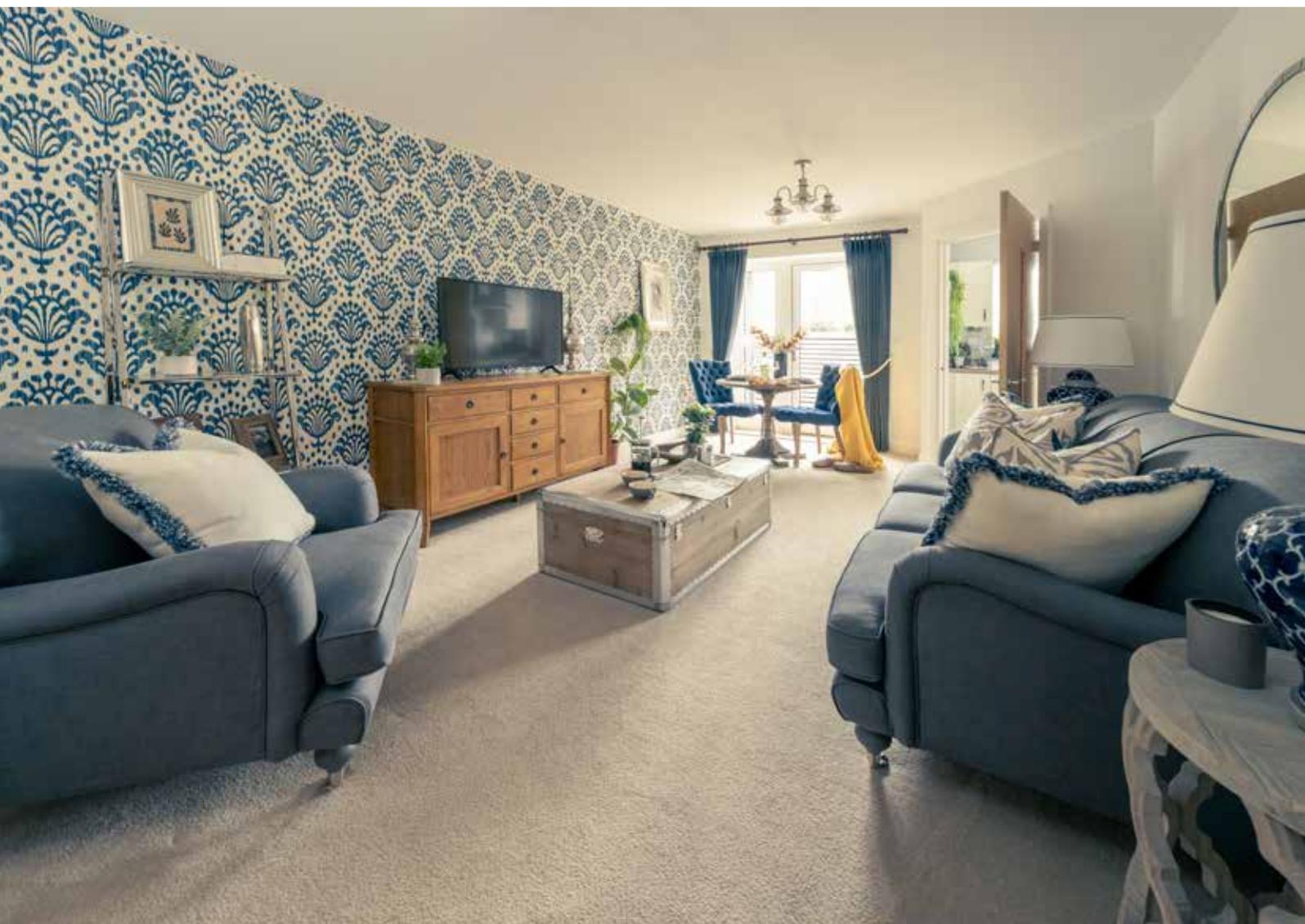


OVERVIEW AND APARTMENT PLANS

GOLDFINCH HOUSE, CHIPSTEAD



McCARTHY STONE
Life, well lived

GOLDFINCH HOUSE

Overview and apartment plans

When it comes to desirable places to live, Chipstead ticks all the boxes. Relaxing village atmosphere. A beautiful Norman church. Flanked by the open countryside of the North Downs.

Not far from Chipstead train station is Goldfinch House. It has been designed with the over 60s in mind and is built to the highest standards. It's an ideal place to live life well. Thoughtfully designed to nurture a vibrant, lively community, Goldfinch House comprises of 28 one and two bedroom properties. The village works hard to preserve its unique character, so the exterior style reflects this

perfectly. It blends traditional with contemporary design. Each apartment is exquisitely finished and comes complete with carpets and flooring as well as a stylish fitted kitchen with integrated appliances. What's more the garden is a pleasure to look at and effortless to enjoy. We look after all the outside spaces for you.

Chipstead and the surrounding area have so much to offer, you'll never be short of things to keep you busy. And you'll find Goldfinch House is in an excellent location, whatever you love doing in life.

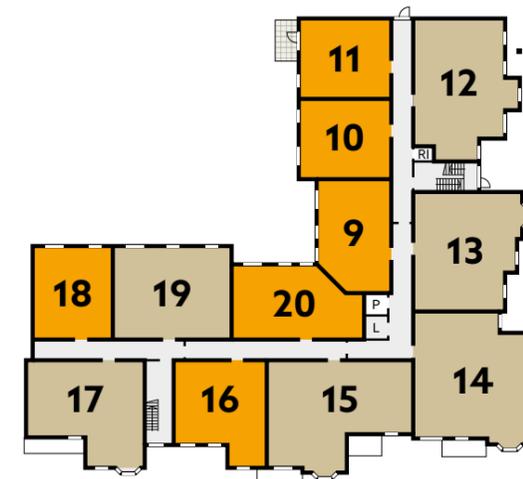
- 1 Bedroom Apartment
- 2 Bedroom Apartment
- Communal Areas
- Staff Areas
- E - Entrance Lobby
- GS - Guest Suite
- K - Kitchen

- L - Lift
- MSC - Mobility Scooter Charging
- O - Office
- P - Plant Room
- R - Reception
- RI - Riser
- RS - Refuse Store
- S - Store

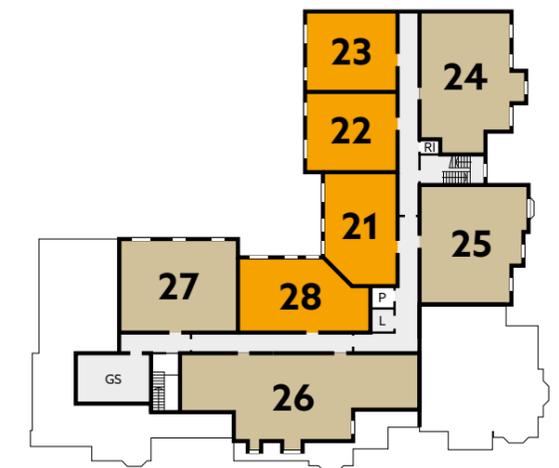
Lower Ground Floor



Upper Ground Floor



First Floor

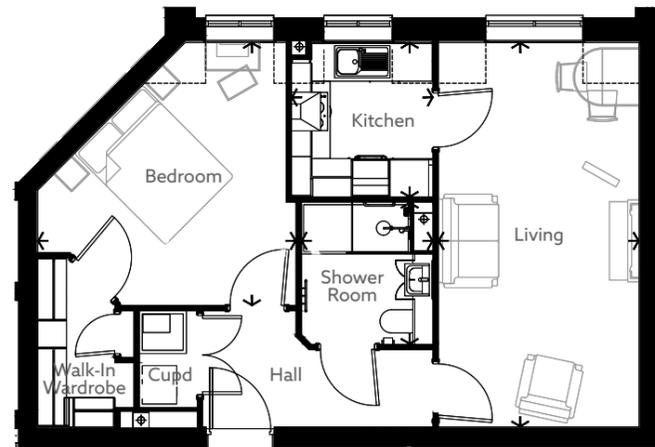


APARTMENTS 1 | 9 | 21

Area: 570FT² (53M²)

Maximum room sizes

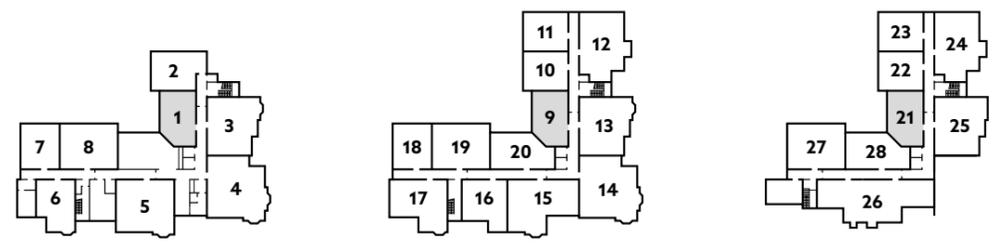
Living Room 19'7" x 10'3" (5957mm x 3120mm)	Bedroom 1 13'2" x 13'5" (4015mm x 4078mm)
Kitchen 7'3" x 7'10" (2200mm x 2400mm)	Shower Room 6'9" x 7'3" (2050mm x 2200mm)



Lower Ground Floor

Upper Ground Floor

First Floor

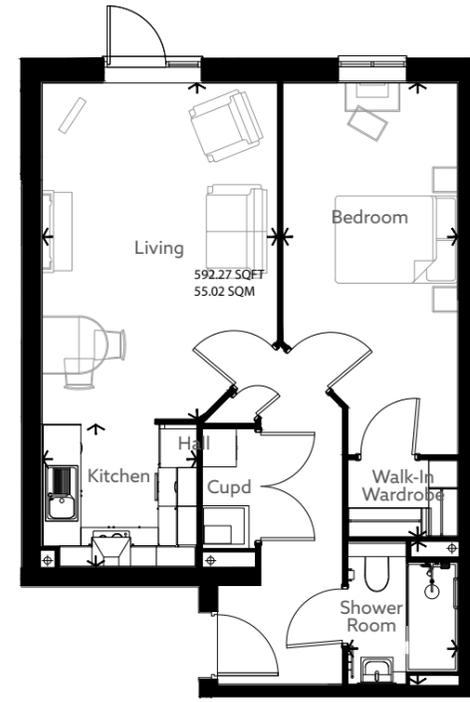


APARTMENT 2

Area: 592FT² (55.02M²)

Maximum room sizes

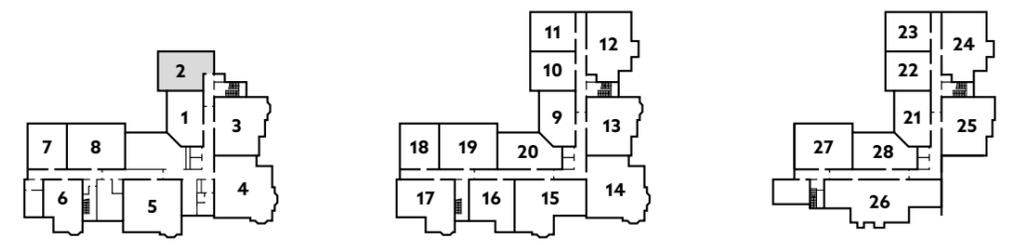
Living Room 17'1" x 12'0" (5210mm x 3651mm)	Bedroom 1 8'11" x 23'1" (2719mm x 7034mm)
Kitchen 7'10" x 7'3" (2400mm x 2200mm)	Shower Room 5'7" x 7'3" (1710mm x 2213mm)



Lower Ground Floor

Upper Ground Floor

First Floor



To view full plans and availability, visit mccarthystone.co.uk/goldfinch-house

APARTMENTS 3* | 13* | 25

Area: 879FT² (81.66M²)

Maximum room sizes

Living Room 21'11" x 11'10" (6672mm x 3602mm)	Bedroom 2 9'1" x 16'0" (2768mm x 4889mm)
Kitchen 7'10" x 7'3" (2400mm x 2200mm)	En-Suite 8'8" x 7'3" (2653mm x 2200mm)
Bedroom 1 9'9" x 17'1" (2980mm x 5210mm)	Shower Room 5'7" x 7'3" (1710mm x 2200mm)

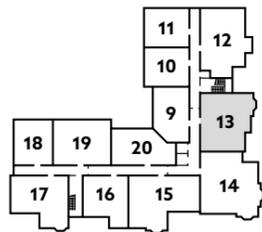
*Offer bay windows



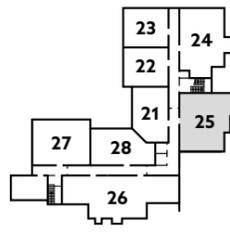
Lower Ground Floor



Upper Ground Floor



First Floor



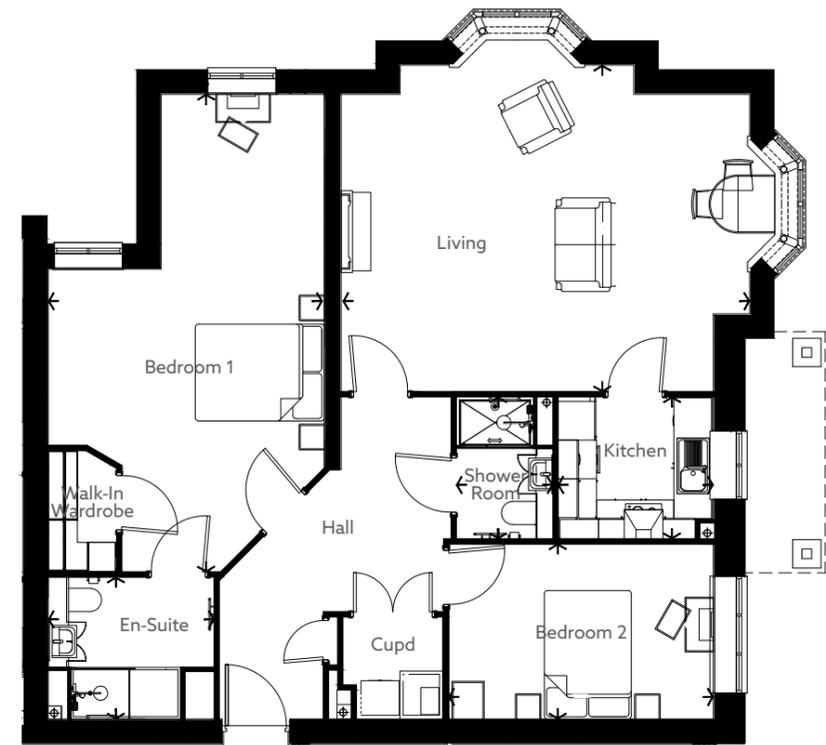
To view full plans and availability, visit mccarthystone.co.uk/goldfinch-house

APARTMENT 4 | 14

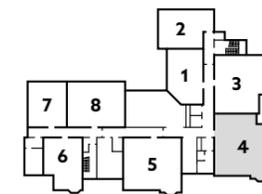
Area: 1074FT² (99.81M²)

Maximum room sizes

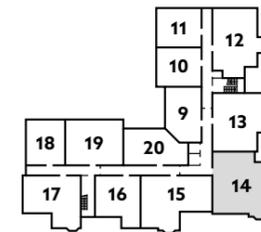
Living Room 16'7" x 20'9" (5061mm x 6315mm)	Bedroom 2 13'6" x 8'11" (4110mm x 2715mm)
Kitchen 7'11" x 7'3" (2412mm x 2200mm)	En-Suite 8'5" x 7'3" (2578mm x 2200mm)
Bedroom 1 14'0" x 24'3" (4255mm x 7403mm)	Shower Room 4'11" x 7'3" (1500mm x 2200mm)



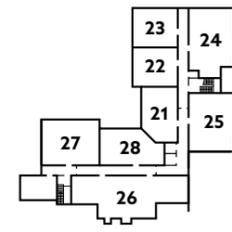
Lower Ground Floor



Upper Ground Floor



First Floor

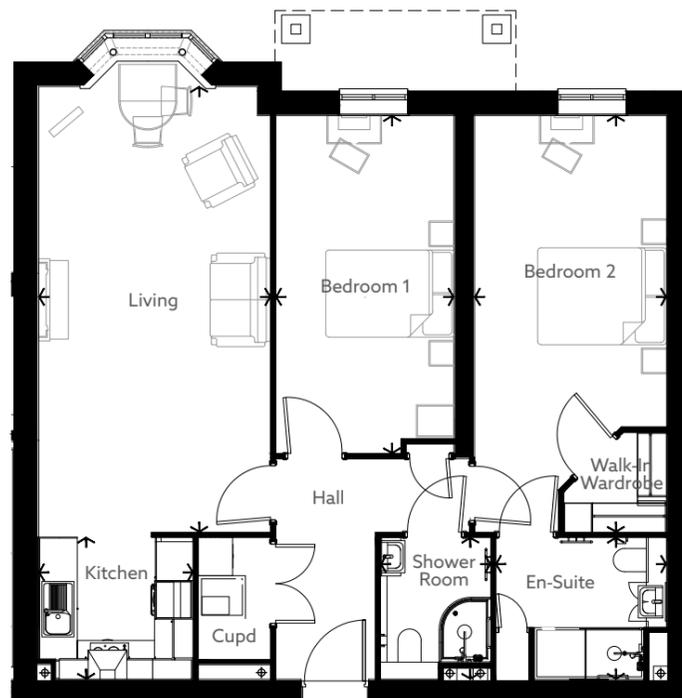


APARTMENT 5

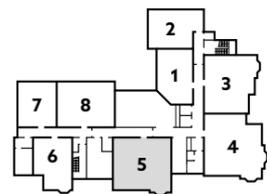
Area: 938FT² (87.18M²)

Maximum room sizes

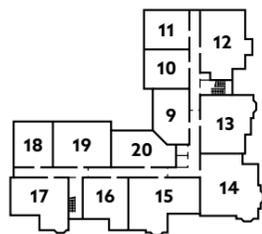
Living Room 22'8" x 11'10" (6906mm x 3602mm)	Bedroom 2 9'1" x 17'2" (2768mm x 5238mm)
Kitchen 7'10" x 7'3" (2400mm x 2200mm)	En-Suite 8'8" x 7'3" (2653mm x 2200mm)
Bedroom 1 9'9" x 21'2" (2980mm x 6456mm)	Shower Room 5'7" x 7'3" (1710mm x 2200mm)



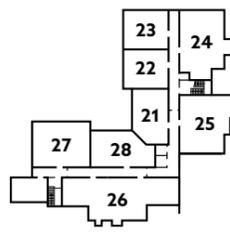
Lower Ground Floor



Upper Ground Floor



First Floor

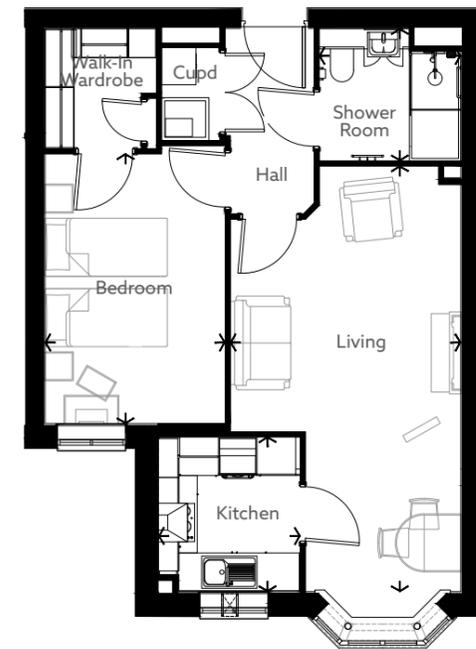


APARTMENT 6

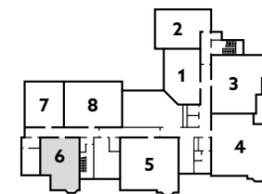
Area: 570FT² (53.00M²)

Maximum room sizes

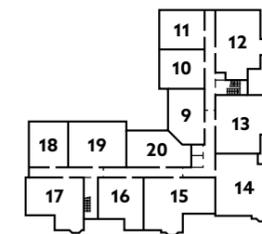
Living Room 21'8" x 11'9" (6598mm x 3580mm)	Bedroom 1 9'2" x 13'9" (2798mm x 4183mm)
Kitchen 7'3" x 7'10" (2200mm x 2400mm)	Shower Room 7'3" x 6'9" (2200mm x 2050mm)



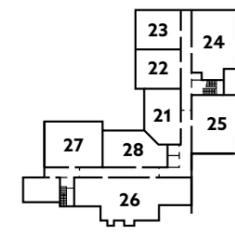
Lower Ground Floor



Upper Ground Floor



First Floor



To view full plans and availability, visit mccarthystone.co.uk/goldfinch-house

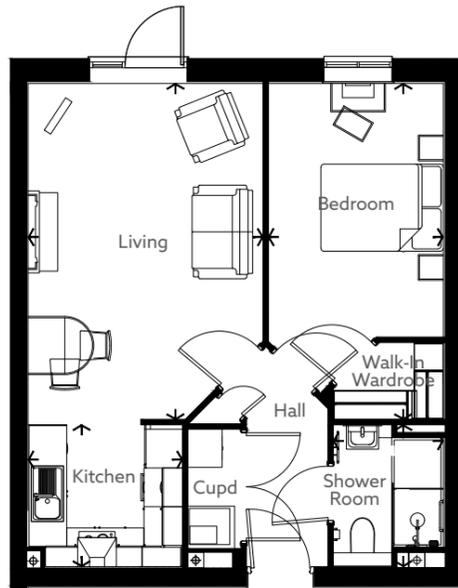
APARTMENTS 7 | 11*

Area: 519FT² (48.27M²)

Maximum room sizes

Living Room 17'1" x 12'0" (5210mm x 3651mm)	Bedroom 1 8'11" x 17'1" (2719mm x 5210mm)
Kitchen 7'10" x 7'3" (2400mm x 2200mm)	Shower Room 5'7" x 7'3" (1710mm x 2200mm)

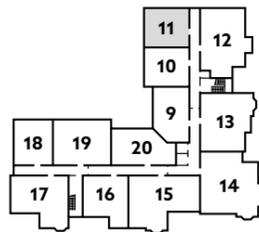
*Plot 11 is handed



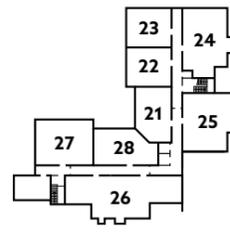
Lower Ground Floor



Upper Ground Floor



First Floor



To view full plans and availability, visit mccarthystone.co.uk/goldfinch-house

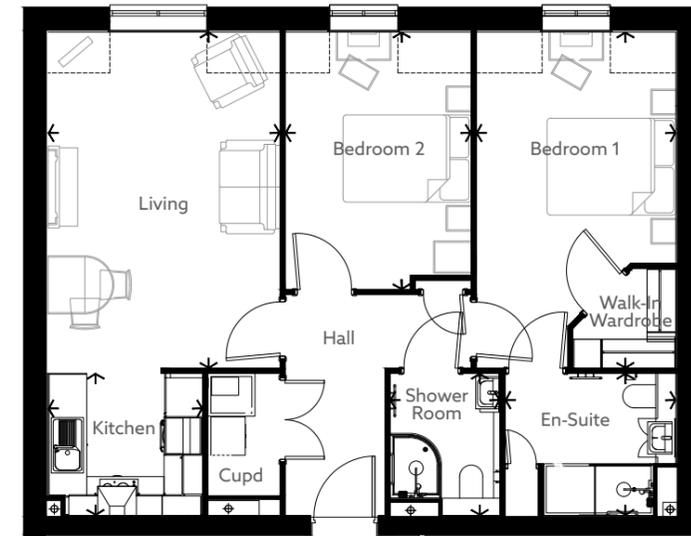
APARTMENTS 8* | 19 | 27

Area: 785FT² (72.98M²)

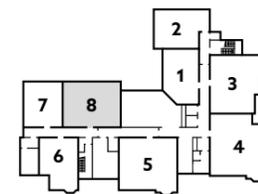
Maximum room sizes

Living Room 17'1" x 11'10" (5210mm x 3602mm)	Bedroom 2 9'6" x 13'1" (2890mm x 3991mm)
Kitchen 7'10" x 7'3" (2400mm x 2200mm)	En-Suite 8'8" x 7'3" (2653mm x 2200mm)
Bedroom 1 10'2" x 17'1" (3101mm x 5210mm)	Shower Room 5'7" x 7'3" (1710mm x 2200mm)

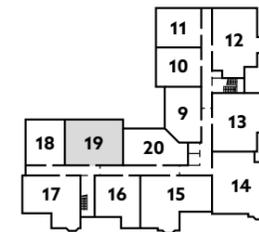
*Plot 8 has a door off the Living room



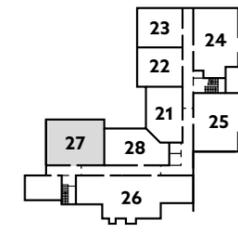
Lower Ground Floor



Upper Ground Floor



First Floor

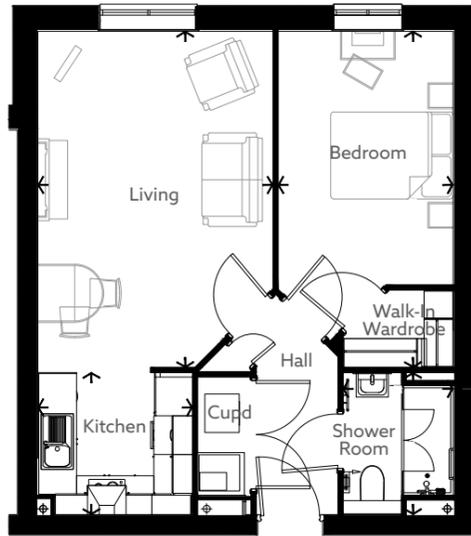


APARTMENTS 10 | 18 | 22

Area: 519FT² (48.27M²)

Maximum room sizes

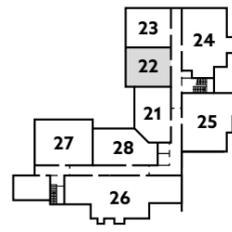
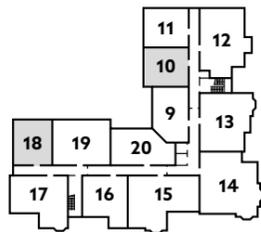
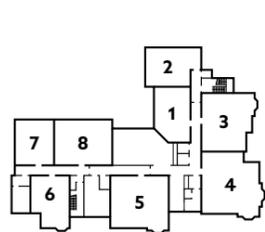
Living Room 17'1" x 12'0" (5210mm x 3651mm)	Bedroom 1 8'11" x 17'1" (2719mm x 5210mm)
Kitchen 7'10" x 7'3" (2400mm x 2200mm)	Shower Room 5'7" x 7'3" (1710mm x 2200mm)



Lower Ground Floor

Upper Ground Floor

First Floor

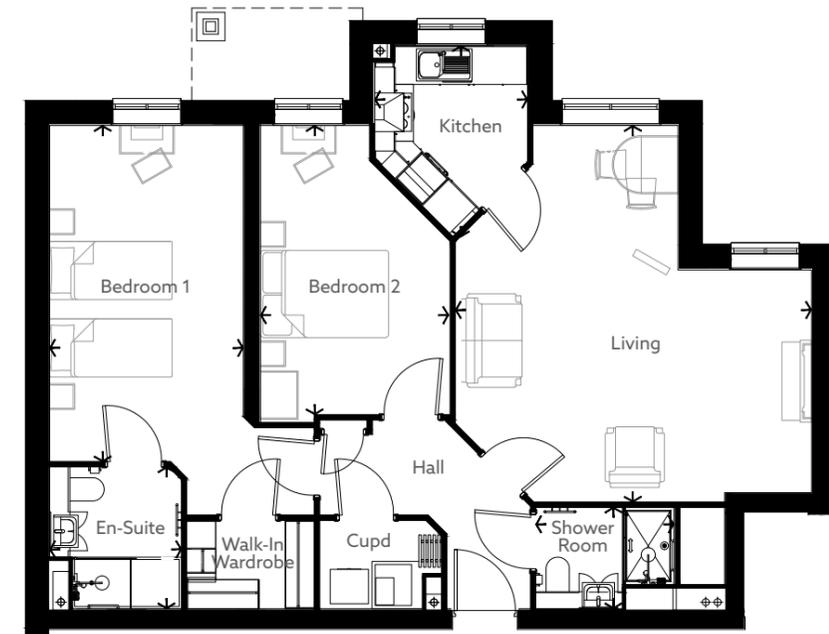


APARTMENTS 12

Area: 895FT² (83.17M²)

Maximum room sizes

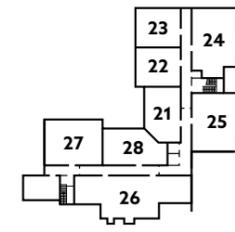
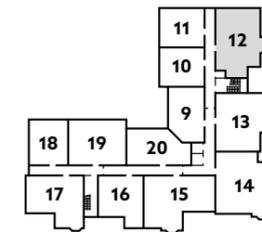
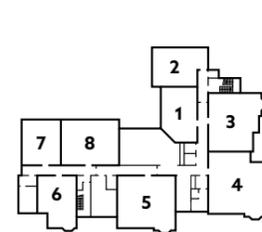
Living Room 19'2" x 18'2" (5835mm x 5530mm)	Bedroom 2 9'10" x 17'1" (3008mm x 5210mm)
Kitchen 7'9" x 9'9" (2373mm x 2963mm)	En-Suite 6'9" x 7'3" (2050mm x 2200mm)
Bedroom 1 9'8" x 14'8" (2949mm x 4481mm)	Shower Room 7'1" x 5'2" (2147mm x 1575mm)



Lower Ground Floor

Upper Ground Floor

First Floor



To view full plans and availability, visit mccarthystone.co.uk/goldfinch-house

APARTMENT 15

Area: 983FT² (91.39M²)

Maximum room sizes

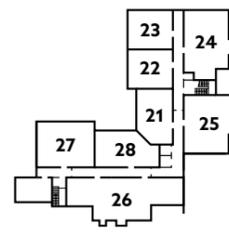
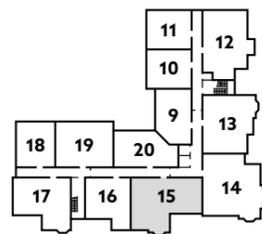
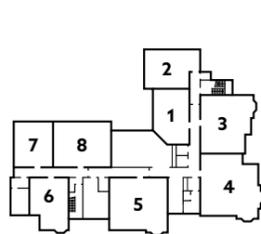
Living Room 21'5" x 10'5" (6539mm x 3165mm)	Bedroom 2 10'6" x 18'9" (3205mm x 5720mm)
Kitchen 8'10" x 7'2" (2700mm x 2185mm)	En-Suite 7'3" x 6'9" (2210mm x 2063mm)
Bedroom 1 9'8" x 14'8" (2943mm x 4477mm)	Shower Room 5'4" x 6'11" (1630mm x 2108mm)



Lower Ground Floor

Upper Ground Floor

First Floor

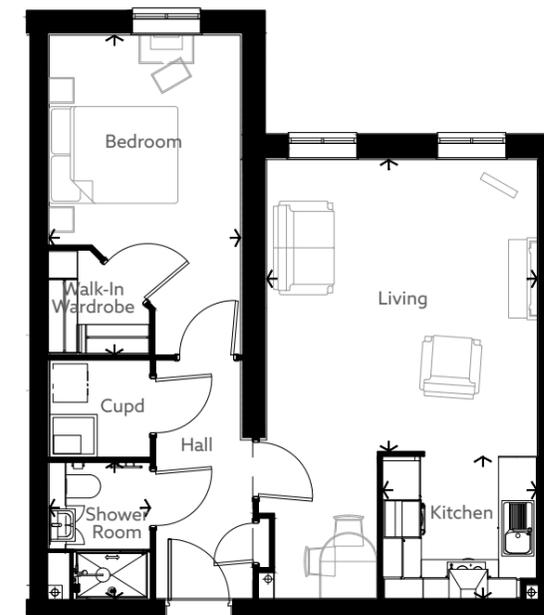


APARTMENT 16

Area: 616FT² (57.23M²)

Maximum room sizes

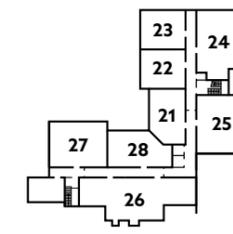
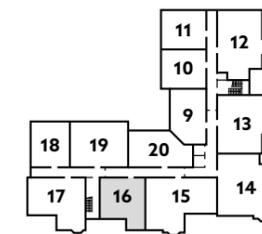
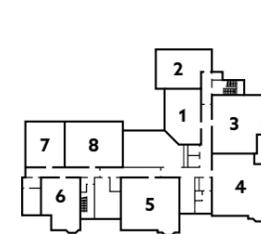
Living Room 14'10" x 13'9" (4520mm x 4200mm)	Bedroom 1 9'9" x 16'3" (2971mm x 4955mm)
Kitchen 7'10" x 7'3" (2400mm x 2200mm)	Shower Room 5'2" x 6'11" (1575mm x 2108mm)



Lower Ground Floor

Upper Ground Floor

First Floor



To view full plans and availability, visit mccarthystone.co.uk/goldfinch-house

APARTMENT 17

Area: 776FT² (72.18M²)

Maximum room sizes

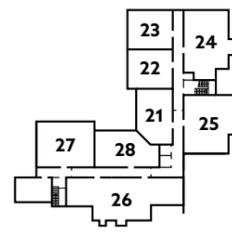
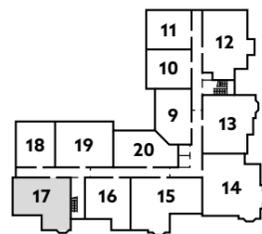
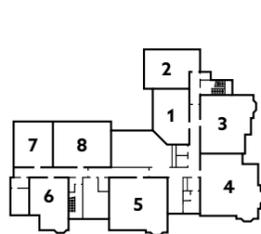
Living Room 24'6" x 11'8" (7471mm x 3565mm)	Bedroom 2 9'6" x 10'6" (2895mm x 3200mm)
Kitchen 7'3" x 7'10" (2200mm x 2400mm)	En-Suite 6'9" x 7'3" (2050mm x 2200mm)
Bedroom 1 10'2" x 12'7" (3102mm x 3845mm)	Shower Room 6'11" x 5'2" (2108mm x 1575mm)



Lower Ground Floor

Upper Ground Floor

First Floor

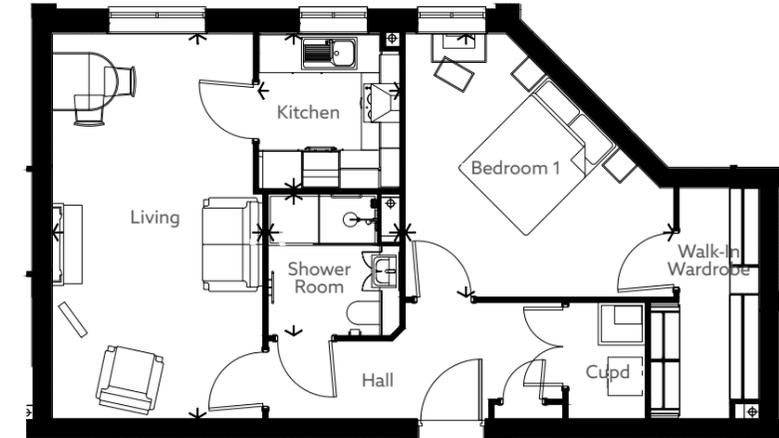


APARTMENT 20

Area: 633FT² (58.83M²)

Maximum room sizes

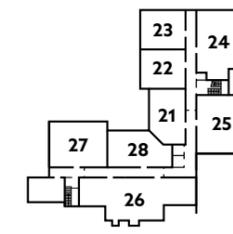
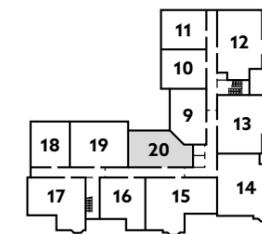
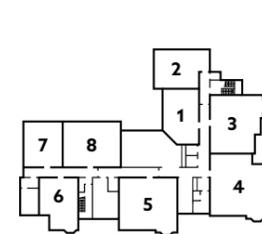
Living Room 19'7" x 10'9" (5957mm x 3270mm)	Bedroom 1 13'8" x 13'5" (4173mm x 4078mm)
Kitchen 7'3" x 7'10" (2200mm x 2400mm)	Shower Room 6'9" x 7'3" (2050mm x 2200mm)



Lower Ground Floor

Upper Ground Floor

First Floor



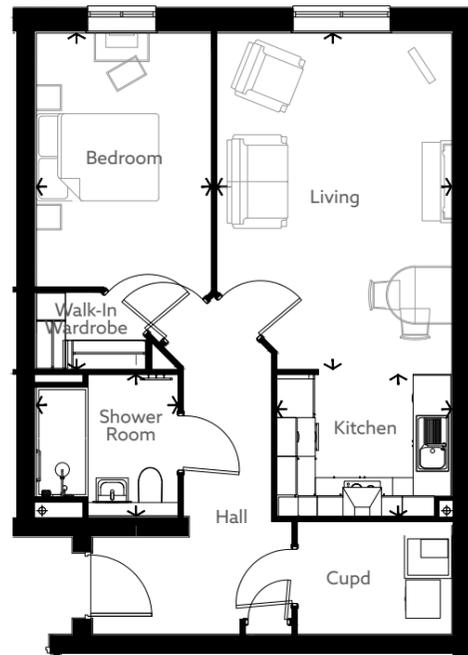
To view full plans and availability, visit mccarthystone.co.uk/goldfinch-house

APARTMENT 23

Area: 629FT² (58.44M²)

Maximum room sizes

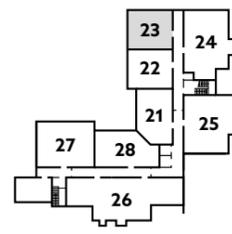
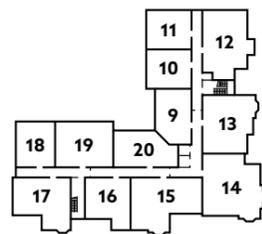
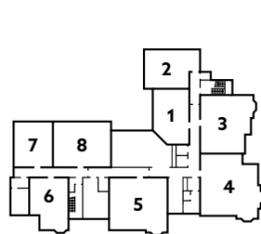
Living Room 17'1" x 12'0" (5210mm x 3651mm)	Bedroom 1 8'11" x 17'1" (2719mm x 5210mm)
Kitchen 8'11" x 7'3" (2720mm x 2200mm)	Shower Room 7'3" x 7'3" (2200mm x 2200mm)



Lower Ground Floor

Upper Ground Floor

First Floor

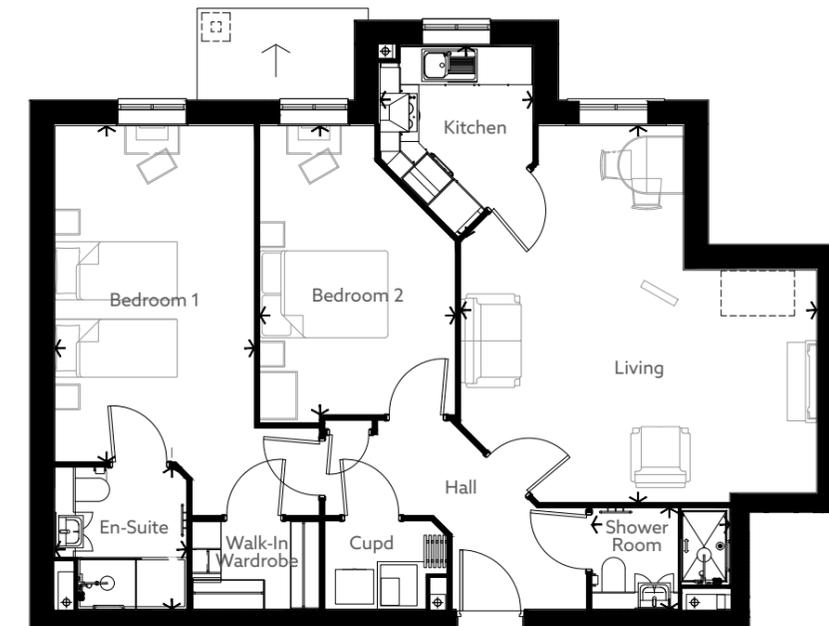


APARTMENT 24

Area: 908FT² (84.43M²)

Maximum room sizes

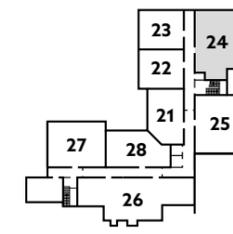
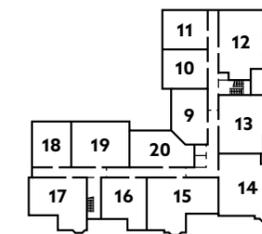
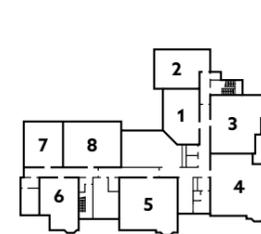
Living Room 19'2" x 18'2" (5835mm x 5530mm)	Bedroom 2 10'2" x 17'1" (3101mm x 5210mm)
Kitchen 7'9" x 9'9" (2373mm x 2963mm)	En-Suite 6'9" x 7'3" (2050mm x 2200mm)
Bedroom 1 10'0" x 14'8" (3043mm x 4481mm)	Shower Room 7'1" x 5'2" (2147mm x 1575mm)



Lower Ground Floor

Upper Ground Floor

First Floor



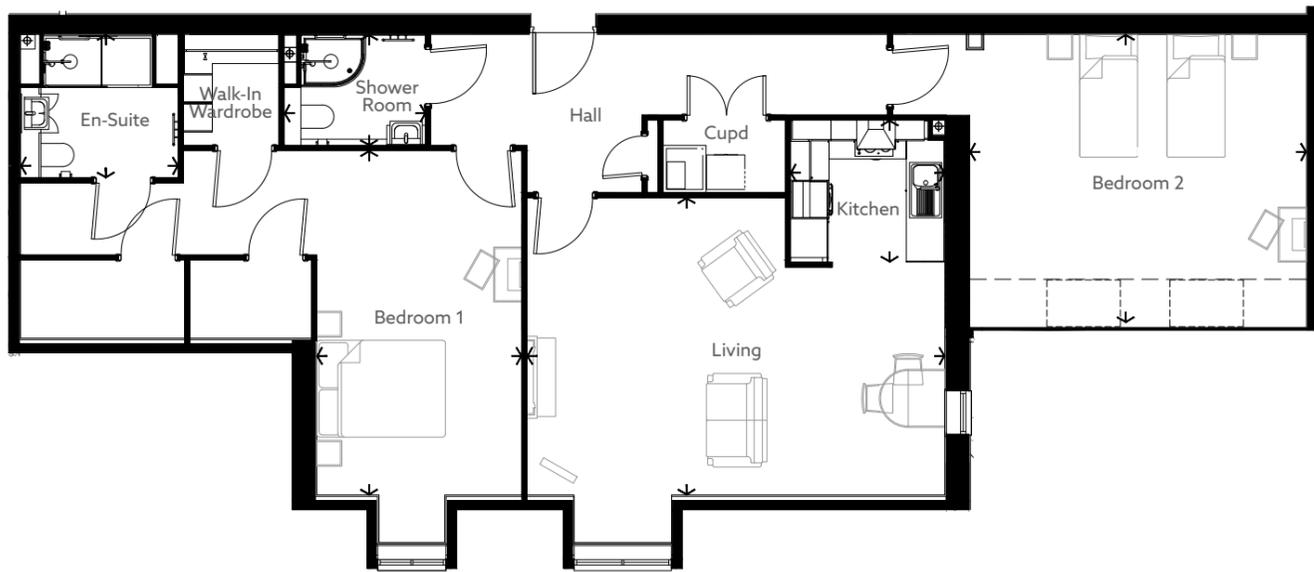
To view full plans and availability, visit mccarthystone.co.uk/goldfinch-house

APARTMENT 26

Area: 1271FT² (118.14M²)

Maximum room sizes

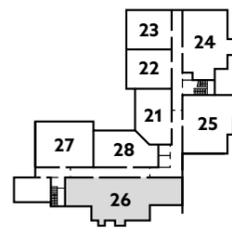
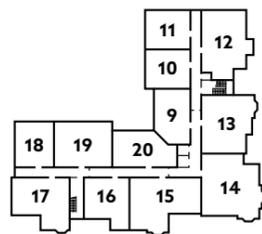
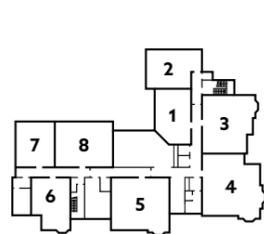
Living Room 15'1" x 21'4" (4604mm x 6490mm)	Bedroom 2 17'2" x 14'8" (5230mm x 4463mm)
Kitchen 7'10" x 7'3" (2400mm x 2200mm)	En-Suite 8'0" x 7'3" (2450mm x 2222mm)
Bedroom 1 10'6" x 17'6" (3188mm x 5334mm)	Shower Room 7'3" x 5'8" (2200mm x 1723mm)



Lower Ground Floor

Upper Ground Floor

First Floor

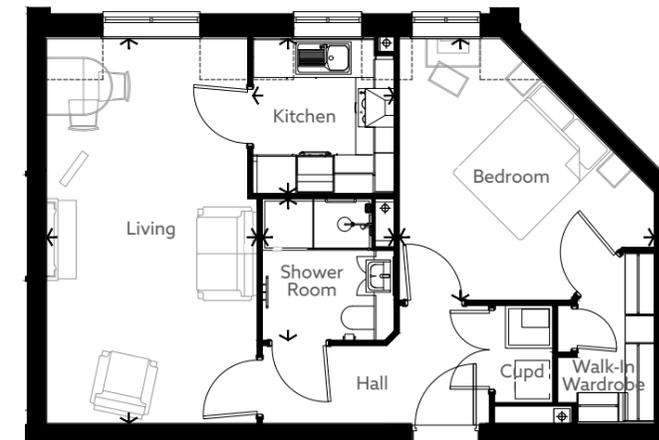


APARTMENT 28

Area: 574FT² (53.34M²)

Maximum room sizes

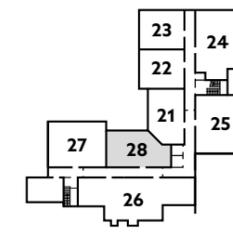
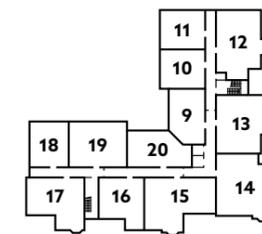
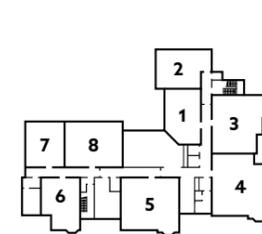
Living Room 19'7" x 10'9" (5957mm x 3270mm)	Bedroom 1 13'0" x 13'4" (3959mm x 4055mm)
Kitchen 7'3" x 7'11" (2200mm x 2401mm)	Shower Room 6'9" x 7'3" (2050mm x 2200mm)



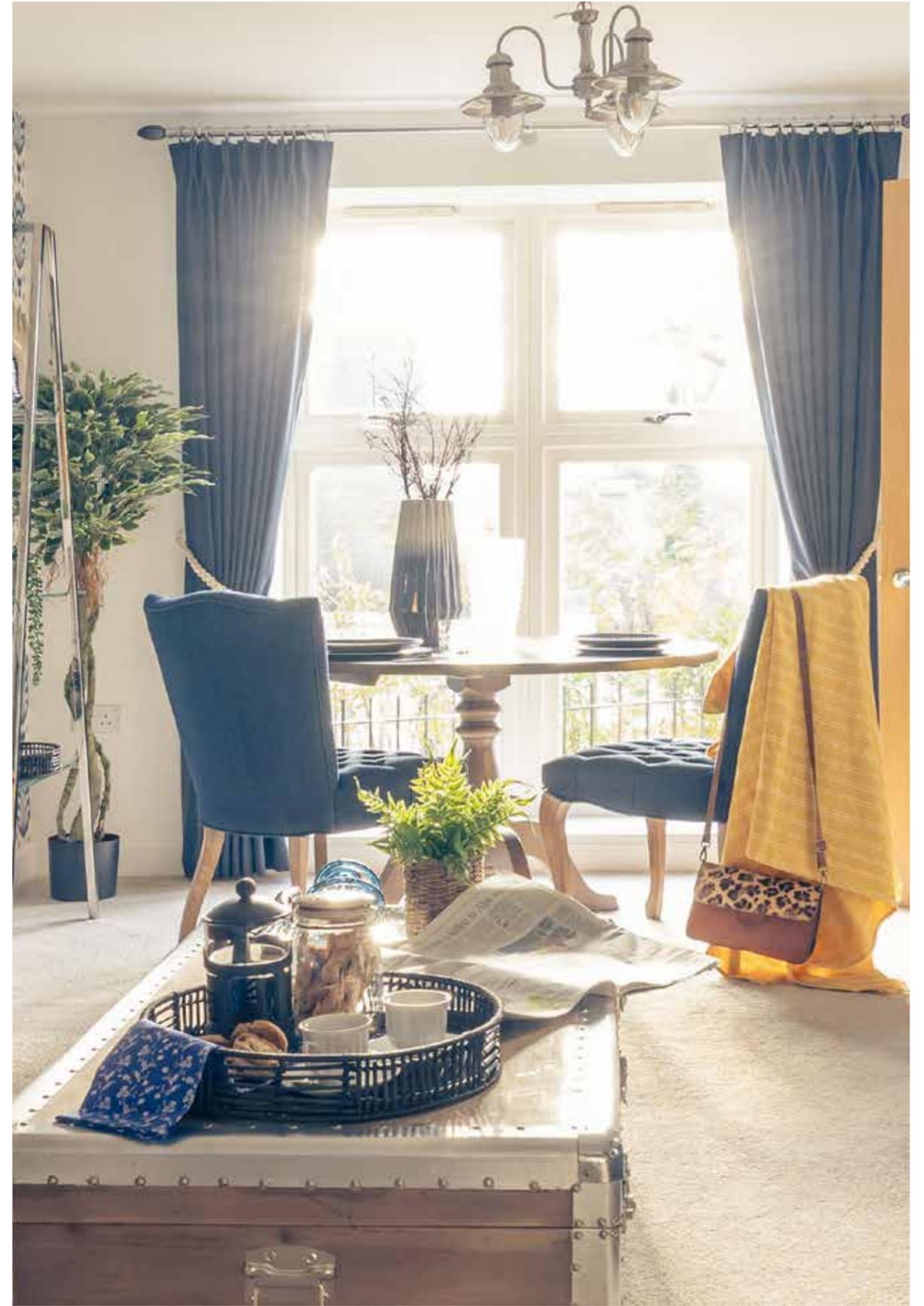
Lower Ground Floor

Upper Ground Floor

First Floor



To view full plans and availability, visit mccarthystone.co.uk/goldfinch-house



A large print version of this brochure is available on request.

Arrows denote measurement points. The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any misstatement of this leaflet, which is not a contract nor forms any part of any contract. Apartments showcase illustrations only; they may be handed alternately and room sizes may vary. Please ask your Sales Consultant for individual apartment plans.

May 2021



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