

highbank

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Kingswood

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# Highbank, Kingswood

Surrey, KT20 6LU

Highbank is a development of two brand new family homes built to Stateside Developments exacting standards.

Each home offers spacious accommodation exceeding 4,000 sq ft. Set in attractive surroundings with landscaped gardens and excellent outdoor entertaining space, Highbank is set in a leafy private road only a few minutes walk from Kingswood Village and mainline railway station.

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## Location

Kingswood is a charming Surrey Village with a selection of local shops, restaurants, cafes and public houses as well as a mainline railway station. Kingswood is surrounded by beautiful Greenbelt countryside and is one of Surrey's most prestigious and sought after residential locations with a predominance of fine houses and private roads.





# Knole House

Knole House sits on an elevated plot in a leafy private road in the heart of Kingswood, Surrey and is just a few minutes walk from the mainline railway station which has a direct route into London.

Whilst Knole House and Ockham House share the same exceptional standards of finish and design, each traditionally built home is defined by its own outstanding character. Both homes offer superb family accommodation, but the design differences, internally and externally, mean that Stateside Developments have created beautiful individual homes which work in harmony together and with their own superb landscaped gardens.

“ We design individual homes that suit each location.

There is nothing standard and off the peg, each home is unique.”

**Dave Goddard**  
Managing Director



Knole House







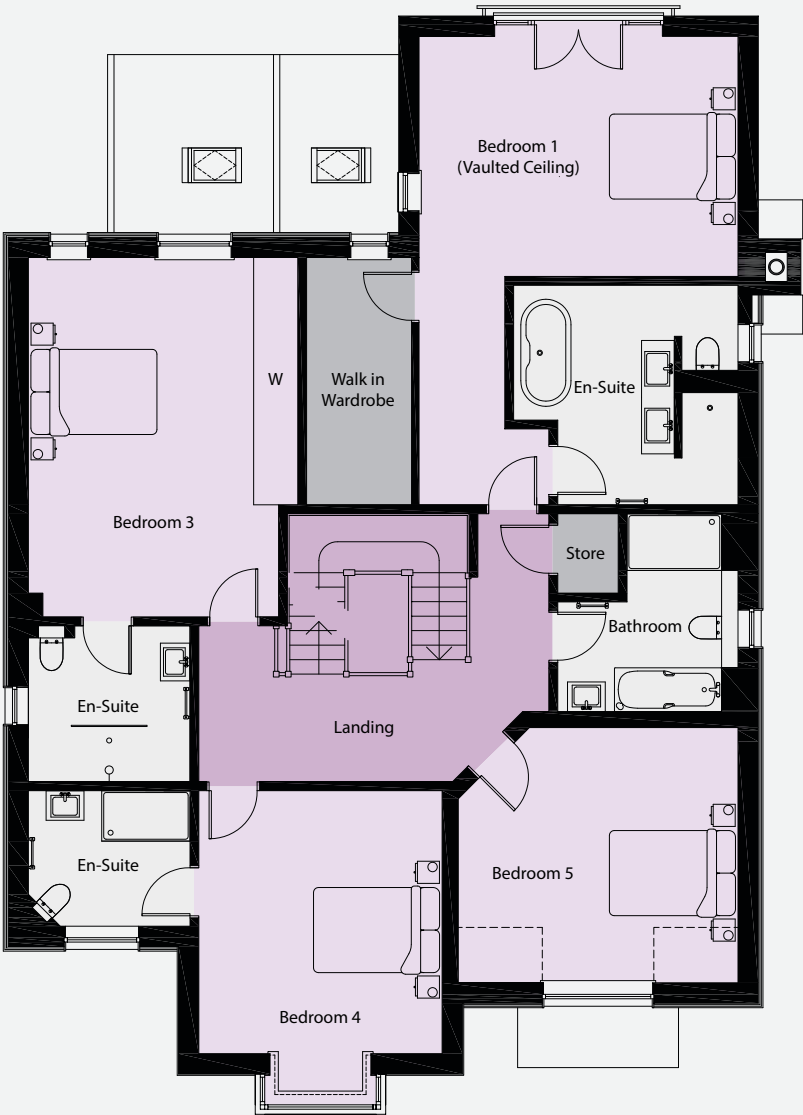


# Knole House - Floor Plans

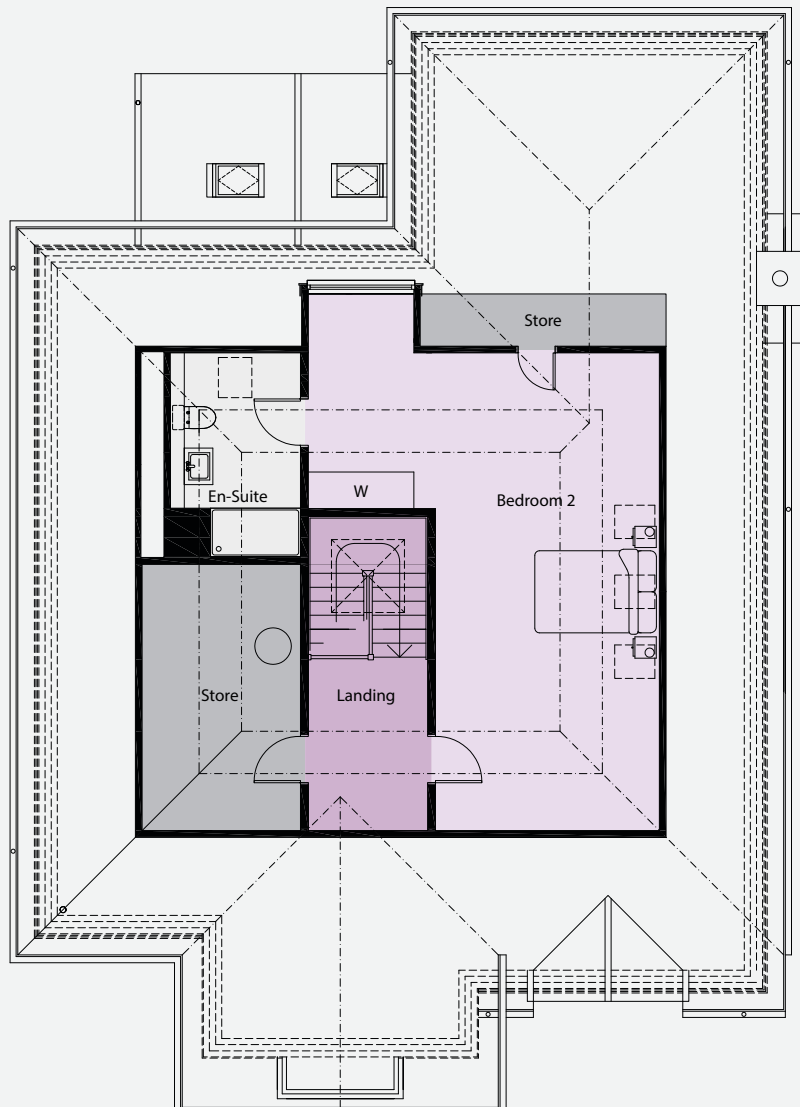
High Bank, Forest Drive, Kingswood



Ground Floor Gross internal floor area 157.50 m<sup>2</sup> - 1695.31 sq/ft



First Floor Gross internal floor area 150.21 m<sup>2</sup> - 1616.85 sq/ft



Second Floor Gross internal floor area: 66.31 m<sup>2</sup> - 713.75 sq/ft

## Ground Floor

Day Room	3878mm x 2722mm	12'-9" x 8'-11"
Kitchen/ Breakfast Room	3970mm x 5555mm	13'-0" x 18'-3"
Living Room	5060mm x 7435mm	16'-7" x 24'-5"
Study	3320mm x 2965mm	10'-11" x 9'-9"
Utility	2460mm x 1810mm	8'-1" x 5'-11"
Entrance Hall	6450mm x 7445mm	21'-2" x 24'-5"
Cloakroom	2070mm x 1618mm	6'-9" x 5'-4"
Dining Room	4439mm x 4050mm	14'-7" x 13'-3"

## First Floor

Bedroom 1	5060mm x 3810mm	16'-7" 12'-6"
En-Suite 1	3560mm x 3485mm	11'-8" x 11'-5"
Walk in Wardrobe	1666mm x 3925mm	5'-6" x 12'-11"
Bedroom 2	3970mm x 3925mm	13'-0" x 12'-11"
En-Suite 2	2565mm x 2475mm	8'-5" x 8'-1"
Bedroom 3	3861mm x 4175mm	12'-8" x 13'-8"
En-Suite 3	2565mm x 2150mm	6'-3" x 7'-1"
Bedroom 4	4439mm x 4050mm	14'-7" x 13'-3"
Bathroom	2600mm x 3140mm	8'-6" x 10'-4"
Landing	5555mm x 3140mm	18'-3" x 10'-4"

## Second Floor

Bedroom 5	5775mm x 7860mm	18'-11" x 25'-9"
En-Suite	2141mm x 3355mm	7'-0" x 11'-0"
Store	2605mm x 4385mm	8'-7" x 14'-4"
Landing	1962mm x 5170mm	6'-5" x 17'-0"

Total internal floor area: 374.02 m<sup>2</sup> - 4025.91 sq/ft

# Ockham House

Ockham House sits on an elevated plot in a leafy private road in the heart of Kingswood, Surrey and is just a few minutes walk from the mainline railway station which has a direct route into London.

Stateside developments are justifiably proud of their reputation for building very special family homes and the meticulous care given to creating homes of individual character, but which share the same very high standards of build quality and design. Highbank is an excellent example of this with both Knole House and Ockham House having their own distinct, thoughtfully crafted design features and beautifully landscaped gardens.

“ We use highly skilled craftsmen who we trust explicitly to deliver exacting standards to complete each home as if it were our own.”

**Dave Goddard**  
Managing Director



Ockham House



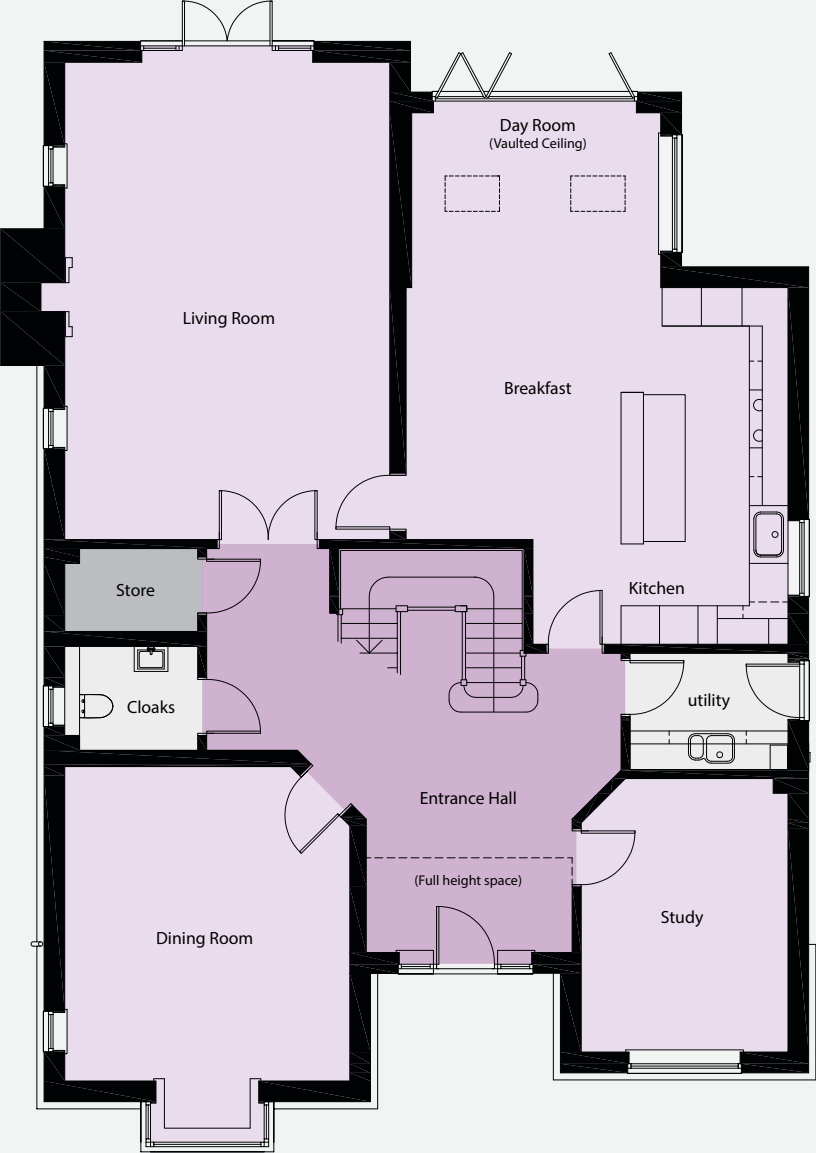




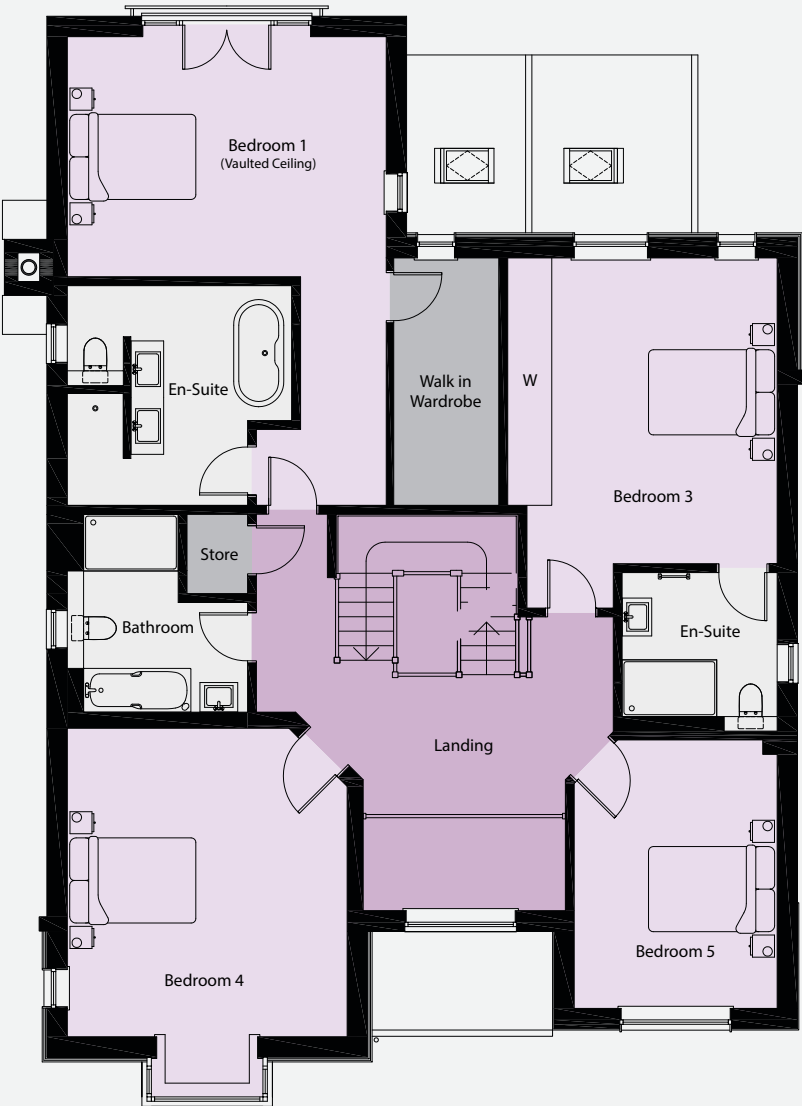


# Ockham House - Floor Plans

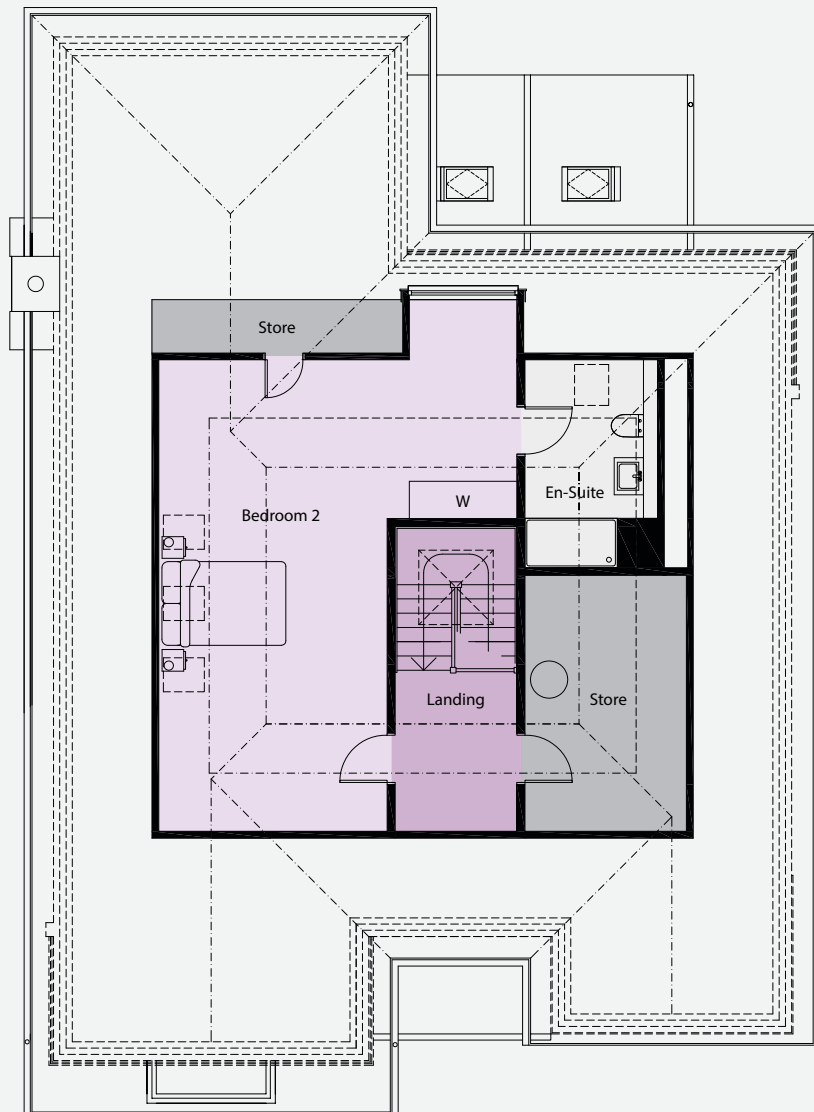
High Bank, Forest Drive, Kingswood



Ground Floor Gross internal floor area 160.92 m<sup>2</sup> - 1732.13 sq/ft



First Floor Gross internal floor area 149.43 m<sup>2</sup> - 1608.45 sq/ft



**Second Floor** Gross internal floor area: 64.14 m<sup>2</sup> - 690.39 sq/ft

## Ground Floor

Day Room	3878mm x 2722mm	12'-9" x 8'-11"
Kitchen/ Breakfast Room	5945mm x 5555mm	19'-6" x 18'-3"
Living Room	5060mm x 7435mm	16'-7" x 24'-5"
Study	3320mm x 4260mm	10'-11" x 14'-0"
Utility	2460mm x 1810mm	8'-1" x 5'-11"
Entrance Hall	6450mm x 4660mm	21'-2" x 15'-3"
Cloakroom	1840mm x 1618mm	6'-0" x 5'-4"
Dining Room	4439mm x 4895mm	14'-7" x 16'-1"

## First Floor

Bedroom 1	5060mm x 3810mm	16'-7" x 12'-6"
En-Suite 1	3560mm x 3485mm	11'-8" x 11'-5"
Walk in Wardrobe	1666mm x 3925mm	5'-6" x 12'-11"
Bedroom 2	4275mm x 4852mm	14'-0" x 15'-11"
En-Suite 2	2460mm x 2283mm	8'-1" x 7'-6"
Bedroom 3	4439mm x 4895mm	14'-7" x 16'-1"
Bedroom 4	3220mm x 4260mm	10'-7" x 14'-0"
Bathroom	2600mm x 3140mm	8'-6" x 10'-4"
Landing	6290mm x 5660mm	20'-8" x 10'-6"

## Second Floor

Bedroom 5	5645mm x 7605mm	18'-6" x 24'-11"
En-Suite	2141mm x 3355mm	7'-0" x 11'-0"
Store	2605mm x 4385mm	8'-7" x 14'-4"
Landing	1962mm x 4915mm	6'-5" x 16'-2"

**Total** internal floor area: 374.49 m<sup>2</sup> - 4030.97 sq/ft



# Specifications

Stateside Developments' passion and commitment for delivering quality are clearly evident in this detailed specification.

## Kitchen

- A superbly appointed kitchen by Nicolas Anthony with contemporary handleless doors with pull out larder storage drawers and Le Mans corner base unit. The contrasting Silestone worksurfaces have 'shark nose' edge detailing with upstands and glass splashbacks. All doors and drawers have 'soft close' function and non slip mats are fitted to all drawers. The wall units have servo drive fitted for automated opening and closing
- The central Island Unit has pop up electrical points, selection of large pan drawers and a raised 80mm breakfast bar
- Extensive cooking facilities are provided from a range of Siemens appliances including twin single ovens, steam oven, microwave and induction hob with extractor. Two full height fridge / freezers, under counter dishwasher and wine cooler complete this excellent range of appliances, plus the benefit of a Quooker boiling water tap is also provided

## Utility

- A selection of base and wall units with contrasting laminated work surface with upstands and stainless steel sink. Space is provided, with plumbing, for a washing machine and tumble dryer

## Master En-Suite

- Walk-in shower with large ceiling mounted chrome shower head and an additional wall mounted shower from the new Hansgrohe 'Select' range
- Freestanding bath from Villeroy & Boch wide side filler and hand held retractable shower attachment
- Large Oak Washstand from 'Stone Earth' with shelving and drawers and a stone countertop and twin stone wash basins
- Contemporary chrome fittings designed by 'Kelly Hoppen'
- Large LED lit mirrors with built in shaver points and demister pads.
- Contemporary porcelain tiles from 'Minoli' with feature walls
- Chrome ladder towel radiator

## Bathroom and En-Suites

- Sanitaryware by 'Laufen' with storage units to wash basins with contemporary chrome fittings from 'Hansgrohe'
- Large showers with 'Simpson' shower screens
- LED lit mirrors with built in shaver points and demister pads
- Chrome ladder towel radiators
- Contemporary tiles from 'Minoli'

## Cloakroom

- Feature Oak Washstand from 'Stone Earth' with open shelving and stone countertop and stone 'pebble' wash basin with a Axor Starck Organic tap from 'Hansgrohe'

## Doors

- An impressive over-sized front entrance door with glass sidelights and a contemporary 'T' bar handle
- Contemporary Oak finished internal doors with grooved detailing and feature glazing to Living Room, Dining Room and Kitchen and with modern chrome fittings
- Frosted glazed doors to the Master En-Suite and Walk-In Wardrobe.
- Impressive bi-fold doors leading from the vaulted ceiling Day Room to the large outside terrace
- Large automated garage door finished in medium oak

## Stairs

- American White Oak finished staircase with feature glass balustrading.

## Electronics

- MK 'Edge' flat plate chrome switches to Entrance Hall, Kitchen and Landing with chrome switches to remaining ground floor rooms (white to remainder)
- LED chrome recessed down lighters to a majority of the rooms with low-voltage pendants to the remainder
- Fully installed alarm to the house and garage and the homes are pre-wired for CCTV and Video Entry

## TV / Home Media

- TV and Network cabling throughout home
- A Satellite Dish and Digital Aerial are fully installed
- Pre Wiring for a 'Control4' multi room audio solution and a Hi-Definition video network throughout the home and a 'Controller' will be provided at the central hub point with a digital, wall mounted control panel in the Kitchen / Breakfast Room.

- Speakers will be fitted to the Kitchen, Living Room, Dining Room and Master Bedroom allowing the 'Control4' system to be used in these areas. The remaining rooms are pre-wired to allow a variety of upgrades to the system at a later date with minimal disruption.
- The Living Room is also pre-wired for movie surround sound for future upgrade and the wiring is in place for outdoor speakers

## Central Heating / Hot Water

- A 'Wet' underfloor heating system is provided to all floors. Each floor has its own manifold and the temperature in each room can be controlled by a digital room thermostat / programmer
- A separate circuit is provided to the towel radiators in the bathroom and en-suites

## Finishing Touches

- The internal walls are decorated in Dulux 'Roasted Bracken 5' with the ceilings being finished in white
- All woodwork will be finished in Dulux 'Satinwood' white
- Wardrobes with hanging rails and storage shelves will be fitted to the Master Bedroom and Bedrooms 2 and 3 as shown on the floor plans

## External Features

- The front driveway will be constructed using Tegula permeable block paving in a charcoal grey finish with contrasting kerb colour
- Natural Limestone paving will be used to the terrace areas and paths
- A spacious octagonal Summerhouse by 'Crane' with leaded light windows and cedar shingle tiles
- An outdoor kitchen by 'Fire Magic' with Aurora Grill and double side burner with storage cupboards
- Fully landscaped gardens

## Warranty and Future Maintenance

- Every Stateside Developments home is covered by the long established NHBC and will carry a 10 year warranty

The features and specifications shown in this brochure are for illustrative purposes only and may be subject to change, as we develop and improve our products. They are provided on that basis and do not and will not form part of any contract, or constitute a representation or warranty

Please also note that all images of Knole House and Ockham House are computer generated representations of how the properties will appear

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# About Stateside

Our passion and commitment for excellence are the foundation for our success

Stateside Developments are a privately owned, family run residential development company, based in Nutfield, Surrey. We build homes that offer the very best of craftsmanship combined with some of the latest technology.

The company was founded in 2009 which gave the opportunity to bring 25 years of experience in this sector to form a company creating exceptional homes with uncompromising standards and meticulous attention to detail.

Creating high quality homes is our passion and we are committed to taking the time to deliver every home as if it were our own.

We make sure that each home is individually designed and detailed according to the qualities and character of each location whilst embracing the latest technology to provide a fabulous lifestyle for modern family living.

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“ We are oriented around a set of core values that insist on delivering a focus on quality and attention to detail via a personable, customer centric approach to building your home.”

**Dave Goddard**  
Managing Director



NHBC Registered Builders





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# Kingswood

Knole House & Ockham House  
Forest Drive  
Kingswood  
Surrey  
KT20 6LU

Kingswood is an excellent choice for discerning buyers who are looking for a blend of quality country living and a home within close proximity to excellent transport links to central London which include mainline trains (approx. 45 mins to London), easy access to Junction 8 M25, Gatwick Airport (12 miles away), Heathrow (24 Miles) and Central London (17 miles).

Locally, there are a wide range of private and state schools, walking, equestrian centres, tennis and bowls clubs and several outstanding Golf courses including Kingswood Golf and Country Club and Surrey Downs. Extensive shopping and other amenities can be found nearby at Reigate and Banstead town centres, both of which are within 5 miles.



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Knole House and Ockham House are being marketed by:

**RAYNERS**  
TOWN & COUNTRY

If you would like to find out more about these properties, or to arrange a viewing please contact the selling agents:

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