



PROSPECT HOUSE

OUTWOOD LANE, CHIPSTEAD

Prospect House / Chipstead

Introducing Prospect House, a gated development of just ten apartments nestled in Chipstead, offering traditional & unspoilt pleasures of village life.

Conveniently located a short distance from Chipstead train station, Prospect House boasts excellent travel connections whilst being surrounded by greenery and woodland.

Crafted with meticulous attention to detail, each home has a private balcony and one allocated parking space for each one bedroom apartment and two allocated parking spaces for each two bedroom apartment.



PROSPECT HOUSE

Location, Location, Location

Nestled in the picturesque rolling hills of Surrey's North Downs, in-between Chipstead & Woodmansterne, is Prospect House; a stunning development of just ten 1 & 2 bedroom apartments.

Chipstead is predominantly a commuter village in the Reigate and Banstead district. Chipstead offers most of the classic features expected of a country village, with a beautiful Norman church, a pretty village pond, a community hall, a village green, pubs/restaurants and an exceptional amateur theatre.

The village has clubs for football, rugby & bowls as well as a choice of local golf clubs including Chipstead, Woodcote Park & Oaks Park. For those that enjoy the great outdoors, Farthing Downs is just a short drive away with beautiful tranquil scenery & views over London's skyline.



If you're looking for something a little more whimsical, you can enjoy stroll along the charming Narnia nature trail that runs through Banstead woods.

Chipstead has everything you need within the village

A stone throw away from everything

Both Chipstead and Woodmansterne train stations are less than a mile from Prospect House, offering a direct link to London Bridge. Purley & East Croydon provide connections to Gatwick, London Victoria and Brighton. Coulsdon & Purley High Street are both a short drive away, extending the options in terms of shopping, eateries & amenities.

Schools

Primary Schools:

Chipstead Valley Primary School
OUTSTANDING 0.13 miles

High Schools:

Woodcote High School
GOOD 1.4 miles

Oaks Park High School
GOOD 2.09 miles

Wallington High School for Girls
GOOD 2.3 miles

The John Fisher School (Boys)
GOOD 2.4 miles

Travel

By Car

2.4 miles from M23
approx. 10 min drive access
to West Sussex/Gatwick & M25

1.8 miles from Coulsdon Town
approx. 7 minute drive

2.1 miles from Banstead High St
approx. 6 minute drive

166 Bus

Coulsdon Town, Purley, Croydon,
Banstead Station, Epsom College,
Epsom High St, Epsom Hospital

By Train

Woodmansterne (Z6) .85 miles walk
approx. 5.5 min walk

Chipstead (Z6) .9 miles walk
approx. 6 min walk

Purley 17m
to Gatwick Express

- 15 mins Tattenham Corner
- 12 mins Tadworth
- 9 mins Kingswood
- 3 mins Chipstead
- 0 mins Woodmansterne
- 3 mins Coulsdon Town
- 6 mins Reedham (London)
- 9 mins Purley
- 16 mins Purley Oaks
- 19 mins South Croydon
- 23 mins East Croydon
- 27 mins Norwood Junction
- 41 mins London Bridge



PROSPECT HOUSE

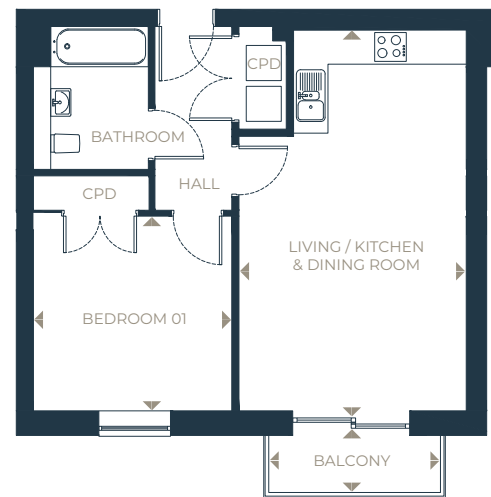
The perfect layout

UNIT
1



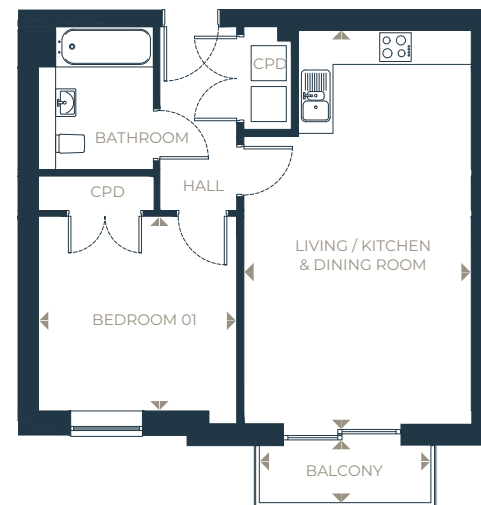
UNIT 1 81m² 874ft²
LOUNGE/DINING/KITCHEN
7.03 x 4.83m 23'1" x 15'10"
BEDROOM 01
3.32 x 4.41m 10'11" x 14'5"
BEDROOM 02
4.86 x 4.11m 15'11" x 13'6"
PRIVATE TERRACE
1.50 x 4.97m 4'11" x 16'4"

UNIT
2



UNIT 2 51m² 549ft²
LOUNGE/DINING/KITCHEN
3.96 x 6.63m 13'0" x 21'9"
BEDROOM 01
3.45 x 3.39m 11'4" x 11'1"
BALCONY
2.99 x 1.0m 9'10" x 3'3"

UNIT
3



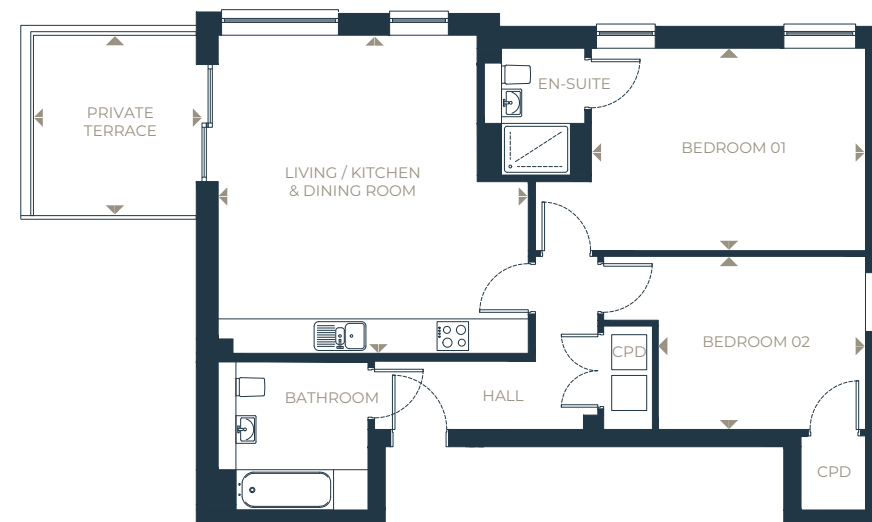
UNIT 3 52m² 560ft²
LOUNGE/DINING/KITCHEN
3.96 x 6.85m 13'0" x 22'6"
BEDROOM 01
3.45 x 3.39m 11'4" x 11'1"
BALCONY
2.99 x 1.0m 9'10" x 3'3"



UNIT 4 51m² 549ft²
LOUNGE/DINING/KITCHEN
5.08 x 6.63m 16'8" x 21'9"
BEDROOM 01
3.45 x 3.39m 11'4" x 11'1"
BALCONY
2.99 x 1.0m 9'10" x 3'3"

UNIT
4

UNIT
5



UNIT 5 82m² 883ft²
LOUNGE/DINING/KITCHEN
5.40 x 5.54m 17'9" x 18'2"
BEDROOM 01
4.77 x 3.52m 15'8" x 11'7"
BEDROOM 02
3.61 x 3.01m 11'10" x 9'11"
PRIVATE TERRACE
2.84 x 3.14m 9'4" x 10'3"

first floor

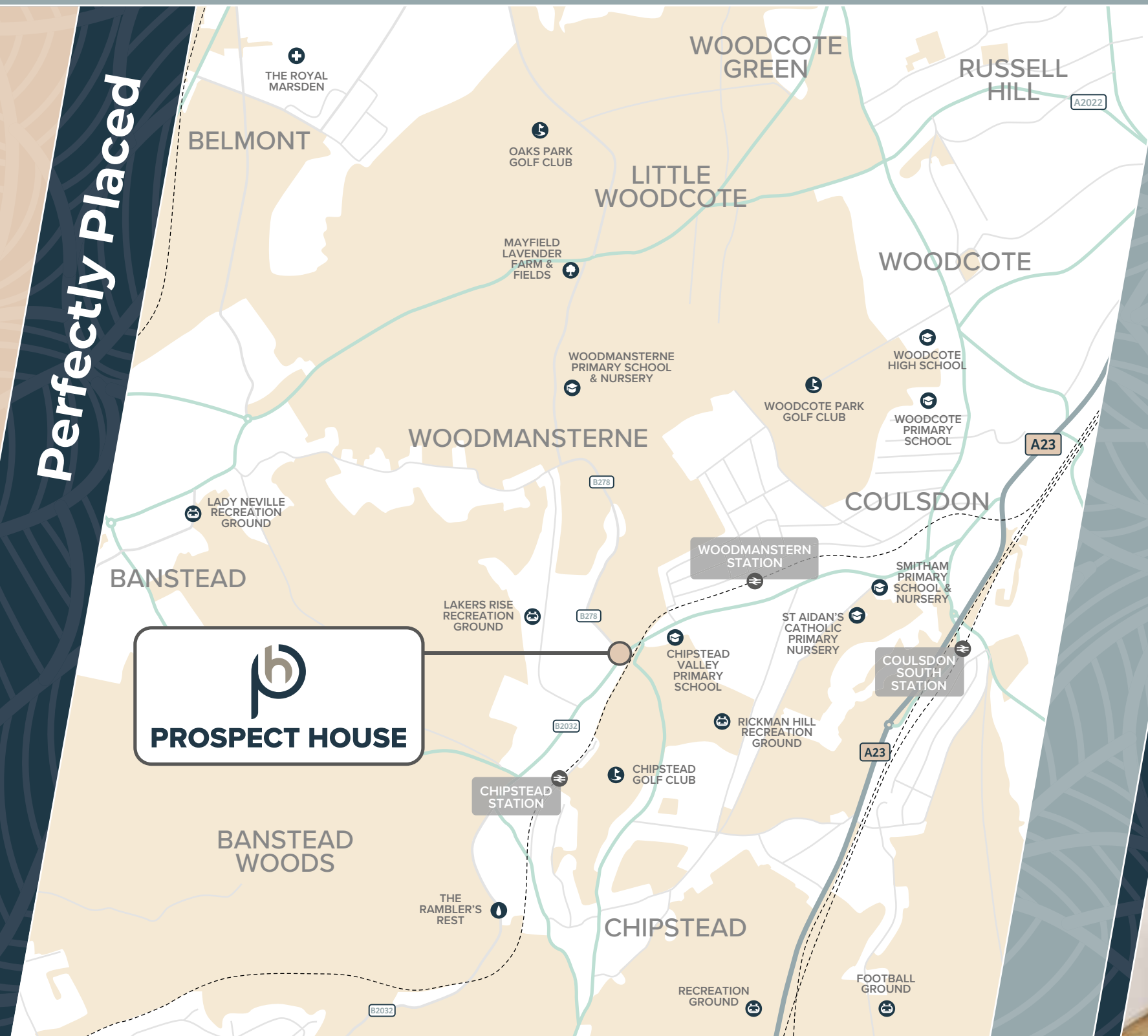


Note these floor plans are for marketing purposes and is to be used as a guide only. Buyer should verify measurements prior to purchase



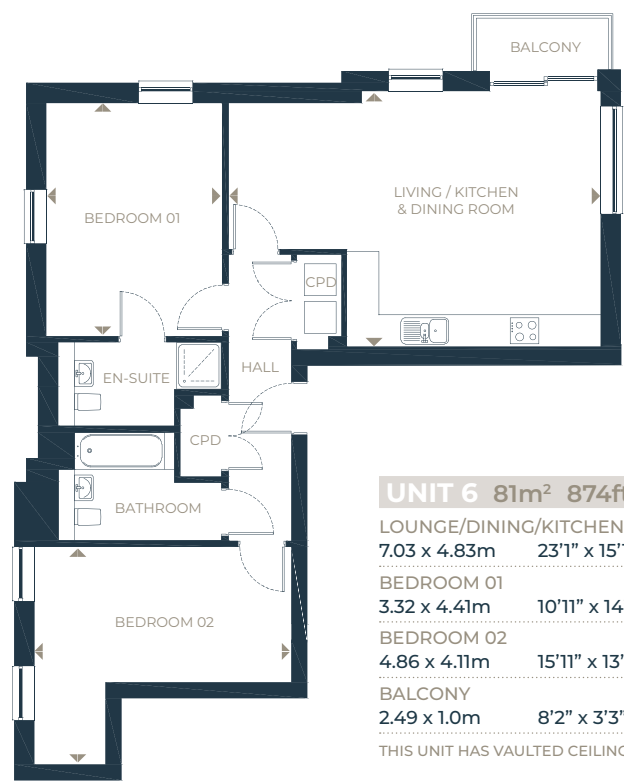
PROSPECT HOUSE

Perfectly Placed

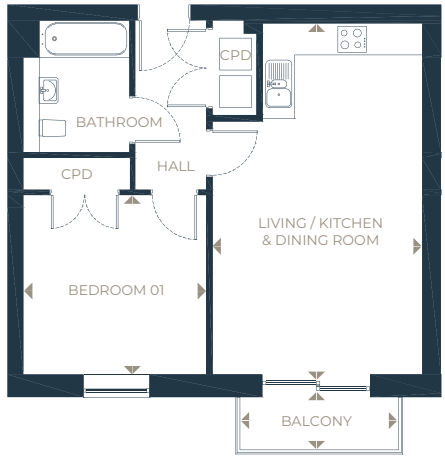


The perfect layout

UNIT 6



UNIT 6 81m² 874ft²
LOUNGE/DINING/KITCHEN
7.03 x 4.83m 23'1" x 15'10"
BEDROOM 01
3.32 x 4.41m 10'11" x 14'5"
BEDROOM 02
4.86 x 4.11m 15'11" x 13'6"
BALCONY
2.49 x 1.0m 8'2" x 3'3"
THIS UNIT HAS VAULTED CEILINGS



UNIT 7 51m² 549ft²
LOUNGE/DINING/KITCHEN
3.96 x 6.63m 13'0" x 21'9"
BEDROOM 01
3.45 x 3.39m 11'4" x 11'1"
BALCONY
2.99 x 1.0m 9'10" x 3'3"
MEZZANINE
3.10m x 1.98m 10'2" x 6'5"
THIS UNIT HAS VAULTED CEILINGS

UNIT 9



UNIT 9 65m² 700ft²
LOUNGE/DINING/KITCHEN
4.24 x 8.34m 13'11" x 27'4"
BEDROOM 01
3.45 x 3.39m 11'4" x 11'1"
BALCONY
2.99 x 1.0m 9'10" x 3'3"
THIS UNIT HAS VAULTED CEILINGS

UNIT 10



UNIT 10 61m² 657ft²
LOUNGE/DINING/KITCHEN
5.19 x 5.54m 17'0" x 18'2"
BEDROOM 01
3.71 x 3.42m 12'2" x 11'3"
BALCONY
1.0 x 2.49m 3'3" x 8'2"
THIS UNIT HAS VAULTED CEILINGS

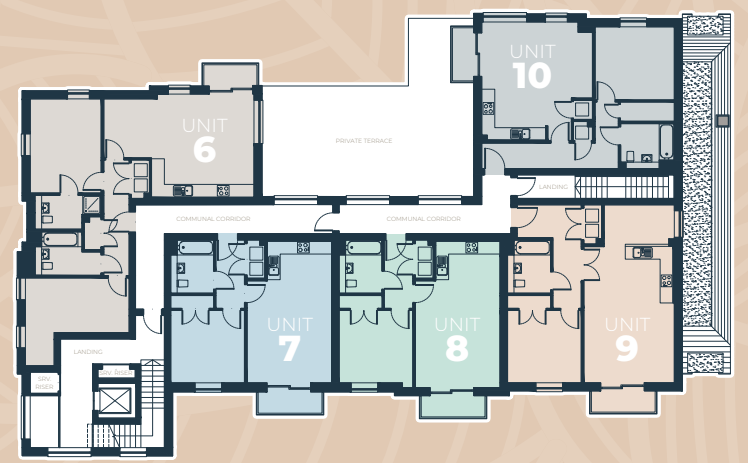
UNIT 8



UNIT 8 52m² 560ft²
LOUNGE/DINING/KITCHEN
3.96 x 6.85m 13'0" x 22'6"
BEDROOM 01
3.45 x 3.39m 11'4" x 11'1"
BALCONY
2.99 x 1.0m 9'10" x 3'3"
MEZZANINE
3.10m x 2.68m 10'2" x 8'8"
THIS UNIT HAS VAULTED CEILINGS



Second floor



Note these floor plans are for marketing purposes and is to be used as a guide only. Buyer should verify measurements prior to purchase



PROSPECT HOUSE

The perfect specification

Kitchen

Contrasting two-tone kitchen design, Matte Taupe with satin black handles & handle-less Natural Oak.

Verona Stone Worktop.

Blanco stainless steel undermounted sink with chrome tap.

AEG integrated appliances including single oven, four ring induction hob with stainless steel extractor hood, fridge/freezer, dishwasher.

Interior

Video Entry Door System.

Carpeted bedrooms.

Engineered hardwood flooring throughout living rooms and halls.

Each flat will be served by its own dedicated external air source heating pump serving traditional radiators.

Extract ventilation is provided to bathrooms, and additional mechanical ventilation to bedrooms.

Air source heat pumps, high insulation levels and top rated appliances will reduce running costs.

Smoke & heat detectors.

Storage cupboard in hallway with plumbing allowing for a washer/dryer.

Built in wardrobes in master bedroom.

Bathroom/Ensuite

White Duavit sanitary ware including wall hung toilet & wash basins with vanity storage.

Bath with shower over & frameless shower screen.

Chrome Vado brassware including shower with secondary hand shower.

Ceramic tiled floors in bathrooms and ensuites by Porcelanosa.

Exterior

Gated resident's car park with 1 allocated space for 1-Bedroom flats and 2 allocated spaces for 2-Bedroom flats.

Each space will have access to an EV charger.

Communal balcony terrace area accessible via the first floor.

Fibre broadband connection.

High security cycle store.

Build Information

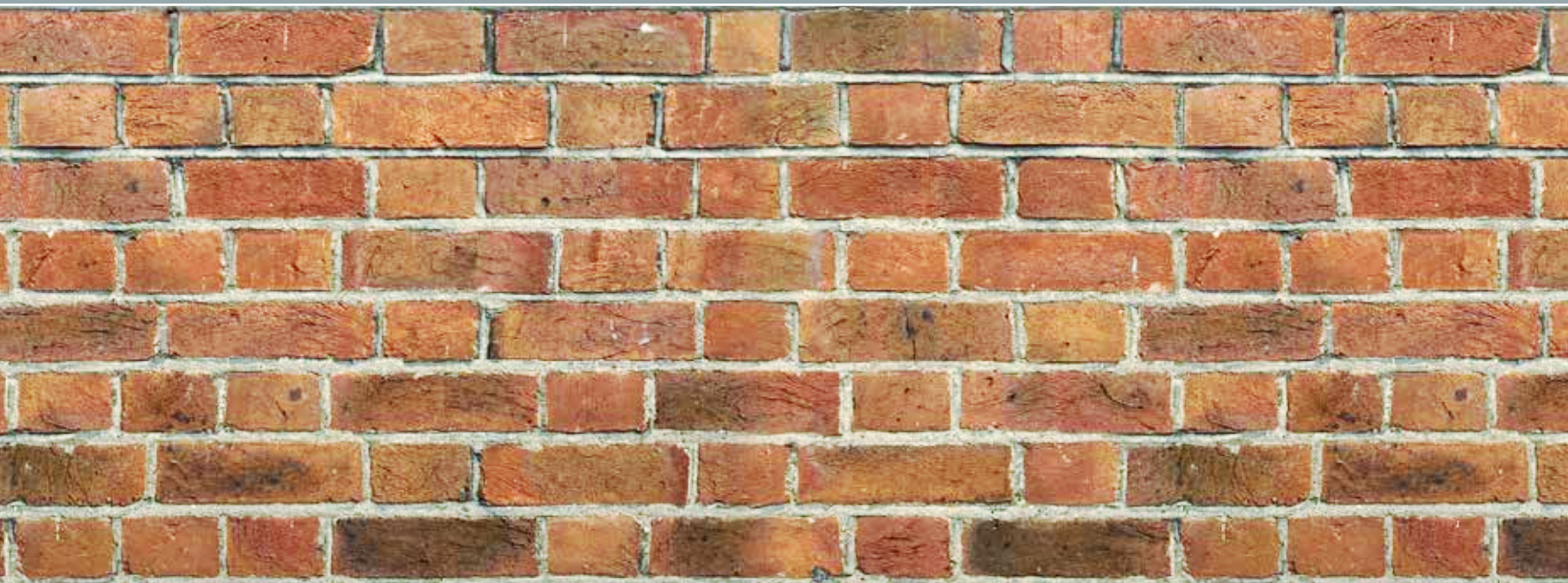
10 year build warranty from ICW.

150 year leases at a peppercorn ground rent.

Lift servicing each floor.

Secure by Design compliant.





barnard marcus
land & new homes

Barnard Marcus Wallington

Canon Court, Manor Road, Wallington SM6 0AP
wallington@barnardmarcus.co.uk 020 8669 7883

Merlin
Danesmount