

Saddler's Court

WORPLESDON / GUILDFORD / SURREY



Nine houses.
One private road.

A collection of detached homes inspired by the former stables, framed by mature oaks and open green countryside.

Anticipated launch summer 2027
Register your interest
sales@rivium.co.uk
0333 110 0333



A private arrival. A new chapter.

Nine detached homes in a countryside setting at Worplesdon.

The pleasure of coming home

The arrival begins at the private gates on Tangle Lane. Beyond them, a charcoal block-paved road leads into a small collection of nine detached homes, with mature oaks around the perimeter and open green countryside beyond. The former stable yard gives Saddler's Court its name and its sense of place.

A setting with room to breathe

The road opens into a landscaped courtyard, bringing the homes together around a shared approach. Green screening, hedges and carefully defined garden boundaries soften the architecture and create separation between neighbours. Each front garden is conceived as part of the wider landscape, giving the journey home a calm, coherent character.

Nine individual homes

Three- and four-bedroom layouts offer different ways to make a home here, united by a disciplined exterior palette, bespoke interiors and practical space for everyday life. Anticipated launch: summer 2027.



Illustrative CGI. Architecture, landscaping and finishes are subject to the agreed sales documents.

A slower moment. A warmer welcome.

Green screening, a private approach and homes with a character of their own.



A distinctive courtyard collection

Charcoal and pale brick, black rooflines and a green countryside setting.



The charcoal collection

Plots 1–3 combine charcoal brick, render and roof tiles with black joinery. Double-stepped soffits and fascias articulate the gables.



The pale brick collection

Plots 4–9 pair Portland-stone-coloured brick and matching mortar with black vertical composite cladding. Black canopies and paired entrance lights complete the detail.

Two palettes. One considered collection.

Brick, charcoal and black, brought together with precision.

Depth and definition

The three charcoal homes at the entrance combine dark facing brick and render with charcoal roof tiles. Black windows, doors and roofline details complete a tonal exterior, allowing the gabled forms and the depth of the brickwork to define each elevation.

The warmth of pale brick

Around the courtyard, pale brick takes its colour from Portland Stone, with matching mortar giving the masonry a coherent appearance. Black vertical composite cladding and charcoal roof tiles form a clear contrast, linking the larger houses to the darker entrance collection.

The welcome, in detail

Brick relief surrounds frame the front doors beneath thin black canopies, with a light on either side. Double-stepped black soffits and fascias give the gables a crisp outline. Stone headers match the brickwork above windows, doors and garages within brick elevations; the remaining exterior is brick, render or composite cladding as specified.



One private road. Nine homes.

The earlier site plan is retained as a location key.



A courtyard setting

The development is arranged around a central shared approach with retained open space and boundary planting. The plan opposite shows the earlier planning arrangement.

Plans that tell the current story

The new individual floor plans on the following pages take precedence for house layouts. A revised site plan was not included in this issue. The Granary is confirmed as Type D.

A courtyard within the countryside

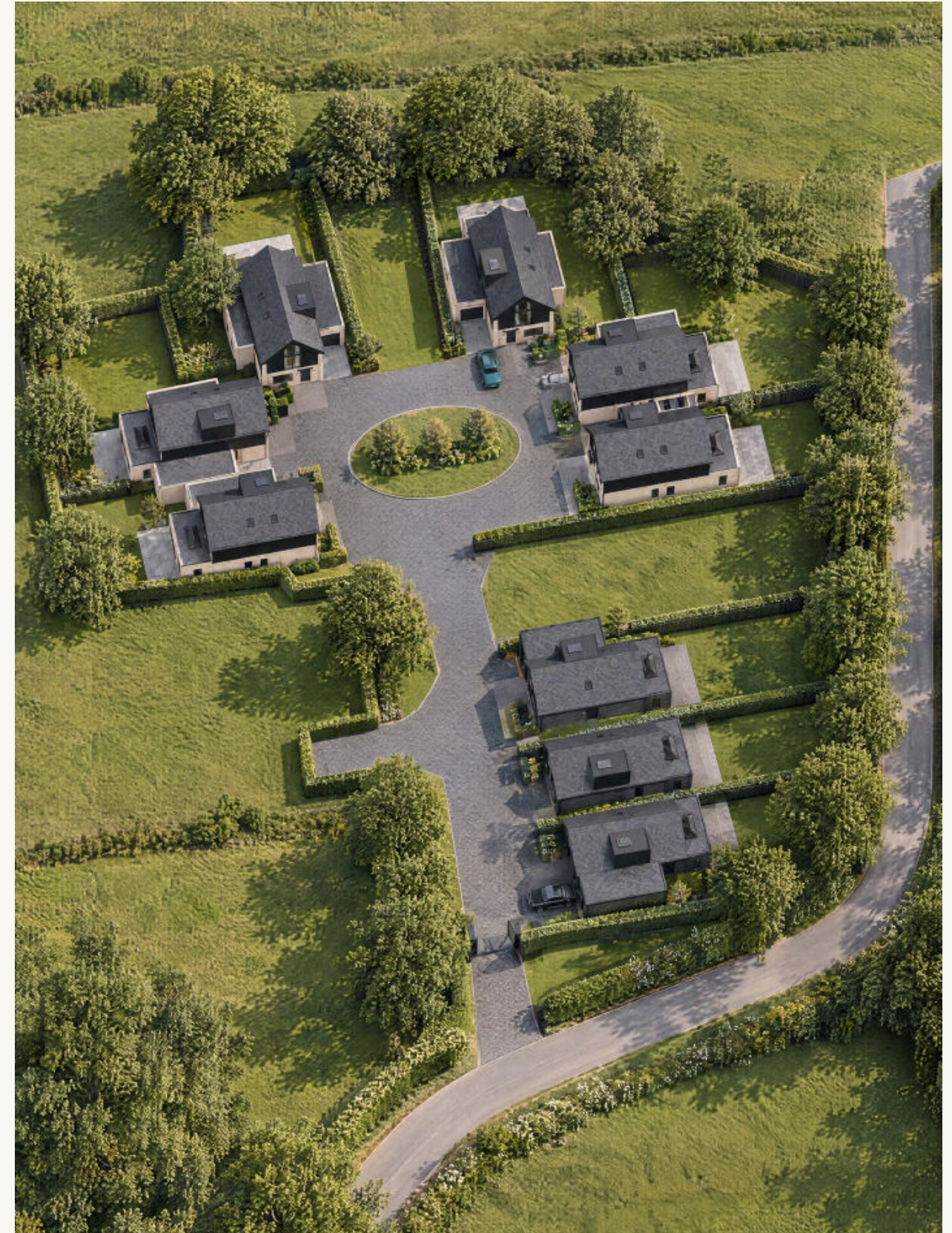
The corrected entrance connects Tangley Lane to the private road and set-back gates.

A landscape to arrive home to

The private approach leads past the three charcoal homes before opening into the courtyard. Mature perimeter oaks and open green fields give the collection its wider setting. Hedges, fences and layered front-garden planting define the individual plots and bring privacy to each arrival.

Two parking spaces are planned in front of each garage. The illustration shows only a few cars, all on front approaches, so that the architecture and landscape remain the focus.

Illustrative 3D interpretation of the supplied site arrangement, using revised house models. The architect's plans remain the dimensional reference. Bay divisions and planting are indicative.



The nine houses

Proposed names from the September 2026 naming schedule.

PLOT	HOME	HOUSE TYPE	BEDS	BATHS	SEPARATE WC
1	The Forge	Type B	3	2	1
2	The Livery	Type A	3	2	1
3	The Furlong	Type B	3	2	1
4	The Paddock	Type C	4	4	1
5	The Granary	Type D	4	4	1
6	The Coach House	Type D	4	4	1
7	The Old Stables	Type D	4	4	1
8	The Stable Yard	Type D	4	4	1
9	The Mews	Type C	4	4	1

Prices on application. Floor areas are awaiting verification against the updated drawings. House and street names are proposed and remain subject to Council approval.

A name for every home

A collection connected to the history of the former stable yard.

The Forge

Plot 1 / 3 beds / 2 baths + 1 WC

The Livery

Plot 2 / 3 beds / 2 baths + 1 WC

The Furlong

Plot 3 / 3 beds / 2 baths + 1 WC

The Paddock

Plot 4 / 4 beds / 4 baths + 1 WC

The Granary

Plot 5 / 4 beds / 4 baths + 1 WC

The Coach House

Plot 6 / 4 beds / 4 baths + 1 WC

The Old Stables

Plot 7 / 4 beds / 4 baths + 1 WC

The Stable Yard

Plot 8 / 4 beds / 4 baths + 1 WC

The Mews

Plot 9 / 4 beds / 4 baths + 1 WC

The Forge | Plot 1

3 bedrooms · 2 bathrooms + 1 WC



FRONT / DAY



REAR / DAY



FRONT / DUSK



REAR / DUSK

The Livery | Plot 2

3 bedrooms · 2 bathrooms + 1 WC



FRONT / DAY



REAR / DAY



FRONT / DUSK



REAR / DUSK

The Furlong | Plot 3

3 bedrooms · 2 bathrooms + 1 WC



FRONT / DAY



REAR / DAY



FRONT / DUSK



REAR / DUSK

The Paddock | Plot 4

4 bedrooms · 4 bathrooms + 1 WC



FRONT / DAY



REAR / DAY



FRONT / DUSK



REAR / DUSK

The Granary | Plot 5

4 bedrooms · 4 bathrooms + 1 WC



FRONT / DAY



REAR / DAY



FRONT / DUSK



REAR / DUSK

The Coach House | Plot 6

4 bedrooms · 4 bathrooms + 1 WC



FRONT / DAY



REAR / DAY



FRONT / DUSK



REAR / DUSK

The Old Stables | Plot 7

4 bedrooms · 4 bathrooms + 1 WC



FRONT / DAY



REAR / DAY



FRONT / DUSK



REAR / DUSK

The Stable Yard | Plot 8

4 bedrooms · 4 bathrooms + 1 WC



FRONT / DAY



REAR / DAY



FRONT / DUSK



REAR / DUSK

The Mews | Plot 9

4 bedrooms · 4 bathrooms + 1 WC



FRONT / DAY



REAR / DAY



FRONT / DUSK

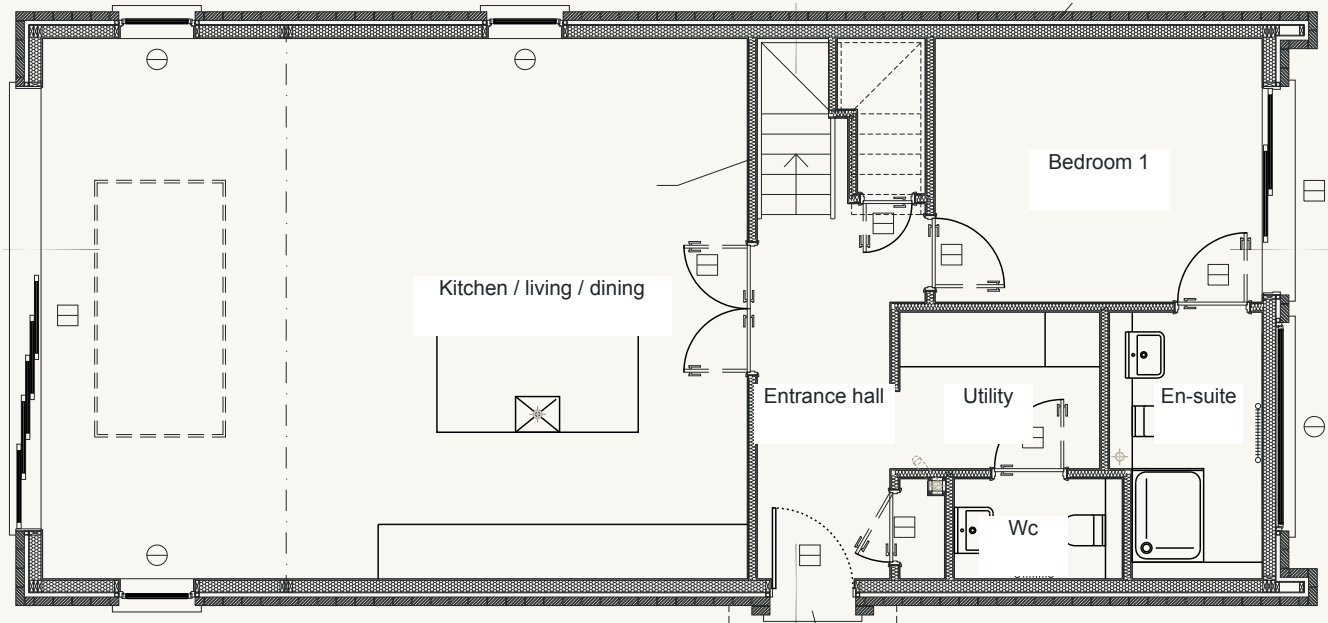


REAR / DUSK

A considered plan for everyday living

The Livery / 3 bedrooms | 2 bathrooms + 1 WC

Ground floor

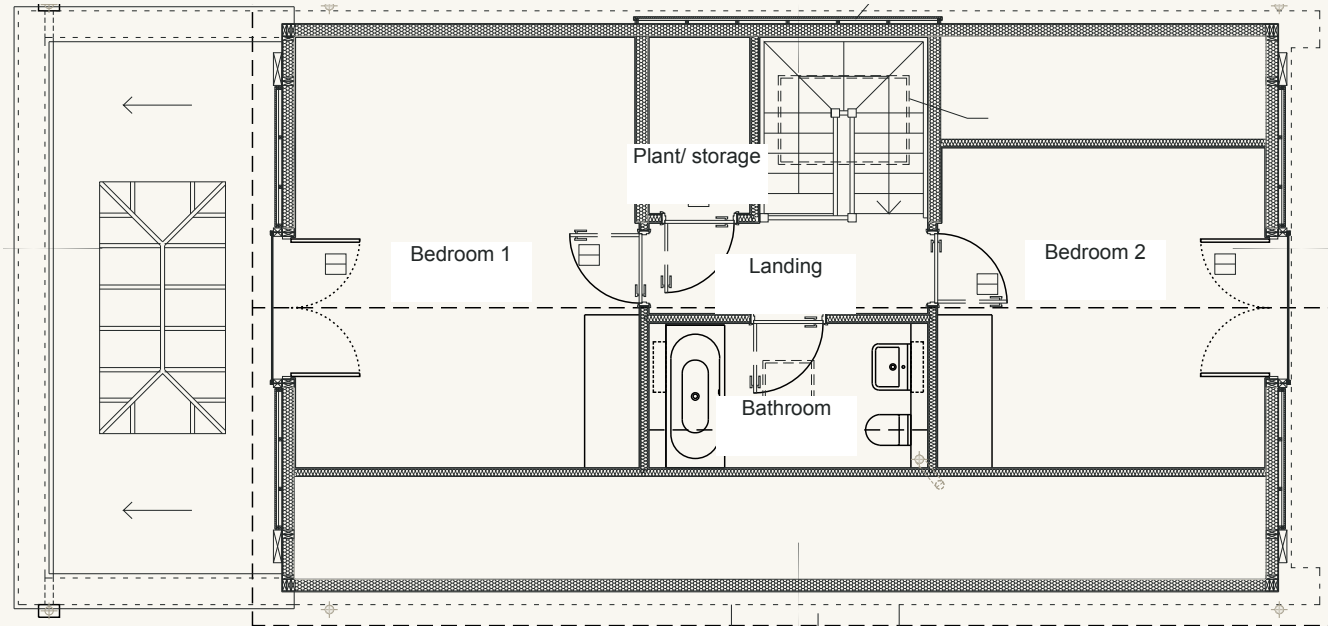


Three bedrooms

A ground-floor bedroom and en-suite, with two bedrooms and a shared bathroom above. Open-plan kitchen, living and dining space opens towards the garden.

A compact two-storey home with a separate utility and ground-floor cloakroom.

First floor

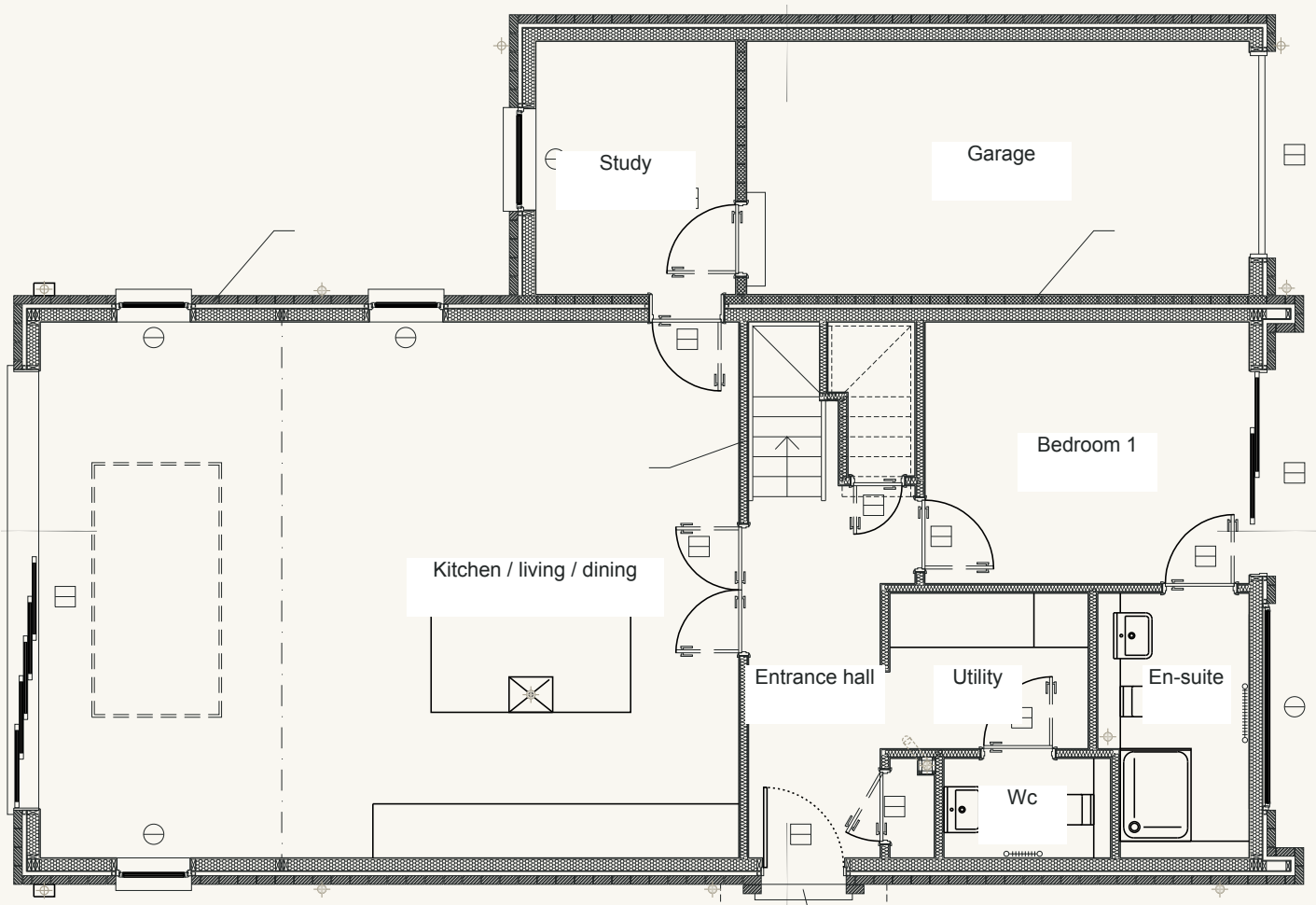


Rooflights and areas of restricted headroom follow the source drawings. Floor areas are awaiting verification against this revised issue.

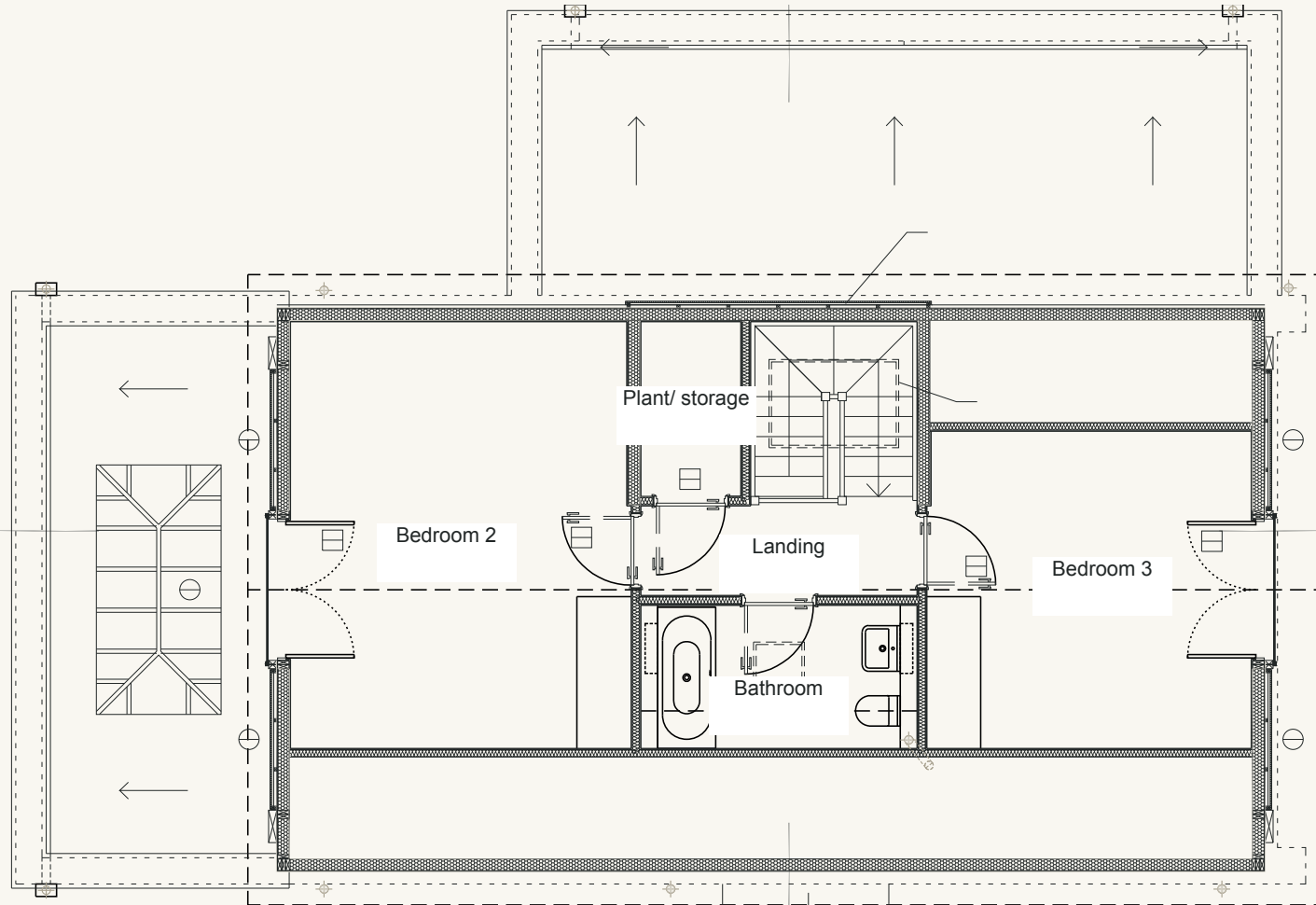
A considered plan for everyday living

The Forge / The Furlong / 3 bedrooms | 2 bathrooms + 1 WC

Ground floor



First floor

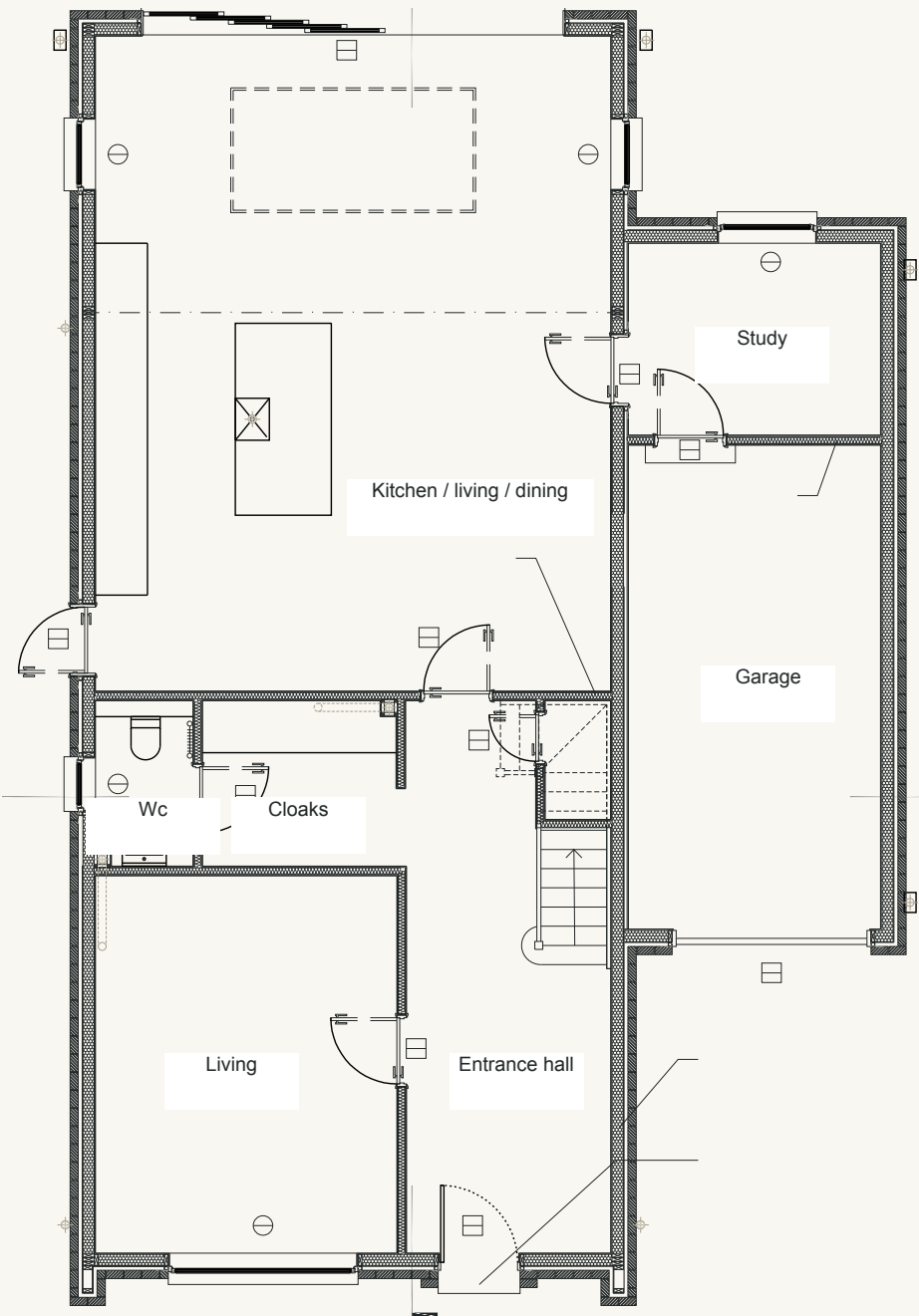


Three bedrooms across two storeys, with a ground-floor en-suite, upstairs bathroom, separate study and integral garage. Floor areas await verification against this revised issue.

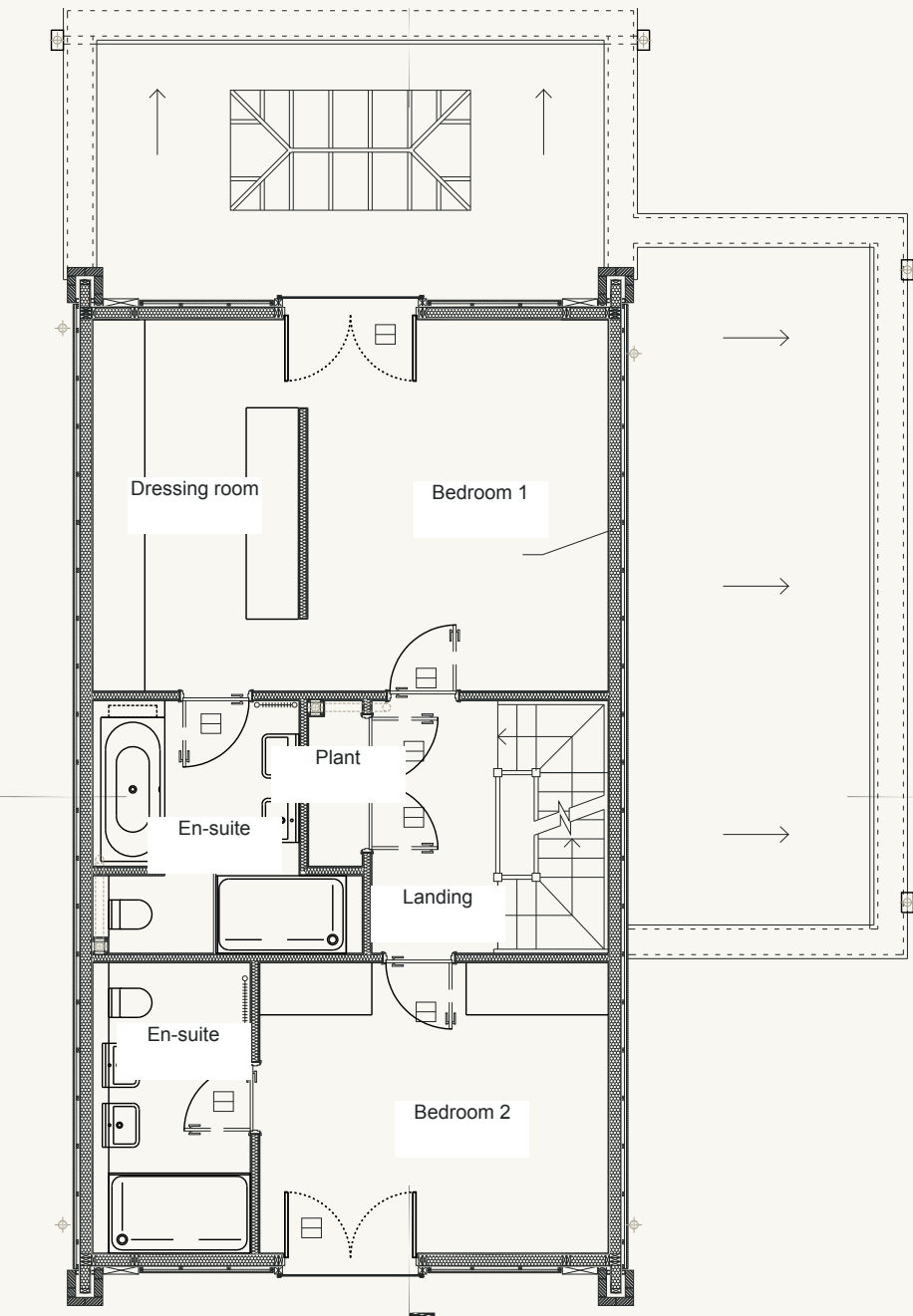
A considered plan for everyday living

The Paddock / The Mews / 4 bedrooms | 4 bathrooms + 1 WC

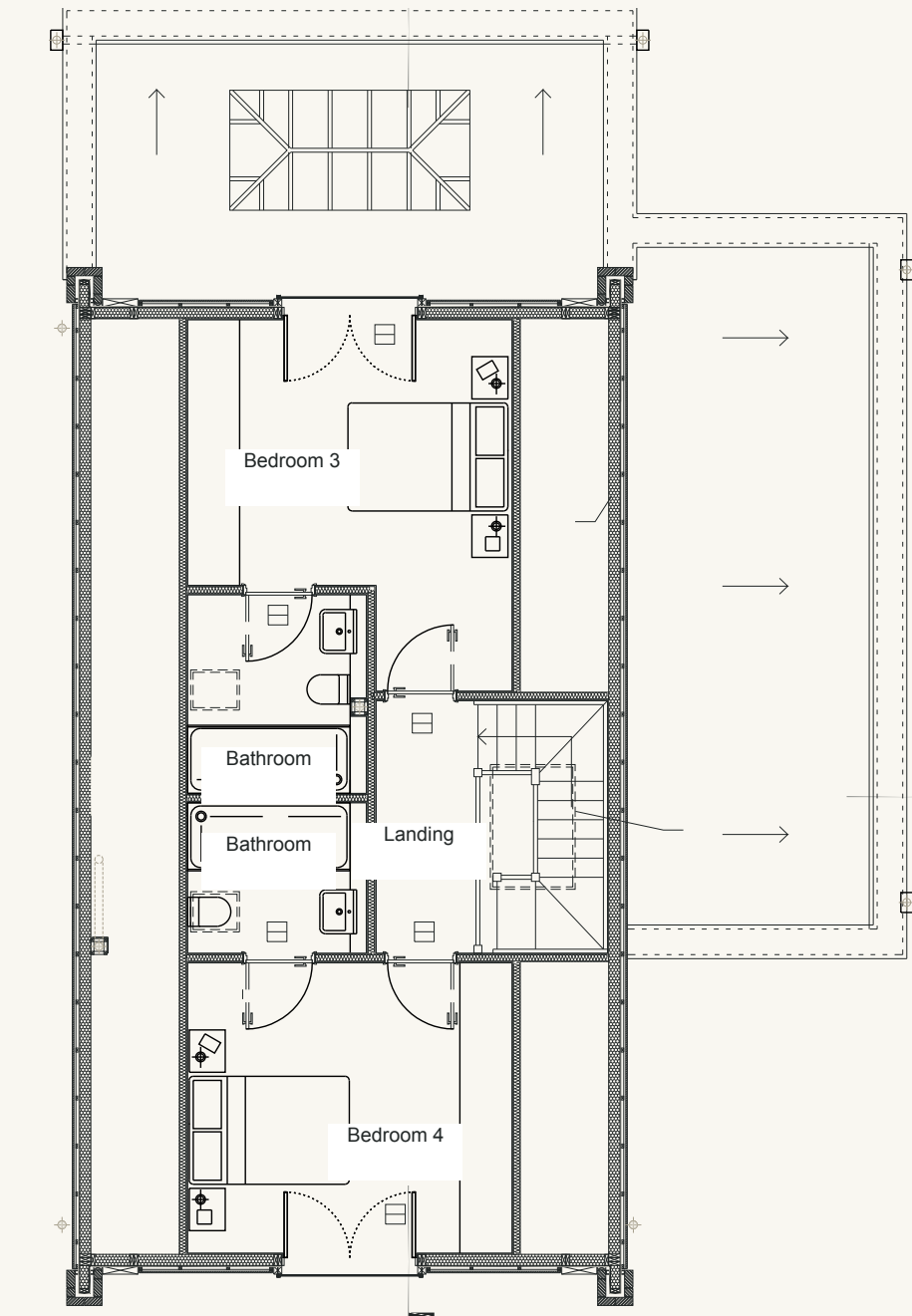
Ground floor



First floor



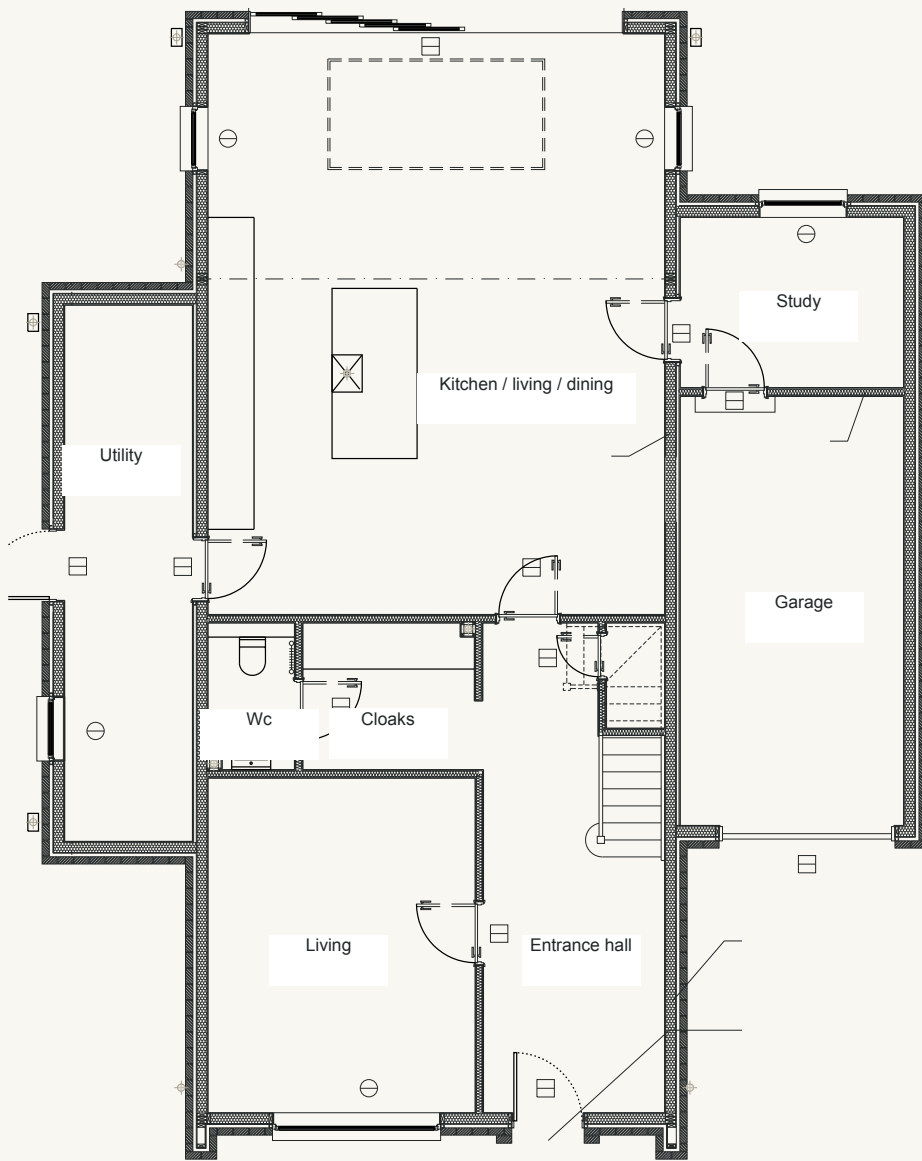
Second floor



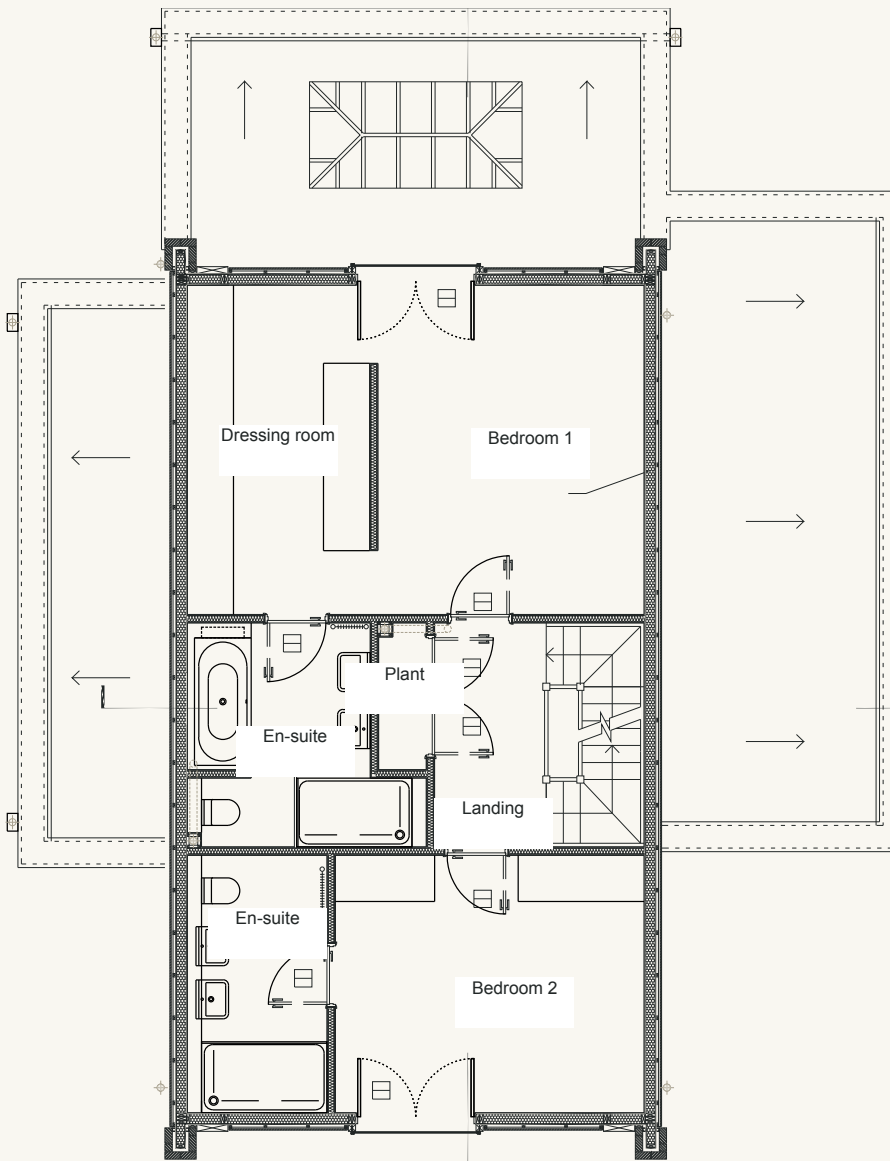
A considered plan for everyday living

The Granary / The Coach House / The Old Stables / The Stable Yard | 4 bedrooms / 4 bathrooms + 1 WC

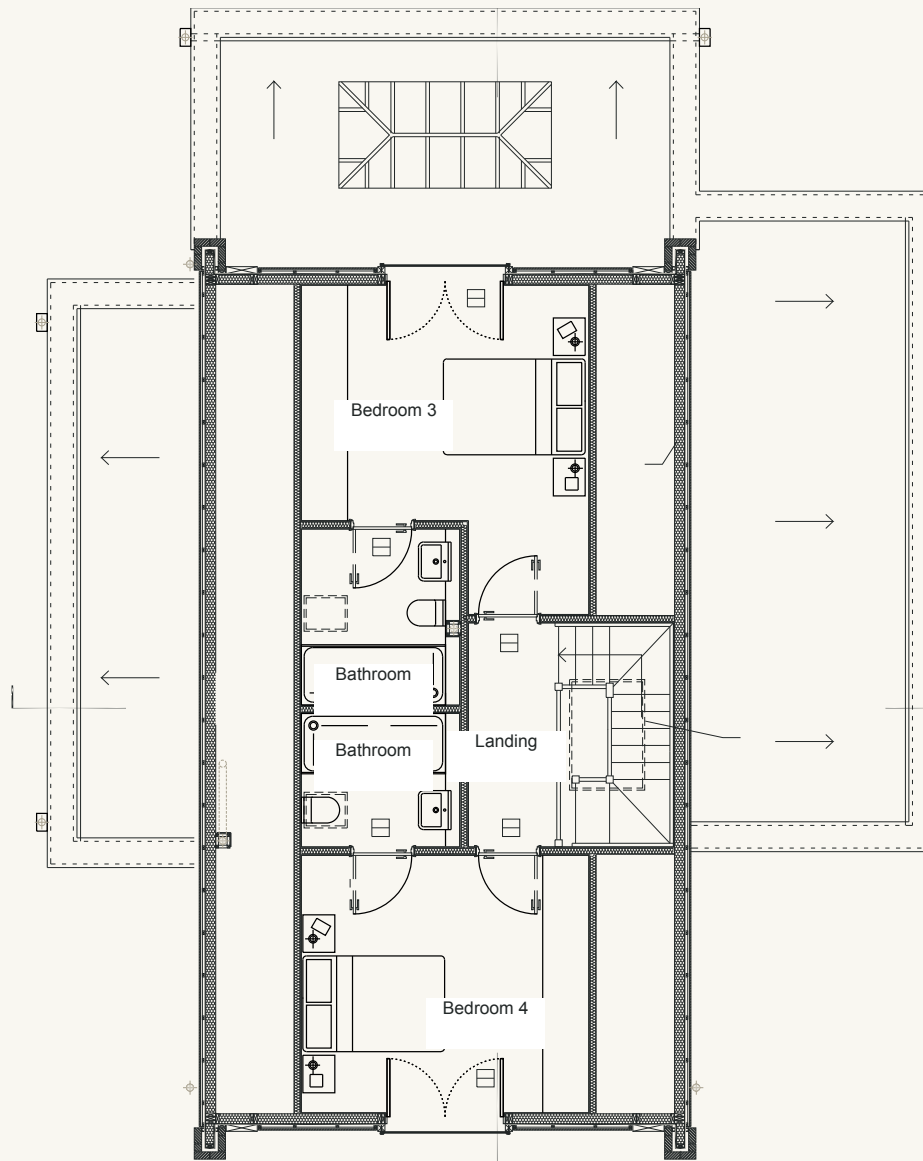
Ground floor



First floor



Second floor



A little more space to be yourself

Green boundaries, private gardens and a shared sense of place.

A greener threshold

At the front of each home, layered planting and green screening bring privacy and softness to the approach. Hedges and fences define individual plots, while mature oaks around the development frame views out towards open fields. Charcoal paving ties the private road and arrival spaces to the architectural palette.

Life beyond the glass

Porcelain terraces create a place for an outdoor table, a quiet morning coffee or an evening with friends. Lawns and natural planting extend the living space into the garden, with room for each owner to give that setting a personal character.

A considered landscape

The landscape images express the intended atmosphere of the collection. Planting, boundaries and external works remain subject to the final agreed sales plans, with garage approaches and parking kept clear.



Plot 7 rear perspective. Illustrative CGI; garden planting and external works are indicative.

The arrival is part of the experience

A private entrance, charcoal paving and a landscape that unfolds along the drive.



Made for the moments that matter

Bespoke cabinetry, generous shared spaces and a connection to the garden.

At the heart of the house

The kitchen, dining and living spaces are planned together so that preparing supper, gathering around the table and settling down afterwards feel naturally connected. Garden-facing openings bring the changing light and colour of the seasons into the daily rhythm of the home.

Materials to enjoy close up

Bespoke handleless cabinetry gives the kitchen a clean, composed appearance, while book-matched stone surfaces introduce depth and movement. Integrated appliances sit within the overall design, allowing the cabinetry and carefully selected finishes to lead. The result is a working kitchen with the presence of a piece of furniture.

Practical by design

The revised plans place generous shared living space at the centre of each home. Utility arrangements vary by house type, so the layout can be considered alongside the way you cook, entertain and organise everyday life.



Henley Gate: existing Rivium interior photography, used as craftsmanship inspiration. Not a Saddler's Court room or layout.

The beauty is in the detail

Walnut, leather and linen-glass bring texture to everyday life.

A quieter kind of detail

Some of the most memorable features are the ones encountered every day: the grain of American black walnut, the feel of a leather feature door and the softened light through linen-glass. These materials bring a tactile quality to the interiors, rewarding a closer look without overwhelming the rooms.

A place for everything

Hardwood-ply and walnut joinery, fitted wardrobes and principal-suite dressing spaces combine storage with a considered finish. Leather and linen-glass feature doors add contrast to the cabinetry. The precise arrangement is tailored to the house type and its agreed specification.

Craftsmanship, in context

The photographs opposite show existing Rivium dressing-room work. They illustrate the approach to material, proportion and detail that informs the collection; they do not depict a completed room or the exact layout at Saddler's Court.



Highridge: existing Rivium wardrobe photography. Finish and layout shown are reference examples.

A more personal sense of calm

Considered materials and practical comfort in the most private rooms.

Space to slow down

Book-matched large-format tiling gives the bathrooms a composed, continuous backdrop. Wall-hung sanitaryware and concealed cisterns keep the visual lines clear, while frameless shower screens allow the materials to remain in view.

Comfort in the details

Thermostatic brassware, heated towel radiators, illuminated mirrored cabinets and smart WCs bring daily comfort to these private rooms. Each element contributes to a space that feels considered in use as well as in appearance.

Room for family and guests

Every three-bedroom home has two bathrooms and a separate WC. Every four-bedroom home has four bathrooms and a separate WC, offering greater independence for family and guests. Refer to the preserved floor plans for the arrangement in each house type.



Fern Park Drive: existing Rivium bathroom photography. Reference inspiration, not a Saddler's Court room or layout.

The specification at a glance

Drawing-led updates and retained interior intentions.

The external palette

Each main entrance has a brick relief surround, a thin black canopy and a light on either side. Gables have double-stepped black soffits and fascias. Stone headers within brick elevations match the brickwork; no other exterior stone detailing is specified. Plots 1–3 use charcoal brick and render. Plots 4–9 use pale brick, matching mortar and black vertical composite cladding.

A place to cook

The existing interior brief describes bespoke handleless kitchens, stone worktops and integrated appliances. No separate pantry appears on the revised floor plans.

Comfort throughout

Air-source heat pumps, solar PV, EV charging and underfloor heating to ground and first floors remain in the existing marketing specification, subject to the final agreed schedule.

The right information

The current drawings are issued for information. Details, dimensions and plot orientation should be agreed against the final sales documents before reservation.

Quietly working around you

Warmth, lighting and energy systems considered as part of the whole home.

Warmth beneath your feet

Air source heat pumps serve underfloor heating on both the ground and first floors, bringing warmth into the rooms without making the heating system a dominant visual feature. Solar photovoltaic panels form part of the energy strategy.

Light that follows the day

Dotless LED lighting with scene control allows the mood of the living spaces to change from purposeful daytime use to a softer evening setting. Data cabling and provision for EV charging bring useful technology into the home's everyday operation.

Looking ahead

The homes are being designed towards an EPC A rating. This is a target, with the final rating subject to certification. The detailed equipment and finish schedule for each home will be set out in the agreed sales specification.



Henley Gate: existing Rivium living-room photography. Interior inspiration, not the proposed Saddler's Court layout.



LOCATION AND CONNECTIONS

Worplesdon, and everything Guildford has

Tangley Lane sits on the northern edge of Worplesdon, between the village, the golf course and open farmland, with Guildford a short drive to the south and the A3 close at hand.

BY RAIL

Worplesdon to London Waterloo
from 31 minutes, direct

Guildford to London Waterloo
from 32 minutes, direct

Worplesdon station
the nearest station to the lane

Guildford station
mainline services and Reading line

Fastest journey times, Trainline and RailReach:
thetrainline.com/train-times/worplesdon-to-london-waterloo and
railreach.co.uk/stations/guildford. Times vary by service and time of
day.

NEARBY

Worplesdon Golf Club
A classic Surrey heathland course laid out in 1908 by J. F.
Abercromby, and Great Britain Golf Course of the Year 2024.

Merrist Wood College
A 400-acre land-based college at Holly Lane, Worplesdon,
with an approved equestrian centre.

Guildford town centre
Cobbled High Street, G Live, Yvonne Arnaud Theatre, the
Lido and the full range of town-centre shopping.

Open countryside
Farmland and bridleways directly beyond the northern
boundary of the collection.

SCHOOLING

Royal Grammar School, Guildford
Independent day school for boys aged 3 to 18, founded in
1509, High Street, Guildford.

Guildford High School
Academically selective independent day school for girls
aged 4 to 18, London Road, Guildford.

Tormead School
Independent day school for girls aged 4 to 18, Cranley Road,
Guildford.

State provision
Surrey County Council is the local education authority;
catchment and admission arrangements should be
confirmed directly with the authority.

Your next chapter starts here

Register for news of Saddler's Court.

Talk to Rivium

Tell us about the home you are looking for, your timing and the details that matter to you. Our sales team can explain the current release position and keep you informed as plans are confirmed.

The next steps

Review your chosen home's final plans and specification, confirm price and availability, and discuss the reservation terms with the sales team before making a commitment.

0333 110 0333

sales@rivium.co.uk / rivium.co.uk

A place to come together

Henley Gate kitchen and family room - existing Rivium interior inspiration



Calm, considered interiors

Fern Park Drive bathroom - existing Rivium interior inspiration



Existing Rivium interior reference. This is not a Saddler's Court room or a representation of its floor-plan layout.

rivium.co.uk | 0333 110 0333

Not to scale. House-type layouts; plot orientation and final specification to be confirmed. Names subject to approval.

A place for everything

Existing wardrobe and dressing-room photography from Highridge and Rocwood.



Highridge / 36 Curley Hill Road



Rocwood / 34 Curley Hill Road

Notes and sources

A clear record of the drawings behind this edition.

Drawings

The sales plans use SETT 0005(21)100 Rev A; 101 unrevised; 200, 300 and 400 Rev B; 201, 301, 302, 401 and 402 Rev A, supplied 22 September 2026. The original vector coordinates are retained; plans are uniformly scaled, not redrawn or mirrored.

Areas and orientation

Earlier planning-stage area figures have been withheld pending verification against the revised drawings. House-type plans do not establish final handedness on each plot. Source labels and some construction annotations have been simplified for sales presentation.

Plot allocation

Type A: Plot 2. Type B: Plots 1 and 3. Type C: Plots 4 and 9. Type D: Plots 5, 6, 7 and 8. The developer confirmed The Granary as Type D on 22 September 2026. Source 402 is labelled first floor in its title block but contains the second-floor layout.

Images and specification

The CGI perspectives are based on models reconstructed from the revised front, rear and side elevations. Ground-floor openings and double-stepped gable details were checked against the source. Plot placement follows the earlier Rev D site arrangement for context; this is not a verified setting-out model. AI-assisted photographic finishing is illustrative, not proof of CAD accuracy. Landscaping, interiors and finishes are indicative and subject to the agreed sales documents.

Saddler's Court

Nine houses. One private road.



Worplesdon, Guildford, Surrey

0333 110 0333
sales@rivium.co.uk
rivium.co.uk