SOPHISTICATION & MODERNITY WELCOMES YOU AT WOODCOTE
Woodcote is an exclusive development of eight one and two bedroom apartments situated near the idyllic village of Godstone in east Surrey, within easy reach of stunning countryside and local beauty spots.

Comprising a 10-year L.A.B.C warranty, Woodcote’s high quality specification adds a touch of class to proceedings. Whether it’s the Nu-Heat ‘wet’ underfloor heating system to all rooms, or the oak veneered doors with chrome finish furniture, the development’s finishing touches adds sophistication.

In the kitchen, the Bosch integrated appliances of double electric oven in stainless steel finish, ceramic electric hob, extractor hood, and fridge freezer, ensures you’re ready for life in your new home. The Stoneham base and wall units, and the Quartz stone worktops and up-stands to base unit guarantees that contemporary modern look, ideal for cooking a quick meal after work, or entertaining friends and family.

The added touches of the built-in wardrobe (except flat 6) in the main bedroom, and modern bathroom, encompassing bath, with matching side panel, with bath and shower mixer maximises space. Flats 1, 2, 4 and 5 also have the added luxury of an en-suite shower room.

A remote-controlled gated access to car park, a secure cycle store and audio entrance system ensures security within Woodcote. Internally, smoke alarm systems are fitted to the whole development while ground floor apartments (1 & 2) also benefit from mains-powered security alarm systems, guaranteeing peace of mind.
Situated near the picturesque village of Godstone, and in proximity to the popular Surrey towns of Reigate and Caterham, Woodcote is an ideal haunt for those wishing to experience the luxury of a modern new-build development, but also enjoy the trappings of a convenient location.

For the modern business professional, the close proximity to the M25 corridor ensures travel options across the south-east of England. With London Gatwick less than thirty minutes away and London Heathrow Airport reachable within an hour, the transport links around this location are excellent. Godstone train station is a stone’s throw away from Woodcote and takes you to the capital in under an hour, making Woodcote perfect for those placing transport links at a premium.

For those seeking quality education for their children, there are a number of Ofsted rated ‘Good’ or better primary schools within Godstone and the surrounding areas, and likewise secondary schools.

The Red Barn, The White Hart Barn, The Bell Inn, The Wiremill Lakeside Pub & Inn, Smith & Western, Coach House Restaurant, Fox & Hounds are just a few of the local residents favoured pubs and restaurants around Godstone. The Bletchingley Arms, a mere 10-minute drive away, is a must for those abiding at Woodcote. Runner-up in the Surrey Life Food and Drink awards from 2016-2018, what better way to while away a few hours than a hearty pub lunch, and a drink or three. Burn that lunch excess off with a walk around the picturesque Greensand Ridge and woodland area nearby.

Elsewhere, Godstone Farm is an ideal visit for kids (and big kids...), and Divers Cove is one of the best water venues in the area. The beautiful 7.3-acre reservoir’s water quality is superb, thanks to the lakes’ natural biodiversity and sandy bottom. Mercer’s Country Park is also a firm favourite and the Lingfield Racecourse is the area’s premier attraction.
DID YOU KNOW?

Godstone was originally known as Walchnestead and entered into the Doomsday Book. The name is supposed to have originated from the walking or wringing of sheep’s wool in Fullers Earth to remove grease from the fleece.
**FLAT 1**

- **Living Room**: 3.4m x 4.8m  
  11'-4" x 16'-0"
- **Kitchen**: 2.4m x 2.8m  
  7'-10" x 9'-5"
- **Bedroom 1**: 4.2m x 3.0m  
  13'-9" x 10'-0" Min, incl wardrobe
- **Bedroom 2**: 3.1m x 3.1m  
  10'-5" x 10'-5" Plus wardrobe
- **Bathroom**: 1.7m x 2.4m  
  5'-10" x 7'-11"
- **En-suite**: 1.6m x 1.7m  
  5'-5" x 5'-9"

**FLAT 2**

- **Living Room**: 3.4m x 4.8m  
  11'-4" x 16'-0"
- **Kitchen**: 2.4m x 2.8m  
  7'-10" x 9'-5"
- **Bedroom 1**: 4.2m x 3.0m  
  13'-9" x 10'-0" Min, incl wardrobe
- **Bedroom 2**: 3.1m x 3.1m  
  10'-5" x 10'-5" Incl wardrobe
- **Bathroom**: 2.0m x 1.7m  
  6'-10" x 5'-8"
- **En-suite**: 1.6m x 1.7m  
  5'-5" x 5'-9"
### FLAT 3

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living Room</td>
<td>5.6m x 4.6m</td>
<td>18'-7&quot; 15'-4&quot; Max</td>
</tr>
<tr>
<td>Kitchen</td>
<td>2.7m x 2.2m</td>
<td>8'-10&quot; 7'-2&quot;</td>
</tr>
<tr>
<td>Bedroom 1</td>
<td>3.2m x 3.6m</td>
<td>10'-6&quot; 12'-0&quot; Incl wardrobe</td>
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<tr>
<td>Bedroom 2</td>
<td>3.4m x 3.4m</td>
<td>11'-4&quot; 11'-2&quot; Incl wardrobe</td>
</tr>
<tr>
<td>Bathroom</td>
<td>1.7m x 2.2m</td>
<td>5'-9&quot; 7'-2&quot;</td>
</tr>
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</table>

### FLAT 4

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</tr>
<tr>
<td>Kitchen</td>
<td>2.4m x 2.8m</td>
<td>7'-10&quot; 9'-5&quot;</td>
</tr>
<tr>
<td>Bedroom 1</td>
<td>4.2m x 3.0m</td>
<td>13'-9&quot; 10'-0&quot; Min, incl wardrobe</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>3.1m x 3.1m</td>
<td>10'-5&quot; 10'-5&quot; Incl wardrobe</td>
</tr>
<tr>
<td>Bathroom</td>
<td>1.7m x 2.4m</td>
<td>6'-10&quot; 5'-11&quot;</td>
</tr>
<tr>
<td>En-suite</td>
<td>1.6m x 1.7m</td>
<td>5'-5&quot; 5'-9&quot;</td>
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### FLAT 5

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<tr>
<td>Kitchen</td>
<td>2.4m x 2.8m</td>
<td>7'-10&quot; 9'-5&quot;</td>
</tr>
<tr>
<td>Bedroom 1</td>
<td>4.2m x 3.0m</td>
<td>13'-9&quot; 10'-0&quot; Min, incl wardrobe</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>3.1m x 3.1m</td>
<td>10'-5&quot; 10'-5&quot; Incl wardrobe</td>
</tr>
<tr>
<td>Bathroom</td>
<td>2.0m x 1.7m</td>
<td>6'-10&quot; 5'-8&quot;</td>
</tr>
<tr>
<td>En-suite</td>
<td>1.6m x 1.7m</td>
<td>5'-5&quot; 5'-9&quot;</td>
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SECOND FLOOR

FLAT 6

<table>
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<tbody>
<tr>
<td>Living Room</td>
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</tr>
<tr>
<td></td>
<td>18'-7&quot; 15'-4&quot;</td>
</tr>
<tr>
<td>Kitchen</td>
<td>2.7m x 2.2m</td>
</tr>
<tr>
<td></td>
<td>8'-10&quot; 7'-2&quot;</td>
</tr>
<tr>
<td>Bedroom 1</td>
<td>3.2m x 4.6m</td>
</tr>
<tr>
<td></td>
<td>10'-6&quot; 15'-4&quot;</td>
</tr>
<tr>
<td>Bathroom</td>
<td>1.7m x 2.2m</td>
</tr>
<tr>
<td></td>
<td>5'-9&quot; 7'-2&quot;</td>
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</tbody>
</table>

Note: All dimensions before plaster, etc and subject to minor amendments & errors.

FLAT 7

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<tbody>
<tr>
<td>Living Room</td>
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<tr>
<td></td>
<td>19'-6&quot; 15'-5&quot;</td>
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<tr>
<td>Kitchen</td>
<td>2.3m x 1.8m</td>
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<td>7'-9&quot; 6'-0&quot;</td>
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<tr>
<td>Bedroom 1</td>
<td>3.1m x 3.6m</td>
</tr>
<tr>
<td></td>
<td>10'-5&quot; 12'-0&quot; Incl wardrobe</td>
</tr>
<tr>
<td>Bathroom</td>
<td>3.4m x 2.1m</td>
</tr>
<tr>
<td></td>
<td>11'-4&quot; 7'-0&quot;</td>
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</tbody>
</table>

FLAT 8

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<tr>
<td>Kitchen</td>
<td>2.2m x 2.4m</td>
</tr>
<tr>
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<td>7'-6&quot; 8'-0&quot;</td>
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<td>Bathroom</td>
<td>2.0m x 1.7m</td>
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</table>
KITCHEN:
Stoneham base & wall units.
Quartz stone worktops & upstands to base units.
Bosch integrated appliances.
Double electric oven in 'stainless steel' finish.
Ceramic electric hob.
Extractor hood.
Fridge / freezer.
Washer / dryer - integrated to flats 1, 2, 4, 5 only.
Freestanding to other flats.
Dishwasher to flats 1, 2, 4, 5, 7.
Karndean / ceramic tiled floor.
Franke stainless steel 1½ bowl under-mounted sink with chrome plated mono-block mixer tap. Single bowl to flat 8.
Triple plate spotlight fittings to ceiling to ground & first floor flats.
Low-energy L.E.D. downlighters to ceiling to second floor flats.

BATHROOM:
Ideal Standard suite, comprising w.c. suite & washbasin with chrome plated mono-block washbasin mixer.
Bath with matching side panel & bath / shower mixer.
Fully tiled.
Ceramic tiled floor.
Triple plate spotlight fittings to ceiling to ground & first floor flats.
Low-energy L.E.D. downlighters to ceiling to second floor flats.

EN-SUITE SHOWER-ROOM (Flats 1, 2, 4 & 5 only):
Ideal Standard suite, comprising close coupled w.c. & washbasin with chrome plated mono-block washbasin mixer.
Ideal Standard shower enclosure & tray.
Fully tiled.
Ceramic tiled floor.
Triple plate spotlight fittings to ceiling to ground & first floor flats.
Low-energy L.E.D. downlighters to ceiling to second floor flats.
Shaver socket.
Extractor fan.

LOUNGE:
Wall / picture light points.
Television & Sky ‘Q’ point.
B.T. point.

MAIN BEDROOM:
Built in cupboard / wardrobe (except to flat 6).
Television point.
B.T. point.

HALL:
Built in cupboard (except flat 8) with shelf & chrome finish hanging rail.
Security alarm (mains powered) to ground floor flats 1 & 2 only.
Smoke alarm (mains powered).

GENERAL:
Leasehold.
L.A.B.C. ten-year warranty.
Brick & block construction with concrete floors.
Nu-Heat 'wet' under-floor heating system to all rooms.
Heating by Nibe air source heat pump.
Fully carpeted / Karndean / ceramic tiled to all floors.
Oak veneered doors with chrome finish furniture to all rooms.
U.P.V.C. double glazed ('low e') windows & french doors, with espagnolette locking. ‘Acoustic’ glass to front elevation.
U.P.V.C. fascias & soffits.
Brilliant White, satin finish paint to all woodwork.
Brilliant white matt emulsion paint finish to all internal walls (except to ceramic tiled areas), ceilings and coves.
MK ‘Logic Plus’ flush white socket & switch outlets.
Grounds laid to turf with wood chip planted with shrubs to borders.

COMMON ENTRANCE HALL:
Carpeted.
Ceramic up-lighters.
Audio entryphone system.
Communal mailbox system.

COMMON AREAS:
Grounds:
Grass with shrub borders.
Concrete block pavers to drive & car park.
Remote controlled gated access to car park.
Cycle store.

These notes have been prepared for guidance only. They are not intended to form part of any Contract. The right is reserved to amend or substitute materials, as found necessary or expedient.
TRAIN TIMES

Godstone - London Victoria 56 minutes
Godstone - London Bridge 57 minutes

DRIVING TIMES

Brighton - 52 mins - 34.3 miles
Caterham - 9 mins - 5 miles
East Grinstead - 14 mins - 7.4 miles
Redhill - 15 mins - 7.3 miles

SCHOOLS

Godstone Primary and Nursery School
Bletchingley Village Primary School
Caterham Independent School
Hawthorns Primary School
Oxted Secondary School
St. Stephen's C of E Primary School
W R Newland & Sons was started in the mid 1940s and, during the 1960s, premises were purchased in Caterham where we developed our office and yard. We are still based at these premises and have built over 850 new homes on 130 sites, in and around Surrey over the past 60 years.

The company is now owned and managed by second and third generation members of the Newland family, most of whom can be found either working on site or at the head office in Caterham. We have earned a reputation for constructing quality homes using both traditional and modern skills and materials.
These particulars are provided as a general guide and do not constitute any part of an offer or contract. Whilst every endeavour has been made to provide accurate measurements and a fair description of the properties, this information is not guaranteed. This brochure is intended to provide an indication of the general style of our development. The developer reserves the right to alter or vary the design and specification at any time for any reason without prior notice. External finishes and elevational treatments to the houses, garages and parking shown may vary or change, sanitary ware and kitchen finishes may differ from that in images. Please note dimensions are approximate +/- 50mm and are not intended to be used for carpet sizes, appliance spaces or furniture items. Driving and walking times are from Google Maps. Please check times prior to travel.