

DUNSFOLD | SURREY

Sadler
Fields
DUNSFOLD

AH ANTLER HOMES

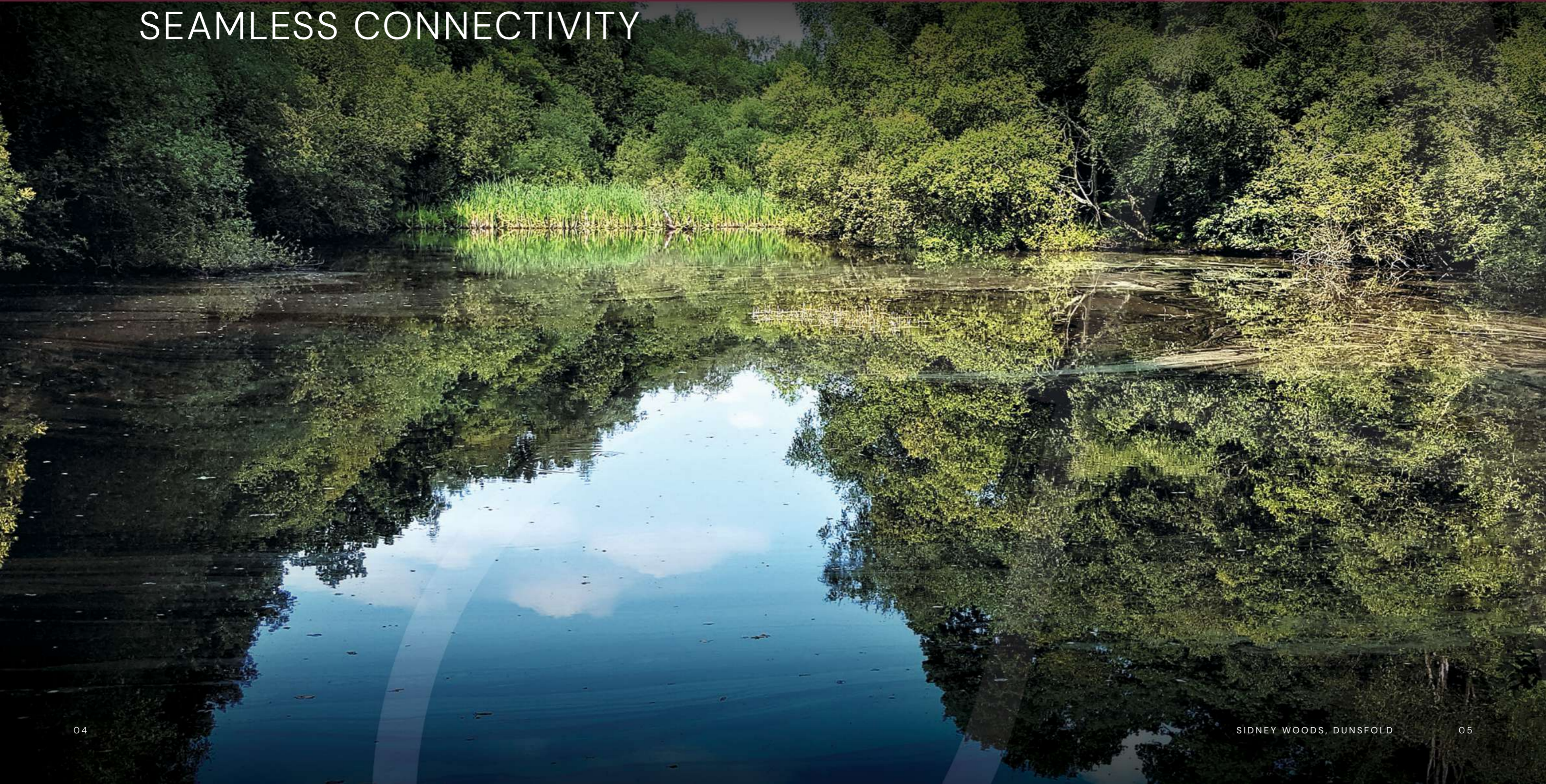
WELCOME TO SADLER FIELDS

Our exclusive, gated collection
of just twelve 3, 4 & 5 bedroom homes,
set in a rural idyll in the heart of Surrey.



Enjoy village tranquillity,
with good commuting links on your doorstep.
Sadler Fields has it all.

COUNTRY CALM MEETS SEAMLESS CONNECTIVITY





THIS HISTORIC VILLAGE CAN BE YOUR SCENIC HAVEN

Enjoy all the comforts of country life in sought-after Dunsfold. Rural bliss awaits you in this delightful setting.

Stroll across the village green, taking in the quaint serenity of this pretty conservation area.

Pick up your essentials at the village shop, before sipping coffee and tucking into a slice of delicious cake in the adjoining café. Treat yourself to a pint of real ale and catch up with locals in the cosy warmth of the 400-year-old Sun Inn.

It is all waiting for you in Dunsfold, a location that strikes the perfect balance between country comfort and convenient connectivity.

Looking to travel for work or play? A comprehensive road network offers straightforward journeys to Guildford, Brighton and London.

Or if you prefer rail to road, Godalming station is just a short drive away, with direct services to London Waterloo running twice hourly.

If you have children, a wide range of quality education options, both private and state, are within easy reach of home.



Find the education your children deserve, moments away.
 Primary and secondary, private and state,
 it's all within easy reach.

SCHOOLS TO INSPIRE YOUNG MINDS



Busbridge Infant School, a well-rated local primary, is around six miles away, perfect for youngsters making their first steps in education. For older students, highly-regarded secondary Rodborough School is about seven miles from home.

A similar distance is the prestigious independent Charterhouse School. There is also plenty of choice when it comes to further education options, including Godalming College, offering a wide selection of A-level and BTEC qualifications.

Nursery Schools

Chiddingfold Village Nursery and Forest School	3.4 miles
Busbridge Pre-School	6.6 miles

Primary Schools

King Edward's School Witley (Junior School)	5.7 miles
Witley C of E Infant School	6.4 miles
Busbridge Infant School	6.6 miles
Milford School	7.2 miles
Godalming Junior School	8.0 miles

Secondary Schools

Glebelands School	5.6 miles
King Edward's School Witley	5.7 miles
Rodborough School	7.2 miles
Charterhouse School	9.1 miles
Broadwater School	9.5 miles
Guildford County School	11.2 miles

Colleges & Universities

Godalming College	7.2 miles
Guildford College	11.9 miles
University of Surrey	13.7 miles
Merrist Wood College	14.9 miles



EVERYTHING YOU NEED, ON YOUR DOORSTEP

With a carefully considered location like this, travel will be effortless. Enjoy superb transport links by road and rail alike.

The beauty of Sadler Fields is its well thought out setting, with nearby towns, villages and scenic countryside close by, just waiting to be explored and enjoyed.

Travel for work and leisure alike will be simple, with the A3 trunk road within easy reach for straightforward journeys to Guildford and London. Or, for Horsham and Brighton, pick up the A281 nearby.

A regular bus service also connects Dunsfold with neighbouring Cranleigh, Godalming and Guildford.

Alternatively, Godalming train station is less than 20 minutes away by car for services to Guildford (8 minutes), Woking (20 minutes) and direct to London Waterloo in around 45 minutes.



Walking

- Dunsfold Village Shop
12 mins
- The Sun Inn
12 mins
- St Mary & All Saints Church
12 mins
- Dunsfold Recreation Ground
14 mins
- Dunsfold Village Hall
14 mins



Driving

- The Mulberry Inn
9 mins
- M&S Foodhall
12 mins
- Sainsbury's
16 mins
- Godalming High Street
16 mins
- Godalming train station
18 mins
- Godalming Leisure Centre
21 mins
- Guildford town centre
32 mins
- London Gatwick Airport
47 mins



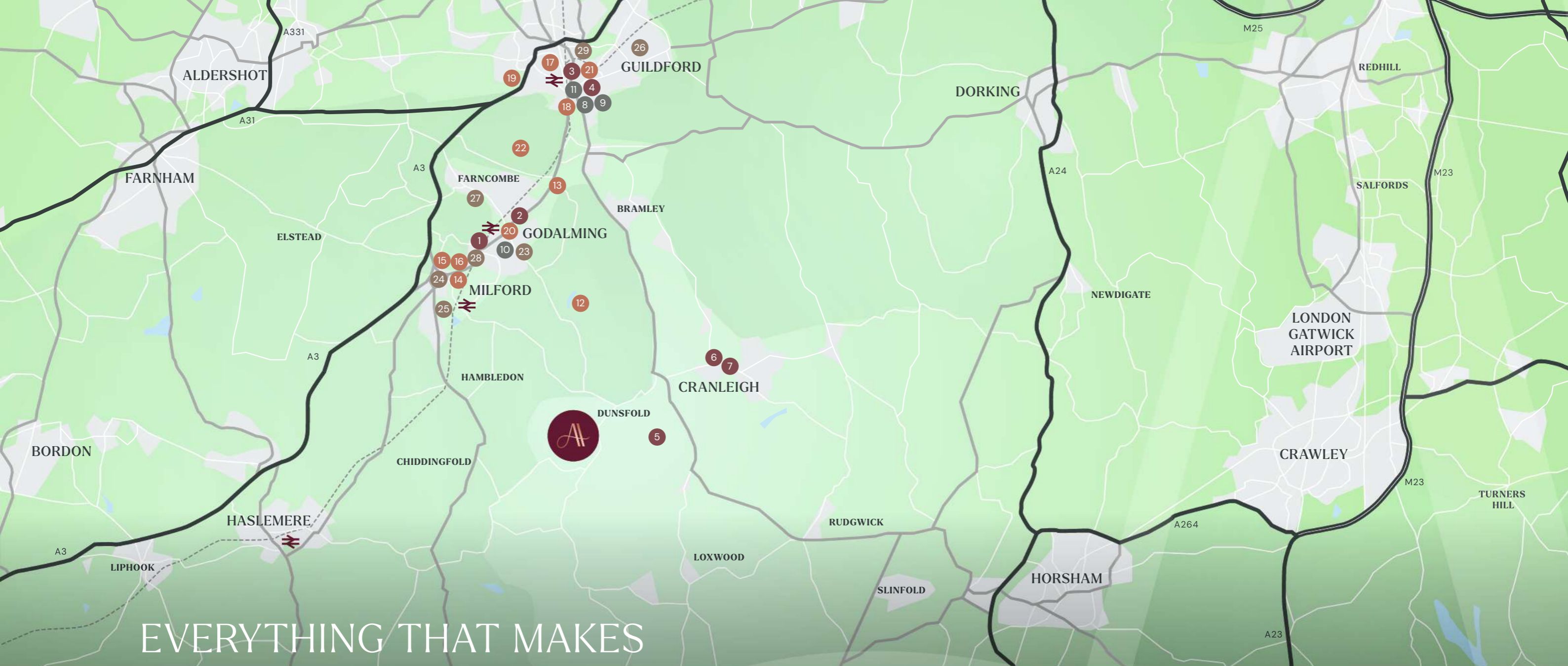
Train (from Godalming Station)

- Guildford
8 mins
- Woking
20 mins
- Clapham Junction
41 mins
- London Waterloo
45 mins



Bus

- Hascombe
5 mins
- Godalming
20 mins
- Farncombe
29 mins
- Guildford
40 mins



EVERYTHING THAT MAKES EVERYDAY LIFE SPECIAL

Shopping. Dining. Culture.
Walks in spectacular countryside.
Embrace the things that make rural living
a pleasure, and all at your leisure.

Shopping

- 1 Godalming High Street
- 2 Waitrose & Partners
- 3 The Friary Centre
- 4 Tunsgate Quarter
- 5 Dunsfold Park Market
- 6 Sainsbury's
- 7 M&S Foodhall

Restaurants/Pubs

- 8 The Ivy Castle View
- 9 Positano
- 10 The Star
- 11 Thai Terrace

Leisure

- 12 Winkworth Arboretum
- 13 Broadwater Park
- 14 Milford Golf Club
- 15 Secretts of Milford
- 16 The Refectory
- 17 Guildford Cathedral
- 18 Yvonne Arnaud Theatre
- 19 Surrey Sports Park
- 20 Godalming Museum
- 21 G Live
- 22 Loseley Park

Schools

- 23 Busbridge Church of England Junior School
- 24 Milford School
- 25 Rodborough School
- 26 St Peter's Catholic School
- 27 Charterhouse School
- 28 Godalming College
- 29 Guildford College

STYLISH HOMES, BEAUTIFUL, PEACEFUL SETTING

Within this desirable, gated development comprising just twelve new homes, you'll find a friendly and close-knit community waiting for you at Sadler Fields.

The only hard part will be deciding which of these exceptional new 3, 4 & 5 bedroom houses is the perfect one for you.

The Waverley

5 bedroom detached home
Plot 1

The Stillwell

4 bedroom detached home
Plot 6

The Broadmead

3 bedroom end of terrace home
Plot 9

The Graffham

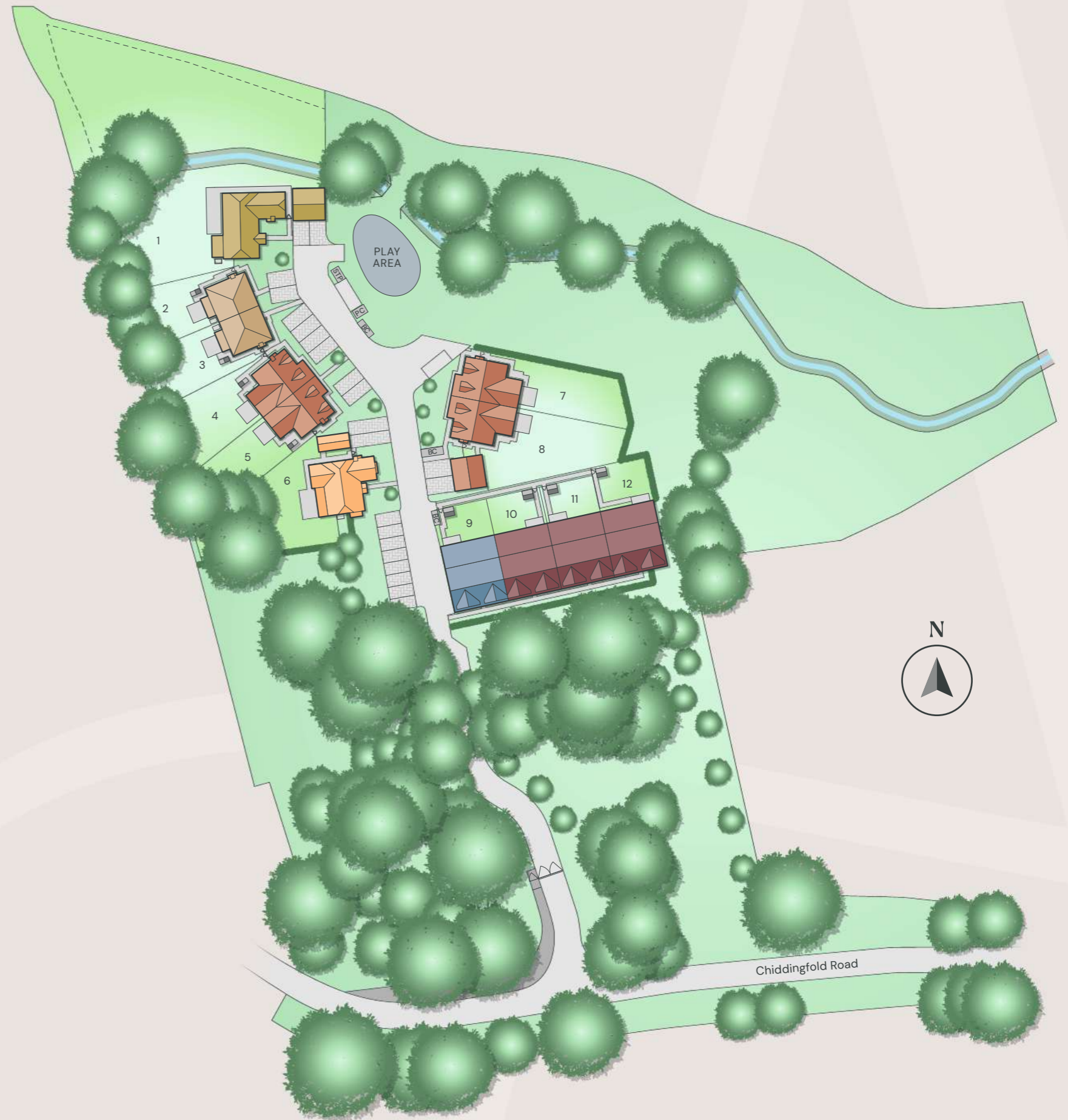
3 bedroom terrace
or end of terrace home
Plots 10, 11 & 12

The Hawker

3 bedroom semi-detached home
Plots 2 & 3

The Lark

3 bedroom semi-detached home
Plots 4 & 5 and 7 & 8



--- Fence line within plot boundary.
BC – Bin Collection Point.
STP – STP Control Panel.
PC – Pump Chamber Control Panel.

Site plan not to scale. Artwork and landscaping are indicative only.



THE WAVERLEY

5 bedroom detached home
Plot 1

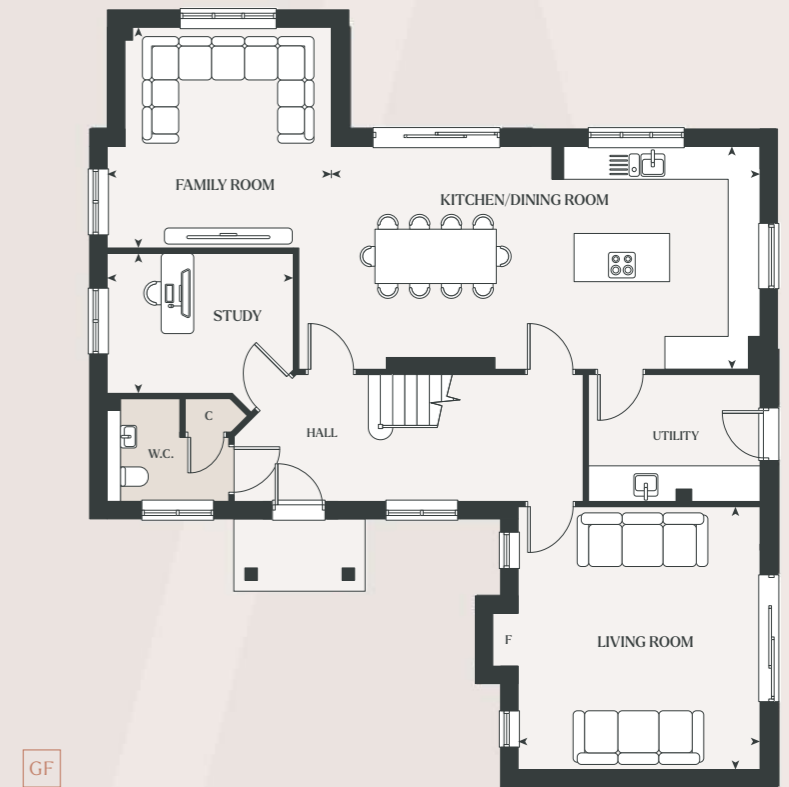
The Waverley is a spacious and versatile family home featuring generous and well-crafted living spaces, including an expansive kitchen/dining room and a light-filled, dual aspect family room. There is also a handy utility room, private study and separate living room.

					
BEDROOMS 5	BATHROOMS 3	GARAGE +2 SPACES	AREA 2,303 SQFT	AREA 214 SQM	PEA B

Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Dotted lines within floor plan denotes approximate position of reduced ceiling height. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result, each plan may be a different scale to others within this document. CGIs are for indicative purposes only and can be subject to change.

Ground Floor

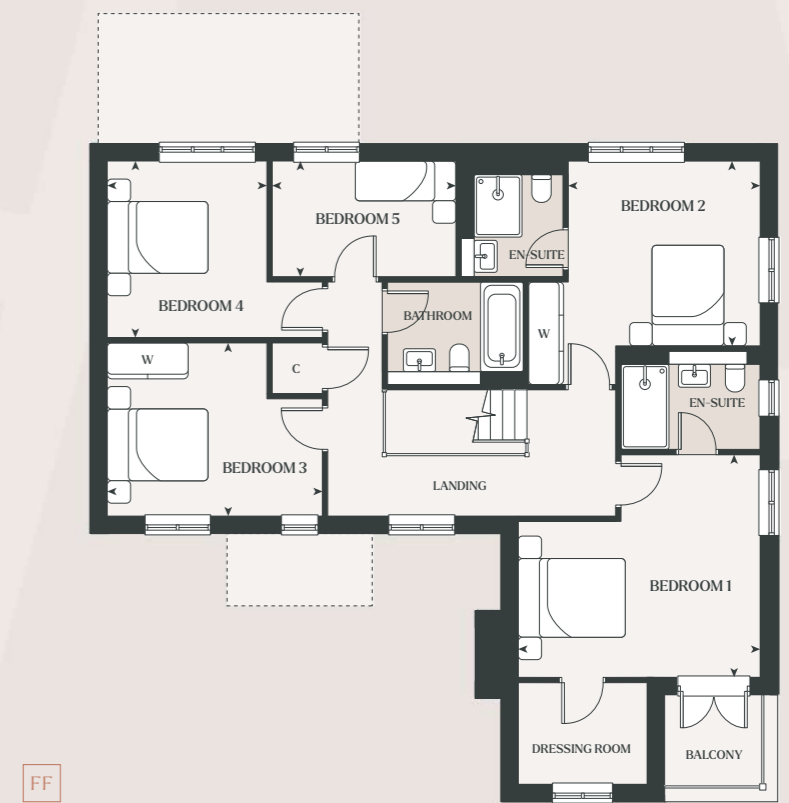
Kitchen/Dining Room	8.10m x 4.16m	26'6" x 13'7"
Living Room	4.91m x 4.52m	16'1" x 14'9"
Family Room	4.19m x 4.12m	13'8" x 13'6"
Study	3.47m x 2.59m	11'4" x 8'5"



GF

First Floor

Bedroom 1	4.52m x 4.15m	14'9" x 13'7"
Bedroom 2	3.57m x 3.45m	11'8" x 11'3"
Bedroom 3	4.02m x 3.23m	13'2" x 10'7"
Bedroom 4	3.31m x 2.97m	10'10" x 9'8"
Bedroom 5	3.42m x 2.15m	11'2" x 7'0"



FF

C – Cupboard W – Wardrobe
F – Fireplace with woodburner



THE HAWKER

3 bedroom semi-detached home
Plots 2 & 3

Everyday life will be a pleasure in The Hawker, with its bright and expansive interiors perfect for rest and relaxation. The front-facing living room makes an ideal haven, while the generous kitchen/dining/family room is just the place for entertaining.

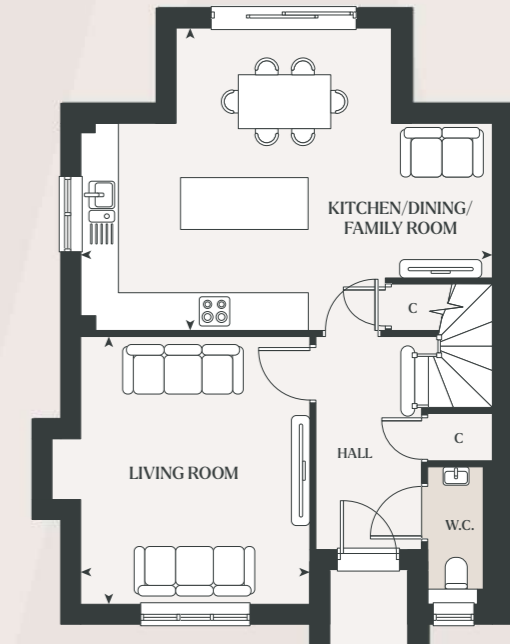
					
BEDROOMS 3	BATHROOMS 2	SPACES 2	AREA 1,189 SQFT	AREA 110.50 SQM	PEA B

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Ground Floor

Kitchen/Dining/Family Room	6.76m x 4.95m	22'2" x 16'2"
Living Room	4.37m x 3.70m	14'4" x 12'1"

GF



First Floor

Bedroom 1	3.72m x 3.30m	12'2" x 10'9"
Bedroom 2	3.30m x 2.72m	10'9" x 8'11"
Bedroom 3	3.31m x 2.52m	10'10" x 8'3"

FF



C – Cupboard W – Wardrobe

Plot 3 as shown, plot 2 handed.



THE LARK

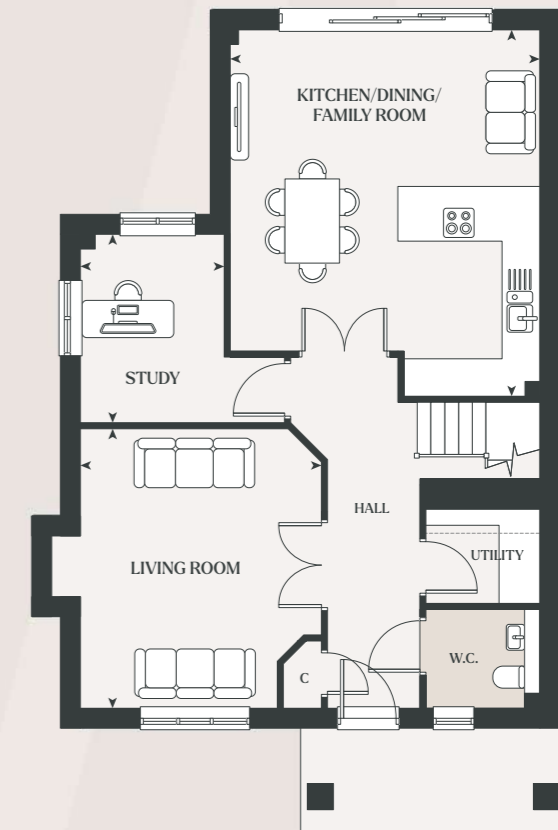
PLOTS 5 & 4

3 bedroom semi-detached home
Plot 4, 5, 7 & 8

The Lark divides neatly between the stylish living room at the front and the well-proportioned kitchen/dining/family room at the rear, opening out to the garden through bifold doors. There is also a utility room and private study.

BEDROOMS	BATHROOMS	SPACES	AREA	AREA	PEA
3	2	2	1,501 SQFT	139.50 SQM	B

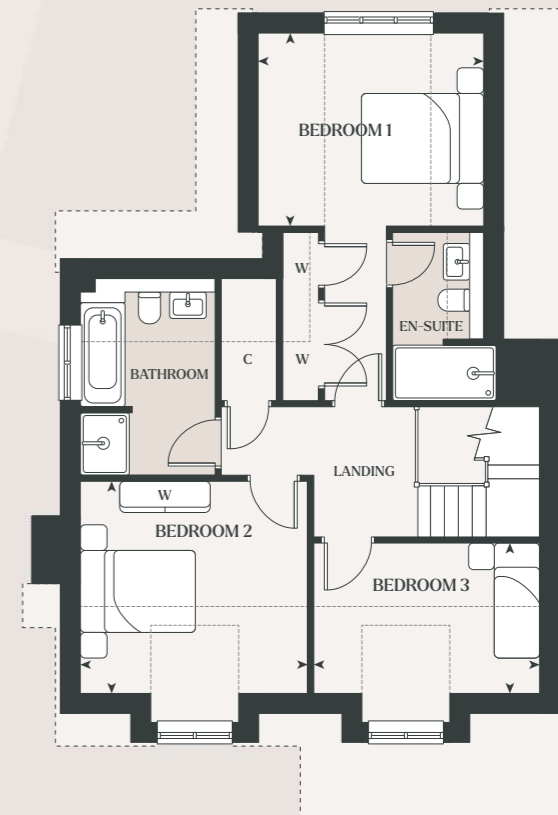
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Ground Floor

Kitchen/Dining/Family Room	6.00m x 5.07m	19'8" x 16'7"
Living Room	4.56m x 3.93m	14'11" x 12'10"
Study	3.07m x 2.33m	10'0" x 7'7"

GF



First Floor

Bedroom 1	3.69m** x 3.14m	12'1" x 10'3"
Bedroom 2	3.73m x 3.47m*	12'2" x 11'4"
Bedroom 3	3.70m x 2.46m*	12'1" x 8'0"

FF

C – Cupboard W – Wardrobe

*Dimension taken to 1.5m headroom.
**Dimension taken between 1.15m & 1.53m headroom.

Plots 5 & 7 as shown, plots 4 & 8 handed.



THE STILLWELL

4 bedroom detached home
Plot 6

Grand and well-appointed The Stillwell offers style and space in equal measure, with its airy, dual aspect living room, extensive kitchen/dining/family room with sliding doors opening out to the garden and comfortable separate study with bay window.

					
BEDROOMS 4	BATHROOMS 3	GARAGE +2 SPACES	AREA 2,003 SQFT	AREA 186.10 SQM	PEA B

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Ground Floor

Kitchen/Dining/Family Room	9.70m x 4.44m	31'9" x 14'6"
Living Room	5.79m x 3.96m	18'11" x 12'11"
Study	3.09m x 2.66m	10'1" x 8'8"

GF



First Floor

Bedroom 1	3.96m x 3.17m	12'11" x 10'4"
Bedroom 2	3.96m x 2.89m	12'11" x 9'5"
Bedroom 3	3.64m x 3.17m	11'11" x 10'4"
Bedroom 4	3.17m x 3.00m	10'4" x 9'10"

FF

C – Cupboard W – Wardrobe
F – Fireplace with woodburner



THE BROADMEAD

3 bedroom end of terrace home
Plot 9

Thoughtfully-designed The Broadmead features a large, open-plan kitchen/living/dining room and private study. Bedroom 1, with its own en-suite, is also located on the ground floor. Upstairs are comfortable bedrooms 2 & 3, which share a separate bathroom.

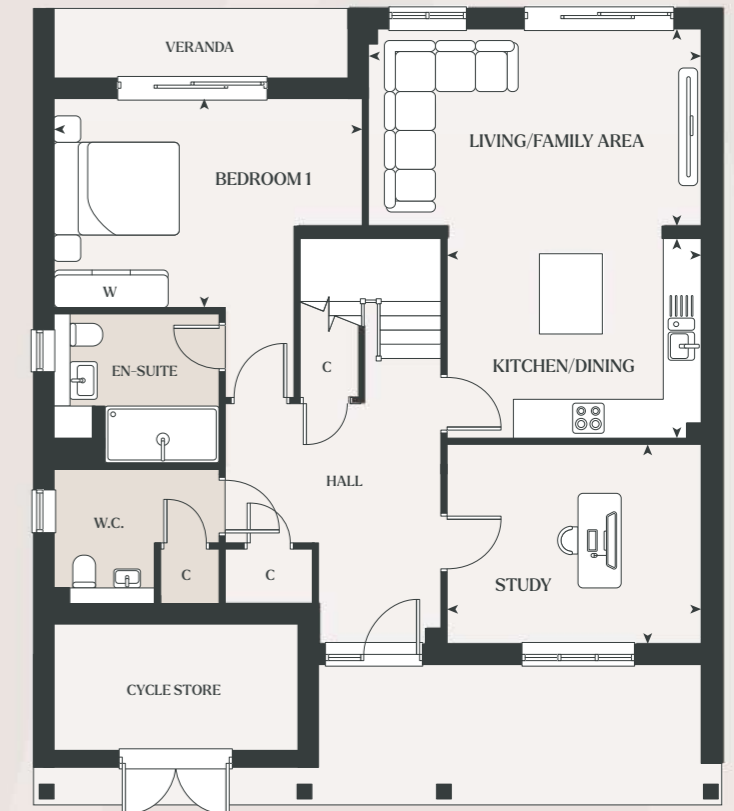
BEDROOMS	BATHROOMS	SPACES	AREA	AREA	PEA
3	2	2	1,594 SQFT	148.10 SQM	B

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Ground Floor

Kitchen/Dining	4.05m x 3.15m	13'3" x 10'4"
Living/Family Area	5.29m x 3.11m	17'4" x 10'2"
Study	4.05m x 3.15m	13'3" x 10'4"
Bedroom 1	4.90m x 3.30m	16'0" x 10'9"

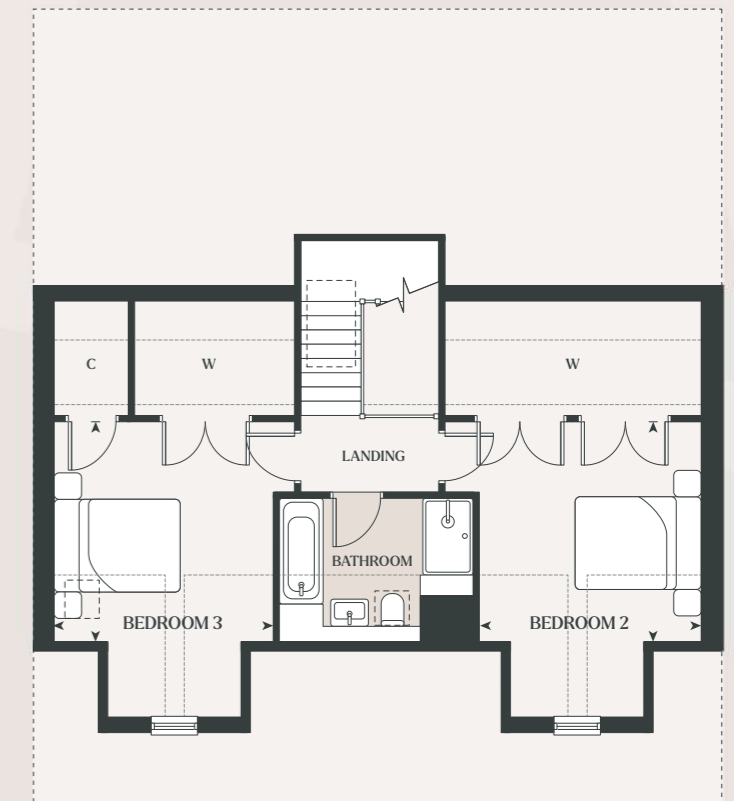
GF



First Floor

Bedroom 2	3.53m x 3.49m*	11'6" x 11'5"
Bedroom 3	3.48m x 3.49m*	11'5" x 11'5"

FF



C – Cupboard W – Wardrobe – Velux
*Dimension taken to minimum 1.5m headroom.



THE

PLOT 10

GRAFFHAM

3 bedroom terrace or end of terrace home
Plot 10, 11 & 12

The Graffham's intelligent layout includes en-suite Bedroom 1 on the ground floor, alongside a spacious kitchen/family/dining room, separate living room and private study. Good-sized bedrooms 2 & 3 are on the first floor, along with a family bathroom.

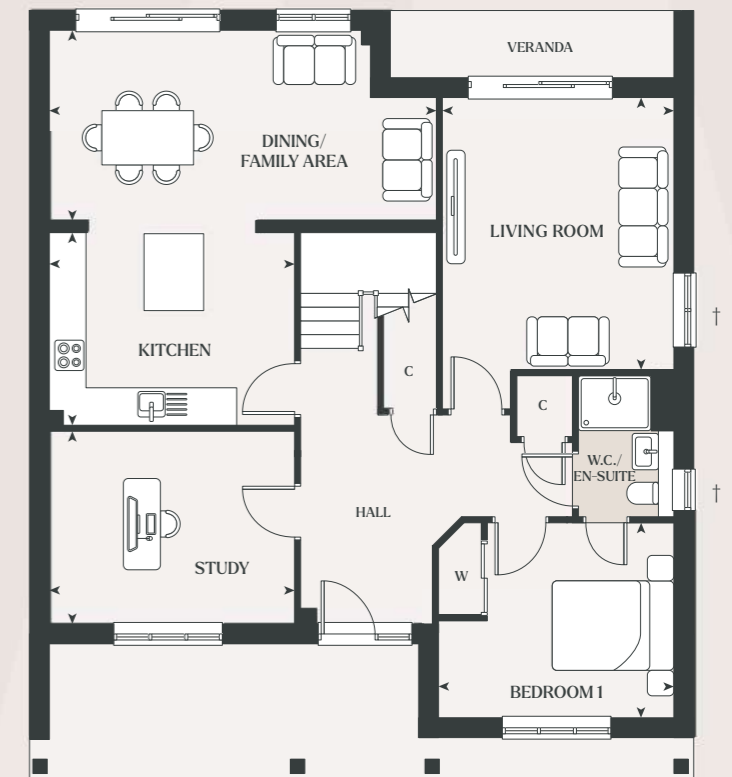
					
BEDROOMS 3	BATHROOMS 2	SPACES 2	AREA 1,688 SQFT	AREA 156.90 SQM	PEA B

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Ground Floor

Kitchen	4.05m x 3.15m	13'3" x 10'4"
Dining/Family Area	6.39m x 3.11m	20'11" x 10'2"
Living Room	4.47m x 3.80m	14'7" x 12'5"
Study	4.05m x 3.15m	13'3" x 10'4"
Bedroom 1	3.83m x 3.20m	12'6" x 10'5"

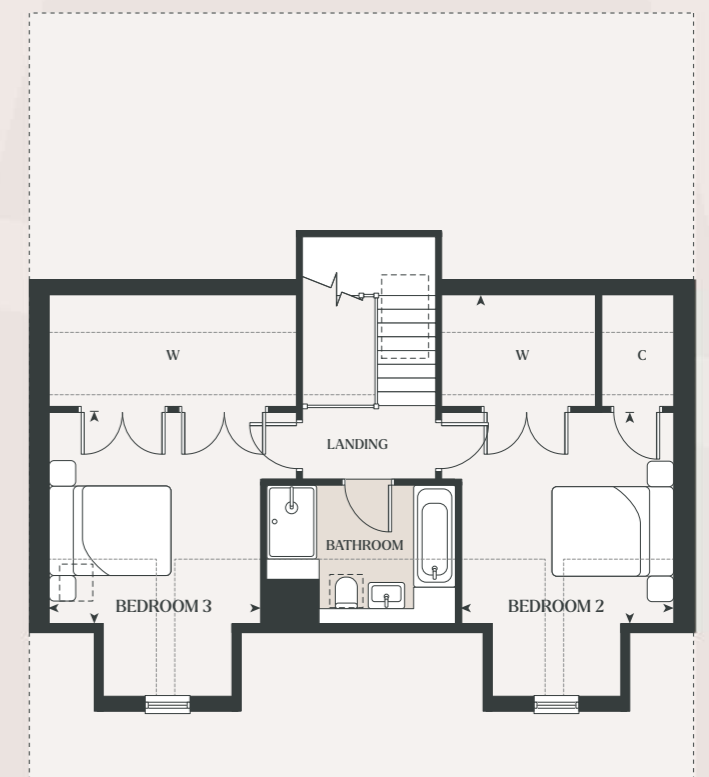
GF



First Floor

Bedroom 2	3.53m x 3.49m*	11'6" x 11'5"
Bedroom 3	3.49m* x 3.48m	11'5" x 11'5"

FF



C – Cupboard W – Wardrobe [] – Velux

†Windows to plot 12 only.

*Dimension taken to minimum 1.5m headroom.

Plots 10 & 12 as shown, plot 11 handed.



THE FINER DETAILS

Quality is something that you see and feel, not just once, but for all the years you enjoy in your Antler home.

Gold – Plots 2, 3, 4, 5, 7, 8, 9, 10, 11 & 12 | Platinum – Plots 1 & 6

Kitchens

Bespoke fitted Shaker style kitchens with integrated appliances to include:

	Gold	Platinum
Quartz stone worktops	•	•
600mm 1 bowl, inset stainless steel undermount sink	•	
Mono sink mixer tap	•	
600mm 1.5 bowl, inset stainless steel undermount sink		•
Quooker tap – Pro Cube		•
Siemens black glass induction hob with wall-mounted extractor fan	•	
Siemens black glass induction hob with built-in downdraft extractor	•	
Siemens single oven	•	•

Gold
Platinum

	Gold	Platinum
Siemens combi-microwave	•	•
Siemens fully integrated fridge/freezer	•	
Siemens full height fridge		•
Siemens full height freezer		•
Siemens built in wine cooler		•
Siemens fully integrated dishwasher	•	
Siemens fully integrated washer/dryer	•	
Under unit lighting	•	•
Siemens free standing washing machine to utility		•
Siemens free standing tumble dryer to utility		•
600mm 1 bowl stainless steel undermount sink to utility ^{**}	•	•

Gold
Platinum

High Quality Fixtures & Fittings

	Gold	Platinum
Staircase with oak newel cap and handrail	•	•
Staircase – curtailed bottom tread and riser in oak		•
Chrome fitted switches and sockets with USB ports [^] to ground floor, white elsewhere	•	
Chrome fitted switches and sockets with USB ports [^]		•
Matt emulsion on walls and ceilings	•	•
PVCu double glazed windows	•	•
Floor coverings throughout	•	•
Tiling to ground floor entrance hallway	•	•

Bathroom & En-suite(s)

Contemporary white sanitary ware	•	•
Wall mounted basin with single lever basin mixer tap (wall mounted tap to bedroom 1 en-suite)	•	
Ceramic countertop basin with wall mounted basin mixer		•
Double drawer vanity unit to family bathroom only	•	
Double drawer vanity unit with Carrara marble effect worktop to family bathroom, cloakroom and bedroom 1 en-suite		•
Chrome brassware	•	•
Chrome round showerhead and arm with single function handset	•	
Chrome square showerhead and arm with single function handset		•
Tiled wall niche with integrated lighting to bedroom 1 en-suite	•	
Tiled wall niche with integrated lighting to family bathroom and bedroom 1 en-suite		•
Chrome heated towel rail	•	•
Thermostatic shower controls	•	•
Wall and floor tiling by Minoli	•	•
Electric under floor heating mats	•	•
Fitted mirrors	•	•
Shaver/toothbrush point	•	•

Gold
Platinum

Bedrooms

Fitted wardrobes, internally finished with shelf and hanging rail [*]	•	•
Private dressing room to bedroom 1		•

Heating, Security & Electrics

Air source heat pump	•	•
Wet underfloor heating to ground floor	•	•
Radiators to first floor	•	•
Mains operated smoke/CO2 detector with battery back up	•	•
Heatmiser thermostats	•	•
Wiring for telephone point	•	•
Full fibre broadband connected	•	•
Provision for Sky TV ^{**}	•	•
TV points to sitting room, study/family room ^{^^} and bedroom 1 and 2	•	
TV points to sitting room, study, kitchen/family room and all bedrooms		•
LED downlights to cloakroom, bathrooms, entrance hall and landing	•	•
LED strip light to coffered ceiling		•

Gold
Platinum

External

Landscaped front garden	•	•
Turf to rear garden	•	•
External tap	•	•
External lighting to front and rear	•	•
Indian sandstone paths and patios	•	•
EV charging points	•	•
Switched spur outlet for future electric garage door opener		•

Guarantee

Antler Homes two-year warranty	•	•
Ten-year Premier Guarantee structural warranty	•	•

[^]USB ports not to all sockets. ^{**}To selected homes, please confirm with Sales Advisor. ^{*}Fitted wardrobes to select bedrooms, please confirm with Sales Advisor. ^{**}Subject to customers' subscription. Gold specification applies to homes 2, 3, 4, 5, 7, 8, 9, 10, 11 and 12. Platinum specification applies to homes 1 and 6.

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HOMES TO STAND THE TEST OF TIME

When you choose an Antler home you are purchasing a property of superior architectural and interior design.

You will discover that your new Antler home is hallmarked by countless aspects of superior architectural, exterior and interior design, derived from our many years as one of the UK's most outstanding and well-respected housebuilders.

We are still a relatively small, private independent company, with a history of more than fifty years of designing and delivering beautiful homes. We are dependent on our customers' satisfaction and delight in order to secure and safeguard our reputation for excellence.

Attention to detail is another unique Antler signature that you will find in your new home, with the skills of our experienced architects and engineers ensuring that every aspect of your property is precisely as you would want it to be.

Equally satisfying are the personal touches you will enjoy as a valued Antler customer, from our friendly and knowledgeable sales personnel, through to all the support you may need throughout the purchasing and moving process – plus an impressive aftersales service that always puts your needs first in the house you will call 'home' for many years to come.



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Sadler Fields

DUNSFOLD | SURREY | GU8 4PB

 ANTLER HOMES

antlerhomes.co.uk