

Discover your dream family new build home

Imagine a place where idyllic countryside serenity meets modern luxury - welcome to Hedger Gardens, our collection of exclusive new build properties in the picturesque village of Hindhead. These captivating family homes offer the perfect blend of traditional charm and contemporary elegance, designed to cater to the discerning tastes of those seeking a truly exceptional living experience.



A Bespoke Living Experience

Each of our luxury new build properties has been thoughtfully designed with you in mind, offering a bespoke living experience tailored to your unique lifestyle needs. From the moment you step through the front door, you will be captivated by the attention to detail and high-quality craftsmanship evident in every aspect of the home. With features such as spacious open-plan living areas, state-of-the-art kitchens, and sumptuous master suites, you can be sure that every element of your home has been meticulously planned to provide the utmost in comfort and style.



Embrace the Outdoors

The stunning outdoor spaces that surround our properties are an extension of the luxury found within. Each home boasts generous private landscaped gardens to create a tranquil haven for you to relax and unwind. Whether you are hosting a family barbecue, enjoying a leisurely weekend brunch, or simply savouring a quiet moment amidst the lush greenery, your garden will become an integral part of your daily life.

Unrivalled Location

Nestled amidst the enchanting landscapes of Surrey, our exceptional properties boast an unrivalled setting in the heart of the Surrey Hills Area of Outstanding Natural Beauty. From tranquil woodland walks to the rolling hills of the Devil's Punchbowl, you will be surrounded by some of the most breathtaking natural scenery the county has to offer.



A Community to Cherish

Beyond the walls of your exquisite new home, you will find a welcoming and vibrant community that is sure to enrich your life. The towns of Hindhead, Haslemere, and Farnham are steeped in history and charm, offering a delightful mix of traditional architecture, cultural attractions, and community events. From bustling farmers' markets to annual celebrations like the Haslemere Fringe Festival and Farnham Carnival, there is always something happening to bring the community together and create lasting memories with your loved ones.



Local Amenities & Leisure

Our homes are situated within easy reach of a wealth of amenities, ensuring that everything you need for a comfortable and fulfilling lifestyle is right on your doorstep. From boutique shops, cosy cafés and fine dining restaurants to leisure centres, golf courses and equestrian facilities, there is truly something for everyone in Hindhead, Haslemere, and Farnham. Furthermore, the vibrant towns of Guildford and Godalming are just a short drive away, offering a wider range of shopping, leisure, and entertainment options.



Exceptional Education

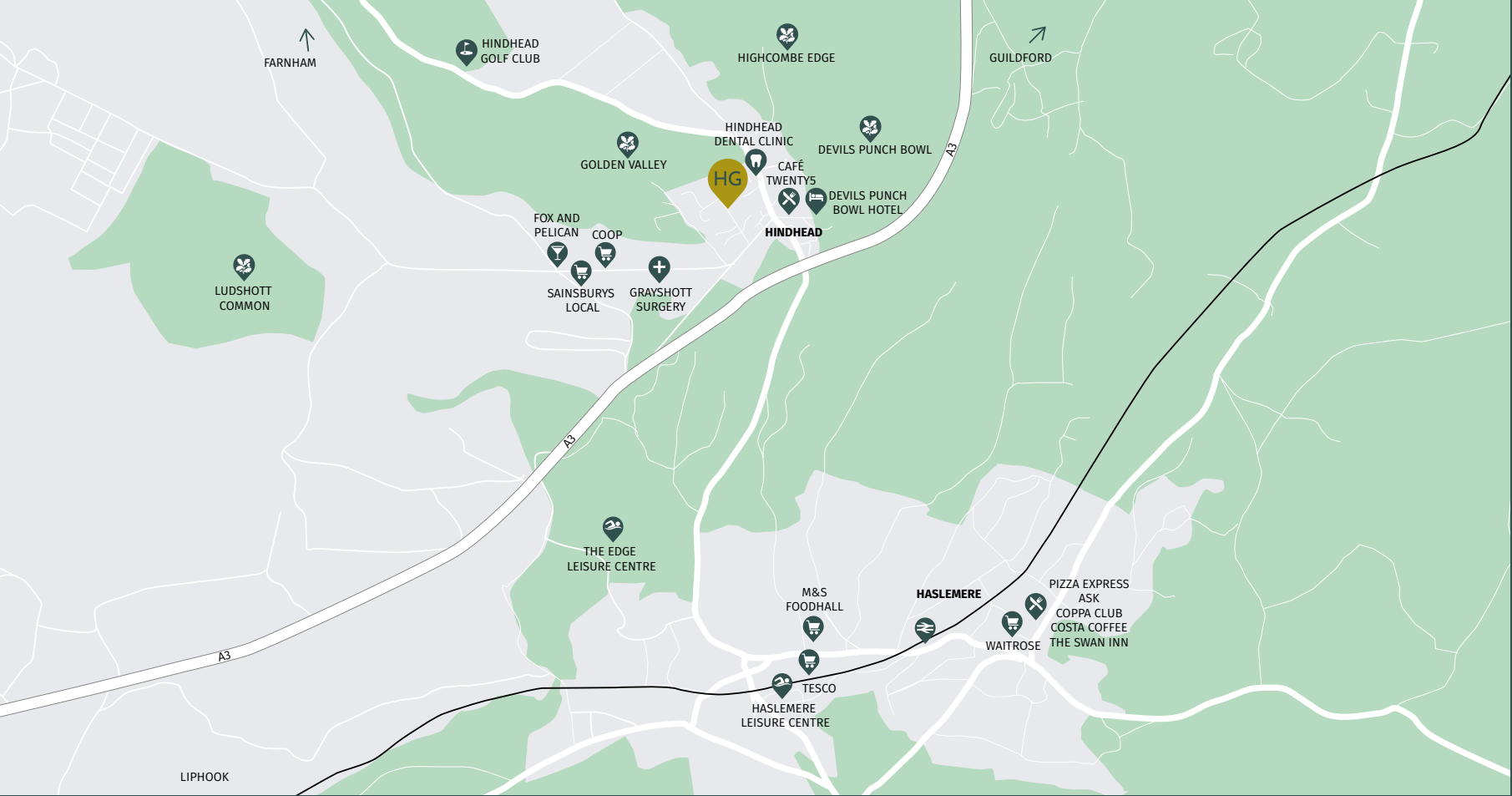
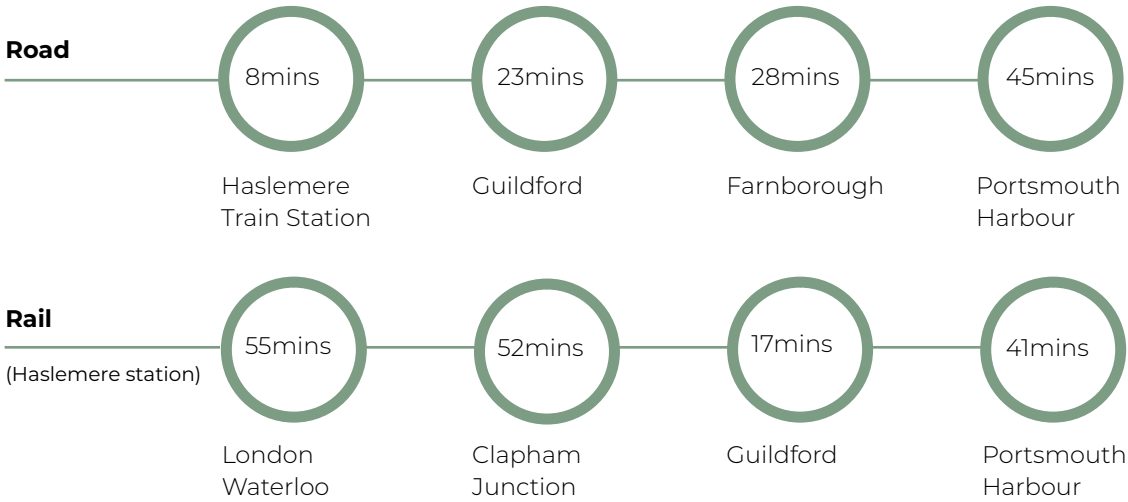
Your children's education is of paramount importance, and our properties are situated within close proximity to some of the area's most highly regarded schools. The Royal School in Haslemere, Edgeborough School in Farnham, and the St. Edmund's School in Hindhead are just a few examples of the outstanding educational institutions that await your family in these coveted neighbourhoods.



Effortless Connectivity

Despite their peaceful settings, our properties offer exceptional transport links, ensuring that you never feel isolated from the hustle and bustle of city life. Road connections are excellent, with the A3 just 0.6 miles away, the M3 motorway 20 miles and further more junction 10 of the M25 is 22 miles away, opening up the motorway network with access to the M3 and M4. If you are looking to travel further afield Heathrow Airport is 35 miles, Gatwick Airport 40 miles, Farnborough Airport just 17 miles and Portsmouth Airport 31 miles.

With Haslemere and Farnham train stations providing fast and frequent services to London Waterloo, you can enjoy the tranquillity of country living whilst remaining well-connected to the capital.



Within five miles of Hedger Gardens

Restaurants and Cafés

35 (familiar names including: Pizza Express, Costa, Coppa Club)

Schools

10

Hotels

7 (Including: Lythe Hill Hotel and Spa, Frensham Pond Hotel and Spa)

Sporting facilities

Hindhead Golf Club
Hankley Common Golf Club
Liphook Golf Club
Haslemere Leisure Centre
Haslemere RFC
The Edge Leisure Centre
Hindhead Cricket Club
Grayshott Cricket Club

Doctors

Grayshott Surgery
Haslemere Health Centre

Dentists

Hindhead Dental Clinic
Aberdeen House Dental Practice
Grayshott Dental Practice

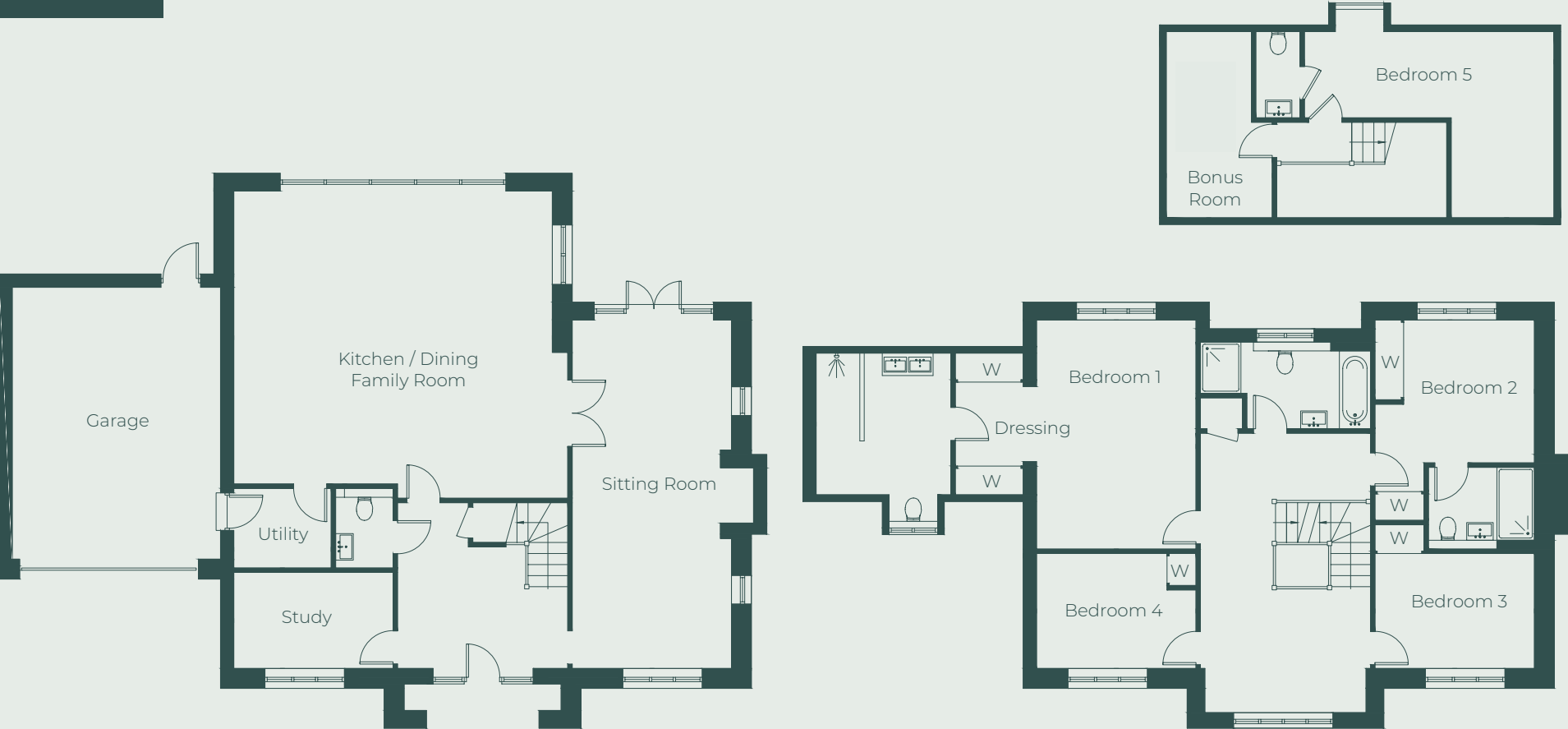
Supermarkets

M&S Foodhall
Tesco
Waitrose
Sainsburys Local

Attractions

Hindhead Commons
Highcombe Edge
Devils Punch Bowl
The Sculpture Park

Plot 1



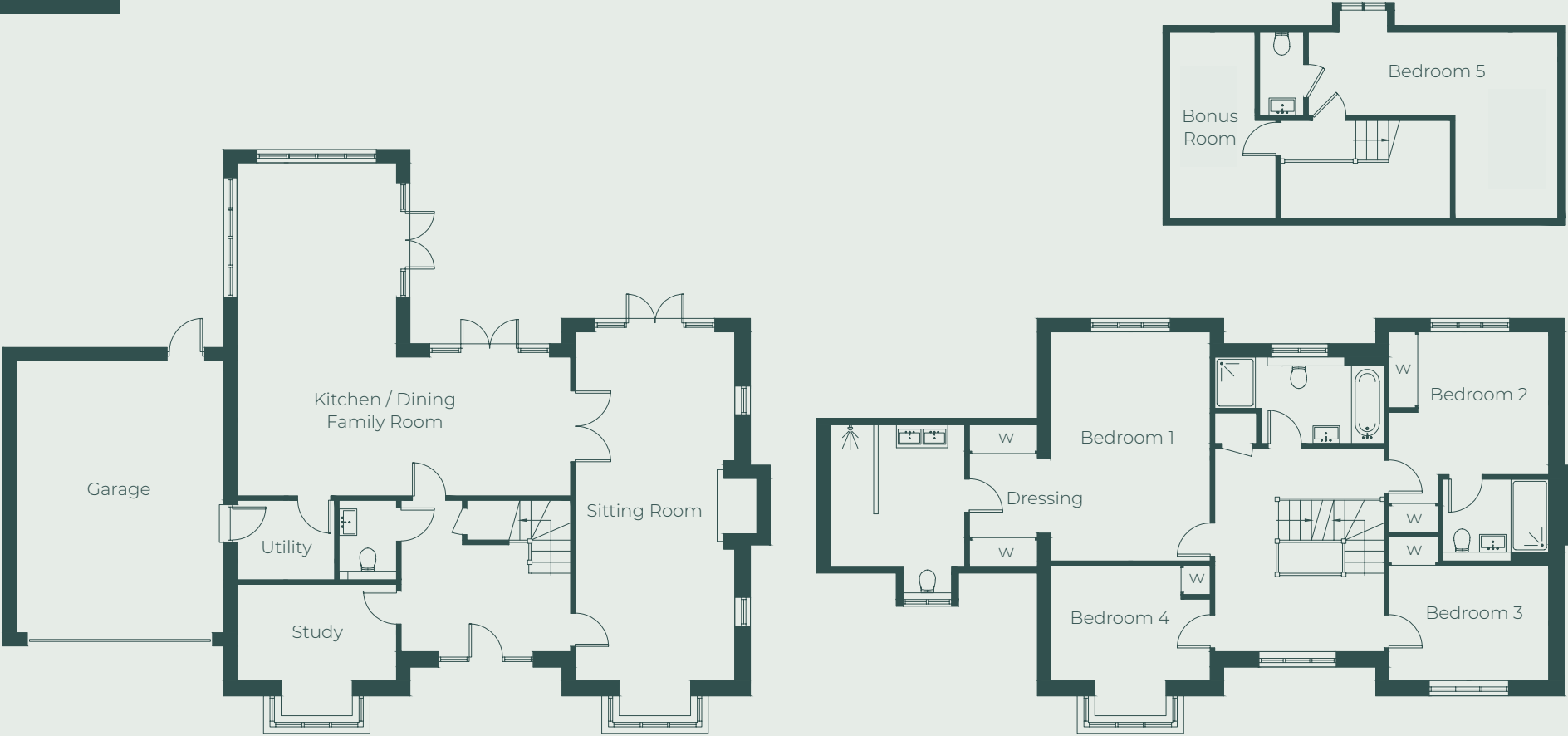
| | | | | | |
|----------------------------|--------------|---------------------|----------------------|--------------|--------------|
| Kitchen/Dining Family Room | 7.21 x 6.63m | 23'8 x 21'9 | Bedroom 1 | 5.18 x 3.61m | 17'0 x 11'10 |
| Sitting Room | 7.88 x 3.61m | 25'10 x 11'10 | Bedroom 2 | 3.61 x 3.23m | 11'10 x 10'7 |
| Study | 3.61 x 2.17m | 11'10 x 7'1 | Bedroom 3 | 3.61 x 2.60m | 11'10 x 8'6 |
| | | | Bedroom 4 | 3.61 x 2.60m | 11'10 x 8'6 |
| | | | Bedroom 5 | 5.65 x 4.29m | 18'6 x 14'1 |
| | | | Bonus Room | 4.30 x 2.35m | 14'1 x 7'7 |
| Total* | | 278.1m ² | 2,994ft ² | | |

*Including garage





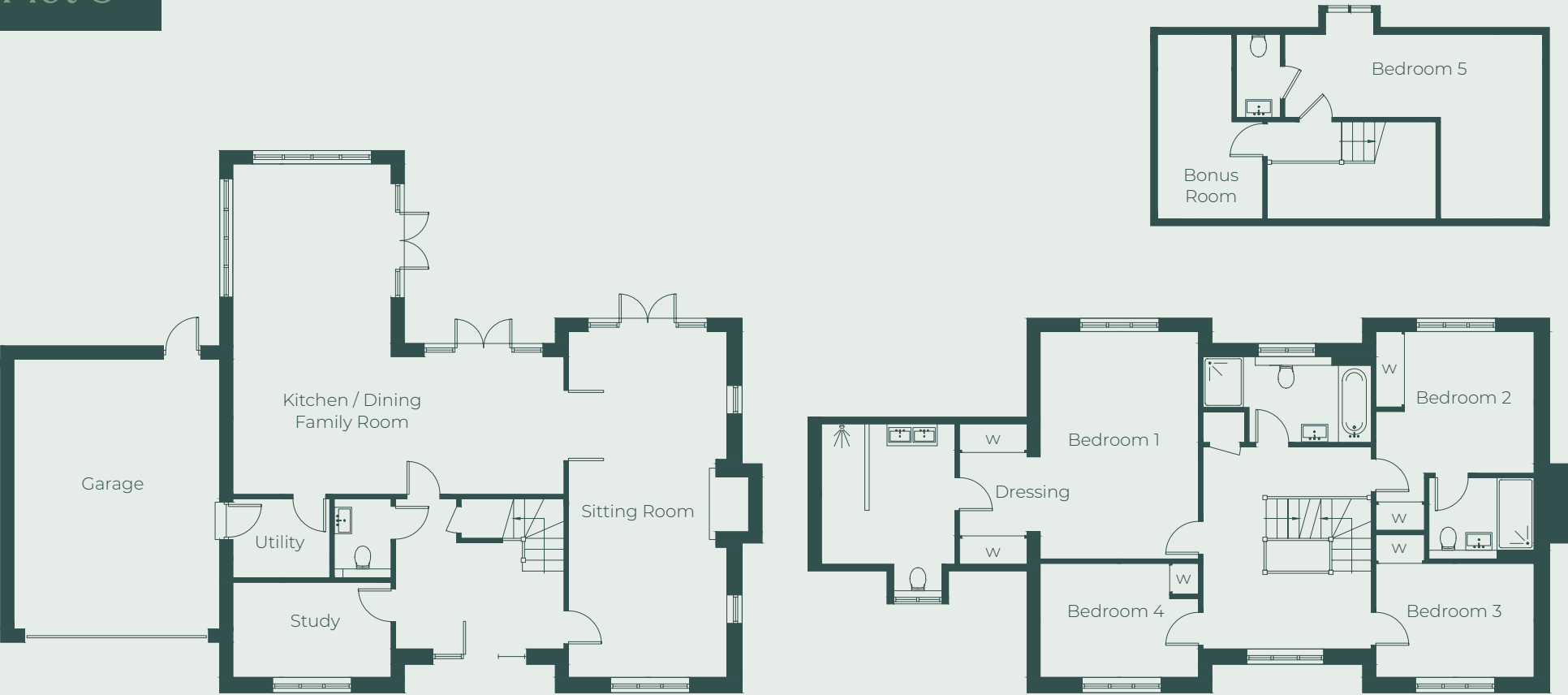
Plot 2



| | | | | | |
|----------------------------|--------------|---------------|---------------|---------------------------|----------------------------|
| Kitchen/Dining Family Room | 7.55 x 7.53m | 24'9 x 22'8 | Bedroom 1 | 5.18 x 3.61m | 17'0 x 11'10 |
| Sitting Room | 7.88 x 3.61m | 25'10 x 11'10 | Bedroom 2 | 3.61 x 3.23m | 11'10 x 10'7 |
| Study | 3.61 x 2.17m | 11'10 x 7'1 | Bedroom 3 | 3.61 x 2.60m | 11'10 x 8'6 |
| | | | Bedroom 4 | 3.61 x 2.60m | 11'10 x 8'6 |
| | | | Bedroom 5 | 5.65 x 4.29m | 18'6 x 14'1 |
| | | | Bonus Room | 4.30 x 2.35m | 14'1 x 7'7 |
| | | | Total* | 266.1m² | 2,865ft² |

*Including garage

Plot 3



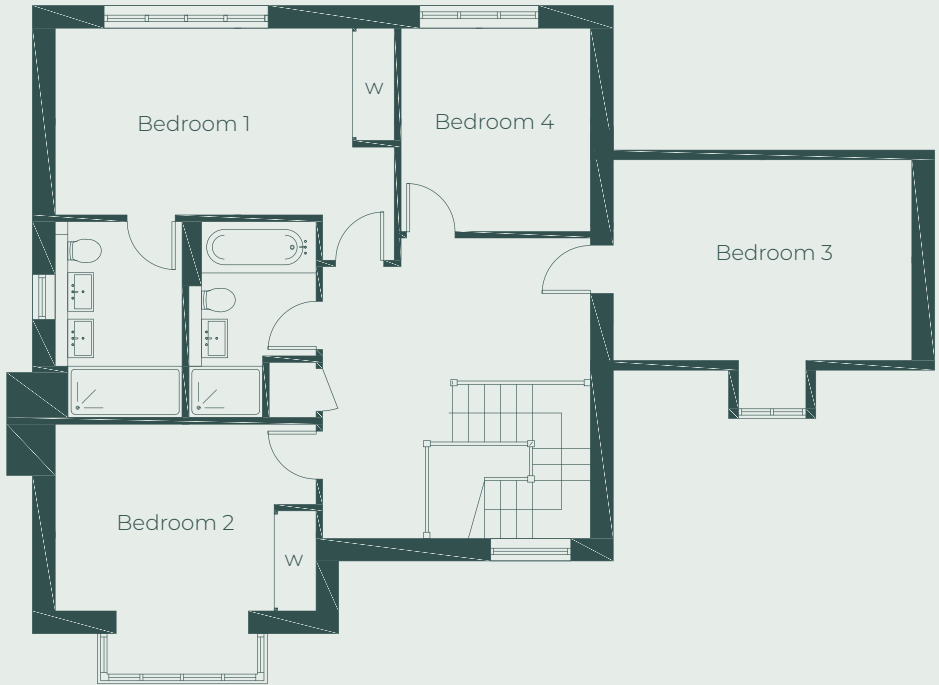
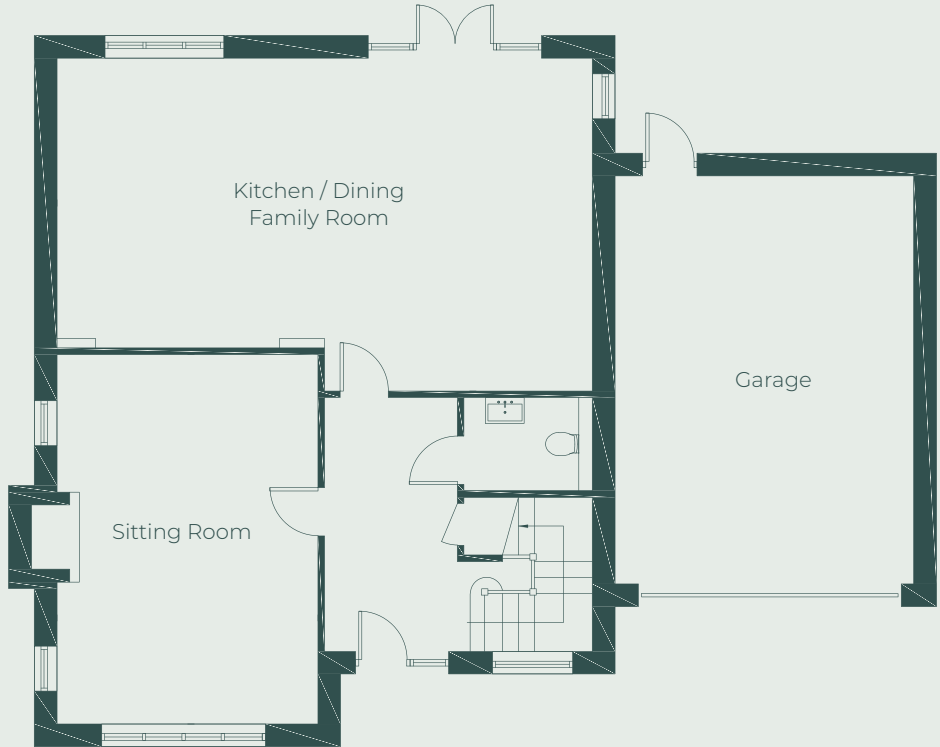
| | | | | | |
|----------------------------|--------------|---------------|---------------|----------------|-----------------|
| Kitchen/Dining Family Room | 7.55 x 7.53m | 24'9 x 22'8 | Bedroom 1 | 5.18 x 3.61m | 17'0 x 11'10 |
| Sitting Room | 7.88 x 3.61m | 25'10 x 11'10 | Bedroom 2 | 3.61 x 3.23m | 11'10 x 10'7 |
| Study | 3.61x 2.17m | 11'10 x 7'1 | Bedroom 3 | 3.61 x 2.60m | 11'10 x 8'6 |
| | | | Bedroom 4 | 3.61 x 2.60m | 11'10 x 8'6 |
| | | | Bedroom 5 | 5.88 x 4.29m | 19'3 x 14'1 |
| | | | Bonus Room | 4.30 x 2.35m | 14'1 x 7'7 |
| | | | Total* | 263.1m² | 2,832ft² |

*Including garage





Plot 4



| | | | | | |
|----------------------------|--------------|--------------|---------------|----------------|-----------------|
| Kitchen/Dining Family Room | 8.33 x 5.16m | 27'4 x 16'11 | Bedroom 1 | 5.28 x 2.91m | 17'4 x 9'7 |
| Sitting Room | 5.75 x 4.06m | 18'10 x 13'4 | Bedroom 2 | 4.06 x 2.85m | 13'4 x 9'7 |
| | | | Bedroom 3 | 4.65 x 3.20m | 15'3 x 10'3 |
| | | | Bedroom 4 | 3.18 x 2.95m | 10'4 x 9'8 |
| | | | Total* | 192.0m² | 2,067ft² |

*Including garage

Plot 5



| | | | | | |
|----------------------------|--------------|---------------|------------|--------------|--------------|
| Kitchen/Dining Family Room | 7.55 x 6.63m | 23'8 x 21'9 | Bedroom 1 | 5.18 x 3.61m | 17'0 x 11'10 |
| Sitting Room | 7.88 x 3.61m | 25'10 x 11'10 | Bedroom 2 | 3.61 x 3.23m | 11'10 x 10'7 |
| Study | 3.61x 2.17m | 11'10 x 7'1 | Bedroom 3 | 3.61 x 2.60m | 11'10 x 8'6 |
| | | | Bedroom 4 | 3.61 x 2.60m | 11'10 x 8'6 |
| | | | Bedroom 5 | 5.65 x 4.29m | 18'6 x 14'1 |
| | | | Bonus Room | 4.30 x 2.35m | 14'1 x 7'7 |

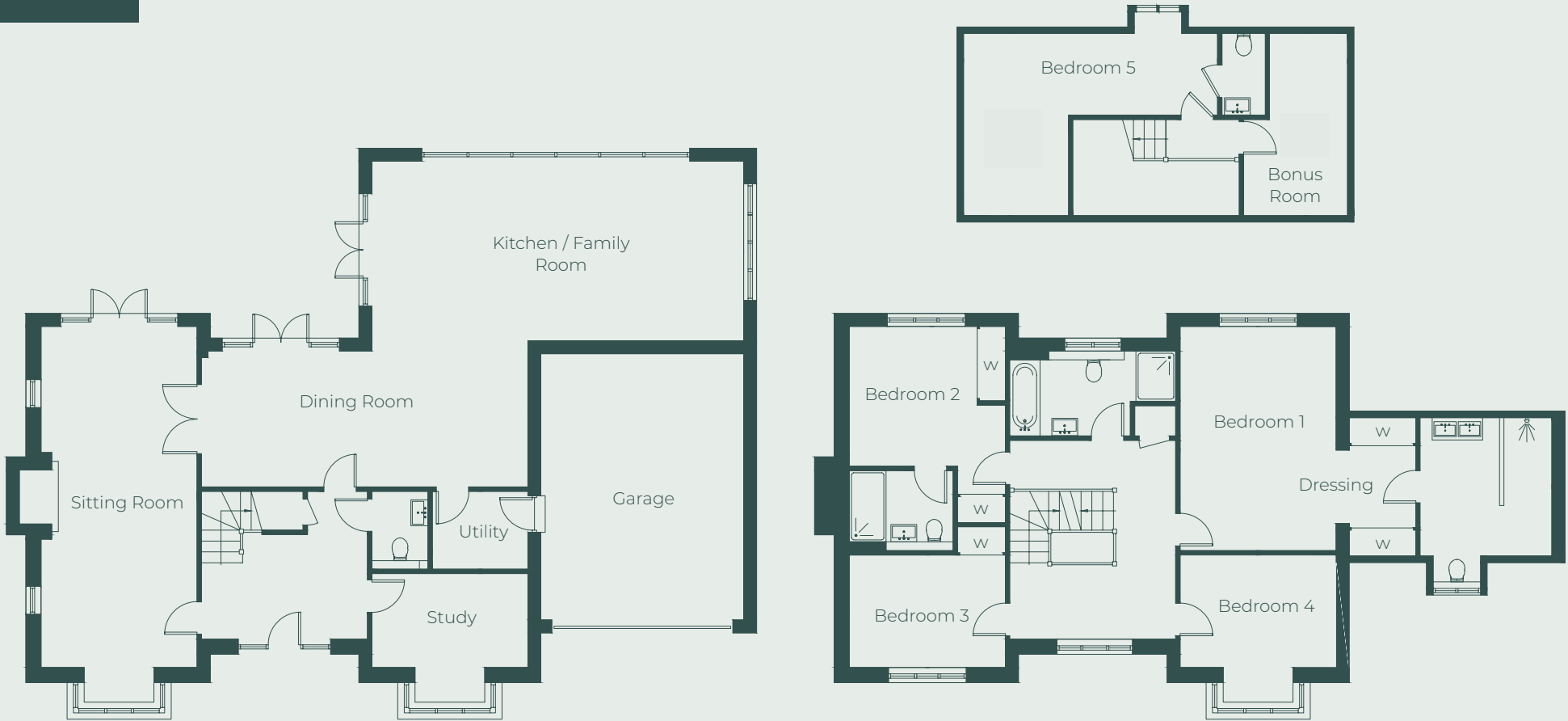
*Including garage

Total***281.4m²****3,029ft²**





Plot 6



| | | | | | |
|---------------------|--------------|---------------|------------|--------------|--------------|
| Kitchen/Family Room | 8.56 x 4.15m | 28'1 x 13'7 | Bedroom 1 | 5.18 x 3.61m | 17'0 x 11'10 |
| Dining Room | 7.55 x 3.14m | 24'9 x 10'4 | Bedroom 2 | 3.61 x 3.23m | 11'10 x 10'7 |
| Sitting Room | 7.88 x 3.61m | 25'10 x 11'10 | Bedroom 3 | 3.61 x 2.60m | 11'10 x 8'6 |
| Study | 3.61x 2.17m | 11'10 x 7'1 | Bedroom 4 | 3.61 x 2.60m | 11'10 x 8'6 |
| | | | Bedroom 5 | 5.88 x 4.29m | 19'3 x 14'1 |
| | | | Bonus Room | 4.30 x 2.35m | 14'1 x 7'7 |
| | | | Total* | 287m² | 3,089ft² |

*Including garage

Specification

Kitchen and Utility Rooms

- Fully fitted, custom designed Shaker Kitchen
- Silestone worktops to kitchen and utility, splash backs
- Double Belfast sink to kitchen and single Belfast sink to utility
- Miele single oven with microwave
- Miele oven with warming draw
- Miele Integrated Full Height Fridge
- Miele Integrated Full Height Freezer
- Miele Integrated Dishwasher
- Miele Venting Induction Hob
- Pull up Power Doc fitted to kitchen island
- Caple 60cm integrated wine cabinet
- LED undercabinet spotlights
- Porcelanosa floor tiles
- Integrated Washing Machine to utility
- Integrated Tumble Dryer to utility

Bathroom, En-suite and cloakroom

- White Duravit bathroom suite
- Duravit vanity units to bathrooms, en-suites and cloakrooms
- Coordinated Porcelanosa fully tiled walls and floor tiles to bathrooms and en-suites*
- Coordinated Porcelanosa half height wall and floor tiles to cloakrooms
- Integrated Mirrors fitted with LED light
- Extractor fans to bathrooms, en-suites and cloakrooms

Joinery and Doors

- White Gloss painted, architraves and skirting boards
- White Gloss finished internal doors with polished chrome furniture
- White Gloss Softwood Staircase.
- UPVCu white double-glazed windows and French doors
- UPVCu white patio door
- Fully fitted wardrobes to bedrooms 1, 2 ,3 and 4**
- Black Hardwood front door
- Black electric garage door

Decoration

- Smooth finish almond white painted walls and brilliant white ceilings
- Porcelanosa ceramic floor tiles to kitchens/ dining and family area, utility's, bathrooms, cloakrooms and en-suites
- Carpet to all other rooms

Security and Peace of Mind

- Mains operated smoke alarm with battery back up
- External PIR light fitted to front and rear of property and front of garage
- Full alarm system
- Chrome ironmongery to external doors with 5 lever multipoint locking system
- Garage with electric door

Central Heating and Energy Efficiency

- Air source heat pumps with storage tanks to all properties
- Underfloor heating to kitchens/dining and family area, utility's, bathrooms, cloakrooms and en-suites
- Thermostatically controlled radiators
- Feature fireplace with surround, log burner and fire tiles at the bottom of the flue and heart
- Solar panels to rear of properties 2 and 6
- Mist system to properties 3 and 4

Gardens

- Black Slate paving slabs to patios (and footpaths where applicable)
- Charcoal block paved drives with light grey block edge inside kerb and granite set edgings
- Gardens laid with turf
- External Tap
- External Power point

*Floor tiling and splash back wall tiling to bedroom 5 en-suite

**No wardrobes to bedroom 3 and 4 of plot 4 and bedroom 4 of plot 6



www.nattahomes.co.uk

Creating homes for over 50 years, Natta Homes is an independent property developer with a track record visible through much of southern England. From contemporary apartments to more traditional family homes, we have focused as much on the design and build of our new homes as on the impact that they make within the communities and environments surrounding them.

Fundamental to all of our homes is the desire to integrate quality, flexibility and flair; our many purchasers over the years have praised this unique blend of values making our homes highly desirable. Natta Homes truly brings kudos to the new homes arena.

All Natta Homes come with a 10 year Protek new homes guarantee and a 2 year Natta warranty.

Content clients in well-built homes in superb locations...

Natta Homes expects to continue this legacy for years to come.

Previous Natta Homes developments



Hamptons

THE HOME EXPERTS

Haslemere Office

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At Hamptons, we understand that purchasing a luxury new build property is more than just a transaction; it's an investment in your family's future and a testament to your accomplishments. Our expert team is committed to providing an unparalleled level of service throughout every step of your journey, ensuring that the process of finding and securing your dream home is as seamless and enjoyable as possible. Begin your journey to an exceptional new life at Hedger Gardens, Hindhead today. Contact our dedicated team of property experts to arrange a private viewing of our exquisite development and discover the perfect home for your family.

The particulars within this brochure are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. Plans are not drawn to scale, the descriptions, distances and all other information are believed to be correct, but their accuracy is in no way guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness. Computer generated images are included for indicative purposes only.