

# Gainsford Place



An exclusive development of nine luxury 3, 4 and 5 bedroom homes  
located in leafy Crowhurst, Nr Oxted, Surrey



# *An exclusive development of nine luxury 3, 4 and 5 bedroom homes located in leafy Crowhurst, Nr Oxted, Surrey*



Set deep in the Surrey countryside in the District of Tandridge, these elegant homes have been built to a superior specification and offer the highest level of fixtures and fittings, providing modern living at its best. They all have excellent landscaped gardens designed to blend harmoniously with the rural surroundings of woodlands and fields.

The attractive town of Oxted is situated just three miles away and offers a host of specialist shops, fashionable boutiques, cafés and restaurants and close by are two major supermarkets.

For families there is a wide choice of schools including state, private and the popular Oxted School, a respected comprehensive secondary. Tandridge also offers a choice of sport facilities with a local leisure centre, golf club and, of course delightful countryside walks. A nearby theatre and cinema, nestled amongst Oxted's charming period buildings provide enjoyable entertainment for all ages.





The area is well-placed for rail connections and motorways, with London's West End and City reached in less than 40 minutes from either Oxted or Hurst Green railway stations. There is easy access by car to the M25, M23, Gatwick Airport and the major motorway network making this lovely location the perfect base for any excursion.

Gainsford Place takes its name from the principal Gainsford family who lived at Crowhurst Place for over four centuries. Situated south of the village near St George's Church, Crowhurst, this historic old house still retains some of its original features including the moat.



CGI image for illustrative purposes only



# Specification



## Kitchens

- Solid oak wide frames with veneer centre panels
- Stainless steel sink and mixer tap
- Stainless steel chimney extractor hood and splash back (Plots 1-6)
- Stainless steel cooker hood with flat glass canopy and silver glass splash back (Plots 7-9)
- High quality Neff appliances
- Granite worktop with upstands
- Villeroy & Boch floor tiles
- Utility room to Plots 7-9

## Bathrooms & En-suites

- Family bathrooms, Roper Rhodes Bali White fitted furniture and sanitaryware
- En-suites Roper Rhodes modular furniture (Plots 1-6) and Villeroy & Boch (Plots 7-9)
- Contemporary white sanitaryware and chrome brassware
- Hansgrohe basin and bath mixer taps
- Hansgrohe thermostatic showers
- Stylish Villeroy & Boch floor and wall tiles
- Fully tiled shower enclosures
- Heated towel rails

## Heating & electrical

- Underfloor heating (ground floor) and radiators (1st floor)
- Solar power water heating
- Electric/wet central heating
- Modern electric fires with limestone surrounds (Plots 3-6)
- Stovax wood burning stove (Plots 7-9)
- Low voltage recessed downlighters to kitchens and bathrooms
- Pendant lighting to living rooms
- Mains operated smoke detectors
- Brushed chrome switches and sockets to ground floor
- BT, TV and Sky+ sockets to selected rooms
- Light and power in loft and understairs cupboard
- Fitted burglar alarm system (NACOSS approved)

## 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 to front door
- Electric remote control garage doors
- Block pavements on all driveways
- External power socket and tap to rear
- Light and power to garage
- Turfed front and rear gardens
- Indian sandstone paving slabs to pathways and patio

## Attic trusses

- Allowing for future loft conversion (subject to the necessary consents)

## Communal area

- Landscaped
- Post and rail fence
- 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 NHBC warranty



# Site plan





## Plot One

### Ground Floor

#### Living Room

5.38m x 4.61m (17' 7" x 15' 1")

#### Kitchen/Breakfast

5.55m x 3.61m (18' 2" x 11' 10")

### First Floor

#### Master Bedroom

5.31m x 3.42m (17' 5" x 11' 2")

#### En-suite

3.00m x 1.70m (9' 10" x 5' 6")

#### Bedroom Two

3.25m x 2.87m (10' 8" x 9' 5")

#### Bedroom Three

3.83m x 2.31m (12' 6" x 7' 6")

#### Bathroom

2.44m x 2.12m (8' x 6' 11")

## Plot Two

### Ground Floor

#### Living Room

6.33m x 3.74m (20' 9" x 12' 3")

#### Kitchen/Breakfast

5.55m x 3.61m (18' 2" x 11' 10")

### First Floor

#### Master Bedroom

4.56m x 3.78m (14' 11" x 12' 4")

#### En-suite

2.78m x 1.67m (9' 1" x 5' 5")

#### Bedroom Two

3.36m x 3.00m (11' x 9' 10")

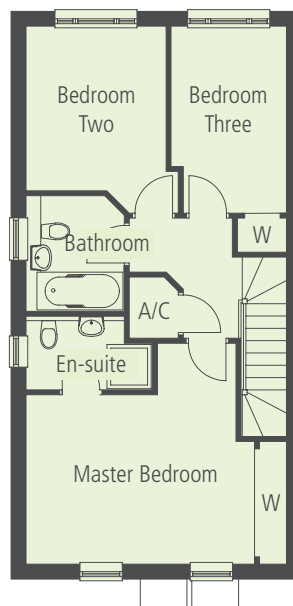
#### Bedroom Three

3.74m x 2.88m (12' 3" x 6' 9")

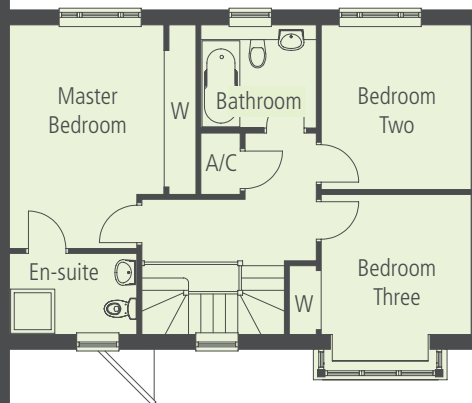
#### Bathroom

2.78m x 1.67m (9' 1" x 5' 5")

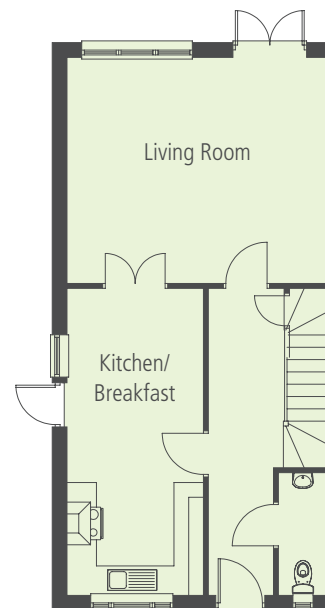
### First Floor - Plot One



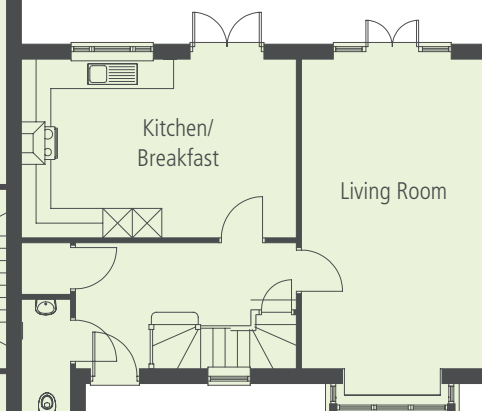
### First Floor - Plot Two



### Ground Floor - Plot One



### Ground Floor - Plot Two





## Plots Three & Four

### Ground Floor

#### Living Room

5.32m x 3.63m (17' 5" x 11' 10")

#### Dining Room

4.47m x 3.27m (14' 8" x 10' 8")

#### Kitchen/Breakfast

5.96m x 3.63m (19' 6" x 11' 10")

### First Floor

#### Master Bedroom

3.80m x 3.62m (12' 5" x 11' 10")

#### En-suite

2.76m x 1.54m (9' x 5')

#### Bedroom 2

3.80m x 3.10m (12' 5" x 10' 2")

#### Bedroom 3

3.04m x 3.01m (9' 11" x 9' 10")

#### Bedroom 4

3.07m x 3.01m (10' x 9' 10")

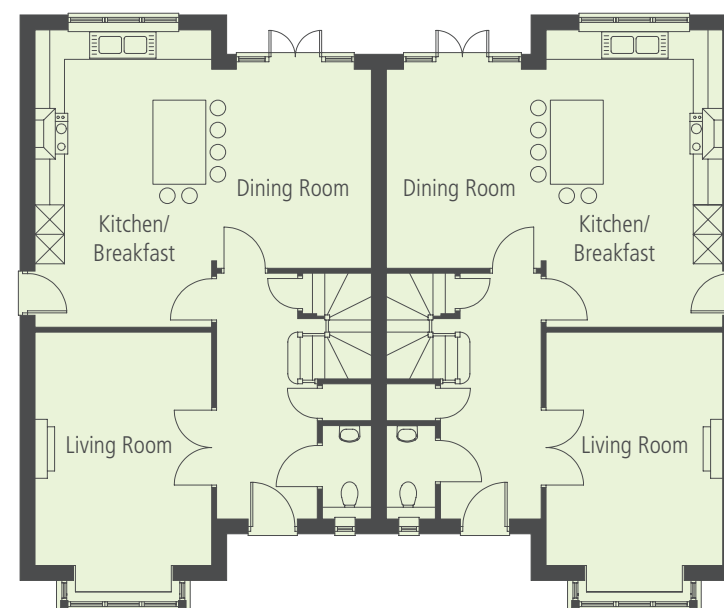
#### Bathroom

2.76m x 2.08m (9' x 6' 9")

### First Floor



### Ground Floor

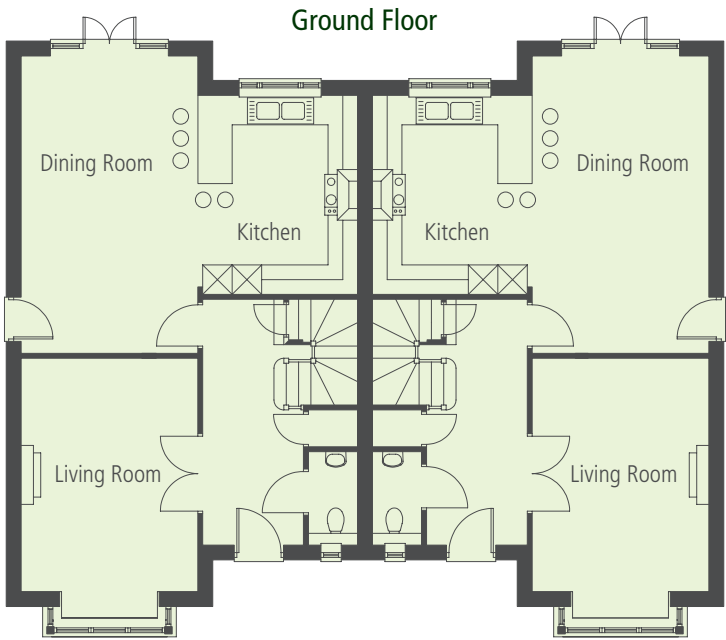
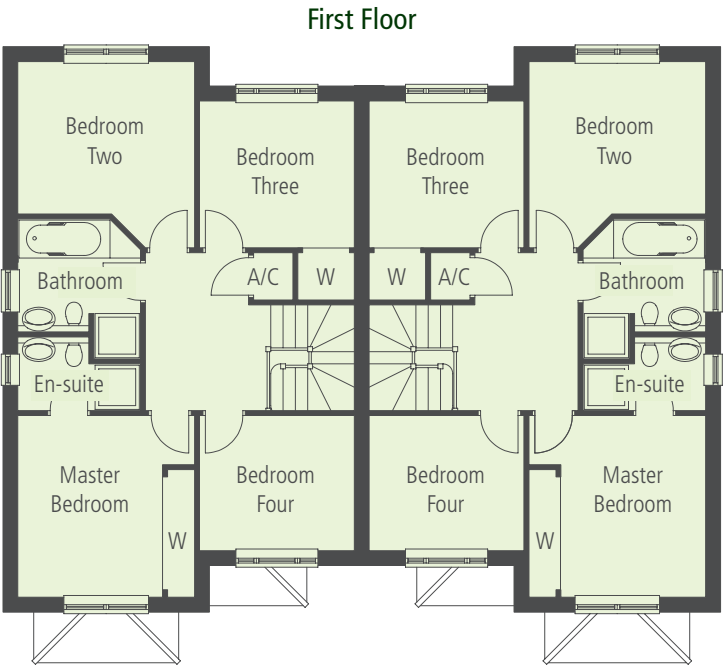






## Plots Five & Six

Ground Floor	First Floor
<b>Living Room</b> 5.31m x 3.57m    (17' 5" x 11' 8")	<b>Master Bedroom</b> 3.80m x 3.62m    (12' 5" x 11' 10")
<b>Dining/Family Room</b> 5.96m x 3.63m    (19' 6" x 11' 10")	<b>En-suite</b> 2.76m x 1.54m    (9' x 5')
<b>Kitchen</b> 4.04m x 3.27m    (13' 3" x 10' 8")	<b>Bedroom 2</b> 3.80m x 3.10m    (12' 5" x 10' 2")
	<b>Bedroom 3</b> 3.04m x 3.01m    (9' 11" x 9' 10")
	<b>Bedroom 4</b> 3.07m x 3.01m    (10' x 9' 10")
	<b>Bathroom</b> 2.76m x 2.08m    (9' x 6' 9")



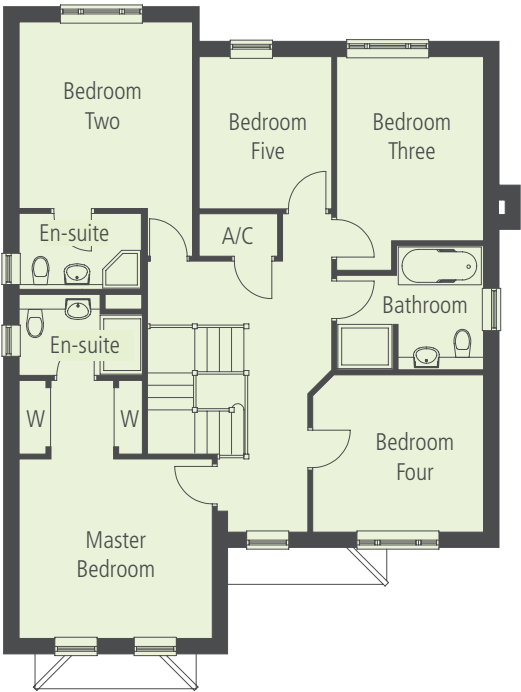




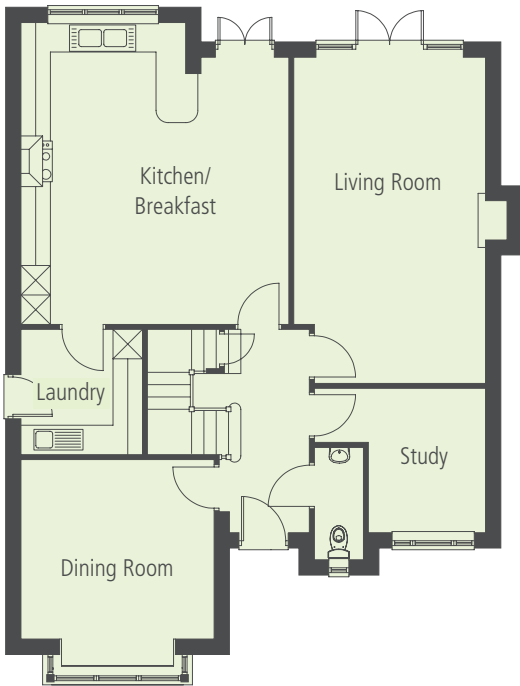
# Plot Seven

<b>Ground Floor</b> <b>Living Room</b> 6.58m x 3.51m    (21' 7" x 11' 6") <b>Dining Room</b> 4.15m x 3.85m    (13' 7" x 12' 7") <b>Kitchen/Breakfast</b> 6.15m x 5.49m    (20' 2" x 18') <b>Laundry</b> 2.57m x 2.47m    (8' 5" x 8' 1") <b>Study</b> 3.51m x 2.91m    (11' 6" x 9' 6")	<b>First Floor</b> <b>Master Bedroom</b> 3.85m x 3.59m    (12' 7" x 11' 9") <b>Wardrobes</b> 2.47m x 1.50m    (8' 1" x 4' 11") <b>En-suite</b> 2.47m x 1.55m    (8' 1" x 5' 1") <b>Bedroom Two</b> 4.78m x 3.52m    (15' 8" x 11' 6") <b>En-suite</b> 2.48m x 1.54m    (8' 1" x 5' 1") <b>Bedroom Three</b> 4.43m x 3.03m    (14' 6" x 9' 11") <b>Bedroom Four</b> 3.53m x 3.21m    (11' 7" x 10' 6") <b>Bedroom Five</b> 3.00m x 2.74m    (9' 10" x 8' 11") <b>Bathroom</b> 2.48m x 1.93m    (8' 1" x 6' 4")
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First Floor



Ground Floor

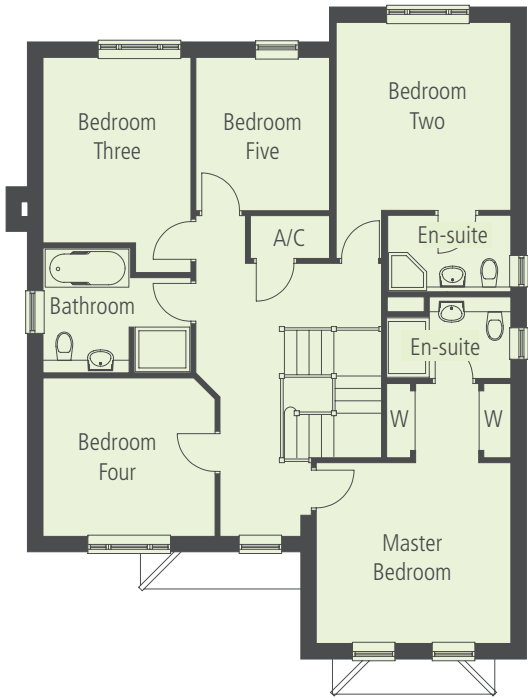




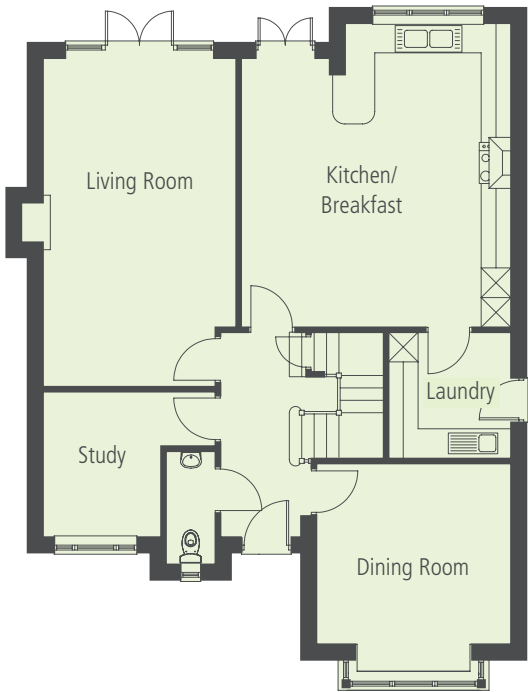
## Plot Eight

Ground Floor	First Floor
<b>Living Room</b> 6.58m x 3.51m    (21' 7" x 11' 6")	<b>Master Bedroom</b> 3.85m x 3.59m    (12' 7" x 11' 9")
<b>Dining Room</b> 4.15m x 3.85m    (13' 7" x 12' 7")	<b>Wardrobes</b> 2.47m x 1.50m    (8' 1" x 4' 11")
<b>Kitchen/Breakfast</b> 6.15m x 5.49m    (20' 2" x 18')	<b>En-suite</b> 2.47m x 1.55m    (8' 1" x 5' 1")
<b>Laundry</b> 2.57m x 2.47m    (8' 5" x 8' 1")	<b>Bedroom Two</b> 4.78m x 3.52m    (15' 8" x 11' 6")
<b>Study</b> 3.51m x 2.91m    (11' 6" x 9' 6")	<b>En-suite</b> 2.48m x 1.54m    (8' 1" x 5' 1")
	<b>Bedroom Three</b> 4.43m x 3.03m    (14' 6" x 9' 11")
	<b>Bedroom Four</b> 3.53m x 3.21m    (11' 7" x 10' 6")
	<b>Bedroom Five</b> 3.00m x 2.74m    (9' 10" x 8' 11")
	<b>Bathroom</b> 2.48m x 1.93m    (8' 1" x 6' 4")

## First Floor



## Ground Floor







# Plot Nine

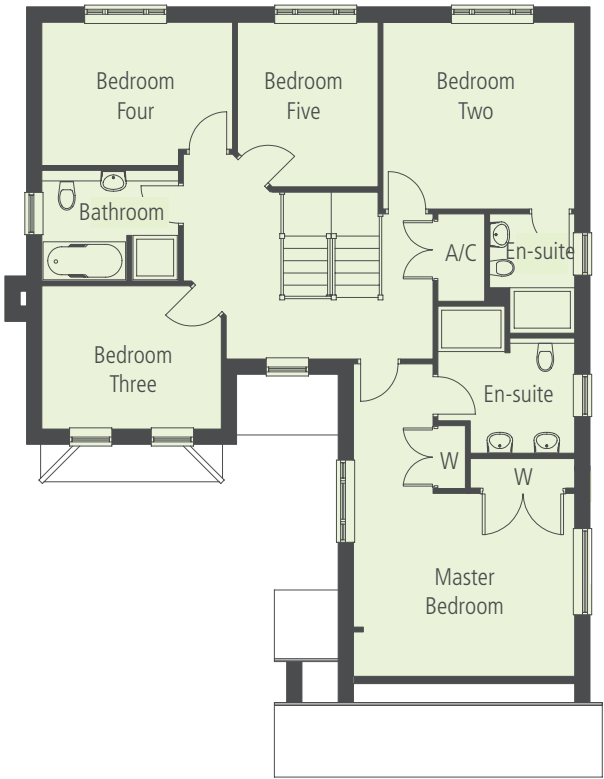
## Ground Floor

<b>Living Room</b>	
5.46m x 3.63m	(17' 11" x 11' 10")
<b>Family Room</b>	
4.53m x 3.61m	(14' 10" x 11' 10")
<b>Kitchen/Dining</b>	
6.08m x 3.90m	(19' 11" x 12' 9")
<b>Laundry</b>	
2.07m x 1.87m	(6' 9" x 6' 1")
<b>Study/Playroom</b>	
3.63m x 3.35m	(11' 10" x 10' 11")

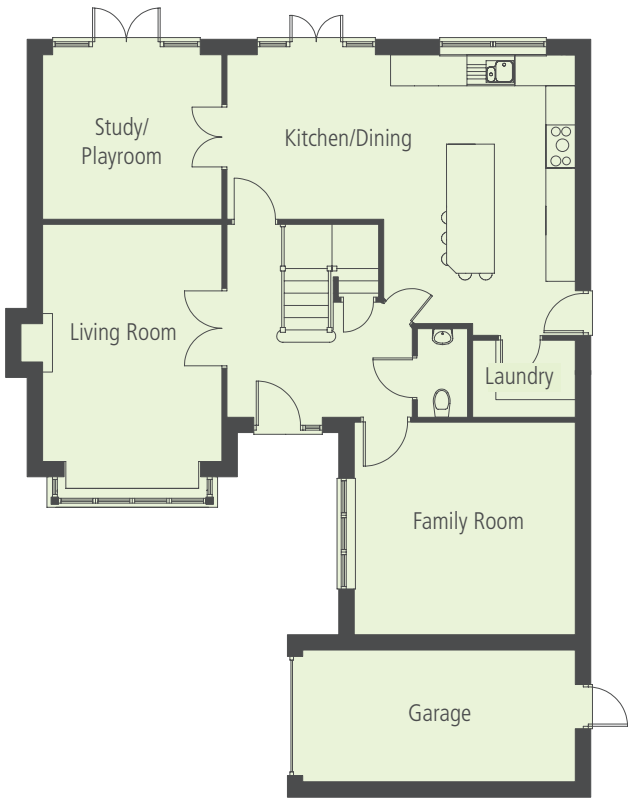
## First Floor

<b>Master Bedroom</b>	
4.53m x 4.49m	(14' 10" x 14' 8")
(into wardrobes)	
<b>En-suite</b>	
2.59m x 2.23m	(8' 6" x 7' 3")
<b>Bedroom Two</b>	
3.90m x 3.80m	(12' 9" x 12' 5")
<b>En-suite</b>	
2.6m x 1.82m	(8' 6" x 5' 11")
<b>Bedroom Three</b>	
3.84m x 3.02m	(12' 7" x 9' 10")
<b>Bedroom Four</b>	
3.90m x 2.90m	(12' 9" x 9' 6")
<b>Bedroom Five</b>	
3.35m x 2.85m	(10' 11" x 9' 4")
<b>Bathroom</b>	
3.07m x 2.25m	(10' x 7' 4")

## First Floor



## Ground Floor





## How to find Gainsford Place

Gainsford Place is located off Crowhurst Lane End, Crowhurst, RH8 9NT.

From the M25 junction 6, take the Godstone By-pass (A22) signposted Eastbourne. Head straight over at the next roundabout and along the A22 to the next small roundabout. Go straight along the Eastbourne Road (A22) and at the next junction turn left into Miles Lane. Continue for a mile to Tandridge Lane and turn right. When you reach the traffic lights at the railway bridge turn left into Crowhurst Lane End and Gainsford Place is situated 150 metres on the left.

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 in no way 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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