



AQUINNA HOMES

*aspire...*

# PENDLETON PLACE

COTLAND ACRES | REDHILL | RH1 6JU

AN EXCLUSIVE DEVELOPMENT OF JUST EIGHT, EXCEPTIONAL TWO, THREE, FOUR AND FIVE BEDROOM FAMILY HOMES.  
ALL WITH PRIVATE GARDENS AND OFF-STREET PARKING IN DESIRABLE REDHILL.

[WWW.AQUINNAHOMES.COM](http://WWW.AQUINNAHOMES.COM)

AQUINNA HOMES IS PROUD TO PRESENT AN EXCEPTIONAL DEVELOPMENT OF EIGHT DISTINCTIVE FAMILY HOMES IN THE DESIRABLE AREA OF REDHILL, SURREY.

This exclusive collection offers a variety of homes designed to cater to diverse family needs and lifestyles.

Two, two-bedroom, semi-detached homes are ideal for those looking for a modern, efficient living space that doesn't compromise on comfort or style.

Two, linked detached three-bedroom homes are designed to offer a harmonious blend of comfort, functionality, and modern living, making them ideal for families and professionals seeking a versatile home.

Just one four-bedroom detached home is available at this development offering a blend of luxury, comfort, and practicality, making it an ideal choice for large families, frequent hosts, or professionals seeking a spacious living environment.

Finally, there are three, three-storey, five-bedroom detached homes all with garages and additional driveway parking, separate living area, study, and dressing room. These homes offer a blend of luxury, space, and practicality, making them ideal for large families, multigenerational living, or those who enjoy entertaining.

Redhill is renowned for its strategic location, providing excellent transport links and proximity to natural beauty, making it an ideal place to live, work, and visit. This development offers a perfect blend of modern living, functional design, and an excellent location, making it a desirable choice for various family dynamics.



## A BUSTLING COMMUTER TOWN

Redhill's blend of accessibility, natural beauty, strong community, and excellent amenities make it a highly desirable place to live for individuals and families alike, offering a balanced lifestyle with the benefits of urban living combined with access to nature.

Just a short train ride away from London, Redhill is an ideal location for commuters who work in the city but prefer to live in a more suburban or semi-rural environment. While many residents commute to London, Redhill itself has a growing number of businesses and employment opportunities. Surrounded by picturesque countryside, the town provides easy access to the North Downs and the Surrey Hills Area of Outstanding Natural Beauty. Residents can enjoy a variety of outdoor activities, making it an ideal location for nature lovers and outdoor enthusiasts.

There is a strong sense of community, with a variety of local events and activities that bring residents together. This vibrant community spirit is one of the town's standout features, fostering a welcoming and inclusive atmosphere. The town offers a range of amenities including shops, restaurants, cafes, and entertainment options, catering to diverse tastes and needs. There are also several good schools in and around Redhill, making it an attractive location for families.

### SCHOOLS

St. Matthew's CofE Primary School  
Earlswood Infant and Nursery School  
St Joseph's Catholic Primary School  
Dunottar  
St. Bede's School  
Reigate Grammar School  
Carrington School  
Reigate College  
East Surrey College  
St John's Primary School

### PUBS AND RESTAURANTS

Giggling Squid  
The Garibaldi Community Pub  
Skimmington Castle  
The Home Cottage  
Ruchita  
Posadero Lounge  
Dexter Burger @ The Pendleton  
Cote  
Storia  
Hatay

### SPORTS AND RECREATION

Donyngs Leisure Centre  
Redhill Tennis Club  
The Light Cinema & Leisure Activities  
Earlswood Common and Wray Common  
Reigate Hill and Gatton Park  
Redhill Football Club / Merstham Football Club  
Reigate Hill Golf Club  
Nutfield Priory Spa  
Reigate Priory Cricket Club  
Priory Park

### SHOPPING

The Belfry Shopping Centre  
Reigate Town Centre  
Boutique Shops  
Boots  
H&M  
Waitrose, Horley  
Sainsbury's  
Tesco Express  
JD Sports  
Various independent and speciality stores



REIGATE – 1.8 MILES

DORKING – 8.7 MILES

EPSOM – 9.4 MILES

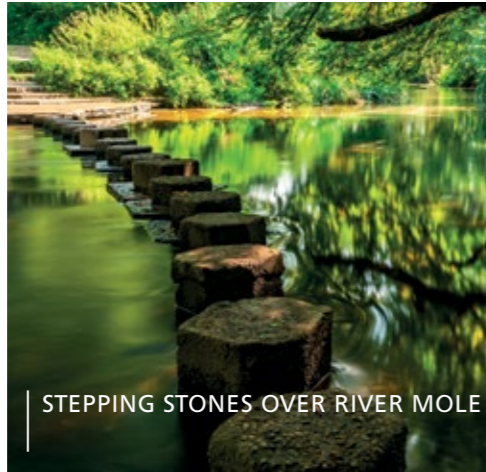
CRAWLEY – 11.7 MILES

Disclaimer: Distance and time figures taken from the trainline.com and google maps

# A RICH HISTORY



STEAM LOCOMOTIVE DEPARTS  
REDHILL STATION



STEPPING STONES OVER RIVER MOLE



BARON'S CAVE, REIGATE



BUCK ROE DEER, SURREY

Redhill, a town in Surrey, England, has a rich history that traces back to ancient times and has evolved significantly through the centuries.

Cotland Acres, like much of Redhill, saw significant development during the 19th and 20th centuries. The expansion of the railway and the growth of the town contributed to the development of residential areas.

The arrival of the railway spurred urban development, leading to the establishment of new housing, shops, and industries. The town's growth was so significant that it eventually eclipsed the older town of Reigate in terms of population and commercial activity.

During World War II, Redhill, like much of Surrey, was affected by bombing due to its proximity to London and strategic importance as a transport hub. After the war, Redhill continued to develop, with a focus on rebuilding and expanding its infrastructure. New residential areas were built to accommodate the growing population.

Cotland Acres in Redhill is a sought-after residential area known for its community spirit, excellent amenities, and convenient location. Its blend of suburban peace and urban convenience makes it an attractive choice for a wide range of residents, from families to professionals.

# ROAD, RAIL AND RECREATION



The development, Pendleton Place, is conveniently located near Redhill town centre, providing easy access to a variety of shopping and dining options, enhancing the appeal of the area for those who value both suburban tranquillity and urban amenities.

The area boasts excellent transport links, with Earlswood railway station just half a mile away and Redhill railway station nearby. Redhill, a major hub on the Brighton Main Line, offers frequent and direct services to key destinations. Commuters can reach London Bridge, London Victoria, and London Blackfriars in just 30–40 minutes, while a direct train to Brighton takes only 45 minutes. For road travel, major routes like the A23, M25, and A25 are easily accessible, making commuting straightforward.

A comprehensive network of local buses operates in and around Redhill, connecting it to nearby towns and villages, including Reigate, Horley, and Crawley.

Residents have access to nearby parks and green spaces, such as the iconic Priory Park, Redhill Common and Redhill Memorial Park. These areas offer opportunities for outdoor activities, including walking, jogging, and picnicking. It is close to various sports and leisure facilities, including gyms and sports clubs offering a variety of activities for residents of all ages.

HEATHROW AIRPORT – 31 MILES BY CAR

REDHILL TO LONDON VICTORIA BY TRAIN – 39 MINS

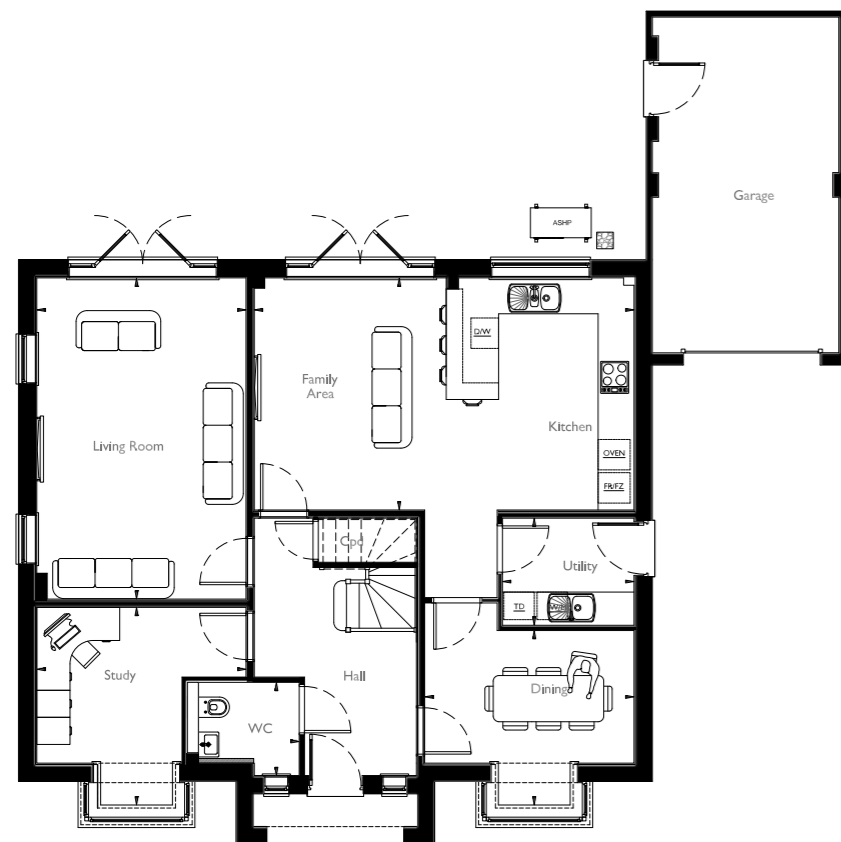
GATWICK AIRPORT – 6.6 MILES BY CAR

Disclaimer: Distance and time figures taken from the trainline.com and google maps

# SITE PLAN



# PLOT 1 - ROOM LAYOUTS



Ground Floor Plan

	m	ft
Living Room	3.78 x 5.81	12'5" x 19'0"
Kitchen & Family Room	6.87 x 4.20	22'6" x 13'9"
Dining Room	3.78 x 3.15	12'5" x 10'4"
Study	3.78 x 3.57	12'5" x 11'9"
Utility	2.38 x 1.93	7'10" x 6'4"
WC	2.02 x 1.68	6'8" x 5'6"



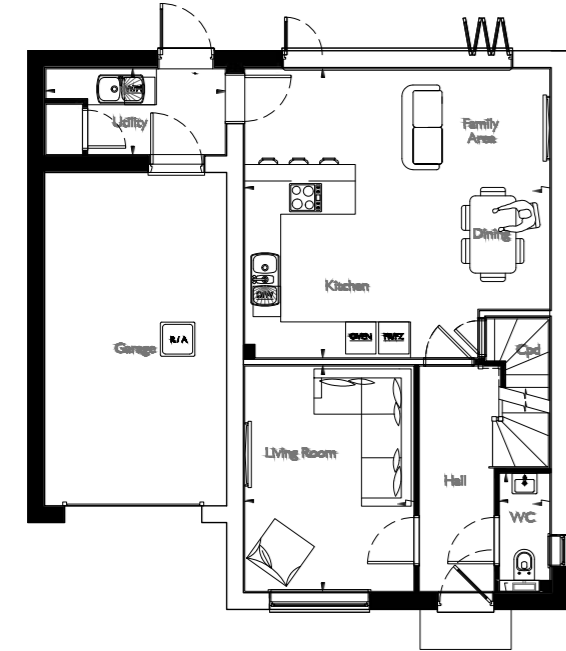
First Floor Plan

	m	ft
Bedroom 1	3.84 x 5.68	12'7" x 18'8"
Bed 1: Dressing Room	2.48 x 3.87	8'2" x 12'8"
Bed 1: En-suite	2.52 x 3.00	8'3" x 9'10"
Bedroom 2	3.83 x 3.80	12'7" x 12'6"
Bed 2: En-suite	2.92 x 1.36	9'7" x 4'6"
Bedroom 3	3.84 x 3.40	12'7" x 11'2"
Bedroom 4	2.93 x 3.26	9'7" x 10'8"
Bathroom	3.16 x 3.00	10'5" x 9'10"



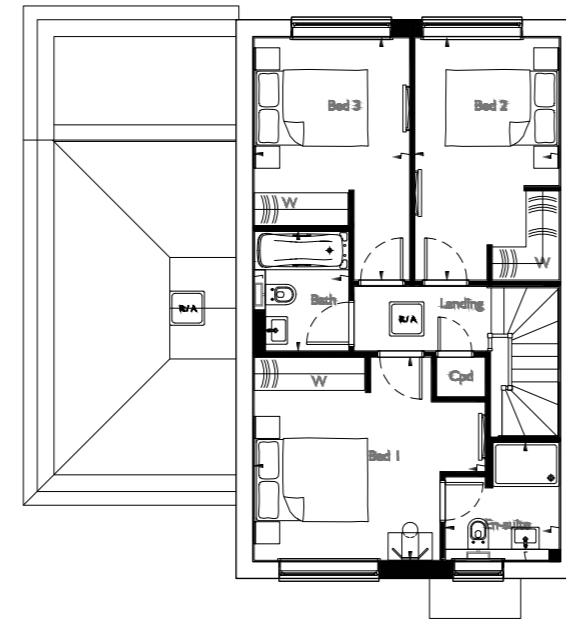
PLOT 1

## PLOT 2 - ROOM LAYOUTS



Ground Floor Plan

	m	ft
Living Room	3.06 x 4.07	10'0" x 13'.4"
Kitchen/Family/Dining	5.52 x 5.23	18'1" x 17'2"
Utility	3.24 x 1.55	10'8" x 5'1"
WC	0.91 x 2.13	3'0" x 7'0"



First Floor Plan

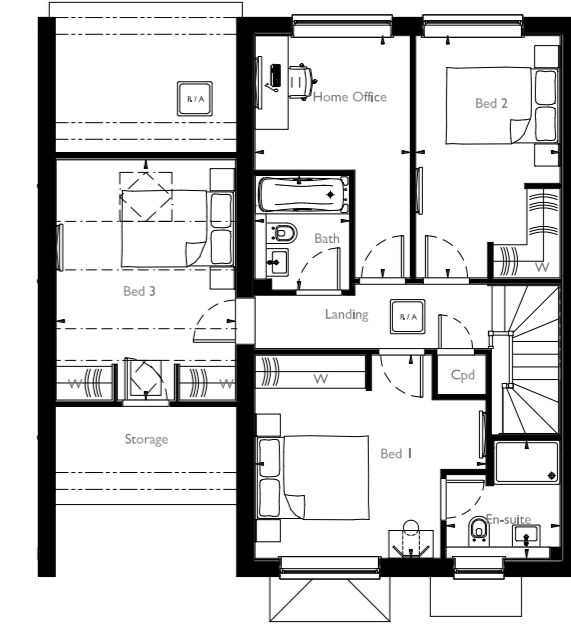
	m	ft
Bedroom 1	4.18 x 3.67	13'8" x 12'1"
Bed 1: En-suite	2.06 x 2.13	6'9" x 7'0"
Bedroom 2	2.61 x 4.38	8'7" x 14'4"
Bedroom 3	2.81 x 4.38	9'3" x 14'4"
Bathroom	1.71 x 2.16	5'7" x 7'1"

## PLOT 3 - ROOM LAYOUTS



Ground Floor Plan

	m	ft
Living Room	3.06 x 4.83	10'0" x 15'.10"
Kitchen/Family/Dining	5.52 x 5.23	18'1" x 17'2"
Utility	3.24 x 1.55	10'8" x 5'1"
WC	0.91 x 2.13	3'0" x 7'0"

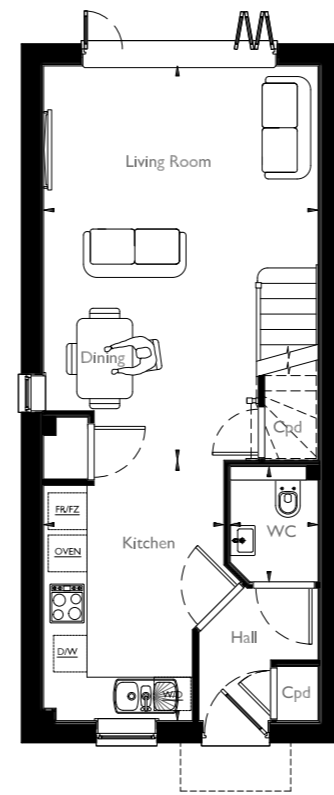


First Floor Plan

	m	ft
Bedroom 1	4.18 x 3.67	13'8" x 12'1"
Bed 1: En-suite	2.06 x 2.13	6'9" x 7'0"
Bedroom 2	2.61 x 4.38	8'7" x 14'4"
Bedroom 3	3.24 x 4.34	10'8" x 14'3"
Home Office	2.81 x 4.38	9'3" x 14'4"
Bathroom	1.71 x 2.07	5'7" x 6'10"

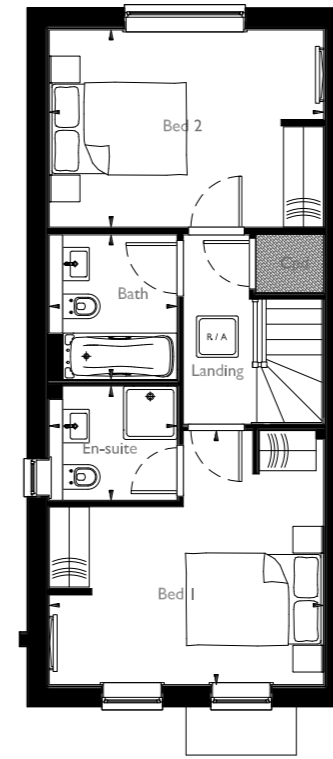


## PLOT 4 & 5 - ROOM LAYOUTS



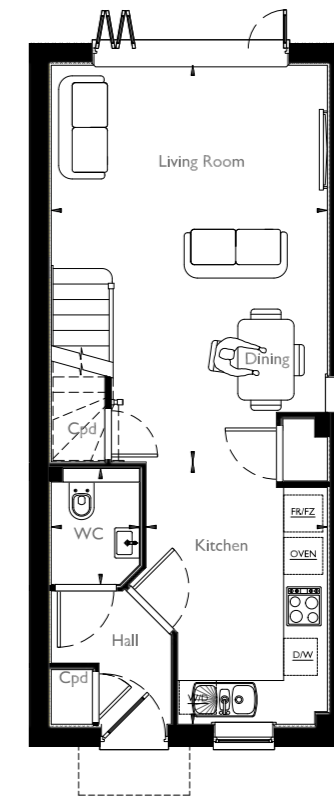
**PLOT 4**  
Ground Floor Plan

	m	ft
Living/Dining	4.10 x 5.89	13'5" x 19'4"
Kitchen	2.69 x 3.89	8'10" x 12'9"
WC	1.31 x 1.72	4'4" x 5'8"



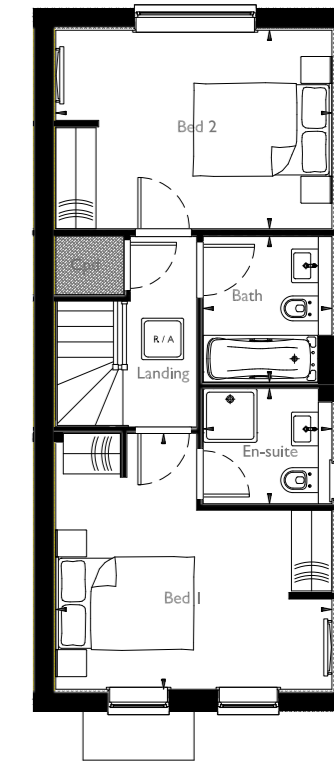
**PLOT 4**  
First Floor Plan

	m	ft
Bedroom 1	4.10 x 3.80	13'5" x 12'5"
Bed 1: En-suite	1.91 x 1.71	6'3" x 5'7"
Bedroom 2	4.10 x 2.95	13'5" x 9'8"
Bathroom	1.91 x 2.16	6'3" x 7'1"



**PLOT 5**  
Ground Floor Plan

	m	ft
Living/Dining	4.10 x 5.89	13'5" x 19'4"
Kitchen	2.69 x 3.89	8'10" x 12'9"
WC	1.31 x 1.72	4'4" x 5'8"



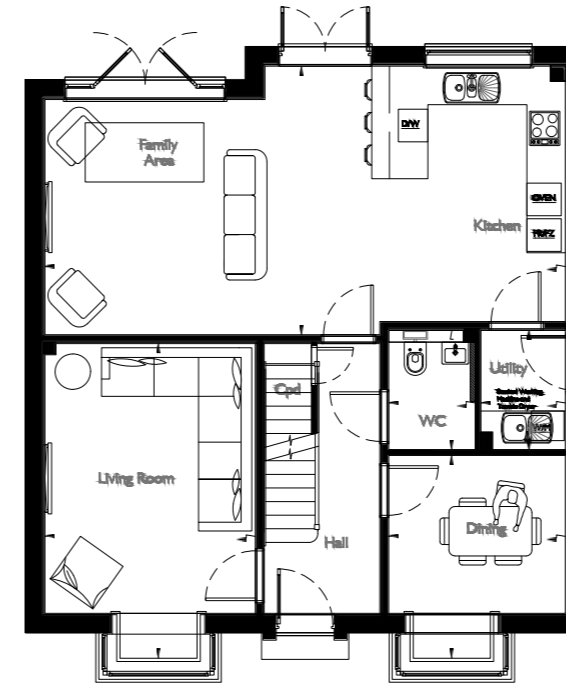
**PLOT 5**  
First Floor Plan

	m	ft
Bedroom 1	4.10 x 3.80	13'5" x 12'5"
Bed 1: En-suite	1.91 x 1.71	6'3" x 5'7"
Bedroom 2	4.10 x 2.95	13'5" x 9'8"
Bathroom	1.91 x 2.16	6'3" x 7'1"



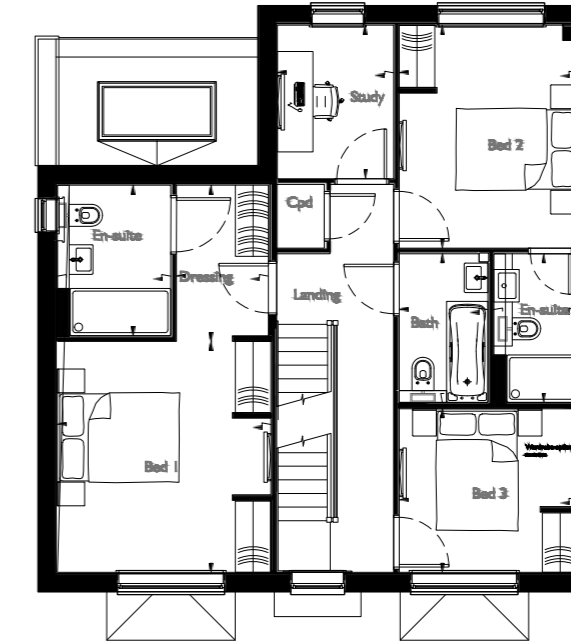
PLOT 6

## PLOT 6 - ROOM LAYOUTS



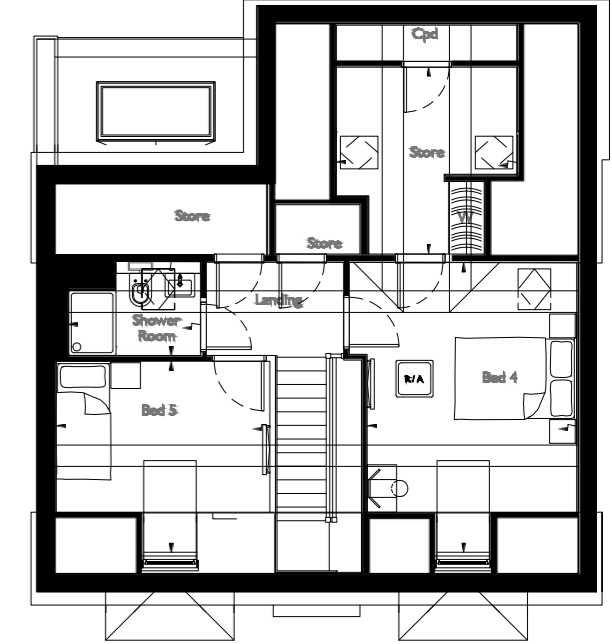
Ground Floor Plan

	m	ft
Living Room	3.55 x 5.30	11'8" x 17'5"
Dining Room	2.98 x 3.42	9'9" x 11'3"
Kitchen & Family Room	8.78 x 4.53	28'9" x 14'10"
Utility	1.42 x 2.01	4'8" x 6'7"
WC	1.46 x 2.01	4'9" x 6'7"



First Floor Plan

	m	ft
Bedroom 1	3.60 x 3.89	11'10" x 12'9"
Bed 1: Dressing Room	1.55 x 2.63	5'1" x 8'8"
Bedroom 1: En-suite	1.91 x 2.54	6'3" x 8'4"
Bedroom 2	3.01 x 3.76	9'10" x 12'4"
Bedroom 2: En-suite	1.42 x 2.50	4'8" x 8'3"
Bedroom 3	3.01 x 2.76	9'10" x 9'0"
Study	1.96 x 2.59	6'5" x 8'6"
Bathroom	1.49 x 2.50	4'11" x 8'3"



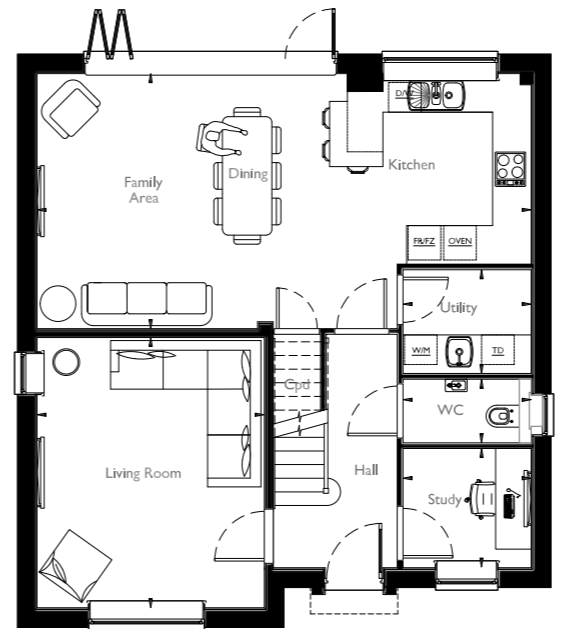
Second Floor Plan

	m	ft
Bedroom 4	3.53 x 4.88	11'7" x 16'0"
Bed 4: Store	3.04 x 3.15	10'0" x 10'4"
Bedroom 5	3.60 x 3.22	11'10" x 10'7"
Shower room	2.22 x 1.58	7'4" x 5'2"





# PLOT 7 - ROOM LAYOUTS



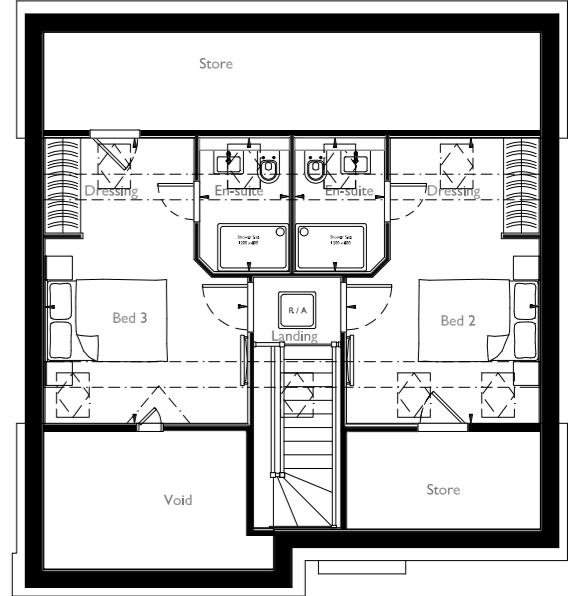
Ground Floor Plan

	m	ft
Living Room	3.83 x 4.55	12'7" x 14'.11"
Kitchen/Dining/Family	8.33 x 4.30	27'4" x 14'1"
Study	2.16 x 2.01	7'1" x 6'7"
Utility	2.16 x 1.74	7'1" x 5'9"
WC	2.16 x 1.07	7'1" x 3'6"



First Floor Plan

	m	ft
Bedroom 1	3.24 x 4.05	10'8" x 13'3"
Bed 1: Dressing Room	2.26 x 2.07	7'5" x 6'10"
Bedroom 1: En-suite	2.26 x 2.00	7'5" x 6'7"
Bedroom 4	3.31 x 4.71	10'10" x 15'5"
Bedroom 5	2.79 x 4.19	9'2" x 13'9"
Bathroom	2.56 x 2.88	8'5" x 9'5"



Second Floor Plan

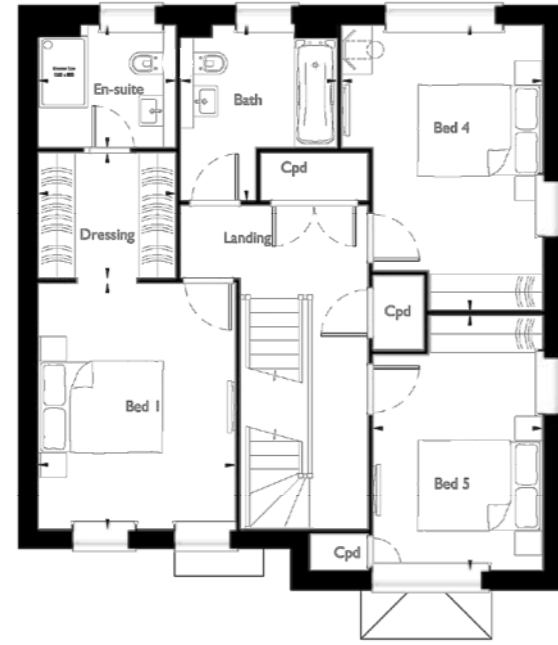
	m	ft
Bedroom 2	3.24 x 4.80	10'8" x 15'9"
Bed 2: En-suite	1.51 x 2.24	4'11" x 7'4"
Bedroom 3	3.41 x 4.80	11'2" x 15'9"
Bed 3: En-suite	1.51 x 2.24	4'11" x 7'4"

# PLOT 8 - ROOM LAYOUTS



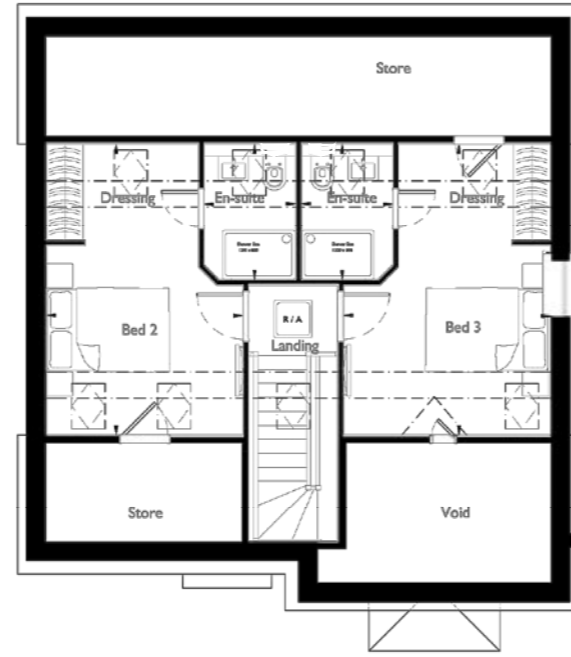
Ground Floor Plan

	m	ft
Living Room	3.83 x 5.31	12'7" x 17'5"
Kitchen/Dining/Family	8.33 x 4.30	27'4" x 14'1"
Study	2.16 x 2.01	7'1" x 6'7"
Utility	2.16 x 1.74	7'1" x 5'9"
WC	2.16 x 1.07	7'1" x 3'6"



First Floor Plan

	m	ft
Bedroom 1	3.24 x 4.05	10'8" x 13'3"
Bed 1: Dressing Room	2.26 x 2.07	7'5" x 6'10"
Bedroom 1: En-suite	2.26 x 2.00	7'5" x 6'7"
Bedroom 4	3.31 x 4.71	10'10" x 15'5"
Bedroom 5	2.79 x 4.19	9'2" x 13'9"
Bathroom	2.56 x 2.88	8'5" x 9'5"



Second Floor Plan

	m	ft
Bedroom 2	3.24 x 4.80	10'8" x 15'9"
Bed 2: En-suite	1.51 x 2.24	4'11" x 7'4"
Bedroom 3	3.41 x 4.80	11'2" x 15'9"
Bed 3: En-suite	1.51 x 2.24	4'11" x 7'4"



# THE FINER DETAILS

Each house has been carefully designed to incorporate a stunning blend of classic and modern elegance combining traditional features and contemporary fittings.

## GENERAL



Traditionally built brick and block homes.

Underfloor heating to ground floor and radiators to upper floors via high efficiency Air Source Heat Pump. The mains pressure hot and cold-water system eliminates the need for storage tanks in the roof space and pumps for showers.

Built-in wardrobes as indicated on floor plans.

Energy efficient down-lighters to all rooms.

Pendant fittings in living room in plots 1, 6, 7 & 8 only.

Dimmer switches to lounge area & principal bedroom.

Contemporary glass balustrade and oak handrail to staircase.

Composite engineered front door.

Porcelanosa ceramic flooring to family room, kitchen, utility and cloakroom.

Engineered wood plank flooring to entrance hall in all plots and dining room in plots 1 & 6 only.

Contemporary architraves and skirtings.

Contemporary style corning to hall and living room in plots 1, 7 & 8 only.

Light and power socket to eaves storage areas.

Brushed chrome effect socket & light switches.

USB enabled sockets to living room, lounge, kitchen and bedrooms.

Energy efficient PV panels.

UPVC double-glazed windows white finish.



## BESPOKE DESIGNER KITCHENS



Bespoke range of fully fitted LEICHT kitchen cabinets to include pelmet lighting.

Co-ordinated 20mm thick Silestone quartz work surfaces and splash-backs to kitchen.

Blanco under slung stainless-steel sink with fluted drainer in Silestone work surface.

Four zone induction hob & extractor hood by Siemens. Recirculating extractor via hob in plots 2 & 3.

Single Multifunction A rated electric oven & microwave by Siemens.

Wiring and plumbing for food waste disposal unit. (Unit not included)

Mixer tap with three water functions, including steaming hot water up to 98°C.

Integrated fridge/freezer by Siemens to all plots.

Siemens washer/dryer in plots 2, 3, 4, 5 & 6 only.

Stacked / freestanding Siemens washer/dryer and tumble dryer in plots 1, 7 & 8 only.

## SECURITY & HOME ENTERTAINMENT

Pre-wiring for the fitting of an alarm by the purchaser.

Multi-point locking to external doors and windows.

High level TV Point with Sky Q wiring to living room and principal bedroom.

High level TV point to kitchen/family rooms and all bedrooms.

Hard-wired CAT 6 connectivity to ethernet socket in living, dining, and family rooms, and all bedrooms to enable VOIP, faster data transfer to Smart TV, Sky Box, PC etc. (Smart TV, Sky Box, PC, VOIP phone, switch and router not included).

## LUXURY BATHROOMS & EN-SUITES



Contemporary style white bathroom suite by Villeroy and Boch.

Fully tiled walls bathrooms/en-suites & half height wall tiles to WC by Porcelanosa.

Chrome Hansgrohe mixer tap.

Co-ordinated Porcelanosa ceramic floor.

Villeroy & Boch vanity units under basins (En-suite & bathroom).

Electric underfloor heating to principal en-suite.

Wall mounted WCs with concealed cistern.

Heated, dual fuel ladder style chrome towel rail.

LED illuminated mirrors (incorporating shaver points and de-misting pads) to bathroom and en-suites.

Fully fitted shower enclosure with chrome shower door and Hansgrohe thermostatic shower valve with handset to en-suites.

Bath with Hansgrohe thermostatic shower and screen to bathroom.

## EXTERNAL SPACE

Access to private garden via bi-folding doors. (Casement doors to plots 1 & 6)

External tap to rear.

External power socket to rear.

External wall lights to rear patio.

Kota Brown sandstone paving to patio and rear paths.

Garage with power and light in plots 1, 2, 3, 6, 7 & 8 only.

7.3 KW Electric Vehicle Charging for all plots.

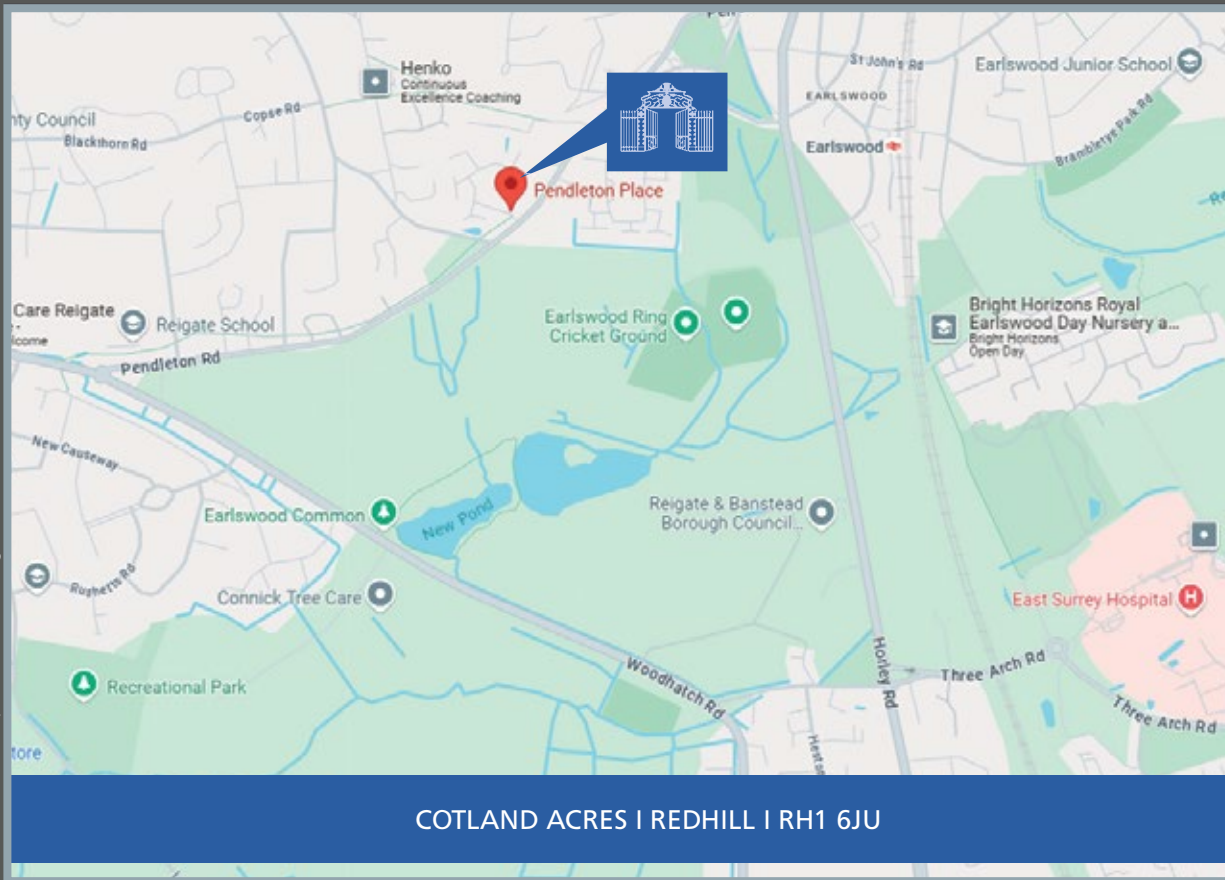


10-Year NHBC Buildmark Warranty. We operate under the Consumer Code for Home Builders.



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Map data © 2025 Google



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Aquinna Homes plc is an experienced and well funded homebuilder founded in 2004. We are committed to creating high quality aspirational homes in the very best locations throughout London and the South-East. Our portfolio includes luxurious city apartments, delightful village mews, signature buildings inspired by renowned architects and substantial family homes. You are in safe hands with our experienced team of professionals who take pride in creating beautiful homes of outstanding quality, each with the Aquinna hallmark of attention to detail.

Aquinna Homes plc, Award Winning Developers

SELLING AGENTS



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**Aquinna Homes plc**  
Best House Building Company  
South East England



**Disclaimer:** Artist's perspectives, plans and diagrams used in this brochure are intended to be a general guide to the appearance of the development. However it is necessary from time to time for us to make architectural changes, therefore prospective purchasers are advised to check the latest plans with our sales consultants. Due to our policy of continual improvement, we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained in this brochure are believed to be correct, they are not regarded as statements or representations of fact and neither the Agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or a contract. The postcode shown may not be consistent with the new postal address. Winter 2025.