

A scenic view of a river flowing through a lush, green landscape. In the foreground, a wooden gate stands on a dirt path leading to the water. The river reflects the surrounding greenery and the sky. The background shows rolling hills and dense trees under a bright sky.

# LIFE IN SURREY

Nestled in the south-east of England, less than half an hour from central London, this sunny, wooded county offers an exceptional quality of life

**Berkeley**  
Designed for life



*Covering a quarter of the county,  
the rolling countryside of the  
Surrey Hills is one of Britain's  
most beautiful landscapes*



# *A brief history of Surrey*

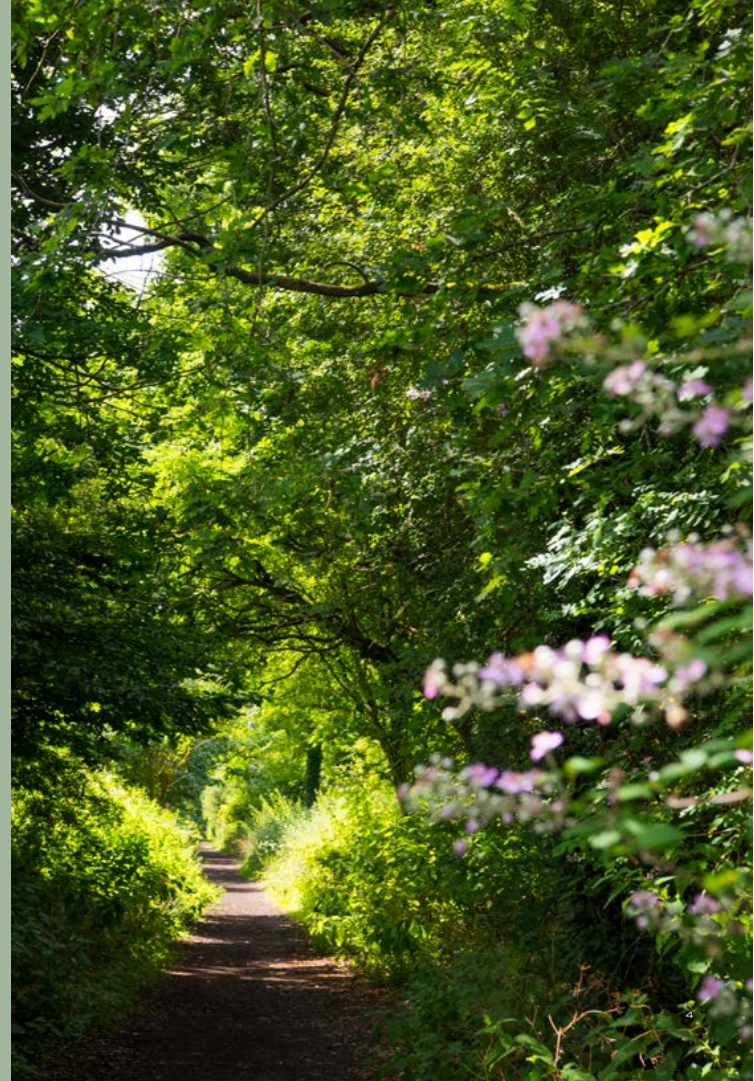
*Surrey has a rich heritage that spans thousands of years, originally an area attached to the Kingdom of the Middle Saxons (Middlesex), the name Surrey itself derives from 'the southern region'*





# QUINTESSENTIAL ENGLAND

*Beautiful rural landscapes and idyllic towns and villages. Despite Surrey's proximity to London it has the reputation of being Britain's most wooded county*





# *Rolling hills*

Surrey Hills, an Area of Outstanding Natural Beauty





# *Luxury amenities*

Pennyhill Park & Spa, Bagshot



# *High-end shopping*

Chapel Street, Guildford





# *Village pubs*

The Jolly Sailor, Farnham





# *The wildlife*

Virginia Water Lake, Surrey



# *The magical Surrey Hills*

*Your backdrop to an  
idyllic lifestyle*



WHY BUY IN SURREY

► **There** is a small village with an abundance of historic buildings and plenty to see and do. Famed for being the location of many popular films including; The Holiday, Beauty & The Beast, Bridget Jones and Four Weddings And A Funeral



*There*



*Chiddingfold*



*Mickleham*

▲ Picturesque **Mickleham** is on the east side of the River Mole valley and by the base of Box Hill, and just 1.3 miles from Denbies Wine Estate, the largest vineyard in England



*Peaslake*

▲ **Peaslake** is nestled at the base of Holmbury and Pitch Hill perfect for hiking or exploring some of Surrey's best cycling routes



*Ripley*

▲ **Chiddingfold** village is a favourite among tourists, with plenty of quaint cottages and beautiful timber-framed Wealden houses

◀ **Ripley**, only 40 minutes from London, this charming and historic village is close to the beautiful River Wey



# *Heritage*

*A rich heritage.  
From castles to cathedrals,  
settlements to stately homes*





*Painshill Park*

▲ Award-winning **Painshill Park**, is an 18th century landscape garden. Inspired by Renaissance landscape paintings, Painshill is a 'living canvas'

► **Hatchlands Park** covering 170 hectares contains sweeping parkland, woodlands and meadows sheltering a Georgian country house



*Hatchlands Park*



*Brooklands*

Re-live the thrills and glamour of speed and flight, from over 100 years of British history at **Brooklands Museum**



*Runnymede – Magna Carta*



National Trust



**Runnymede**, beside the Thames was witness to King John's historic sealing of Magna Carta 807 years ago on 15 June 1215



*Polesden Lacey*



National Trust

▲ Rich in history, the 1400-acre **Polesden Lacey** estate dates back to Roman times and boast stunning views over the Surrey Hills





*Hampton Court Palace*



**Hampton Court Palace** Once the favourite home of King Henry VIII and set alongside the River Thames, this spectacular palace has over 60 acres of award-winning gardens to explore. Discover Tudor kitchens, a haunted gallery, State apartments, an ancient vine and the famous maze





A person wearing a dark sweater, light-colored breeches, and tall riding boots is walking away from the camera. They are carrying a wicker picnic basket filled with bottles and glasses. The background is a blurred outdoor setting with a car partially visible on the right.

*Refined country living  
in a truly exclusive location*

*Explore picturesque villages  
with village greens, pubs and  
quaint high streets*



## WHY BUY IN SURREY

▶ **Cobham** is popular with younger families wanting to move away from the confines of the city yet still remain well-connected. Explore local parks such as the beautiful 18th Century landscaped garden, Painshill Park



*Cobham*



*Oxshott*

*Farnham*



▲ **Farnham** is a charming historic market town, with a wealth of amenities and shops



*Reigate*

▲ **Reigate** is a thriving and affluent market town with a high street full of independent shops and restaurants, and still an easy commute to the Capital



*Camberley*

▲ **Oxshott** is a sophisticated village, well suited to those who want to live life in the countryside without having to compromise on access to amenities

◀ **Camberley** offers everything you need from shops, a theatre and bustling bars to tasty restaurants all on your doorstep



# *Easy connections*

*A rural location with excellent  
transport connections for both  
business and leisure*



# CONNECTIONS



*Excellent connections  
to London*

Many journey times to London  
in under 30 minutes. Services include  
trains to London Waterloo,  
Gatwick Airport, Reading, Farnham,  
Portsmouth Harbour

Travel times taken from [nationalrail.co.uk](http://nationalrail.co.uk)



*Good connections  
across South-East*

A convenient network of A and B  
roads connect Surrey to the  
M4, M3, M23 and the M25



# CONNECTIONS



*Portsmouth Ferry  
Terminal*

In just 50 minutes, you can reach more ferry routes than any other UK ferry port, serving popular destinations in France, Spain and the Channel Islands



*Gatwick & Heathrow  
Airports*

Bridging the border between London and the UK's two largest international airports makes Surrey a hub for international business and travel



# MAJOR EMPLOYERS IN SURREY

*KFC, Woking*

**KFC®**

*McLaren, Woking*

**McLaren**

*Toyota, Epsom*

**TOYOTA**

*Unilever, Leatherhead*

**Unilever**

*EA, Guildford*

**EA**

*Philips, Guildford*

**PHILIPS**

*Colgate, Guildford*

**Colgate®**

*Sanofi, Guildford*

**SANOFI**



# *Brilliant futures*

*An array of exemplary  
schooling options*

Royal Holloway and Bedford New College, University of London, Egham



# EDUCATION



Berkeley Southern Counties' developments are located within close proximity to some of the country's leading schools and universities. Including some of the oldest and most historic establishments in the region

### *Grammar Schools*

Grammar schools play a prominent role in the UK education system and historically, have their roots tracing back to the 16th century

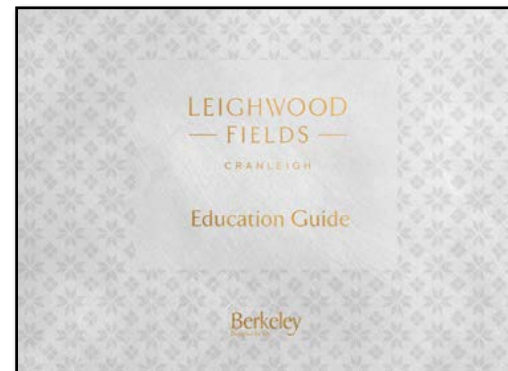
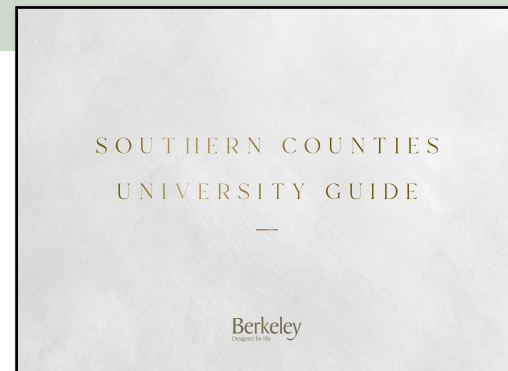
### *Private Schools*

Surrey has 47 private schools, with some ranking among the best in the country including, Charterhouse, Reeds School, Cranleigh School and Guildford High School for Girls

### *Universities*

Surrey has easy transport links to London's top class universities as well as leading universities; University of Surrey, Royal Holloway and the University of the Creative Arts on the doorstep

[CLICK EDUCATION GUIDES FOR MORE INFORMATION](#)





# OVERVIEW

## *Heritage*



Surrey provides many beautiful historic sites such as the famous Hampton Court which was built in the 16th century and Guildford Castle, built by William the Conqueror shortly after his victory at the Battle of Hastings in 1066

## *Connections to London*



Being under an hour away from London, Surrey has efficient transport links to the city as well as supplying quick buses to the local area and nearby schools for easier accessibility

## *Green Spaces*



Surrey is known for its protected green spaces such as Claremont Park and Polesden Lacey which continues to support biodiversity and reductions in climate change

## *Flights Worldwide*



Heathrow airport is located just North from Surrey which enables flights to anywhere in the world. It is only 30 miles away which should take less than 45 minutes by car

## *Exceptional for Education*



With 94% of schools being rated good or outstanding, Surrey provides students with an incredible education from primary up to college level

## *Activities*

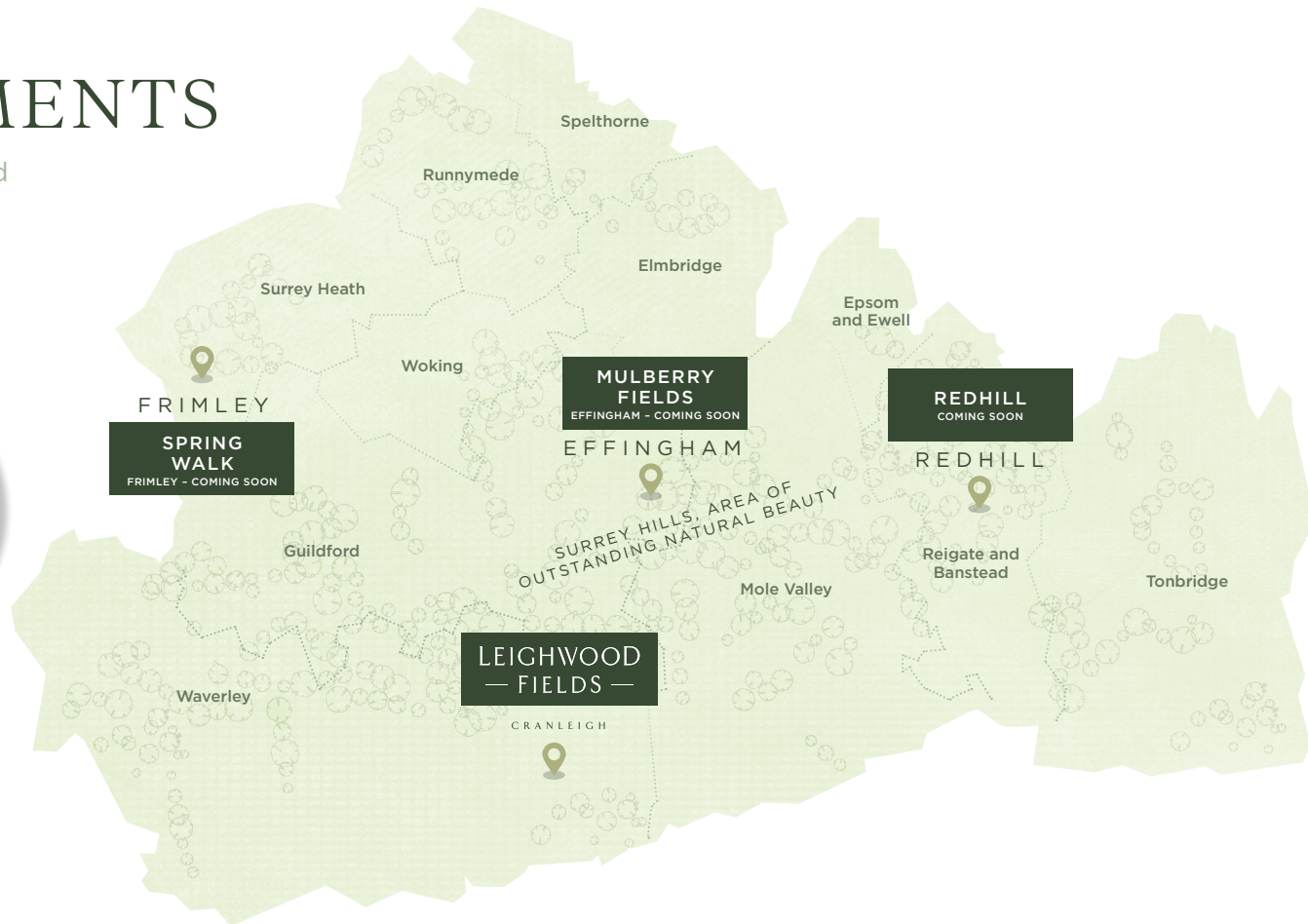


Surrey is a great place to visit for those who love the outdoors, with captivating country walks in the Surrey Hills such as Boxhill and Denbies Hillside, as well as trips into the bustling city of Guildford



# DEVELOPMENTS

At Berkeley Group, we're proud to offer a range of property options across Surrey





# BERKELEY'S FOUR DEVELOPMENTS

*Within Surrey are Leighwood Fields in Cranleigh and forthcoming developments in Frimley, Effingham and Redhill*

Leighwood Fields, Cranleigh





WHY BUY IN SURREY

# LEIGHWOOD — FIELDS —

CRANLEIGH



# LEIGHWOOD — FIELDS —

CRANLEIGH

*These delightful 2, 3, 4 & 5 bedroom new homes are located moments from the centre of Cranleigh which is one of England's largest villages*

Prices From £450,000

## HIGHLIGHTS

- Sought-after neighbourhood
- Village green and natural play areas
- A short drive from the Surrey Hills and South Downs
  - Easy access to London and the south coast
  - Country park coming soon







## SPRING WALK, FRIMLEY (FORTHCOMING)

*This delightful new collection of homes and apartments gets its special character from the retained Victorian pumphouse, which will be converted into mews houses*



Computer Generated Images are indicative only

### HIGHLIGHTS

- 10-15 minutes\* walk to Frimley Green village centre
- Opposite Frimley Lodge Park a 24-hectare public park with children's playgrounds, a trim trail, woodlands and open space, and miniature railway
- Less than 10 minutes\* drive to Farnborough station
  - 8 minutes\* drive to Frimley Green Hospital

\*Journey times are approximate only. Sources: tfl.co.uk and Google Maps

## MULBERRY HEATH, EFFINGHAM (FORTHCOMING)

*A beautiful new development in the quintessentially English village of Effingham, offering traditionally styled homes that will blend seamlessly with their surroundings. With extensive open spaces, play areas and a village green, this is the perfect place to enjoy family life in the heart of Surrey*

### HIGHLIGHTS

- Brand new Howard Of Effingham secondary school
- Easy access to Guildford, Leatherhead, M25 and A3
  - Walking distance to village shops and pubs
  - Walking distance to train station







Artist impression is indicative only

## REDHILL (FORTHCOMING)

*A new, vibrant and sustainable community consisting of 1 & 2 bedroom apartments and 2, 3, 4 & 5 bedroom houses surrounded by woodland*

### HIGHLIGHTS

- A 15-minute\* walk to Redhill train station
- Over 5 acres of green space and woodland with walks and trim trails
- Pedestrian and cycle paths

\*Journey times are approximate only. Sources: tfl.co.uk and Google Maps

# WHAT OUR CUSTOMERS ARE SAYING



## Lesley

Leighwood Fields

*"I moved in here on 28th April which has allowed me the summer to get to know the area. I love nothing more than taking Leo out to the Surrey Hills, onto the Downslink which is very close to home, or just on the local footpaths or wandering into the village. Cranleigh is a delightful village to live in, with every shop you would need from little delis to a big Sainsbury's. We have a good selection of restaurants and in the area, there are plenty of idyllic country pubs which I have visited or spied."*



## Dr Chan

Leighwood Fields

*"Cranleigh is a lovely village and one that we are proud to call our new home. The greenery and the surrounding countryside are stunning, particularly in the evening when the sun sets – we're so lucky to have such beautiful countryside on our doorstep."*



# WHY WE ARE DEVELOPING IN SURREY

*Strong local market and  
railway connection into  
central London for commuters*



*Opportunity to provide  
unique, high quality and  
exclusive developments set  
within landscaped grounds*



*Support from Local  
Authority to deliver much  
needed housing*



*Attractive  
countryside setting*



# THE BERKELEY DIFFERENCE

**Berkeley**  
Designed for life



## *Designed for Life*

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light filled, adaptable and finished to very high standards. Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors. Where people feel a sense of community

## *Exceptional Customer Service*

As a first-class business we place the highest priority on customer service and will help and support you throughout the buying process and beyond. Our levels of customer service exceed that of other premium brands, recently receiving a Gold Award by In-house Research



## *High Specification*

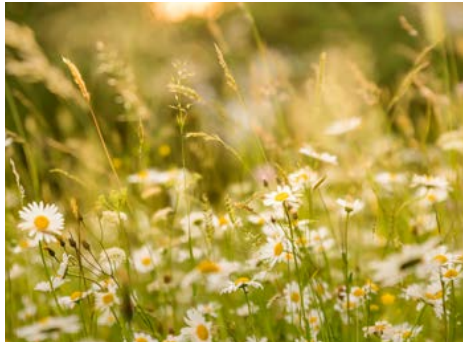
British Individually designed kitchens with high quality appliances and a carefully selected range of luxury choices and finishes allow you to personalise your home. Quality comes as standard in all our homes

## *Placemaking*

We are renowned for our commitment to quality and it starts with choosing desirable locations, be that the city, village or countryside. Each development is different. We partner with world-leading architects to devise a wide choice of individually-designed homes, and with interiors specialists to create beautiful rooms using quality materials



# THE BERKELEY DIFFERENCE



## *Attention to Detail*

With 40 years of experience, our expertise shines through in everything we do. From fitted wardrobes and underfloor heating, to selecting the style of the kitchen cabinets and handles, our attention to detail is where we make a difference

## *Award Winning*

With a richly deserved reputation, the Berkeley Group has won a number of prestigious awards including the UK's highest accolade for business success - Britain's most admired companies 2020 - and the Investor in Customers Gold Award

## *10-Year Premier Warranty*

For your peace of mind, our homes benefit from a 10-Year Premier Warranty or NHBC. This is complemented by a warranty from Berkeley for the first two years and a dedicated Customer Service Team on hand

## *Sustainability*

Our homes are designed for the future, and include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods to create a more sustainable, eco-friendly way of life for you and the environment

