



PILGRIM LANE
— DORKING SURREY —



LATCHMERE



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Latchmere Properties is proud to present Pilgrim Lane,
a collection of new and converted homes conveniently located
on the edge of Dorking's picturesque town centre.

This new development presents an array of living space which includes the sympathetic conversion of a Victorian public house into just 4 individually designed apartments and 2 newly-built attached coach houses. In addition and set within the grounds, there are 4 new attractive mews houses.

Pilgrim Lane is less than half a mile from Dorking's High Street, which includes a pleasing array of shops, bars and restaurants. Dorking's mainline station, less than a mile away, provides a direct commuter service to London in under an hour. Dorking West Station, only a 3 minute walk from the development, is on the North Downs line allowing you to get to Guildford in under 30 minutes.

This idyllic town lies in the heart of the Surrey Hills where you are literally surrounded by an area of outstanding natural beauty, an abundance of leisure activities and wonderful places to visit.

As well as being conveniently close to town, Pilgrim Lane is also well served by road with easy access to junction 9 of the M25, less than 7 miles away.



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APARTMENTS & COACH HOUSES

Four individually designed 1 & 2-bedroom conversion apartments together with two newly-built 2-bedroom coach houses. Both the ground floor apartments and coach houses feature private terrace/gardens and all properties include off-street parking.

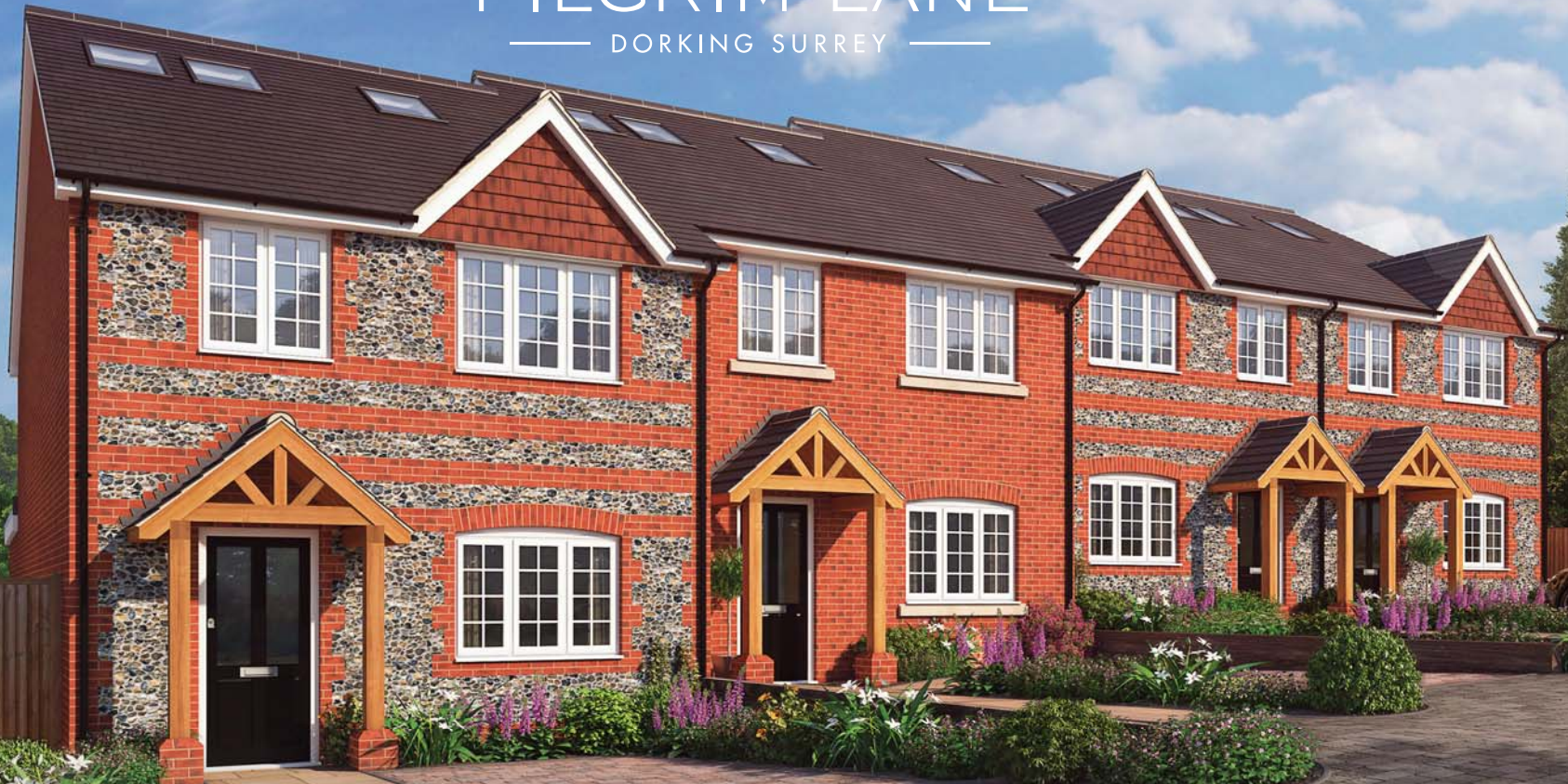


Image is a computer generated artist's impression and is indicative only. Materials, colour and finish are representative only.



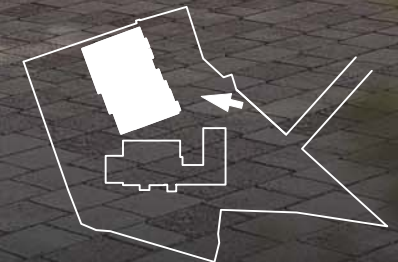
PILGRIM LANE

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MEWS HOUSES

Highly attractive 4-bedroom newly-built mews-style houses over three levels. Each of the four spacious family homes feature open-plan living on the ground floor, private rear terrace/gardens and parking.



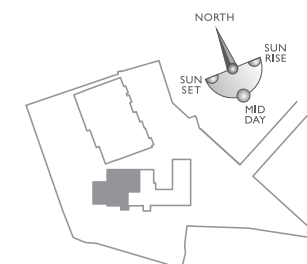
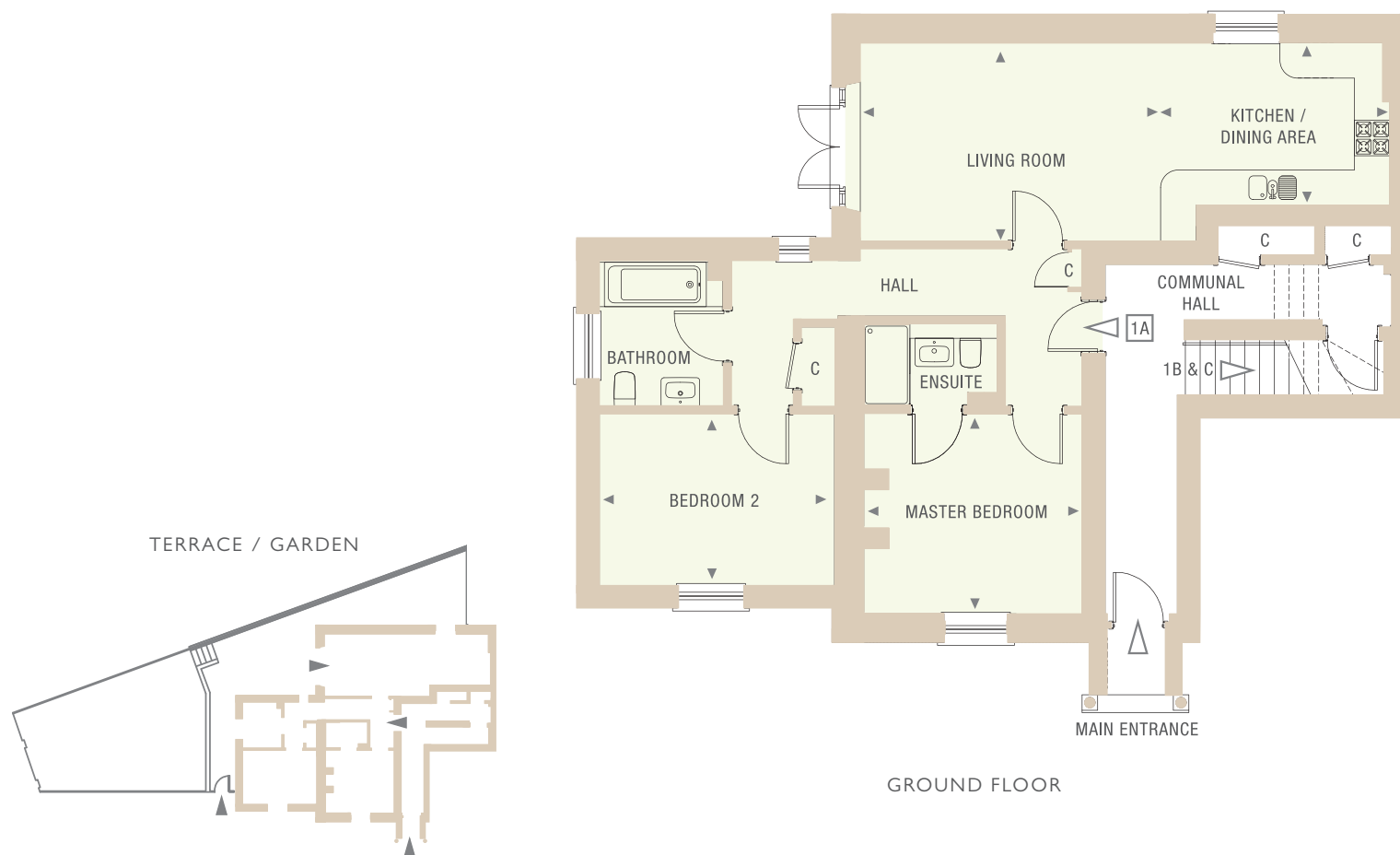
DEVELOPMENT LAYOUT



Drawing is not to scale and indicative only. Materials, colour and finish are representative only.

No.1 APARTMENT A - CONVERSION APARTMENT

TWO-BEDROOM GROUND FLOOR APARTMENT WITH PRIVATE LANDSCAPED TERRACE/GARDEN AND OFF-STREET PARKING
GROSS INTERNAL AREA: 76.65 SQ M / 825 SQ FT



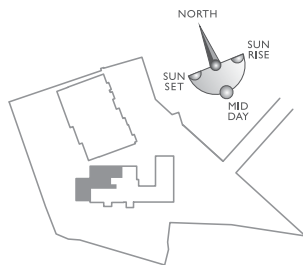
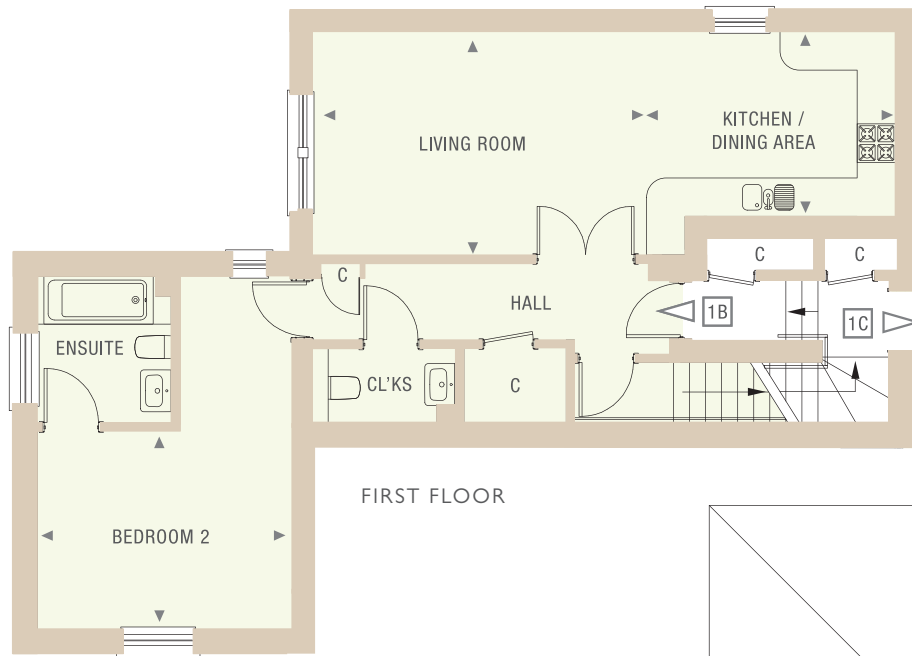
Dimensions	Metric	Imperial	Dimensions	Metric	Imperial
Kitchen / Dining Area	3.9m x 3.9m	12'10" x 12'10"	Master Bedroom	3.9m x 3.0m	12'10" x 9'11"
Living Room	5.0m x 3.9m	16'5" x 12'10"	Bedroom 2	3.7m x 3.4m	12'2" x 11'2"

Drawings are not to scale and indicative only. All dimensions are approximate and are represented by the room arrows positioned in the respective rooms.

No.1 APARTMENT B - CONVERSION APARTMENT

TWO-BEDROOM DUPLEX, FIRST AND SECOND FLOOR APARTMENT WITH OFF-STREET PARKING

GROSS INTERNAL AREA: 111 SQ M / 1195 SQ FT

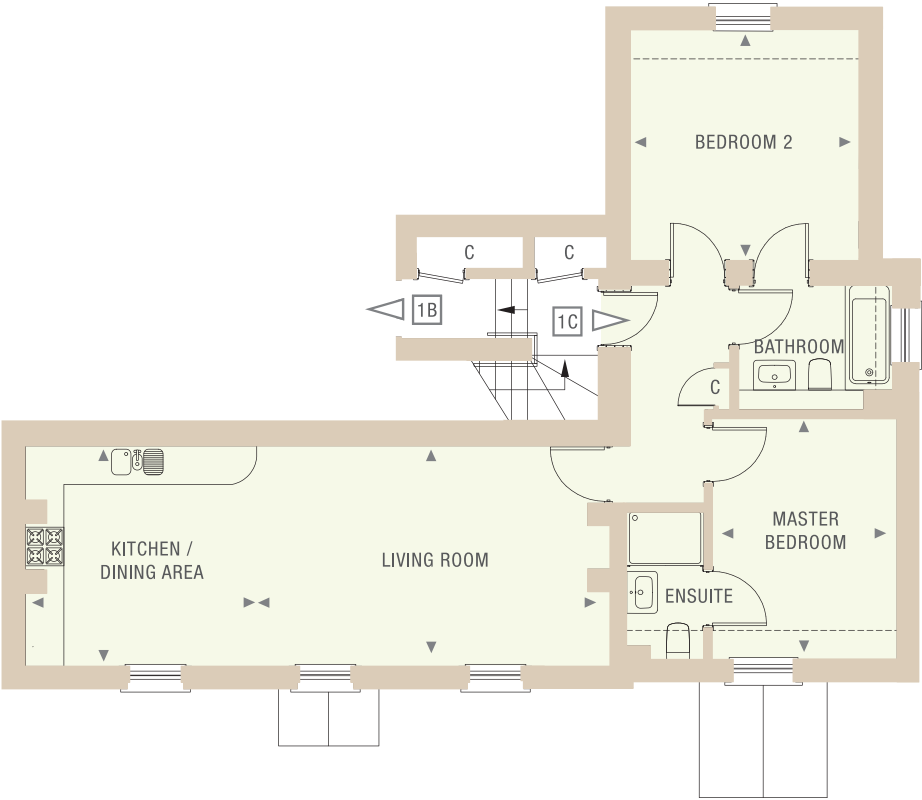


Dimensions	Metric	Imperial	Dimensions	Metric	Imperial
Kitchen / Dining Area	3.8m x 3.5m	12'6" x 11'6"	Master Bedroom	6.8m x 3.8m	22'4" x 12'5"
Living Room	5.1m x 3.5m	16'9" x 11'6"			
Bedroom 2	4.0m x 3.2m	13'1" x 10'6"			

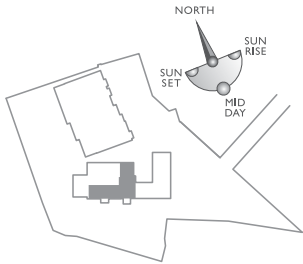
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No.1 APARTMENT C - CONVERSION APARTMENT

TWO-BEDROOM FIRST FLOOR APARTMENT WITH OFF-STREET PARKING
GROSS INTERNAL AREA: 68.8 SQ M / 740 SQ FT



FIRST FLOOR



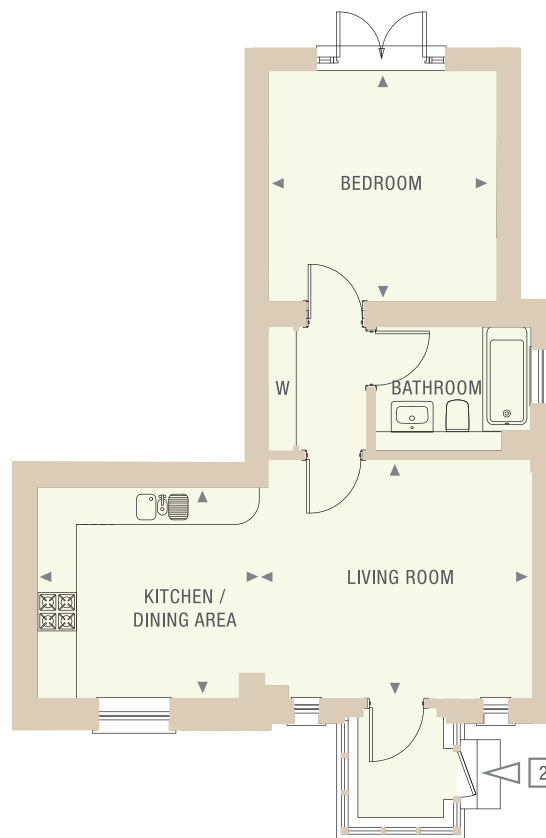
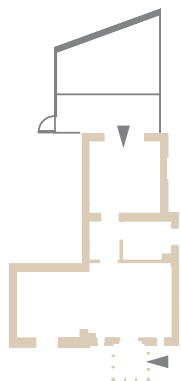
Dimensions	Metric	Imperial	Dimensions	Metric	Imperial
Kitchen / Dining Area	3.5m x 3.5m	11'6" x 11'6"	Master Bedroom	2.8m x 3.7m	9'2" x 12'2"
Living Room	5.1m x 3.5m	16'8" x 11'6"	Bedroom 2	3.5m x 3.5m	11'6" x 11'6"

Drawings are not to scale and indicative only. All dimensions are approximate and are represented by the room arrows positioned in the respective rooms.

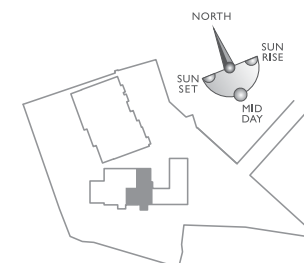
No.2 - CONVERSION APARTMENT

ONE-BEDROOM GROUND FLOOR APARTMENT WITH PRIVATE LANDSCAPED TERRACE/GARDEN AND OFF-STREET PARKING
GROSS INTERNAL AREA: 53.45 SQ M / 575 SQ FT

TERRACE / GARDEN



GROUND FLOOR

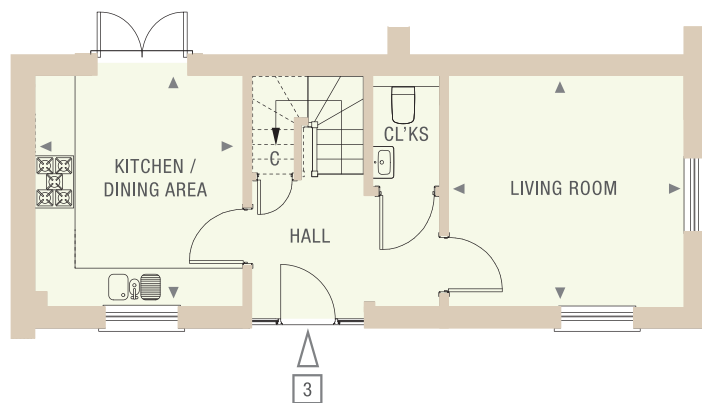


Dimensions	Metric	Imperial	Dimensions	Metric	Imperial
Kitchen / Dining Area	3.6m x 3.4m	11'8" x 11'2"	Bedroom	3.5m x 3.5m	11'6" x 11'6"
Living Room	4.1m x 3.8m	13'5" x 12'6"			

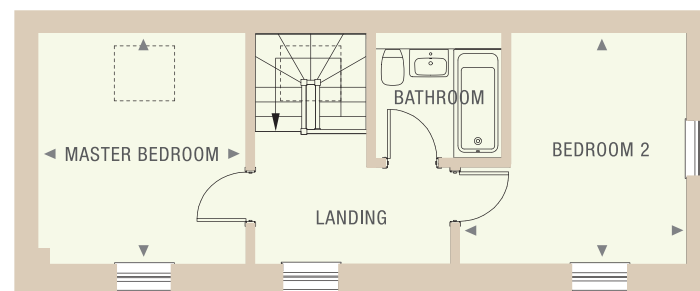
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No.3 - COACH HOUSE

TWO-BEDROOM HOUSE WITH PRIVATE TERRACE AND OFF-STREET PARKING
GROSS INTERNAL AREA: 75.25 SQ M / 810 SQ FT

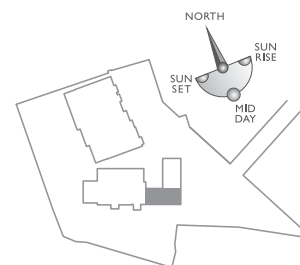
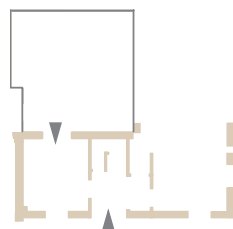


GROUND FLOOR



FIRST FLOOR

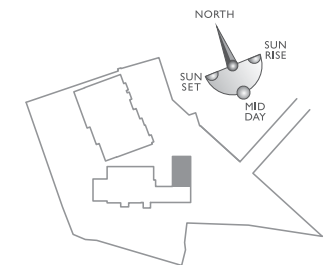
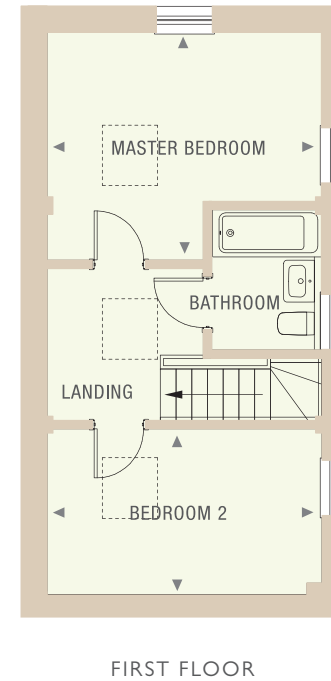
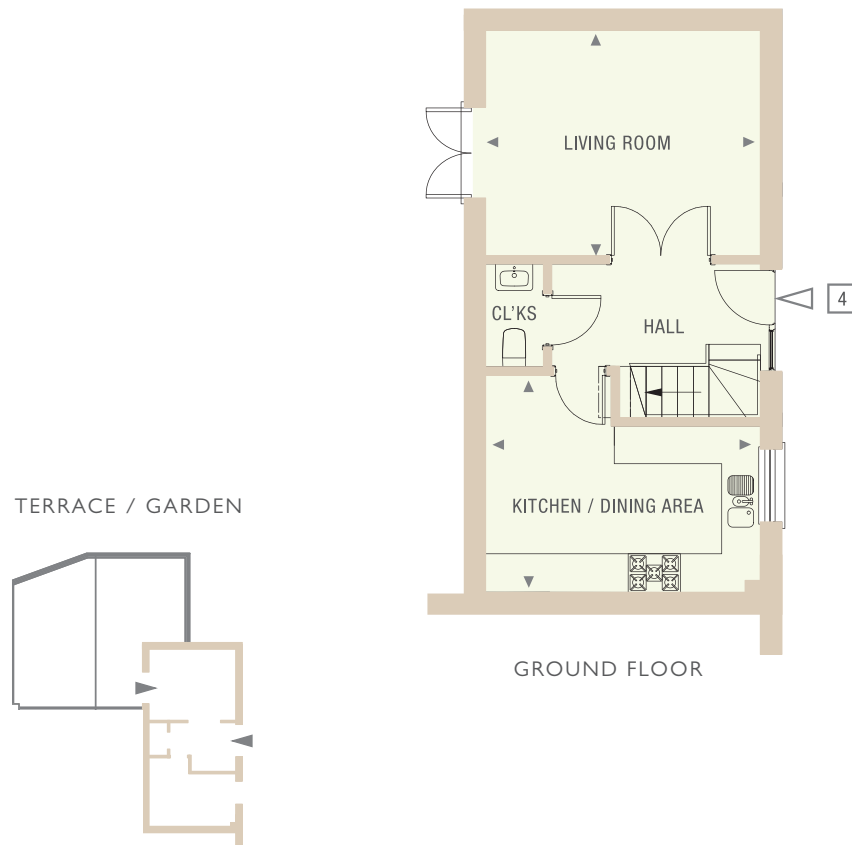
TERRACE



Dimensions	Metric	Imperial	Dimensions	Metric	Imperial
Kitchen / Dining Area	3.3m x 3.7m	10'10" x 12'2"	Master Bedroom	3.3m x 3.6m	10'10" x 11'8"
Living Room	3.8m x 3.7m	12'6" x 12'2"	Bedroom 2	2.9m x 3.6m	9'6" x 11'8"

No.4 - COACH HOUSE

TWO-BEDROOM HOUSE WITH PRIVATE LANDSCAPED TERRACE/GARDEN AND OFF-STREET PARKING
GROSS INTERNAL AREA: 75.25 SQ M / 808 SQ FT



Dimensions	Metric	Imperial	Dimensions	Metric	Imperial
Kitchen / Dining Area	4.3m x 3.3m	14'1" x 10'10"	Master Bedroom	4.3m x 3.5m	14'1" x 11'10"
Living Room	4.3m x 3.5m	14'1" x 11'10"	Bedroom 2	4.3m x 2.5m	14'1" x 8'2"

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No.5 - MEWS HOUSE

FOUR-BEDROOM HOME OVER 3-LEVELS WITH PRIVATE LANDSCAPED TERRACE/GARDEN AND PARKING
GROSS INTERNAL AREA: 153.3 SQ M / 1650 SQ FT

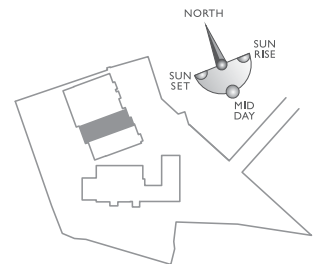
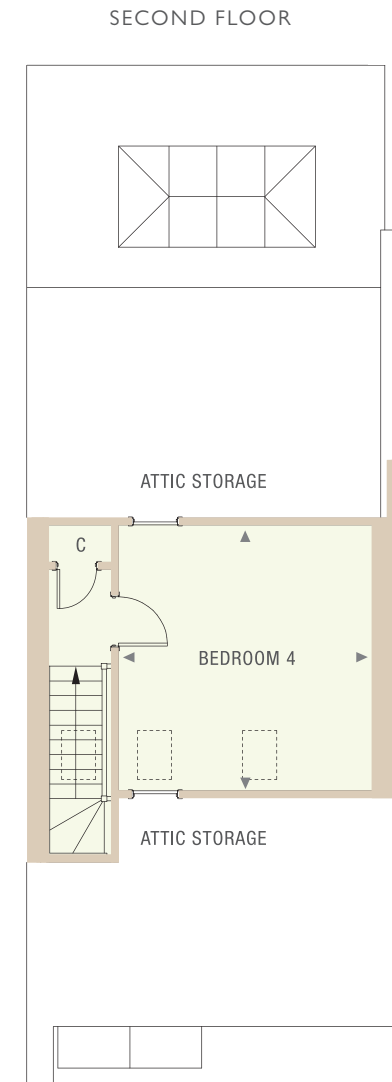
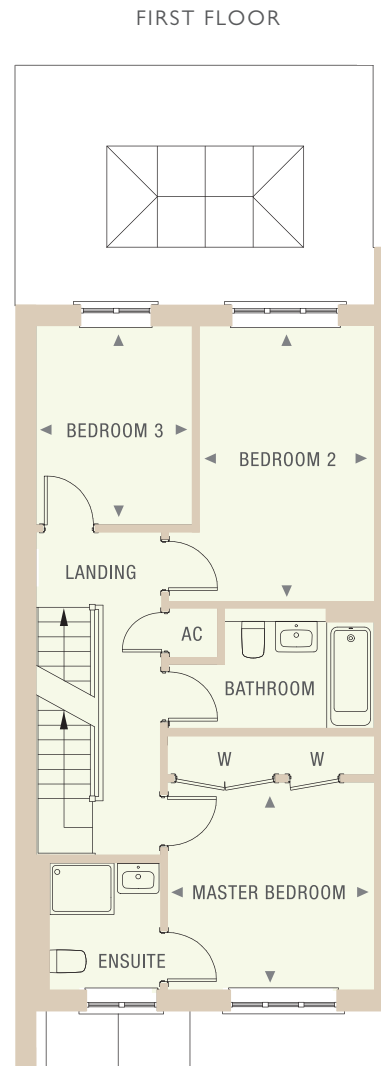
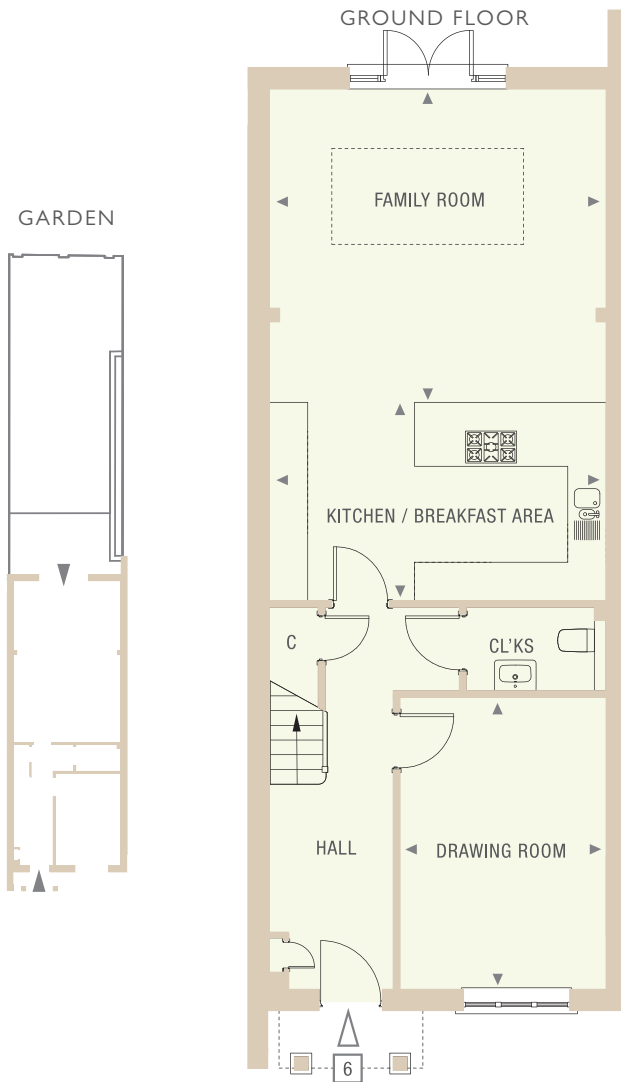


Dimensions	Metric	Imperial	Dimensions	Metric	Imperial	Dimensions	Metric	Imperial
Kitchen / Breakfast Area	5.2m x 4.4m	17'1" x 14'5"	Master Bedroom	3.2m x 3.2m	10'6" x 10'6"	Bedroom 4	2.8m x 4.1m	9'2" x 13'5"
Family Room	5.2m x 3.6m	17'1" x 11'10"	Bedroom 2	2.8m x 4.3m	9'2" x 14'1"			
Drawing Room	3.3m x 4.6m	10'10" x 15'1"	Bedroom 3	2.5m x 3.2m	8'2" x 10'6"			

Drawings are not to scale and indicative only. All dimensions are approximate and are represented by the room arrows positioned in the respective rooms.

No.6 - MEWS HOUSE

FOUR-BEDROOM HOME OVER 3-LEVELS WITH PRIVATE LANDSCAPED TERRACE/GARDEN AND PARKING
GROSS INTERNAL AREA: 153.3 SQ M / 1650 SQ FT



Dimensions	Metric	Imperial	Dimensions	Metric	Imperial	Dimensions	Metric	Imperial
Kitchen / Breakfast Area	5.2m x 4.4m	17'1" x 14'5"	Master Bedroom	3.2m x 3.2m	10'6" x 10'6"	Bedroom 4	4.0m x 4.1m	13'1" x 13'5"
Family Room	5.2m x 3.6m	17'1" x 11'10"	Bedroom 2	2.8m x 4.3m	9'2" x 14'1"			
Drawing Room	3.3m x 4.6m	10'10" x 15'1"	Bedroom 3	2.5m x 3.2m	8'2" x 10'6"			

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No.7 - MEWS HOUSE

FOUR-BEDROOM HOME OVER 3-LEVELS WITH PRIVATE LANDSCAPED TERRACE/GARDEN AND PARKING
GROSS INTERNAL AREA: 153.3 SQ M / 1650 SQ FT



Dimensions	Metric	Imperial
Kitchen / Breakfast Area	5.2m x 4.4m	17'1" x 14'5"
Family Room	5.2m x 3.6m	17'1" x 11'10"
Drawing Room	3.3m x 4.6m	10'10" x 15'1"

Dimensions	Metric	Imperial
Master Bedroom	3.2m x 3.2m	10'6" x 10'6"
Bedroom 2	2.8m x 4.3m	9'2" x 14'1"
Bedroom 3	2.5m x 3.2m	8'2" x 10'6"

Dimensions	Metric	Imperial
Bedroom 4	4.0m x 4.1m	13'1" x 13'5"

Drawings are not to scale and indicative only. All dimensions are approximate and are represented by the room arrows positioned in the respective rooms.

No.8 - MEWS HOUSE

FOUR-BEDROOM HOME OVER 3-LEVELS WITH PRIVATE LANDSCAPED TERRACE/GARDEN AND PARKING
GROSS INTERNAL AREA: 153.3 SQ M / 1650 SQ FT



Dimensions	Metric	Imperial	Dimensions	Metric	Imperial	Dimensions	Metric	Imperial
Kitchen / Breakfast Area	5.2m x 4.4m	17'1" x 14'5"	Master Bedroom	3.2m x 3.2m	10'6" x 10'6"	Bedroom 4	4.0m x 4.1m	13'1" x 13'5"
Family Room	5.2m x 3.6m	17'1" x 11'10"	Bedroom 2	2.8m x 4.3m	9'2" x 14'1"			
Drawing Room	3.3m x 4.6m	10'10" x 15'1"	Bedroom 3	2.5m x 3.2m	8'2" x 10'6"			

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NATURALLY BEAUTIFUL HOMES THROUGHOUT SURREY

Founded in 1971, Latchmere has become one of the leading developers of fine homes in Surrey.

Outstanding architecture, exceptional design and luxurious, contemporary specification are all hallmarks of the individual homes created by Latchmere.

Over the years, Latchmere's creation of traditional homes, constructed of high quality materials and displaying careful attention to detail, has ensured the company's continued success.

This success has, in turn, been recognised by the judging panel of a number of prestigious property Awards; ranging from design and build to conservation and landscaping.





PILGRIM LANE

— DORKING SURREY —

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LATCHMERE

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