



Silver Birches

SHELVERS WAY – TADWORTH

Silver Birches

Silver Birches is a stunning collection of just five beautifully designed 3 & 4-bedroom homes in an exclusive location just off Shelveys Way, Tadworth near to Epsom Racecourse in Surrey. The development is less than half a mile from the A217 Brighton Road which takes you north to join the A24 and A3 into Central London or south to access the M25 at Junction 8 (Reigate).

OUTDOOR EXPERIENCES

Less than 20 miles from Central London but surrounded by beautiful countryside, this is a picturesque corner of Surrey. Although the famous Epsom Racecourse is right on your doorstep, you don't have to attend a race meeting to take advantage of the popular Rubbing House pub or a walk on the surrounding commons. For a more meaningful walk, and a different sport, there are no shortage of golf courses locally - over 100 golf clubs are affiliated to the Surrey Golf Union - with one of the most prestigious, Walton Heath Golf Club, less than a 10-minute drive.

Another distinctive outdoor experience can be enjoyed at one of the local lavender farms offering the opportunity to delight in fantastic bursts of colour, while you wander through a sea of beautiful organic lavender. Just 5 miles south west you can discover one of several areas managed by the National Trust in Surrey including open heathland, woodland and chalk downland at Headley Heath or the more popular Box Hill. Home to wildlife species such as the Adonis blue butterfly and the bee orchid, Box Hill is the perfect place for a family walk with views towards the South Downs.

SHOPPING & LEISURE

The village of Tadworth has a range of local shops and amenities as well as a leisure centre with swimming pool, sports hall and a gym. Alternatively, it's just a short drive to Banstead where the bustling high street also benefits from M&S Simply Food at one end and Waitrose at the other. The nearest large supermarket, Asda at Burgh Heath, is just a 4-minute drive, while there are plenty of shopping options at nearby Epsom, Leatherhead and Reigate.

LOCAL SCHOOLS

There are many well-regarded schools nearby, catering for all ages and making the area a popular choice for families.

For younger children, Epsom Downs Community School, Shawley Community Primary and Tadworth Primary are all Ofsted rated 'Good' at their latest inspections.

And for secondary, Roseberry and Glyn School, both rated 'outstanding', are just a few miles away. Epsom College - voted Independent School of the Year for 2023, is also nearby.

TRAVEL OPTIONS

When it comes to transport there is a good choice of train stations nearby including Tadworth, Tattenham Corner, Epsom Downs, Kingswood and Banstead, with trains into London Bridge in just over 50 minutes from Tadworth Station.

In addition, Junction 8 of the M25 is just a 10-minute drive, so you are well connected by road, with easy access to Gatwick Airport for travelling even further afield.





WELCOME TO

Silver Birches

This stunning collection of five beautifully designed 3 and 4 bedroom homes is set in an exclusive private enclave off Shelveys Way in Tadworth. These energy-efficient luxury new homes are presented with a style that is fully in-keeping with the surrounding environment and positioned in a wonderfully quiet spot, yet less than a mile from Tadworth Station and excellent local facilities.



THE LAURELS PLOT 1

A delightful 3-bedroom family home, The Laurels enjoys its own private access and features a large open plan kitchen/dining/living space at the back of the house with bi-fold doors to the garden. There is a separate study and a bedroom, plus shower room, on the ground floor and then two further bedrooms and a family bathroom upstairs.



THE HAVEN PLOT 2

This 4-bedroom home features an impressive wide entrance hall on the ground floor as well as a generous kitchen and dining/family room, together with a large utility (with useful side access) plus a separate living room at the front of the house. Upstairs, The Haven has four bedrooms, two of which are ensuite, and there is also a generous separate study.



THE RETREAT PLOT 3

A substantial family home, The Retreat benefits from a modern layout incorporating a large kitchen (with utility) alongside an open plan dining area plus an additional family space with bi-fold doors to connect to outside. There is also a generous living room at the front, while upstairs there are four large bedrooms, two with ensembles, together with a separate study.



THE MANOR PLOT 4

This beautiful family home welcomes you with a large entrance hall leading off to an impressive open plan living space comprising kitchen, dining and family space to the left, a large living room to the right, as well as a useful downstairs study. In addition, The Manor offers four good-sized bedrooms, two with ensembles on the first floor.



THE WILLOW PLOT 5

An outstanding 3-bedroom bungalow, The Willow features a large open plan kitchen/dining/family room with bifold doors to the impressive garden space at the rear plus a separate living room at the front of the house. There are three double bedrooms, one with ensuite, and a separate bathroom - although the third bedroom could equally be used as an office/ study.

SITE PLAN

- The Laurels
3-bedroom detached home
- The Haven
4-bedroom detached home
- The Retreat
4-bedroom detached home
- The Manor
4-bedroom detached home
- The Willow
3-bedroom bungalow

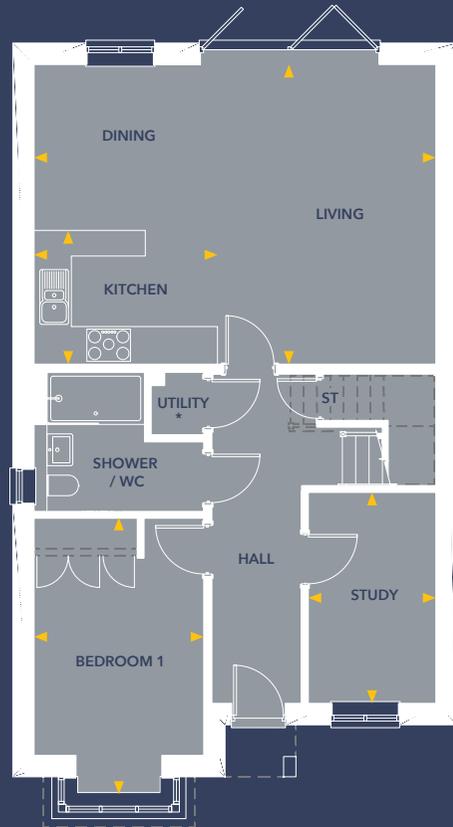
- 1.0m brick wall
- 1.8m close boarded fencing with concrete post and gravel board
- 2m close boarded fencing with concrete post and gravel board
- Shingle margin
- Bin area
- VP Visitors parking

Please Note: Site plan is intended for guidance only and accuracy of this information cannot be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail. Landscaping is indicative only.



The Laurels

3-BEDROOM DETACHED HOME
PLOT 1 128.9M² / 1387 SQ.FT.



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living/Dining

7008mm x 5186mm
 (22'11" x 17'0")

Kitchen

3200mm x 2575mm
 (10'6" x 8'5")

Study

3651mm x 2224mm
 (11'11" x 7'3")

Bedroom 1

4778mm x 2958mm
 (15'8" x 9'8")

FIRST FLOOR

Bedroom 2

4770mm x 4720mm
 (15'7" x 15'5")

Bedroom 3

5251mm x 5020mm
 (17'2" x 16'5")

▲ Point from which dimensions are measured.

* Space for washing machine and tumble dryer

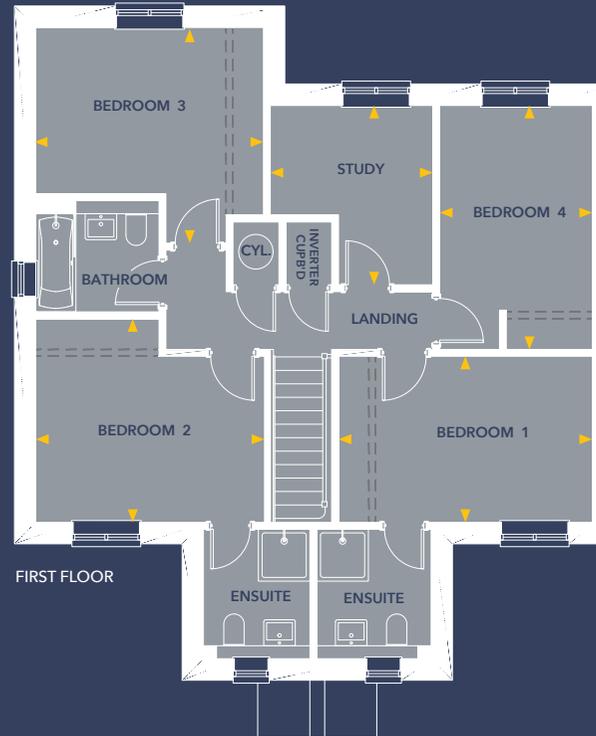
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CGI shows The Laurels ~ Plot 1

The Haven

4-BEDROOM DETACHED HOME
PLOT 2 169.6M² / 1826 SQ.FT.



GROUND FLOOR

Living

3971mm x 3801mm
 (13'0" x 12'5")

Kitchen

4205mm x 3831mm
 (13'9" x 12'6")

Dining/Family Room

5877mm x 4621mm
 (19'3" x 15'1")

FIRST FLOOR

Study

3104mm x 2836mm
 (10'2" x 9'3")

Bedroom 1

4429mm x 2874mm
 (14'6" x 9'5")

Bedroom 2

3989mm x 3524mm
 (13'1" x 11'6")

Bedroom 3

3993mm x 3704mm
 (13'1" x 12'1")

Bedroom 4

4223mm x 2663mm
 (13'10" x 8'8")

▲ Point from which dimensions are measured.

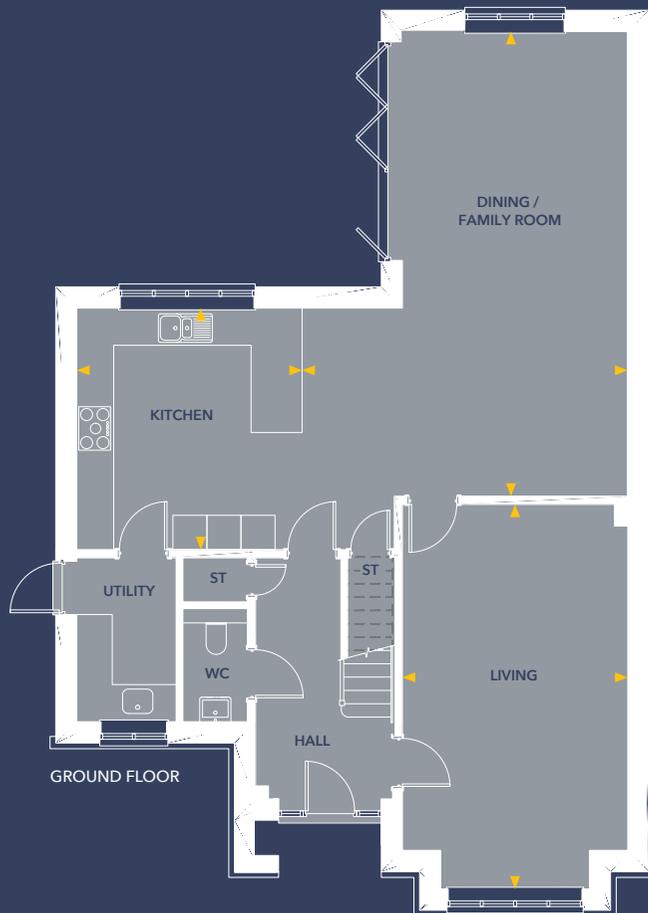
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CGI shows The Haven ~ Plot 2

The Retreat

4-BEDROOM DETACHED HOME
PLOT 3 193.0m² / 2077 SQ.FT.



GROUND FLOOR

Living
 6726mm x 3971mm
 (22'0" x 13'0")

Kitchen
 4223mm x 3971mm
 (13'10" x 13'0")

Dining/Family Room
 8126mm x 5737mm
 (26'7" x 18'9")

FIRST FLOOR

Study
 3152mm x 2804mm
 (10'4" x 9'2")

Bedroom 1
 5798mm x 3989mm
 (19'0" x 13'1")

Bedroom 2
 4502mm x 3971mm
 (14'9" x 13'0")

Bedroom 3
 4424mm x 2873mm
 (14'6" x 9'5")

Bedroom 4
 4241mm x 2695mm
 (13'10" x 8'10")

▲ Point from which dimensions are measured.

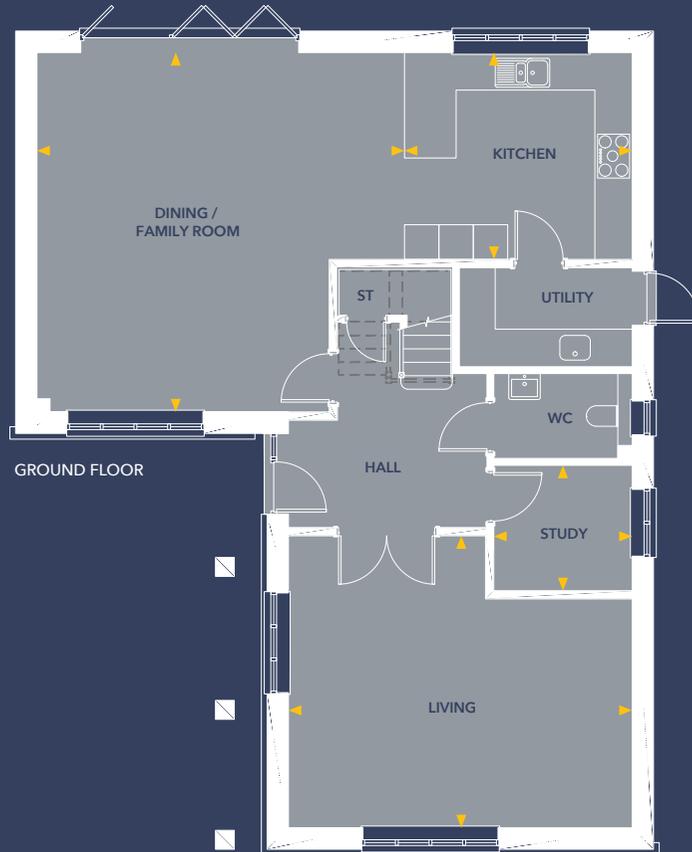
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CGI shows The Retreat ~ Plot 3

The Manor

4-BEDROOM DETACHED HOME
PLOT 4 196.65M² / 2117 SQ.FT.



GROUND FLOOR

Living

5996mm x 5055mm
 (19'8" x 16'7")

Study

2414mm x 2170mm
 (7'11" x 7'1")

Kitchen

3971mm x 3581mm
 (13'0" x 11'9")

Dining/Family Room

6412mm x 6221mm
 (21'0" x 20'4")

FIRST FLOOR

Bedroom 1

4577mm x 3652mm
 (15'0" x 11'1")

Bedroom 2

4152mm x 3425mm
 (13'7" x 11'2")

Bedroom 3

3813mm x 3599mm
 (12'6" x 11'9")

Bedroom 4

3599mm x 3330mm
 (11'9" x 10'11")

▲ Point from which dimensions are measured.

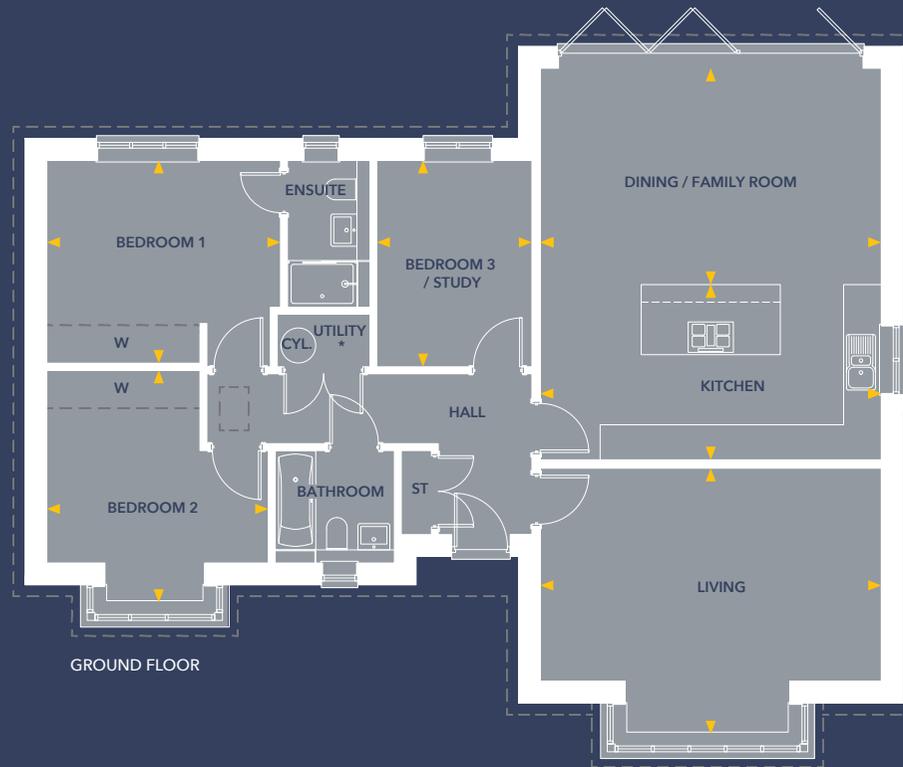
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CGI shows The Manor ~ Plot 4

The Willow

3-BEDROOM BUNGALOW
PLOT 5 122.9M² / 1323 SQ.FT.



GROUND FLOOR

Living

5883mm x 4548mm
(19'3" x 14'11")

Kitchen

5883mm x 3000mm
(19'3" x 9'10")

Dining/Family Room

5883mm x 3704mm
(19'3" x 12'1")

Bedroom 1

4031mm x 3475mm
(13'2" x 11'4")

Bedroom 2

3977mm x 3821mm
(13'0" x 12'6")

Bedroom 3/Study

3536mm x 2674mm
(11'7" x 8'9")

▲ Point from which dimensions are measured.

* Space for washing machine and tumble dryer

Please Note: Illustrations are of typical elevations and may vary (i.e., colour). Please refer to the site layout for positioning of houses/garages/carbarns/parking spaces. All room dimensions shown as maximum and are subject to a +/- 50mm (2") tolerance. Floor areas are measured to structural walls. Windows and door positions may vary from plot to plot. Kitchen layouts are indicative only. Please consult the sales advisor for more information. This information is for guidance only and does not form any part of any contract or constitute a warranty.



CGI shows The Willow ~ Plot 5

Luxury Specification

Every home at Silver Birches has been individually designed and beautifully finished with a luxury specification. From stunning designer kitchens through to stylish family bathroom suites: quality, innovation and tradition combine to deliver outstanding spaces ideally suited to modern living.

KITCHENS

- Individually designed in frame painted kitchens
- Silestone worktops with upstand and splashback
- Integrated oven and separate combination oven
- Quooker Boiling Water tap (Plots 2-5)
- Black glass induction hob
- Integrated extractor hood
- Integrated fridge / freezer (Plot 1)
- Integrated fridge and separate integrated freezer (Plots 2-5)
- Integrated dishwasher
- Wine cooler (Plots 2-5)
- Karndean flooring

DOORS & INTERNAL JOINERY

- Oak inlay internal doors with brushed chrome ironmongery
- Oak handrail with white painted newel posts & spindles (Plot 1)
- Engineered oak to stair newel posts, baluster spindles and handrails (Plots 2-5)
- Skirting and architrave - double grooved and chamfered

QUALITY BATHROOMS

- Contemporary bathroom suites
- Vanity units below basins
- Thermostatically controlled Aqualisa showers with concealed valves
- Bathroom part tiled
- Shower areas fully tiled
- Flooring - Ceramic tiling or Karndean
- Mirrors as shown on bathroom layouts

ELECTRICAL & LIGHTING

- LED downlighters to kitchen, bathroom and en-suite
- LED lighting strips under kitchen units
- Shaver point in bathroom / en-suite
- Brushed chrome electrical fittings
- Light in garage
- Double socket in garage
- External lighting to front and rear garden and garage
- Electric vehicle charge point (EVCP)
- Solar PV panels



HEATING & WATER

- Gas fired central heating
- Underfloor heating with room thermostat to ground floor
- Compact with style radiators to first floor with individual thermostatic controls (except Master Bedroom)
- Room thermostat in Master Bedroom
- Electric heated towel rails in cloakroom, bathroom and en-suites

COMMUNICATIONS

- Cat 5 home network points to all living rooms and bedrooms
- TV point to living room and bedrooms

FINISHING TOUCHES

- Fitted wardrobes with hanging rail and oak effect blanket shelf, where shown

EXTERNAL

- Single garage (Plots 2 and 3)
- Detached double garage (Plots 4 and 5)
- Parking spaces as shown on site plan
- Indian sandstone to external paths and patios
- Outside tap and electric socket to rear
- Landscaped & turfed front garden
- Garden shed (Plot 1 only)

SECURITY & PEACE OF MIND

- 10 year NHBC Buildmark Warranty
- Management Company



Sustainable living, built in

Our homes are thoughtfully designed to support a more sustainable lifestyle, combining long-term energy savings with everyday comfort. With energy-efficient features built in as standard, it's a home that's better for the environment --and for your energy bills.

BUILT FOR ENERGY EFFICIENCY

Each of the homes at Silver Birches meets the latest standards for energy performance and thermal efficiency. Traditionally built, these homes incorporate high levels of insulation, quality double glazing and airtight construction to help to keep

warmth in and energy use down, reducing both emissions and heating costs. Efficient heating systems and controls allow you to manage your energy use with ease.

Energy-efficient LED lighting is fitted throughout, providing reliable, low-cost lighting with minimal environmental impact. Every home also includes modern appliances that are selected for their energy-saving performance, helping you reduce your carbon footprint without compromising on convenience. In addition an electric vehicle charge point is included on every plot.

RENEWABLE READY

All of the homes at Silver Birches are equipped with solar PV panels, allowing you to harness clean, renewable energy and helping to lower your energy bills.



A member of
HBF

NHBC



Please Note: The information within this brochure is for guidance only. Although every care has been taken to ensure that this information is correct, contents do not constitute a contract, part of a contract or warranty. Any floor plans shown are not to scale and dimensions should not be relied upon for flooring or furniture.

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