



STEADING BARN

Brockham, Surrey

The Opportunity

Are you ready to turn your dream of building a bespoke home into a worry-free reality?

Discover a rare and unique opportunity to collaborate with Concept-Two Homes, and fully customise one of only two new bespoke, detached homes in the heart of Brockham village.

- Fully customise one of only two brand-new detached homes
- Multi award winning Custom Build Developer
- 12 month construction programme
- Fully managed with fixed price build contract
- Popular village location
- Private lane with gated entrance
- Interchangeable floor layouts
- Comprehensive interior package options
- Full planning permission
- Stamp duty saving
- 10 year Warranty

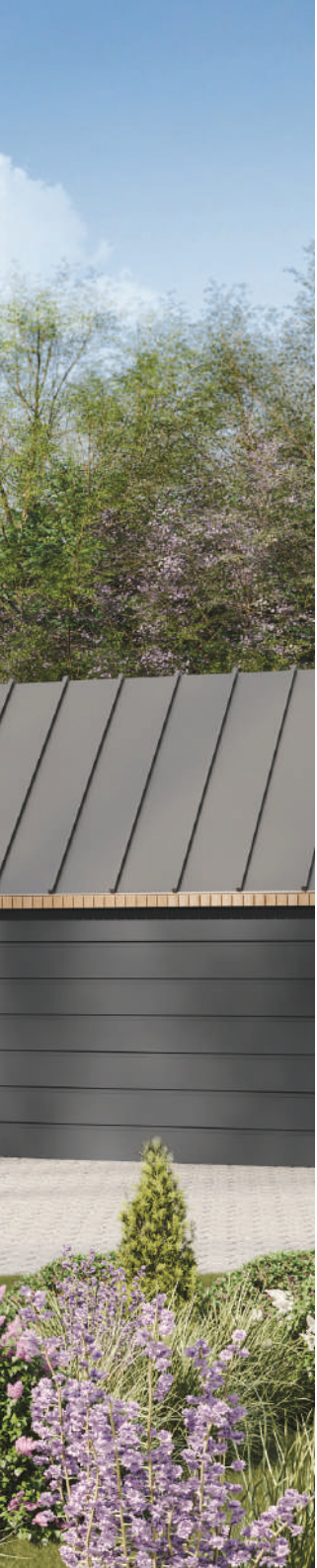
CONCEPT
TWO

JACKSON-STOPS 









Your customisation journey

Select a floor layout tailored to your unique needs and lifestyle.

Choose either our Concept-Two **‘Watertight Shell’** package for essential services such as plastering, plumbing, and electrical work, allowing you to complete the interior fit-out yourself.

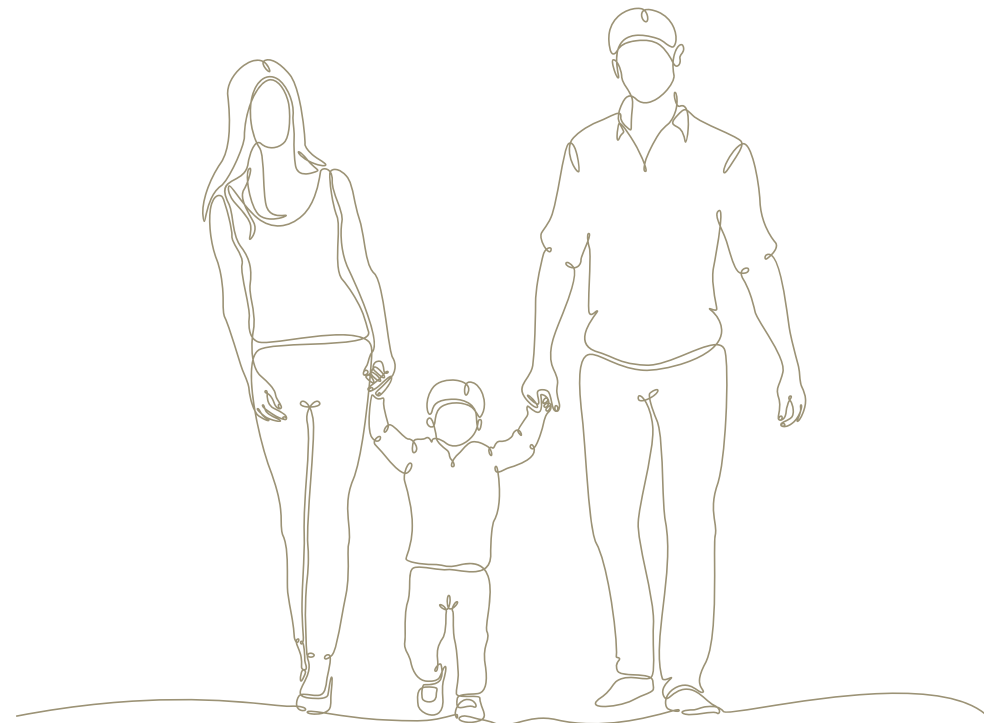
Alternatively, choose our **‘Turnkey’** package for a fully managed solution, offering a comprehensive selection of high-end interior finishes from renowned manufacturers, with access to our trusted partners’ showrooms for a complete range of choices.

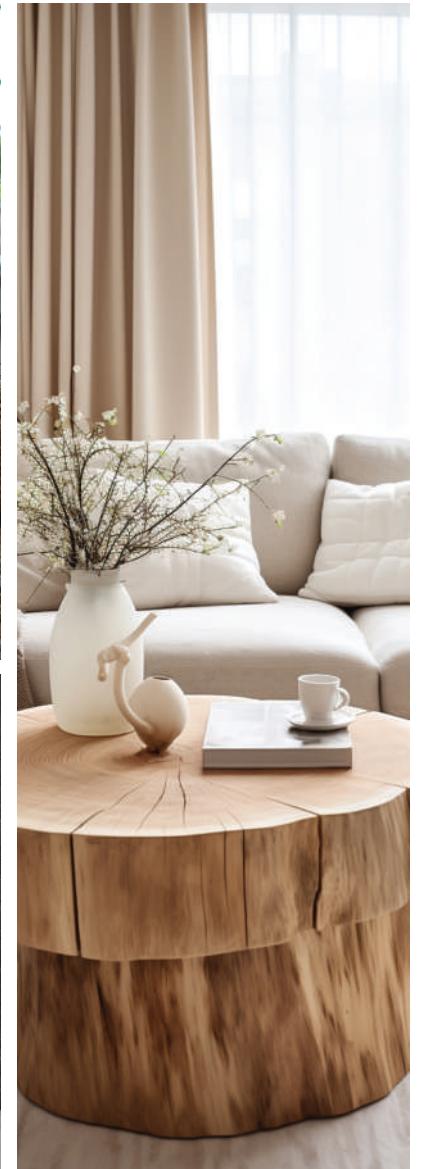
Seize the opportunity

With planning permission secured and conditions already discharged, you have the opportunity to bring your vision to life. Create a home that reflects your style and preferences, ensuring every detail meets your standards of comfort and quality. Our team, including a full-time Site Manager will oversee the construction, ensuring smooth progress and timely completion of your project.

Why choose Concept-Two Homes?

Established in 1971, Concept-Two Homes are a reputable, multi award-winning developer specialising in Custom Builds, renowned for crafting luxurious properties in prestigious locations.







Indicative specifications

Please note that these specifications are not exhaustive and provide a general indication of the finishes available. Clients' specifications are customised to their personal preferences.

Kitchen features

- Nobilia or Sheraton bespoke design kitchen & utility
- Choice of quartz worktops with full height upstands (laminated to utility)
- Full range of Siemens appliances

Bathroom, en-suites and cloakroom

- Full choice of wall mounted vanity units to bathroom, en-suites and cloakroom
- Contemporary white ceramic or mineral marble basins
- Chrome, brushed brass, matt black or stainless brassware
- Illuminated mirrors to bathroom, en-suites and cloakroom

Electrical and multimedia

- Polished or satin chrome sockets and switches throughout.
- Recessed downlights to all rooms
- CAT6, TV and data points to all rooms, suitable for Sky Q or similar

Central heating and hot water

- Air source heat pump with underfloor heating to ground floor
- Contemporary radiators to first floor
- Heatmeiser smart heating system



Security

- Careguard intruder alarm system
- External lighting to front & rear
- CCTV provision

Windows and doors

- Powder coated aluminium windows
- Powder coated aluminium glass sliding doors
- Choice of internal doors with chrome or satin ironmongery

Finishing touches

- Oak veneer or white internal doors with chrome or satin ironmongery
- Westfire or similar woodburning stove
- Oak/softwood painted staircase
- Choice of Amtico Signature flooring
- Choice of Cormar Sensation carpets
- Fully tiled bathrooms/en-suites with choice of porcelain tiles

External Features

- Landscaped front garden/ feature planting
- Turf to rear garden plus terrace area paving
- External socket to rear and garage
- External water tap
- Garages to have electronically operated doors with remote control, power and light
- EV charging point

Aftercare

Both homes come with a 10 year Warranty with the peace of mind of a Concept-Two Homes aftercare package covering the first 2 years upon completion of property.

Services

- Mains electricity, and mains drainage
- BT high speed fibre to the property



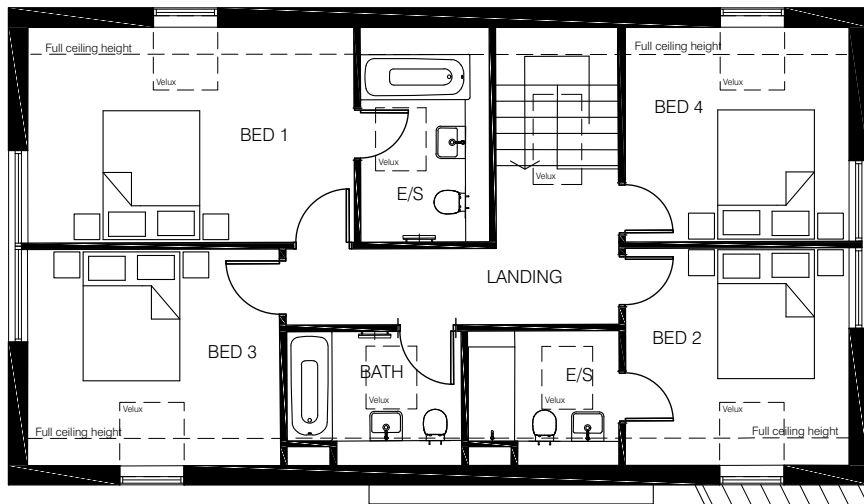
Example floor plans



Hill View

Approximate Gross Internal Area:-
(excluding double garage)
2344 sq. ft / 217.8 sq.m)

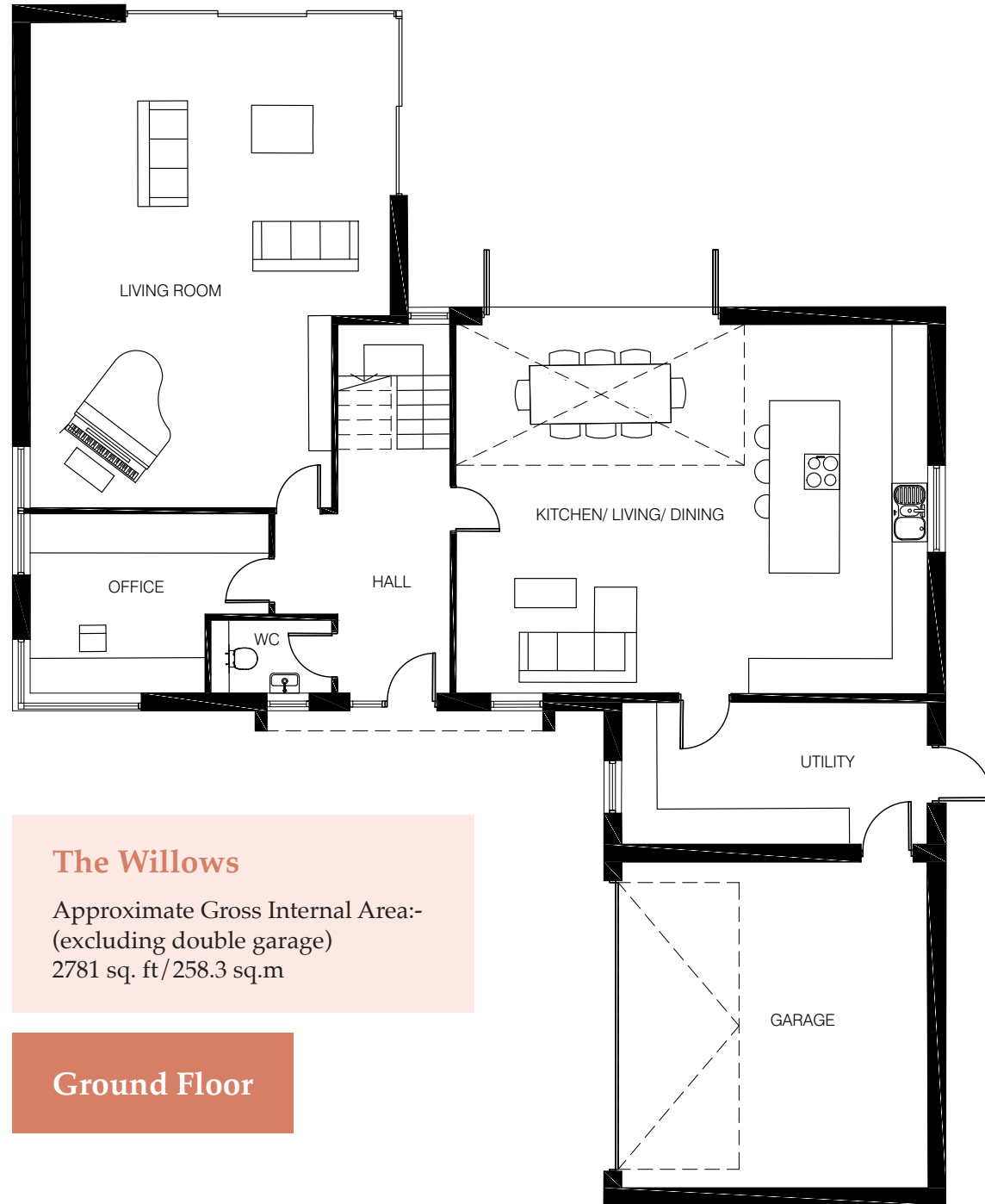
Ground Floor



First Floor



Example floor plans



The Willows

Approximate Gross Internal Area:-
(excluding double garage)
2781 sq. ft/ 258.3 sq.m

Ground Floor



First Floor

172.0 sqm

172.0 sqm





Location & Amenities

Brockham is a picturesque Surrey village, renowned for its charming village green, historic church and miles of stunning countryside. Nestled at the base of Box Hill and Leith Hill, both National Trust areas, it is part of the Surrey Hills Area of Outstanding Natural Beauty, offering scenic views and outdoor activities right at your doorstep.

With the village providing all the essentials for daily living, including a general store, post office, chemist, butcher, café, two pubs and a primary school it is no surprise that residents love living here and rarely move away!

Just a short drive away, the nearby market town centres of Dorking and Reigate offer a diverse range of state and private schools, major supermarkets and independent shops, leisure centres, theatres and cinemas. Both towns, along with Redhill station provide convenient train connections to London Victoria and London Bridge stations in under an hour.





JACKSON-STOPS 

Dorking | 01306 887560 | dorking@jackson-stops.co.uk | jackson-stops.co.uk

CONCEPT
TWO

The CGI imagery of the finished homes are a visual representation. Whilst the particulars and information provided have been prepared with due care, the imagery is designed to give a general idea of the development and how it will look, for illustrative purposes only. As such, the content of this brochure should not be taken as forming part of the specification or contract for purchase. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.