



LARCH HOUSE
HARESTONE HILL, CATERHAM

Jarvis Jarvis
PRESTIGIOUS HOMES

CATERHAM

Close to London, yet surrounded by the beauty of the Surrey countryside



LARCH HOUSE



A stunning six bedroom home in a truly superb location

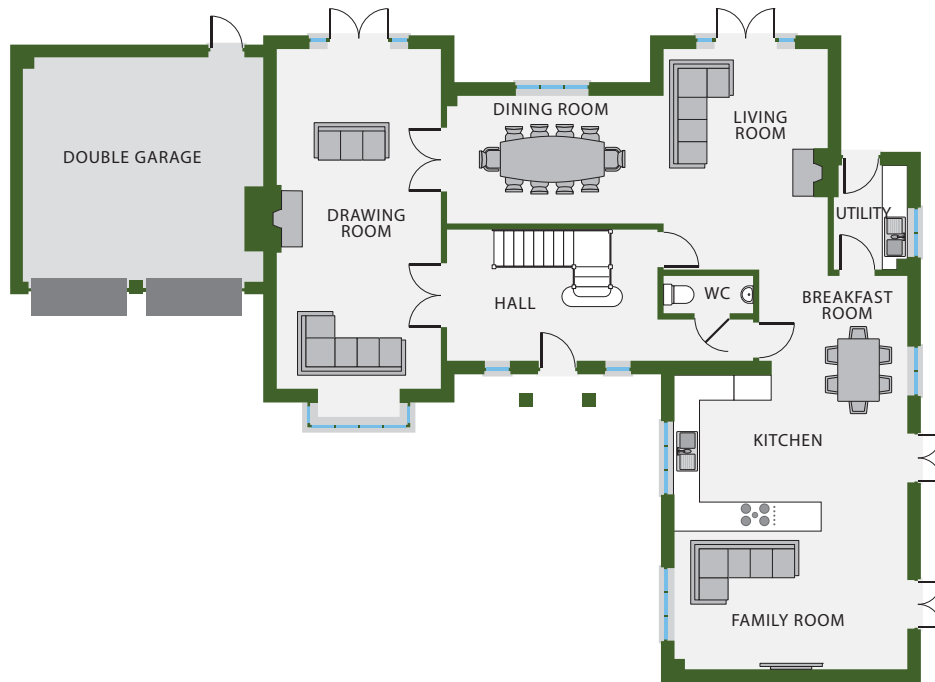
Jarvis and Jarvis are proud to offer this spectacular brand new six bedroom home set in a tranquil, private road three quarters of a mile from Caterham town centre. Here, you will find a full range of facilities, restaurants and shops including a Waitrose supermarket. Caterham rail station is directly linked to London Bridge, and Junction 6 of the M25 is only 2.5 miles away, commuting couldn't be easier.

There is a wide choice of schools in the area catering for both the state and private sector and includes the renowned Caterham School.

For more leisurely pursuits, the area is well served by parks and sports facilities; the world famous Surrey National Golf Course is two miles away. For something closer to home, it is a leisurely stroll over the Surrey Hills to the Caterham Viewpoint where there are breathtaking panoramic views across the Surrey plains.

FLOORPLANS

4141 sqft (3809 sqft excluding garage)



Ground floor

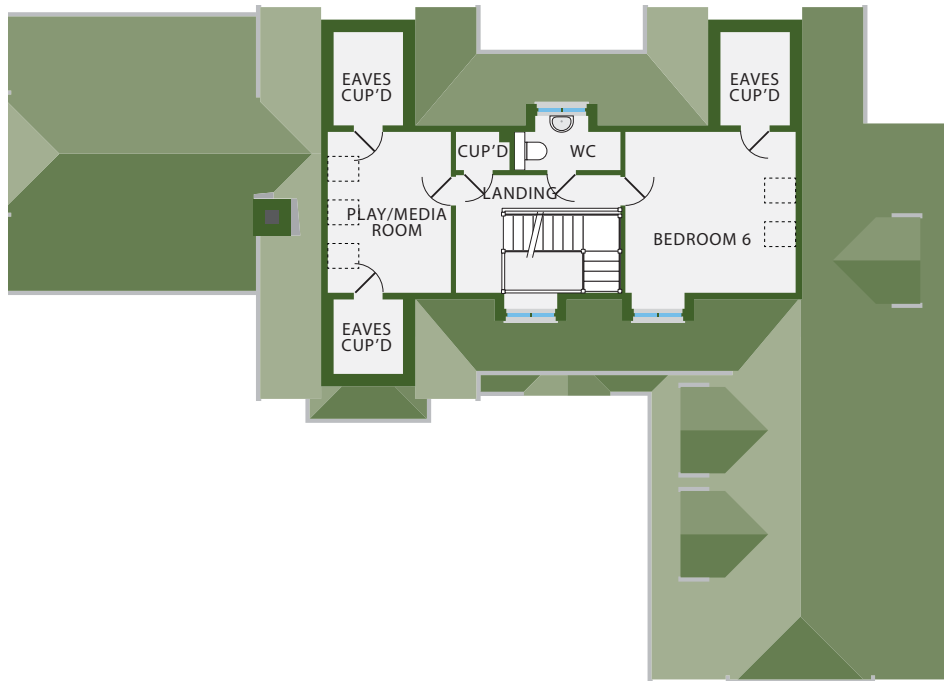
Living room	5.30m x 3.94m	(17'5" x 13'0")
Breakfast/kitchen/family room	9.46m x 5.59m	(31'1" x 18'4")
Dining room	5.20m x 3.06m	(17'1" x 10'1")
Drawing room	8.20m x 3.94m	(26'11" x 13'0")



First floor

Master bedroom	5.25m x 4.19m	(17'3" x 13'9")
Bedroom two	6.34m x 4.35m	(20'10" x 14'4")
Bedroom three	4.20m x 3.94m	(13'10" x 13'0")
Bedroom four	3.94m x 3.85m	(12'8" x 13'0")
Bedroom five	3.77m x 3.06m	(12'5" x 10'1")

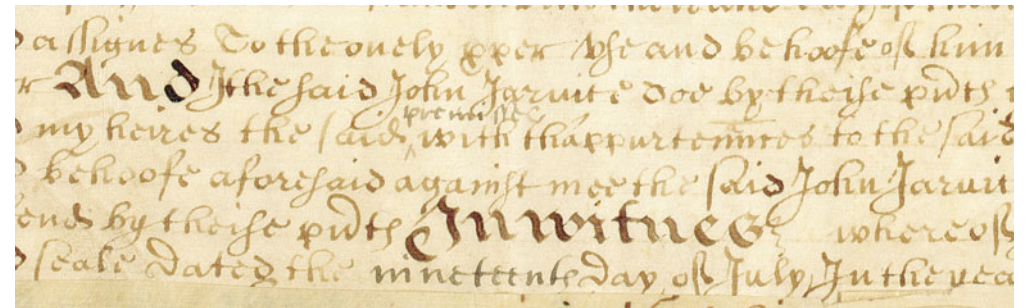
LARCH HOUSE



The Jarvis family has constructed individually crafted house for many generations. Indeed the family can trace its heritage back to 1649 making it one of the oldest known house building families in the country.

Larch House is built to the very highest standards using traditional brick and block building methods throughout. The result is a solid, well insulated house that minimizes sound travel internally and provides a long lasting, sturdy investment.

Each home is individually quality checked throughout the construction progress and carries a full 10-year NHBC warranty.



Second floor

Play/media room

3.87m x 2.96m

(12'9" x 9'9")

Bedroom six

4.09m x 3.87m

(13'5" x 12'9")

SPECIFICATION

Outside

Generous block paved driveways and patios compliment the large wonderful gardens that retain the original beech trees alongside landscaped flowerbeds. There are various outdoor electrical sockets and water taps enabling you to make the most of your outside area. The double garage is fitted with remote controlled doors and security lighting surrounds the house.

Downstairs

Depending on build stage, a choice of flooring is available through the drawing, breakfast and family rooms to the utility, kitchen and hallway. The staircase and internal doors are all oak. Under floor heating runs throughout the ground and first floor. Brushed stainless steel and 'invisible' switches and sockets maintain a clean and uncluttered look.

Kitchens

The large open plan bespoke kitchen has been designed by Roma Interiors using the finest quality materials. State of the art Siemens appliances include microwave and steam ovens along with twin dishwashers and extractor fans as well as zoneless induction hobs. Hansgrohe ironmongery and instant boiling and cold filtered water taps can be found on the stainless steel sink units. Huge American style fridge freezers are integrated, neatly, into the cabinet doors as is a wine cooler. Down lighters, tiled floors and under floor heating complete the exquisite kitchens.

Bathrooms

Beautifully designed and engineered Roca sanitaryware brings style and function to the bathrooms, wet rooms, en-suites and WCs. Contemporary integrated bathroom furniture, under floor heating, tiled floors and mirrored walls to create a luxurious, relaxing space.

Upstairs

Oak doors are fitted throughout and all the bedrooms incorporate built-in wardrobes. The master bedroom has a walk through dressing area. Underfloor heating runs throughout.

Security and technology

Each home is fitted with Cat 6 cabling to the telephone sockets to allow for high-speed data transfer, now and in the future. There is a complete Red Alert alarm system with round the clock surveillance (subscription required) and multiple setting points throughout the home.

Larch House has been pre-wired with a complete multi-room entertainment solution. Music can be controlled through the house with the touch of a button. Surround sound can be incorporated with the latest HD viewing technology and the CCTV security cameras can be viewed on your handheld device. All this and many more options are available through our Audio Visual partners, Modus Vivendi.

Heating, lighting and solar

The heating system is the most efficient gas fired system from Vaillant and is fitted with a huge unvented hot water tank to ensure piping hot water at all times. All the down lights in the house are the latest 'bulbless' low energy/high output units by EcoLed. Each unit has a lifespan of 40,000 hours (about 17 years). No more changing light bulbs!

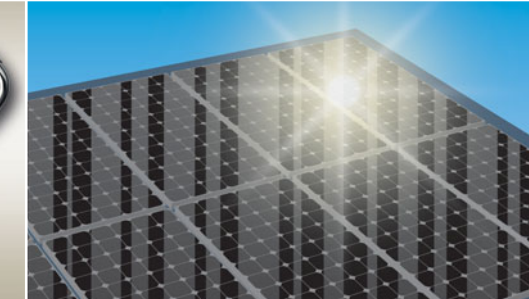
Approximately 10% of the energy used by the house is derived from photovoltaic solar panels fitted to the roofs. This system is eligible for Feed-In Tariff tax free subsidies that you may claim.

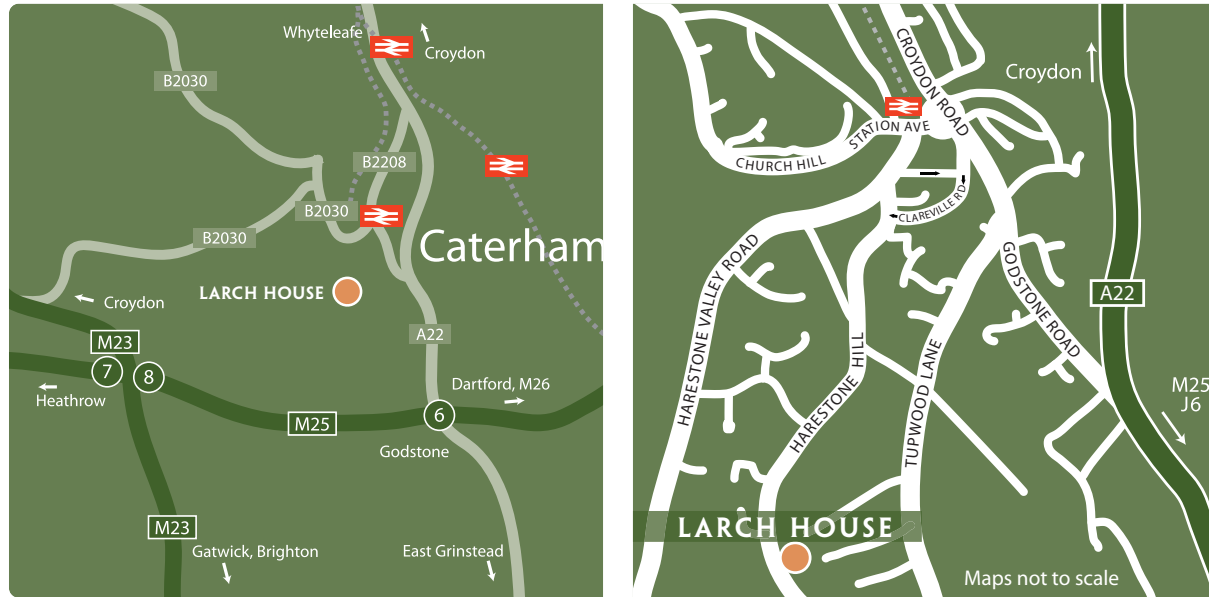
NHBC

Jarvis Homes have held NHBC certification for over 30 years and offer the full 10-year cover. We have worked with some of our contractors for even longer and pride ourselves on building prestigious houses and offering exceptional customer service. We hope you will agree.

NB Jarvis and Jarvis reserves the right to change the specification.
Please discuss the individual plot with the sales advisor for more information.

LARCH HOUSE





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These details are intended to give you a general indication of the development. Jarvis & Jarvis reserves the right to alter any part of the development, floor layout or specification at any time. The contents herein should not be deemed to form part of a contract or representation including any such contract. Whilst Jarvis & Jarvis has endeavoured to make this brochure accurate and reliable, if there are any points of particular importance to you, please contact us and we will be pleased to check the information for you. Artists' impressions, drawings and photographs are for illustrative purposes only. For more information, please refer to our Sales Manager.

