



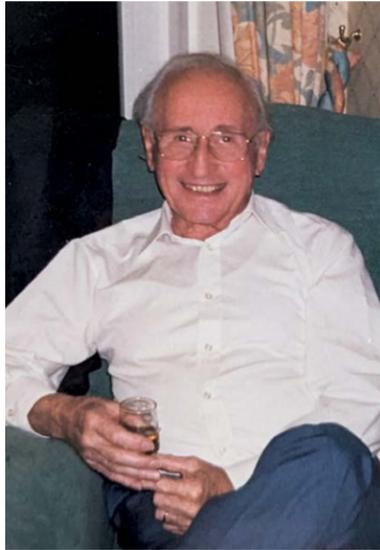
# EDWARD HOUSE

WARLINGHAM

# CHARTWELL

UNLOCKING LAND | BUILDING BEAUTIFUL HOMES

# AN INSIGHT INTO THE INSPIRATION



Eddie Richards



Eddie's house, the site of Edward House

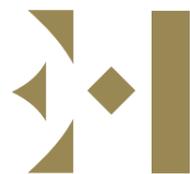
Why Edward House? We decided to name the development after the previous owner Mr Edward Charles Richards (1917-2015).

Prior to the erection of the Chartwell development, the land was owned by 'Eddie' and there stood a chalet bungalow. Eddie lived at the property with his wife Vera and together they were married for 71 years!

Eddie would have loved to have seen the development of his property as he himself was a very successful

property developer for 40 years under the name of 'Streeters'. He was a surveyor by trade and over his career built thousands of homes. He was also involved in the construction of Croydon Airfield Centre, numerous care homes and stretched as far as building in Malta.

Eddie was a huge cycling enthusiast and went all over Europe on his bike. He enjoyed travelling and golf. He achieved his first hole in one at the age of 94. Eddie was a member at Woldingham Golf Club.



# WELCOME TO EDWARD HOUSE

Chartwell are proud to present an exclusive development of just ten stunning apartments nestled in the heart of Warlingham, boasting a tranquil setting and beautiful views of open greenbelt land.

Edward House is built to the usual high Chartwell specification with the opportunity for early reservations to make bespoke choices (dependent on build stage at point of reservation).

The development is conveniently located a short walk from a number of shops and amenities including Tesco Express and Sainsbury's as well as a local pharmacy, Post Office and doctors surgery. There are various pubs and eateries nearby including The Horseshoe, India Dining and Smoque Turkish Grill, to name a few.



\*CGI of the development to be used as an indicative guide only (i.e. based on when plants have matured in years to come).



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Edward House



Street View

\*CGI of the development to be used as an indicative guide only (i.e. based on when plants have matured in years to come).



View from Edward House penthouse apartments



# LIVING IN WARLINGHAM

Enjoying life to the full begins when you have somewhere special to call home. The charming, historic village of Warlingham is one of the more desirable residential locations in the Surrey Downs with its small and friendly community.

This picturesque village offers a variety of local independent businesses, amenities, restaurants and gastro pubs all on the cusp of the beautiful Surrey countryside making Warlingham the ideal spot for those who enjoy the outdoors.

Located less than 5 miles from the M25 and M23, Warlingham offers easy access to both Gatwick and Heathrow airports as well as the whole of the South-East of England right down to the coast.

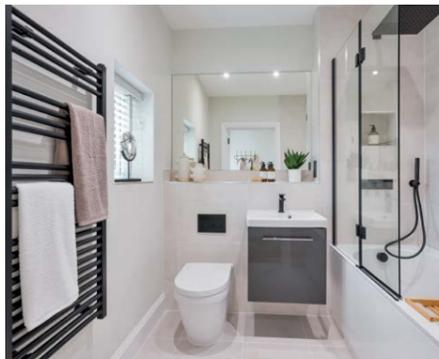
Warlingham is popular with commuters too as there are regular services from Upper Warlingham\* and Whyteleafe\*\* train stations with trains direct into London Victoria and London Bridge in around 47 minutes and East Croydon Croydon in 13 minutes.

Families are drawn to the area, with its choice of excellent primary and secondary schools in the private and state sectors.

The area also benefits from a selection of recreational and leisure facilities. These include leisure centres in Oxted and Caterham as well as cricket, football, rugby, tennis and squash clubs in Warlingham. There is also a choice of stunning local golf clubs.

\* Upper Warlingham Station 0.6 miles  
(2 minutes by car / 14 min walk)

\*\* Whyteleafe Station 0.8 miles  
(3 minutes by car / 15 min walk)



# ATTENTION TO DETAIL

## Kitchens

- Bespoke designed kitchen
- Induction hob
- Integrated extractor hood or venting hob depending on layout
- Integrated combination oven
- Integrated single oven
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel sink
- Matte black mixer tap
- Neff, Elica and CDA appliances (or similar)
- Quartz composite stone worktop
- Ready-plumbed space in service cupboard for washer/dryer (condensing only), with worktop above with 100mm upstand
- CDA 300mm wide wine cooler
- Full height/width stone splashback in kitchen
- Waterfall stone bar end

## Bathrooms & En-suites

- Contemporary white sanitaryware
- Wall-hung vanity units with storage
- Full width fitted mirrors in bathrooms / en-suite
- Matte black brassware and thermostatic showers
- Slimline shower trays
- Contemporary ceramic floor and wall tiles
- Fully tiled shower, half height to pan and basin walls, skirting to other wall
- Electric heated towel rails

## Heating & Electrical

- Underfloor heating throughout
- Digital thermostats throughout
- Air Source Heat Pump with water cylinder
- LED recessed downlights to living areas, dining areas, bedroom 1, kitchens, bathrooms and hallway
- White pendant lighting to bedrooms
- Mains operated smoke detectors
- Black switches and sockets to visible areas
- Wired for BT & Freeview Digital TV\*
- Home network data points
- Fitted burglar alarms (Ground floor plots only)
- Colour video entry phone (doorbell only to plot 1 and 4)

## Internal Fixtures & Fittings

- Contemporary white doors
- Modern white skirting and architraves
- Black door furniture
- Double glazed windows

## External Features

- Multipoint locking system to front doors
- Double doors to patios, and Juliet balconies (where applicable)
- Decorative patio/terrace lights (where applicable)
- Communal lift
- Landscaped communal gardens
- Stone paving slabs to pathways and patios
- External communal lighting
- Private parking
- Secure communal bicycle storage
- Communal electric vehicle charging points (Pay as you go)

## Optional upgrades (subject to cost)

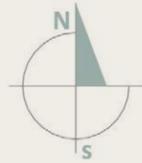
- Amtico Spacia flooring to Living, kitchen, hallway
- Carpet to bedrooms
- Full height fitted wardrobes to bedroom 1
- Fitted burglar alarm (1st and 2nd floors)

## Additional Information

- \*Subject to internet connection and/or subscription.
- Buildzone 10 year structural warranty
- 2 year developer defects warranty

Disclosure: These particulars are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. Chartwell reserve the right to revise this specification during construction. The descriptions, distances and other information are believed to be correct, but their accuracy is not guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness.

# SITE LAYOUT

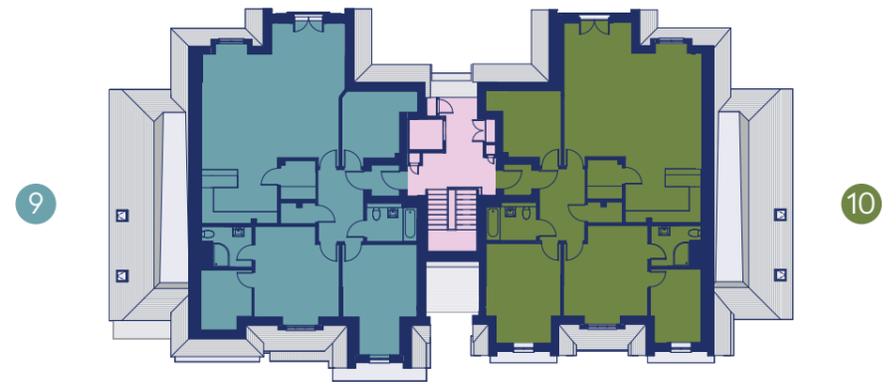


Edward House



Hilbury Road

# APARTMENT LAYOUT



Second Floor



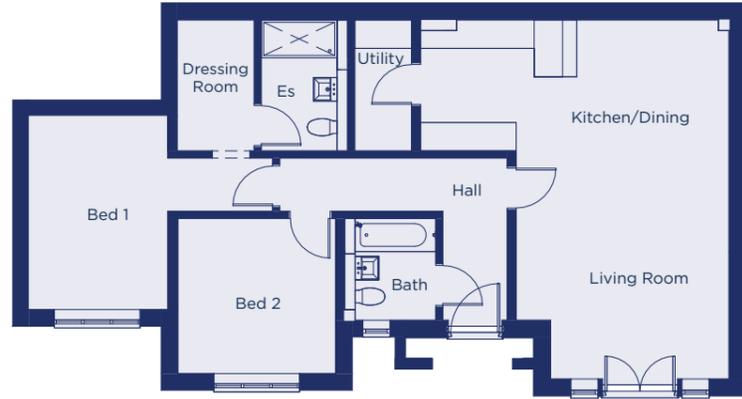
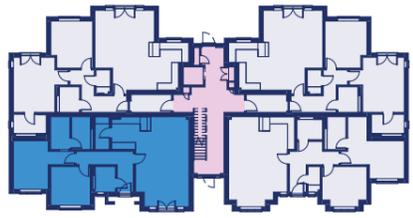
First Floor



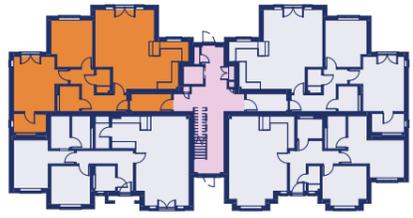
Ground Floor

Site Layout

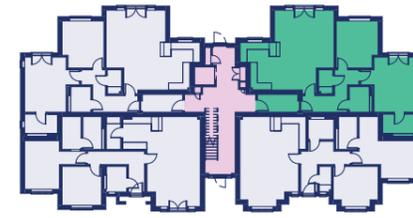
**Apartment 1**  
Ground Floor



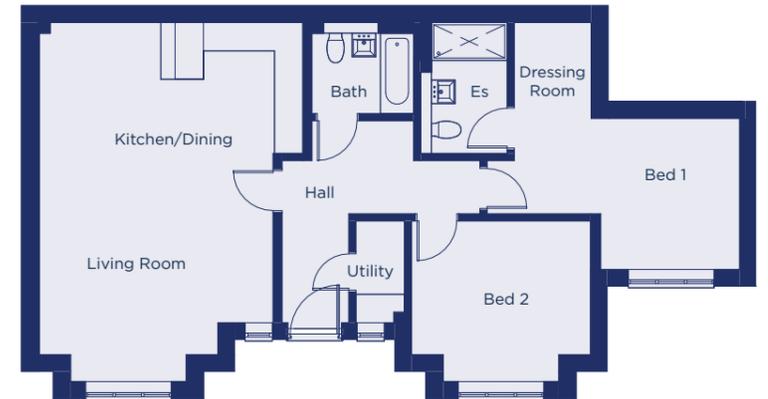
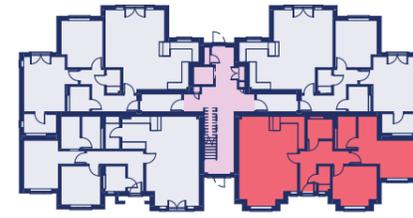
**Apartment 2**  
Ground Floor



**Apartment 3**  
Ground Floor



**Apartment 4**  
Ground Floor



**DIMENSIONS**

**1** Apartment 1 – 1023 sq ft \*Max / into bay  
**Kitchen / Dining Area:**  
 21' 4" x 9' 1" | 6.52m x 2.77m  
**Living Room:**  
 14' 9" x 15' 10"\* | 4.50m x 4.82m\*  
**Bedroom 1:**  
 16' 11"\* (9' 8") x 13' 5" | 5.15m\* (2.94) x 4.09m  
**Bedroom 2:**  
 10' 11" x 10' 9" | 3.33m x 3.28m  
**HIGHLIGHTS:** Private front door and patio area

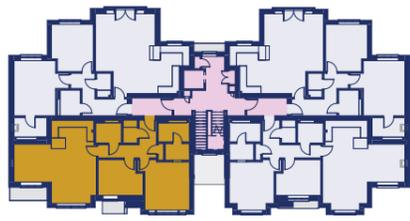
**2** Apartment 2 – 1119 sq ft \*Max / into bay  
**Kitchen / Dining Area:**  
 18' 3" x 13' 2" | 5.57m x 4.02m  
**Living Room:**  
 16' 5" x 22' 1"\* | 5.01m x 6.72m\*  
**Bedroom 1:**  
 15' 2"\* x 15' 3" | 4.62m\* x 4.64m  
**Bedroom 2:**  
 11' 7"\* x 13'\* | 3.53m\* x 3.97m\*  
**HIGHLIGHTS:** Private patio area and rear garden view

**DIMENSIONS**

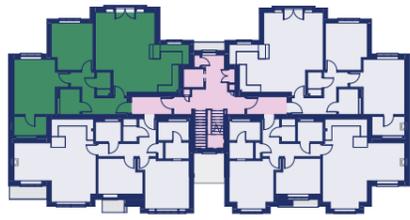
**3** Apartment 3 – 1119 sq ft \*Max / into bay  
**Kitchen / Dining Area:**  
 18' 3" x 13' 2" | 5.57m x 4.02m  
**Living Room:**  
 16' 5" x 16' | 5.01m x 4.87m  
**Bedroom 1:**  
 15' 2"\* x 16' 10"\* | 4.62m\* x 4.83m\*  
**Bedroom 2:**  
 11' 7"\* x 13'\* | 3.53m\* x 3.97m\*  
**HIGHLIGHTS:** Private patio area and rear garden view

**4** Apartment 4 – 980 sq ft \*Max / into bay  
**Kitchen / Dining Area:**  
 18' 3" x 6' 1" | 5.57m x 2.77m  
**Living Room:**  
 16' 2"\* x 16' 10"\* | 4.94m x 4.82m\*  
**Bedroom 1:**  
 17' 6"\* x 10' 6" / 13' 3" | 5.34m\* x 3.19m / 4.04m  
**Bedroom 2:**  
 12' 5" x 11' 1"\* | 3.78m x 3.39m\*  
**HIGHLIGHTS:** Private front door and patio area

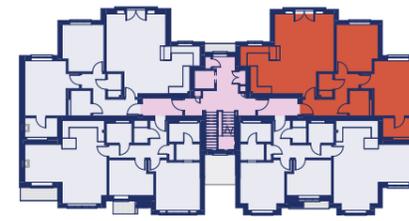
**Apartment 5**  
First Floor



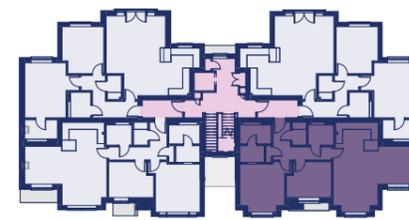
**Apartment 6**  
First Floor



**Apartment 7**  
First Floor



**Apartment 8**  
First Floor



**DIMENSIONS**

**5** Apartment 5 – 969 sq ft \*Max / into bay  
**Kitchen:**  
 12' 5" x 6' 8" | 3.78m x 2.03m  
**Dining Room:**  
 10' 4" (22' 9"\*) x 10' 6" | 3.15m (6.93m\*) x 3.19m  
**Living Room:**  
 10' 11" x 16' 4" | 3.33m x 4.99m\*  
**Bedroom 1:**  
 12' 4" x 14' | 3.77m x 4.26m\*  
**Bedroom 2:**  
 12' 5" x 9' 11" | 3.79m\* x 3.02m

HIGHLIGHTS: Stunning view over greenbelt land

**6** Apartment 6 – 1044 sq ft \*Max / into bay  
**Kitchen / Dining Area:**  
 18' 3" x 13' 2" | 5.57m x 4.02m  
**Living Room:**  
 16' 5" x 22' 1" | 5.01m x 6.72m\*  
**Bedroom 1:**  
 15' 2" x 15' 3" | 4.62m\* x 4.64m  
**Bedroom 2:**  
 11' 7" x 13' 3" | 3.53m\* x 4.05m\*

HIGHLIGHTS: Juliet balcony with garden view

**DIMENSIONS**

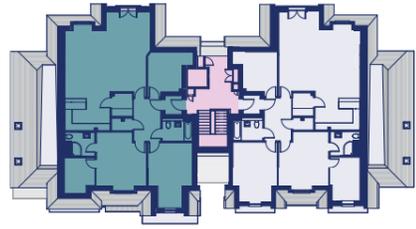
**7** Apartment 7 – 1044 sq ft \*Max / into bay  
**Kitchen / Dining Area:**  
 18' 3" x 13' 2" | 5.57m x 4.02m  
**Living Room:**  
 16' 5" x 16' x 5.04m x 4.87m  
**Bedroom 1:**  
 15' 2" x 15' 1" | 4.62m\* x 4.83m  
**Bedroom 2:**  
 11' 7" x 16' | 3.53m\* x 3.97m

HIGHLIGHTS: Juliet balcony with garden view

**8** Apartment 8 – 980 sq ft \*Max / into bay  
**Kitchen:**  
 12' 5" x 6' 8" | 3.78m x 2.03m  
**Dining Room:**  
 10' 4" x 10' 6" | 3.15m x 3.19m  
**Living Room:**  
 12' 5" x 18' 3" | 3.78m x 5.56m  
**Bedroom 1:**  
 14' 4" x 14' | 4.37m\* x 4.06m\*  
**Bedroom 2:**  
 12' 5" x 9' 11" | 3.79m\* x 3.02m

HIGHLIGHTS: Stunning view over greenbelt land

**Apartment 9**  
Second Floor



**DIMENSIONS**

**9** Apartment 9 – 1378 sq ft

\*Max / into bay

**Kitchen:**

12' 6" x 10' 10" | 3.80m x 3.30m

**Dining Room:**

12' 6" x 18' 8"\* | 3.80m x 5.69m\*

**Living Room:**

10' 1" x 22' | 3.07m x 6.70m

**Bedroom 1:**

13' 10"\* x 16' 2"\* | 4.23m\* x 4.94m\*

**Bedroom 2:**

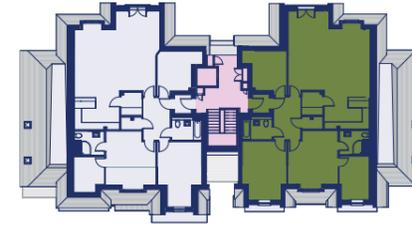
12' 4"\* x 18' 1"\* | 3.75m\* x 5.52m\*

**Study:**

9' 6" x 10' | 2.90m x 3.05m

HIGHLIGHTS: Stunning view over greenbelt land to the front and Juliet balcony with garden view to the rear

**Apartment 10**  
Second Floor



**DIMENSIONS**

**10** Apartment 10 – 1410 sq ft

\*Max / into bay

**Kitchen:**

12' 6" x 10' 10" | 3.80m x 3.30m

**Dining Room:**

12' 6" x 18' 8"\* | 3.80m x 5.69m\*

**Living Room:**

10' 1" x 22' | 3.07m x 6.70m

**Bedroom 1:**

13' 10"\* x 16' 2"\* | 4.23m\* x 4.94m\*

**Bedroom 2:**

12' 4"\* x 16' 3"\* | 3.75m\* x 4.95m\*

**Study:**

8' 4"\* x 12' 1" | 2.54m\* x 3.68m\*

HIGHLIGHTS: Stunning view over greenbelt land to the front and Juliet balcony with garden view to the rear

# EDWARD HOUSE LOCATION

Edward House is conveniently located for Warlingham Village Centre.

**How to find Edward House:**

Travelling south-west from Warlingham Village Green, drive along Westhall Road, then turn right into Hillbury Road. You will find Edward House located 75 yards on the left-hand side, directly opposite open greenbelt land.



Edward House

# THE TEAM BEHIND CHARTWELL

It is important to know and trust who you are buying from. We at Chartwell pride ourselves on our attention to detail united by our desire to innovate and deliver the finest quality.



**Rob Anderson**

Rob was one of the founders of Chartwell and was an integral part of the planning and design team for this development. Rob is a keen golfer and family man.



**Martyn Avery**

Martyn, also a founding member of Chartwell, was responsible for successfully securing planning permission for Edward House and oversees all land purchases and new home sales within the company. A talented golfer and keen hockey player.



**Andrew Fenning**

Andrew oversees the specification, construction and aftercare of all Chartwell homes. He enjoys rock climbing and surfing.



**Richard Tuxford**

Richard was in charge of the architecture and design of Edward House. He enjoys fine dining.



**David James**

David is a chartered quantity surveyor who manages the resourcing and costs of all Chartwell Construction Projects. He is a fellow of both RICS and CIOB and often lectures at the local college. He likes golf and football.



**Gemma Robinson**

Gemma is a purchaser's initial point of contact for sales progression and aftercare. A keen reader of sci-fi and enjoys a red wine on a Friday night!

The Team

[www.chartwellpropertygroup.com](http://www.chartwellpropertygroup.com)

01883 460 460

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