
ORENDA

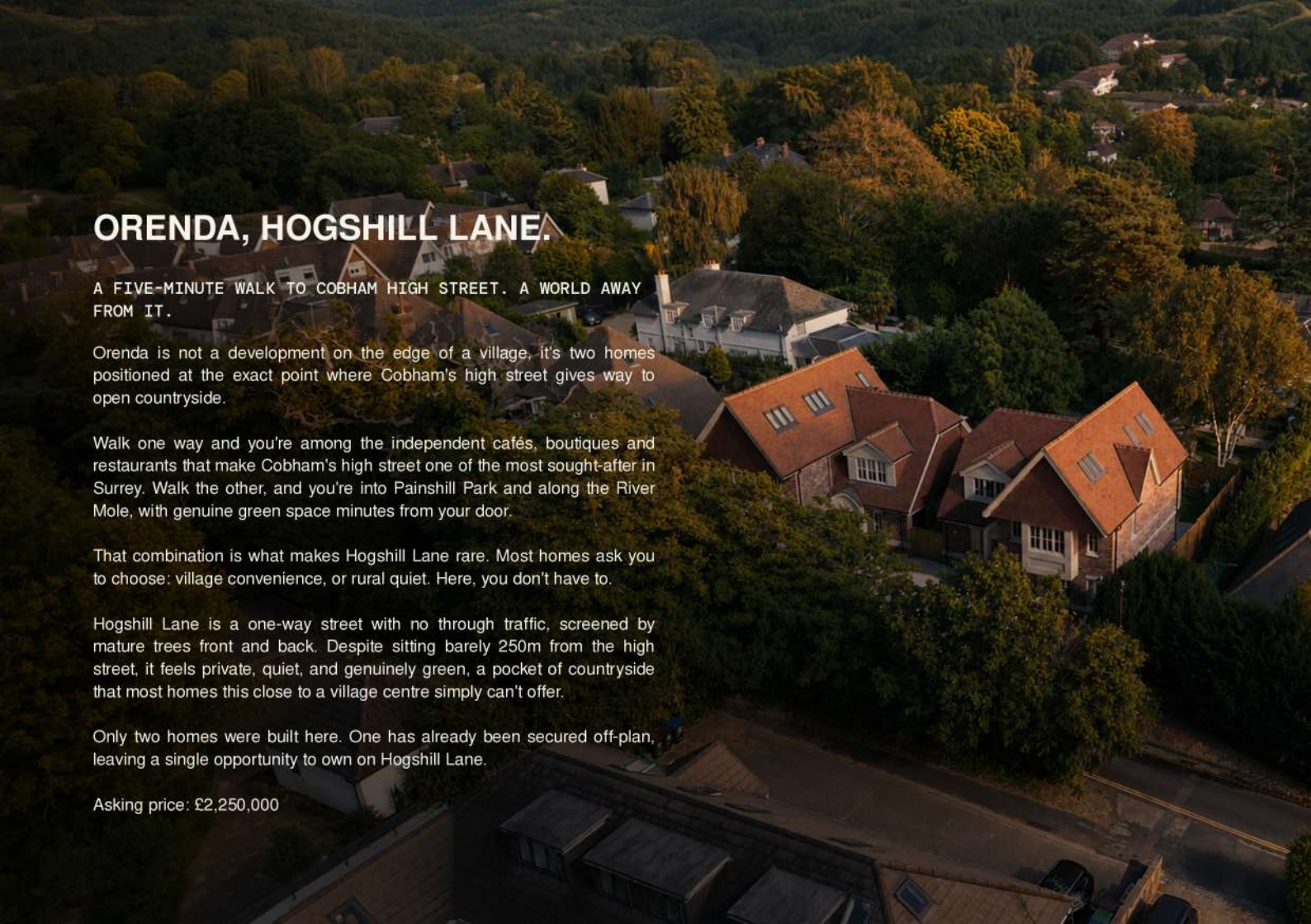
HOGSHILL, COBHAM

DESIGN-LED, SUSTAINABLE HOMES WHICH NURTURE WELLBEING AND SUPPORT MODERN FAMILY LIVING

WE STAND AGAINST PROFIT-FIRST DEVELOPMENT AND
CREATE HOMES DESIGNED FOR FAMILIES TO LIVE
HEALTHIER, HAPPIER LIVES.

DIRECTORY

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An aerial photograph of a village, likely Cobham in Surrey, showing a mix of traditional houses with red-tiled roofs and lush green trees. The scene is captured from a high angle, looking down on the rooftops and foliage. The lighting suggests late afternoon or early morning, with long shadows and warm tones. The text is overlaid on the left side of the image.

ORENDA, HOGSHILL LANE.

A FIVE-MINUTE WALK TO COBHAM HIGH STREET. A WORLD AWAY FROM IT.

Orenda is not a development on the edge of a village, it's two homes positioned at the exact point where Cobham's high street gives way to open countryside.

Walk one way and you're among the independent cafés, boutiques and restaurants that make Cobham's high street one of the most sought-after in Surrey. Walk the other, and you're into Painshill Park and along the River Mole, with genuine green space minutes from your door.

That combination is what makes Hogshill Lane rare. Most homes ask you to choose: village convenience, or rural quiet. Here, you don't have to.

Hogshill Lane is a one-way street with no through traffic, screened by mature trees front and back. Despite sitting barely 250m from the high street, it feels private, quiet, and genuinely green, a pocket of countryside that most homes this close to a village centre simply can't offer.

Only two homes were built here. One has already been secured off-plan, leaving a single opportunity to own on Hogshill Lane.

Asking price: £2,250,000

A MESSAGE FROM THE FOUNDER

I'M DEAN JARVIS, FOUNDER OF VEDA HOMES. MY JOURNEY BEGAN WITH A SIMPLE BUT POWERFUL QUESTION:

WHAT IF OUR HOMES COULD HEAL US, NOT HARM US?

After years in city finance, I was burnt out and disconnected. The wake-up call came when my newborn son was hospitalised because of the damp, poorly built home we were renting. It drove home a truth we rarely acknowledge: the environments we live in shape our health, and the impact of bad housing is far more serious than we realise.

VEDA was created to build differently. To design homes that prioritise health, sustainability and integrity from the ground up by using low-toxin materials, clean air and water systems, and details that genuinely improve the way we live.

A home should be a sanctuary. That's the standard we hold ourselves to.

For people. For planet. For good.



DEAN JARVIS
Founder



THE VEDA STANDARD

EVERY HOME BUILT WITHOUT COMPROMISE.

Most developers build to a budget. We build to a standard - plot by plot, home by home.

Every contractor is vetted and interviewed before a single brick is laid. Every stage passes 10-point quality control. Every home comes with a 10-year AXA-backed warranty and a 2-year VEDA workmanship warranty.

Not because the industry requires it, but because we'd expect nothing less if it were our own family moving in.

+ RIGOROUS CONTRACTOR CHECKS AND INTERVIEW PROCESS

+ 10 POINT CRAFTSMANSHIP QUALITY CONTROL CHECKS

+ 10 YEAR INSURANCE BACKED WARRANTY PROVIDED BY AXA WITH EVERY HOME

+ 2 YEAR VEDA WORKMANSHIP WARRANTY

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ORENDA

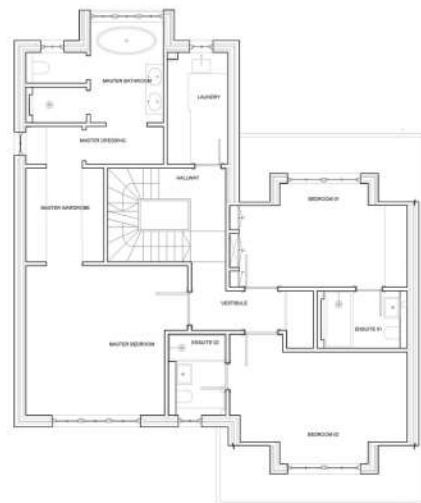


ORENDA

3000 SQ.FT GROSS INT AREA
FLOORS 3
BEDROOMS 5
BATHROOMS 4
+ GARDEN STUDIO

£2,250,000
Guide Price

FLOOR PLAN
ORENDA







HOMES THAT ELEVATE HEALTH & WELLBEING.

YOUR HOME SHOULD DO MORE THAN LOOK BEAUTIFUL. IT SHOULD ACTIVELY SUPPORT YOUR WELLBEING. IN ORENDA, EVERY DETAIL IS DESIGNED TO HELP YOU FEEL HEALTHIER, CALMER, AND HAPPIER EACH DAY.

MVHR VENTILATION SYSTEMS FOR EXCEPTIONAL INDOOR AIR QUALITY

WATER PURIFICATION THAT REMOVES UP TO 99% OF CONTAMINANTS

LOW-TOX MATERIALS ENSURING HARMFUL VOC'S ARE KEPT OUT OF THE HOME

ABUNDANT NATURAL LIGHT & COUNTRYSIDE VIEWS

DEDICATED WELLNESS ROOMS & SPA-LIKE BATHROOMS



COUNTRY LIVING, GLOBAL CONNECTIVITY.

COBHAM HIGH STREET

+ Independent cafés, restaurants, boutiques and everyday essentials, all just minutes from home.

COBHAM & STOKE D'ABERNON STATION

+ Direct services to London Waterloo in approximately 40-50 minutes, making commuting simple without compromising on lifestyle.

GATWICK AIRPORT

+ Approximately 40-45 minutes by car via the M25.

HEATHROW AIRPORT

+ Approximately 30 minutes by car via the A3 and M25, ideal for international business and frequent travel.

A3 & M25 MOTORWAY

+ Fast connections to London, Surrey and the wider motorway network, all within a few minutes of the development.

OUTSTANDING SCHOOLS

+ Surrounded by some of Surrey's most respected independent and state schools, including ACS International, Danes Hill, Reed's, Parkside, St Andrew's and Cobham Free School.

SPORT & WELLNESS

+ Close to Beaverbrook, Burhill Golf Club, St George's Hill Golf Club, David Lloyd, Equilibrium and a wealth of fitness and wellness facilities.

NATURE & GREEN SPACE

+ Enjoy walks through Painshill Park, the River Mole and the surrounding Surrey countryside, all contributing to the unique character that makes Cobham one of the county's most desirable places to live.





SCHEME SPECIFICATION

ORENDA IS BUILT TO AN UNCOMPROMISING VEDA SPECIFICATION, EACH DETAIL IS SELECTED WITH HEALTH, LONGEVITY, AND QUALITY IN MIND.

LUXURY REDEFINED

- + BESPOKE BRITISH CRAFTED KITCHENS & JOINERY
- + BESPOKE TIMBER WINDOWS
- + OAK / TILE FLOORING & UNDERFLOOR HEATING THROUGHOUT
- + OVERSIZED CEILINGS & DOORS THROUGHOUT

DESIGNED FOR FAMILIES

- + CLOSE PROXIMITY TO PARKS & WOODLAND
- + FLEXIBLE LAYOUT SUPPORTING FAMILY GROWTH
- + EXCELLENT LOCAL SCHOOLS
- + EXPERTLY DESIGNED LAYOUTS TO SUPPORT MODERN FAMILY LIVING
- + CONVENIENT LAUNDRY ROOMS ON 1ST FLOOR

SUSTAINABLE DESIGN

- + TIMBER FRAME CONSTRUCTION
- + LOW CARBON CONSTRUCTION USING ECO-FRIENDLY MATERIAL
- + REDUCED ENERGY CONSUMPTION USING GREEN TECHNOLOGY
- + AIR SOURCE HEAT-PUMP

HEALTH & PERFORMANCE

- + DEDICATED GYM / WELLNESS SPACE
- + AIR FILTRATION THROUGHOUT
- + QUOOKER CUBE WATER WATER SYSTEM
- + SOFTENED WATER FOR BATHING
- + LOW TOXIN MATERIALS
- + IMPROVED MENTAL HEALTH THROUGH CONNECTION TO THE NATURAL WORLD





VEDA HOMES

WWW.VEDAHOMES.CO.UK