

CAVERSHAM CLOSE

COULSDON - SURREY

An Exclusive New Neighbourhood of 6 Large Family Homes



Introduction

An Exclusive New Neighbourhood of 6 Large Family Homes

Surrounded by hills and greenery, this development benefits from the best of both worlds – country living with city comforts. The internals of the homes have been designed by award winning interior designers Minnie & Grouse Interiors. Each home boasts up to 3,400 square feet of generous living space over three floors, providing 5 spacious bedrooms and fabulous open plan living areas. Each aspect of the homes have been designed with 3 considerations – comfort, practicality and style, to ensure that each and every area can be enjoyed to its fullest extent.





LIVING SPACES & KITCHEN

The open plan kitchen living is the ideal place for the family to cherish time together. Fitted with Siemens appliances, this bespoke kitchen combines elegance and style through its matt finish doors, sophisticated worktop and stylish finishes throughout.

With style also comes practical use, with plenty of storage space, fridge freezer, a wine cooler and instant hot tap, with direct access to the utility room, ensuring that any unsightly items can be kept well out of the way.

The kitchen island allows for many uses, from enjoying morning meals before the day's work to keeping an eye on the kids whilst they do their homework, with the wonderful backdrop of the garden through the bi-folding doors that ensue a smooth transition to the garden.

The open area surrounding the kitchen allows for families to use multiple locations for their dining table or lounge area, with some homes even benefiting from a private study to ensure minimal disturbance for those who decide to work from home.

The bespoke joinery throughout the house maintains consistency of design and colour so that each room flows seamlessly from one to another, whilst maximising storage and display space.

For those that are looking for a quiet place to enjoy their favourite shows or a cosy night with friends and family, the separate living room is the place to be. Lighting and a wonderful fireplace creates a comfortable backdrop to enjoy any occasion.

BEDROOMS & BATHROOMS

The spacious and luxurious bedrooms provide warmth and ultimate comfort. With a soft carpet finish and ample room for wardrobes, each room is well equipped for day to day family requirements.

The master bedroom is designed with hints of modern elegance whilst maintaining its practical use through its walk in wardrobe area that leads to the classy ensuite. Large format tiles combined with a feature wall consisting of green herringbone style pattern provides a subtle yet distinctive touch. The gold touches of sanitaryware complement the tiling to truly give an impression of luxury and understated class.

Whilst each ensuite and bathroom varies in its style and design, no stone has been left unturned, with sanitaryware from the renowned global supplier Geberit.

No. 1

TOTAL APPROX. FLOOR AREA:
2755 SQ.FT. (255.9 SQ.M.)

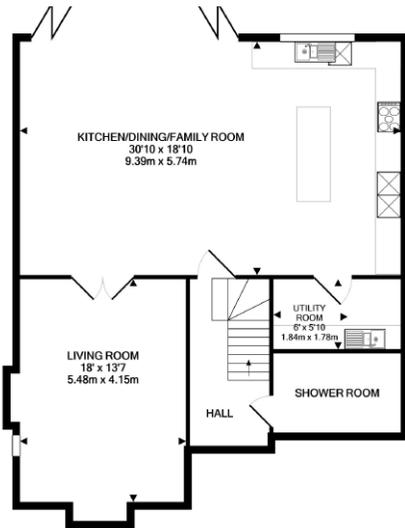


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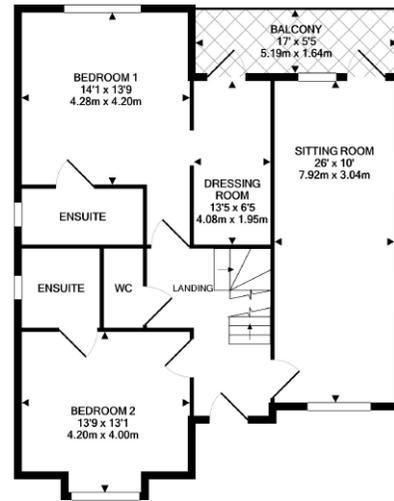
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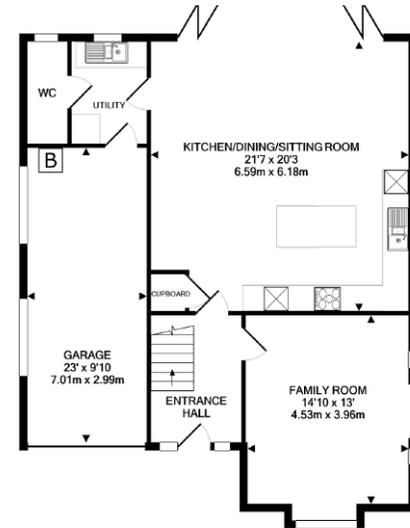
LOWER GROUND FLOOR



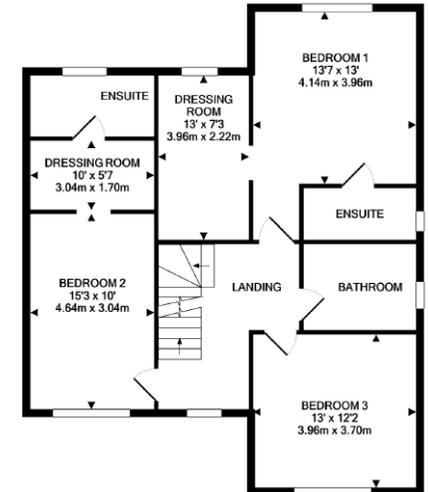
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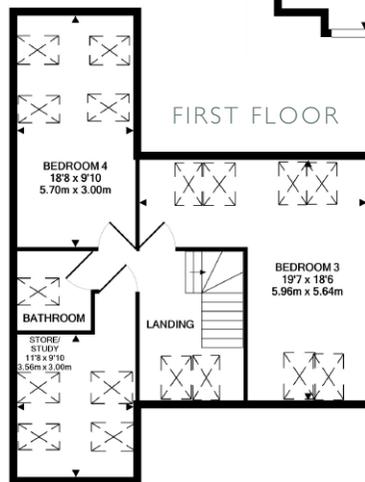
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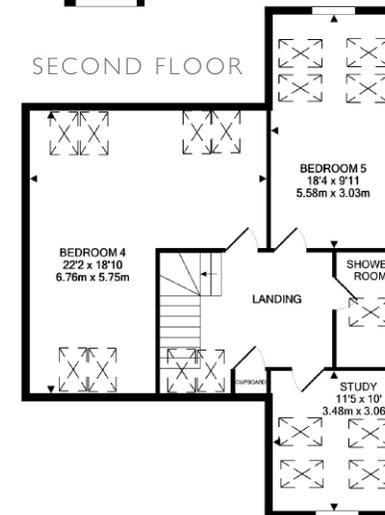
FIRST FLOOR



FIRST FLOOR



SECOND FLOOR



No. 3

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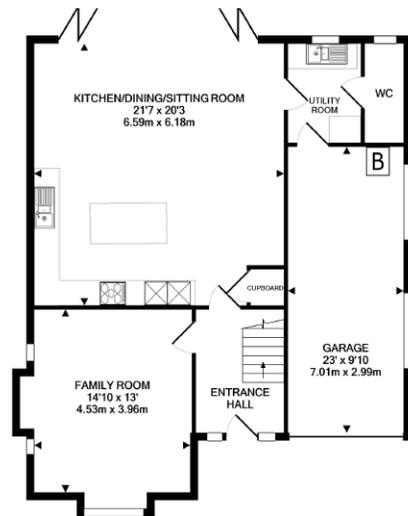


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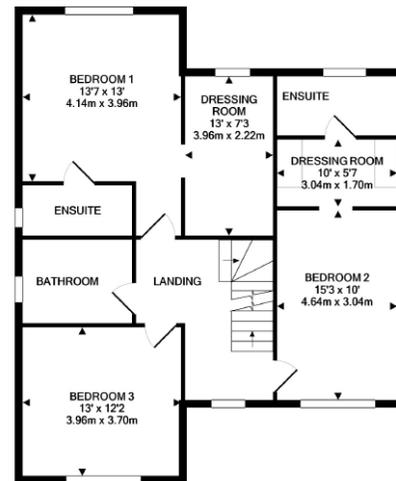
TOTAL APPROX. FLOOR AREA:
2733 SQ.FT. (253.9 SQ.M.)



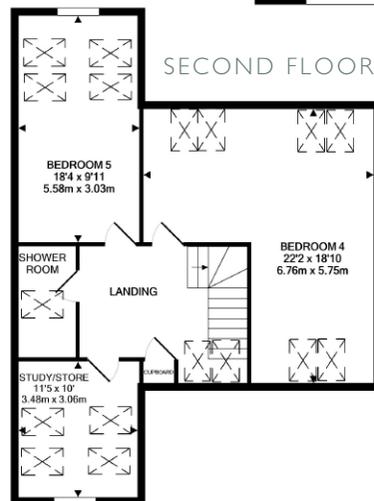
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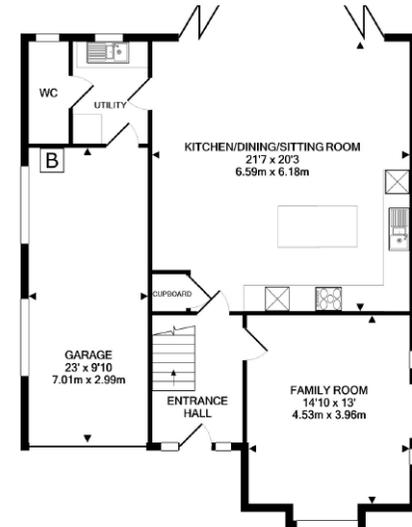
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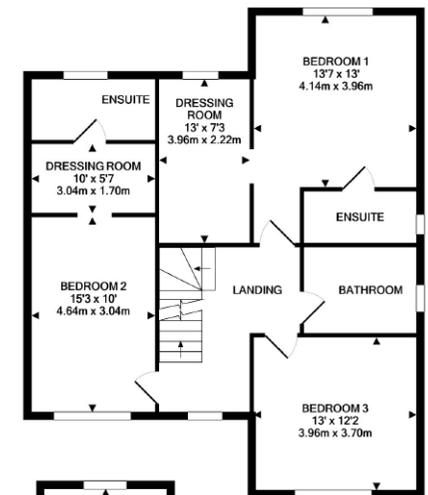
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



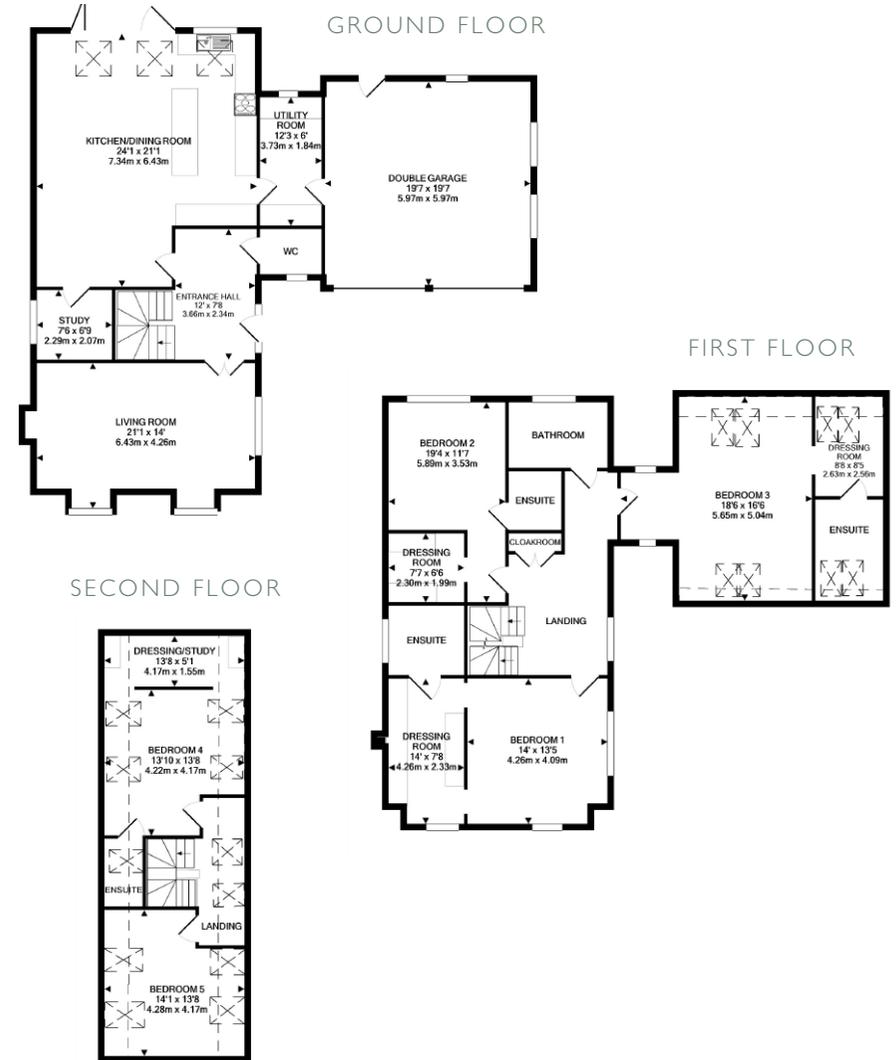
No. 5

TOTAL APPROX. FLOOR AREA:
3400 SQ.FT. (315.9 SQ.M.)



No. 6

TOTAL APPROX. FLOOR AREA:
3400 SQ.FT. (315.9 SQ.M.)



INTERIOR FINISHES

Engineered timber flooring to ground floor
High specification carpets to 1st and 2nd Floors
4 panel painted timber doors with brushed gold ironmongery
Fireplace to living room
Fully plastered walls and ceilings
Bespoke joinery to office (additional, ask for more details)
Aluminium Windows and Bi Fold Doors

KITCHEN AND LIVING AREA

Bespoke soft closing kitchen doors
30mm stone worktop with upstand
30mm stone worktop on island unit with waterfall

Integrated appliances including:

- Siemens Single oven
- Siemens Combi Microwave
- Siemens Gas hob
- Siemens Dishwasher
- Siemens Extractor hood
- Siemens Fridge/Freezer
- Quooker Hot water tap
- Wine Cooler
- Undermounted Sink

Utility kitchen to include:

- Siemens Washing Machine
- Siemens Tumble Dryer
- Undermounted Sink
- Stone worktop with upstand

BEDROOMS

Built-in wardrobes available on request.
Please ask agent for more details
Wood Panelling to Master Bedroom & Second Bedroom

ENSUITES

Tiled floor to ceiling with niches
Geberit Vanity Unit and Washbasin
20mm stone worktop on vanity unit (Master Bedroom)
Vado Brassware (Brushed Gold to Master Bedroom)
Geberit concealed push button cistern & WC Frame
Geberit wall mounted WC and soft close seat
Heated towel rail - Glass shower screen
Shaver Socket - Heated Mirror

BATHROOM

Tiled floor to ceiling with niches
Geberit Vanity Unit and Washbasin
Vado Brassware in Brushed Gold
Geberit concealed push button cistern & WC Frame
Geberit wall mounted WC and soft close seat
Steel Bath
Glass shower screen
Heated towel rail
Shaver Socket
Heated Mirror

ELECTRICAL

Solar panels for each house
EV Car Charging points to each house
Metal electrical sockets
USB charging sockets in each room
Aurora LED Downlights throughout
Pendant lighting for master bedroom and kitchen
Security alarm fitted
Pre-wired data cable
Pre-wired for Sky Q
Pre-wired for CCTV
Pre-wired for broadband
External Lighting and sockets

HEATING AND HOT WATER

Underfloor heating to ground and first floors
Radiators to 2nd Floor
Valliant System Boiler
Hot water return to taps

GENERAL

10 year new build structural warranty
24 month defects warranty cover
Private garden
Garage to No 2-6 with electric shutters

Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. Specifications vary across each house. The developer reserves the right to amend the specification as necessary and without notification.

Any computer generated images are indicative only.

SPECIFICATIONS...





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HOMES**

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