



# StMartha's PLACE

CHILWORTH, GUILDFORD, SURREY

**METIS HOMES**

Modern Homes. Traditional Values.









## Award winning excellence

Metis Homes is an experienced and respected new homes builder and for two years running we have impressed the judges of the prestigious WhatHouse? Awards, achieving the ultimate industry prize of Best Small Housebuilder in the UK at 2017's event, following our win of Silver the previous year, underlining our commitment to excellence in all that we do.

The judges highlighted our 100% success in achieving planning on all submitted projects, demonstrating our stakeholder engagement and community collaboration, adding that – 'Town or country it meets the architectural challenge and adds to the local scene, with sympathetic landscaping another string to its bow'.

In summing up, the judges stated 'you sense a builder with happy staff and happy customers and a strong culture established within a decade of business. Simple ambitions, but not so easy to realise. A gold standard set.' This award bears testament to our ambition to place high quality design, specification and build standards, allied to first class customer service, at the forefront of our operations. Choose one of our homes at St Martha's Place and you too can reap the benefits of our award-winning standards.



# More than just a new home

At Metis Homes we pride ourselves on creating homes that offer more than just 'standard' living.

We listen to what our discerning buyers want and with carefully selected specifications our homes include many features and enhancements that other developers charge for as extras, ensuring that your new home is nothing short of superior in terms of quality and practicality.

Our living spaces are designed with generosity in mind, giving you and your family space to grow, combining thoughtful attention to detail with high quality materials to withstand the rigours of life. Kitchens perfectly blend form and function to create a workspace that is the hub of the home, while bathrooms and en suites are elegant havens of luxury in which to wash away the cares of the world.

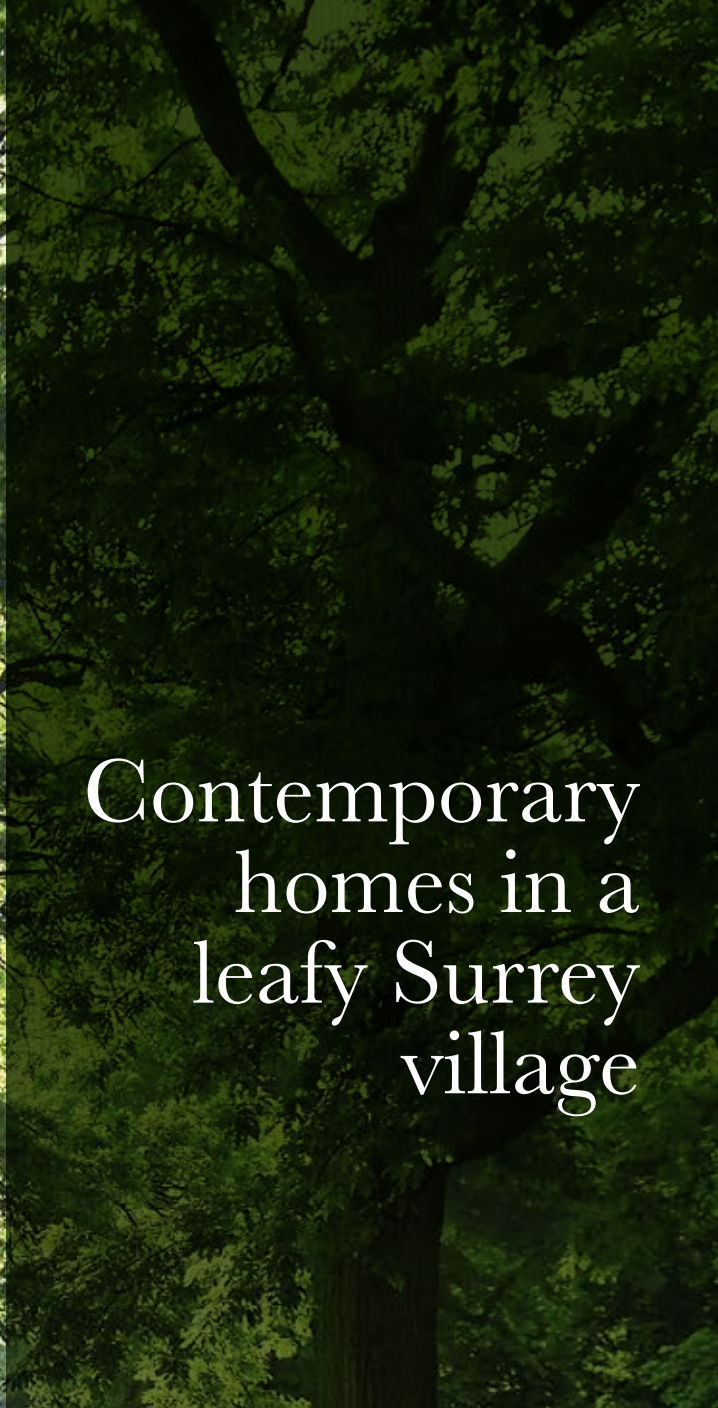
In short, a Metis home is so much more than just a house, it is your new home, designed from the ground up to be everything you want it to be.





Image depicts Millers Brook, Sheet, a previous Metis Homes development.





Contemporary  
homes in a  
leafy Surrey  
village





Make your home at St Martha's Place and you'll enjoy the contemporary style of a fabulous new Metis home in a location that promises the delights of a village lifestyle, whilst offering all the best of connected living, with Guildford just a couple of miles away.

Nestling in the shadow of St Martha's Hill in the Surrey Hills, designated an Area of Outstanding Natural Beauty, St Martha's Place offers the best of all worlds.

Historically, the delightful village of Chilworth appealed to those who appreciated the attractions of country living, while being within easy reach of the capital. Those attractions are still relevant today and this picturesque village has grown to become a place with

a real sense of community, with a village store, an excellent pub, (the Percy Arms) and Tillingbourne Junior School.

Just a few hundred metres away, trains from Chilworth connect with Guildford for onward services to London Waterloo or to Reigate and Redhill for journeys to London Bridge, Victoria and Gatwick airport. Bus services also provide connections to Guildford, Dorking and Godalming.









# From splashing out on the high street to lazy days on the river

When it comes to things to do and places to go you'll be spoilt for choice.

Guildford is held in high regard by those who want a lifestyle that perfectly balances leisure time with the pleasures of shopping in an historic setting.

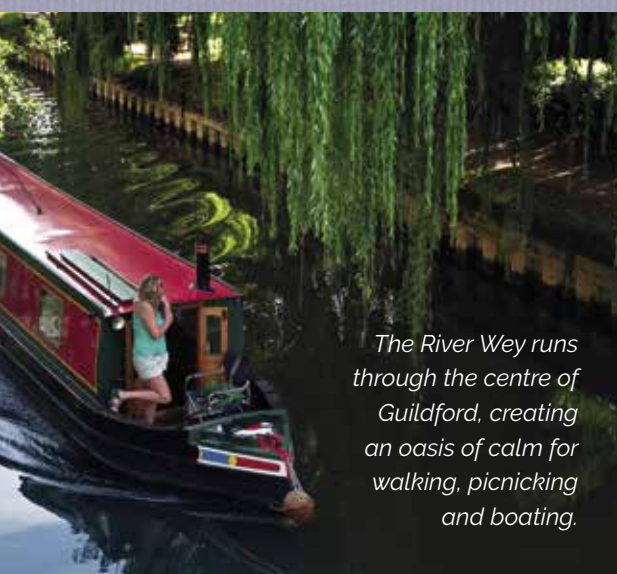
At the heart of the town, the cobbled High Street plays host to a wide selection of retailers while further shops can be found in the White Lion Walk and the newly regenerated Tunsgate Quarter, where you'll also find restaurants including The Ivy Castle View.

Guildford also benefits from two theatres; the Yvonne Arnaud and Electric Theatre, both presenting a diverse range of productions.

Cinema-goers will appreciate the nine screen Odeon while for further entertainment G Live is an exciting destination for music, comedy and theatrical productions.

If exercise is your thing Guildford Spectrum won't disappoint, with ice hockey, skating, swimming, running tracks, gym and bowling, while many of the surrounding villages have cricket clubs, or take to the surrounding countryside or the River Wey for countless scenic walks and cycle routes.

For families, Guildford is renowned for its excellent schools for children of all ages, in both the state and private sector.



*The River Wey runs through the centre of Guildford, creating an oasis of calm for walking, picnicking and boating.*







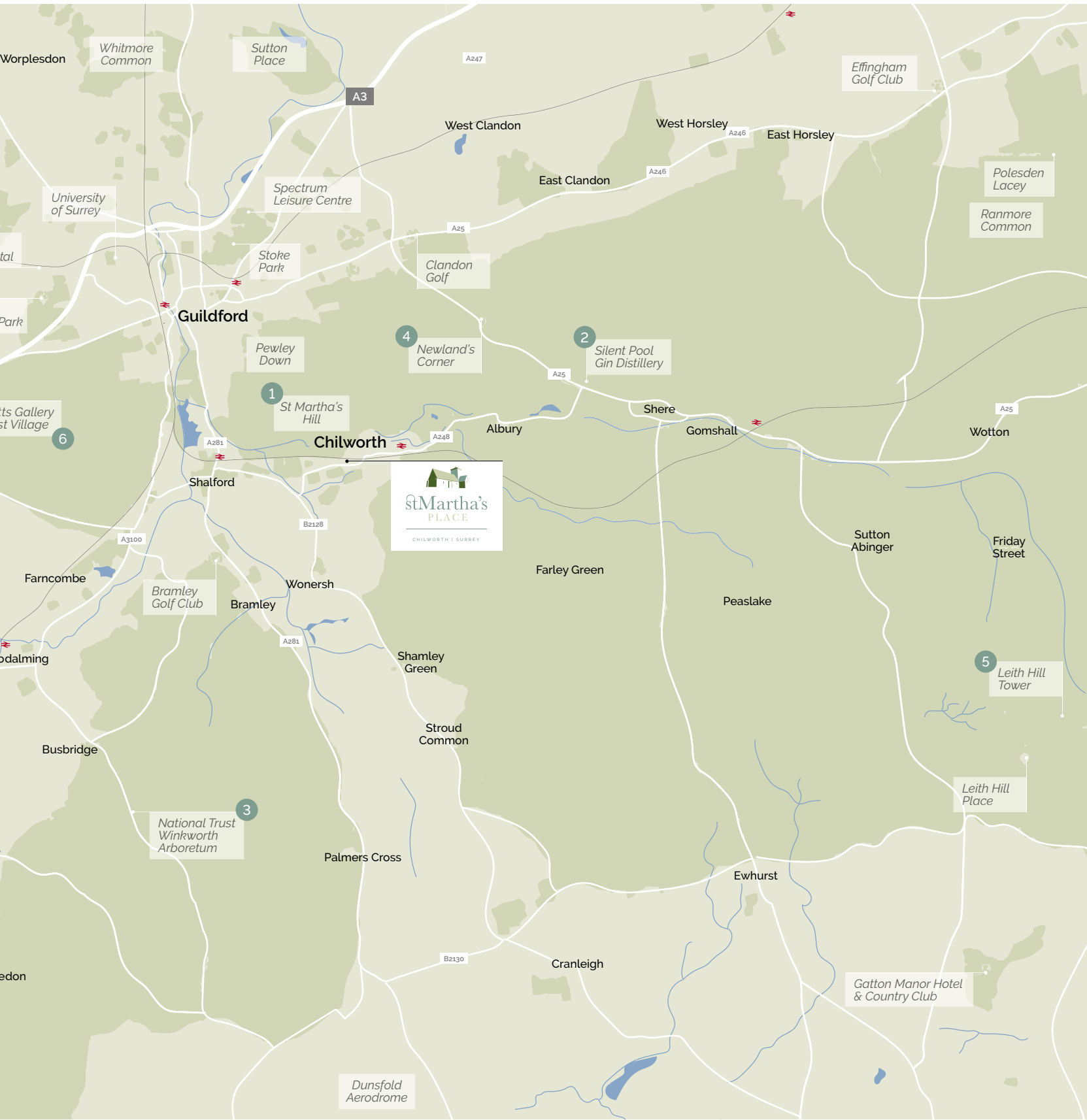
# The Surrey Hills

## *Area of Outstanding Natural Beauty*

- 1 St Martha's Church**  
The beautiful St Martha-on-the-Hill is a listed Grade II historic building, perched on the top of the hill on the North Downs Way National Trail.
- 2 Silent Pool Gin Distillery**  
Unique, locally distilled gin, brandy and grappa made in the Surrey Hills Distillery. [silentpooldistillers.com](http://silentpooldistillers.com)
- 3 Winkworth Arboretum**  
A colour-filled collection of shrubs and trees at National Trust's Arboretum, near Godalming. [nationaltrust.org.uk/winkworth-arboretum](http://nationaltrust.org.uk/winkworth-arboretum)
- 4 Newlands Corner**  
Enjoy sensational views and explore more than 100 hectares of chalk downland and peaceful woodland. [surreywildlifetrust.org/nature-reserves/newlands-corner](http://surreywildlifetrust.org/nature-reserves/newlands-corner)
- 5 Leith Hill Tower**  
Explore the trails through woodland and heathland before climbing to the top of the majestic Leith Hill Tower. [nationaltrust.org.uk/leith-hill-tower-and-countryside](http://nationaltrust.org.uk/leith-hill-tower-and-countryside)
- 6 Watts Gallery & Artist's Village**  
Discover stunning Victorian paintings and sculpture in the historic gallery before treating yourself to lunch or a cream tea in the Tea Shop. [wattsgallery.org.uk](http://wattsgallery.org.uk)
- 7 Thursley National Nature Reserve**  
At 325 hectares is one of the largest remaining fragments of heathland in Surrey. [surreyhills.org/surrey-hills-60/thursley-national-nature-reserve/](http://surreyhills.org/surrey-hills-60/thursley-national-nature-reserve/)









# The Bourne

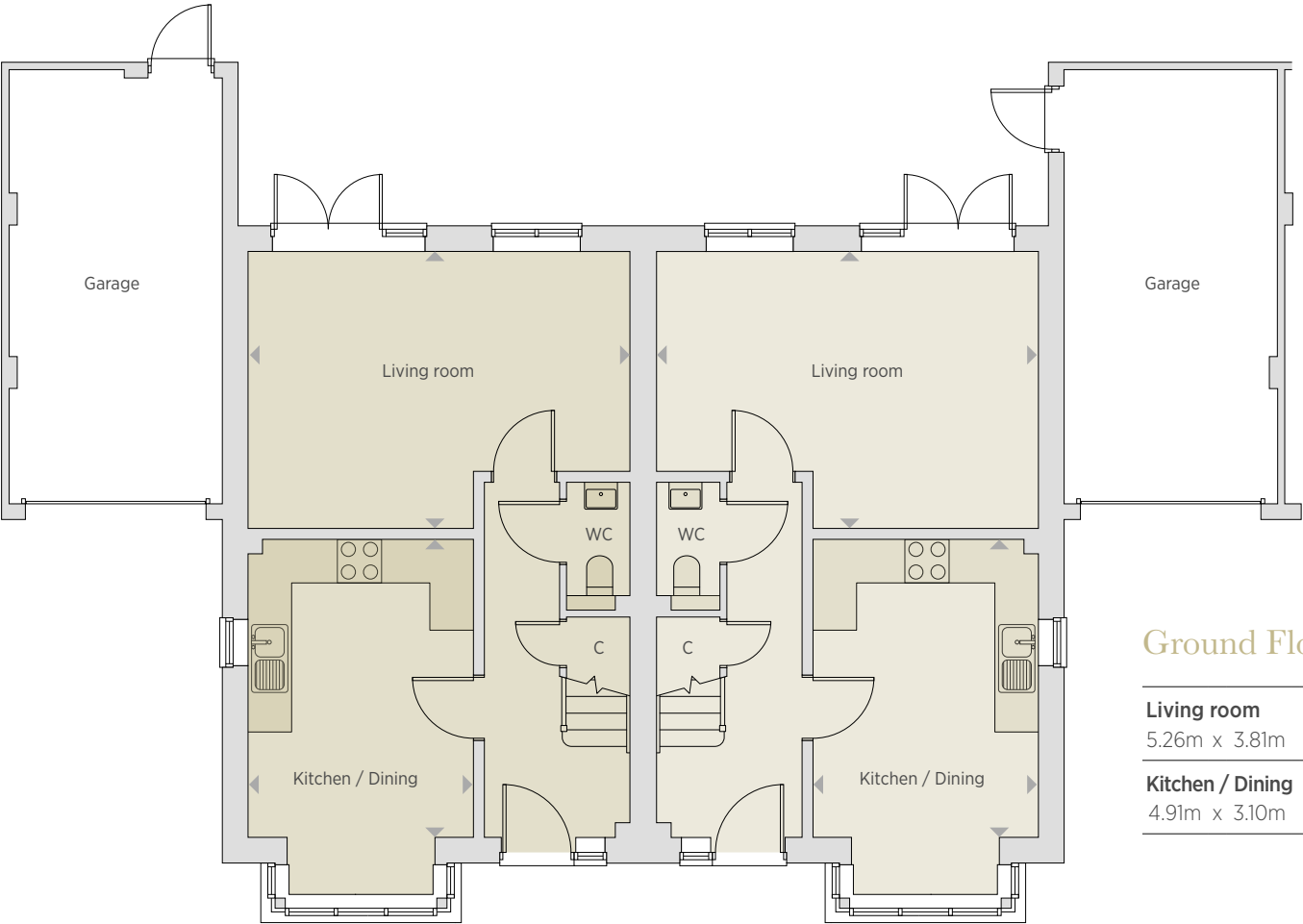
Plots 1, 2, 3, 4, 5 & 6 | 3 bedroom family home

These link-detached 3 bedroom homes have been thoughtfully designed for family living in the best of Metis style, with comprehensive specifications, well planned living spaces and the convenience of an attached garage.



**C** - Cupboard    **AC** - Airing cupboard    **ES** - En suite    **W** - Wardrobe

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty. Computer generated illustration is indicative only.



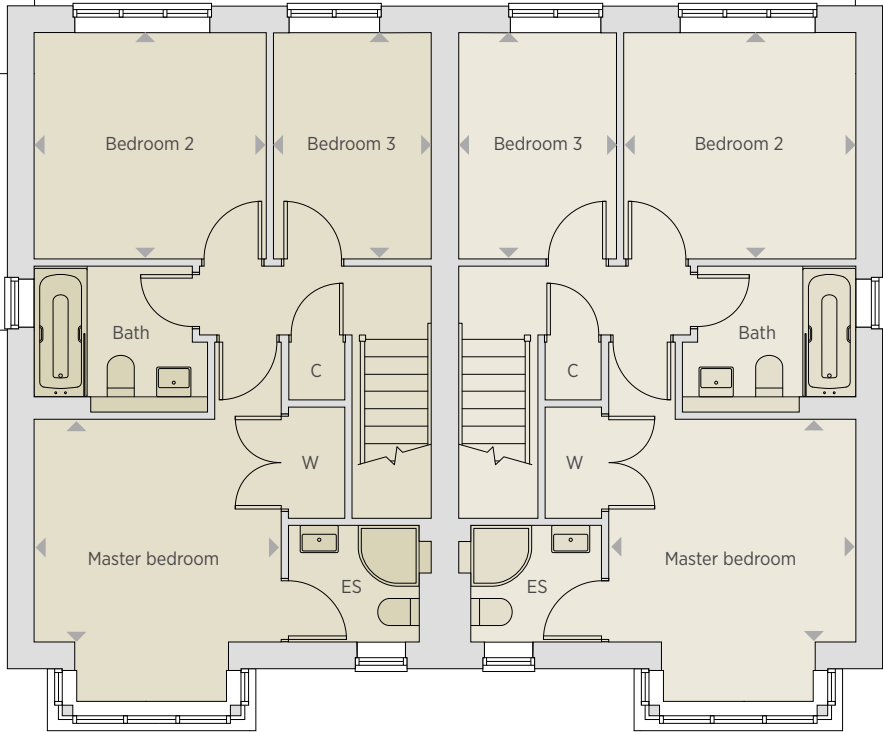
## Ground Floor

<b>Living room</b>
5.26m x 3.81m    17' 3" x 12' 6"
<b>Kitchen / Dining</b>
4.91m x 3.10m    16' 1" x 10' 2"

Plots 1, 3 & 5

Plots 2, 4 & 6





First Floor

<b>Master bedroom</b>
3.76m x 3.26m    12' 4" x 10' 8"
<b>Bedroom 2</b>
3.07m x 3.0m    10' 1" x 9' 10"
<b>Bedroom 3</b>
3.0m x 2.10m    9' 10" x 6' 11"

Plots 1, 3 & 5

Plots 2, 4 & 6



# The Albury

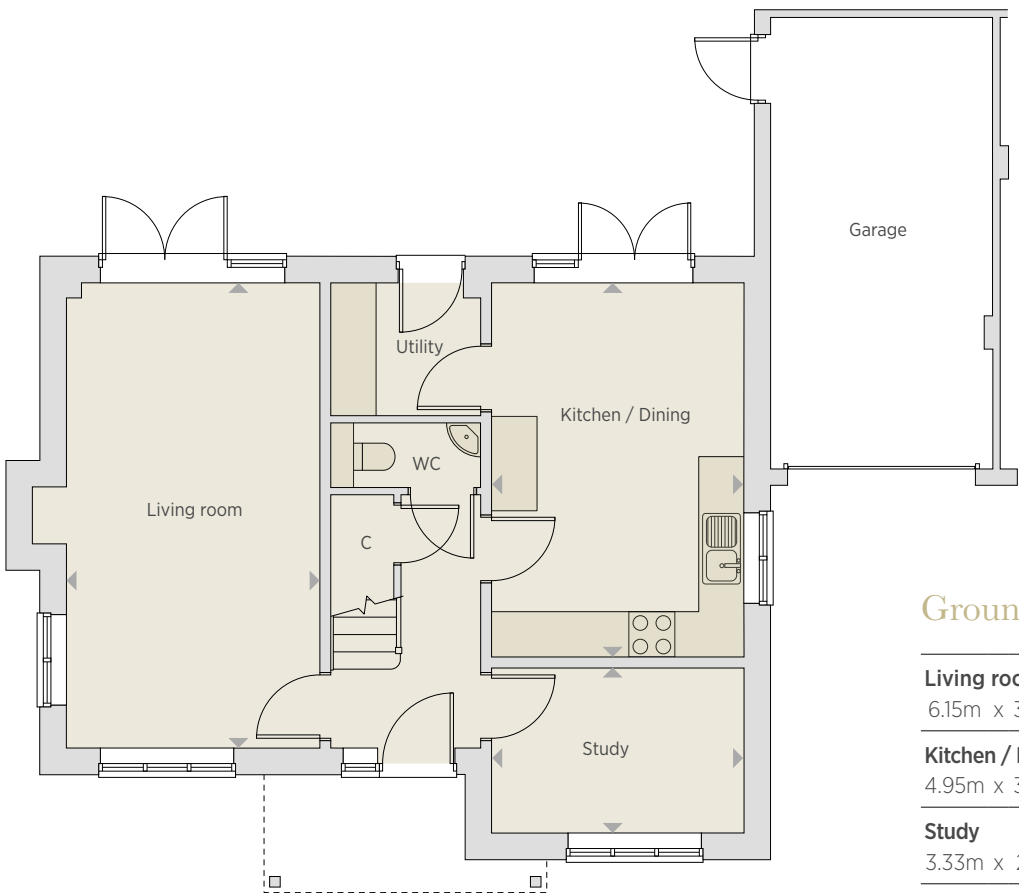
Plot 7 | 4 bedroom family home

This attractive family home offers spacious living with the benefit of a study on the ground floor and a large kitchen/dining room with French doors opening onto the rear garden, a feature also enjoyed by the living room.



C - Cupboard    AC - Airing cupboard    ES - En suite    W - Wardrobe

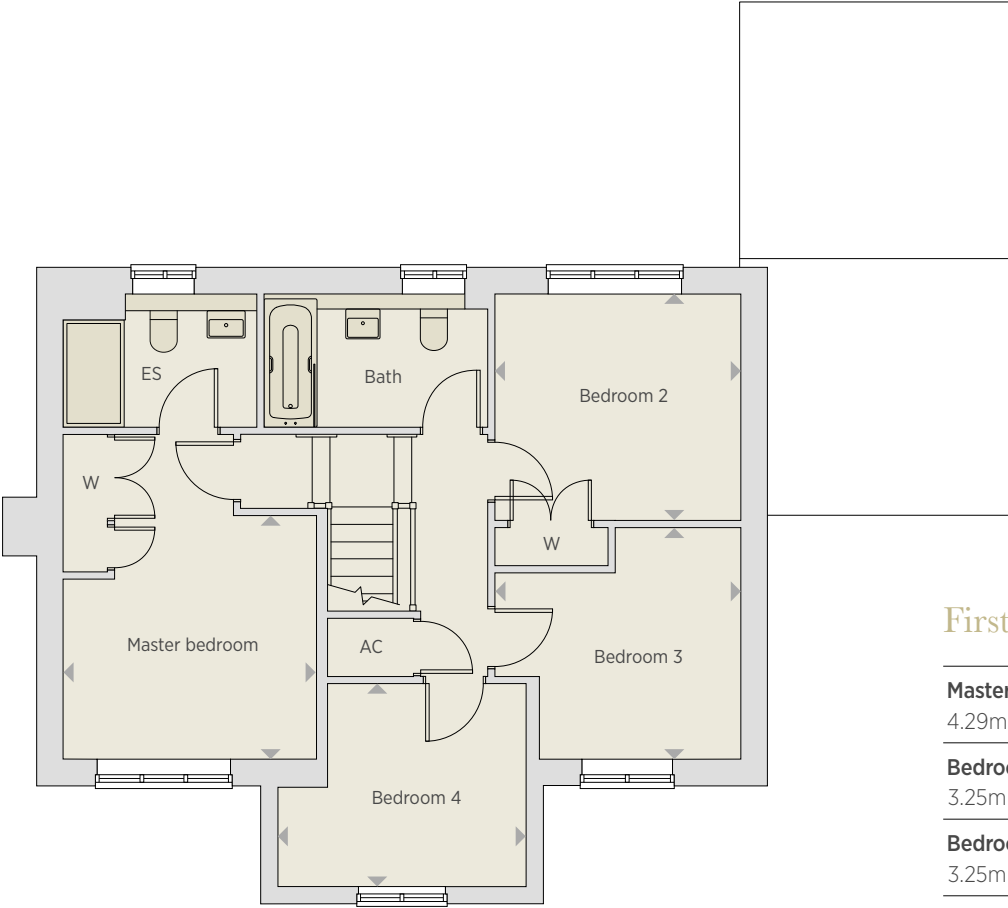
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## Ground Floor

<b>Living room</b>		
6.15m	x 3.35m	20' 2" x 11' 0"
<b>Kitchen / Dining</b>		
4.95m	x 3.33m	16' 3" x 10' 11"
<b>Study</b>		
3.33m	x 2.18m	10' 11" x 7' 2"





First Floor

<b>Master bedroom</b>
4.29m x 3.35m    14' 1" x 11' 0"
<b>Bedroom 2</b>
3.25m x 2.29m    10' 8" x 7' 6"
<b>Bedroom 3</b>
3.25m x 3.06m    10' 8" x 10' 0"
<b>Bedroom 4</b>
3.26m x 2.67m    10' 8" x 8' 9"



# The Belmont

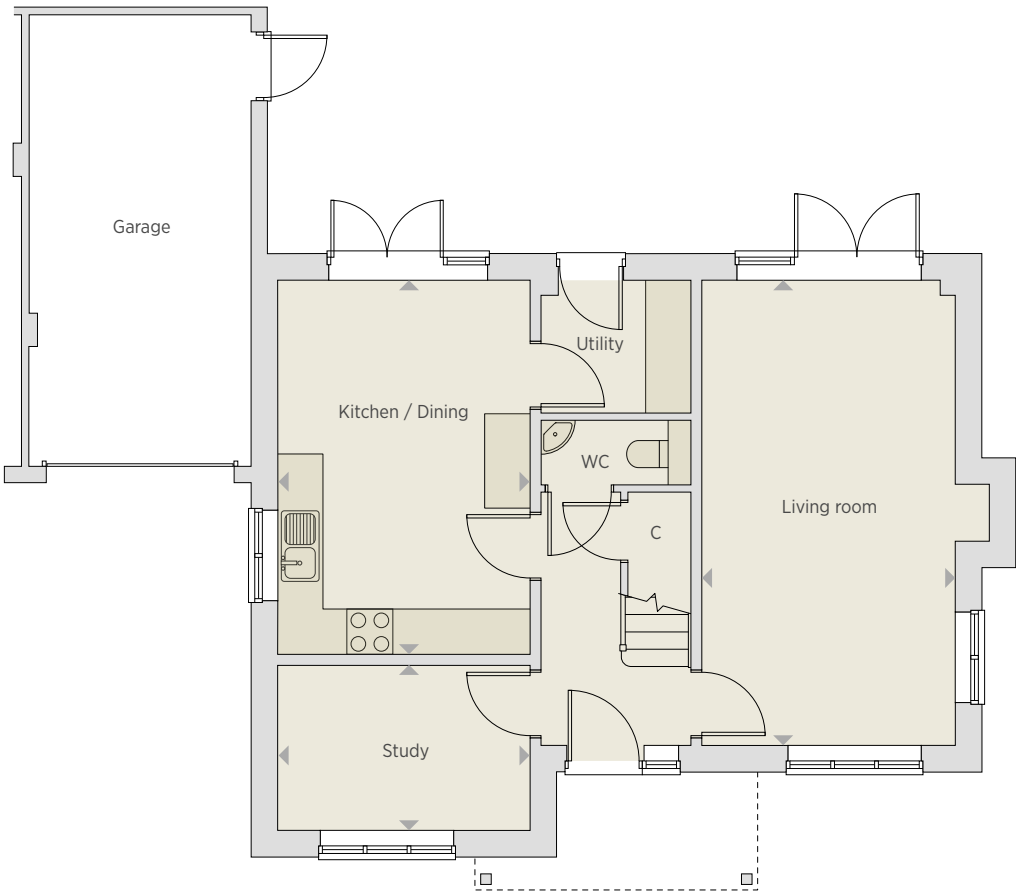
Plot 8 | 4 bedroom family home

Similar to The Albury, The Belmont offers equally spacious living accommodation and benefits from a large living room with French doors onto the garden. The master bedroom has an en suite shower room and there are three further generously sized bedrooms.



**C** - Cupboard    **AC** - Airing cupboard    **ES** - En suite    **W** - Wardrobe

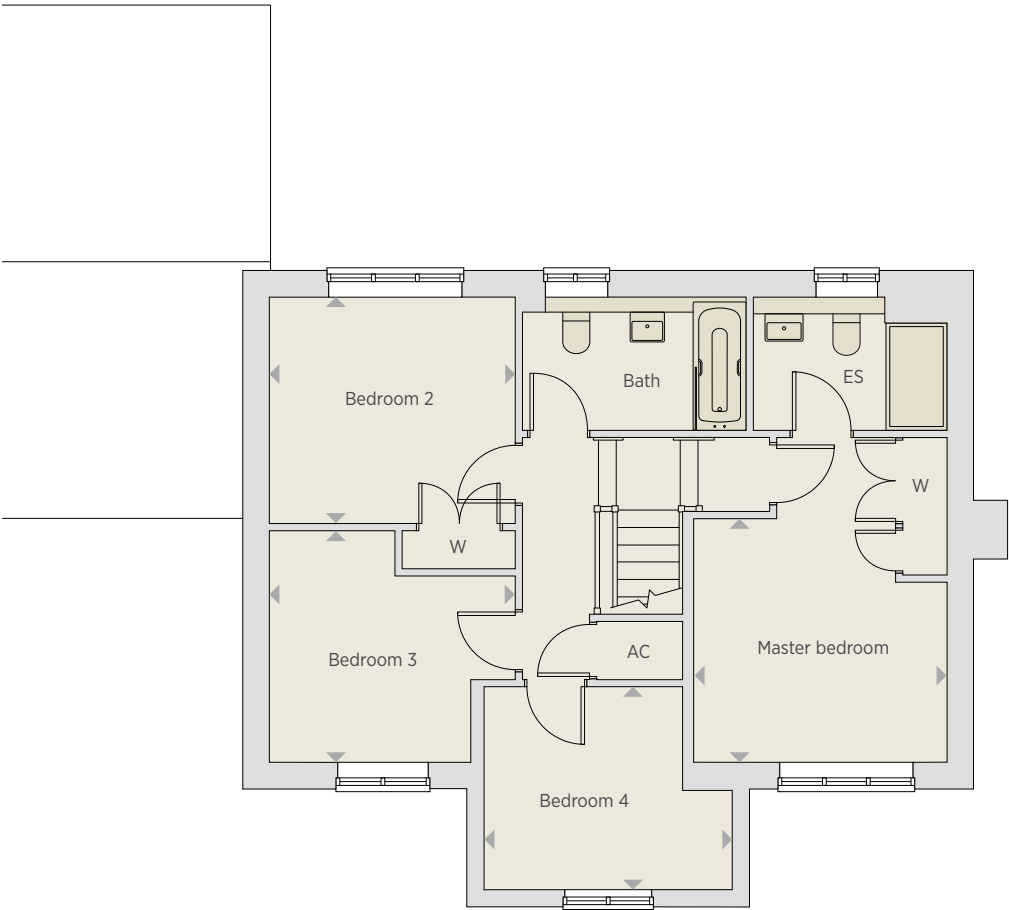
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First Floor

<b>Master bedroom</b>
4.29m x 3.35m    14' 1" x 11' 0"
<b>Bedroom 2</b>
3.25m x 2.29m    10' 8" x 7' 6"
<b>Bedroom 3</b>
3.25m x 3.06m    10' 8" x 10' 0"
<b>Bedroom 4</b>
3.26m x 2.67m    10' 8" x 8' 9"







# Where excellence comes as standard

Metis Homes go above and beyond to provide a comprehensive specification, where other developers extras all come as standard, ensuring we exceed all expectations for contemporary living that's as comfortable as it is practical.

## Kitchen

- Fully fitted designer kitchens
- Built in Neff stainless steel slide and hide single oven
- Neff gas hob with glass splash back
- Integrated fridge-freezer
- Integrated dishwasher
- Integrated washer dryer (plots 1 - 6)

## Bathrooms & En Suites

- White sanitaryware with chrome taps and fittings
- Porcelanosa tiles to walls and floors
- Chrome towel rails to bathrooms and en suites
- Shaver point

## Electrical & Heating

- Gas fired central heating with thermostatic valves
- Recessed chrome downlighters to kitchens, bathrooms, en suites and cloakrooms
- Prewired to accept TV/FM aerial included and Sky to lounge
- TV and BT points to lounge and all bedrooms

## Internal finishes

- Pre-painted white doors with chrome furniture and door hinges
- Smooth painted ceilings
- Wardrobes to master bedroom

## External finishes

- Paved paths and patios
- Outside water tap and power point
- External front & rear lighting to all houses
- Garages to all homes

## Security

- Smoke alarms hardwired to mains supply with battery back up
- 10 year NHBC new home warranty
- Spur fitted for alarm control panel





KINGSWOOD, HEDGE END







CATHERINE'S WALK, GUILDFORD

# Modern homes. Traditional values.

Metis Homes, an award winning, experienced and respected new homes builder.

Metis Homes is an award winning, experienced and respected new homes builder, providing high quality new homes across Surrey, Sussex, Hampshire and Dorset. We choose prime locations where people want to live and offer bespoke homes designed with great care to enhance the local area and exceed our customers' expectations.

Our developments range from traditional homes in the countryside to exciting town centre schemes, and from small apartments to luxury houses. The name 'Metis Homes' was inspired by the Titan goddess Metis, who is associated with good planning, skill and craft – values that are at the heart of everything we do.



KENTS ORCHARD, HOUGHTON



FOREST WALK, BUCKS HORN OAK



EASTGATE, DORCHESTER



KENTS ORCHARD, HOUGHTON





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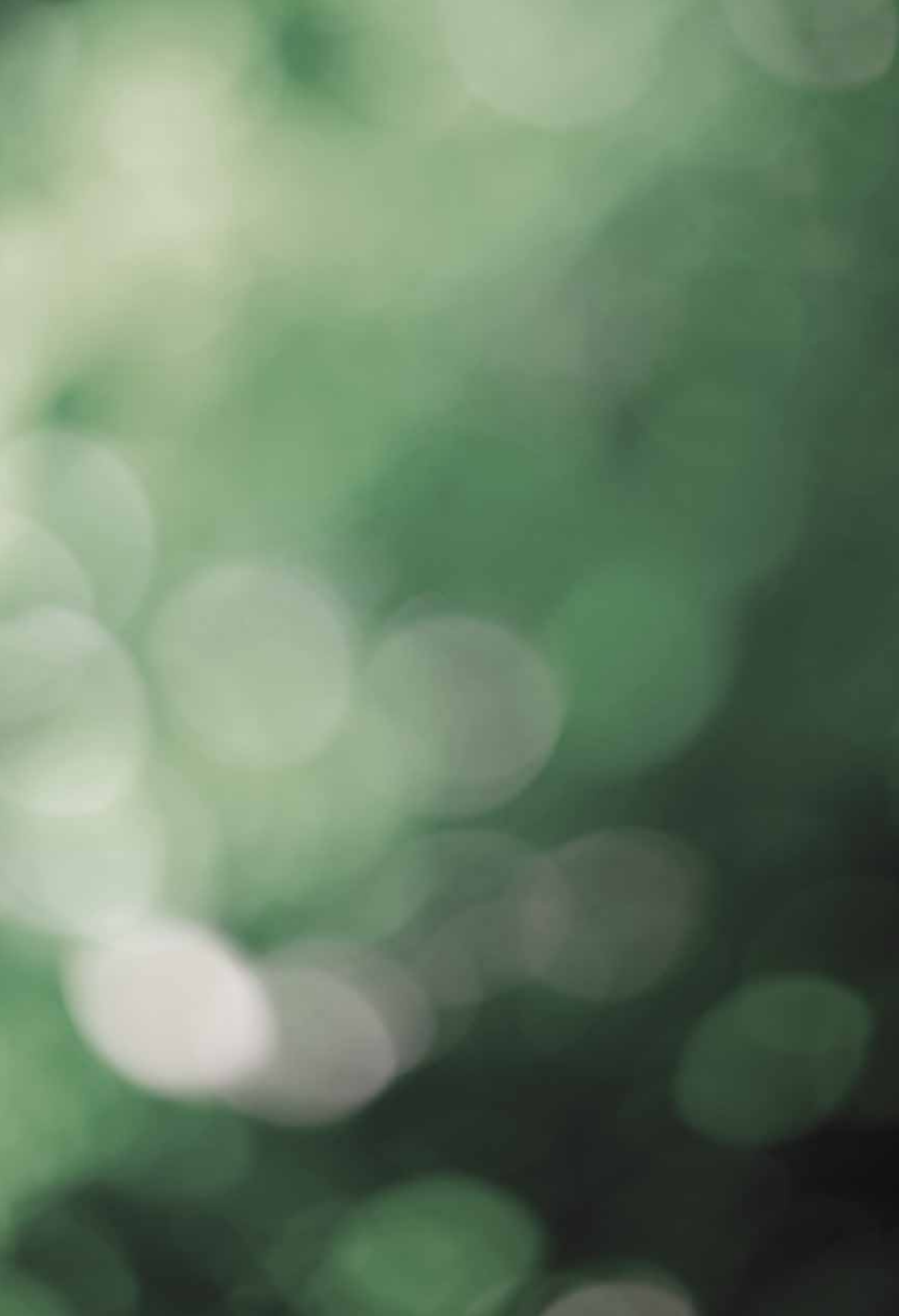
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Metis Homes support



Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to our policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Applicants are advised to contact selling agent to ascertain the availability of any property. Computer generated illustrations indicative only.  
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