



ALLIUM PARK  
Ripley

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sales@seymours-newhomes.co.uk  
countrysidehomes.com



**COUNTRYSIDE**  
Homes



# SO MUCH CHOICE...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Countryside Homes Personalise brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your main bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



The specification shown is correct at the time of production. Countryside Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Countryside Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

Produced by the Vistry Group Design Studio.

DS15944 / 04.26

CUSTOMER USE ONLY

Signed ..... Date .....



COUNTRYSIDE  
Homes

# ALLIUM PARK

Ripley

## 2 bedroom homes

■ The Becker

## 3 bedroom homes

■ The Baker

■ The Globe  
Custom build plots

■ The Lavender  
Custom build plots

■ The Sapphire  
Custom build plots

## 4 bedroom homes

■ The Lutwidge

■ The Regal

■ The Mount

■ The Ramson

■ The Hatter

## 5 bedroom home

■ The Cowley

## Pre-sold homes

■ 1 & 2 bedroom homes

■ 2 bedroom homes

■ 3 bedroom homes

■ 4 bedroom homes

- Ⓜ hedgehog highway
- v visitor space
- cc car club spaces
- ss substation
- bcp bin collection point



The site plan shown on this page has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly. Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.



# ALLIUM PARK

Ripley



**COUNTRYSIDE**  
Homes



# ALLIUM PARK

This impressive new development is close to the historic Surrey village of Ripley and within easy reach of Guildford and Woking.

Allium Park is just 1.4 miles from Ripley, a picturesque village boasting more than 20 listed buildings and an eclectic mix of shops, pubs, cafes and restaurants. Its monthly Farmers' Market is held on the ancient village green and the community has a wide range of groups, classes and clubs.

As well as nursery and primary schools you'll find an array of local businesses, with nearby Guildford and Woking offering theatres, cinemas, sports and leisure facilities, shopping centres and supermarkets.

Cycling, walking, sailing and golf are popular pursuits in the Ripley area and there are plenty of places to watch wildlife beside the scenic River Wey or at Papercourt Marshes nature reserve. Take a relaxing stroll around Dunsborough Park, or explore the ruins of Newark Priory, all within 2 miles.

Allium Park is just off the B2215 Portsmouth Road that joins the A3 Ripley By-pass. The A3 links to Junction 10 of the M25 and leads into Richmond, Wimbledon and central London, 27 miles away. Head south on the A3 for Portsmouth and the south coast, about an hour's drive. Woking railway station is only 5 miles away and runs services to London Waterloo taking around 35 minutes. Trains also run to Portsmouth, Heathrow Airport and Salisbury.

Our range of 2, 3, 4 and 5 bedroom homes embrace contemporary design, while retaining classic architecture and traditional build quality. They include popular features such as open-plan living areas, stylish fitted kitchens, bi-fold doors and spacious master bedrooms with en suites.

So, if you're looking for quality new home close to a traditional English village and within easy reach of London, your search ends here!



# THE PERFECT POSITION

## EDUCATION FOR EVERYONE

For nursery-age children Ripley Pre-School is a few minutes' drive, while Send Church of England Primary is just a 20-minute walk from Allium Park. Also within easy reach is the independent prep school, Ripley Court, that takes children from aged 3 up to 11 years.

There are a number of independent schools in the area catering for all ages of students, including Cranmore School, a combined primary and secondary independent school just five miles away. Manor House Prep and Senior School at Bookham is about 8 miles.

For senior pupils Hoe Bridge School and Woking High both offer secondary education, whereas Guildford High School is for girls only. Also in Guildford is the University of Surrey, offering under and post-graduate study.

Papercourt Marshes  
1.2 miles | 27 mins walk



The Friary Guildford shopping centre  
2.8 miles | 6 mins drive



Dunsborough Park  
1.7 miles | 4 mins drive



Woking Railway Station  
4.6 miles | 14 mins drive



**ALLIUM PARK**

Woking Leisure Centre  
3.9 miles | 14 mins drive



Guildford Cathedral  
6.2 miles | 9 mins drive



Chessington World of Adventures  
11.3 miles | 20 mins drive



Surrey Hills Area of Outstanding Natural Beauty  
14.7 miles | 30 mins drive



Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk

# A COMMUNITY TO BE PROUD OF



We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested towards **£11 million** in local schemes to support the community surrounding your new home in Ripley.

Our homes are **Greener by Design!** From solar panels, high class installation and EV charging points, our homes have everything you need to save on your energy bills.



Some of our **community contributions** and enhancements include:

<p>IMPROVED PUBLIC TRANSPORT FACILITIES</p>	<p>NATURAL GREEN SPACES</p>	<p>SPECIAL PROTECTION AREA FOR WILDLIFE</p>	<p>CYCLE ROUTES</p>
<p>PRIMARY AND SECONDARY EDUCATION</p>	<p>HEALTHCARE</p>	<p>CAR CLUB SCHEME</p>	<p>HIGHWAY AND ROAD IMPROVEMENT</p>

**Green initiatives** found a Allium Park:

<p><b>197</b> HEDGEHOG HIGHWAYS</p>	<p><b>111</b> VEHICLE CHARGING POINTS</p>	<p><b>143</b> TREES PLANTED</p>
<p>WASTE WATER HEAT RECOVERY SYSTEMS</p>	<p><b>19</b> BEE BRICKS</p>	<p>PV SOLAR PANELS</p>

# PERSONALISE YOUR HOME

Customise your kitchen with stylish worktops, the latest modern appliances and personalise your bathrooms with stunning ceramics. Using the Personalise range, there are various options allowing you to create your perfect property which is truly unique to you.

If you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Individualise your bathroom with a choice of tiles or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to shine through your home.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with Personalise.



# PURCHASE SCHEMES

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

## HOME EXCHANGE

Are you an existing home owner? Our Home Exchange scheme is the simple way to make sure you don't lose out on your brand new Countryside Home - and saves you time and money along the way. We'll buy your property at market value, therefore there are no last minute 'drop-outs'.

## SMOOTH MOVE

Are you an existing home owner? Our Smooth Move service is designed to help you sell your old property quickly so that you can make the move into a brand new Countryside Home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!

## DEPOSIT UNLOCK



An exclusive scheme for brand new homes, First-time buyers could benefit from the Government-backed equity loan where you only need a 5% deposit to buy a brand new home with a 75% mortgage. The remaining 20% is a government loan, which is interest free for five years.

# A HOME DESIGNED WITH YOU IN MIND

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions. An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living. With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on master bedrooms and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.



## FIRM FOUNDATIONS MEANS PEACE OF MIND FOR YOU

When buying a new home, you want to be sure you can trust your builder. Choosing a Countryside Home gives you the peace of mind that comes from choosing a company that has been building some of the best homes in the UK for more than a hundred years.

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Countryside Home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

SCAN ME FOR  
DIRECTIONS



# ALLIUM PARK

Ripley, Woking,  
Surrey GU23 6HB

Cover photograph a view of Ripley town. Not view from the development. The streetscene shown above has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Vistry Thames Valley region  
550 Oracle Parkway, Thames Valley Park, Reading, Berkshire RG6 1PT. Telephone: 01256 674 100

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DS08816 / 10.24



**COUNTRYSIDE**  
Homes



ALLIUM PARK  
Ripley



COUNTRYSIDE  
Homes

# ALLIUM PARK

Ripley

## 2 bedroom homes

■ The Becker

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- Ⓜ hedgehog highway
- v visitor space
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- bcp bin collection point





- Electric vehicle charging point
- Waste water heat recovery system
- Solar panels

## THE BECKER

2 bedroom home



**COUNTRYSIDE**  
Homes

# THE BECKER

2 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	3.90 x 3.34	12' 7" x 11' 0"
Sitting / dining room	5.52 x 4.16	18' 1" x 13' 6"

## FIRST FLOOR

Bedroom 1	4.23 x 3.05	13' 11" x 10' 0"
Bedroom 2	4.23 x 2.65	13' 11" x 8' 8"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

### The Becker | 207 Ripley |

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The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

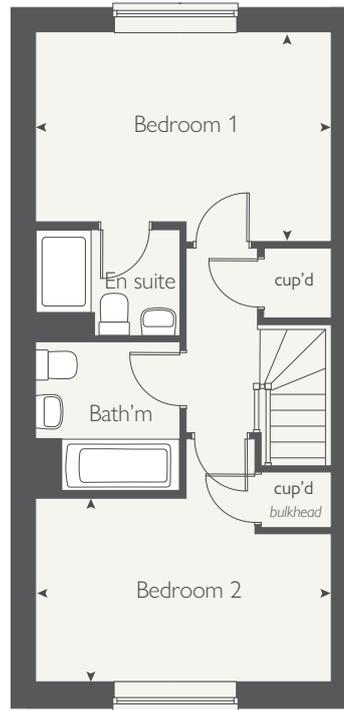
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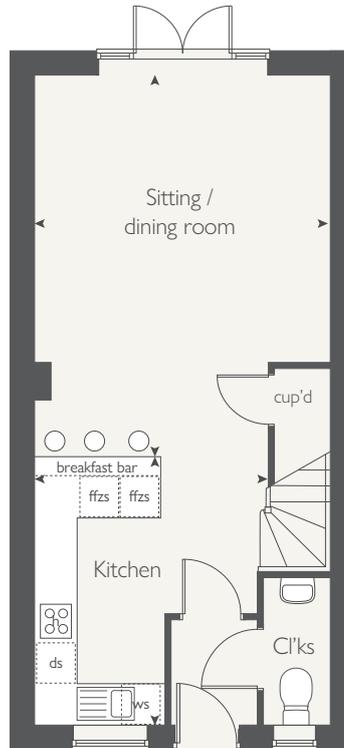


**COUNTRYSIDE**  
Homes

## FIRST FLOOR



## GROUND FLOOR





- Electric vehicle charging point (selected homes only)
- Waste water heat recovery system
- Solar panels

## THE BAKER

3 bedroom home



**COUNTRYSIDE**  
Homes

# THE BAKER

## 3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	3.50 x 3.50	11' 6" x 11' 6"
Dining room	3.34 x 3.30	11' 0" x 10' 10"
Sitting room	5.47 x 3.45	18' 0" x 11' 4"

### FIRST FLOOR

Bedroom 1	5.47 x 3.50	18' 0" x 11' 6"
Bedroom 2	3.56 x 3.23	11' 9" x 10' 7"
Bedroom 3	3.34 x 2.80	11' 0" x 9' 3"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

### The Baker | 307 Ripley |

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DS08816 / 11.24



**COUNTRYSIDE**  
Homes



- Electric vehicle charging point
- Waste water heat recovery system
- Solar panels

## THE RAMSON

4 bedroom home



**COUNTRYSIDE**  
Homes

# THE RAMSON

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	3.60 x 2.50	11' 10" x 8' 3"
Dining area	4.58 x 3.42	15' 0" x 11' 3"
Study	2.76 x 2.50	9' 1" x 8' 3"

## FIRST FLOOR

Bedroom 3	4.58 x 3.44	15' 0" x 11' 3"
Bedroom 4 / Study	4.58 x 3.20	15' 0" x 10' 6"
Sitting room	4.80 x 3.00	15' 9" x 9' 10"

## SECOND FLOOR

Bedroom 1	5.73 x 4.58	10' 0" x 15' 0"
Bedroom 2	4.58 x 2.55	15' 0" x 8' 4"

ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

### The Ramson | 4B-1 Ripley |

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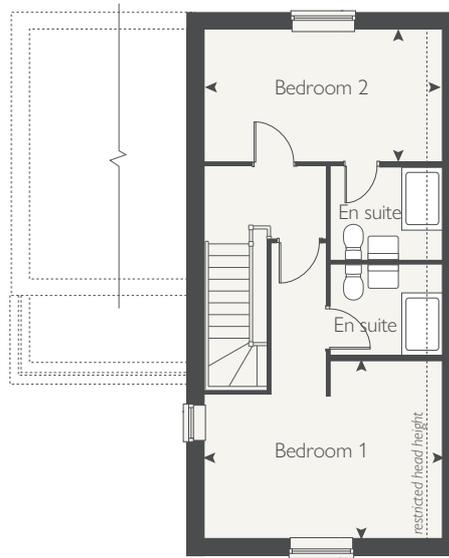
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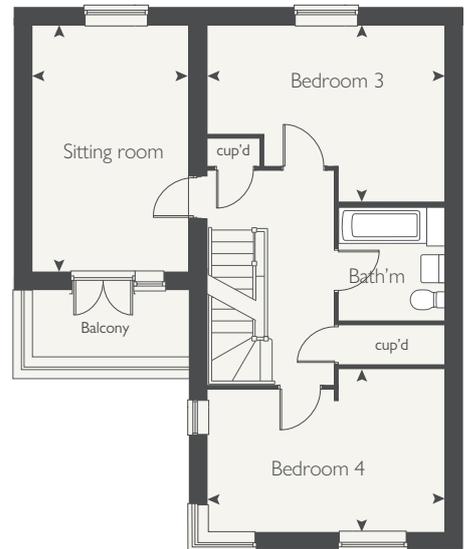


**COUNTRYSIDE**  
Homes

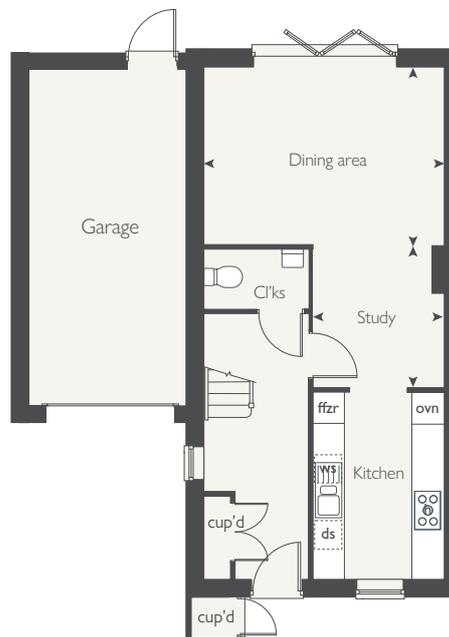
## SECOND FLOOR



## FIRST FLOOR



## GROUND FLOOR





- Electric vehicle charging point
- Waste water heat recovery system
- Solar panels

## THE LUTWIDGE

4 bedroom home



**COUNTRYSIDE**  
Homes

# THE LUTWIDGE

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	3.75 x 1.82	12' 4" x 6' 0"
Dining room	4.68 x 4.37	15' 4" x 14' 4"
Sitting room	4.75 x 3.45	15' 8" x 11' 4"

## FIRST FLOOR

Bedroom 1	3.45 x 2.77	11' 3" x 9' 1"
Bedroom 2	3.75 x 3.21	12' 4" x 10' 7"
Bedroom 3	3.18 x 2.72	10' 5" x 8' 11"
Bedroom 4	2.95 x 2.30	9' 9" x 7' 9"

ovn	oven	ffzs	fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	w	wardrobe
ws	washing machine space	< >	measuring points

### The Lutwidge | 404 Ripley |

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\* Windows apply to selected plots only. Please speak to our sales consultant for further details.

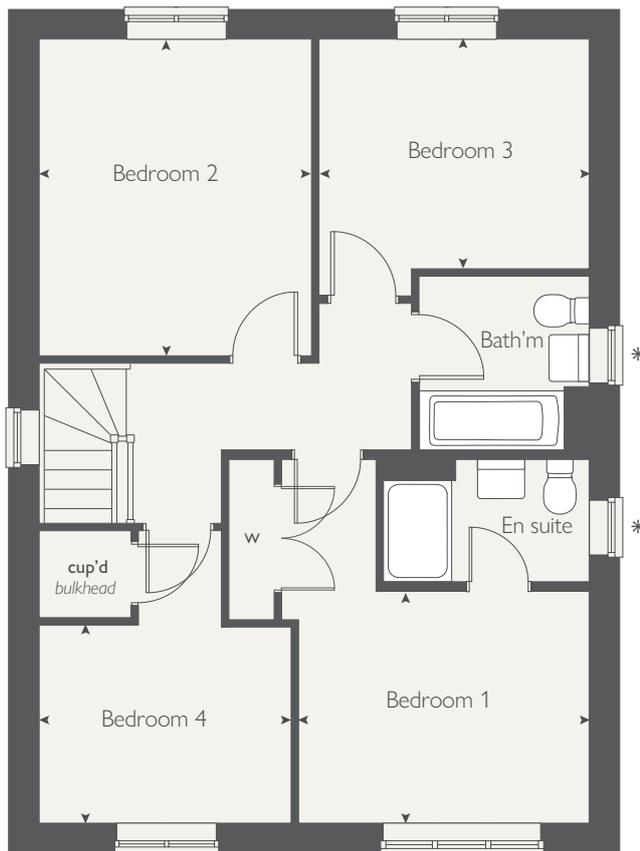
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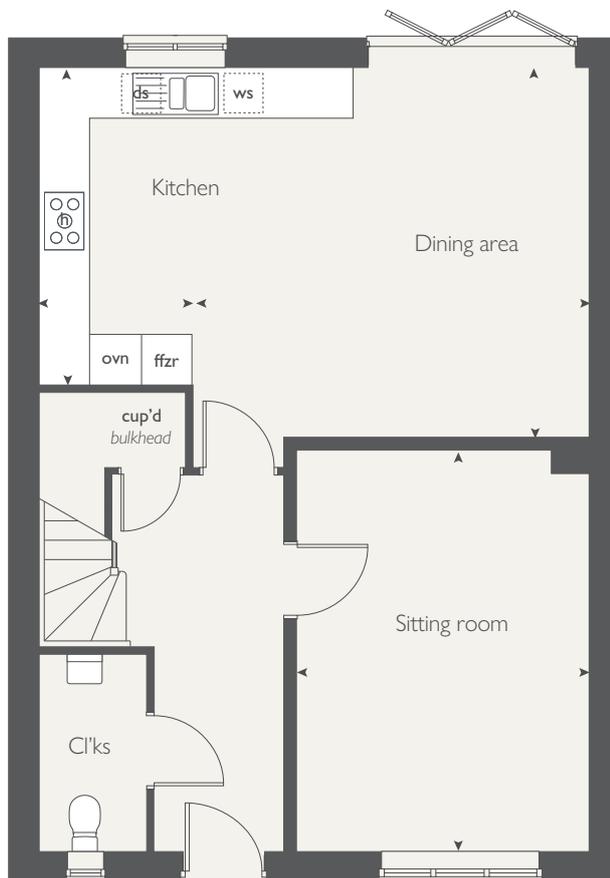


**COUNTRYSIDE**  
Homes

## FIRST FLOOR



## GROUND FLOOR





- Electric vehicle charging point
- Waste water heat recovery system
- Solar panels

## THE REGEL

4 bedroom home



**COUNTRYSIDE**  
Homes

# THE REGEL

## 4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	5.59 x 3.23	18' 4" x 10' 7"
Sitting room	6.38 x 3.57	20' 11" x 11' 8"
Dining room	3.50 x 3.39	11' 6" x 11' 1"

### FIRST FLOOR

Bedroom 1	6.38 x 3.56	20' 11" x 10' 9"
Bedroom 2	4.53 x 3.29	14' 10" x 10' 10"
Bedroom 3	3.29 x 3.18	10' 10" x 10' 5"
Bedroom 4	3.29 x 2.30	10' 10" x 7' 7"

ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	w	wardrobe
ws	washing machine space	< >	measuring points

### The Regel | 412 Ripley |

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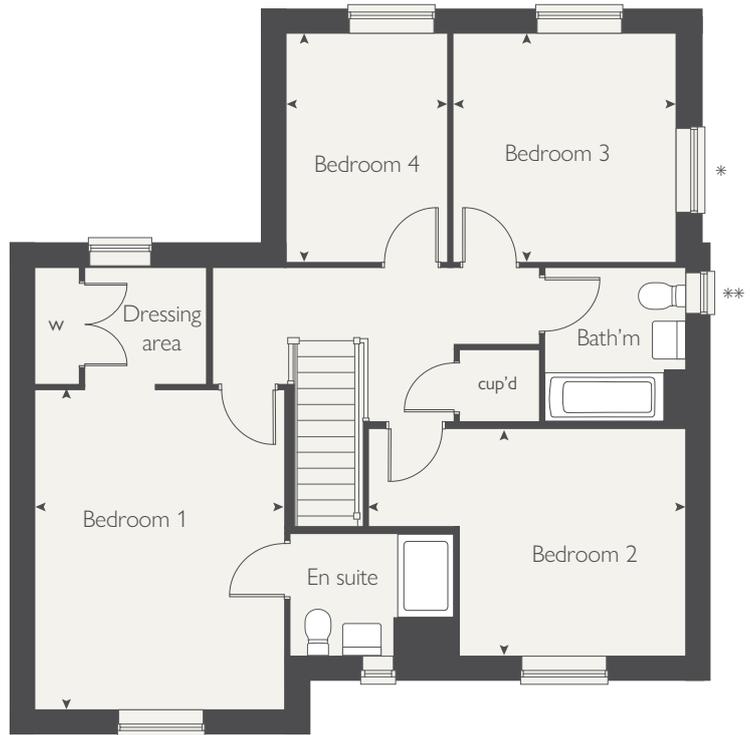
- \* Window applies to plots 1, 5, 6, 7, 22, 61 & 183 only. Please speak to our sales consultant for further details.
- \*\* Window applies to plots 1, 5, 6, 7, 22, 23, 61, 156 & 183 only. Please speak to our sales consultant for further details.
- ^ Window applies to plots 1, 5, 6, 7, 22, 61, 174 & 183 only. Please speak to our sales consultant for further details.

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**COUNTRYSIDE**  
Homes

## FIRST FLOOR



## GROUND FLOOR





- Electric vehicle charging point
- Waste water heat recovery system
- Solar panels

## THE HATTER

4 bedroom home



**COUNTRYSIDE**  
Homes

# THE HATTER

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining room	5.37 x 3.85	17' 7" x 12' 8"
Sitting room	4.85 x 2.95	15' 11" x 9' 8"

## FIRST FLOOR

Bedroom 1	4.95 x 3.00	16' 3" x 9' 10"
Bedroom 2	4.66 x 2.80	15' 3" x 9' 2"
Bedroom 3	4.11 x 3.07	13' 6" x 10' 1"
Bedroom 4	3.61 x 2.48	11' 8" x 8' 2"

ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	w	wardrobe
ws	washing machine space	◀ ▶	measuring points

### The Hatter | 401 Ripley |

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**COUNTRYSIDE**  
Homes

## FIRST FLOOR



## GROUND FLOOR





- Electric vehicle charging point
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- Solar panels

## THE MOUNT

4 bedroom home



**COUNTRYSIDE**  
Homes

# THE MOUNT

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	3.70 x 3.84	12' 2" x 12' 7"
Family room	6.16 x 3.48	20' 3" x 11' 5"
Sitting room	5.45 x 3.79	17' 11" x 12' 5"
Dining room	3.72 x 2.74	12' 3" x 9' 0"

## FIRST FLOOR

Bedroom 1	4.05 x 3.85	13' 4" x 12' 8"
Bedroom 2	3.71 x 3.42	12' 2" x 11' 3"
Bedroom 3	3.71 x 3.16	12' 2" x 10' 5"
Bedroom 4	3.79 x 3.64	12' 5" x 11' 1"

ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	w	wardrobe
ws	washing machine space	< >	measuring points

### The Mount | 416 Ripley |

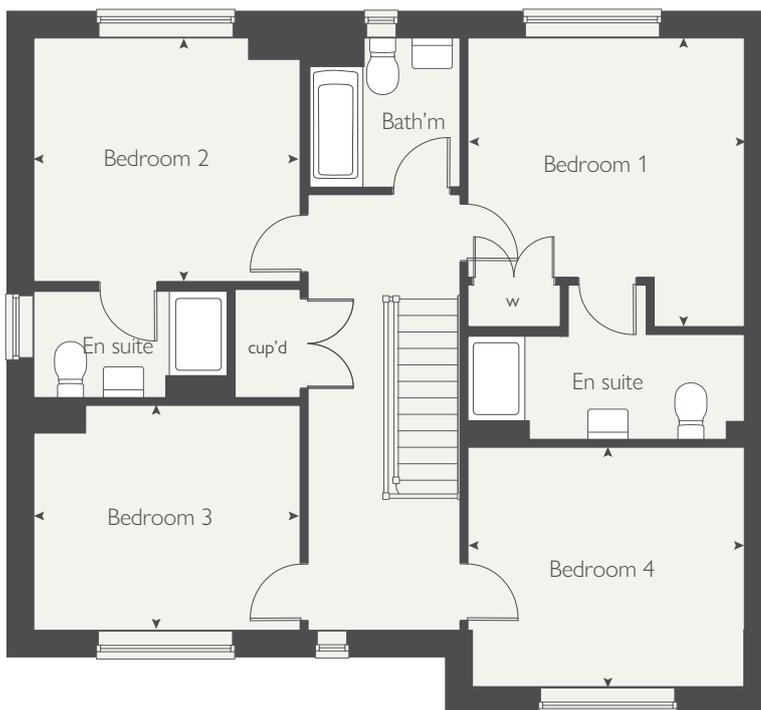
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## FIRST FLOOR



## GROUND FLOOR



**COUNTRYSIDE**  
Homes



- Electric vehicle charging point
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- Solar panels

## THE COWLEY

5 bedroom home



**COUNTRYSIDE**  
Homes

# THE COWLEY

5 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	3.60 x 3.50	11' 10" x 11' 5"
Family room	6.49 x 3.50	21' 4" x 11' 5"
Sitting room	6.33 x 3.90	20' 9" x 12' 10"
Dining room	3.65 x 2.74	12' 0" x 9' 10"

## FIRST FLOOR

Bedroom 1	4.46 x 3.90	14' 8" x 12' 10"
Bedroom 2	3.78 x 3.75	12' 5" x 12' 4"
Bedroom 3	3.79 x 3.40	12' 5" x 11' 2"
Bedroom 4	3.82 x 2.72	12' 7" x 8' 11"
Bedroom 5	3.37 x 2.64	11' 1" x 8' 8"

ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
dw	dishwasher	w	wardrobe
ws	washing machine space	< >	measuring points

### The Cowley | 503 Ripley |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

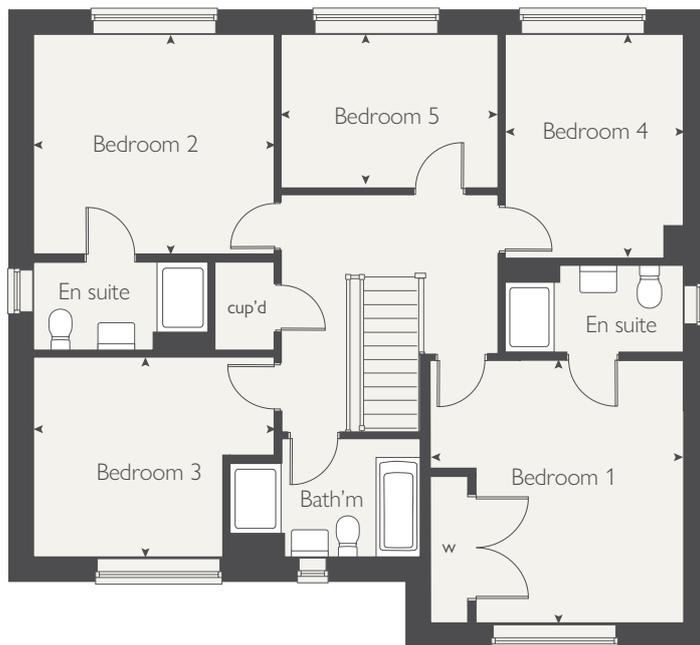
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

① Layout variation to plot 173. Store and link to garage. Please speak to sales consultant for full details.

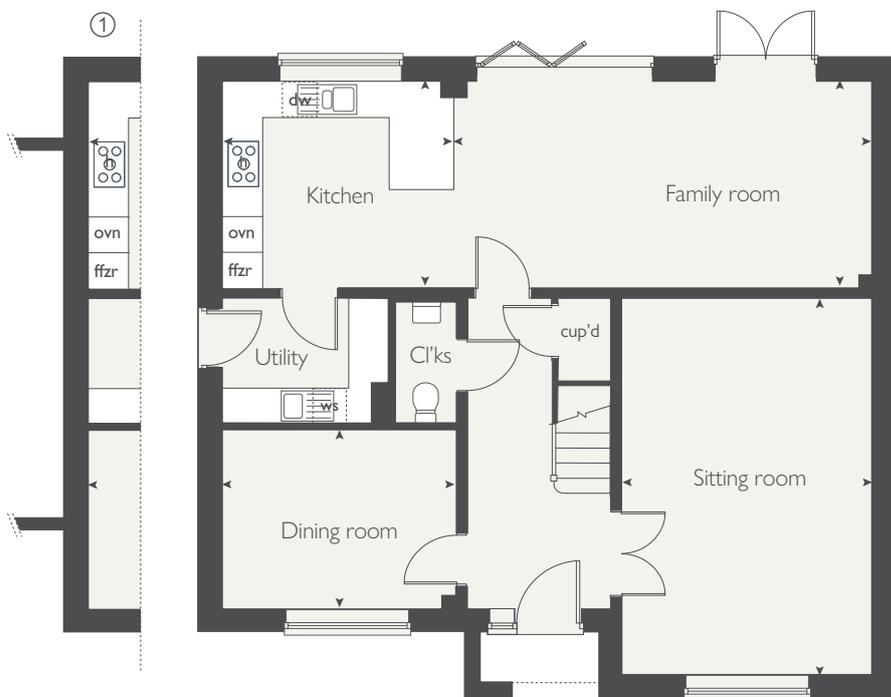
Produced by the Vistry Group Design Studio.

DS15944 / 03.26

## FIRST FLOOR



## GROUND FLOOR



**COUNTRYSIDE**  
Homes