

# CAMPBELL CLOSE

HOOKWOOD

# CHARTWELL

UNLOCKING LAND | BUILDING BEAUTIFUL HOMES

*A development of*

# SIX FAMILY HOMES

## CAMPBELL CLOSE

Chartwell Land and New Homes are proud to introduce this exciting new development named after Sir Malcolm Campbell the 1931 land speed record holder who lived at nearby Povey Cross House during the 1930s.

Proposed Street Scene





REIGATE TOWN CENTRE



CHARLWOOD PRIMARY SCHOOL



LOWFIELD HEATH WINDMILL

*London Bridge & London Victoria  
only 30 minutes  
direct from  
Gatwick.*



GLOVERS WOOD



CHARLWOOD



HORLEY TOWN CENTRE

OFFERING A  
**VERSATILE  
LIFESTYLE**

*Hookwood  
is perfectly  
located for  
commuters &  
families.*

Hookwood, a small enclave of family homes is situated a few miles to the south of Horley, a busy town half way between Brighton and London making it the perfect location for both commuters and travellers. It's easy access to Gatwick airport and direct train lines to London offer a versatile lifestyle.

Hookwood has very close associations with the historic village of Charlwood being within the same Parish. Here you will find a vibrant local community, revolving around the local primary school, the country pub The Half Moon and the Norman Church of St Nicholas.

The neighbouring towns of Redhill and Reigate offer a more cosmopolitan lifestyle, from theatres and cinemas to bars and restaurants. The Harlequin theatre and cinema in Redhill offers an

array of entertainment, whilst Reigate's bustling town centre has an impressive range of shops and services, offering the ultimate in retail therapy, up-market boutiques and independent restaurants and eateries.

Hookwood is also surrounded by a fantastic selection of countryside including Glovers Wood which is located on the fringe of Charlwood. It is one of the largest areas of woodland in the Surrey Weald. On the edge of Glovers is the Lowfield Heath Windmill which was relocated with the expansion of Gatwick. Within walking distance from the development is the Gatwick Nature Reserve which is a mixture of reed beds and woodland, sightings of kingfishers and other rare wildlife are often spotted here.



# DEVELOPMENT LAYOUT







Superior Specification provided by Chartwell

# ATTENTION TO DETAIL

## Kitchen

- Bespoke designer kitchen
- Induction hob or gas option
- Stainless steel built in extractor hood
- Combination oven
- Single oven
- Integrated dishwasher
- Integrated washer/dryer
- Stainless steel sink
- Quooker mixer hot tap
- High-quality appliances
- Quartz composite stone worktop with upstands
- Glass splashback

## Family Bathrooms and Ensuites

- Contemporary white sanitaryware
- Wall hung vanity units with storage under
- Fitted mirrors
- Chrome brassware and thermostatic showers
- Ceramic floor and wall tiles
- Fully tiled shower, half height to other walls
- Heated towel rails

## Heating and Electrical

- Underfloor heating to ground floors
- Radiators to first and second floors
- PV electric solarpanels
- Sealed/pressurised water cylinder (not plot 6)
- Gas boiler (Combi boiler to Plot 6)
- LED recessed downlights to kitchens and bathrooms
- Pendant lighting to living rooms and bedrooms
- Mains operated smoke detectors
- Brushed chrome switches and sockets
- BT, Freeview and Virgin Media
- Wired data network
- Fitted burglar alarm system

## Internal Fixtures and Fittings

- Contemporary painted doors
- Modern skirting and architraves
- Satin chrome door furniture
- Cornice to all rooms except bathroom / ensuite / kitchen
- Fitted wardrobes to master bedroom
- PVCu double glazing featuring multipoint locking systems
- Hard flooring to hallway, kitchen and living areas and WC
- Carpet to bedrooms, stairs and landing

## External Features

- Multipoint locking system to front doors
- Large bi-folding patio doors
- Decorative porch and patio lights
- Electric garage doors (excluding plots 5 & 6)
- Block paving to driveways
- Manor Stone paving slabs to patios
- Landscaped front gardens
- Turfed rear gardens
- External tap to rear
- External power socket to rear

## Additional Information

Colour and product options are available to off-plan purchasers depending upon the stage of construction.

Disclosure: These particulars are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. The descriptions, distances and other information are believed to be correct, but their accuracy is not guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness. We reserve the right to alter the specification without notice and substitute materials, equipment or fittings of similar quality.

**Campbell Close comes with a 10 year LABC Warranty Scheme guarantee.**



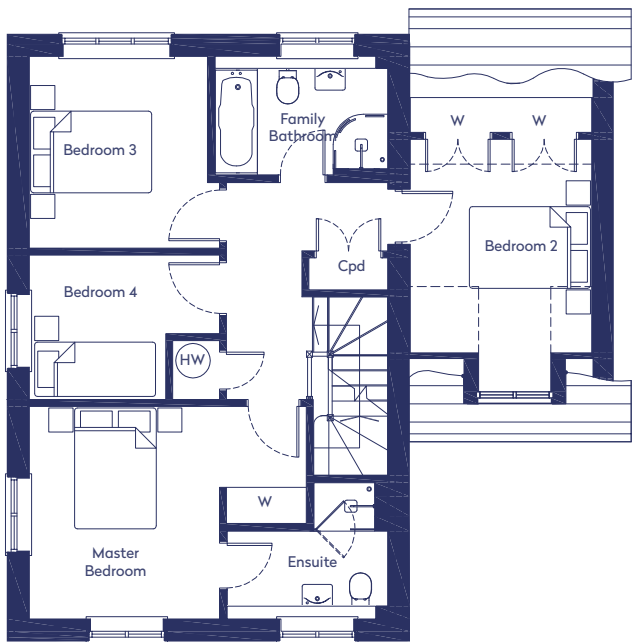
PLOT 1



DIMENSIONS

LIVING/DINING ROOM				
19'5	x	18'6*	5.93m	x 5.65m*
KITCHEN				
11'6	x	10'3	3.50m	x 3.13m
MASTER BEDROOM				
15'0*	x	11'7"	4.58m*	x 3.52m
BEDROOM 2				
13'8*	x	9'10	4.17m*	x 3.00m
BEDROOM 3				
10'5	x	10'4*	3.17m	x 3.15m*
BEDROOM 4				
10'4*	x	7'10	3.15m*	x 2.39m

\*Measurements to the maximum



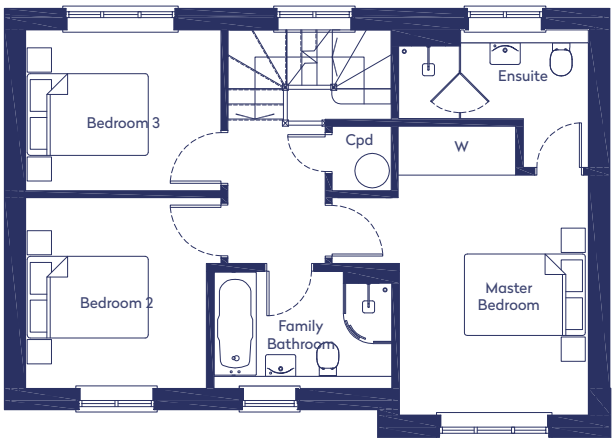
PLOT 2



DIMENSIONS

LIVING ROOM				
19'5*	x	10'6	5.93m*	x 3.20m
DINING AREA				
13'6	x	10'3	4.11m	x 3.12m
KITCHEN AREA				
15'2	x	10'3	4.62m	x 3.12m
MASTER BEDROOM				
13'11*	x	12'12*	4.24m*	x 3.96m*
BEDROOM 2				
10'7*	x	10'4	3.23m*	x 3.15m
BEDROOM 3				
10'7	x	8'9	3.23m	x 2.66m

\*Measurements to the maximum





PLOT 3



DIMENSIONS			
LIVING ROOM			
19'5*	x 10'6	5.93m*	x 3.20m
DINING AREA			
13'5	x 10'3	4.10m	x 3.12m
KITCHEN AREA			
15'2	x 10'3	4.62m	x 3.12m
MASTER BEDROOM			
10'10*	x 10'4	3.30*m	x 3.15*m
BEDROOM 2			
10'7*	x 9'11	3.23*m	x 3.02m
BEDROOM 3			
10'7	x 9'2	3.23m	x 2.80m

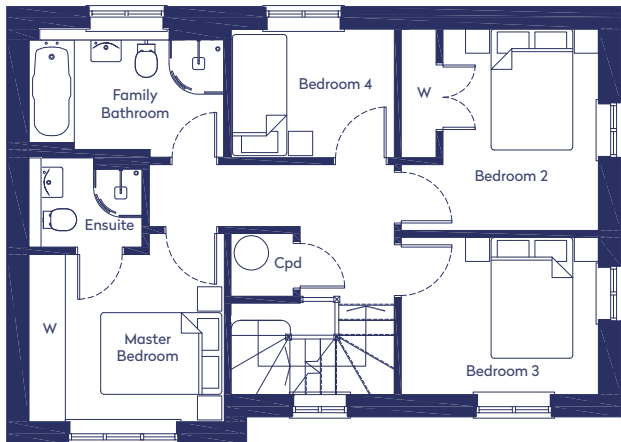
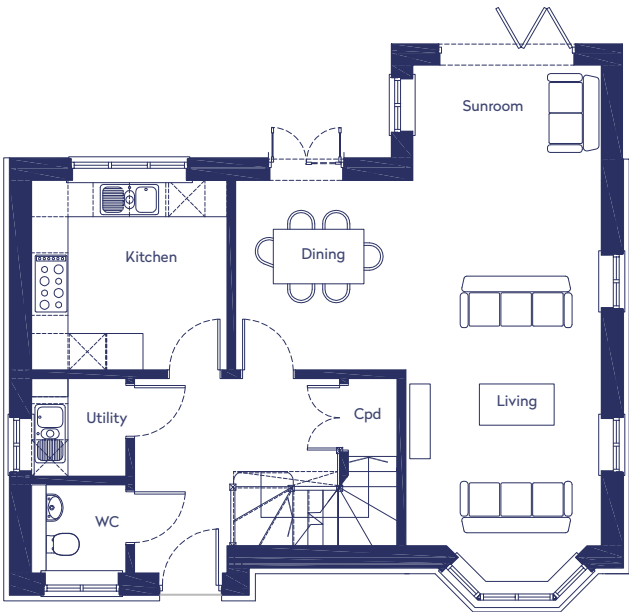
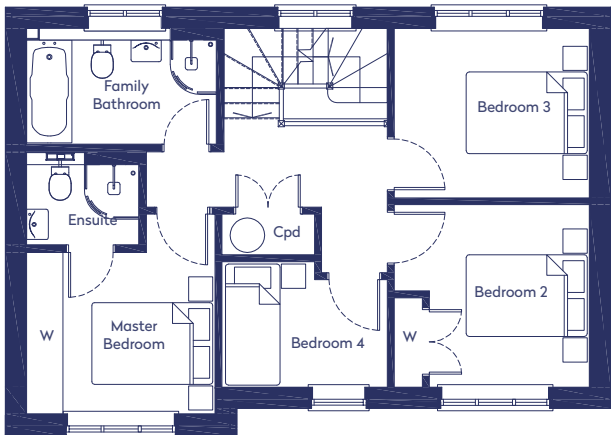
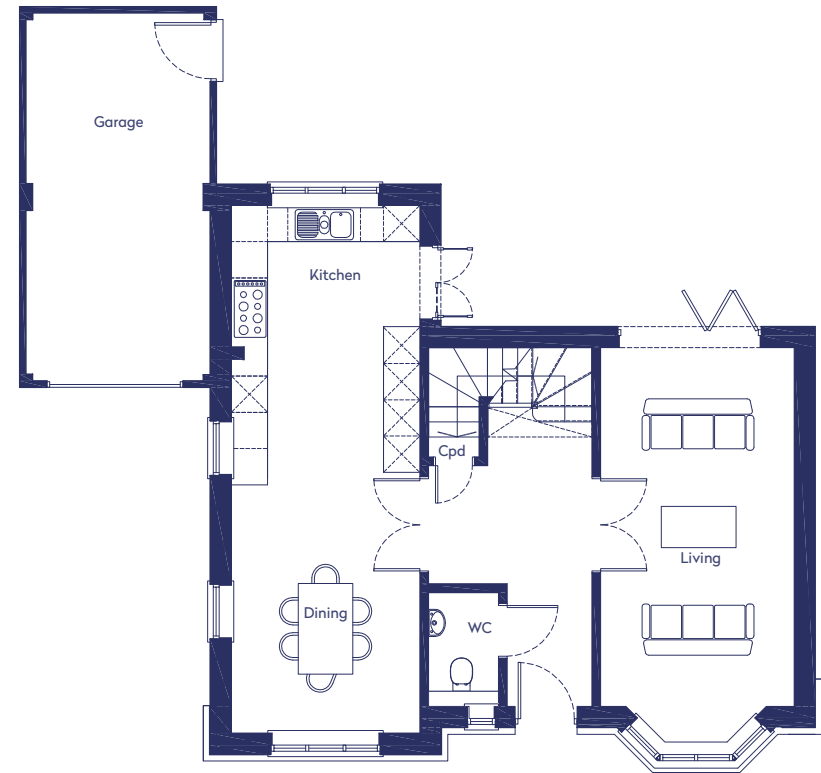
\*Measurements to the maximum

PLOT 4



DIMENSIONS			
LIVING ROOM			
21'11*	x 10'4	6.67m*	x 3.14m
DINING AREA			
10'3	x 9'7	3.13m	x 2.93m
KITCHEN			
10'7	x 10'3	3.23m	x 3.11m
SUNROOM			
10'3	x 6'3	3.12m	x 1.90m
MASTER BEDROOM			
11'7	x 10'2*	3.23m	x 3.11*m
BEDROOM 2			
10'11	x 10'8	3.33m	x 3.26m
BEDROOM 3			
10'8	x 8'6	3.26m	x 2.60m
BEDROOM 4			
8'10	x 6'12	2.70m	x 2.13m

\*Measurements to the maximum



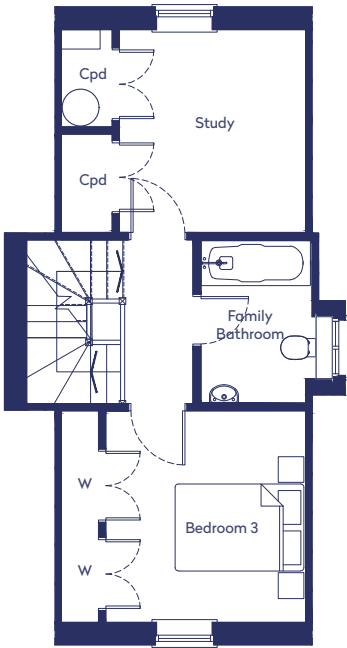
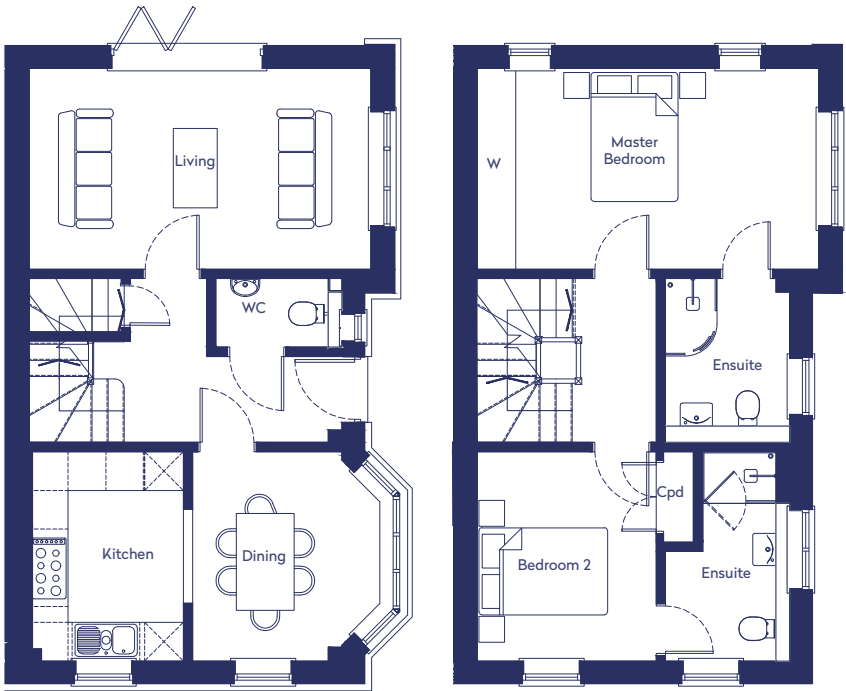


# PLOT 5



DIMENSIONS			
LIVING ROOM			
17'5	x	10'3	5.30m x 3.12m
DINING ROOM			
10'8	x	9'8*	3.25m x 2.94m*
KITCHEN			
10'8	x	7'8	3.25m x 2.34m
MASTER BEDROOM			
15'5	x	10'3	4.70m x 3.12m
BEDROOM 2			
11'0	x	10'8	3.36m* x 3.25m
BEDROOM 3			
10'8	x	10'2	3.25m x 3.10m
STUDY			
10'4	x	9'6	3.15m x 2.89m

\*Measurements to the maximum

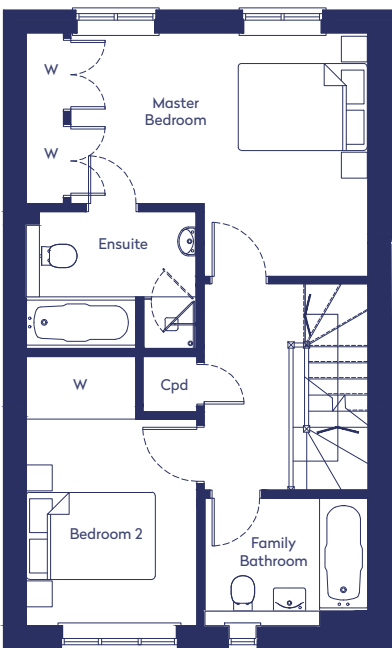
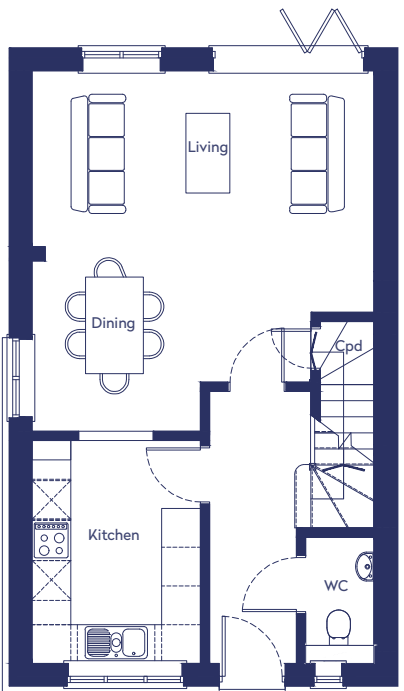


# PLOT 6



DIMENSIONS			
LIVING/DINING ROOM			
18'4	x	17'5	5.59m x 5.30m
KITCHEN AREA			
11'4	x	8'7	3.46m x 2.61m
MASTER BEDROOM			
15'1	x	12'5*	4.60m x 3.78*m
BEDROOM 2			
10'6	x	8'8	3.20m x 2.65m

\*Measurements to the maximum



\*Plot 5 is a semi detached house. Please note that the CGI shows plots 5/6 together.

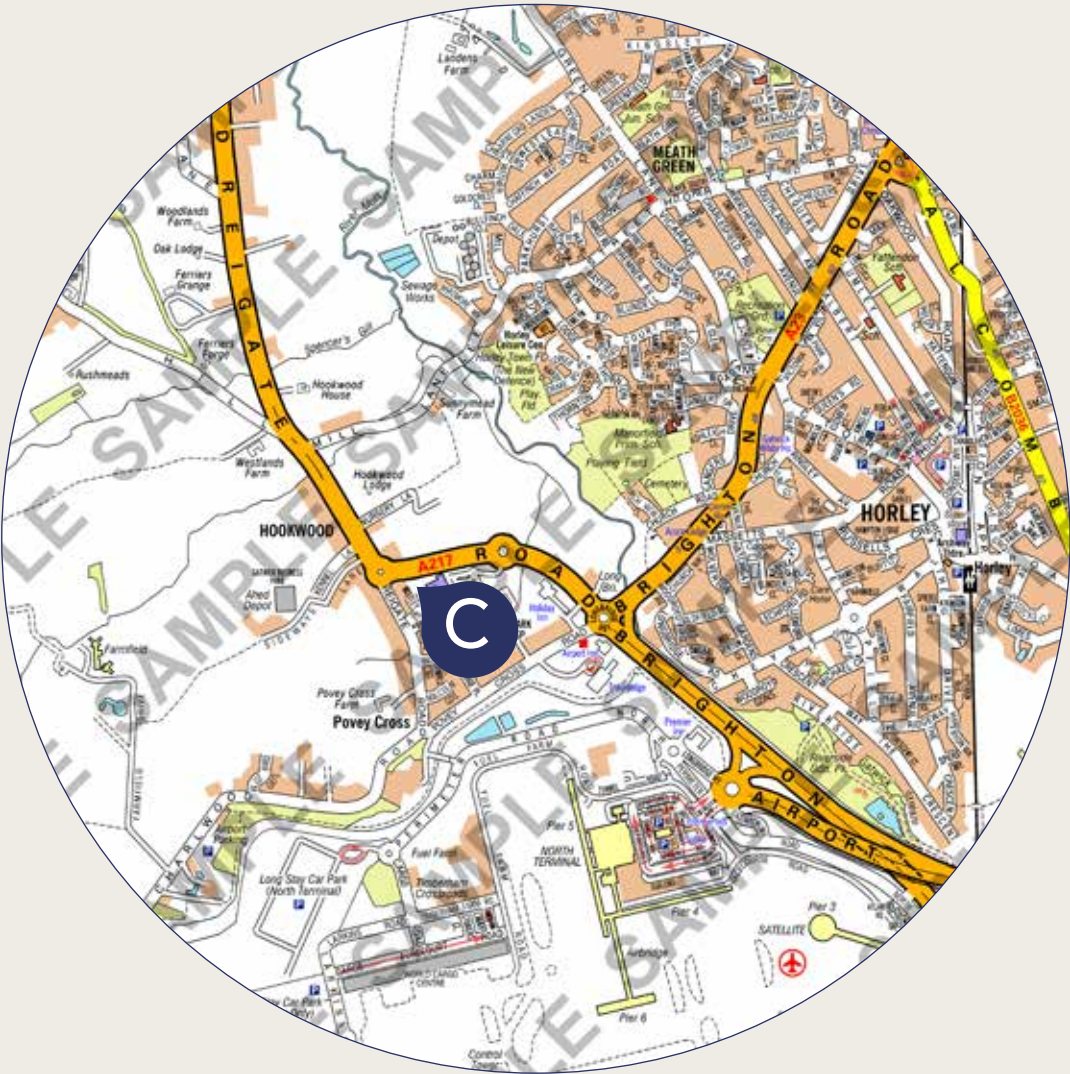
\*Plot 6 is a semi detached house. Please note that the CGI shows plots 5/6 together.



How to

# FIND CAMPBELL CLOSE

Campbell Close is located on the corner of Reigate Road and the A217. The development is set back from the road to provide a quiet residential position. Horley town centre is located approximately a mile to the East. The M23, Junction 9, is within easy access and less than 5 minutes drive. Gatwick Airport, with main line station is also within a 5 minute drive.



Get to know

# THE TEAM BEHIND CAMPBELL CLOSE

It is important to know and trust who you are buying from. We at Chartwell pride ourselves on our attention to detail united by our desire to innovate and deliver the finest quality. We take great pride in every single house we build using the latest construction methods integrating bespoke features and technologies. All of our properties come with a 10 year builder's warranty giving the buyer peace of mind to relax and enjoy their new home.



**Rob Anderson**  
*Managing Director*

Rob was one of the founders of Chartwell and was an integral part of the planning and design team for this development. Rob is a keen golfer and family man.



**Martyn Avery**  
*Land & New Homes Director*

Martyn purchased the land at Campbell Close on behalf of Chartwell and oversees all land purchases and new home sales within the company. A talented golfer and keen hockey player.



**Richard Tuxford**  
*In-house Architect*

Richard was in charge of the architecture and design of Campbell Close. He enjoys fine dining.



**Andrew Fenning**  
*Design & Construction Manager*

Andrew oversees the specification, construction and aftercare of all Chartwell Homes. He enjoys rock climbing and surfing.



**Kamran Rahmat**  
*Technical Co-ordinator*

A degree in Design & Construction Management, Kamran enjoys going to the gym and eating Argentinean steak.



**Gemma Robinson**  
*PA to Directors*

Gemma supports the Chartwell Directors. She is a keen reader and enjoys a glass of wine on Friday night.



# CREATING FAMILY HOMES

CAMPBELL CLOSE HOOKWOOD

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## MALCOLM CAMPBELL (1885 - 1948)

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Malcolm Campbell, who the development is named after due to living in the nearby area in the 1930's, was born in Chislehurst, Kent on 11 March 1885. In 1910 he began racing cars at Brooklands. He christened his car Blue Bird, painting it blue, after seeing the play *The Blue Bird* by Maurice Maeterlinck at the Haymarket Theatre.

He broke the land speed record for the first time in 1924 at 146.16 mph (235.22 km/h) at Pendine Sands near Carmarthen Bay in a 350HP V12 Sunbeam, now on display at the National Motor Museum, Beaulieu. Campbell broke nine land speed records between 1924 and 1935, with three at Pendine Sands and five at Daytona Beach. His first two records were driving a racing car built by Sunbeam.

On 4 February 1927 Campbell set the land speed record at Pendine Sands, covering the Flying Kilometre (in an average of two runs) at 174.883 mph (281.447 km/h) and the Flying Mile in 174.224 mph (280.386 km/h), in the Napier-Campbell Blue Bird.

He set his final land speed record at the Bonneville Salt Flats in Utah on 3 September 1935, and was the first person to drive an automobile over 300 mph, averaging 301.337 mph (484.955 km/h) in two passes.



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