
THE RESERVE

K I N G S W O O D

**BESPOKE DESIGN-LED,
SUSTAINABLE
HOMES WHICH NURTURE
WELLBEING
AND SUPPORT MODERN
FAMILY LIVING.**

LIVING IN A WELL-DESIGNED HOME
NOT ONLY REDUCES STRESS,
DEPRESSION & ANXIETY, IT IMPROVES
MOOD, BRAIN FUNCTION & CELL
REGENERATION



TABLE OF CONTENTS

05	INTRODUCTION
07	ELEVATING HEALTH
08	ESTATE MAP
09	ASTER
11	FOXGLOVE
13	AZALEA
15	SPECIFICATIONS
16	OPTIONAL EXTRAS
17	LOCAL LIFE & CONNECTIVITY
18	A MESSAGE FROM THE FOUNDER
19	VEDA QUALITY GUARANTEE

YOU AND YOUR FAMILY DESERVE MORE THAN A HOUSE.

YOU DESERVE A SANCTUARY. A PLACE
WHERE LUXURY, HEALTH AND PEACE ARE
BUILT INTO THE VERY FABRIC OF YOUR
HOME.

Yet in today's market, most homes are designed for profit, not people. Developers cut corners, compromise on quality, and overlook the impact a home has on your wellbeing. At VEDA, we believe your home should actively enhance life. That's why we guide families like yours toward something better, homes designed to restore energy, protect health, and support modern family living.







HOMES THAT ELEVATE HEALTH.

YOUR HOME SHOULD DO MORE THAN LOOK BEAUTIFUL. IT SHOULD ACTIVELY SUPPORT YOUR WELLBEING. AT THE RESERVE, EVERY DETAIL IS DESIGNED TO HELP YOU FEEL HEALTHIER, CALMER, AND HAPPIER EACH DAY.

AIR PURIFICATION AND VENTILATION SYSTEMS

WATER PURIFICATION FOR PURE DRINKING WATER

LOW TOXIN MATERIALS

ABUNDANT NATURAL LIGHT & COUNTRYSIDE VIEWS

DEDICATED WELLNESS ROOMS & SPA-LIKE BATHROOMS

BIOPHILIC DESIGN



CHIPHOUSE WOOD

FOXGLOVE
NO. 6

FOXGLOVE
GARAGE

ASTER
NO. 5

ASTER
GARAGE

AZALEA
NO. 7

AZALEA
GARAGE

ASHCROFT

LL PINES

ESTATE MAP

THREE RESIDENCES. ONE PRIVATE ESTATE.
NESTLED WITHIN KINGSWOOD, SURREY, *THE
RESERVE* - ASTER, FOXGLOVE AND AZALEA
OFFERS COMPLETE SECLUSION, ABSOLUTE
PRIVACY, AND A SETTING SURROUNDED BY
PROTECTED COUNTRYSIDE.

VEDA

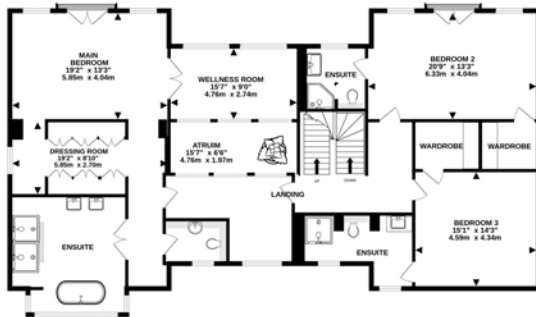


ASTER

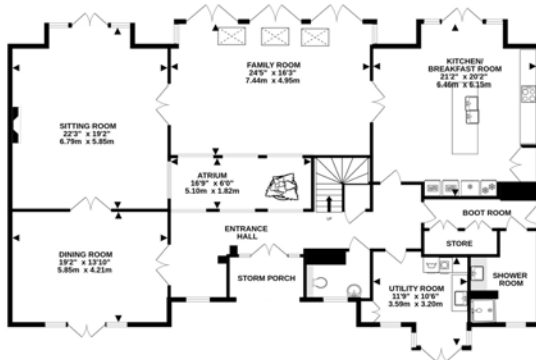
6,028 SQ. FT GROSS INT AREA INC
GARAGE

0.5 ACRES

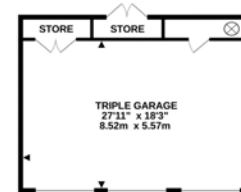
ASTER



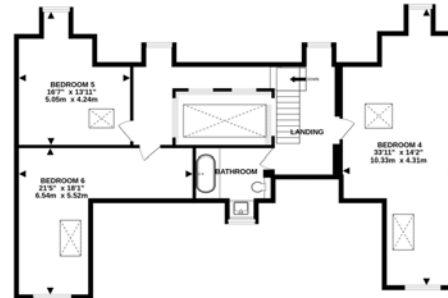
1ST FLOOR
2034 sq.ft. (189.0 sq.m.) approx.



GROUND FLOOR
2207 sq.ft. (205.0 sq.m.) approx.



GARAGE
603 sq.ft. (56.0 sq.m.) approx.



2ND FLOOR
1184 sq.ft. (110.0 sq.m.) approx.

MAIN HOUSE 504 SQ.M (5425 SQ.FT) GARAGE 56 SQ.M (603 SQ.FT)

TOTAL FLOOR AREA : 6028 sq.ft. (560.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



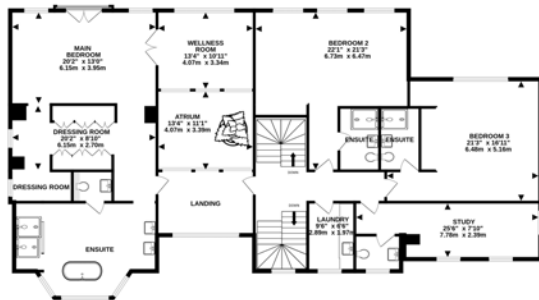
FOXGLOVE

6,727 SQ. FT. TOTAL GROSS INT. AREA
INC. GARAGE.

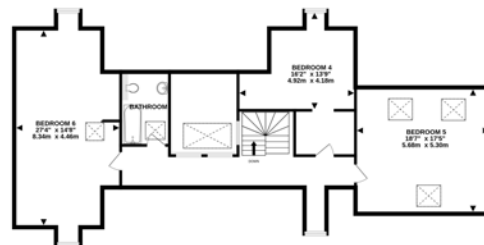
3.5 ACRES

+ PLANNING FOR 215 SQ. FT. STABLE /
GARDEN ROOM

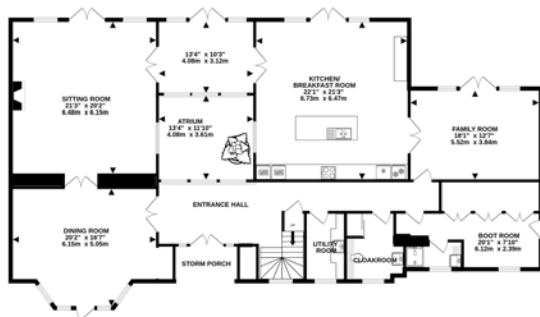
FOXGLOVE



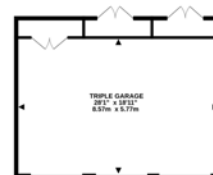
1ST FLOOR
2357 sq.ft. (219.0 sq.m.) approx.



2ND FLOOR
1259 sq.ft. (117.0 sq.m.) approx.



GROUND FLOOR
2508 sq.ft. (233.0 sq.m.) approx.



GARAGE
603 sq.ft. (56.0 sq.m.) approx.

MAIN HOUSE 569 SQ.M (6125 SQ.FT) GARAGE 56 SQ.FT (603 SQ.FT)

TOTAL FLOOR AREA : 6727 sq.ft. (625.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



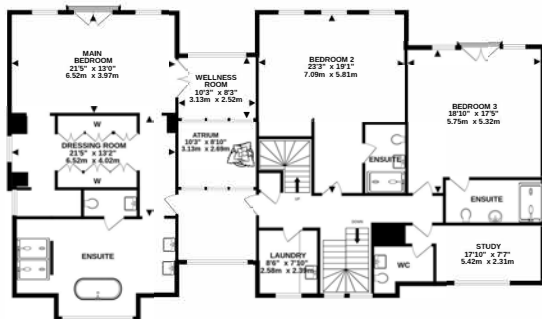
AZALEA

6,448 SQ. FT TOTAL GROSS INT AREA
INC GARAGE.

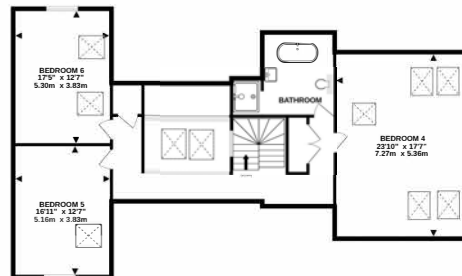
3.5 ACRES

+ PLANNING FOR A 215 SQ. FT STABLE /
GARDEN ROOM

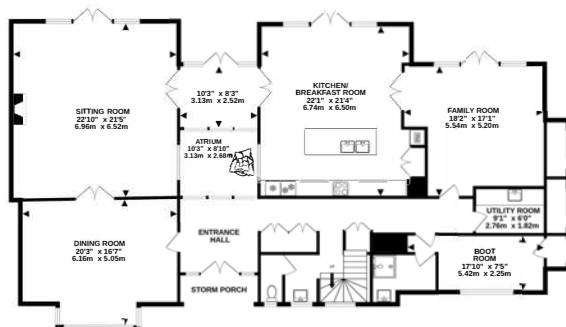
AZALEA



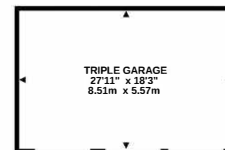
1ST FLOOR
2282 sq.ft. (212.0 sq.m.) approx.



2ND FLOOR
1281 sq.ft. (119.0 sq.m.) approx.



GROUND FLOOR
2366 sq.ft. (220.0 sq.m.) approx.



GARAGE
517 sq.ft. (48.0 sq.m.) approx.

MAIN HOUSE 551 SQ.M (6125 SQ.FT) GARAGE 48 SQ.M (517 SQ.FT)

TOTAL FLOOR AREA : 6448 sq.ft. (599.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



VEDA SPECIFICATION

EVERY HOME WITHIN THE RESERVE IS BUILT TO THE SAME UNCOMPROMISING SPECIFICATION. EACH DETAIL IS SELECTED WITH HEALTH, LONGEVITY, AND QUALITY IN MIND.

LUXURY REDEFINED

BESPOKE BRITISH CRAFTED KITCHENS & JOINERY

BESPOKE TIMBER WINDOWS

BOOTH & CO SANITARY WARE

OAK / TILE FLOORING & UNDERFLOOR HEATING THROUGHOUT

MIELE APPLIANCES

CRESTRON HOME AUTOMATION

WELLNESS FOCUSED

DEDICATED WELLNESS SPACE

VENTILATION SYSTEM & HEPA AIR FILTRATION THROUGHOUT

REVERSE OSMOSIS WATER FILTRATION & PURIFICATION

SOFTENED WATER FOR BATHING

LOW TOXIN MATERIALS

IMPROVED MENTAL HEALTH THROUGH CONNECTION TO THE NATURAL WORLD

DESIGNED FOR FAMILIES

SECURE, PRIVATE & GATED

FLEXIBLE LAYOUT SUPPORTING FAMILY GROWTH

CUSTOMISABLE GAMES ROOM / GUEST SUITE / OFFICE OR CINEMA ROOM

EXTENSIVE HIGH QUALITY OUTDOOR SPACE

EXPERTLY DESIGNED LAYOUTS TO SUPPORT MODERN FAMILY LIVING

SUSTAINABLE DESIGN

LOW CARBON CONSTRUCTION USING ECO-FRIENDLY MATERIAL

REDUCED ENERGY CONSUMPTION USING GREEN TECHNOLOGY





OPTIONAL EXTRAS

BESPOKE ADDITIONS FOR YOUR VEDA SANCTUARY

PRIVATE GUEST SUITE CONVERSION ON SECOND FLOOR

CINEMA ROOM

GYM

PRIVATE OFFICE

TRADITIONAL WOODFIRE GARDEN SAUNA

WILD SWIMMING POND

PLANNING-APPROVED STABLES FOR AZALEA & FOXGLOVE

PRICES AVAILABLE UPON REQUEST

VEDA

LOCAL LIFE & CONNECTIVITY

SECLUDED, YET PERFECTLY CONNECTED.

- + Kingswood station offers direct routes into London, making the commute effortless
- + Highly regarded schools such as Epsom College, City of London Freeman's, Reigate Grammar and Box Hill are all nearby.
- + Beaverbrook, Walton Heath Golf Club, the RAC Club, and other exclusive wellness spas are within easy reach.
- + Bordering the Surrey Hills, with ancient woodland and countryside walks that are permanently protected from development, ensuring enduring privacy and natural beauty.





A MESSAGE FROM THE FOUNDER

I'M DEAN JARVIS, FOUNDER OF VEDA HOMES.
MY JOURNEY BEGAN WITH A SIMPLE BUT
POWERFUL QUESTION:

WHAT IF OUR HOMES COULD HEAL US, NOT
HARM US?

After years in city finance, I was burnt out and disconnected. The wake-up call came when my newborn son was hospitalised because of the damp, poorly built home we were renting. It drove home a truth we rarely acknowledge: the environments we live in shape our health, and the impact of bad housing is far more serious than we realise.

VEDA was created to build differently. To design homes that prioritise health, sustainability and integrity from the ground up by using low-toxin materials, clean air and water systems, and details that genuinely improve the way we live.

A home should be a sanctuary. That's the standard we hold ourselves to.

For people. For planet. For good.

Dean Jarvis, Founder

VEDA HOMES

QUALITY GUARANTEE

RIGOROUS CONTRACTOR CHECKS AND INTERVIEW PROCESS

10 POINT CRAFTSMANSHIP QUALITY CONTROL CHECKS

10 YEAR INSURANCE BACKED WARRANTY PROVIDED WITH EVERY HOME

2 YEAR VEDA WORKMANSHIP WARRANTY

A HOME THAT PROTECTS YOUR HEALTH,

A SANCTUARY THAT RESTORES YOUR ENERGY,

**A SPACE FOR YOU AND YOUR FAMILY TO
THRIVE.**



WELCOME TO THE RESERVE

VEDA

WHERE FAMILIES THRIVE