

WARLINGHAM HEIGHTS

WASHPOND LANE • WARLINGHAM

Three magnificent detached homes,
each offering approximately 2,790 sq ft
of luxury accommodation



HOMES
BY
HARLEQUIN

A full-page photograph of a family of four (a man, a woman, and two young girls) running through tall grass on a hill. The scene is captured during the 'golden hour' of sunset, with a warm, orange glow. The man is on the left, wearing a white t-shirt and a dark jacket. The woman is on the right, wearing a yellow t-shirt. The two girls are in the center, running towards the camera. The background shows a hazy landscape with distant buildings under a bright, low sun.

COUNTRY LIVING AT ITS BEST

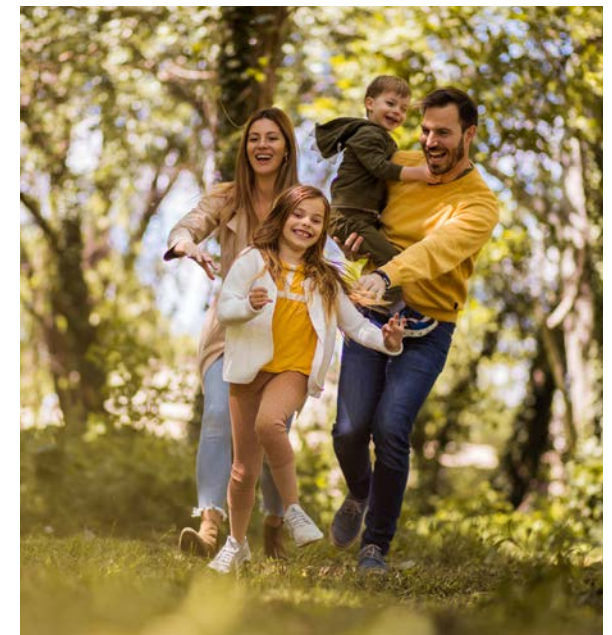
Experience the charm and tranquillity of Warlingham Heights, a private enclave of just three magnificent detached 5 bedroom homes surrounded by the beautiful countryside of the North Downs.

AN EXCLUSIVE NEW DEVELOPMENT IN A BEAUTIFUL LOCATION

Escape the hustle and bustle of the city and discover a rural lifestyle within easy reach of the village of Warlingham, bringing you the opportunity to enjoy the qualities of a close-knit community and an environment of natural beauty. Take leisurely walks through idyllic countryside, where each step brings you closer to breathtaking panoramic views, or delight in the charms of the village centre, with its independent retailers, coffee shops and traditional pubs, all exuding a warm and welcoming atmosphere.

Parents of school-age children will appreciate primary and secondary schools in the area, rated 'good' or 'outstanding' by OFSTED. Independent schools Warlingham Park for 2-11 year olds and Woldingham School are also close by.

At Warlingham Heights you'll find a sanctuary where you can truly unwind and appreciate the harmonious blend of rural serenity, contemporary home comforts and ease of access to village life.





A WELL CONNECTED LOCATION

Well-served by road and rail, Warlingham is an ideal place to live, particularly for commuters. Woldingham (3.6 miles) and Upper Warlingham stations (4 miles) both provide regular services to the capital, with direct trains to London Victoria and London Bridge, allowing for convenient and efficient commuting to the city.

Drivers also benefit from good road links, with the A22 and A25 providing easy access to nearby towns and major motorways, including Junction 6 of the M25, just 6.5 miles away. And with Gatwick Airport less than 20 miles away, residents also benefit from convenient access to international travel. While Biggin Hill, London's only dedicated business airport is 3.4 miles away.



Source: Googlemaps

*from Upper Warlingham to London Victoria Station

A two-story brick house with a red-tiled roof and white-framed windows. The house features a mix of red brick and light-colored stone or render on the lower level. A gravel driveway leads to a carport on the right, where a dark car is parked. The house is surrounded by lush green trees and flowering plants. The sky is blue with scattered white clouds and a few birds flying.

INSPIRED BY TRADITION, DESIGNED FOR TODAY

These beautiful new homes seamlessly blend traditional styling with the latest construction techniques, creating a harmonious fusion of classic elegance and contemporary comfort.

THE DIFFERENCE IS IN THE DETAIL

Interiors have been thoughtfully designed to include energy-efficient features, high quality finishes and premium specifications for comfortable, sophisticated living.



Computer generated image is indicative only.

A SETTING OF UNMATCHED APPEAL

Located in a gated environment and surrounded by mature trees, these three magnificent homes offer private living in an exclusive, prestigious setting.



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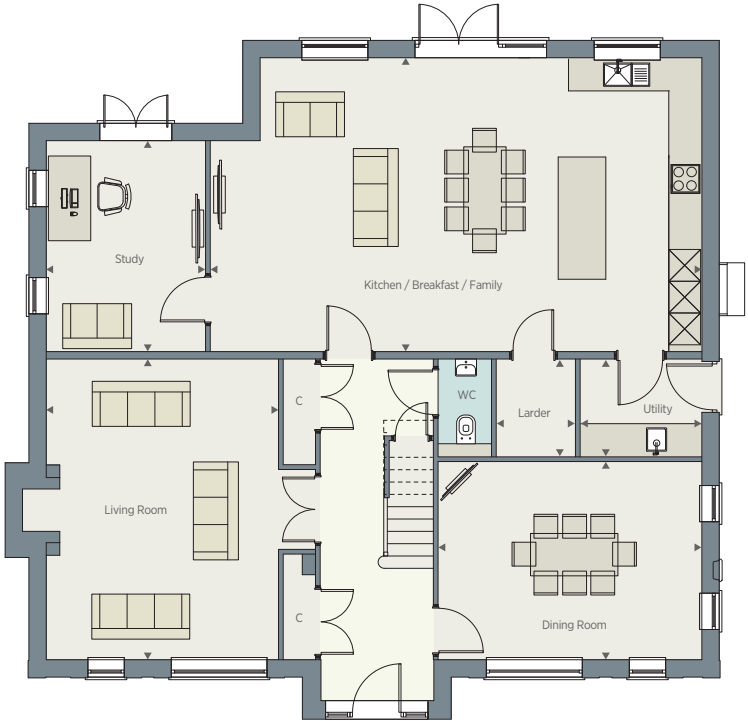
- 1 ASHEN HOUSE
- 2 LIMEKILN HOUSE
- 3 OLDBURY HOUSE

ASHEN HOUSE

5 BEDROOM FAMILY HOME

GROUND FLOOR

Kitchen / Breakfast / Family	9.25m x 5.50m	30'5" x 18'1"
Study	3.94m x 2.97m	12'11" x 9'9"
Living Room	5.63m x 4.35m	18'6" x 14'4"
Dining Room	4.94m x 3.71m	16'3" x 12'2"
Utility	2.26m x 1.81m	7'5" x 5'11"
Larder	1.81m x 1.47m	5'11" x 4'10"



FIRST FLOOR

Bedroom 1	5.35m x 3.08m	17'7" x 10'2"
Bedroom 2	5.05m x 4.48m	16'7" x 14'9"
Bedroom 3	3.50m x 3.27m	11'6" x 10'9"
Bedroom 4	5.05m x 3.57m	16'7" x 11'9"
Bedroom 5	3.85m x 3.17m	12'8" x 10'5"



C – Cupboard ES – Ensuite W – Wardrobe ----- Denotes reduced ceiling height

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

LIMEKILN HOUSE

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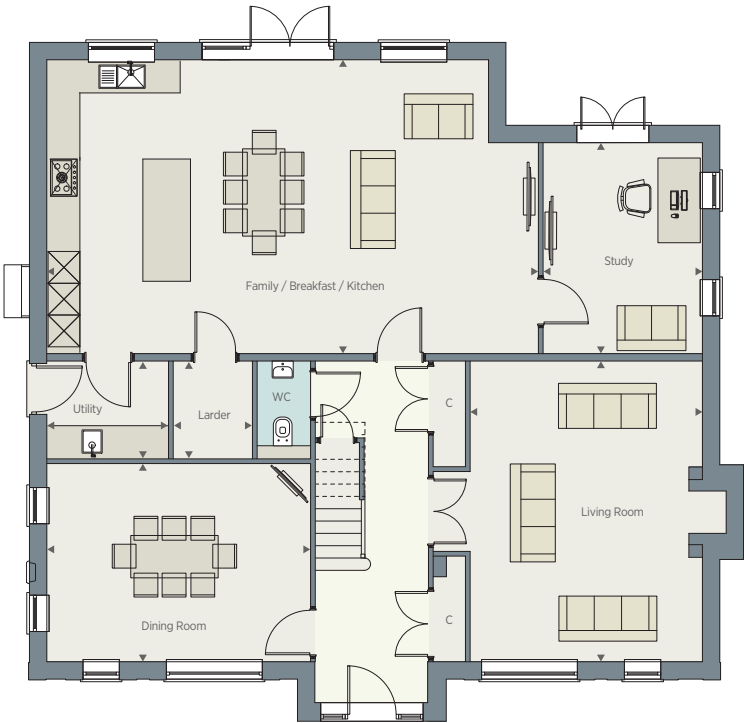
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THE SPECIFICATION

Thoughtful design, contemporary specifications and attention to detail are defining hallmarks of these desirable homes.

INDIVIDUALLY DESIGNED KITCHEN

- Shaker style kitchen with matt lacquered doors and Silestone worktops
- Multifunctional stainless steel fan assisted oven
- Induction hob and integrated extractor
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel single bowl undermounted sink with chrome mixer tap
- LED under wall unit lighting

UTILITY ROOM

- Utility furniture incorporating worktop and upstand
- Space and plumbing for separate washing machine and tumble dryer
- Single bowl stainless steel sink and chrome tap

QUALITY BATHROOMS

- Contemporary styled bathrooms with European sanitaryware and Hans Grohe chrome taps
- Mirrors to WC, bathroom and en suites
- Walk-in shower to en suites
- WC with chrome dual flush plate, concealed cistern and soft close seat
- Chrome heated towel rail to all bathrooms
- Ceramic wall tiles to selected areas

HEATING, ELECTRICAL AND LIGHTING

- Thermostatically efficient air source heat pump central heating
- Underfloor heating to ground floor
- Radiators to first floor
- LED Downlights to WC, kitchen, en suites and bathroom
- Pendant lighting to all other areas

HOME ENTERTAINMENT AND COMMUNICATIONS

- TV points to living room, study, family room, dining room, master bedroom and bedroom 2
- Telephone points to living room and master bedroom and study
- Cat 6 pre-wired Home Network points to study

INTERIOR FINISHES

- Cottage style white painted internal doors
- Painted staircase with oak handrail
- Satin paint finish to all internal joinery
- Flooring to kitchen, cloakroom, en suite and bathroom

EXTERNAL

- Secure by design front door with multi point locking system
- White PVCu windows
- Seeded lawn to rear
- Paving to rear door areas and patio areas
- External Tap provided

SECURITY AND PEACE OF MIND

- External light to front door
- Switched spur for future alarm installation
- Mains fed smoke and carbon monoxide detector with battery backup
- 10 Year Building Warranty



Computer generated image is indicative only.



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Selling Agents



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HOMES
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