



Oakley Gardens
Merstham, Redhill
RH1 3GJ

Your NEW home,
just how YOU'VE
DREAMT IT.





|

Redhill Surrey

A NEW LANDSCAPE

for luxury living

|



Welcome to Oakley Gardens another Premier Development by Dion Homes

Oakley Gardens, a beautiful gated collection of 8 luxury designed apartments and two, three, four bedroom boutique homes, nestled in the rolling Surrey Hills with stunning Countryside views and excellent transport links.

1. Grade II Listed Manor House set In a gated estate.
2. 2 acres of private parkland.
3. Less than 10 minutes drive to Redhill and Reigate historic centre.
4. 35 minutes via train to London Bridge.
5. 16 minutes Gatwick Airport.

www.dionhomes.co.uk

OAKLEY GARDENS -

A Beautiful Place to call Home

Whilst stepping into the private gated development, Oakley Gardens delivers a striking first impression. Tucked away, this deluxe development is beautifully set in two acres of private parkland and landscaped communal gardens for residents to enjoy, nestled in Surrey Hills with spectacular countryside views.



This exclusive collection of homes is made up of eight - one, two and three-bedroom apartments within the original Grade II listed Manor House and fourteen boutique houses. Oakley Gardens are located in the borough of Reigate and Banstead. The charming village of Merstham in the North Downs is an area of outstanding natural beauty.

Oakley Gardens as we know it today, was built in 1866 on the former Oakley Farm by the prestigious Pelly family. In the 1970s, it was sold to local authorities and in recent years it had fallen into disrepair and stood vacant until it was acquired and made into luxurious homes known as Oakley Gardens.

Merstham An Area of Outstanding Beauty



Merstham has been known for its charming high street and includes several listed buildings that complements the area's character. You will be spoilt for choice when it comes to how to spend your leisure time in the village. You can visit Merstham Village Hall, the Reigate Hill Golf Club and Mercers Country



Park all at the heart of the village.

The Mercers Country Park offers incredible watersports and a diving centre; perfect for a day out with the family. Oakley Gardens is just over a mile from the Merstham village centre, which has all the essentials, such as the post office, GP, as well as local shops and during summertime hosts the Quality Street Fair.

Priory farm in South Nutfield is just a 10-minute drive from Oakley Gardens, where you can enjoy a relaxing walk, a beautiful farm shop, the garden centre and a gift shop. The historic town of Reigate is a 10-minute drive away. It offers an extensive range of restaurants, leisure and entertainment activities. In addition, just 13 minutes away is Priory Park, a superb 200 acre park with a children's playground. Redhill is a short journey away and has big shopping centres,

a street market and a theatre.

If you have children or you are planning to start a family, you can be reassured that there is a superb selection of schools that Merstham provides such as the prestigious Royal Alexandra and Albert School which ranges from primary to sixth form, St Bedes secondary School, The Hawthorn (which is just down the road from Oakley Gardens as well as Woodfield school and Reigate St Mary's Preparatory and Choir School.

Merstham is incredibly well connected with transport links and the M23/M25 (Junction 7), which is only a 10-minute drive. The railway reaches London Bridge and London Victoria in just 35 minutes, and Gatwick airport is only a 16-minute journey. Oakley Gardens is just 4 minutes drive from the train station.





OAKLEYGARDENS

REDHILL



Merstham Rail Station

East Croydon

Gatwick Airport

London Victoria

London Bridge

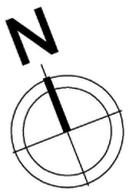


11

16

35

37





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APARTMENTS

Oakley Manor House



Apartment 1 - Nymans	2 Bedrooms
Apartment 2 - Claremont	2 Bedrooms
Apartment 3 - Highgrove	1 Bedrooms
Apartment 4 - Chatsworth	1 Bedrooms
Apartment 5 - Kew	3 Bedrooms
Apartment 6 - Sissinghurst	2 Bedrooms
Apartment 7 - Wisley	3 Bedrooms
Apartment 8 - Wakehurst	2 Bedrooms



Nymans
Two bedroom apartment



Ground Floor
Apartment 1 - Nymans

Lounge / dining room	4.55m x 6.05m	14'11" x 19'10"
Kitchen	2.08m x 3.06m	6'11" x 10'0"
Bedroom 1	3.35m x 4.66m	10'11" x 15'3"
Bedroom 2	4.40m x 2.55m	14'5" x 8'4"
Bathroom	3.56m x 2.47m	11'8" x 8'1"

Total internal area **87 SqM** **936 SqFt**



Height of luxury

Ground Floor
Apartment 2 - Claremont

Kitchen/ diner/ lounge	4.1m x 5.77m	13'5" x 18'11"
Bedroom 1	3.6m x 3.2m	11'9" x 10'5"
Bedroom 2	4.54m x 3.2m	14'10" x 10'5"
Bathroom	1.9m x 2.27m	6'2" x 10'0"

**Total
internal area** **75 SqM** **807 SqFt**

Claremont
Two bedroom apartment

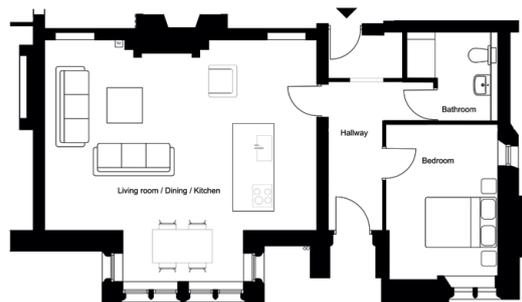


Ground Floor
Apartment 3 - Highgrove

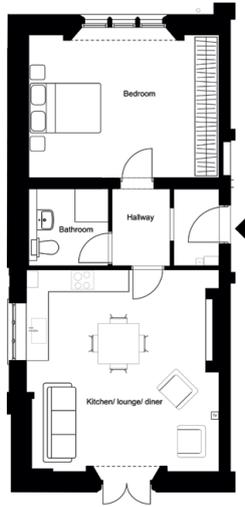
Living room / Dining / Kitchen	7.3 m x 5.1m	23'11" x 16'10"
Bedroom	4.54m x 4.1m	14'10" x 13'5"
Bathroom	2.5m x 2.4m	8'2" x 7'10"

**Total
internal area** **71 SqM** **764 SqFt**

Highgrove
One bedroom apartment



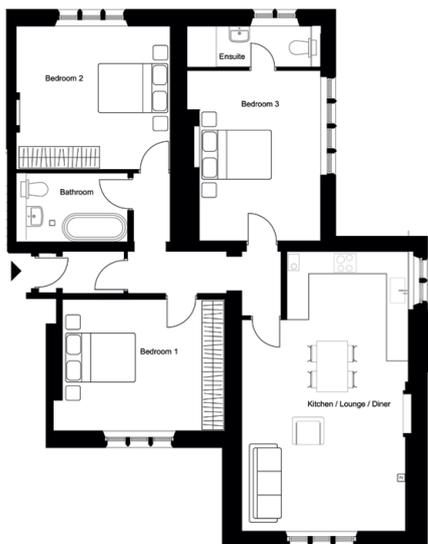
Chatsworth
One bedroom apartment



Ground Floor
Apartment 4 - Chatsworth

Kitchen/ lounge/ diner	5.2m x 5.5m	17'0" x 18'0"
Bedroom	5.1m x 3.9m	16'8" x 12'9"
Bathroom	2.1m x 2.1m	6'10" x 6'10"
Total internal area	61 SqM	657 SqFt

Kew
Three bedroom apartment



Ground Floor
Apartment 5 - Kew

Kitchen / Lounge / Diner	4.47m x 7.7m	14'7" x 25'3"
Bedroom 1	4.45m x 3.6m	14'7" x 11'9"
Bedroom 2	4.2 x 3.95m	13'9" x 12'11"
Bedroom 3	3.65m x 4.7m	11'11" x 15'5"
Ensuite	3.6m x 1.13m	11'9" x 3'8"
Bathroom	3.0m x 1.9m	9'10" x 6'2"
Total internal area	113 SqM	1216 SqFt

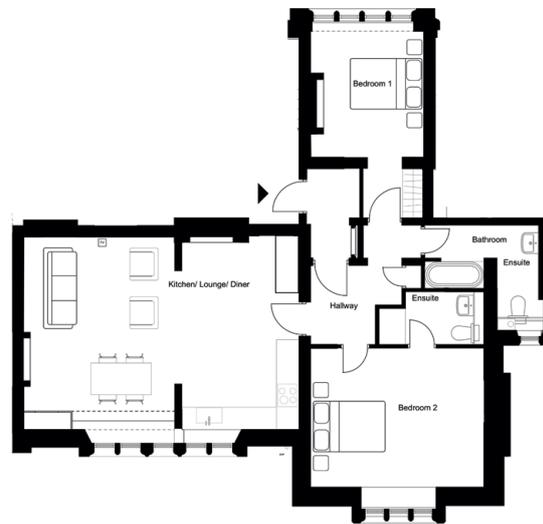


Unique by design

Sissinghurst
Two bedroom apartment

First Floor
Apartment 6 - Sissinghurst

Kitchen/ Lounge/ Diner	7.2m x 5.1m	23'7" x 16'8"
Bedroom 1	3.0m x 3.3m	9'10" x 10'9"
Bedroom 2	4.5m x 3.7m	14'9" x 12'6"
Ensuite	2.0m x 1.4m	6'6" x 4'7"
Ensuite	1.1m x 2.8m	3'7" x 9'2"
Bathroom	1.9m x 1.7m	6'2" x 5'6"
Total internal area	93 SqM	1001 SqFt





Interior Inspiration

Wisley
Three bedroom apartment



**First Floor & Second Floor
Apartment 7 - Wisley**

Reception 1	5.2m x 5.3m	17' x 17'4"
Kitchen	2.5m x 2.7m	8'2" x 8'10"
Room	5.24m x 4.0m	17'2" x 13'1"
Bedroom 1	3.56m x 4.0m	11'8" x 13'1"
Bedroom 2	4.2m x 3.2m	13'9" x 10'5"
Bathroom	3.1m x 2.0m	10'2" x 6'9"
Total internal area	130 SqM	1399 SqFt

Second Floor
Apartment 8 - Wakehurst

Wakehurst
Two bedroom apartment

Lounge / Diner	7.36m x 3.34m	24'1" x 10'11"
Kitchen	4.0m x 2.54m	13'1" x 8'4"
Bedroom 1	4.54m x 3.2m	14'10" x 10'5"
Dressing/ home office	2.3 x 3.2m	7'6" x 10'5"
Bedroom 2	3.74m x 3.6m	12'3" x 11'9"
Bathroom	2.6m x 2.0m	8'6" x 6'6"
Total internal area	94 SqM	1011 SqFt



Design details



INTERIORS



Elegant Homes and Modern Luxury

Among the ever-increasing choice of new homes, Oakley Gardens stands proud from the rest, due to the thoughtful design process and superb finishing touches exemplified by Dion Homes.

Step into a luxury living space that binds the past with the future to present an opportunity of sublime modern living. Each conversion of the existing listed buildings is executed exactly to retain the characterful charm of the location, whilst every new-build mirrors and echoes this achievement to form a high quality of living.

Every detail of each individual home is carefully tailored to exude style and quality. Dion Homes are proud to offer twenty two 2,3,4 bedroom homes nestled in the almost untouched beauty of Redhill's countryside. Tucked away from the delightful local community and only a stone's throw away from London city, Oakley Gardens offers a fabulous rural idyll.



Please note, the furniture in this image has been virtually staged.



*Design
Details*





Bespoke finishing

Live in nature





RESIDENCES



Plot 9 - Belvedere	Semi detached house	4 bedrooms
Plot 10 - Highclere	Semi detached house	2 bedrooms
Plot 11 - Claremont	Semi detached house	3 bedrooms
Plot 12 - Stirling	Semi detached house	3 bedrooms
Plot 13 - Manderley	Detached house	4 bedrooms
Plot 14 - Wakefield	Detached house	3 bedrooms
Plot 15 - Arundel	Semi detached house	3 bedrooms
Plot 16 - Nightingale	Semi detached house	3 bedrooms
Plot 17 - Fairview	Semi detached house	3 bedrooms
Plot 18 - Cavell	Semi detached house	3 bedrooms
Plot 19 - Greenhills	End of Terrace	3 bedrooms
Plot 20 - Rutherford	Mid Terrace	3 bedrooms
Plot 21 - Banmoral	Mid Terrace	3 bedrooms
Plot 22 - Windsor	End of Terrace	3 bedrooms

Belvedere – Four bedroom house
Highclere – Two bedroom house



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Semi detached house

Plot 09 - Belvedere

Living Room	5.4m x 4.6m	17'7" x 15'0"
Kitchen	3.5m x 2.95m	11'4" x 9'6"
Dining	3.5m x 3.3m	11'4" x 10'8"
Study	2.9m x 3.0 m	9'5" x 9'8"
Bedroom 1	4.5m x 3.0m	14'7" x 9'8"
Ground Floor		
Bedroom 2	3.9m x 4.79m	12'7" x 15'7"
First Floor		
Bedroom 3	4.4m x 2.8m	14'4" x 9'1"
First Floor		
Bathroom	2.1m x 3.3m	6'8" x 10'8"
Ground Floor		
Bathroom	2.1m x 2.2m	6'8" x 7'2"
First Floor		

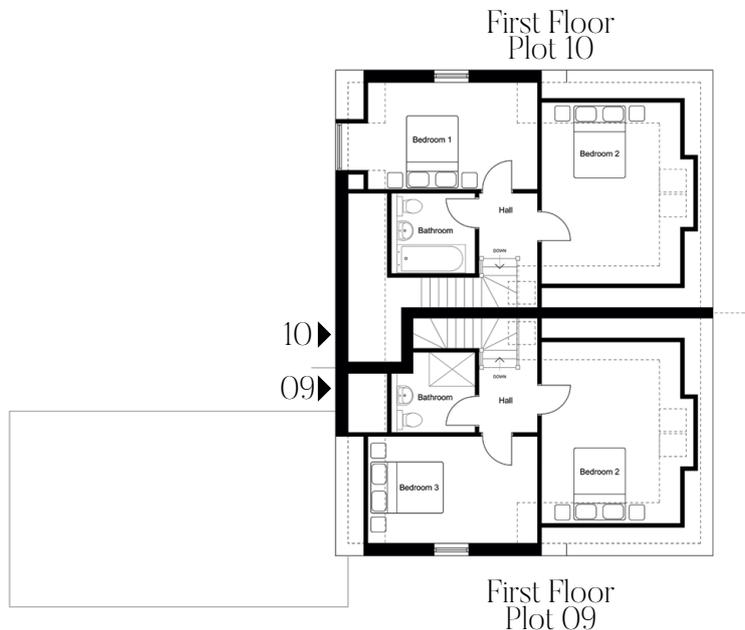
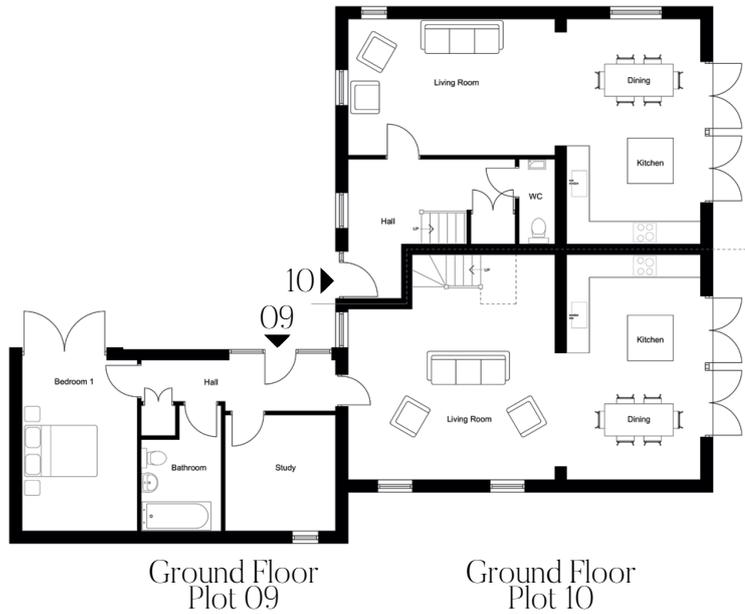
Total internal area **132 SqM** **1420 SqFt**

Semi detached house

Plot 10 - Highclere

Living Room	5.4m x 3.6m	17'7" x 11'8"
Kitchen	3.5m x 2.95m	11'4" x 9'6"
Dining	3.5m x 3.3m	11'4" x 10'8"
Bedroom 1	5.0m x 2.8m	16'4" x 9'1"
Bedroom 2	3.9m x 4.79m	12'7" x 15'7"
Bathroom	2.1m x 2.2m	6'8" x 7'2"

Total internal area **101 SqM** **1086 SqFt**



Claremont – Three bedroom house
Stirling – Three bedroom house

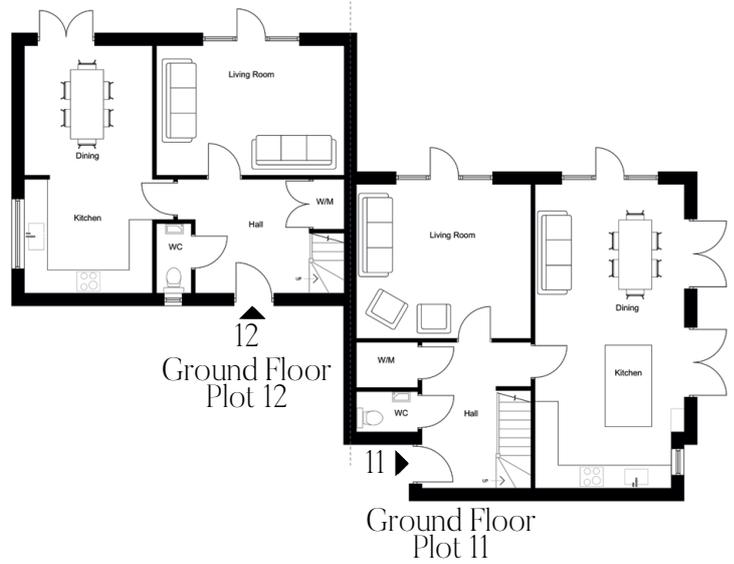


Semi detached house

PLOT 11 - Claremont

Living Room	4.5m x 4.0m	14'7" x 13'1"
Kitchen	3.79m x 3.85m	12'4" x 12'6"
Dining	4.1m x 3.85m	13'4" x 12'6"
Bedroom 1	3.8m x 3.4m	12'4" x 11'1"
Bedroom 2	4.8m x 3.2m	15'7" x 10'4"
Bedroom 3	3.8m x 3.0m	12'4" x 9'8"
En-suite	3.5m x 1.36m	11'4" x 4'4"
Bathroom	3.6m x 2.9m	11'8" x 9'5"

Total internal area **126 SqM** **1356 SqFt**



Semi detached house

PLOT 12 - Stirling

Living Room	4.8m x 3.3m	15'7" x 10'8"
Kitchen	3.3m x 3.0m	10'8" x 9'8"
Dining	3.3m x 3.3m	10'8" x 10'8"
Bedroom 1	2.4m x 2.4m	7'8" x 7'8"
Bedroom 2	3.5m x 3.0m	11'4" x 9'8"
Bedroom 3	3.5m x 3.2m	11'4" x 10'4"
Bathroom	2.1m x 2.9m	6'8" x 9'5"

Total internal area **91 SqM** **978 SqFt**



Manderley – Four bedroom house

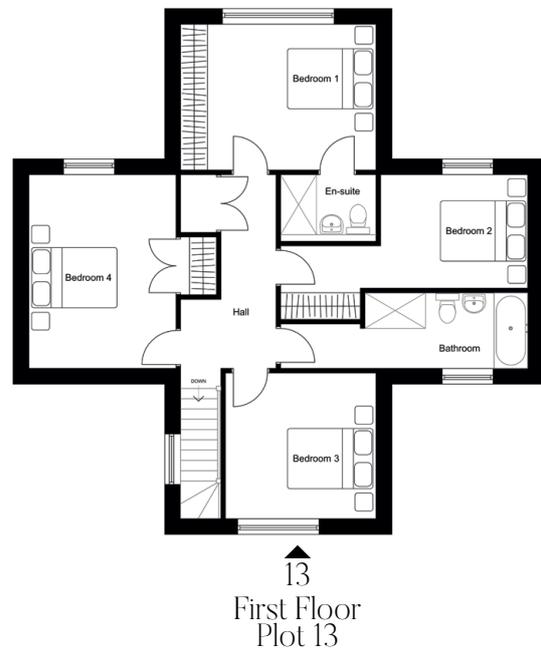
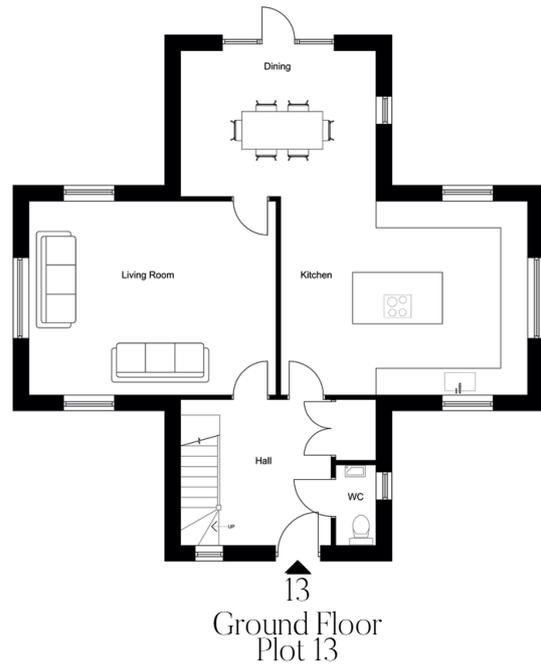


Detached house

PLOT 13 - Manderley

Living Room	5.5m x 4.3m	18'0" x 14'1"
Kitchen	5.5m x 4.3m	18'0" x 14'1"
Dining	3.2m x 4.3m	10'4" x 14'1"
Bedroom 1	4.3m x 3.2m	14'1" x 10'4"
Bedroom 2	5.5m x 2.5m	18'0" x 8'2"
Bedroom 3	3.3m x 3.2m	10'8" x 10'4"
Bedroom 4	4.3m x 3.2m	14'1" x 10'4"
En-suite	2.1m x 1.5m	6'8" x 4'9"
Bathroom	5.5m x 1.7m	18'0" x 5'5"

Total internal area **154 SqM** **1656 SqFt**



Wakefield – Three bedroom house



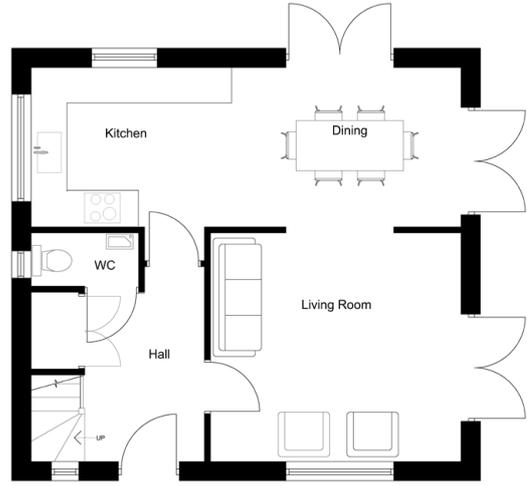
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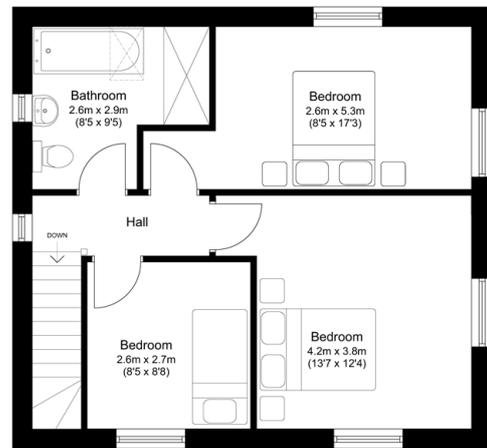
Detached house
PLOT 14 - Wakefield

Living Room	3.8m x 4.2m	12'4" x 13'7"
Kitchen	2.69m x 3.9m	8'5" x 12'7"
Dining	2.6m x 3.2m	8'5" x 10'4"
Bedroom 1	2.6m x 5.3m	8'5" x 17'3"
Bedroom 2	4.2m x 3.8m	13'7" x 12'4"
Bedroom 3	2.6m x 2.7m	8'5" x 8'8"
Bathroom	2.6m x 2.9m	8'5" x 9'5"

Total internal area **90 SqM** **968 SqFt**



14
Ground Floor
Plot 14



14
First Floor
Plot 14

Arundel – Three bedroom house
Nightingale – Three bedroom house

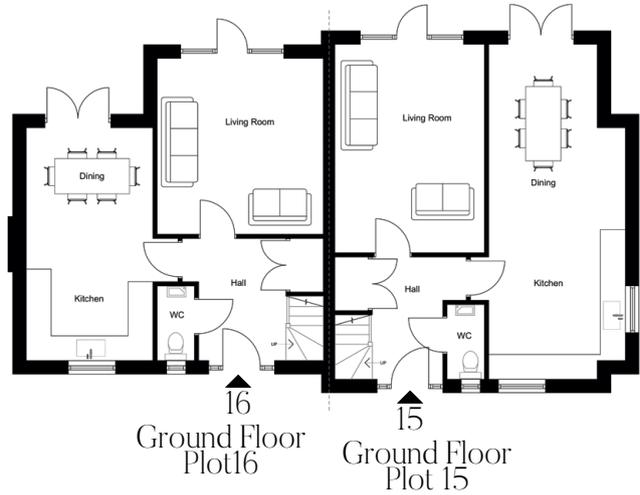


Semi detached house

Plot 15 - Arundel

Living Room	3.6m x 5m	11'8" x 16'4"
Kitchen	3.29m x 3.6m	10'7" x 11'8"
Dining	3.29m x 4.4m	10'7" x 14'4"
Bedroom 1	3.5m x 3.9m	11'4" x 12'7"
Bedroom 2	3.2m x 3.9m	10'4" x 12'7"
Bedroom 3	3.2m x 4m	10'4" x 13'1"
En-suite	2.4m x 1m	7'8" x 3'2"
Bathroom	2.7m x 1.9m	8'8" x 6'2"

Total internal area **108 SqM** **1162 SqFt**

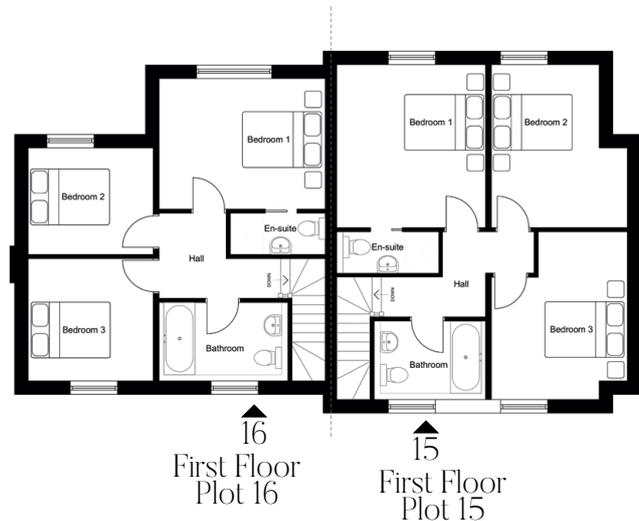


Semi detached house

Plot 16 - Nightingale

Living Room	4.0m x 4.2m	13'1" x 13'7"
Kitchen	3.0m x 2.9m	9'8" x 9'5"
Dining	3.0m x 2.6m	9'8" x 8'5"
Bedroom 1	3.1m x 4m	10'1" x 13'1"
Bedroom 2	2.5m x 3m	8'2" x 9'8"
Bedroom 3	3m x 2.9m	9'8" x 9'5"
En-suite	2.2m x 1m	7'2" x 3'2"
Bathroom	3.1m x 1.9m	10'1" x 6'2"

Total internal area **94 SqM** **1011 SqFt**



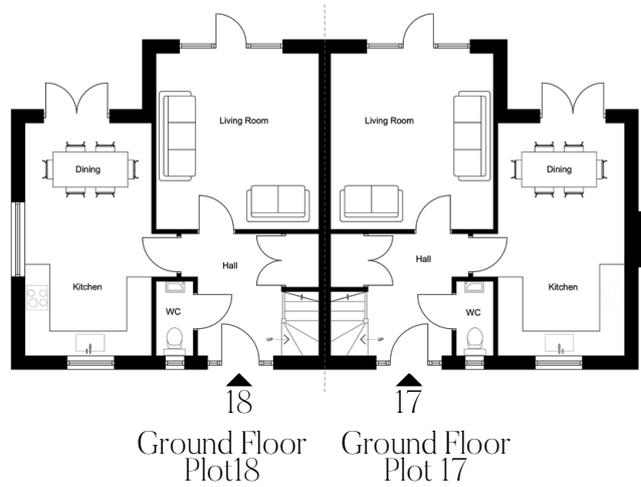
Fairview – Three bedroom house
Cavell – Three bedroom house



Semi detached house

Plot 17 - Fairview

Living Room	3.9m x 4.2m	12'7" x 13'7"
Kitchen	3.0m x 2.9m	9'8" x 9'5"
Dining	3.0m x 2.6m	9'8" x 8'5"
Bedroom 1	3.9m x 3.1m	12'7" x 10'1"
Bedroom 2	2.5m x 3.0m	8'2" x 9'8"
Bedroom 3	2.9m x 3.0m	9'5" x 9'8"
En-suite	2.2m x 1.0m	7'2" x 3'2"
Bathroom	3.0m x 1.9m	9'8" x 6'2"

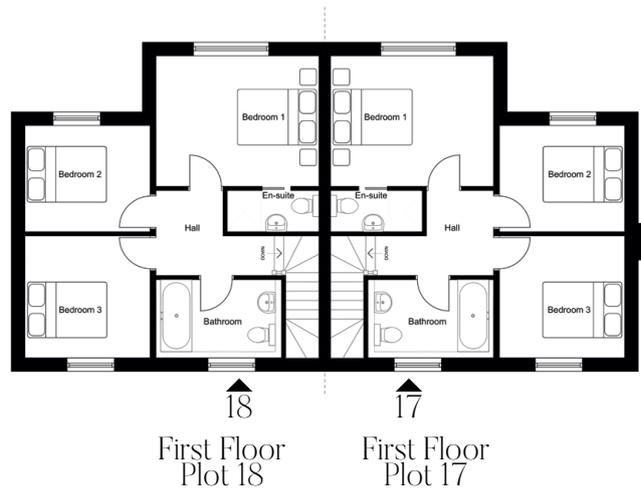


Total internal area **92 SqM** **990 SqFt**

Semi detached house

Plot 18 - Cavell

Living Room	3.9m x 4.2m	12'7" x 13'7"
Kitchen	3.0m x 2.9m	9'8" x 9'5"
Dining	3.0m x 2.6m	9'8" x 8'5"
Bedroom 1	3.9m x 3.1m	12'7" x 10'1"
Bedroom 2	2.5m x 3.0m	8'2" x 9'8"
Bedroom 3	2.9m x 3.0m	9'5" x 9'8"
En-suite	2.2m x 1.0m	7'2" x 3'2"
Bathroom	3.0m x 1.9m	9'8" x 6'2"



Total internal area **92 SqM** **990 SqFt**

Greenhills – Three bedroom house
Rutherford – Three bedroom house
Banmoral – Three bedroom house
Windsor – Three bedroom house



End of Terrace

Plot 19 - Greenhills

Living Room	5.8m x 4.1m	19'0" x 13'4"
Kitchen	3.8m x 2.8m	12'4" x 9'1"
Bedroom 1	3.2m x 3.8m	10'4" x 12'4"
Bedroom 2	3.2m x 3.2m	10'4" x 10'4"
Bedroom 3	2.4m x 2.6m	7'8" x 8'5"
Shower	1.8m x 1.7m	5'9" x 5'5"
Bathroom	2.0m x 2.1m	6'5" x 6'8"

Total internal area **85 SqM** **914 SqFt**

Mid Terrace

Plot 20 - Rutherford

Living Room	5.8m x 4.1m	19'0" x 13'4"
Kitchen	3.8m x 2.8m	12'4" x 9'1"
Bedroom 1	3.2m x 3.8m	10'4" x 12'4"
Bedroom 2	3.2m x 3.2m	10'4" x 10'4"
Bedroom 3	2.4m x 2.6m	7'8" x 8'5"
Shower	1.8m x 1.7m	5'9" x 5'5"
Bathroom	2.0m x 2.1m	6'5" x 6'8"

Total internal area **85 SqM** **914 SqFt**

Mid Terrace

Plot 21 - Banmoral

Living Room	4m x 4.5m	13'1" x 14'7"
Kitchen	3.6m x 4.7m	11'8" x 15'4"
Family Room	4.1m x 4.4m	13'4" x 14'4"
Bedroom 1	4.0m x 3.3m	13'1" x 10'8"
Bedroom 2	3.4m x 3.1m	11'1" x 10'1"
Bedroom 3	3.4m x 4.5m	11'1" x 14'7"
En-suite	2.3m x 1.2m	7'5" x 3'9"
Bathroom	3m x 2.4m	9'8" x 7'8"

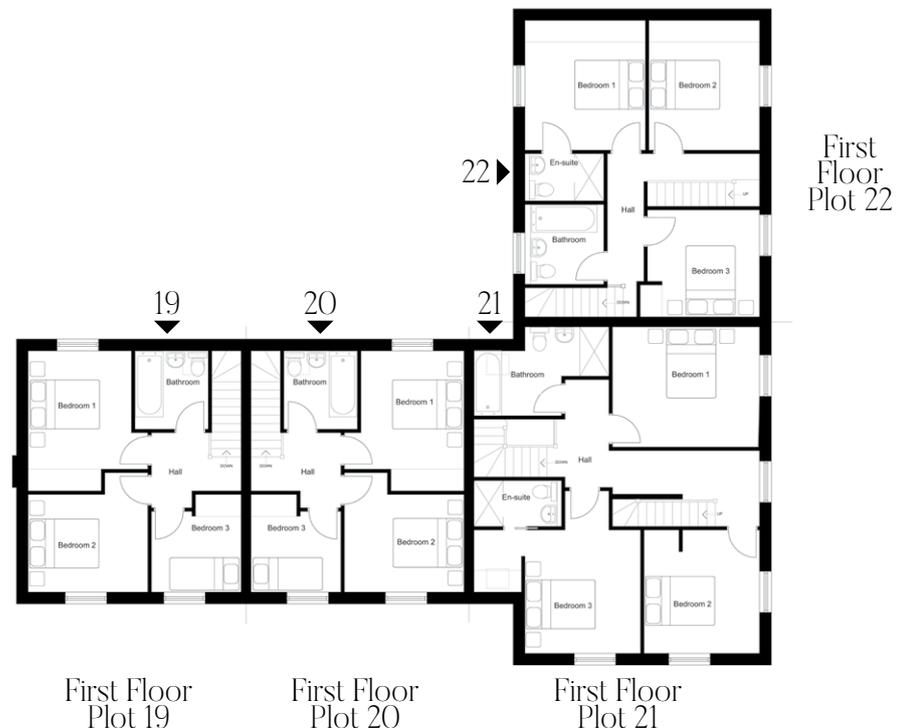
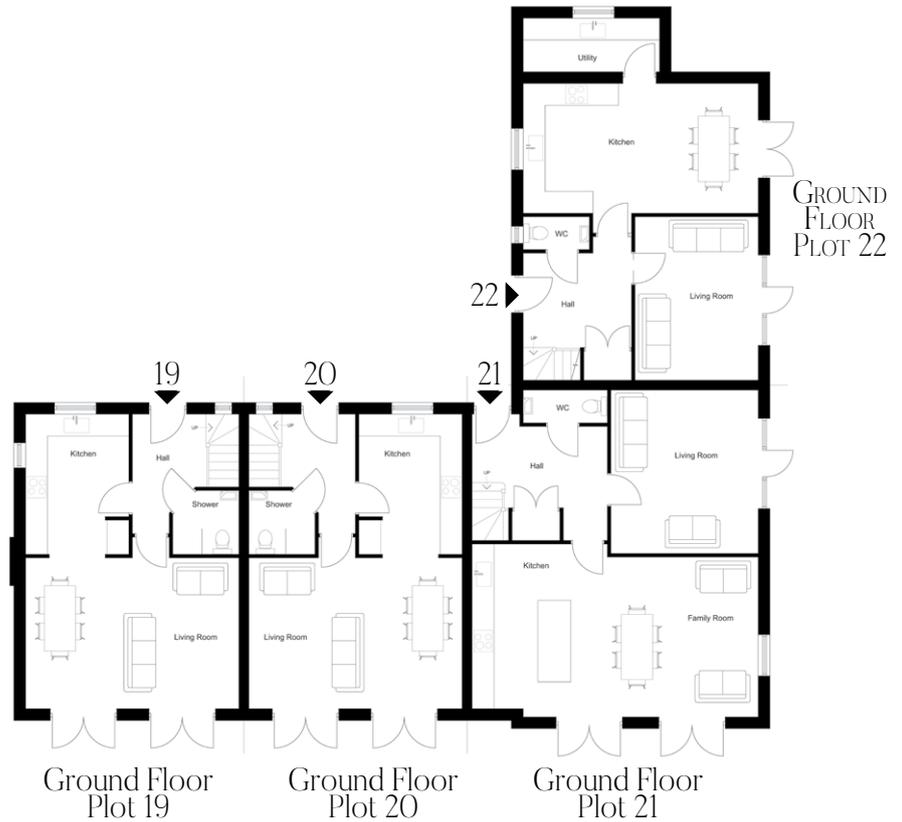
Total internal area **136 SqM** **1484 SqFt**

End of Terrace

Plot 22 - Windsor

Living Room	3.3m x 4.5m	10'8" x 14'7"
Kitchen	3.5m x 6.4m	11'4" x 20'9"
Bedroom 1	3.5m x 3.3m	11'4" x 10'8"
Bedroom 2	3.5m x 3.0m	11'4" x 9'8"
Bedroom 3	2.9m x 3.0m	9'5" x 9'8"
En-suite	2.1m x 1.3m	6'8" x 4'2"
Bathroom	2.1m x 2.2m	6'8" x 7'2"

Total internal area **111 SqM** **1194 SqFt**





Please note, the furniture in this image has been virtually staged.

Specification

Kitchen

- Award winning 2021 shaker style.
- Integrated Bosch Appliances.
- Integrated fridge/ freezer.
- Integrated dishwasher.
- Integrated washing machine.
- Built in an oven, hob and hood in stainless steel.
- Calacatta gold Quartz worktop, full height splashback.
- Blanco sinks stainless steel.
- Brass tap - JTP.
- Black tap - JTP.

Bathroom

- Porcelain flooring and walls.
- Luminous Lume porcelain brick tile.
- Luxury Minoli tiles.
- White Saneux sanitaryware.
- Brass taps and Showers JTP.
- Black taps and Showers JTP.
- Bespoke vanity cabinets by Saneux.
- Heated towel radiator to all bathrooms.

Internal finishes

Flats

- Victoria Pine wood flooring.
- Victorian fireplaces.
- Feature Victorian wood panels.
- Beautiful ceiling beams.
- Feature oak staircase.
- York handmade bricks.
- Full high quality Victoria carpet provided throughout.
- Herringbone carpet main staircases.
- Gas central heating.
- Tv point living room.

Houses

- Luxury Amtico flooring ground floor.
- Underfloor heating.
- Full high quality Victoria carpet provided throughout.
- Gas central heating.
- Tv points living room
- Aluminum smart heritage windows.
- Aluminum visofold 1000 patio door.
- York handmade bricks.
- Handmade york stone.

External finishes

- Gated access main entrance.
- Access to shared gardens.
- Handmade brick and clay tiles.
- Patio area running the full length of the rear of the house surfaced with York Sandstone.
- External water tap.
- Electric car charge connection available to some plots only.
- Turfed rear garden.
- Rain water butt.
- Allocated private parking.
- Traditional estate rail fencing.
- External lighting.

Security

- Estate CCTV coverage.
- Fire doors.
- Fully integrated smoke detectors and fire alarm system to all plots.
- Windows are fitted with security locks.

Warranty

- Our home comes with a 10 year build warranty from the Build Zone.
- The Refurbished /Converted plots come with a 10 years Build Zone.
- 2 Year Dion Homes Customer Care.



Customer care

From the first day you visit one of our sales centres to the day you move in, we aim to provide you a level of service and after-sales care that is second to none.

We provide a Comprehensive information pack that details the work aspects of a new home. A 10 year Warranty with Build Zone provides a further piece of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.



Why buy a DION Home?



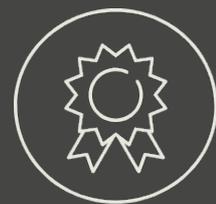
Craftsmanship

From the material we choose to the tradesman we employ, every step of our process is centered around craftsmanship of the highest standard.



Service

We aim to make the process as easy as possible with the help of our dedicated team who are there to help you through every step of the process.



Experience

With years of experience in the housing industry, our extensive knowledge and the needs of our buyers remains at heart of our work.

We provide 10 year Buid Zone Warranty.

How to find us



Dion Homes
Oakley Gardens
Merstham, Redhill RH1 3GJ

+44 20 3633 6527
sales@dionhomes.co.uk
www.dionhomes.co.uk

All information correct at time of going to print. Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Journey times, where shown, are taken from a variety of sources including Google and TfL and may vary depending on travel conditions and time of day. Computer generated images and photography used to illustrate the specification at this development are representative only.

