

A photograph of a pond with lily pads and a tall green reed-like plant against a blue sky. The water is dark blue, and the sky is a lighter blue. The reed-like plant is tall and green, with several long, thin leaves. The lily pads are green and have small yellow spots. The overall scene is peaceful and natural.

Water Colour

A new waterside village, Redhill, Surrey

in situ

LIGHT UPON WATER COLOUR...

a new village consisting of one and two bedroom apartments and two, three, four and five bedroom houses. Nestling on the outskirts of Redhill, Water Colour allows you to enjoy the best of both urban and country living. In addition to the countryside on your doorstep, there are a number of other facilities including a doctor's surgery, a vet and a Tesco, which is coming soon.

The development enjoys a mass of open space incorporating communal gardens, canals, reed beds, fountains, a stream and a central lagoon, making a truly peaceful, idyllic setting which is perfect for the whole family.

Water Colour is perfectly placed for a busy, modern life, situated close to Redhill and Reigate town centres, both benefiting from an abundance of local shops, cafés, restaurants and a train station. Redhill station benefits from excellent rail links to the City and beyond, making Water Colour the perfect response to the pressures of daily commuting. So escape to the country where the town is only a heartbeat away.

This is your opportunity to be part of something more than just a new homes development...it has been created with you in mind.



- Tranquil lagoon with viewing platforms
- Canals, reed beds, communal gardens, cycleways, public footpaths - a truly idyllic setting
- 7.5 acres of open space
- 25 acres of Water Colour has been given to the Surrey Wildlife Trust to manage as a nature reserve

By involving one of the country's leading architects, London-based John Thompson Partnership, we have created signature architecture, which is in keeping with the natural surroundings.

- Highly specified new homes with spacious interiors
- Many with balconies with breath-taking 360 degree views, taking in the Surrey Downs
- An abundance of facilities on your doorstep, including a dedicated bus service



by nature

SURROUNDED BY COUNTRYSIDE

Water Colour is perfectly nestled amidst the lagoons, woods, wildlife and wildflower rich grassland of the Surrey Wildlife Trust Nature Reserve. A quiet afternoon by the lagoon offers great opportunities to soak up the sights and sounds of swallows swooping along the surface of the water and dragonflies and damselflies weaving back and forth amongst the reeds.

As a waterside community, there are endless activities to enjoy on the nearby Mercers Lake providing the perfect environment for water sports enthusiasts. Choose from a range of aqua sports from yachting and sailing to canoeing, dinghy sailing and windsurfing. Whether you're a complete beginner or an experienced sailor, there's plenty to choose from. Or if getting soaked isn't your idea of fun, why not relax by the banks of the lake and look for some large carp, often spotted in the shallow water's edge, whilst listening to the sounds of wildlife that surrounds you.

There's nothing more pleasant than a leisurely walk and resting for lunch at the Inn on the Pond - the idyllic quintessential English pub with picturesque views over the marshes. With a log fire and open fireplace you're truly set up for a cosy and relaxing atmosphere on those wintry days. Quench your thirst with a good selection of cask ales, beers and local wines in the bar area and if you're feeling peckish, why not indulge in the delicious honest and tasty menu of freshly cooked and locally sourced food in the dining area – but don't forget to check out the delicious pudding menu put together by the head chef, previously a pastry chef at a Michelin starred gastro pub!



on hand

JUST MINUTES FROM WATER COLOUR the nearby towns of Reigate and Redhill offer a fantastic selection of conveniences, including banks, shops, cafes, restaurants and supermarkets.

The historic market town of Reigate boasts a fantastic combination of good old-fashioned English pubs and lively bars in addition to an excellent selection of restaurants, bistro's and gastro pubs offering something to suit all culinary tastes. Whether it's a five-course haute cuisine meal, Parisian-style dining or a light al-fresco lunch whilst watching the world go by that takes your fancy, you're sure to be able to find something to suit every taste.

Amongst the butchers, bakers and coffee shops, Reigate also benefits from a wide array of boutiques shops ranging from designer clothes shops to exquisite jewellers and delightful furnishing stores, all making a shopping trip an enjoyable experience. The weekly chore of grocery shopping couldn't be simpler, with Asda, Sainsbury's and soon-to-be open Tesco all conveniently located within four miles of Water Colour.

Home to Surrey's best kept secret – the Bourne Gallery in Reigate is perfect for culture seekers or those looking for new artwork to personalise their new home. Since it opened in 1971, the gallery has sold over 25,000 art pieces.

For those dreaming of more athletic pursuits, Battlebridge and Merstham Recreation Park offer excellent sporting facilities including tennis courts and football pitches, and if that's not enough, the nearby



pool, squash courts and fitness gym at the Donyngs Recreation Centre in Redhill should offer all you need to get your heart rate pumping. After a hard workout why not relax and unwind in the sauna, steam room or spa pool.

Amongst the friendly community spirit of Redhill and Reigate there is a wide choice of childcare and educational facilities in the area. For families, Water Colour is perfectly located close to a number of reputable schools, making the morning school run a breeze. The nearby town of Merstham has two primary schools; while Redhill and Reigate have a selection of nurseries, primary and secondary schools as well as colleges.

Commuters are well suited with fantastic direct train services into London from both Redhill and Merstham stations in approximately 35 minutes. Alternatively, the A23 is also in easy reach for those wishing to have access to London by car, a journey that takes just over an hour.

* Information taken from National Rail enquiries and AA Website



in focus

KITCHENS

- Choice of fully fitted Kitchens by Nobilia*
- Choice of Nairn Classic vinyl flooring*
- Stainless steel 1 1/2 bowl sink with drainer
- Stainless steel single integrated gas AEG oven, 4 ring gas hob, chimney hood with stainless steel splash back
- Integrated Fridge/Freezer
- Integrated Dishwasher
- Integrated Washer/Dryer

BATHROOMS AND EN-SUITES

- White sanitaryware from Ideal Standard including steel bath
- Trevi link combination shower
- Romans Collage clear glass door with silver trim
- Choice of Nairn Classic vinyl flooring*
- Choice of a range of Saloni wall tiling*

PEACE OF MIND

- Power for Visonic wireless alarm system
- Sealed, double glazed PVCu windows
- 10 year NHBC warranty

HEATING

- Glow-worm boiler
- Quinn radiators with thermostatic valve

LIGHTING AND ELECTRICS

- Shaver point to bathrooms and en-suites
- BT points in lounge and all bedrooms
- Digital communal satellite and TV antenna including FM and DAB (satellite TV decoder to be purchased by customer)

*Subject to stage of build



Linden Homes

LINDEN HOMES IS A MARKET LEADER with a truly impressive brand, offering a distinctive and diverse product range, both in terms of house styles and specification.

Dedicated to regenerating brownfield land, we are a responsible, award-winning housebuilder with a reputation for quality and creative sustainable developments in prime locations. Signature architecture that enhances a development's location is often employed, as are flexible layouts with contemporary design features that maximise space or light.

CREATIVE LAND SOLUTIONS

Each development has its own individual approach and solution, and we are undertaking more and more mixed-use schemes, providing retail, live/work, nursing home and community facilities, as well as the provision for leisure space in the form of health clubs.

We also have a formal environmental policy and are dedicated to recycling on-site material wherever possible, as well as producing highly-efficient homes that reduce running costs for the customer.

CUSTOMER EXPERIENCE

Each region has a dedicated customer service team who work with the customer from the initial enquiry right through to legal completion day and beyond. Through our Connections database, we are able to maintain a personal relationship with each customer, advising them of forthcoming events and incentives.



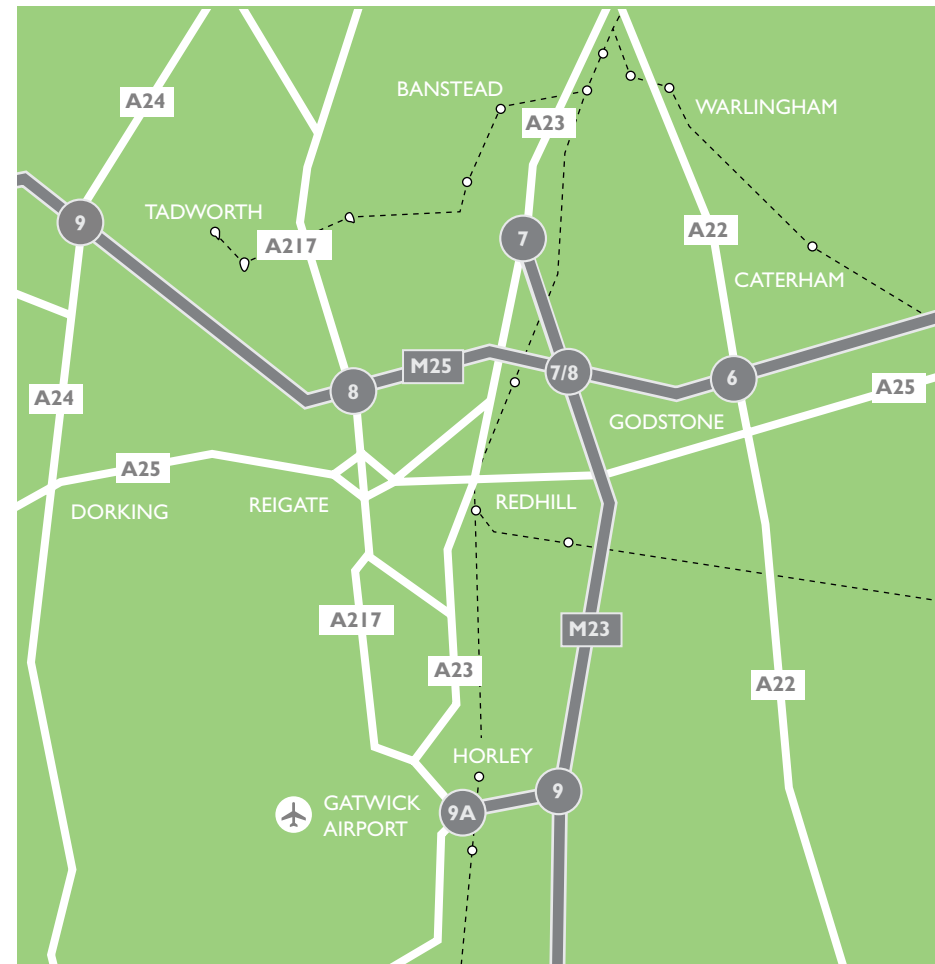
Our website offers up-to-date information, with a range of virtual tours, downloadable brochures and local area images available for customers to build a full picture of what is on offer.

WATER COLOUR AWARDS

Evening Standard Awards
Winner - Best Family Home
Winner - Best Starter Home

What House? Awards
Gold - Best Brownfield Development

en route



Travelling anti-clockwise on the M25, leave the motorway at Junction 9 (Reigate) and take the third exit onto Reigate Hill (signposted A217 Reigate). Descend Reigate Hill and turn left onto Raglan Road (opposite the Reigate Manor Hotel). Continue until the 'T' junction with Croydon Road. At the junction, turn left onto Croydon Road and continue onto Gattton Park Road (A242). At the junction with the A23 London Road, bear left and continue Northwards. At the traffic lights turn right into New Battlebridge Lane. At the next set of traffic lights, turn left onto Battlebridge Lane and continue to the mini roundabout junction. At the junction, turn right onto Nutfield Road and continue for a short while and Water Colour can be found on the right hand side.



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A blend of signature architecture from the award-winning creator of new villages

Linden Homes are creating their next masterpiece, Watercolour at Redhill