



W

— THE —  
WICKETS

ROWLEDGE, SURREY

BEWLEY  
HOMES

# Created for life

## Welcome to The Wickets

Discover this exquisite collection of just ten exceptional 3 and 4 bedroom detached and semi-detached homes in the sought-after Surrey village of Rowledge. Surrounded by gorgeous countryside on the edge of the South Downs National Park, The Wickets offers an exclusive village lifestyle, yet is under an hour away from London by train from nearby Farnham. Enjoy the best of rural living in this charming village with all the benefits of excellent road and rail links.

Lifestyle photography indicative only. Travel times are taken from National Rail and are approximate only.



Rowledge



Farnham Castle

## HOMES FOR THE WAY YOU LIVE

At The Wickets, you'll be within easy reach of everything the thriving village of Rowledge has to offer. Take a short stroll to the local coffee shop, convenience store or the butcher's. Join a Pilates group at the village hall or let the youngsters burn off steam at the recreation ground and playground.

When you want to meet friends, the Hare and Hounds is a traditional pub serving classic dishes, while the newer Ball and Wicket boasts a supper club and offers a delicious brunch.

An excellent selection of local schools are only a short journey away. Including Rowledge Church of England Primary School (Ofsted rating 'Good'), the local all boys private school More House School (Ofsted rating 'Outstanding') and Weydon School (Part of Weydon Multi Academy Trust). There are brilliant independent schools including Frensham Heights and several local nurseries and pre-schools catering for younger children.

For fitness fanatics, there is a wide choice of leisure activities to be enjoyed. Rowledge Cricket Club, founded in 1887, is one of the leading clubs in the area with teams for all ages and is only a stone's throw away. Golfers are well served, with four courses within a 15-minute drive, including nearby Blacknest Golf and Country Club where you can also walk or enjoy a day's fishing. The Kiln Equestrian Centre has tuition for all ages. Farnham Leisure Centre has a swimming pool, gym and fitness studio. The town also has a David Lloyd Club and The Bourne Club which specialises in racket sports.

This idyllic lifestyle is complemented by amenities in neighbouring villages and towns. Farnham is your nearest town offering a wealth of amenities and only a short 9-minute drive away. Here you'll find everything you need from Waitrose, a host of independent shops, tearooms and attractions to its beautiful historic castle and busy entertainment venues. The Georgian streets are home to a colourful weekly market, a farmers' market and a brilliant selection of restaurants to suit every taste.

Travel times are approximate and taken from Google Maps and correct at time of print. Lifestyle photography indicative only.

# The backdrop to your life

We create the home, you create the moments. We know that whilst each new home is given careful consideration by our architects and designers, it is you, your family and friends who will bring each room to life. A Bewley home gives you the peace of mind that allows you to focus on the more important things, like creating those everlasting personal memories.

Lifestyle photography and photography of previous Bewley show home is indicative only.



## THE BEWLEY DIFFERENCE

Since 1991, Bewley Homes has been creating stunning developments which in turn form exciting new communities. Each street scene, open space and play area has been designed to open up the possibility of lifelong friendships with neighbours and give families an environment in which they can relax and thrive. We think carefully about each location and how our homes will settle into the surrounding area.

As a Bewley customer, we know that personal touches are very important to you. Our specifications are designed with you in mind, but there is also the opportunity to add some extra finishing touches should you wish. Subject to the stage of construction, you can choose from our range of kitchens and tiling or to add additional extras from our Bewley Selections range of fixtures and fittings.

We are proud of our reputation; each customer is at the very heart of our business and we appreciate the purchase of a new home is not taken lightly. By the quality of our homebuilding and the level of before and after service, we hope each relationship will continue for many years to come. We are proud to know that customers and their families decide to return to, or recommend, Bewley Homes as their first choice for a new home.



BEWLEY  
HOMES

# The perfect blend of town & country

Live life to the full, enjoying the best of village, city and country life with swathes of England's loveliest landscape on your doorstep. There's nothing like living close to nature and your new home is only minutes from the breathtaking Alice Holt Forest and Areas of Outstanding Natural Beauty. Explore the countryside on foot, by car or bike. If you're looking for a livelier scene, you can catch a direct train to enjoy everything London has to offer.

Great road connections mean the ancient trees of the New Forest or the delights of the seaside are only an hour away. Or keep things local with a woodland walk or a run in one of the many green spaces surrounding your new home.



Frensham Great Pond



Alice Holt Forest



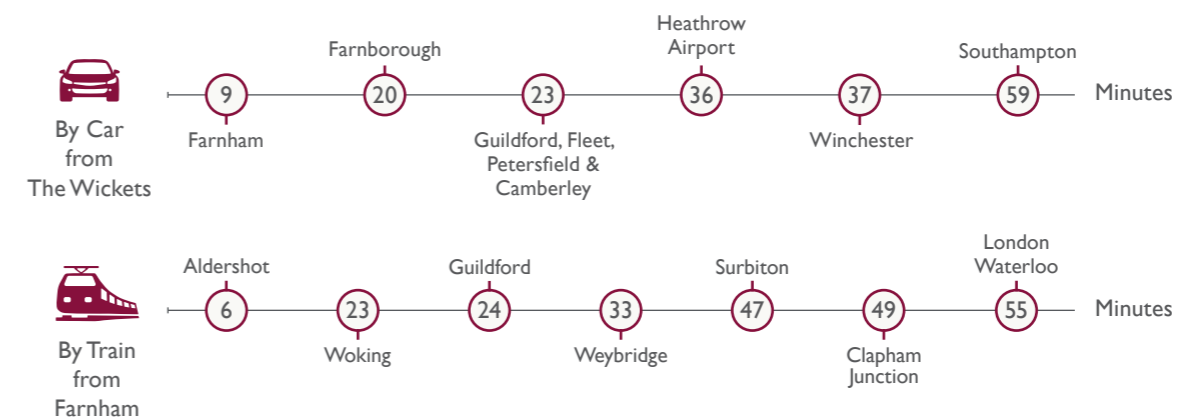
## AN IDEAL LOCATION

It is easy to make the most of your free time thanks to the many attractions and open spaces near The Wickets. Take a walk by the River Wey or swim in the National Trust's Frensham Great Pond, with its man-made beach, which is set in 1,000 acres. There is also a spa and clubs for sailing and angling at the lake, just 9 minutes' drive from home. A medieval deer park with hills, valleys and streams can be found nearby in Farnham Park and Farnham Heath Reserve is a lovely place to walk your dog.

Exercise or relax in the huge Alice Holt Forest, where you can walk, cycle or go for a picnic. With this wonderful natural space close by, you'll never tire of exploring. For the youngsters, there's a Gruffalo sculpture trail or a Go Ape adventure. If you need even more space, the quintessential English South Downs National Park is very close by. Or you could venture to the Surrey Hills or North Wessex Downs Areas of Outstanding Natural Beauty where these precious landscapes offer endless outdoor possibilities.

For a family day out, Birdworld is a short walk away and has something for everyone. Experience the feathered residents up close, wander around the gardens, have fun in the play areas or visit the garden centre café.

With so much to do in your village and the surrounding countryside, you'll be tempted to stay close to home. When you want to travel for work or leisure, The Wickets is perfectly placed to get out and about by car or train. Farnham Station is three miles away and London Waterloo is an easy commute of just under an hour. The A31, A3, M25 and the wider motorway network are easy to access. Heathrow Airport is just over half an hour by car when international travel beckons.



Travel times are taken from Google Maps and National Rail and are approximate only. Lifestyle photography indicative only.

# Places for great moments

At The Wickets, Bewley Homes has blended sleek, contemporary interior design with the latest technology and a superb specification throughout.

Every area in your new home has been designed for you, from the kitchen where cooking with the family and friends becomes a joy and offers the perfect space for entertaining, to the spacious principal bedroom with built-in wardrobes and en suite.

Upstairs, you'll find beautiful bedrooms, stylish bathrooms and plenty of space to relax at the end of the day.

With sustainability at the forefront of our developments, each home has been fitted with an Air Source Heat Pump, helping build a greener tomorrow.

For peace of mind, there is a 10-year warranty and energy efficient building techniques which add to the overall appeal of a new home with Bewley.



Lifestyle photography indicative only.

## The Development Layout



- The Ambrose  
Plots 8 & 9
- The Hadlee  
Plot 1
- The Botham  
Plots 2, 3 & 10
- Affordable Housing
- Gradient (Refer to plans for levels)
- BCP Bin Collection Point
- Air Source Heat Pump
- Solar Bollard Light
- Wall

Development layout is not to scale. These plans are indicative and are intended for guidance only, and do not form part of any contract agreement. They do not show ownership boundaries, easements or wayleaves. If levels are shown they are indicative and subject to change during phases of construction. Please speak to your Sales Executive for accurate drawings. In view of the natural contours and level changes to some areas of this development, it is important that working drawings are discussed if more clarity is required on any garden area, prior to reservation. It may not be possible to indicate all level changes on our brochure site layout. Speak to a Sales Executive for accurate details. New and existing trees are drawn indicatively only. Please refer to the landscaping conveyancing plan for accurate detail. Layout is subject to change. Please ask your Sales Executive for more information. House numbering is plot based and will change.

Introducing  
**The Ambrose**  
 3 bedroom home

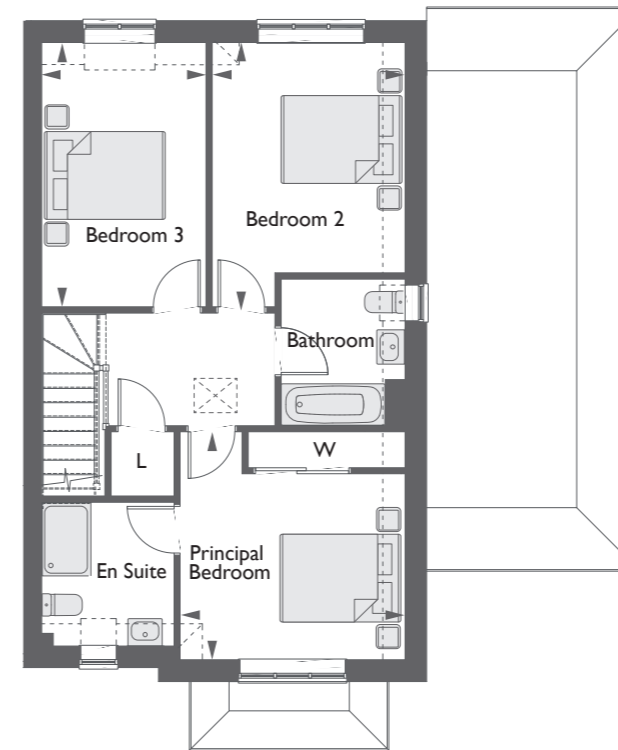
This 3 bedroom semi-detached home offers endless possibilities for stylish living. The living room is light filled with a large feature window to the front of the house. The hub of the Ambrose is the spacious open-plan kitchen/dining area. French doors lead to the garden and make this an ideal space when you invite friends for alfresco dining or want to relax outside. There is a utility room and a cloakroom on the ground floor. The principal bedroom has an en suite shower room and fitted wardrobe. Both the other bedrooms are doubles and there is a family bathroom on this floor. The Ambrose has a garage and 2 off-road parking spaces.



Computer generated image, indicative only.

## Plots 8 & 9\*

Total nett internal floor area: 1342 Sq Ft

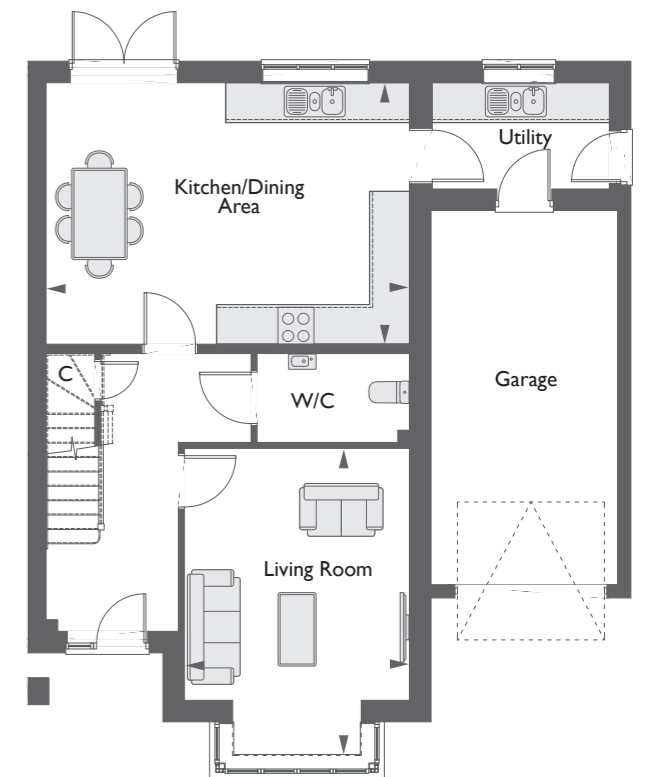


### First Floor

Principal Bedroom	3.72m x 3.67m	12'3" x 12'1" (max)
Bedroom 2	4.32m x 3.15m	14'2" x 10'4" (max)
Bedroom 3	4.32m x 2.69m	14'2" x 8'10" (max)

### Ground Floor

Living Room	5.02m x 3.67m	16'5" x 12'1" (max)
Kitchen/Dining Area	5.93m x 4.27m	19'6" x 14'0" (max)



\*denotes handed plot. -- denotes reduced ceiling height. C denotes cupboard. L denotes linen cupboard. W denotes wardrobe. ◀ Point from which dimensions are taken. All measurements are approximate. Bewley Homes reserves the right to vary as necessary to complete the works. Computer generated image for illustrative purposes only, the elevation and materials may vary and may not necessarily illustrate that property type in its setting at this development. Please refer to your sales executive for the conveyancing plans.

Introducing  
**The Hadlee**  
 4 bedroom home

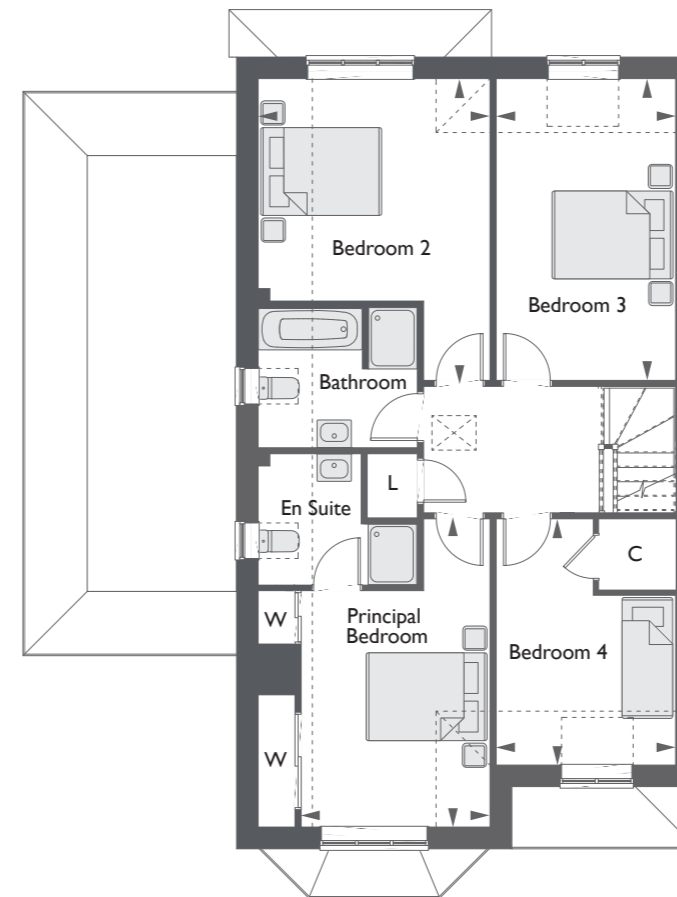
This elegant 4 bedroom detached home is designed to impress. Generous room sizes and well-planned layouts give a light and airy feel throughout. The stunning kitchen/dining/family area has a stylish island and integrated appliances. This bright room is complemented by a separate utility area. Open the French doors to the garden and you'll create a brilliant area for entertaining. The living room is ideal for relaxing and has a feature bay window. A cloakroom and storage cupboard are also accessed via the hallway. Fitted wardrobes and an en suite shower room gives the large principal bedroom a luxury feel. There are 2 additional double bedrooms and a family bathroom. The flexible fourth bedroom lends itself to a guest bedroom, dressing room or even work from home space. This home is complete with a garage and 2 off-road parking spaces.



Computer generated image, indicative only.

## Plot 1

Total nett internal floor area: 1828 Sq Ft

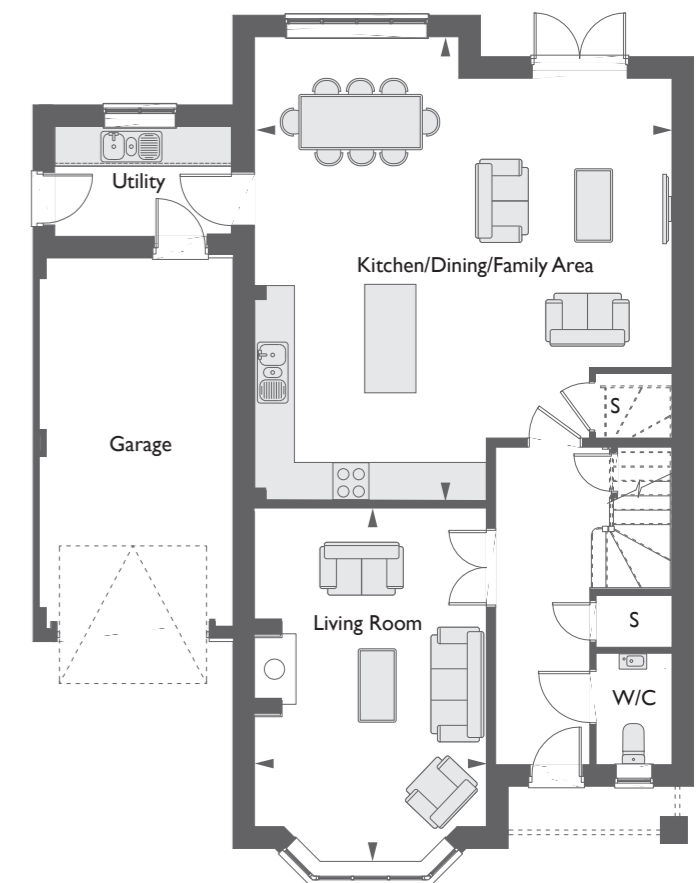


### First Floor

Principal Bedroom	5.03m x 3.08m	16'6" x 10'1"(max)
Bedroom 2	4.93m x 3.79m	16'2" x 12'5"(max)
Bedroom 3	4.93m x 2.93m	16'2" x 9'7"(max)
Bedroom 4	4.02m x 2.93m	13'2" x 9'7"(max)

### Ground Floor

Living Room	5.73m x 3.79m	18'10" x 12'5"(max)
Kitchen/Dining/ Family Area	7.60m x 6.80m	24'11" x 22'4"(max)



\*denotes handed plot. -- denotes reduced ceiling height. C denotes cupboard. L denotes linen cupboard. W denotes wardrobe. [ ] denotes fireplace. Chimney is wood / multi fuel. ◀ Point from which dimensions are taken. All measurements are approximate. Bewley Homes reserves the right to vary as necessary to complete the works. Computer generated image for illustrative purposes only, the elevation and materials may vary and may not necessarily illustrate that property type in its setting at this development. Please refer to your sales executive for the conveyancing plans.

Introducing  
**The Botham**  
 4 bedroom home

This impressive 4 bedroom, detached home has been carefully designed with space for everyone.

You'll love spending time entertaining in the open plan kitchen/dining/family area where there is ample room to gather together. French doors open onto the garden, making this the perfect place long summer evenings. There's a useful utility room and a separate living room, with a bay window. Upstairs, there are 4 double bedrooms, perfect for hosting guests, and a family bathroom with a bath and shower. The principal bedroom will be your sanctuary and boasts a large en suite with shower and bath and separate dressing room.

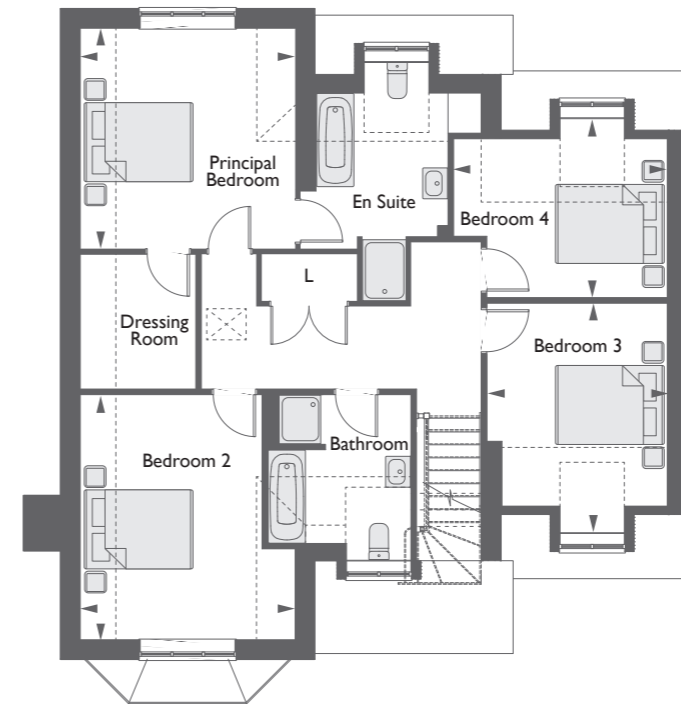
The Botham also has a garage and 2 off-road parking spaces.



Computer generated image, indicative only.

**Plots 2\*, 3 & 10\***

Total nett internal floor area: 1936 Sq Ft

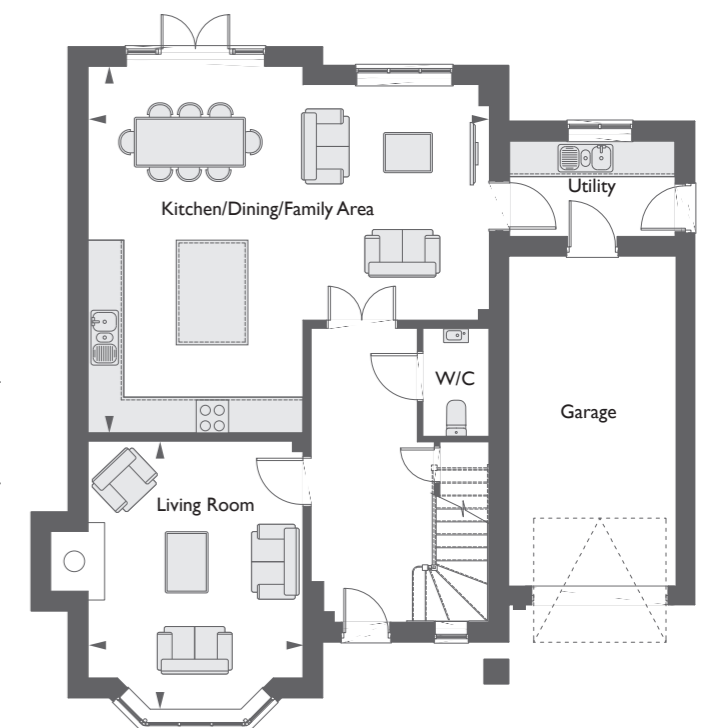


**First Floor**

Principal Bedroom	4.00m x 3.90m	13'1" x 12'9" (max)
Bedroom 2	4.45m x 3.90m	14'7" x 12'9" (max)
Bedroom 3	4.18m x 3.27m	13'9" x 10'9" (max)
Bedroom 4	3.88m x 3.26m	12'9" x 10'8" (max)

**Ground Floor**

Living Room	4.87m x 3.90m	16'0" x 12'9" (max)
Kitchen/Dining/ Family Area	7.27m x 6.65m	23'10" x 21'10" (max)



\*denotes handed plot. -- denotes reduced ceiling height. C denotes cupboard. L denotes linen cupboard. W denotes wardrobe. [ ] denotes fireplace. Chimney is wood / multi fuel. ◀ Point from which dimensions are taken. All measurements are approximate. Bewley Homes reserves the right to vary as necessary to complete the works. Computer generated image for illustrative purposes only, the elevation and materials may vary and may not necessarily illustrate that property type in its setting at this development. Please refer to your sales executive for the conveyancing plans.



# Interior inspiration

Our high quality interiors are designed around life. Room labels are a thing of the past; each space is yours to use the way you choose.



## KITCHEN & UTILITY

- Choice of designer kitchen units\* with stone worktops and upstands with glass splashback to hob
- Pelmet lighting
- Stainless steel finished appliances consisting of:
  - Double oven
  - 75cm induction hob
  - Contemporary chimney extractor hood
  - Integrated dishwasher
  - Integrated fridge/freezer
- Space, plumbing and electrics for future installation by purchaser of either washing machine or washer/dryer
- Stainless steel 1 1/2 bowl sink with polished chrome monobloc mixer tap
- Recessed white LED downlights (ceiling mounted fitting in utility)

- Chrome switches and sockets above kitchen worktop
- Choice of Karndean flooring to kitchen, dining and family areas (where applicable) and utility only\*



## BATHROOM, EN SUITE & CLOAKROOM



- White bathroom suite with steel bath and chrome fittings
- Vanity units
- Thermostatic mixer valve to shower cubicle
- Recessed white LED downlights
- Choice of half height wall tiling\* to master en suite, family bathroom and WC. Full height tiling to shower cubicle
- Choice of Karndean flooring\*
- White multi-rail towel warmer to bathroom, en suite and WC

## HIGH QUALITY FIXTURES & FITTINGS



- Double glazed white PVCu windows, multi-point locks with white furniture
- White moulded internal doors
- Polished chrome door furniture
- Oak handrails and newel caps to staircase balustrade, with balusters and strings painted white satinwood
- Moulded skirting boards and architraves
- White emulsion smooth finished ceilings throughout
- Internal walls painted white emulsion with woodwork painted white satinwood
- Fitted wardrobes to principal bedroom (refer to layouts as styles vary)
- Furnished dressing room to plots 2, 3 and 10

## EXTERIORS



- Shared access road, driveways and parking spaces block paved
- Private footpaths and patios laid to paving
- Front gardens turfed and landscaped to approved design
- Rear gardens prepared and laid to lawn
- Wiring for light fitting to all external doors. Front door overhead downlight or light fitting
- Light and power to garage
- Electric vehicle charging point
- Water tap to rear of house
- Electric up and over garage door

## HEATING, SECURITY & ELECTRICS



- Air Source Heat Pump with underfloor heating to ground floor and radiators to the first floor
- Mains operated smoke detectors
- Cabling for future installation of a wireless security alarm system
- TV points to kitchen/dining, family room and principal bedroom
- Media point to living room
- Shaver socket in bathroom and en suite
- Woodburning stove and surround - 4 bedroom homes

Bewley Homes requests the understanding of its customers for the need to replace, on occasion, standard specification of a similar quality if we are unable to secure them due to availability. \*Subject to stage of construction and availability. Whilst these particulars are prepared with due care for the convenience of intending customers, the information and images contained herein are intended as a preliminary guide only. They do not form part of any contract and the developer reserves the right to vary as necessary to complete the works. All designs may vary according to plot and all details should be checked with the Sales Executive. Photography shown is indicative only and does not necessarily reflect the homes on offer at The Wickets. Please refer to the Sales Executive for more information.

# Created for that sense of arrival



Computer generated image of previous Bewley Homes development. Photography of previous Bewley show home, indicative only.



At Bewley Homes we have always prided ourselves on attention to detail. The elevations to each new home have been designed to create an engaging street scene and a true sense of arrival.

By using a variety of brick colours and treatments, and adding feature details to main elevations, our architects are able to ensure that character is built in from the outset. By achieving this, a new Bewley home can offer the very best of both worlds: the latest in building technology combined with features previously only associated with traditional properties.

Our customers tell us that having considered a second hand home against new, they have been able to satisfy their desire for flexible accommodation and well planned space. They also enjoy all the exterior features they had wished for, but had not expected to find on a brand new development.

From taking the keys to unpacking that last box, there is truly something very special about creating your own unique style throughout a brand new Bewley home.

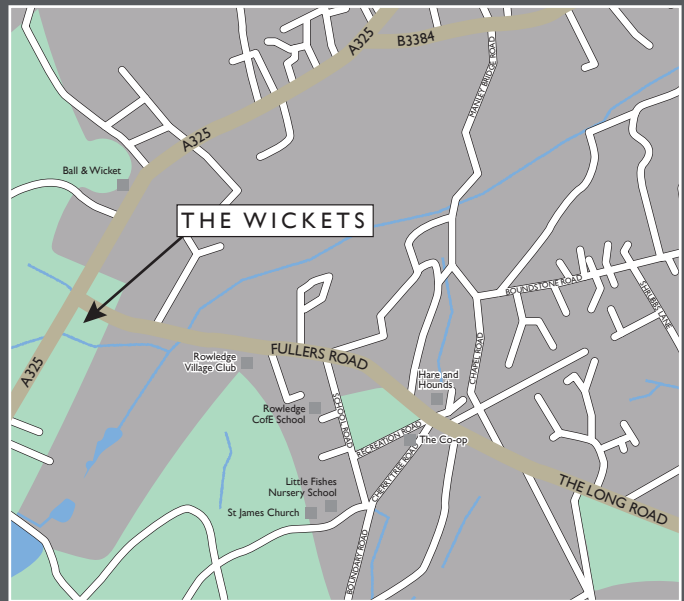


# — THE — WICKETS

ROWLEDGE, SURREY



WIDER AREA MAP



LOCAL MAP

**THE WICKETS**  
Fullers Road, Rowledge,  
Surrey GU10 4LB

TELEPHONE 0808 173 0014 | BEWLEY.CO.UK

REGISTERED OFFICE:

BEWLEY HOMES, INHURST HOUSE, BRIMPTON ROAD, BAUGHURST, HAMPSHIRE RG26 5JJ

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

It is not possible for a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery is included for guidance only. The properties may vary in terms of elevational designs and details, position and size of the garage or materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps are not drawn to scale. Travel times quoted are approximate only. All internal and external photography of properties depicts previous Bewley Homes developments and are for guidance only. Other photographs are of the local area or indicative lifestyle images. Designed and produced by thinkBDW 04/2024 04102-01.

**BEWLEY  
HOMES**