

INFORMATION AT A GLANCE

Developer	Virtue Property Group
Category entered	Best out of London Home 2023 Evening Standard New Homes Awards
Address	Tarida, Meath Green Lane, Horley, Surrey, RH6 8HY
Architect	Philip Roy Architects
Development Type	A single detached residence set in a quiet leafy residential country lane, comprising 4 bedrooms, 3 bathrooms, extensive living spaces, natural swimming pool and pool house set in beautiful landscaped grounds.
Price Band	£1.695m
Status	Occupied
Viewing	Judges are invited to contact The Promotional Edge to arrange an appointment for viewing
Web	virtuepropertygroup.co.uk
Contact	Natalie Branton
Entry made by	Jacqueline West, The Promotional Edge [UK] Ltd on behalf of Virtue Property Group
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2023 EVENING STANDARD NEW HOMES AWARDS
BEST OUT OF LONDON HOME

TARIDA

MEATH GREEN LANE • SURREY

A stunning new country style property, set against a backdrop of beautiful mature landscaping that showcases the natural swimming pool perfectly.



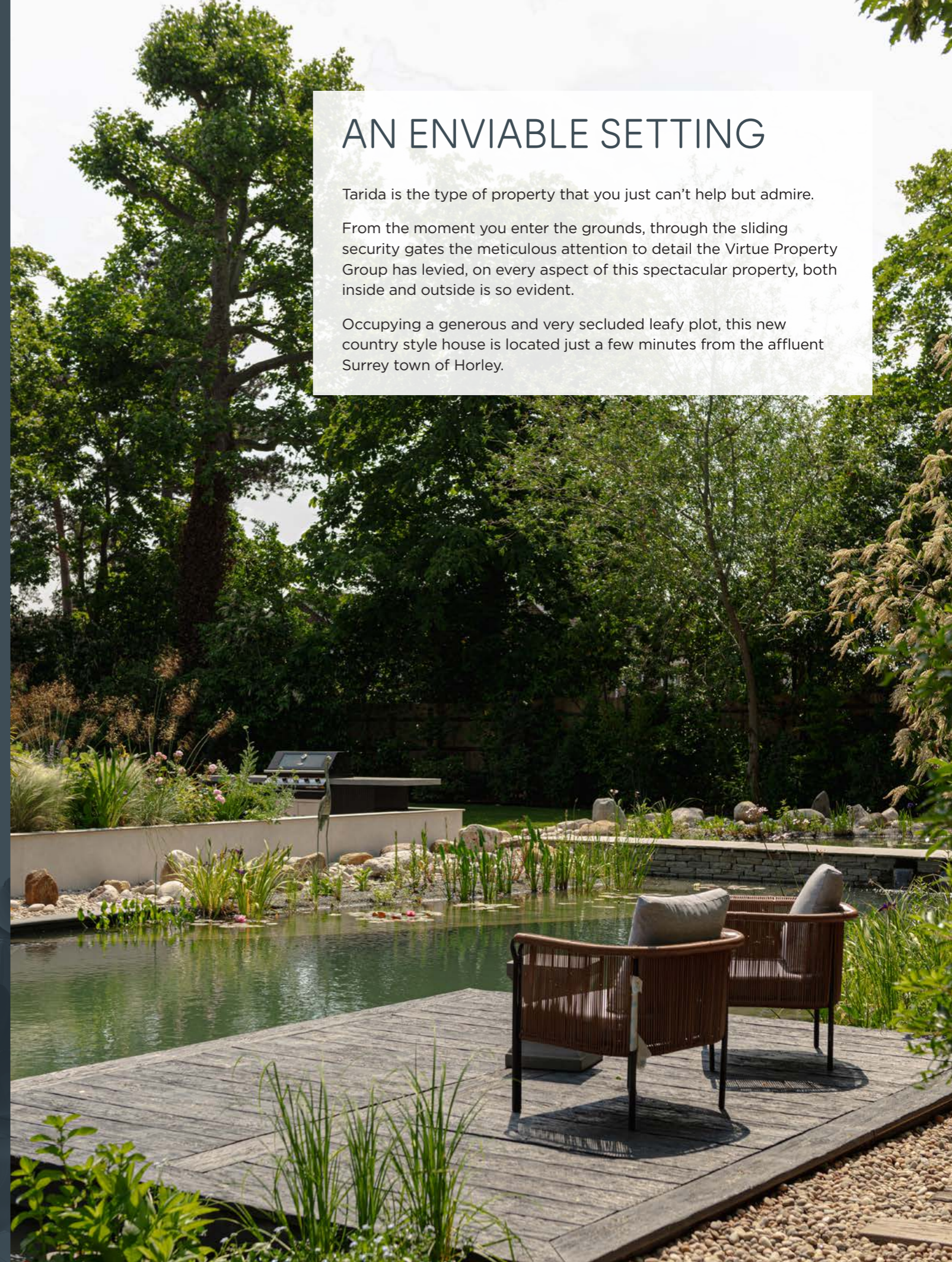


AN ENVIABLE SETTING

Tarida is the type of property that you just can't help but admire.

From the moment you enter the grounds, through the sliding security gates the meticulous attention to detail the Virtue Property Group has levied, on every aspect of this spectacular property, both inside and outside is so evident.

Occupying a generous and very secluded leafy plot, this new country style house is located just a few minutes from the affluent Surrey town of Horley.





UNIQUELY DIFFERENT

Tarida is a striking property that has been designed to take full advantage of its leafy and secluded location. All the rooms are bright and spacious, with commanding views over the lawns, expansive sunken seating areas, terraces and natural swimming pool.

What has been created is undeniably not just architectural genius, but a testimony

to Virtue Property Group's tenacity, and their vision to build a beautiful one-off new property that is uniquely different.

This is a property where investment in time, attention to detail, exacting standards and the developers' commitment to build a single residence with unique differences has truly paid dividends.



EFFORTLESS STYLE AND ELEGANCE

Tarida offers four large double bedrooms, three magnificent bathrooms/en-suites, a fabulous kitchen with a central island and wonderful entertaining spaces that have been perfectly considered for family living and entertaining.





But the 'piece de resistance' has to be the spectacular natural swimming pool and pool house, which provides a bar and lounge area, fully equipped gym, music studio, in addition to a shower room and steam room with Italian marble tiling and lighting system.

The combination of the swimming pool, with its naturally cleansing planting,

set against the mature landscaping is a stunning backdrop for this magnificent new house with its pitched gables, wood windows and wide oak front door.

Every element of Tarida's design and specification is intended to enhance its natural surroundings, which it does effortlessly and impeccably.

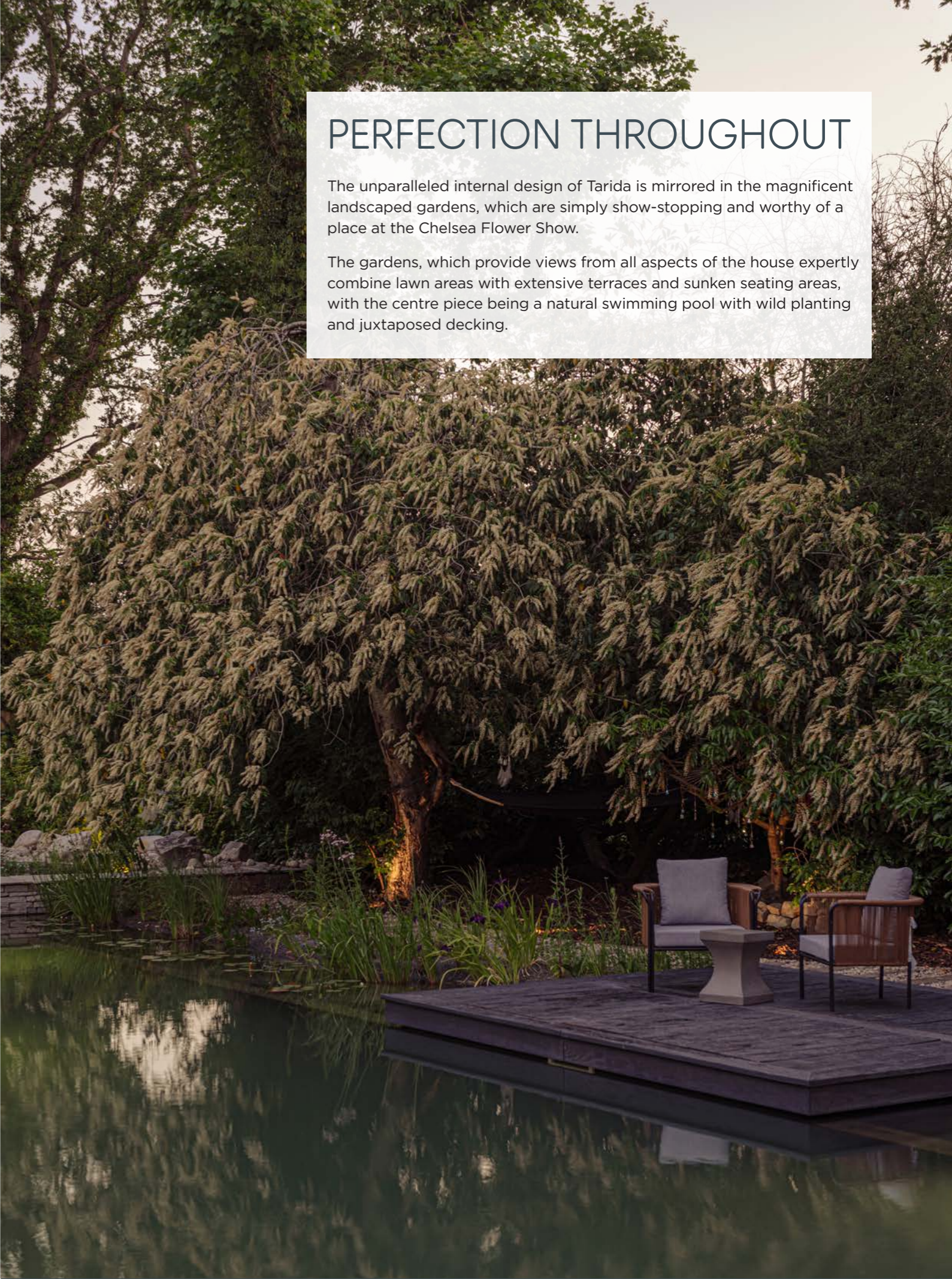




PERFECTION THROUGHOUT

The unparalleled internal design of Tarida is mirrored in the magnificent landscaped gardens, which are simply show-stopping and worthy of a place at the Chelsea Flower Show.

The gardens, which provide views from all aspects of the house expertly combine lawn areas with extensive terraces and sunken seating areas, with the centre piece being a natural swimming pool with wild planting and juxtaposed decking.





The pool house adds the finishing flourish. With its extensive expanse of bi-folding doors opening directly onto the pool, this wonderfully spacious room combines the opulence of a bespoke bar with a lounge area, a spacious shower and steam room with oversized marble tiling, mood changing lighting, a fully equipped gym and a sound studio.

Throughout the property, grounds and pool house the Virtue Property Group has installed a sophisticated ambient

lighting and music system, which is zoned and can be controlled from touch screens located discreetly in various locations. The same system also links to the CCTV entry system and controls the sliding entrance security gates, all of which can be accessed and managed remotely.

Combining a contemporary specification and classical architecture the Virtue Property Group has created a masterpiece.





ECO FRIENDLY SWIMMING POOL

The natural swimming pool has been designed and installed by 'The Natural Swimming Pool Company', and its natural design and the biological self-cleansing forces of the pool are extremely effective.

Impurities are absorbed by the plants as nutrients, and harmful bacteria are destroyed by natural water organisms. Due to the biological self-cleansing properties of the pool absolutely no chemicals are required and technology is used to support and enhance the

natural processes. The pool is fortified with zooplankton (water fleas, rotifers, paramecia), which play an important role in keeping the water clean on a continual basis.

The pool at Tarida has been planted with an array of lilies, reeds, rushes and iris, water mint and forget-me-not, all of which are perfect for attracting hovering dragonflies, dipping swallows and other insects that thrive in a natural habitat.



A SHOWCASE OF EXCELLENCE

Tarida encapsulates flair, design precision and incorporates not just stunning architectural features, but also an exceptional specification that has been expertly sourced.

Throughout the property every inch of space has been utilised and incorporates under-eaves and hallway storage cupboards, with doors that precisely match the internal doors and make a bold statement as part of the overall design.

The master bedroom incorporates a vast walk-in wardrobe and an en-suite, and quite unusually a black oval Italian bath takes centre stage in the bedroom, which is so very opulent.

The space, sense of freedom and the perfect balance between the developer's vision and the architect's interpretation is so evident - Tarida doesn't tick the ordinary box.



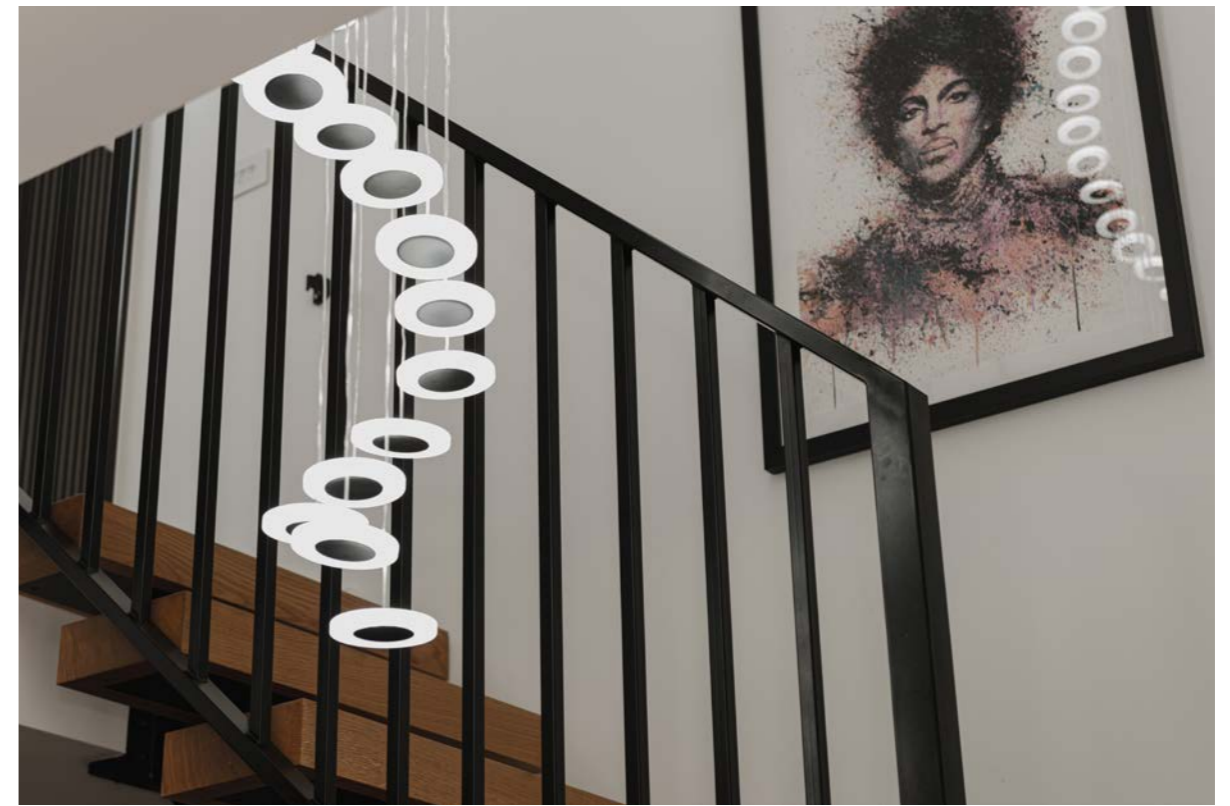
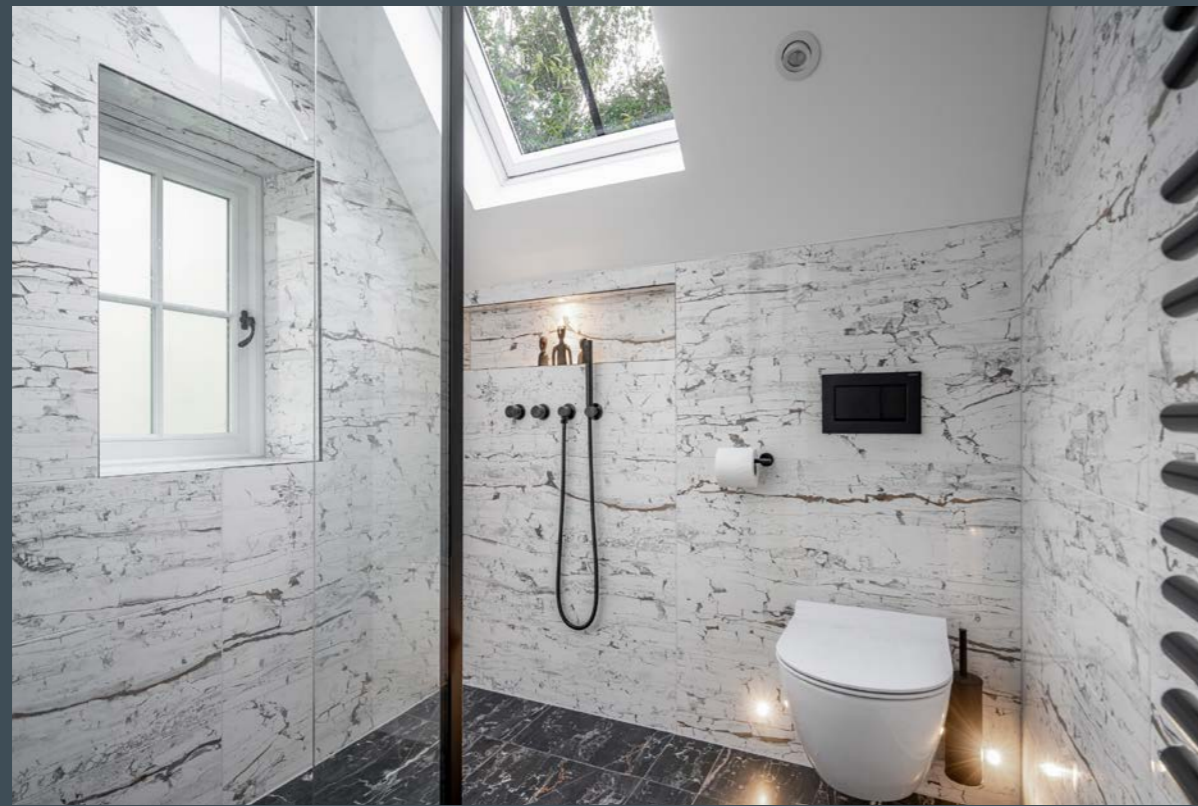
A POLISHED ENTRANCE

Through the solid oak front door the property beckons you and presents a wonderful light and spacious entrance hall with designer lighting, a bespoke wood and metal staircase and the most spectacular polished concrete floor, which extends throughout the ground floor.

The kitchen comprises a wonderfully large central island with granite worktops and floor to ceiling handmade cabinets, with built-in appliances. There are double doors from the kitchen opening on to one of the many outdoor seating areas.

Dividing the kitchen from the lounge are sliding glass doors, when they're open the two rooms become a free-flow of light and airy space, with both rooms enjoying commanding views of the natural pool.

The cloakroom is decorated with large ceramic tiling in a dark charcoal colour, a central niche, LED downlights and a charcoal colour WC and freestanding granite wash hand basin complete the designer look.





SMALL TOWN LOCATION

The desirable small town of Horley, located in the scenic county of Surrey is the perfect location for family life, commuters and those who desire a quieter style of life.

The area offers an abundance of exceptional schools, both private and state, excellent transport facilities, sports and leisure facilities, shopping, leisure centre and plenty of green spaces including Riverside Park.

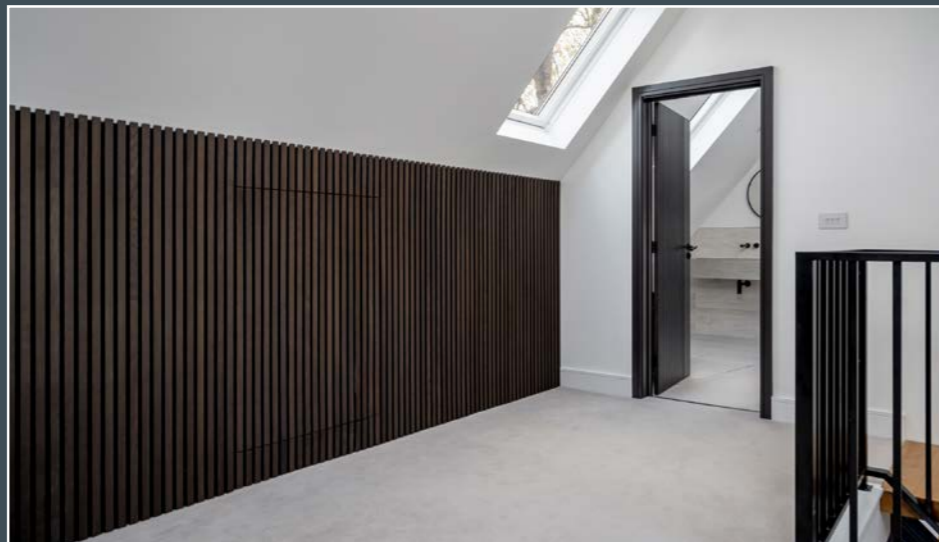
Offering an array of everyday shops including Waitrose, Horley is praised for its enviable location. Sitting 30 miles from London and Brighton on the south coast and Gatwick Airport merely a five-minute drive and frequent rail services to the capital, it is extremely well connected.

Approximately six miles away is the charming and historic town of Reigate, which offers a wide selection of individual boutiques, restaurants and bars and some of the most popular parks in the area such as Priory and Gatton Parks.

The area is also blessed with some excellent nearby golf courses and for horse racing enthusiasts Epsom Downs is just 30 minutes by car and Sandown Park and Ascot are also within easy reach.

Horley is also very conveniently located for easy access to the M25, Gatwick and Heathrow airports and the very popular coastal town of Brighton via the A23.

Tarida is ideally situated for those who want to enjoy town and country living in equal measure.



SPECIFICATION

KITCHEN

AEG built-in appliances
Under worktop Caple wine cooler
Bespoke anthracite and walnut units
Hob with built-in Caple extractor fan rising from the worktop
Granite work tops and full height upstands
Charcoal grey under-mounted sink and matching taps
Designer over counter pendant lighting

DOORS AND PANELLING

Sliding doors from kitchen to lounge with 10mm toughened glass, glass to hinges and black ironmongery
Bespoke Portofino panelling made in Italy for under eaves storage and feature storage cupboards
Front door solid Oak with triple glazed Chancery Onyx and Brass Cami

LIGHTING

Recessed Ravel downlights throughout
Designer light to main hallway
External wall lights and up-lights from the Knightsbridge collection in black powder coated aluminium

FLOORING

Main house ground floor – polished concrete
Pool House – polished concrete
Bedrooms and landing luxury deep pile carpet



HEATING, SECURITY AND MUSIC SYSTEM

Air Source Heat Pump, underfloor heating, Heatmiser controls

Security Texecom alarm with Luma Camera's

Music system Savant touch pad with intercom and DJ stand linked to the Savant, Bower & Wilkins internal and external system

BATHROOMS, EN-SUITES, CLOAKROOM, STEAM ROOM AND SHOWER

Bath brands taps and showers

Natural Stone Cocoon Bath in the master bedroom with Samuel Heath taps

Lusso Stone shower valves, Gerebit wall hung frames and ceramic tiling

Steam room with Nuvola touch screen control

Tiling from Rak Ocean Preziosi, AXOR range with Coalbrook taps

POOL HOUSE AND EXTERNAL

Bar worktop 20mm Dekton Trilium with built in wireless bar phone charger

Caple wine cooler is Caple

Quooker tap with sparkling and filtered water

Walnut shelving

Dowsing and Reynolds bar lighting with LED built in lighting strips

Internal doors from Zakuna

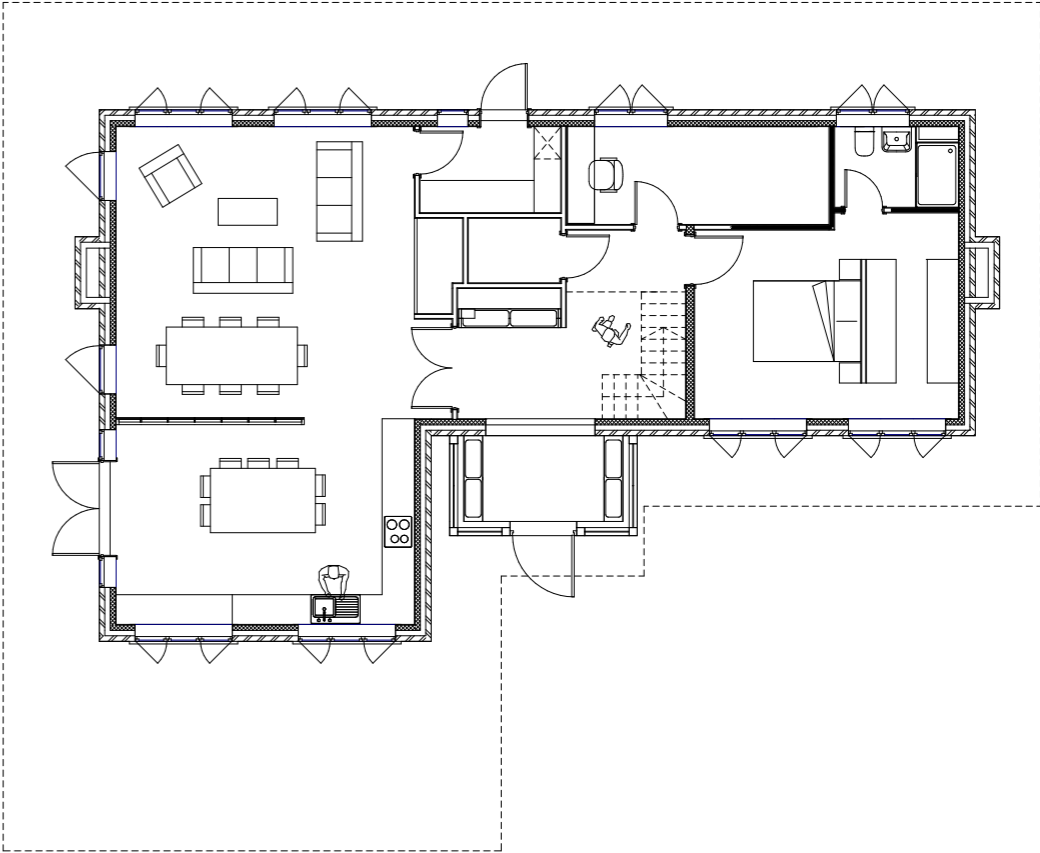
Aluminium Smart double glazed bi-fold doors with 3 leaf sections

Pool landscaping glass - 21.5mm laminated toughened panels with aluminium cladding panels

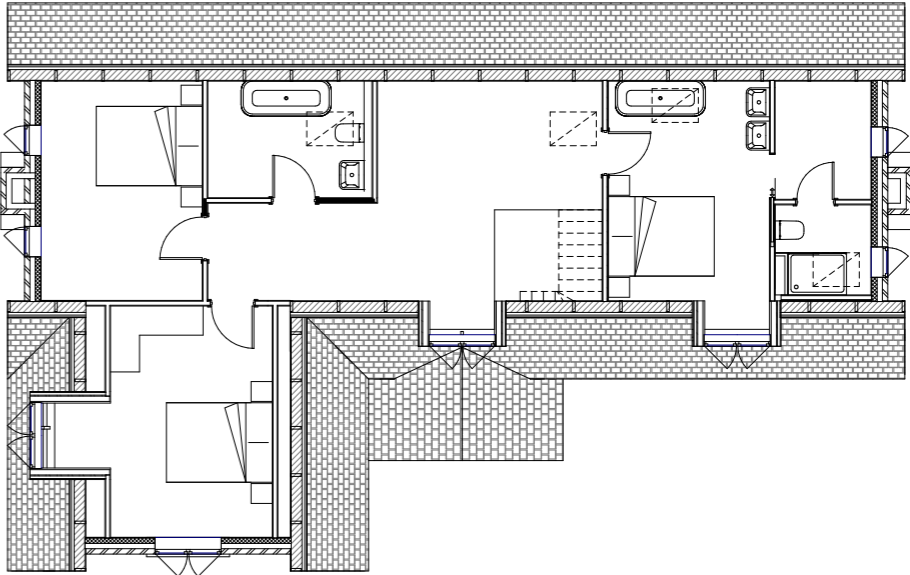
Paving and terraces - London Stone Porcelain large format slabs

FLOOR PLANS

GROUND FLOOR



FIRST FLOOR





VIRTUE PROPERTY GROUP COMPANY PROFILE

Founded in 2015 by Sean Branton, Virtue Property Group is a family owned and managed business that focuses firmly on the desires and requirements of its customers. Having started out as a building company, the Virtue Property Group has acquired a strong knowledge that has successfully led them to become a development company that places a large emphasis on design excellence using traditional building practices and only the finest materials, fixtures and fittings.

Virtue Property Group undertakes projects of every scale and, unlike other developers, offers a complete end to end service which includes: land acquisition, planning, construction and project management. As a result, the success of its developments and delivery timelines do not depend on third party contractors. The company specialises in maximising planning and creating individual developments that suit the demands of the 21st century, on all levels.

With over 50 years' experience in the construction and development industry, the Virtue Property Group has extensive industry knowledge and contacts. This, together with a strong network of certified contractors and dependable tradesman, ensures a seamless and hassle-free development process and supports efficient land acquisition and high quality developments, whether the land is residential gardens, open green spaces or brownfield.

Over the years, the expert team has delivered a flexible service for a diverse range of sites and has worked with individuals and businesses to source and develop land, maximising land values and delivering stunning, sustainable properties, in idyllic locations that meet the exacting demands of purchasers and local authorities.

Virtue Property Group designs and builds luxury homes with a strong prominence being levied on design detail, superior specifications and the use of materials that are architecturally in-keeping.