

A N E X C L U S I V E D E V E L O P M E N T O F 3 D E T A C H E D H O M E S

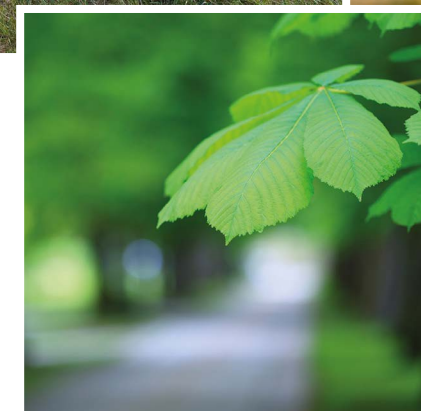


BIRCHWOOD
K E N L E Y | S U R R E Y

BROOKWORTH
HOMES

Welcome to Kenley

Surrounded by the picturesque North Downs and Surrey Hills, yet within easy reach of central London, Kenley offers relaxed semi-rural living within a thriving community. At the heart of this leafy suburb, off a private tree-lined avenue, Birchwood is an exciting new collection of just three distinguished detached homes.



A Vibrant Lifestyle



Work, Rest & Play

Superb schooling – both private and state – and, inspiring recreational facilities are hallmarks of the area, with excellent local amenities available. Golfers will be in their element, with the Surrey National Golf Club nearby, while Couldson Manor Hotel and Golf Club also offers a leisure and fitness centre, tennis and squash courts and fine dining in addition to a challenging 18 holes.



Cocooned in parkland and open green space, the quiet town of Kenley is highly sought after as a place to put down roots. Against the backdrop of an historic airfield, it offers a wealth of opportunities – including proximity to the bustling town of Croydon – to enrich and enhance the lifestyle of 21st century families.



With a wide range of shops, services and supermarkets in nearby Caterham and Purley, many of the nearby villages offer boutique shopping in picturesque surroundings. The bustling market town of Epsom combines a mix of independent emporia and up-to-the-minute high street shopping centres, letting you combine shopping and eating out with a day at the races.

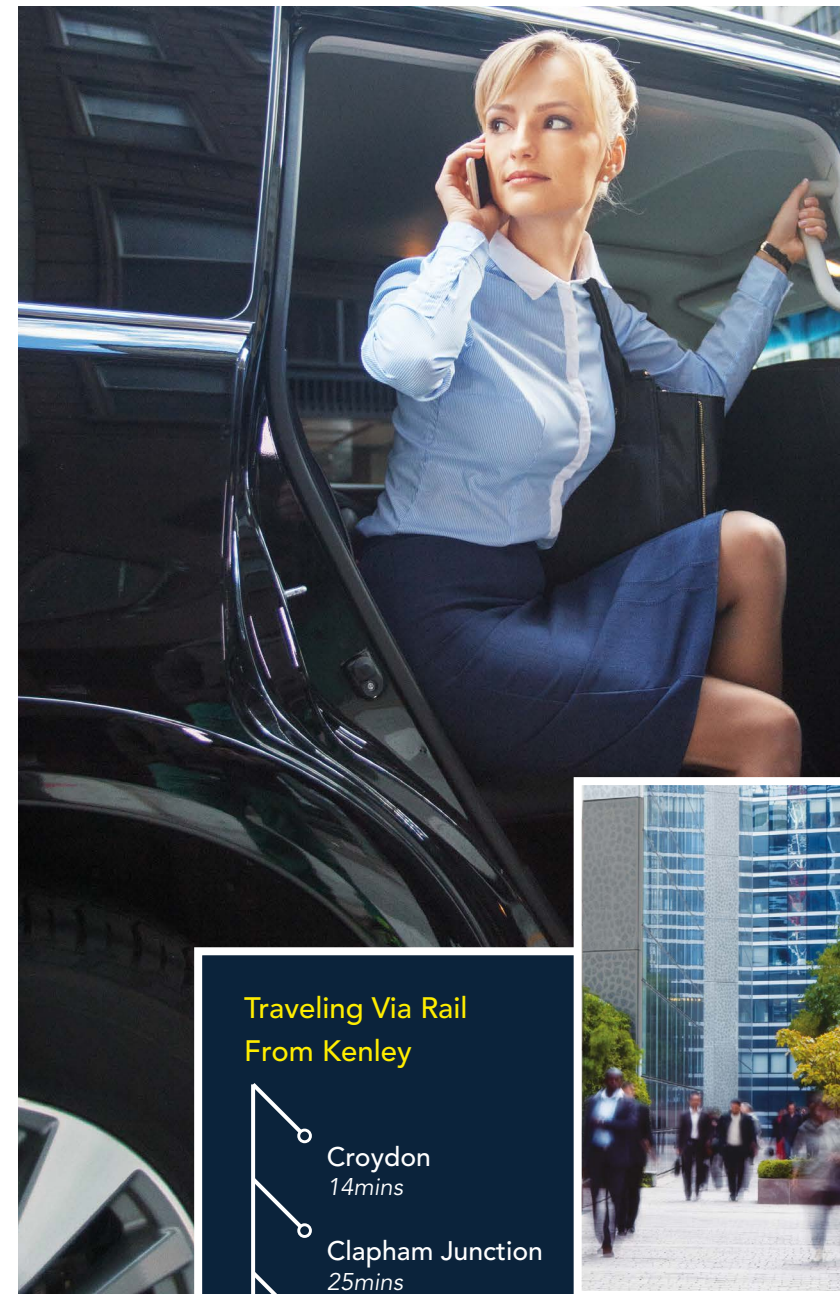
Boutiques

Travel

Just 14 miles from the centre of London, Kenley is just over six miles from the M25, with the M23 just a few miles further along. Trips to the South Coast will take around an hour, while travel further afield is equally accessible, with Gatwick 19 miles away and Heathrow reachable within the hour.

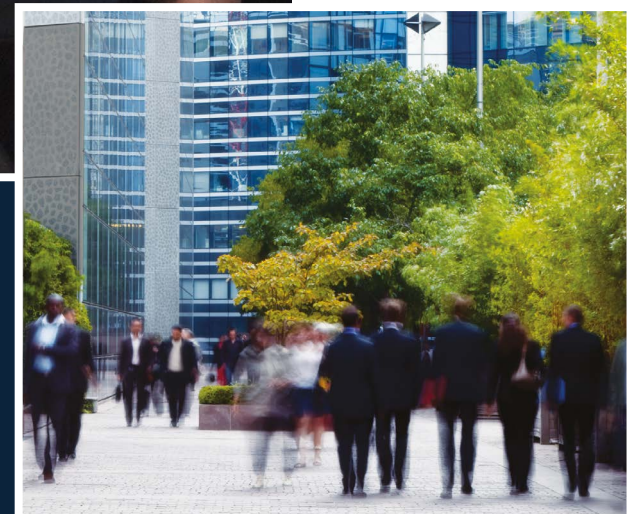
A commuter Hub

Less than a mile from Birchwood, Kenley station serves East Croydon, which has trains to a wide range of destinations, from St Pancras to Portsmouth and from Brighton to Bedford. Kenley to London Victoria takes around 33 minutes, with trains every 10-15 minutes, however, just over 2 miles away, from Purley station, there are direct trains to London Bridge and Victoria that take less than half an hour.



Traveling Via Rail From Kenley

- Croydon
14mins
- Clapham Junction
25mins
- London Victoria
33mins
- Gatwick Airport
36mins
- London Bridge
40 mins
- London Waterloo
48mins





Taste Sensation

Quite apart from over 40 restaurants in its burgeoning South End Restaurant Quarter, Croydon is also home to an exciting new dining experience. Set within 80 refitted shipping containers, Boxpark is a pop-up mall that brings together the fine dining options of quality London restaurants with the mouth-watering selections of top street food stalls.

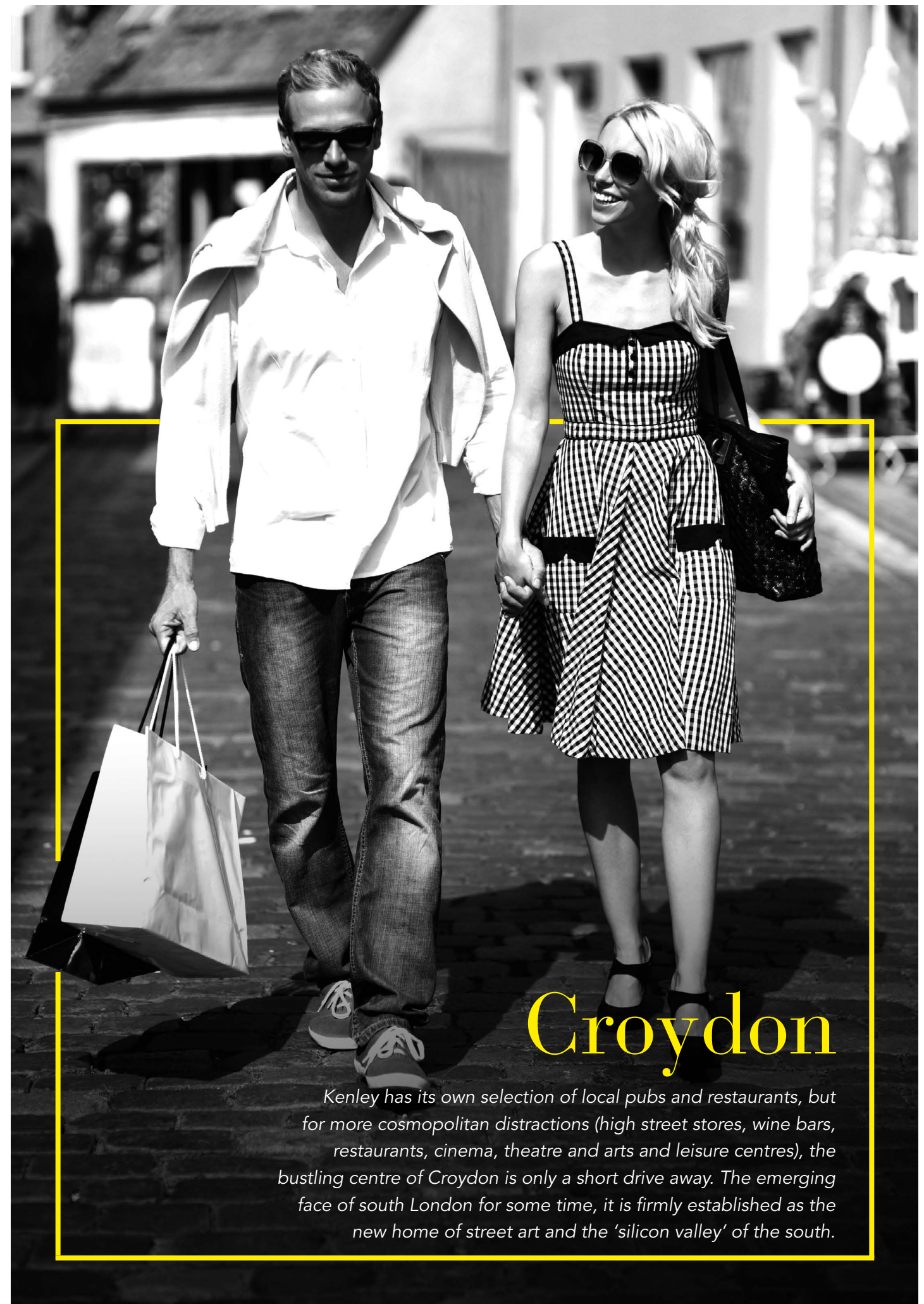
Retail

Shop 'til you drop: with over 2 million square feet of retail space, and nine out of ten of the UK's top retail brands represented here, Croydon is undoubtedly one of the south's leading shopping destinations. A £1 billion regeneration initiative, which includes the forthcoming Westfield Croydon shopping centre, complete with its spectacular mix of designer labels, is set to enhance its offering further.



Unwind

When you want to escape the urban buzz, you couldn't be in a better place. From Croydon's formal parks to the unique character of Kenley's own 139 acres of common, not forgetting Foxley Wood, Riddlesdown and Happy Valley Country Park, there are ample trails, tracks, meadows and vistas to discover on foot, horseback or bike.



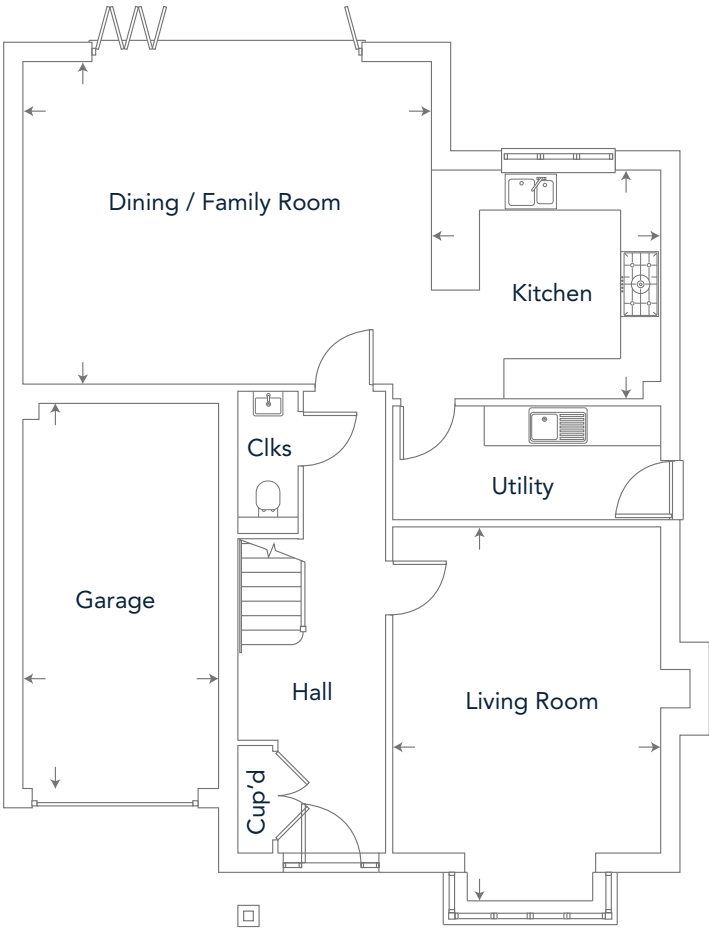
Croydon

Kenley has its own selection of local pubs and restaurants, but for more cosmopolitan distractions (high street stores, wine bars, restaurants, cinema, theatre and arts and leisure centres), the bustling centre of Croydon is only a short drive away. The emerging face of south London for some time, it is firmly established as the new home of street art and the 'silicon valley' of the south.

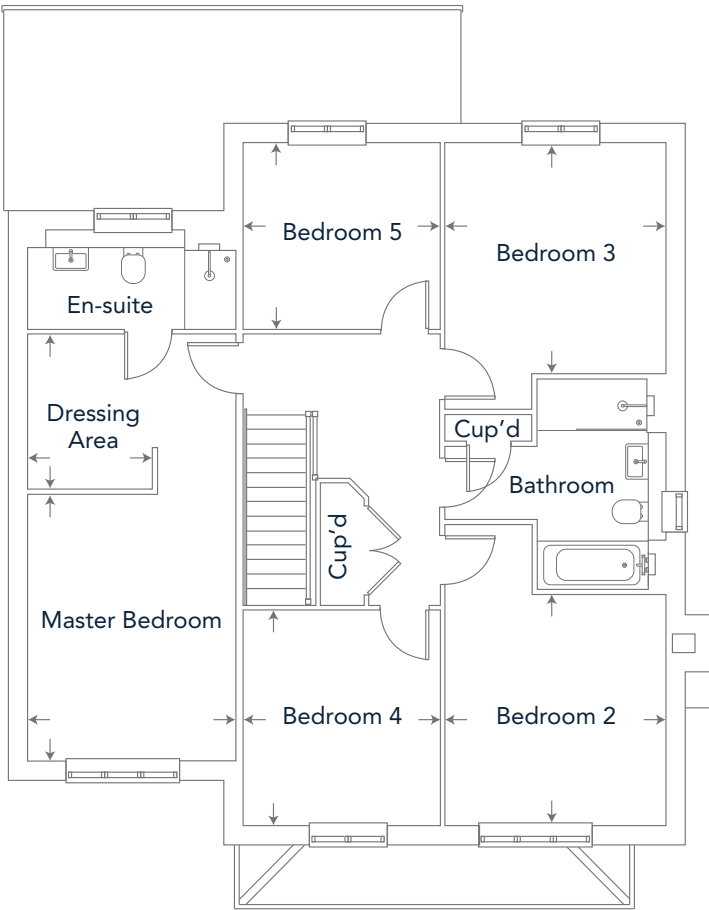
No.4

Cumnor Rise

5 bedroom family home



- Ground Floor
- Living Room
5.82 inc bay x 4.14 (19'1" inc bay x 13'7")
- Dining / Family Room
6.32 x 4.98 (20'9" x 16'4")
- Kitchen
3.37 x 3.52 (11'9" x 11'7")
- Garage
6.00 x 3.05 (19'8" x 10'0")

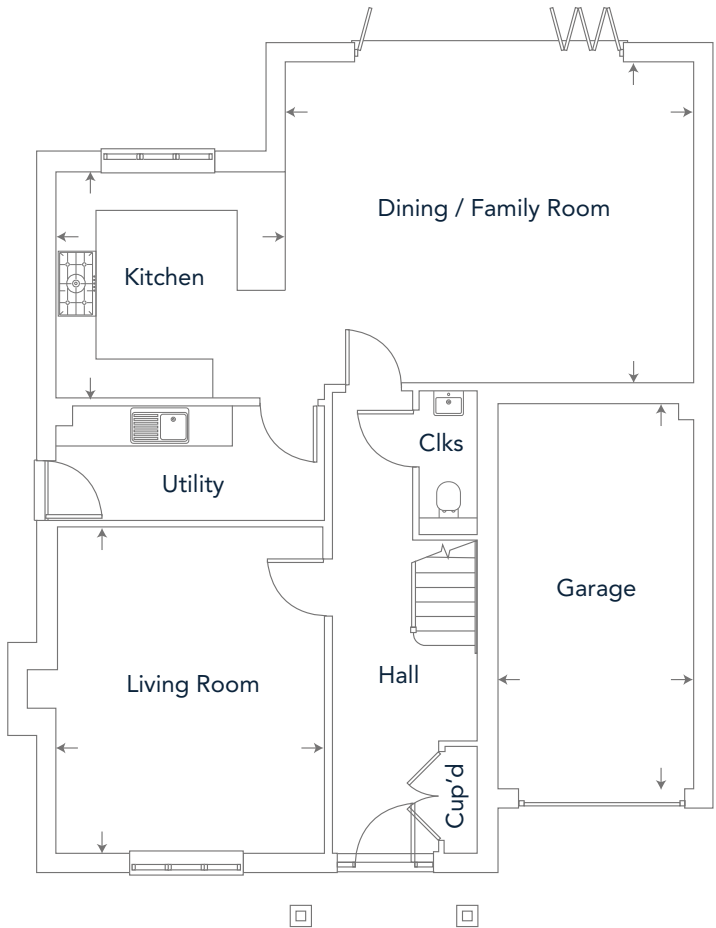


- First Floor
- Master Bedroom
4.10 max x 3.20 (13'5" max x 10'6")
- Dressing Area
2.40 x 1.90 (7'11"x 6'3")
- Bedroom 2
3.56 x 3.41 (11'8" x 11'2")
- Bedroom 3
3.54 x 3.54 (11'7" x 11'7")
- Bedroom 4
3.32 x 3.03 (10'11" x 9'11")
- Bedroom 5
3.03 x 2.87 (9'11" x 9'5")

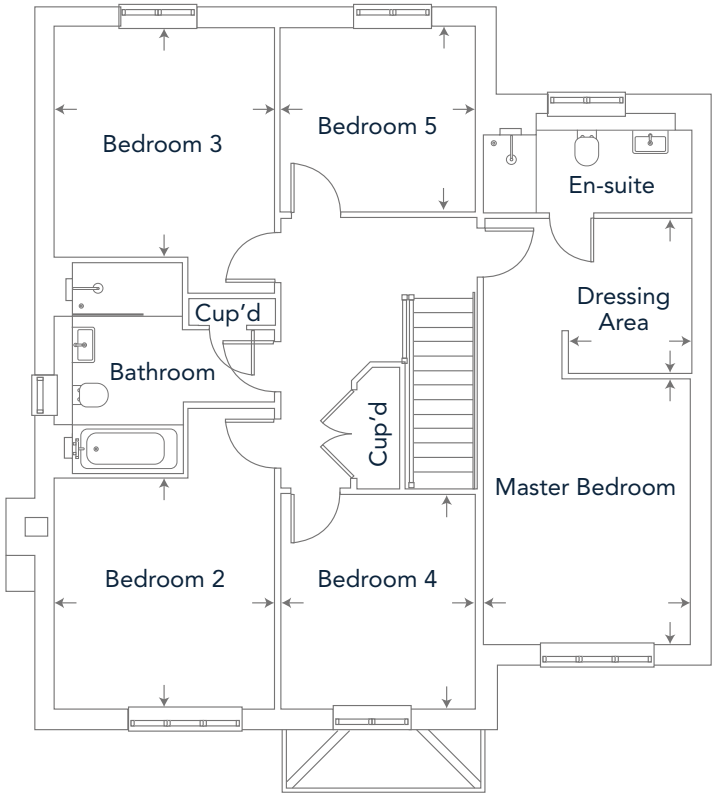
No.5

Cumnor Rise

5 bedroom family home



- Ground Floor
- Living Room
5.04 x 4.14 (16'6" x 13'7")
- Dining / Family Room
6.32 x 4.98 (20'9" x 16'4")
- Kitchen
3.57 x 3.52 (11'9" x 11'7")
- Garage
6.00 x 3.05 (19'8" x 10'0")

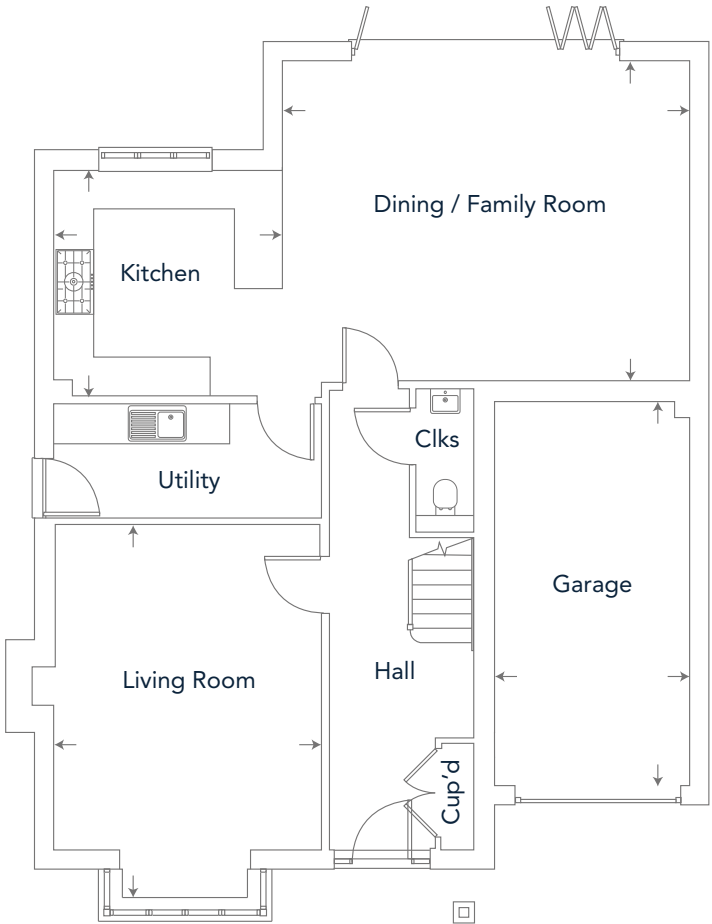


- First Floor
- Master Bedroom
4.10 x 3.20 (13'5" x 10'6")
- Dressing Area
2.40 x 1.90 (7'11"x 6'3")
- Bedroom 2
3.56 x 3.41 (11'8" x 11'2")
- Bedroom 3
3.54 x 3.41 (11'8" x 11'2")
- Bedroom 4
3.32 x 3.03 (10'11" x 9'11")
- Bedroom 5
3.03 x 2.87 (9'11" x 9'5")

No.6

Cumnor Rise

5 bedroom family home



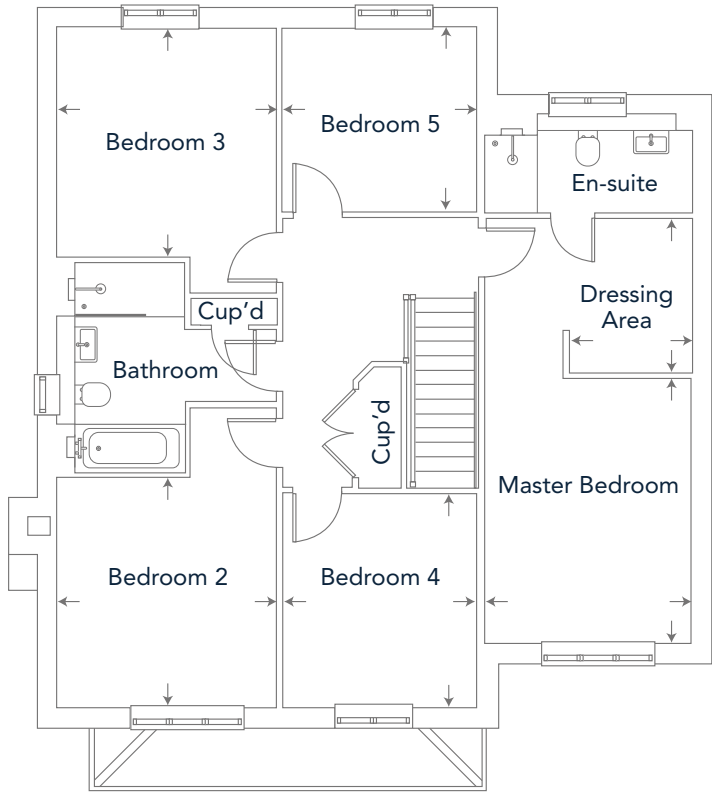
Ground Floor

Living Room
5.82 inc bay x 4.14 (19'1" inc bay x 13'7")

Dining / Family Room
6.32 x 4.98 (20'9" x 16'4")

Kitchen
3.57 x 3.52 (11'9" x 11'7")

Garage
6.00 x 3.05 (19'8" x 10'0")



First Floor

Master Bedroom
4.10 x 3.20 (13'5" x 10'6")

Dressing Area
2.40 x 1.90 (7'11" x 6'3")

Bedroom 2
3.56 x 3.41 (11'8" x 11'2")

Bedroom 3
3.54 x 3.54 (11'7" x 11'7")

Bedroom 4
3.32 x 3.03 (10'11" x 9'11")

Bedroom 5
3.03 x 2.87 (9'11" x 9'5")

Endless Style



KITCHEN

- Kitchen is equipped with a comprehensive range of wall and floor cabinets with stone work surfaces and splashbacks.
- Stainless steel under mounted sink with chrome fittings.
- Free standing Rangemaster stainless steel range cooker and cooker hood, integrated Bosch dishwasher, full height fridge and full height freezer.
- Porcelain floor tiles to the kitchen / dining / family area and utility room.
- Utility room compliments the kitchen finish with laminate work surfaces, stainless steel sink and free-standing Bosch washing machine and tumble dryer.

BATHROOM & EN SUITES

- Luxurious white suites by Villeroy & Boch with Hansgrohe fittings.
- Vanity units to the cloakroom, bathroom and en suite.
- Heated chrome towel rails provided to the bathroom and en suite.
- Mirror provided to the cloakroom, bathroom and en suite.
- Porcelain wall and floor tiles to the cloakroom, bathroom and en suite.

FINISHING TOUCHES

- High quality oak finish internal doors with chrome ironmongery.
- Porcelain floor tiling to entrance halls.
- Fitted carpets to living room, stairs and all bedrooms.
- Fireplace and log burner provided to the living room.
- Feature cornice to living room, hall and first floor landing.
- Painted softwood staircase with ash handrail.
- Fitted dressing room to master bedroom.
- Bi-fold doors to the dining / family area.

SERVICES

- Electricity, gas, mains drainage, water and telecom.

Luxury Living



ELECTRICAL & MULTIMEDIA

- Satin chrome switch plates and sockets throughout.
- LED down lighters or pendant provided to all rooms.
- TV / Sat and BT / Data points are provided to all principal rooms with a provision for Sky HD (box, dish and subscription not included).

CENTRAL HEATING & HOT WATER

- Gas-fired underfloor heating throughout the ground floor, via radiators to first floor.

PEACE OF MIND

- Double glazed UPVC windows and doors with multi point locking system.
- A mains fed smoke alarm is fitted to the hall and landing with a battery backup.
- A mains fed carbon monoxide detector is fitted adjacent to the gas boiler.

EXTERNAL FEATURES

- Traditional construction.
- Landscaped front garden with feature planting.
- Turfing and patio provided to rear garden.
- External lighting.
- External tap.
- Garage to have electronically operated door with remote control, power, light and painted floor.

WARRANTY

- 10 year Checkmate Build Warranty.





Stunning Surrounds

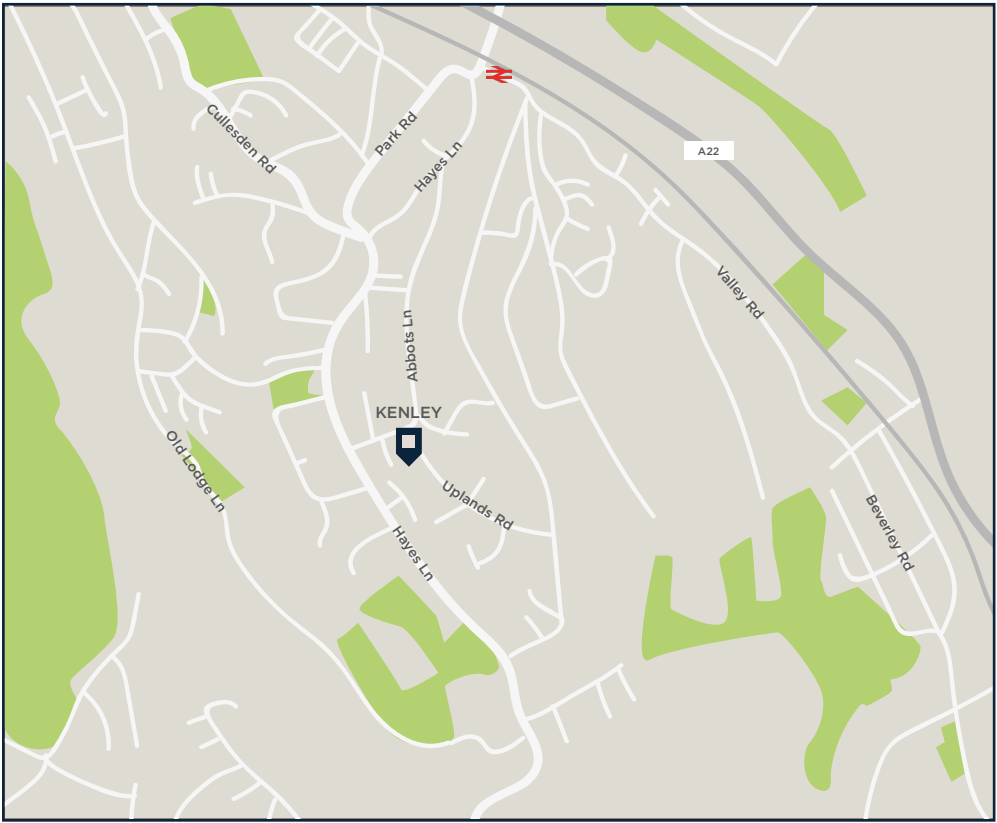
Deep within the North downs and Surrey Hills, Birchwood is a superb development of just three individual five-bedroom detached homes, each set within their own secluded grounds at the heart of this leafy suburb of Kenley.

Site plan not to scale.



EXCLUSIVELY DESIGNED BY
BROOKWORTH
HOMES

Brookworth Homes are housebuilders leading the way in creating homes that surpass expectations in terms of design, quality of construction, and our vision for sustainable development. Across the Home Counties, our developments encompass new traditional family houses and apartment schemes – all guaranteed to express the essential Brookworth values. Many of our developments combine leading edge design whilst maintaining and renovating key elements from our country's architectural heritage.



Cumnor Rise, Kenley, Surrey CR8 5EH

Maps not to scale.

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