

WINDMILL RISE

WARLINGHAM

CHARTWELL

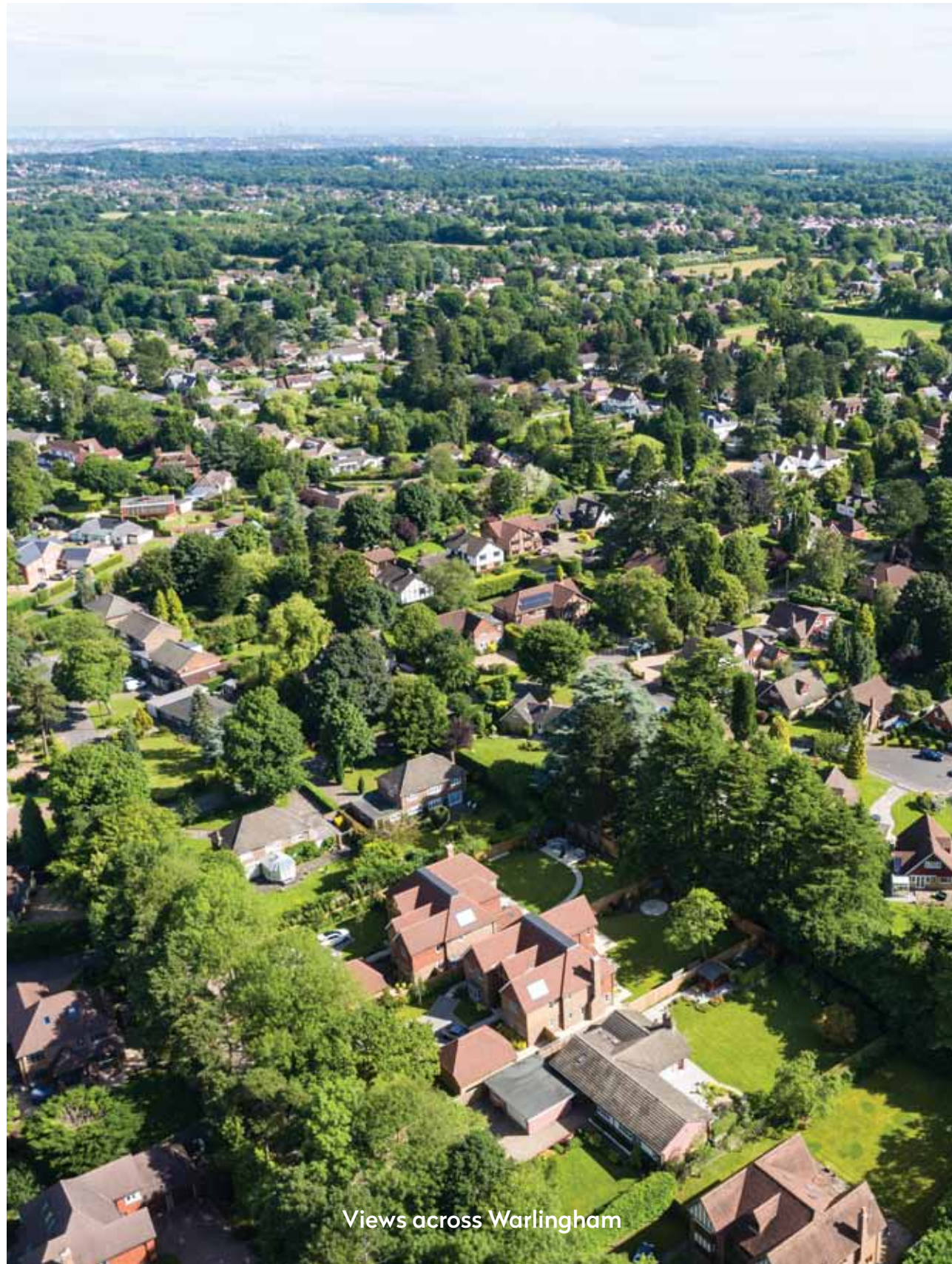
UNLOCKING LAND | BUILDING BEAUTIFUL HOMES

Chartwell Land and New Homes are proud to present three outstanding family homes at Windmill Rise in Warlingham. These spacious properties are situated only 12 miles from central London, yet occupy an enviable location, with spectacular views over the Surrey Hills.



Photograph taken from above the trees at the Windmill Rise development

INTRODUCTION & LOCATION



Views across Warlingham

Location



Chartwell Land and New Homes are proud to present three outstanding five bedroom family homes within walking distance of Warlingham Village and Green.

The charming and historic village of Warlingham is one of the most desirable residential locations in the Surrey Downs. This picturesque village offers a variety of local shops, amenities, restaurants and pubs and is surrounded by beautiful Surrey countryside.

Being less than 5 miles from the M25/M23, Warlingham offers easy access to Gatwick and Heathrow airports, and is 5 miles from central Croydon. Warlingham is very popular with rail

commuters too as there are fast rail links to London Victoria and London Bridge with regular services from nearby Whyteleafe and Upper Warlingham train stations.

Families are drawn to the area, with its choice of excellent primary and secondary schools, in the private and state sectors. The area also benefits from a selection of recreational and leisure facilities. These include leisure centres in Oxted and Caterham as well as cricket, football, rugby, tennis and squash clubs in Warlingham, together with a choice of local golf clubs. Warlingham is located in the North Downs, so for those who enjoy the outdoor life there is direct access to the surrounding countryside.



Location

Windmill Rise Plot One

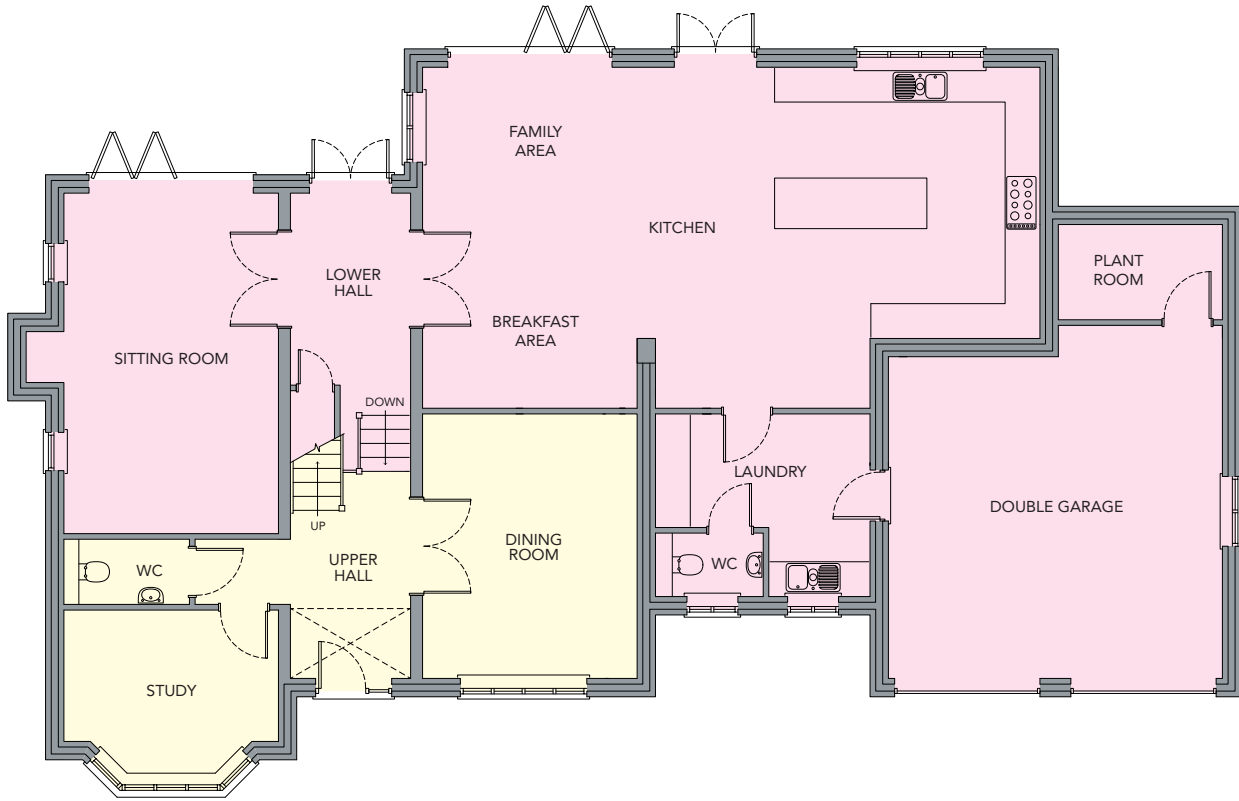
Windmill Rise Plot One



Digital image - indicative only

GROUND FLOOR

Ground Floor Plot One



Ground Floor Plot One

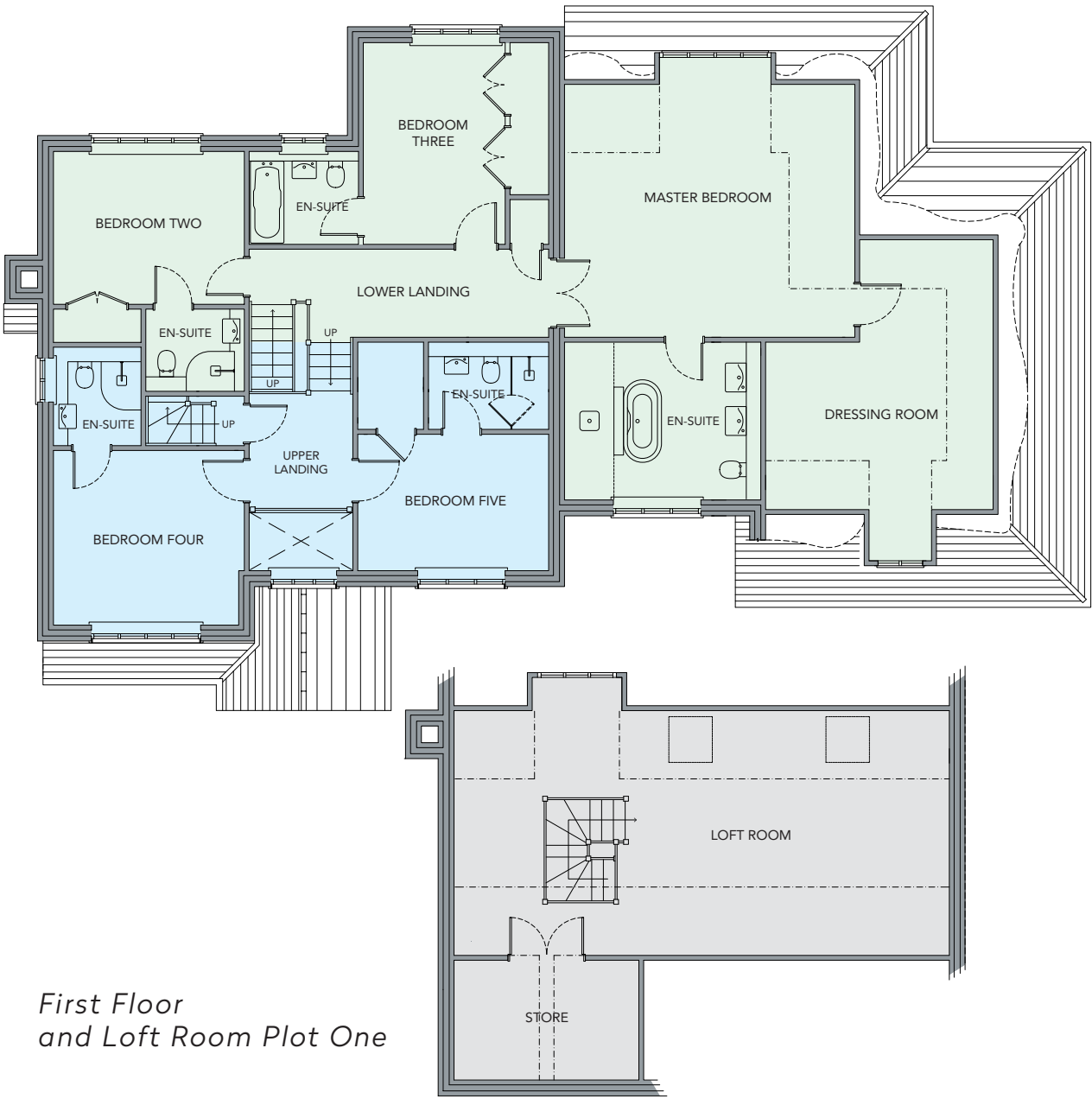
Total (excl Garage & Plant)	4091.1 sq.ft.	380.1 sq.m.
Total (inc Garage & Plant)	4532.0 sq.ft.	421.1 sq.m.

	Imperial			Metric		
Sitting Room	19'10"	x	12'5"	6.04m	x	3.79m
Dining Room	12'4"	x	15'3"	3.79m	x	4.65m
Study	12'4"	x	9'8"	3.79m	x	3.00m
Downstairs WC	7'2"	x	3'6"	2.20m	x	1.10m
Family Area	12'8"	x	19'10"	6.05m	x	3.86m
Kitchen Area	15'9"	x	23'5"	7.13m	x	4.8m
Laundry	12'4"	x	9'8" max	3.79m	x	3.00m max
Laundry WC	6'11"	x	3'7"	2.1m	x	1.09m
Garage	19'7"	x	20'9" max	5.97m	x	6.31m max
Plant Room	9'8"	x	5'7"	2.94m	x	1.7m

Dimensions and plans are a guide only and are subject to change.

FIRST FLOOR & LOFT ROOM

First Floor and Loft Room Plot One



First Floor
and Loft Room Plot One

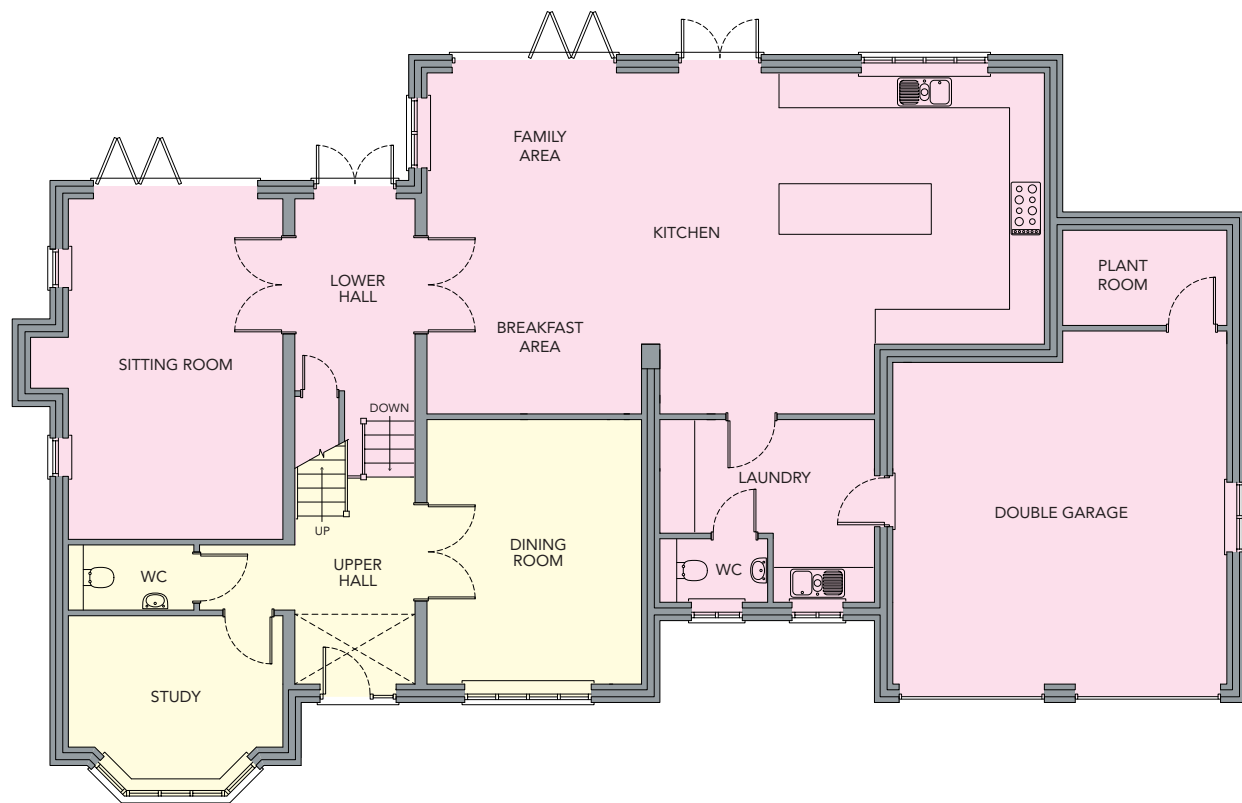
	Imperial			Metric		
Master Bedroom	19'4"	x	18'11" max	5.90m	x	5.77m max
Dressing Room (Master Bedroom)	21'6" max	x	15'1" max	6.55m max	x	4.60m max
Ensuite (Master Bedroom)	13'2"	x	10'7" max	4.02m	x	3.22m
Bedroom 2	12'10"	x	12'10" max	3.91m	x	3.91m max
Ensuite (Bedroom 2)	6'7"	x	5'5"	1.99m	x	1.66m
Bedroom 3	13'7"	x	9'6"	4.13m	x	2.89m
Ensuite (Bedroom 3)	7'3"	x	6'2"	2.22m	x	1.88m
Bedroom 4	12'10" max	x	11'9"	3.91m max	x	3.57m
Ensuite (Bedroom 4)	5'10"	x	6'6"	2.0m	x	1.77m
Bedroom 5	12'10"	x	9'1"	3.91m	x	2.78m
Ensuite (Bedroom 5)	8'0"	x	5'9"	2.44m	x	1.76m
Loft Room (open plan)	33'6"	x	14'7"	10.2m	x	4.44m

Dimensions and plans are a guide only and are subject to change.

Windmill Rise Plot Two



GROUND FLOOR



Ground Floor Plot Two

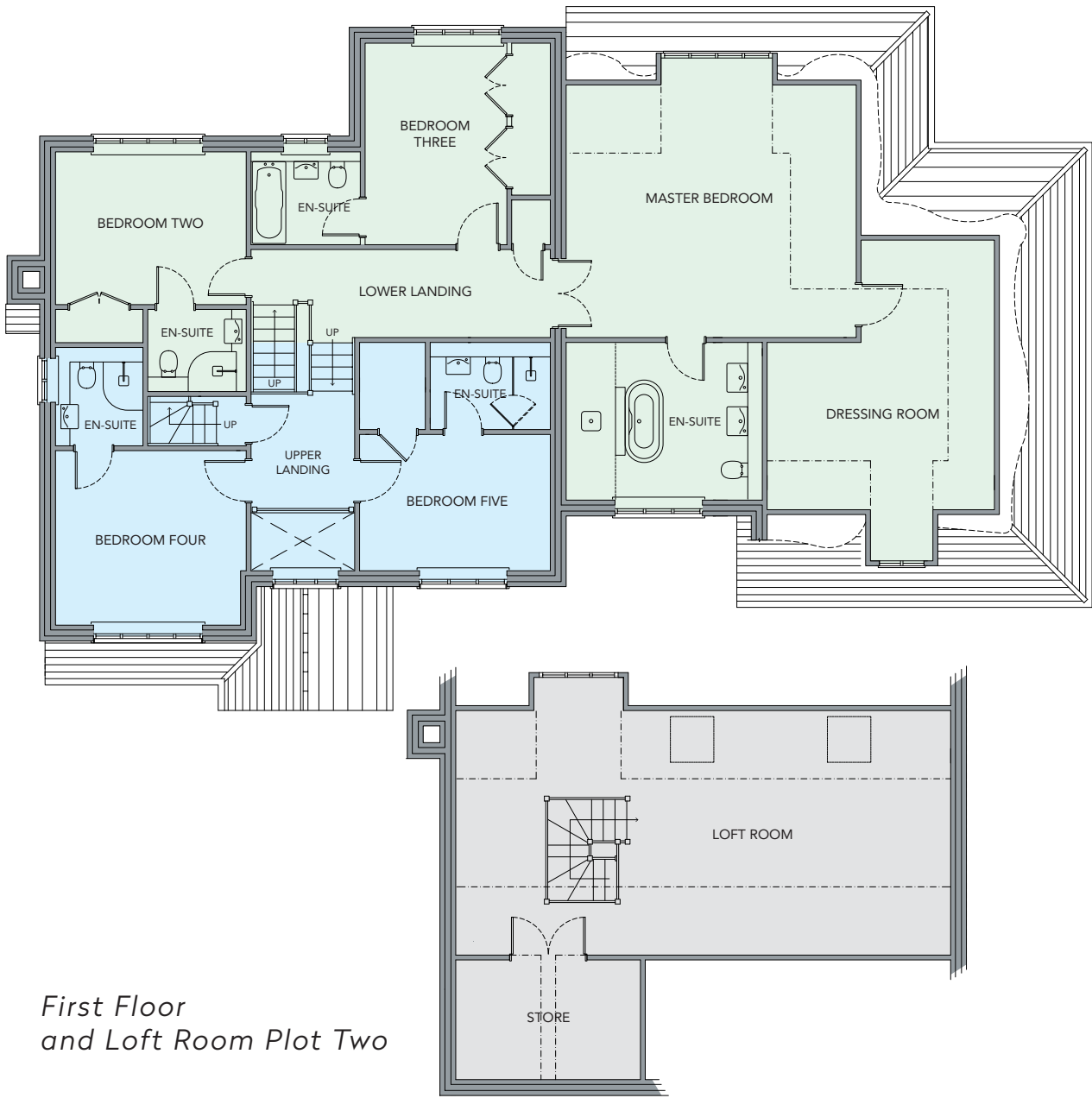
Ground Floor Plot Two

Total (excl Garage & Plant)	4091.1 sq.ft.	380.1 sq.m.
Total (inc Garage & Plant)	4532.0 sq.ft.	421.1 sq.m.

	Imperial			Metric		
Sitting Room	19'10"	x	12'5"	6.04m	x	3.79m
Dining Room	12'4"	x	15'3"	3.79m	x	4.65m
Study	12'4"	x	9'8"	3.79m	x	3.00m
Downstairs WC	7'2"	x	3'6"	2.20m	x	1.10m
Family Area	12'8"	x	19'10"	6.05m	x	3.86m
Kitchen Area	15'9"	x	23'5"	7.13m	x	4.8m
Laundry	12'4"	x	9'8" max	3.79m	x	3.00m max
Laundry WC	6'11"	x	3'7"	2.1m	x	1.09m
Garage	19'7"	x	20'9" max	5.97m	x	6.31m max
Plant Room	9'8"	x	5'7"	2.94m	x	1.7m

Dimensions and plans are a guide only and are subject to change.

FIRST FLOOR & LOFT ROOM



First Floor and Loft Room Plot Two

First Floor
and Loft Room Plot Two

	Imperial			Metric		
Master Bedroom	19'4"	x	18'11" max	5.90m	x	5.77m max
Dressing Room (Master Bedroom)	21'6" max	x	15'1" max	6.55m max	x	4.60m max
Ensuite (Master Bedroom)	13'2"	x	10'7" max	4.02m	x	3.22m
Bedroom 2	12'10"	x	12'10" max	3.91m	x	3.91m max
Ensuite (Bedroom 2)	6'7"	x	5'5"	1.99m	x	1.66m
Bedroom 3	13'7"	x	9'6"	4.13m	x	2.89m
Ensuite (Bedroom 3)	7'3"	x	6'2"	2.22m	x	1.88m
Bedroom 4	12'10" max	x	11'9"	3.91m max	x	3.57m
Ensuite (Bedroom 4)	5'10"	x	6'6"	2.0m	x	1.77m
Bedroom 5	12'10"	x	9'1"	3.91m	x	2.78m
Ensuite (Bedroom 5)	8'0"	x	5'9"	2.44m	x	1.76m
Loft Room (open plan)	33'6"	x	14'7"	10.2m	x	4.44m

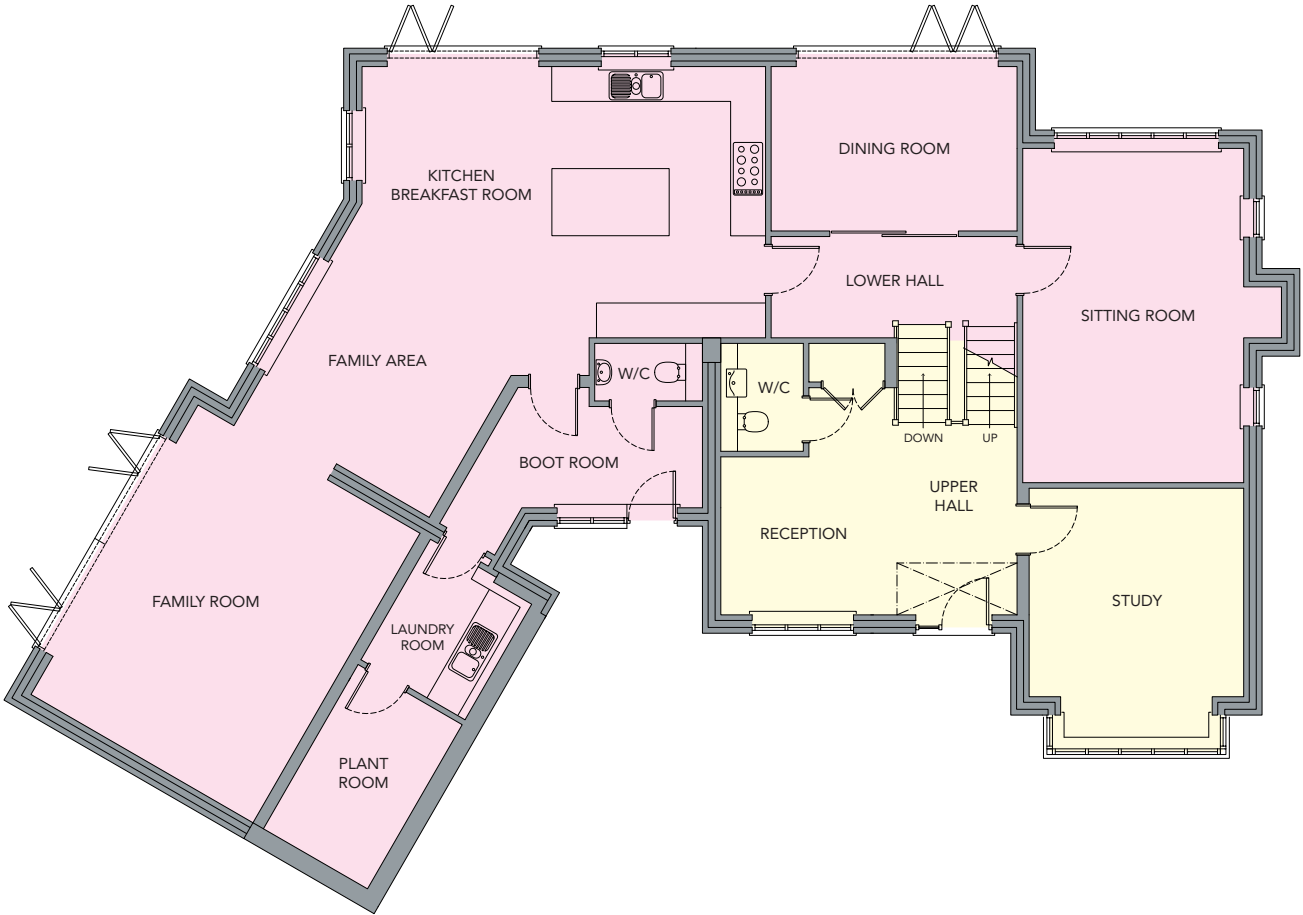
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Windmill Rise Plot Three - (rear elevation)



GROUND FLOOR

Ground Floor Plot Three



Ground Floor Plot Three

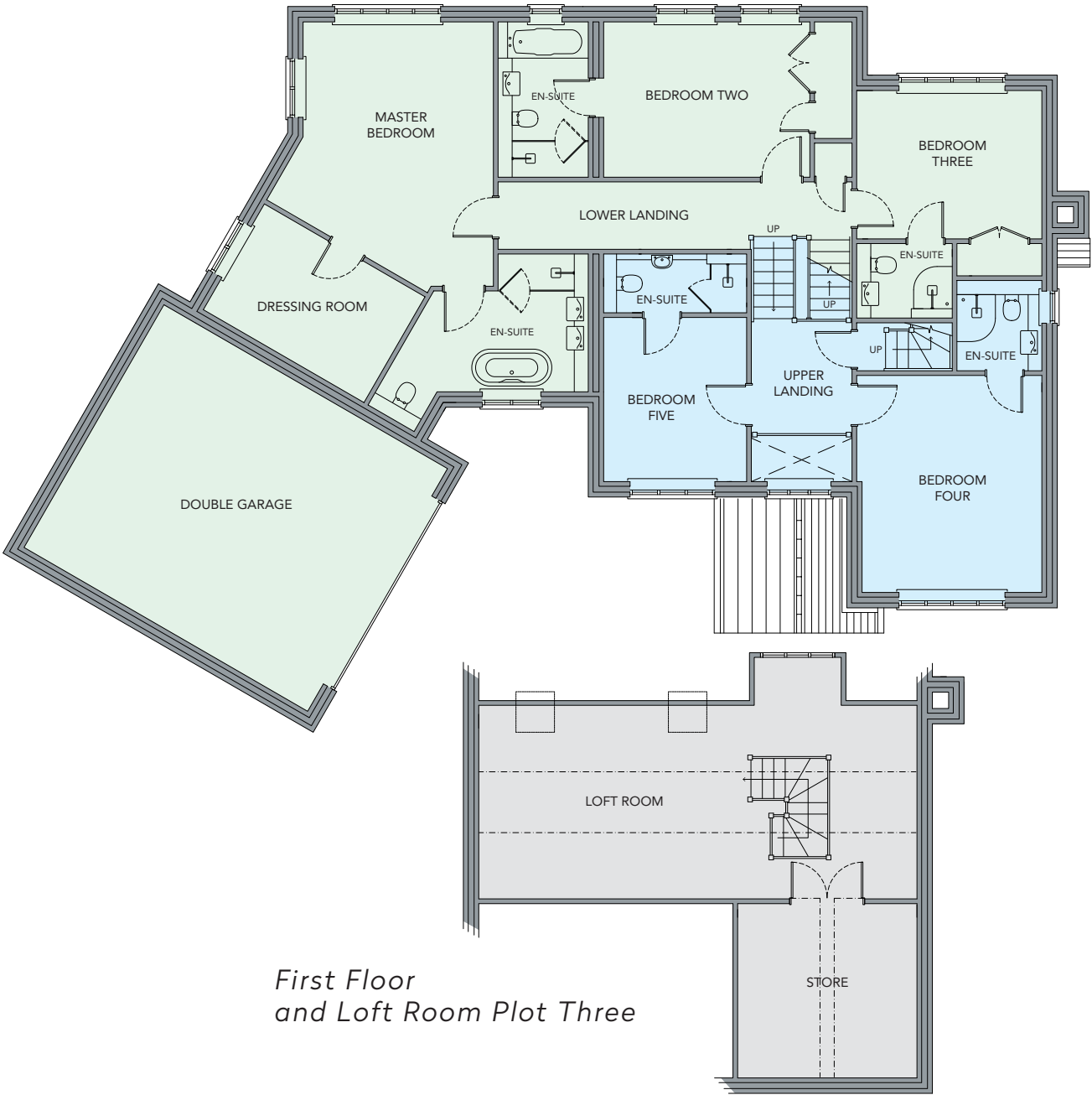
Total (excl Garage)	4012.7 sq.ft.	372.8 sq.m.
Total (inc Garage)	4537.0 sq.ft.	421.5 sq.m.

	Imperial			Metric		
Sitting Room	19'6"	x	12'10"	5.93m	x	3.90m
Dining Room	14'3"	x	9'6"	4.35m	x	2.89m
Study	14'9" max	x	12'5"	4.49m max	x	3.79m
Reception on Upper Hall	17'3"	x	11'2"	5.25m	x	3.4m
Downstairs WC	6'2"	x	4'8"	1.90m	x	1.43m
Family Area	12'6"	x	9'7"	3.8m	x	2.92m
Kitchen/Breakfast Area	23'6"	x	15'9"	7.17m	x	4.8m
Laundry	8'0"	x	6'11"	2.44m	x	2.1m
Boot Room	10'8" max	x	6'11" max	3.28m max	x	2.11m max
Boot Room WC	6'2"	x	3'3"	1.9m	x	1.0m
Family Room	19'6"	x	15'0"	5.93m	x	4.58m
Plant Room	11'0"	x	6'11"	3.34m	x	2.10m

Dimensions and plans are a guide only and are subject to change.

FIRST FLOOR & LOFT ROOM

First Floor and Loft Room Plot Three



First Floor and Loft Room Plot Three

	Imperial			Metric		
Garage	19'7"	x	22'11"	5.97m	x	6.98m
Master Bedroom	18'4"	x	13'2"	5.59m	x	4.02m
Dressing Room (Master Bedroom)	12'10"	x	8'5"	3.91m	x	2.56m
Ensuite (Master Bedroom)	10'7"	x	9'6"	3.22m	x	2.89m
Bedroom 2	14'3"	x	10'9"	4.35m	x	3.27m
Ensuite (Bedroom 2)	10'9"	x	6'2"	3.27m	x	1.88m
Bedroom 3	12'10"	x	12'10" max	3.91m	x	3.91m max
Ensuite (Bedroom 3)	6'7"	x	5'1"	1.99m	x	1.54m
Bedroom 4	12'10" max	x	15'0"	3.91m max	x	4.58m
Ensuite (Bedroom 4)	6'2"	x	5'10"	1.88m	x	1.77m
Bedroom 5	11'4"	x	9'10"	3.45m	x	3.01m
Ensuite (Bedroom 5)	8'11"	x	4'0"	2.73m	x	1.21m
Loft Room (open plan)	30'7"	x	11'6"	9.3m	x	3.5m

Dimensions and plans are a guide only and are subject to change.



Photographs of a similar property recently finished by Chartwell.

ATTENTION TO DETAIL

Kitchens

- Bespoke designer kitchen
- High quality Miele appliances
- Wide format induction hob or gas option
- Stainless steel or glass extractor hood
- Integrated microwave
- Integrated single ovens
- Integrated coffee machine
- Integrated warming drawers
- Integrated dishwasher
- Quooker kettle filtered mixer tap
- Stainless steel double sink
- 20mm quartz stone worktop with upstands
- Glass splashback behind hob
- Separate utility room with fitted cupboards, worktop & stainless steel single sink with mixer tap
- Pre-plumbed spaces for washer & dryer

Family Bathrooms & En-suites

- Contemporary white sanitaryware
- Polished chrome brassware & thermostatic showers
- Wall mounted vanity unit with storage drawers
- Contemporary floor & wall tiles
- Walk in tiled shower to master en-suite
- Tiled shelf within all showers
- Fully tiled shower, half height to other walls
- Fitted mirror above basins
- Polished chrome heated towel rails
- His & Her's sinks in master suite

Heating & Electrical

- Underfloor heating to Ground and First floors (wet system) with individually zoned areas controlled by digital thermostats
- Radiators to second floor Loft Room
- Solar PV electric panels
- Pressurised water cylinder
- Energy efficient gas boiler
- LED recessed downlights to hallways, living room, dining room, kitchens, utility & bathrooms
- Pendant lighting to living room, dining room and bedrooms
- Automated dimmable lighting to hallway, living room, dining room, family room, kitchen and master suite
- Wireless playback audio system to living room, dining room, family area, kitchen & master bedroom
- Top of the range home automation system for control of automated lighting, audio system & CCTV system.
- Home data network
- HDTV network points to allow for digital and satellite TV distribution to primary rooms
- Fitted burglar alarm & CCTV system
- Mains operated smoke detectors
- Satin chrome switches & sockets to habitable rooms

Internal Fixtures & Fittings

- Oak veneer doors
- Oak staircase with glass balustrade
- Modern skirting & architraves
- Satin/Polished chrome door furniture
- Cornice to all ground floor rooms
- Fully fitted dressing room to master suite
- Built in cupboard to bedroom 2 & 3
- Large format high polished porcelain tiles to hallway, kitchen & utility room, family area & study
- Oak parquet flooring in living room and dining room.
- Luxury carpet to bedrooms, stairs & landings
- Wood burning stove with solid oak mantle

External Features

- Oak veneer front door with full height glazed side lights
- Timber heritage casement windows
- Decorative porch and patio lights
- Electronically operated garage doors
- Cobble block paving to driveways
- External power sockets and water tap to rear
- Turfed and landscaped front and rear gardens
- Manor Stone paving slabs to pathways and patio
- Glass balustrade to patio/terrace
- Large aluminium bi-fold doors to rear patio

Aftercare

- 10 Year NHBC Buildmark Warranty
- 2 Year Defect Liability Period
- Full Comprehensive Home User Manual

Additional Information

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

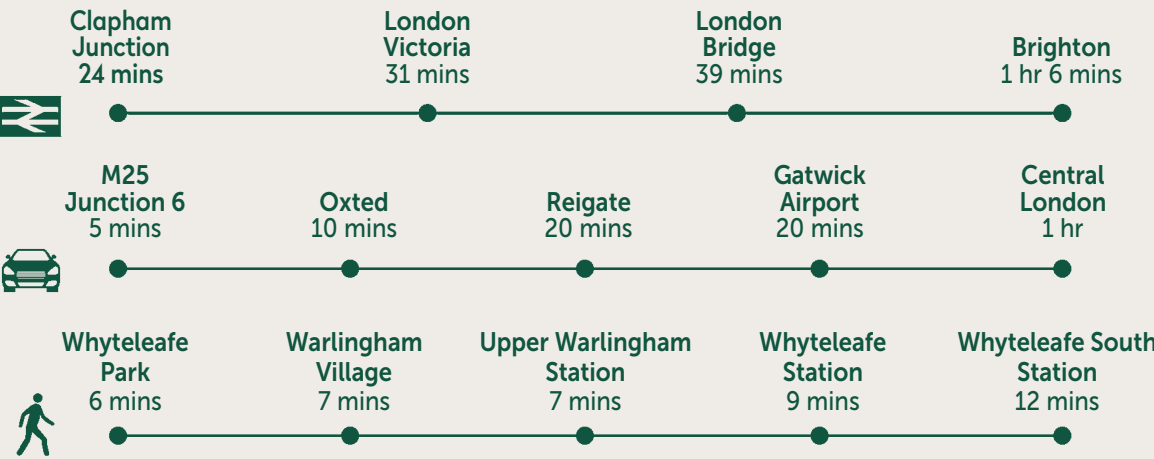
Disclosure: These particulars are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. The descriptions, distances and other information are believed to be correct, but their accuracy is not guaranteed. Any intending 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.

Great communication links

ALL YOU NEED CLOSE BY

Warlingham Village is on the fringe of Greenbelt countryside yet is still within easy reach of Central London. Access from Warlingham to an excellent range of transport facilities is an appeal for many. Junction 6 of the M25 also provides an easy link to the M23 via which Gatwick airport is not far. Mainline rail services are to Central London, Croydon and the coast as well as numerous other destinations. Bus services are also nearby.

There are local schools in the area catering for children of all ages and slightly further afield several outstanding private schools including Caterham, Whitgift and Sevenoaks.



All timings are estimated.

How to

FIND WINDMILL RISE

Windmill Rise is located at the end of Butterfly Walk, in a semi rural location, within a mile of Upper Warlingham mainline railway station as well as Warlingham Village. The M25, Junction 6, is only 4 miles away.



About the Developers

QUALITY AND
CUSTOMER CARE



When you buy a new home from Chartwell Land & New Homes you can be safe in the knowledge that it is built to a high standard of design and quality.

We take great pride in every single house we build using the finest construction methods integrating bespoke

features and technologies. All of our properties come with a 10 year builder's warranty giving the buyer peace of mind to relax and enjoy their new home.

Our Customer Care Team will look after you and your new home following completion. Once you have moved in, you will receive a thorough demonstration of how to operate the equipment in your new home, and a member of our team will be on hand to answer any queries you may have.



Get to know

THE TEAM BEHIND
WINDMILL RISE

It is important to know and trust who you are buying from. We at Chartwell pride ourselves on our attention to detail united by our desire to innovate and deliver the finest quality.



Rob Anderson

Rob was one of the founders of Chartwell and was an integral part of the planning and design team for this development. Rob is a keen golfer and family man.



Martyn Avery

Martyn purchased the land at Windmill Rise on behalf of Chartwell and oversees all land purchases and new home sales within the company. A talented golfer and keen hockey player.



Kamran Rahmat

Kamran has a degree in Construction Management. He enjoys going to the gym and eating T-bone steak.



Andrew Fenning

Andrew oversees the specification, construction and aftercare of all Chartwell homes. He enjoys rock climbing and surfing.

**Rayners Town & Country
Estate Agents**

Our chosen selling agent Rayners is based in Godstone, Warlingham and Caterham.



Lydia Coleman

Lydia oversees all marketing and promotion of new homes developments including Windmill Rise. She enjoys playing hockey and squash regularly for local teams.



Kim Potter

With a background in New Homes, Kim joined the Rayners Town and Country team in 2015 and oversees client and customer liaison at Windmill Rise. She enjoys walking and entertaining.

RAYNERS
TOWN & COUNTRY

Call for more information on 01883 744344

CHARTWELL

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