

TUPWOOD GARDENS

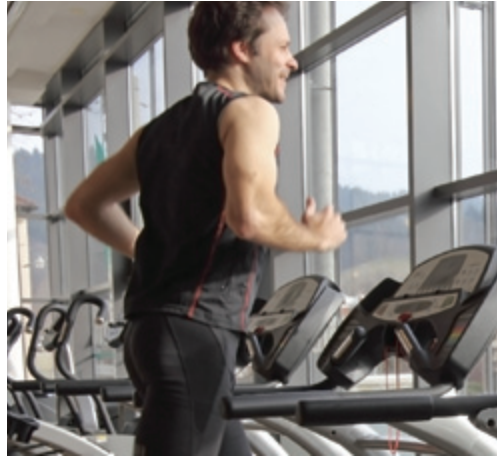
Caterham, Surrey



An exclusive development of four semi-detached and seven detached family homes in Caterham



Typical view from plots 20 - 27



A popular town with an excellent choice of schools



Located in a leafy area



Enjoy a variety of amenities on your doorstep

A new home for all the family

Chartwell Land & New Homes are proud to present these substantial family homes located in a quiet cul-de-sac close to Caterham town centre.

The properties offer a very high standard of accommodation, fully landscaped gardens and block-paved driveways.

Given the elevated position of the development, a majority of the new homes benefit from the fantastic views over Caterham Valley. Much of the surrounding area is greenbelt and the North Downs Way with its impressive scenery, just a short walk away through woodland.

Caterham is a prosperous and popular residential town, with the usual run of high street names including Waitrose and Morrisons and a good selection of independent shops, restaurants and pubs.

For families, there is an excellent choice of state and private schools including the renowned Caterham School which is within walking distance.

The area offers a variety of sports facilities, with a leisure centre, tennis courts and several golf courses all close by.

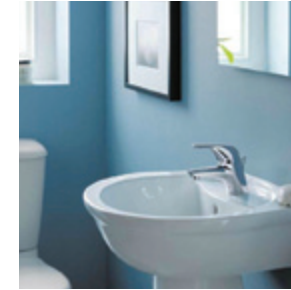
Transport links are excellent - the railway station is only a five minute walk with regular trains to East Croydon, and London just 40 minutes away. There is easy access by car to the M25 and M23 motorway networks, making this an ideal location for any excursion.





CGI image for illustrative purposes only

Attention to detail



Kitchens

Plots 20-23 & 28-30

- Manhattan Kitchens
- Stainless steel chimney extractor hood and splash back

Plots 24-27

- Stoneham Kitchens
- Induction hob set in island
- Stainless steel island chimney with extractor hood over
- Built in microwave
- Two single ovens
- Steam oven
- Kettle tap

All plots

- Stainless steel sink and mixer tap
- High quality appliances
- Quartz composite worktop with upstands
- Porcelanosa floor tiles

Family Bathrooms & En-suites

- Contemporary white sanitaryware
- Bristan chrome brassware and thermostatic showers
- Porcelanosa floor and wall tiles
- Fully tiled shower and bath enclosures
- Heated towel rails

Heating & electrical

- Underfloor heating Plots 24-27 (Lower Ground Floor) and radiators (Upper Floors)
- Solar powered water heating
- Gas central heating
- Low voltage recessed downlighters to kitchens and bathrooms
- Pendant lighting to living rooms
- Mains operated smoke detectors
- Brushed chrome switches and sockets to lower ground floor (Plots 20-27) and ground floor (Plots 24-30)
- BT, TV and Sky+ sockets to selected rooms
- Fitted burglar alarm system

Internal fixtures & fittings

- Vertical five panel moulded doors
- Moulded skirtings and architraves
- Satin chrome door furniture
- Cornice to all rooms except bathroom/en-suite/kitchen
- Fitted wardrobes to master bedrooms
- PVCu double glazing featuring multipoint security locking systems to all doors

External features

- Multipoint locking system to front door
- Decorative porch lantern
- Electronically operated garage doors
- Tegula block paving to driveways
- External tap to rear
- Turfed front and rear gardens
- Buff Riven paving slabs to pathways and patio

Communal area

- Landscaped
- Management company will be transferred to the new owners following the sale of the last unit (See sales adviser for further information)

Additional information

Colour and product choices are available to off-plan purchasers depending upon the stage of construction.



10 year warranty

Site plan





Plots 20, 21, 22 & 23

Lower ground floor

Kitchen & Dining*
4.50m x 6.85m (14'9" x 22'6")

Ground floor

Living Room*
4.50m x 7.75m (14'9" x 25'5")

Office
2.30m x 4.85m (7'7" x 15'11")

*Dimensions to plots 21 & 23

Kitchen & Dining
4.50m x 6.45m (14'9" x 21'2")

Living Room
4.50m x 7.30m (14'9" x 23'11")

Bed 2
4.50m x 3.40m (14'9" x 11'2")

First floor

Bed 3
4.50m x 2.45m (14'9" x 8'1")

Bathroom
2.45m x 1.90m (8'1" x 6'3")

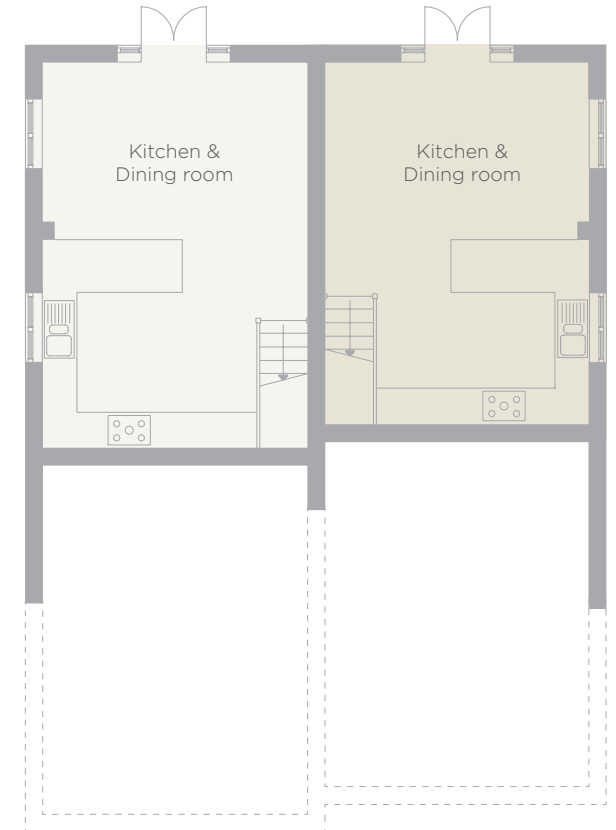
Bed 2*
4.50m x 3.85m (14'9" x 12'8")

En-suite
2.45m x 1.20m (8'1" x 3'11")

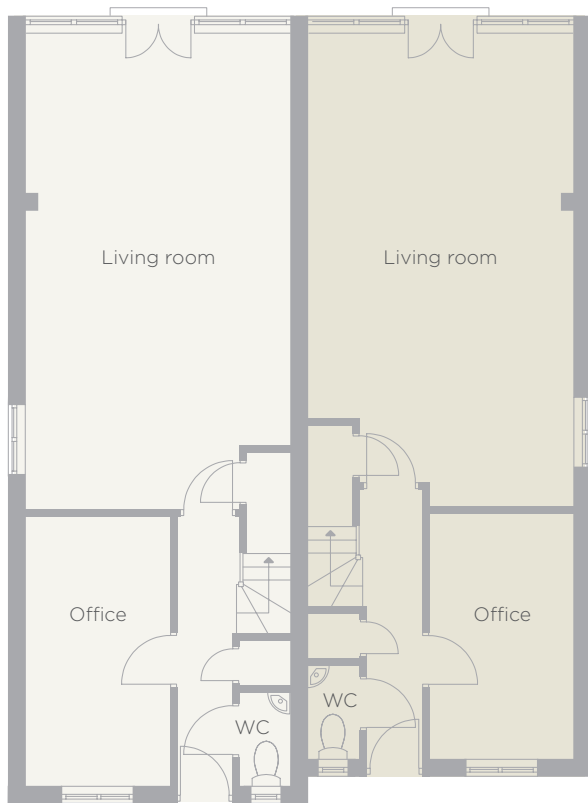
Second floor

Master Bed
3.40m x 4.00m (11'2" x 13'2")

Master En-suite
3.10m x 2.15m (10'2" x 7'1")



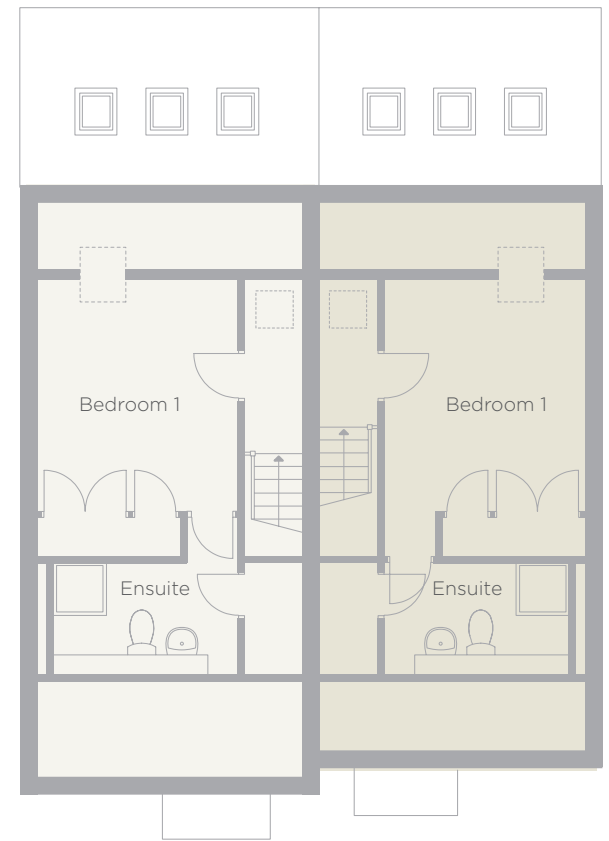
Lower ground floor



Ground floor



First floor



Second floor



Plots 24, 25 & 26

Lower ground floor

Kitchen & Dining
7.20m x 5.50m (23'8" x 18'1")

Utility
3.00m x 2.20m (9'10" x 7'3")

Ground floor

Living Room
4.10m x 5.50m (13'5" x 18'1")

Family Room
3.00m x 6.70m (9'10" x 21'12")

Office
2.90m x 3.60m (9'6" x 11'10")

First floor

Bed 5
3.00m x 3.55m (9'10" x 11'8")

Bed 4
3.00m x 4.80m (9'10" x 15'9")

Bathroom
2.00m x 2.10m (6'7" x 6'11")

Bed 3
4.10m x 3.00m (13'5" x 9'10")

En-suite
2.95m x 1.20m (9'8" x 3'11")

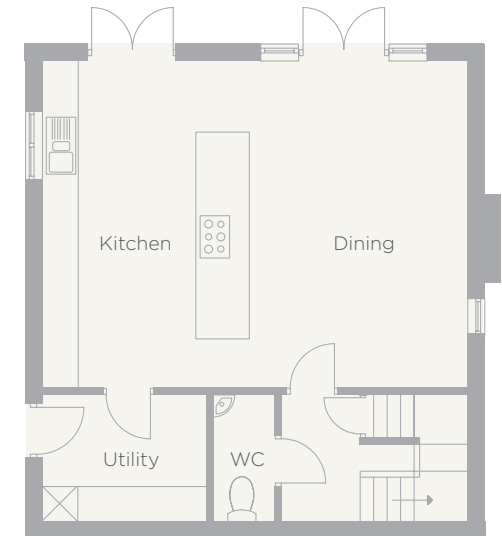
Bed 2
4.10m x 3.10m (13'5" x 10'2")

En-suite
3.00m x 1.20m (9'10" x 3'11")

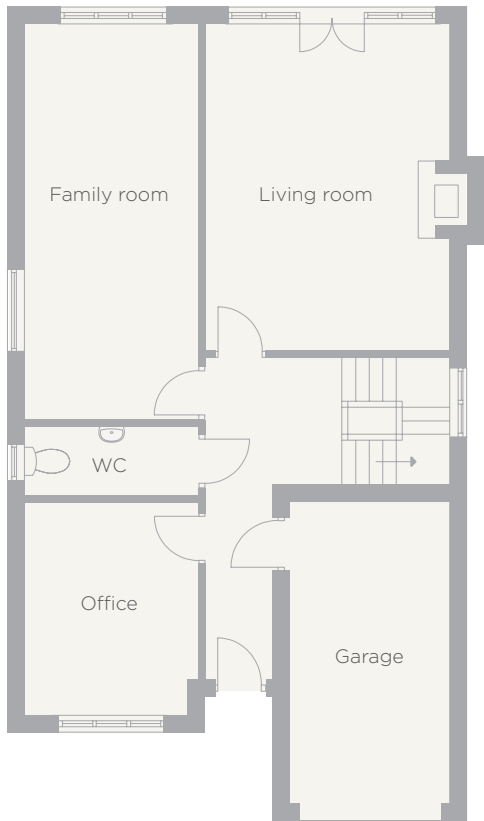
Second floor

Master Bed
4.30m x 5.30m (14'1" x 17'5")

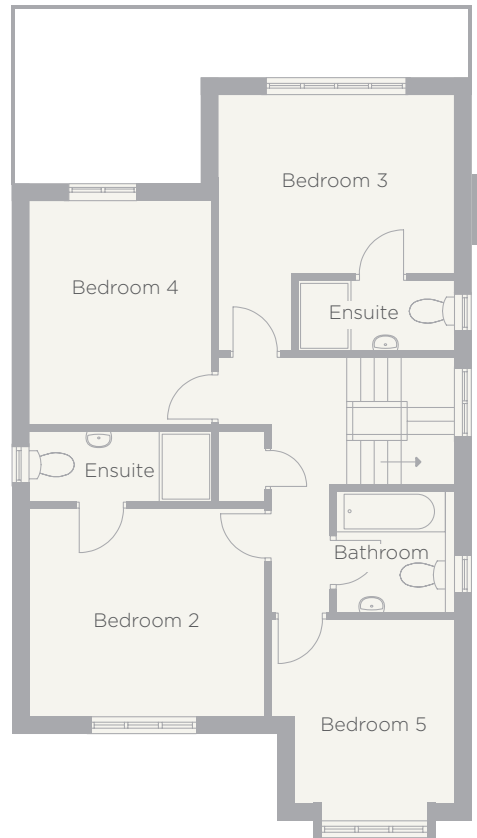
Master En-suite
2.75m x 2.55m (9'0" x 8'4")



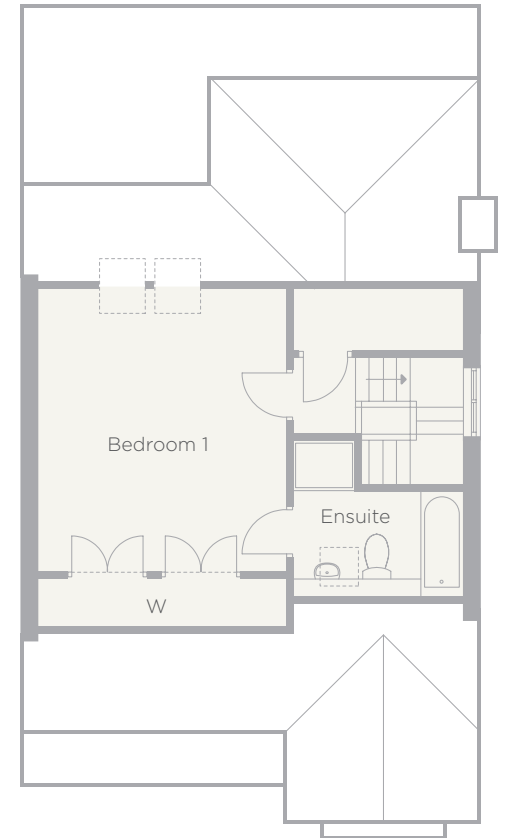
Lower ground floor



Ground floor



First floor



Second floor



Plot 27

Lower ground floor

Kitchen & Dining
7.20m x 5.50m (23'8" x 18'1")

Utility
3.00m x 2.20m (9'10" x 7'3")

Ground floor

Living Room
4.10m x 5.50m (13'5" x 18'1")

Family Room
3.00m x 6.70m (9'10" x 21'12")

Office
2.90m x 3.60m (9'6" x 11'10")

Family Room 2
2.70m x 5.70m (8'10" x 18'8")

Detached Garage

5.80m x 5.80m (19'0" x 19'0")

First floor

Bed 5
3.00m x 3.55m (9'10" x 11'8")

Bed 4
3.00m x 4.80m (9'10" x 15'9")

Bathroom
2.00m x 2.10m (6'7" x 6'11")

Bed 3
4.10m x 3.00m (13'5" x 9'10")

En-suite
2.95m x 1.20m (9'8" x 3'11")

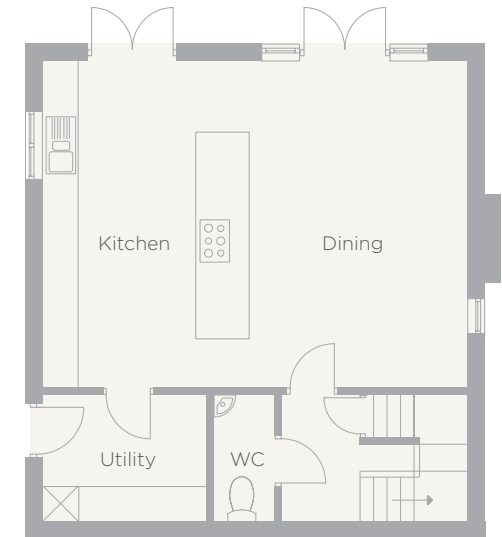
Bed 2
4.10m x 3.10m (13'5" x 10'2")

En-suite
3.00m x 1.20m (9'10" x 3'11")

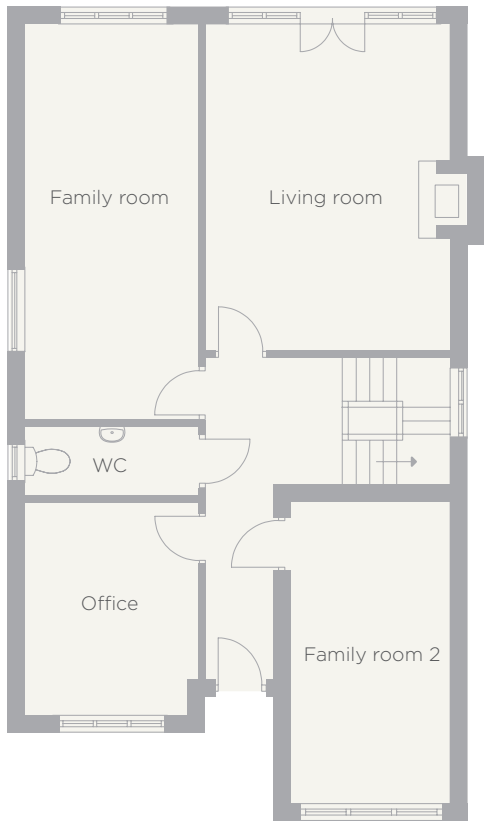
Second floor

Master Bed
4.30m x 5.30m (14'1" x 17'5")

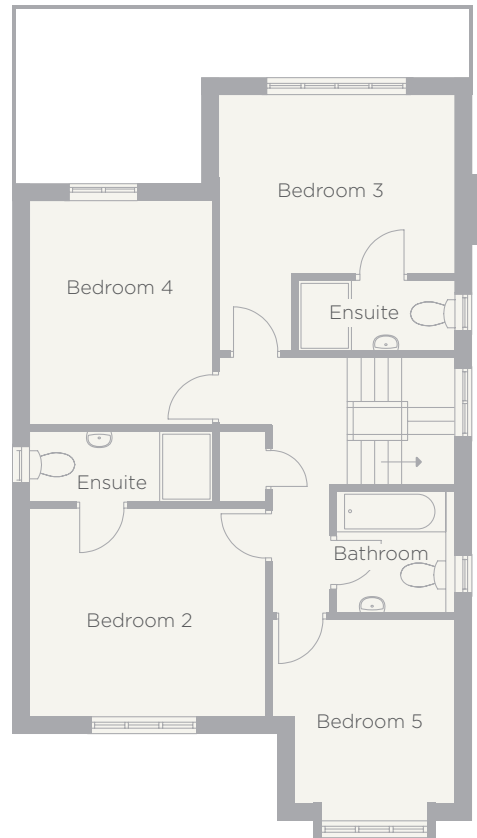
Master En-suite
2.75m x 2.55m (9'0" x 8'4")



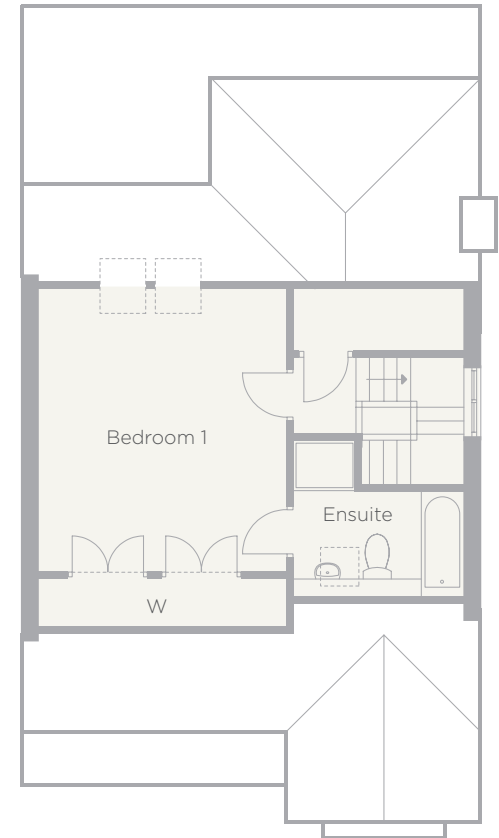
Lower ground floor



Ground floor



First floor



Second floor



Plot 28

Ground floor

Kitchen & Dining
3.00m x 7.00m (9'10" x 22'12")

Utility
1.90m x 1.30m (6'3" x 4'3")

Living Room
4.00m x 7.45m (13'2" x 24'5")

Office
2.90m x 3.00m (9'6" x 9'10")

First floor

Bed 5
2.70m x 3.50m (8'10" x 11'6")

Bed 4
3.00m x 3.80m (9'10" x 12'6")

Bathroom
2.00m x 2.10m (6'7" x 6'11")

Bed 3
4.00m x 2.95m (13'2" x 9'8")

En-suite
2.90m x 1.2m (9'6" x 3'11")

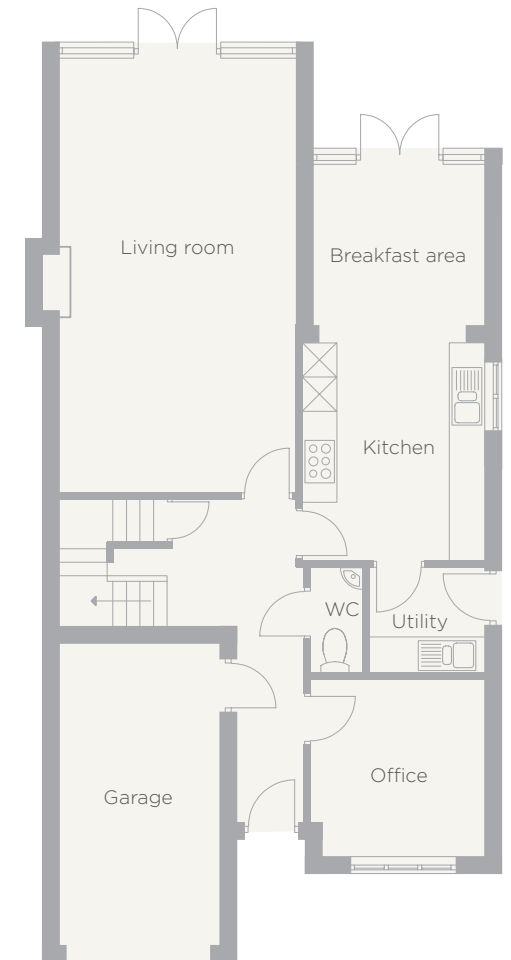
Bed 2
4.05m x 3.10m (13'3" x 10'2")

En-suite
2.90 m x 1.20m (9'6" x 3'11")

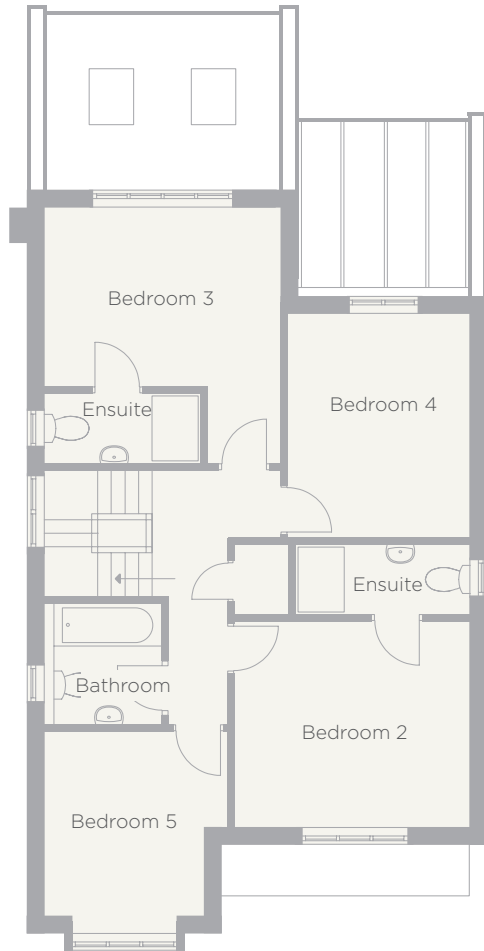
Second floor

Master Bed
4.35m x 5.30m (14'3" x 17'5")

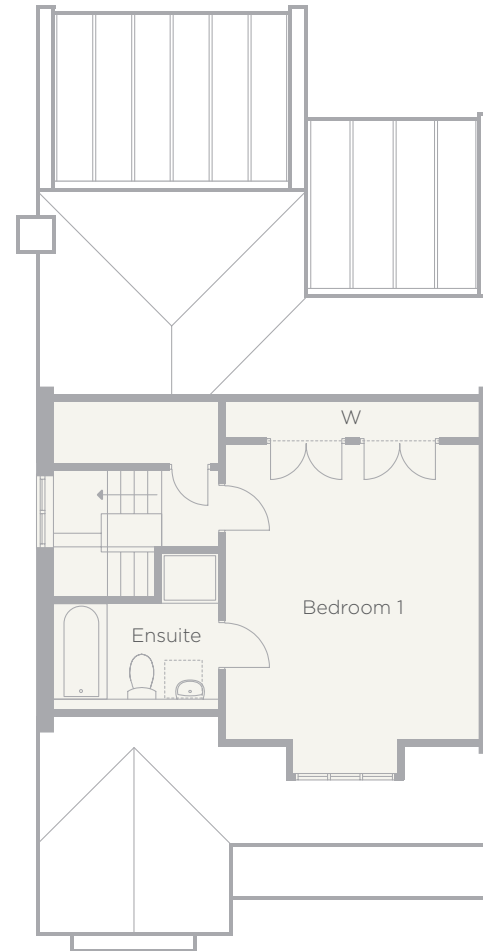
Master En-suite
2.70m x 2.50m (8'10" x 8'2")



Ground floor



First floor



Second floor



Plots 29 & 30

Ground floor

Kitchen

2.60m x 3.55m (8'6" x 11'8")

Garden Room

6.55m x 2.70m (9'10" x 11'8")

Living Room

3.40m x 5.10m (11'2" x 16'9")

Office

2.80m x 2.90m (9'2" x 9'6")

First floor

Bed 5

2.70m x 2.85m (8'10" x 9'4")

Bed 4

2.10m x 3.00m (6'11" x 9'10")

Bathroom

2.00m x 2.10m (6'7" x 6'11")

Bed 3

3.00m x 3.70m (9'10" x 12'2")

Bed 2

3.90m x 3.30m (12'10" x 10'10")

En-suite

2.45m x 1.20m (8'1" x 3'11")

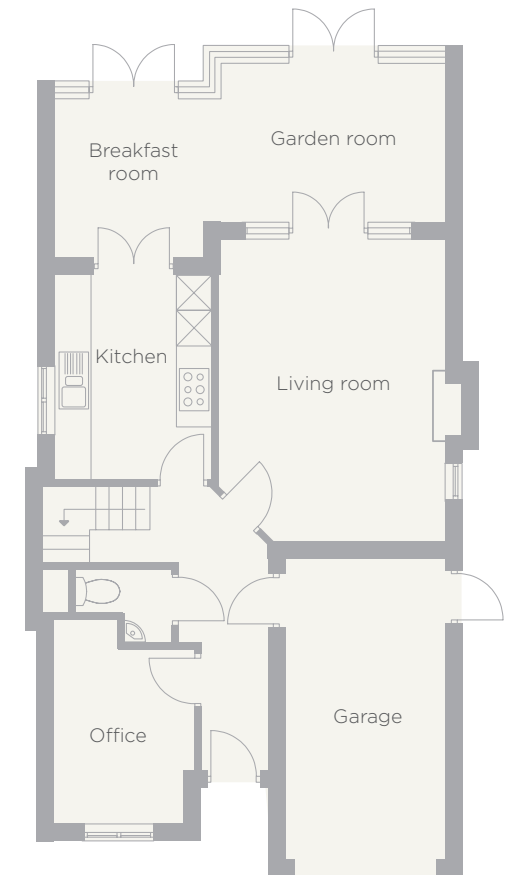
Second floor

Master Bed

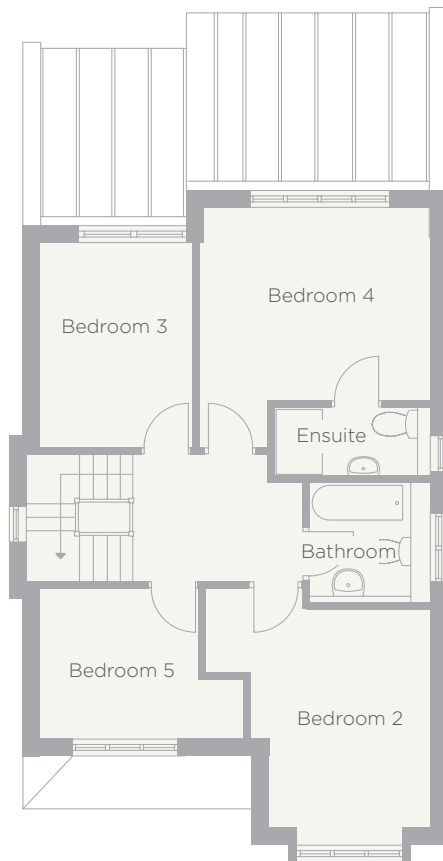
3.95m x 4.95m (12'12" x 16'3")

Master En-suite

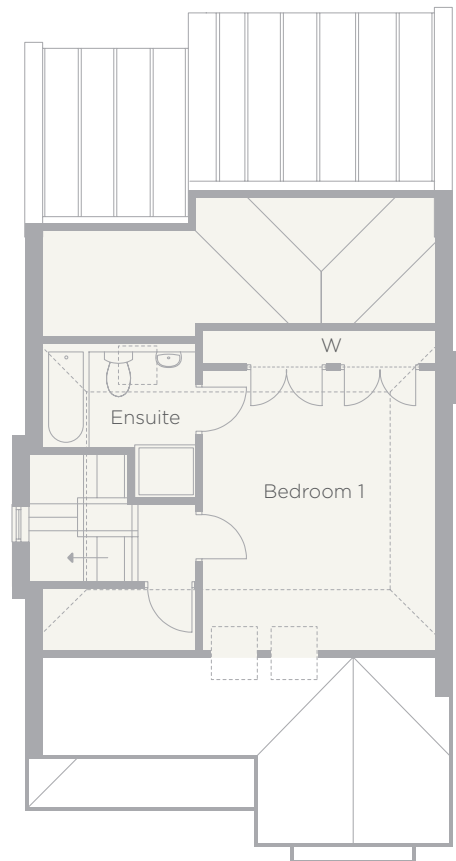
2.50m x 2.15m (8'2" x 7'1")



Ground floor



First floor



Second floor

HOW TO FIND TUPWOOD GARDENS

Tupwood Gardens is located off Tupwood Lane. Exit Junction 6 of the M25 follow the A22 towards Caterham Town Centre and after two miles turn left into Godstone Road. Follow this road for approximately half a mile and Tupwood Lane is located on the left. Tupwood Gardens is found approximately ¼ of a mile up the road on the right hand side just after Grange Road.

These particulars are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. The descriptions, distances and other information are believed to be correct, but their accuracy is not guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness. We reserve the right to alter the specification without notice and substitute materials, equipment or fittings or similar quality.



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