



THE STEDES

Sanderstead CR2



QUANTUM

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An exclusive development of just two individually
designed four bedroom detached family homes
within a private close.



Specification

Underfloor heating running throughout.

Bespoke handleless kitchens with Sile Stone worktops, integrated Bosch Appliances throughout including fridge / freezer / washing dryer / coffee machine / two ovens plus combi oven with microwave / dishwasher / induction hob / wine cooler

Contemporary Steel & Oak glass balustrade staircase

Contemporary style bathrooms with heated mirrors

Vicaima bespoke internal door sets throughout

Powder Coated Aluminium windows throughout

Natural oak flooring to main reception areas with carpet to bedrooms

Sky Q ready

Air source heat pump

Architectural lighting

Engineered timber flooring to the first floor.

Plot 2- roof lantern to the kitchen.

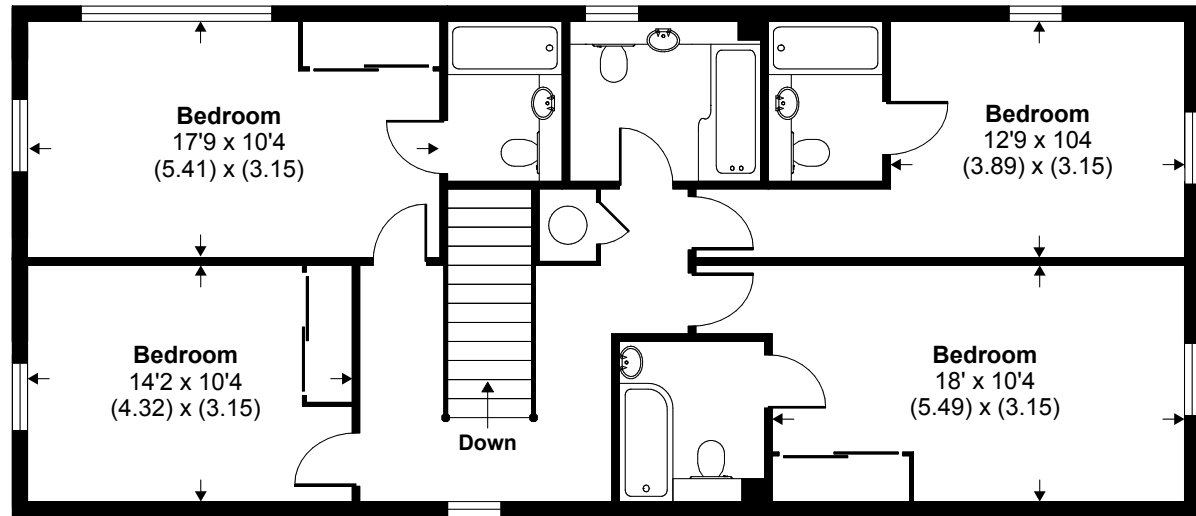
Integrated music system to Kitchen- Diner / lounge / master bedroom and en-suite

Rako programmable lighting system

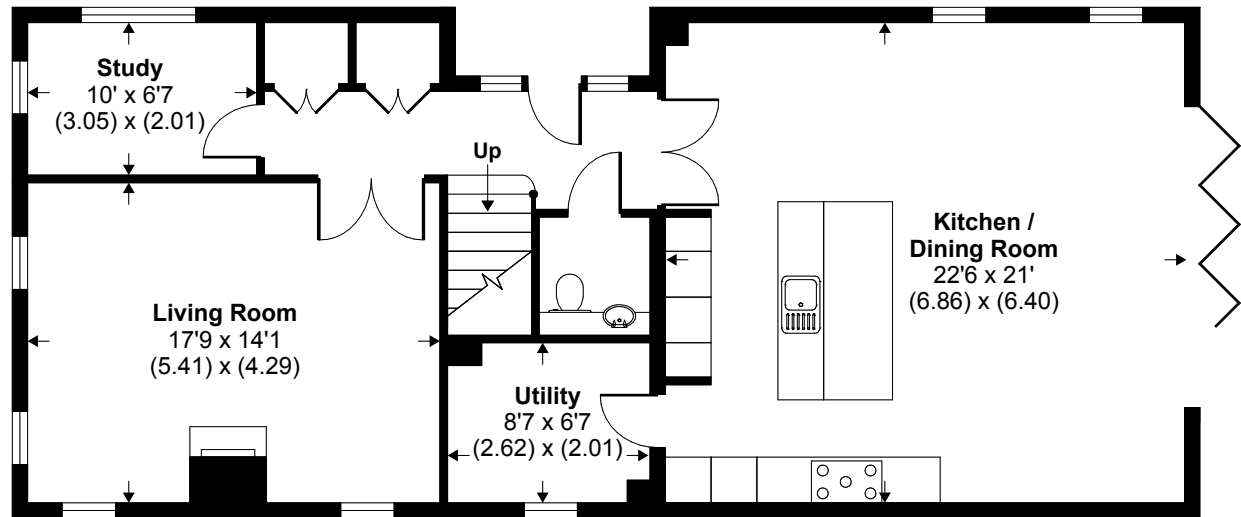




PLOT ONE - THE STEDES - 2,091 SQFT

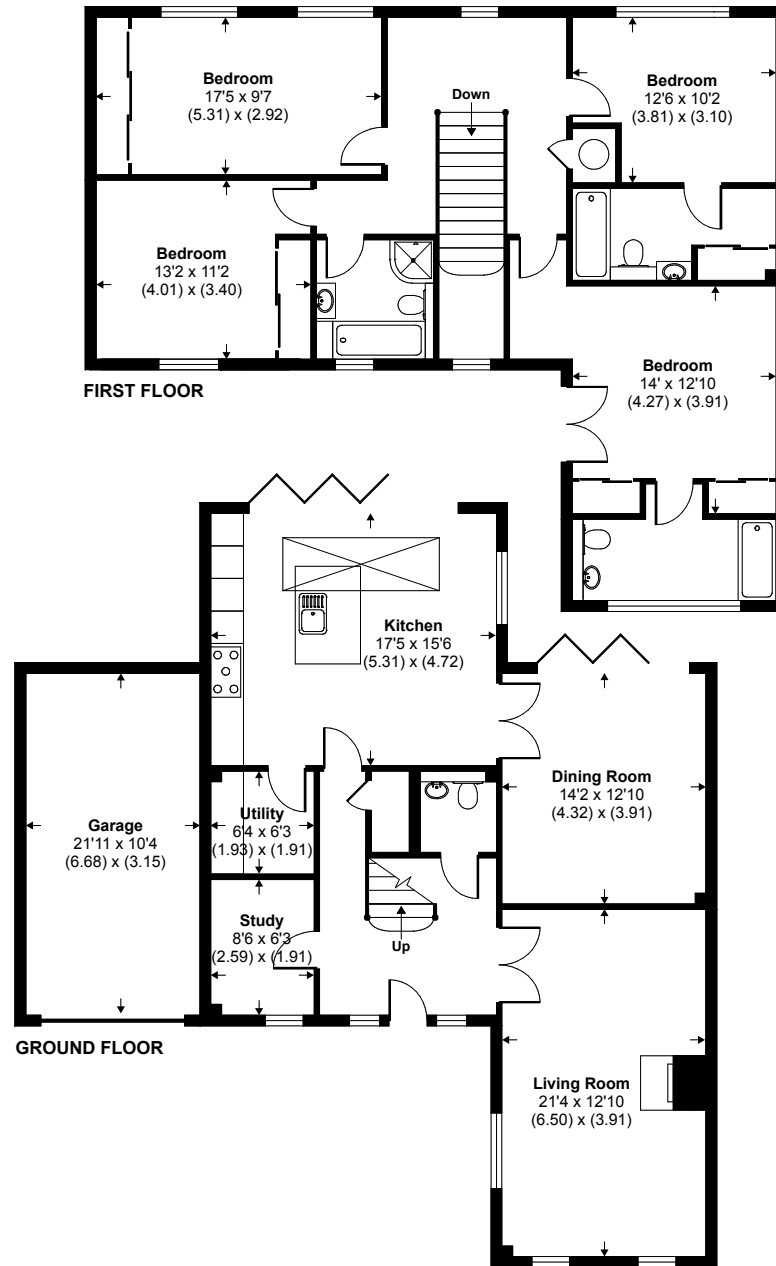


FIRST FLOOR



GROUND FLOOR

PLOT TWO - THE STEDES - 2,292 SQFT









SANDERSTEAD

Set within Sanderstead in the London Borough of Croydon, The Stedes is located on Onslow Gardens, 5.3 miles from the Junction 6 of the M25 and just over 1 mile from Riddlesdown, Purley Oaks and Sanderstead stations which provide direct access to London Victoria, London Bridge and East Croydon in approximately 23, 30 and 6 minutes respectively.

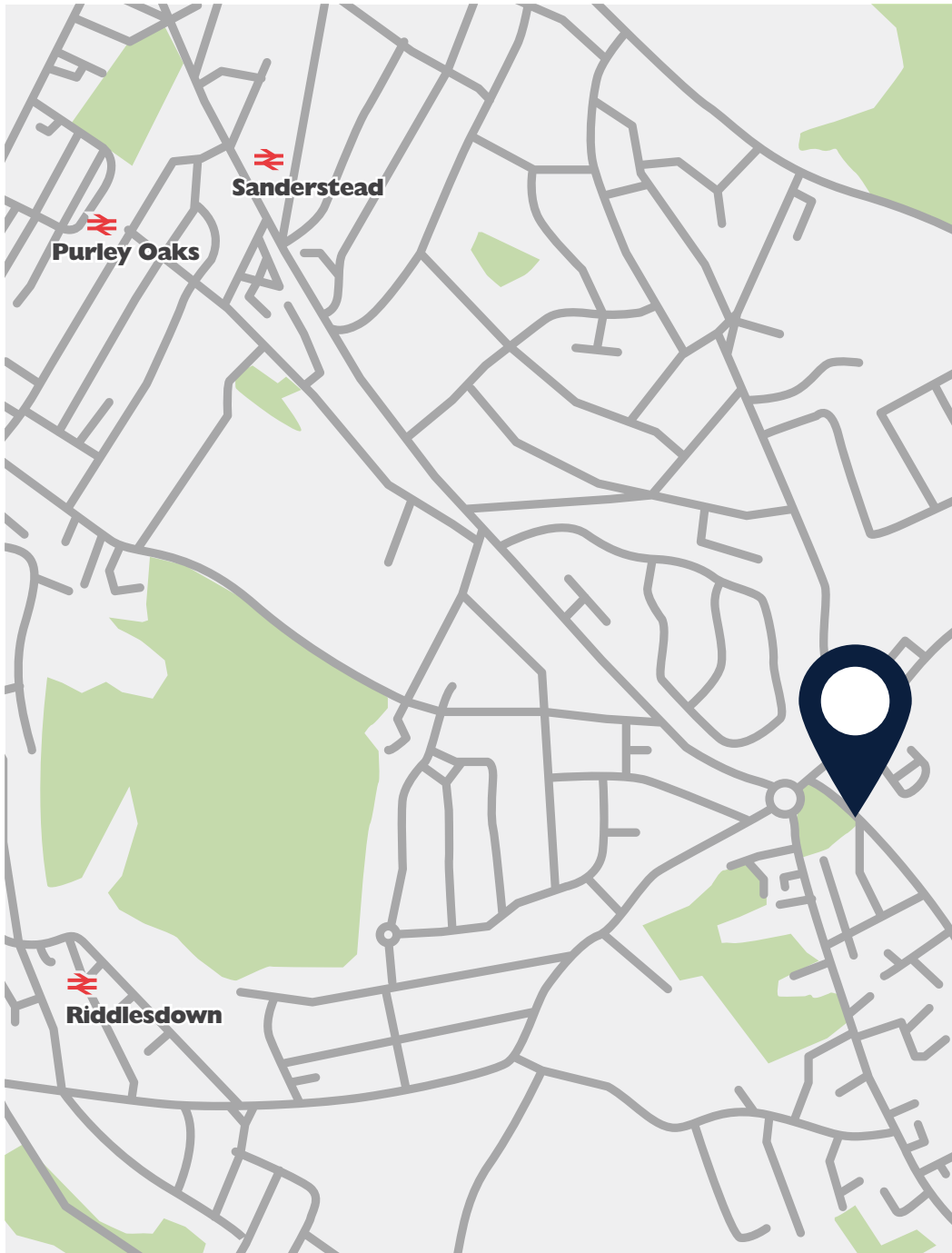
Sanderstead itself is divided into two distinct parts. The Stedes is located just on the outskirts of Sanderstead village which boasts an abundance of independent retailers, Waitrose supermarket, and restaurants. The station and local high street parade are just a short drive away. The Stedes is also surrounded by an abundance of sports clubs and boasts a Rugby, Cricket and Golf club within very close proximity. The development is just a short walk from Sandserstad pond and Sanderstead Recreation Ground providing local open spaces.

In addition to the local amenities provided by Sanderstead, Croydon is just a short bus ride away. The 403 bus runs from All Saints Church which is just 0.2 miles from the development and runs to Sanderstead station and on to Croydon Town centre. The 412 bus also runs from the same stop and provides access to Selsdon and Croydon. Croydon Town Centre is currently London's fourth largest retail centre and includes The Whitgift Shopping Centre which houses 140 retailers under its iconic glass roof.



SCHOOLS

There are multiple excellent schools in the local area. Two of the most local primary schools to the development, Ridgeway Primary School and Atwood Primary School, have outstanding Ofsted ratings and Gresham Primary school is rated good. There are also multiple well regarded secondary schools within the area, some of which are comprehensive and some private. Of the comprehensive schools, Riddesdown Collegiate for pupils aged 11 to 18 is rated outstanding by Ofsted and Warlingham School also for pupils aged 11 to 18 is rated good. There are many independent schools in the area including Croydon High for girls aged 3 to 18, Trinity School for boys aged 10 to 18, Royal Russell for boys and girls aged 3 to 18 which also provides boarding and the Whitgift school for boys aged 10 to 18 which also offers boarding.



- Sanderstead Station – 1.2 miles
- Riddlesdown station – 1.1 miles
- Purley Oaks station – 1.3 miles
- A22 – 1.9 miles
- Junction 6 of M25 – 5.3 miles
- Gatwick airport – 17.1 miles
- All Saints Church bus stop (403 and 412 buses) – 0.2 miles
- Sanderstead Pond – 0.1 miles
- Sanderstead Recreation Ground – 0.2 miles

- Atwood Primary School – 0.4 miles
- Ridgeway Primary School – 0.8 miles
- Gresham Primary School – 0.2 miles
- Riddlesdown Collediate – 0.9 miles
- Warringham School – 1.3 miles
- Croydon High School – 0.7 miles
- Trinity School – 2.8 miles
- Royal Russel School – 1.7 miles
- Whitgift School – 2.0 miles

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. Plans are not drawn to scale, the descriptions, distances and all 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. Because the scheme is in the course of construction, we must reserve the right to alter the specifications without notice and substitute materials, equipment or fittings of a similar quality.



QUANTUM

Quantum are a bespoke housebuilder based locally to the area with a focus for attention to detail. Each project undertaken is uniquely designed and always set in a superb location with The Stedes being a prime example. Their aim is to provide you with a home that goes beyond what you would expect from a mainstream housebuilder and each new home is constructed with great care and consideration. For more information about Quantum please visit www.quantum-homes.co.uk



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