

# CROMPTON CLOSE

LINKS ROAD, ASHTEAD



MATTWELL  
HOMES



CROMPTON CLOSE  
*Computer generated image for illustrative purposes only*



## WELCOME TO CROMPTON CLOSE



Crompton Close is a high specification development of three 4 bedroom detached homes.

Each house has been designed with an open plan kitchen/breakfast/family room with aluminium bi-fold doors opening onto the professionally landscaped garden. The high quality bespoke kitchen features integrated Neff appliances, a Blanco sink and Silestone work surfaces.

The ground floor also comprises a utility room, a separate living room, together with a coats cupboard and a cloakroom.

On the first floor there is a master bedroom with a bespoke Italian built in dressing area and en-suite, a further two double bedrooms and a family bathroom. The master bedroom, bedroom two and bedroom three all feature bespoke integrated Italian wardrobes. Bedroom four, a double, and a separate shower room are located on the second floor with eaves storage off the shower room.

Externally each property benefits from a professionally landscaped garden with Indian sandstone paving to the patio and paths, two off street parking spaces and a garage. Two separate external taps are provided, one on the side of the property, the other on the garage. Two separate external power supplies are supplied, one on the rear of the property and the other in the garage.

Mattwell Homes have built an enviable reputation for producing quality homes across all market sectors. Their attention to detail, high specification and discerning finish is apparent both inside and out and each home comes with a 2 year Mattwell guarantee as well as a 10 year CRL Structural Warranty.



## AN UNBEATABLE LOCATION

Ashted is a popular commuter village situated in the metropolitan green belt of England, approximately 1 mile to the north of Leatherhead and approximately 3 miles to the south of Epsom.

Crompton Close is just minutes from Ashted station, with journeys to London Waterloo taking 40 minutes.

Ashted itself affords easy access to the M25 and both Heathrow and Gatwick airports. Ashted has all the facilities one would expect in a village. Doctors and dental surgeries, a pharmacy and a good selection of independent shops and three pubs.

There are excellent private and state schools in the area. Ashted Common has a wealth of ancient oaks, a National Nature Reserve and offers wide grassy avenues, dormice, ancient earthworks and the site of an old Roman Villa, all there to be explored. Great for riding and cycling.

Excellent shopping facilities exist in Surrey with Guildford and Kingston providing a combination of high street retailers and specialist individual retail outlets.







All interior imagery is from previous Mattwell Homes developments.

## SPECIFICATION



### *Kitchen / Utility*

Bespoke kitchen with integrated Neff appliances complemented with Silestone worktop. The Neff appliances include an induction hob, single multifunction circotherm oven, microwave oven, dishwasher, fridge freezer and extractor. There is a 1½ bowl undermounted Blanco sink with a Blanco twin lever tap. The utility room houses the boiler, has high level units, laminate work tops and plumbing for a washing machine and space for a dryer.

### *Bathrooms*

All bathrooms have contemporary sanitaryware, polished chrome brassware, polished chrome heated towel rails with porcelain floor and wall tiles.

### *Bedrooms*

Bespoke Italian dressing area to master bedroom. Italian fitted wardrobes to master bedroom, bedroom two and bedroom three.

### *Interior Finishes*

Carpets fitted to living room, first and second floor hallway and bedrooms. Porcelain flooring throughout the ground floor entrance hall, cloakroom, kitchen/ breakfast room/ family room and utility room. Interior designed decoration scheme. Contemporary coving to the living room.

### *Lighting*

Low energy lighting throughout. Low energy ceiling lights, and pendants. Chrome sockets and switches. Mains wired smoke alarms. Intruder alarm system. Front door bell.

### *Central Heating*

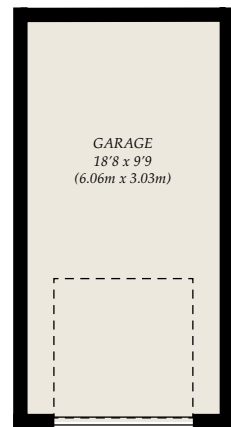
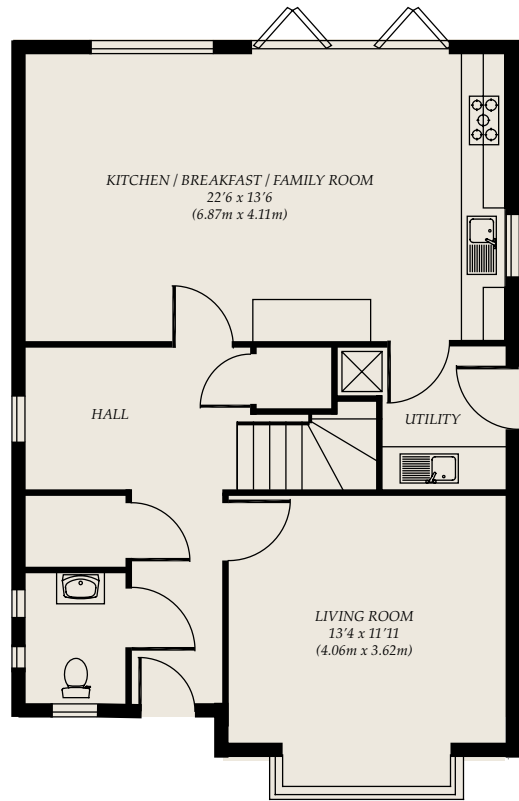
Highly efficient gas boiler providing zoned underfloor heating to the ground floor and radiators to the upper two floors.

### *External Finishes*

Block paved landscaping to car parking area to the front of each house. Externally each property benefits from a professionally landscaped garden with Indian sandstone paving to the patio and paths, two off street parking spaces and a garage. Two separate external taps are provided, one on the side of the property, the other on the garage. Two separate external power supplies are supplied, one on the rear of the property and the other in the garage.

### *Windows and External Doors*

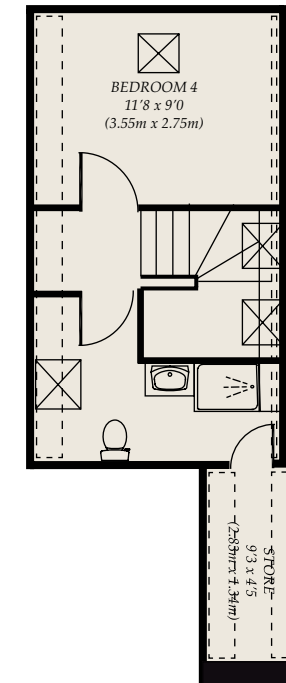
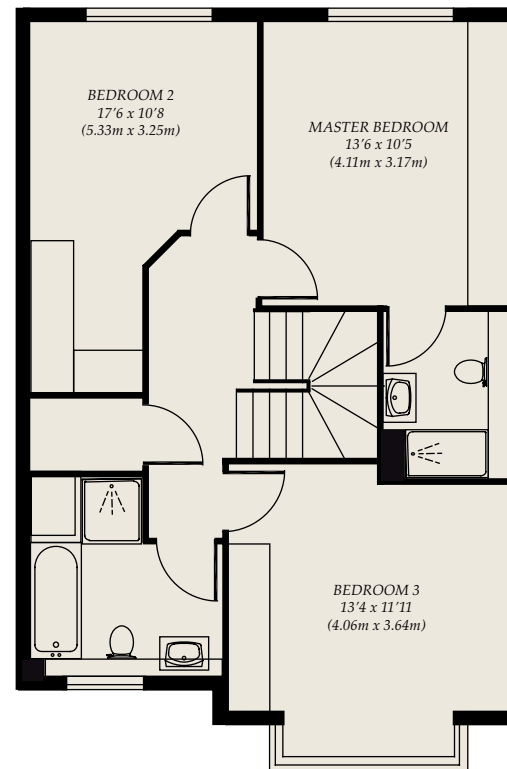
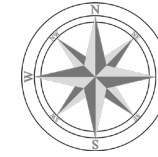
Composite front door with high security multipoint locking system. Bi-folding doors to the kitchen/ breakfast room/ family room. Double glazed UPVC windows.



1 CROMPTON CLOSE

### Ground Floor

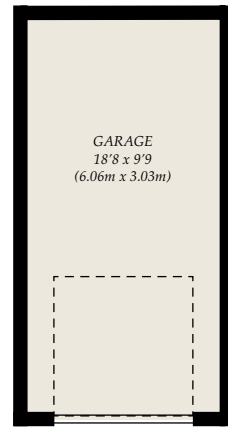
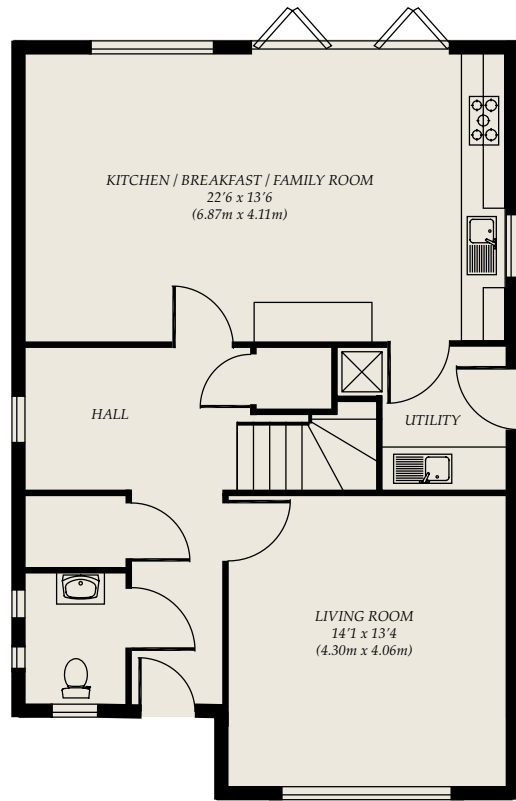
Kitchen / Breakfast / Family Room	6.87m x 4.11m	22'6 x 13'6
Living Room	4.06m x 3.62m	13'4 x 11'11
Garage	6.06m x 3.03m	18'8 x 9'9



1 CROMPTON CLOSE

### First & Second Floor

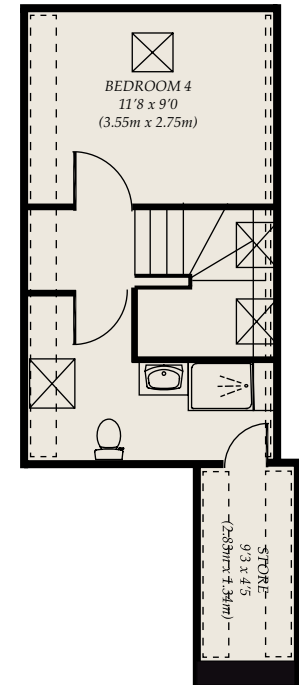
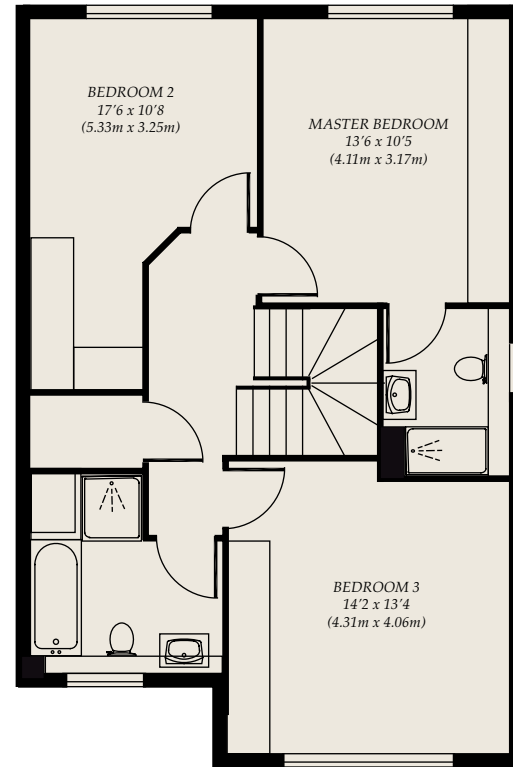
Master Bedroom	4.11m x 3.17m	13'6 x 10'5
Bedroom 2	5.33m x 3.25m	17'6 x 10'8
Bedroom 3	4.06m x 3.64m	13'4 x 11'11
Bedroom 4	3.55m x 2.75m	11'8 x 9'0
Store	2.83m x 1.34m	9'3 x 4'5



2 CROMPTON CLOSE

*Ground Floor*

Kitchen / Breakfast / Family Room	6.87m x 4.11m	22'6 x 13'6
Living Room	4.30m x 4.06m	14'1 x 13'4
Garage	6.06m x 3.03m	18'8 x 9'9

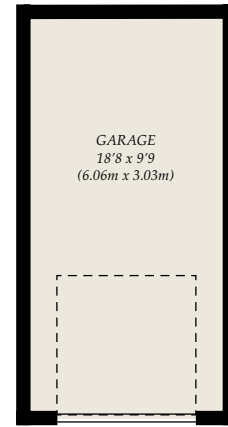
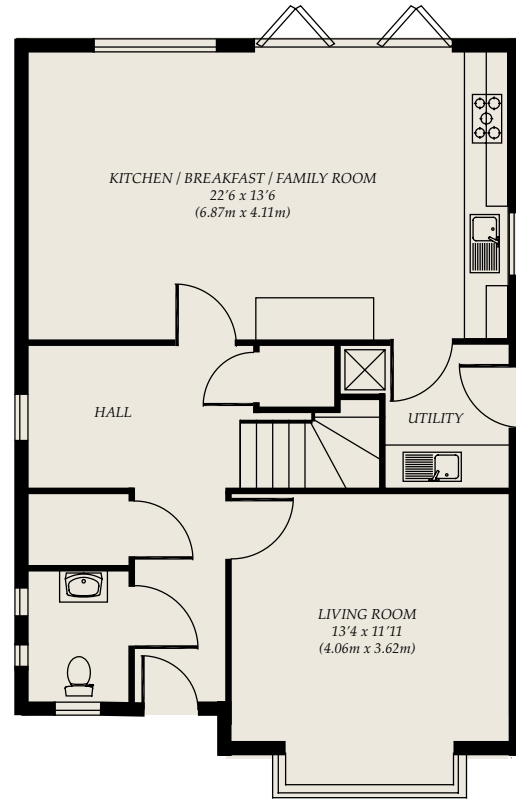
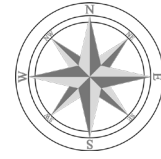


2 CROMPTON CLOSE

*First & Second Floor*

Master Bedroom	4.11m x 3.17m	13'6 x 10'5
Bedroom 2	5.33m x 3.25m	17'6 x 10'8
Bedroom 3	4.31m x 4.06m	14'2 x 13'4
Bedroom 4	3.55m x 2.75m	11'8 x 9'0
Store	2.83m x 1.34m	9'3 x 4'5

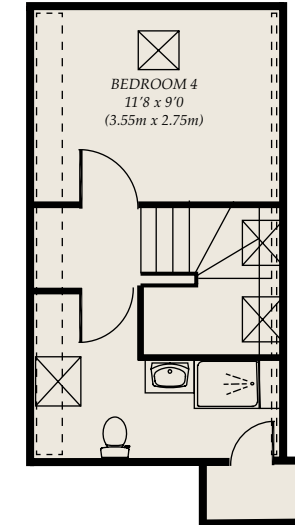
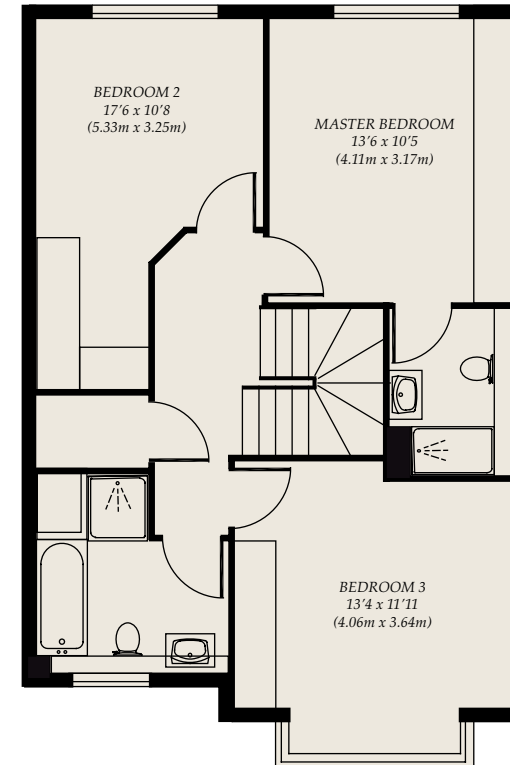




3 CROMPTON CLOSE

*Ground Floor*

Kitchen / Breakfast / Family Room	6.87m x 4.11m	22'6 x 13'6
Living Room	4.06m x 3.62m	13'4 x 11'11
Garage	6.06m x 3.03m	18'8 x 9'9



3 CROMPTON CLOSE

*First & Second Floor*

Master Bedroom	4.11m x 3.17m	13'6 x 10'5
Bedroom 2	5.33m x 3.25m	17'6 x 10'8
Bedroom 3	4.06m x 3.64m	13'4 x 11'11
Bedroom 4	3.55m x 2.75m	11'8 x 9'0

# CROMPTON CLOSE

LINKS ROAD, ASHTEAD



EPSOM  3 MILES

LEATHERHEAD  1 MILE

LONDON WATERLOO  40 MINS

HEATHROW  22 MILES

GATWICK  20 MILES

## SELLING AGENTS



13 Station Parade  
Ockham Road South  
East Horsley  
KT24 6QN

01483 355444



23 The Street  
Ashtead  
KT21 1AA

01372 888888

A DEVELOPMENT BY



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