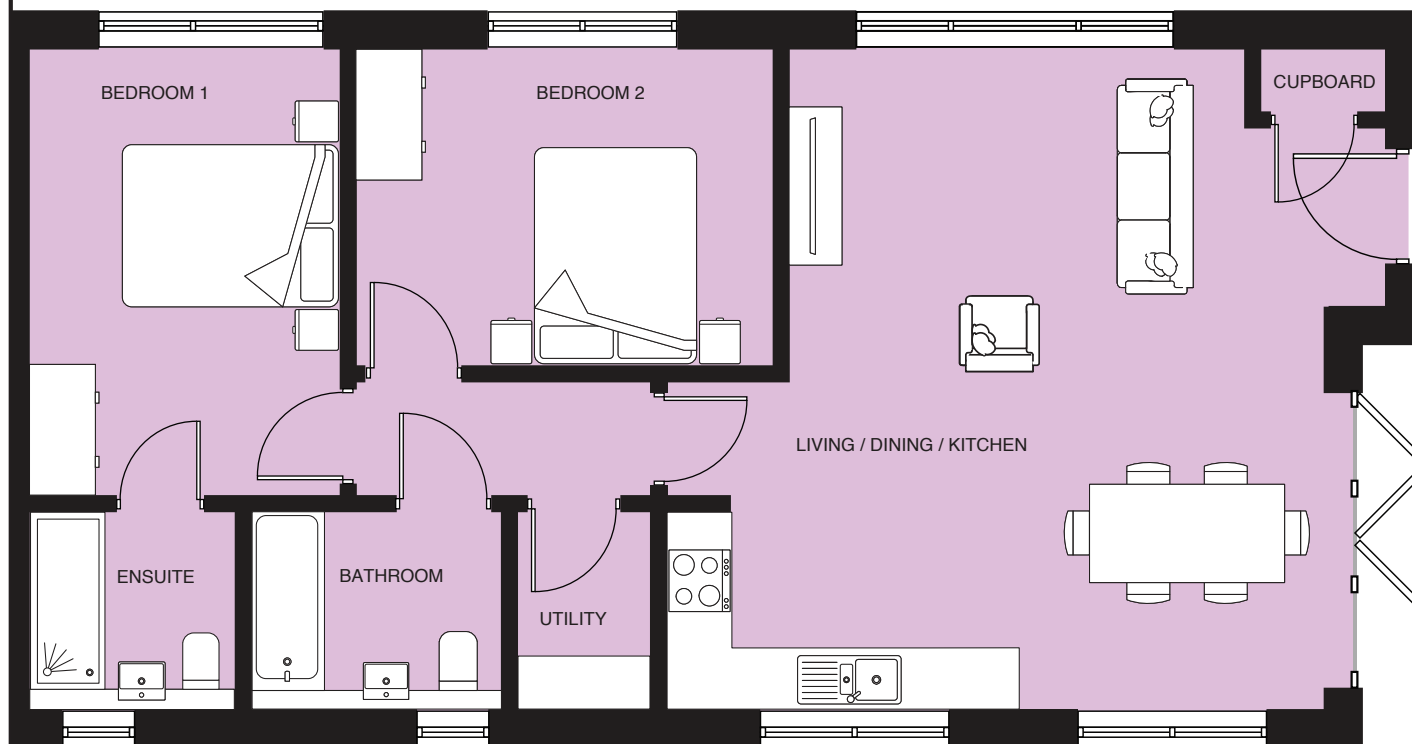
PLOT 1

DIMENSIONS

Plot 1

Living/Dining/Kitchen	6300 x 6200
Bedroom 1	3200 x 4200
Bedroom 2	3850 x 2950
Total Area	79 sq m / 850 sq ft

*All dimensions in mm unless otherwise specified
All dimensions are approximate and taken at the widest point.





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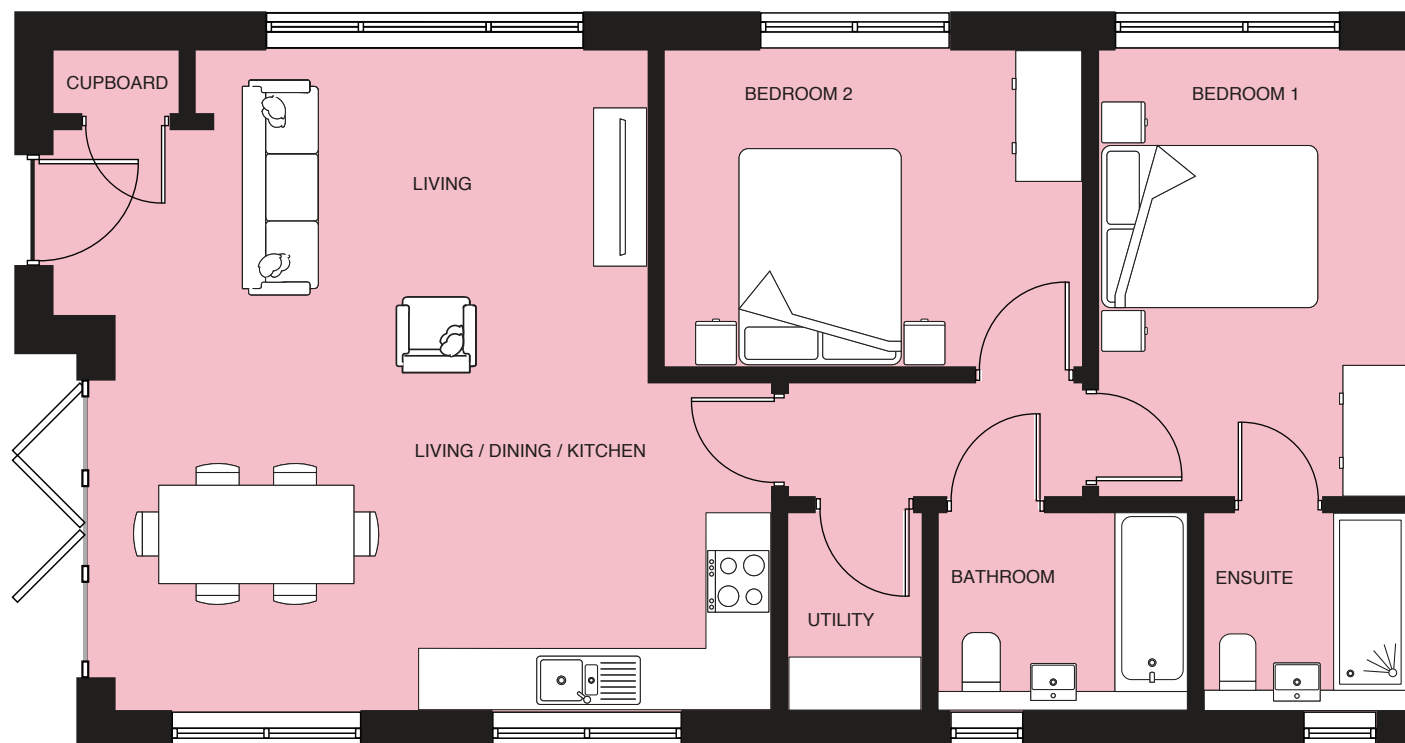
PLOT 2

DIMENSIONS

Plot 2

Living/Dining/Kitchen	6300 x 6200
Bedroom 1	3200 x 4200
Bedroom 2	3850 x 2950
Total Area	79 sq m / 850 sq ft

*All dimensions in mm unless otherwise specified
All dimensions are approximate and taken at the widest point.





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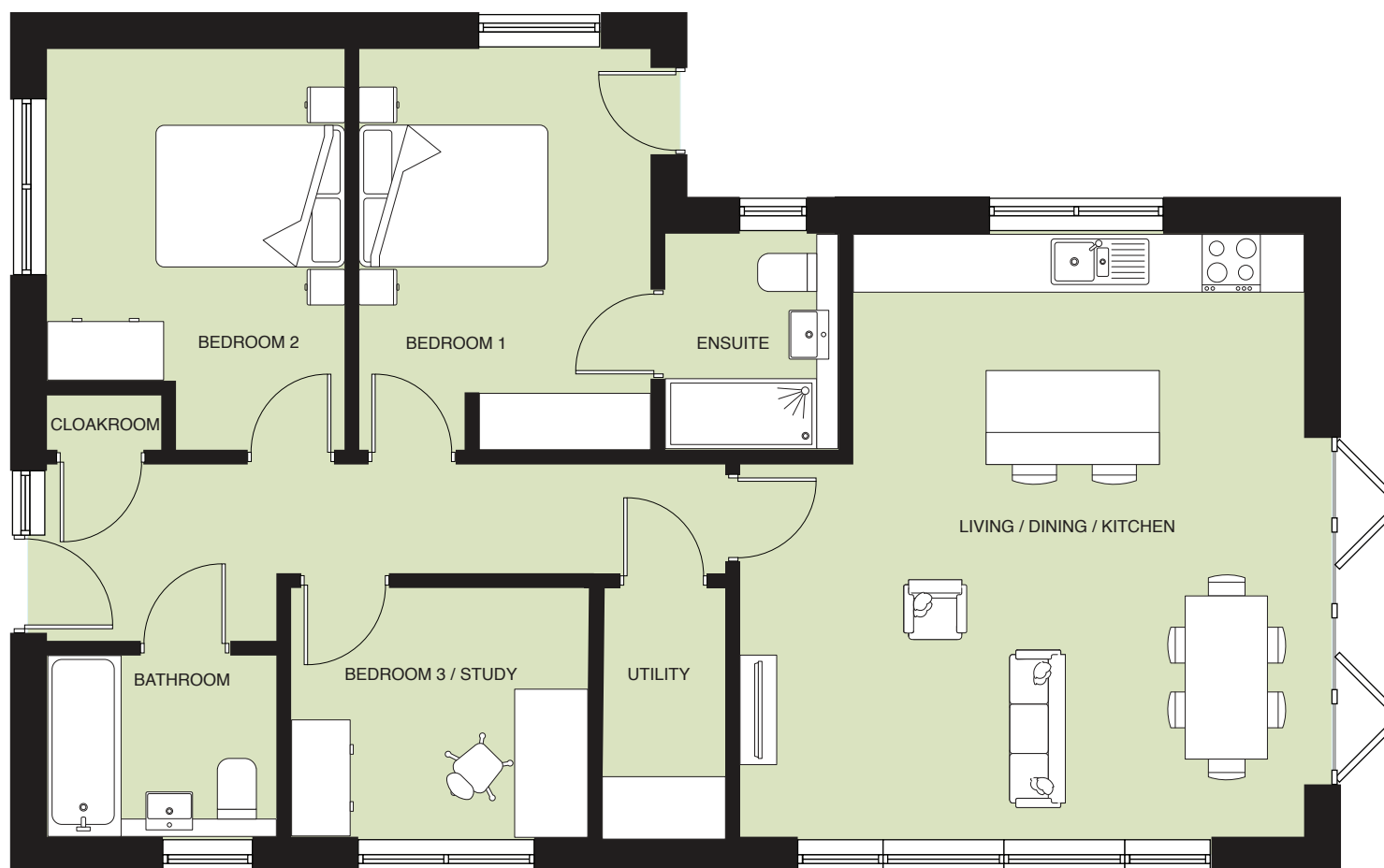
PLOT 3

DIMENSIONS

Plot 3

Living/Dining/Kitchen	6000 x 6275
Bedroom 1	4275 x 3350
Bedroom 2	2825 x 4175
Bedroom 3 / Study	3040 x 2610
Total Area	93 sq m / 1000 sq ft

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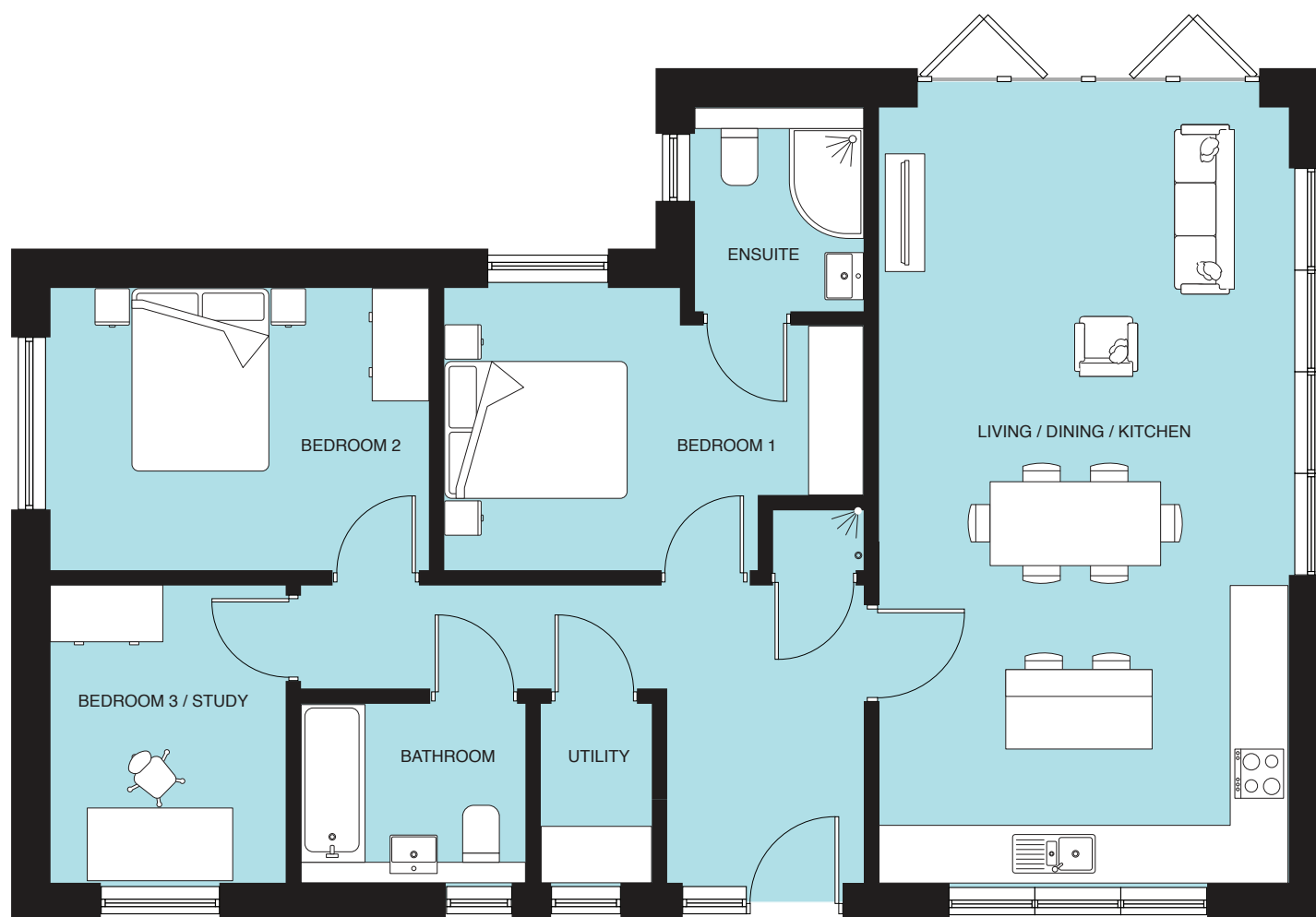
PLOT 4

DIMENSIONS

Plot 4

Living/Dining/Kitchen	8185 x 4450
Bedroom 1	2950 x 4550
Bedroom 2	3800 x 3000
Bedroom 3 / Study	3200 x 2575
Total Area	93 sq m / 1000 sq ft

*All dimensions in mm unless otherwise specified
All dimensions are approximate and taken at the widest point.





SPECIFICATION

KITCHENS

- Contemporary matt finish handleless kitchens
- Composite stone worktops with upstands
- Island unit (Plots 3 & 4 only)
- Bosch induction hob
- Bosch built in oven
- Bosch integrated microwave (Plots 3 & 4 only)
- Integrated fridge freezer
- Integrated dishwasher

BATHROOM/EN-SUITE

- Villeroy & Boch (or similar) sanitary ware
- Vanity units
- Gunmetal brassware
- Thermostatic showers
- Porcelanosa ceramic floor and wall tiles
- Electric heated towel rails

INTERNAL FIXTURES & FITTINGS

- Fitted wardrobes to main bedroom
- Utility room with plumbing for washing machine
- Double glazed windows
- Patio doors to garden
- Karndean Flooring to kitchen/living room and hallways

HEATING & ELECTRICAL

- Air source heat pumps
- Underfloor heating throughout
- Electric heated towel rails to bathrooms
- Mains operated smoke detectors
- Burglar Alarms
- Multi room TV with points to lounge and all bedrooms
- Broadband capability

EXTERNAL FEATURES

- Multipoint locking front door and spyhole
- Two private parking spaces with electric car charging point
- Garden with patio and exterior lighting to front and rear

All details maybe subject to change.

Example images of a previous Kempton Homes development

SMALLFIELD



Smallfield is a small village located in the Tandridge district of Surrey, situated between Horley and Gatwick.

Known for its peace and calm, its location is ideal for families and outdoor enthusiasts alike and is served by a selection of local stores, a GP Practice, the Centenary Village Hall and the centrally situated, Burstow Primary School. It also has a thriving Sports Social Club, The Smallfield Sports Club that has provided football, cricket and social opportunities to the community for a number of years.

Despite having a country setting, it is well placed for the larger nearby towns of Horley and Crawley as well as travel connections from Gatwick.



KEMPTON -HOMES-

AN ESTABLISHED RESIDENTIAL COMPANY
BUILDING QUALITY HOMES IN THE SOUTH EAST OF ENGLAND



At Kempton Homes we are committed to producing attractive and stylish homes whilst maximising the potential of any outdoor areas to create the perfect space for modern living. Our ethos is to provide excellent customer service, producing quality homes you will enjoy and be proud to own. We have great aspirations as a company and know to achieve these that customer satisfaction is vital to our success. We hope you will enjoy sharing this journey with us!

Best Wishes,
Jake & Sam Kempton





KEMPTON
-HOMES-

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