



PARKVIEW



ATHERFIELD
HOMES

WOLDINGHAM

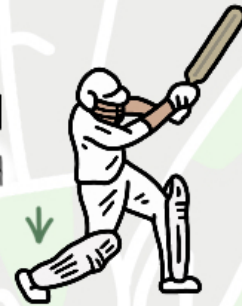
TO LONDON
35 MINS



ATHERFIELD



ST PAUL'S CHURCH



WOLDINGHAM VILLAGE
CRICKET CLUB



WOLDINGHAM
VILLAGE CLUB



THE CRESCENT VILLAGE SHOPS



WOLDINGHAM SCHOOL

TO BRIGHTON
40 MINS



MARDEN PARK



NORTH DOWNS
GOLF CLUB

LOCATION

Parkview is discreetly located on the private Park View Road in the heart of the charming village of Woldingham, Surrey.

This stunning village is perfectly located on the North Downs and forms part of the Surrey Hills AONB (Area of Outstanding Natural Beauty). Within easy reach of motorway & rail networks, exceptional schools and leisure facilities, Woldingham is a perfect location for a family home.

KEY AREAS

SCHOOLS

1. Woldingham School (Girls)
2. Warlingham Park School (Co-ed)
3. Whitgift School (Boys)
4. Caterham School (Co-ed)
5. Reigate Grammar School (Co-ed)

TOWNS

- Oxted (3 miles)
Caterham (4 miles)
Reigate (14 miles)

AIRPORTS

- Gatwick (16 miles)
Heathrow (37 miles)
Biggin Hill (7 miles)

ACCESS

- M25 (5 miles)
M23 (8 miles)

LEISURE

- Woldingham Golf Club (1 mile)
Surrey National Golf Club (5 miles)
Woldingham Tennis & Cricket Clubs (50m)





THE DEVELOPMENT

Set in a peaceful enclave in the heart of Woldingham, Parkview offers a collection of residences of extraordinary elegance and classic distinction.

Situated in an area of outstanding natural beauty on the North Downs, you will be a 33-minute train ride into Central London to the North or 50 minutes by car to the coast.

THE CONNISTON THE CLAYTON



HOUSE TYPE 1 – PLOTS 1 & 3

477.40m2 or 5,139 sq ft (excluding eaves storage and garage)

Entrance Hall – 5.72m x 4.92m (18ft 9in x 16ft 2in)

Kitchen & Family Room – 9.08m x 5.31m (29ft 9in x 17ft 5in)

Breakfast Room – 7.03m x 3.16m (23ft 1in x 10ft 4in)

Pantry – 3.17m x 1.80m (10ft 5in x 5ft 11in)

Utility & Boot Room – 3.81m x 2.37m (12ft 6in x 7ft 9in)

Sitting Room – 6.29m x 5.16m (20ft 8in x 16ft 11in)

Dining Room – 5.16m x 5.12m (16ft 11in x 16ft 10in)

Study – 5.16m x 4.05m (16ft 11in x 13ft 3in)

Library – 4.58m x 2.77m (15ft 0in x 9ft 1in)

Principal Bedroom – 5.31m x 4.50m (17ft 5in x 14ft 9in)

Principal En-suite – 3.93m x 3.41m (12ft 11in x 11ft 2in)

Principal Dressing Room – 3.59m x 3.20m (11ft 9in x 10ft 6in)

Bedroom Two – 5.16m x 4.56m (16ft 11in x 14ft 12in)

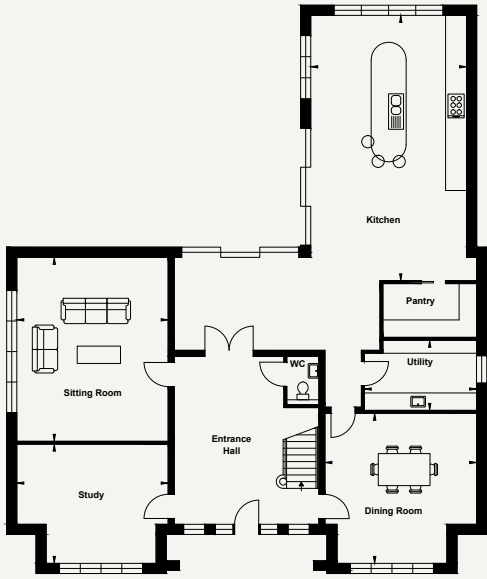
Bedroom Three – 5.16m x 3.88m (16ft 11in x 12ft 9in)

Bedroom Four – 6.01m x 5.16m (19ft 9in x 16ft 11in)

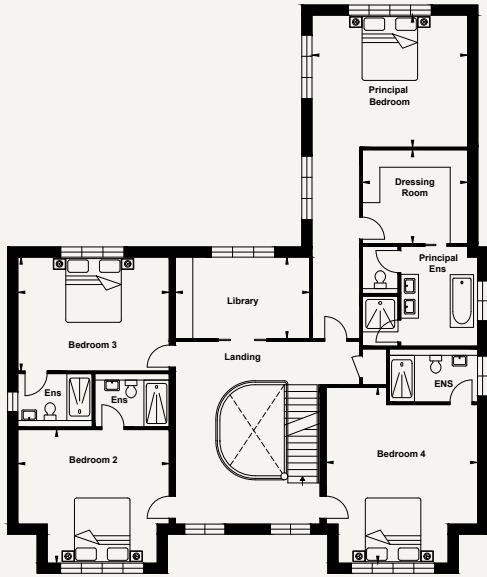
Bedroom Five – 6.38m x 5.30m (20ft 11in x 17ft 5in)

Games Room – 6.38m x 5.30m (20ft 11in x 17ft 5in)

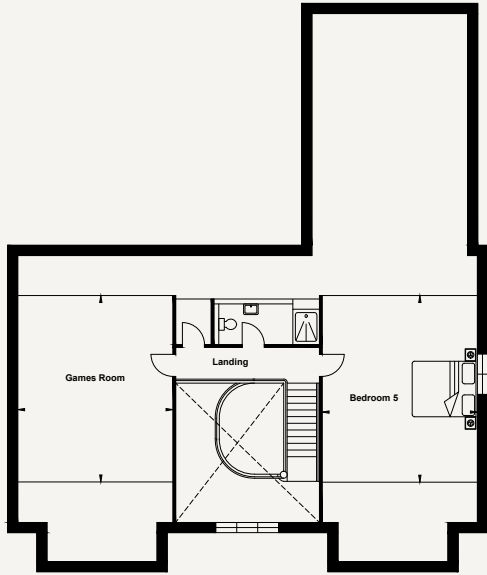
Garage – 6.00m x 6.00m (19ft 8in x 19ft 8in)



Ground Floor



First Floor



Second Floor

THE MARDEN THE WALPOLE



HOUSE TYPE 2 – PLOTS 2 & 4

468.80m2 or 5,046 sq ft (excluding eaves storage and garage)

Entrance Hall – 7.56m x 3.47m (24ft 10in x 11ft 5in)

Kitchen & Family Room – 12.96m x 5.31m (42ft 6in x 17ft 5in)

Utility & Boot Room – 3.10m x 1.90m (10ft 2in x 6ft 3in)

Sitting Room – 7.98m x 5.31m (26ft 2in x 17ft 5in)

Study – 5.31m x 3.93m (17ft 5in x 12ft 11in)

Principal Bedroom – 5.31m x 4.48m (17ft 5in x 14ft 8in)

Principal En-suite – 4.30m x 3.47m (14ft 1in x 11ft 5in)

Principal Dressing Room – 4.51m x 1.95m (14ft 10in x 6ft 5in)

Bedroom Two – 5.31m x 3.94m (17ft 5in x 12ft 11in)

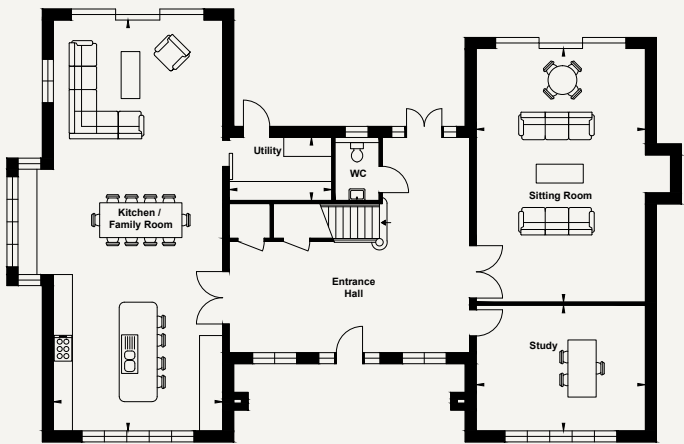
Bedroom Three – 5.31m x 5.01m (17ft 5in x 16ft 5in)

Bedroom Four – 5.31m x 5.01m (17ft 5in x 16ft 5in)

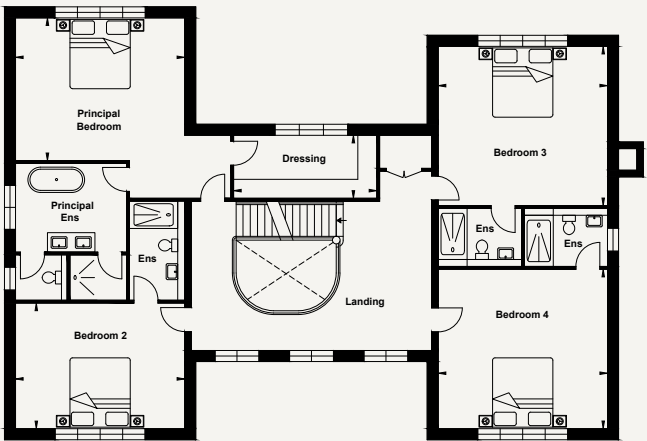
Bedroom Five – 4.48m x 4.17m (14ft 8in x 13ft 8in)

Games Room – 4.48m x 4.17m (14ft 8in x 13ft 8in)

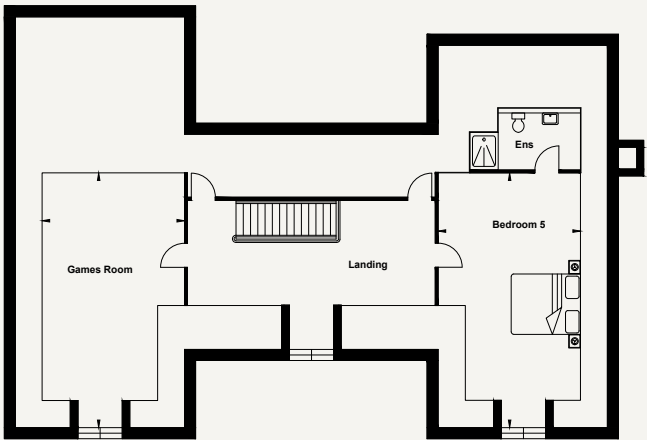
Garage – 6.00m x 6.00m (19ft 8in x 19ft 8in)



Ground Floor



First Floor



Second Floor



SPECIFICATION

Statutory Undertakers

- Electricity mains
- Water mains
- Telecom

Substructure

- Foundations – piled foundations by specialist contractor
- Internal drainage – plastic (Osmar or similar approved)
- Ground floor construction – reinforced concrete slab
- Foul water – connected to mains drains
- Storm drains – new storm drains connected as drainage designer’s details/specification

Superstructure

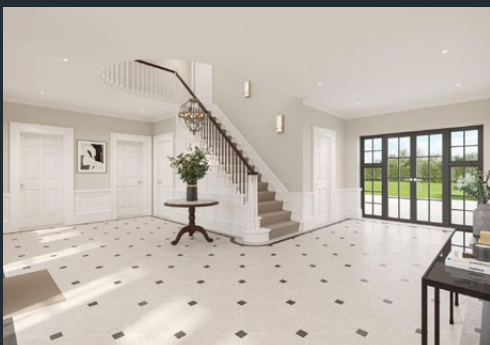
- Superstructure fabric – cavity wall
- Brick elevations using yellow buff brick, stone window & door surrounds
- Floor construction – Posi joists to upper floors
- Roof construction – hand cut carpentry with steel frame
- Roof tiling – Spanish slate roof tiles with crested ridge detail
- Windows and doors – timber casement windows & doors
- Patio sliding doors – aluminium units
- Internal walls – concrete blocks to ground floor, stud partitions to upper floors
- Fascia & soffit – painted timber fascia & moulded feature cornice
- Gutters & rainwater down pipes – black ogee
- Garage door – electrically operated insulated up and over (sectional)

External

- Paths and patios – sandstone paving
- Main drive –tar & chip to shared access, permeable block paving to private drives
- Soft landscaping – laid to lawns at rear, flower beds planted at front.
- Fencing – 1.8m-high close boarded fence between houses with metal estate fencing to front gardens
- Electrically operated gate to estate
- External power & lighting

Internal

- Wall finishes – Gyproc dry lined with 3mm plaster skim coat
 - Insulated ground floor screed
 - Doors – painted 2-panel doors
 - Deep skirtings, architraves and plinth blocks
 - Ironmongery – satin nickel finish lever on rose door handles
 - Wardrobes – fitted handmade wardrobes
 - Kitchens
 - In-frame shaker style custom colour bespoke kitchens
 - Quartz worktops
 - Siemens, Rangemaster & Caple appliances
 - Quooker instant boiling water tap
 - Bathrooms/Shower rooms & Guest WC – brassware by Dornbracht
 - Wall and floor tiling – porcelain tiles, half to full height to bathroom boxings & wet areas
 - Tiled Entrance Hall, WC and Utility Room
 - Wood flooring: engineered oak flooring (Hawwoods or similar) to Study, Dining Room, Sitting Room, Pantry (Plots 1 & 3 only) & kitchens
 - Carpet runner to ground to first floor stairs
 - Close fitted carpet to first to second floor stairs, landings and bedrooms
 - Painted walls and ceilings
 - Woodwork painted satinwood
 - Staircase – purpose made, timber construction
- Internal Services**
- Heating & hot water system – Mitsubishi Ecodan 14kW Air Source Heat Pump, pressurised hot water cylinder, underfloor heating throughout.
 - Electrical system – generally, brushed nickel light switches and power sockets throughout. Recessed plaster-in downlights throughout with additional pendant points and wall lighting to key rooms. Mains heat and smoke detectors. TV/Communication points to Sitting Room, Principal Bedroom and Games Room wired for future Sky or similar connection. CAT 6 data wiring for TV, Wi-Fi, and to each bedroom. External power socket. Provision for single EV car charging point
 - 3-phase incoming power supply
 - 5-AMP lighting sockets throughout
 - Intruder alarm and CCTV system



PARKVIEW

We look forward to welcoming you to an Atherfield Home.

At Atherfield Homes we don't believe in compromise whether it be in terms of design, material selection or execution of the build. We treat every home as if it were our own perfect home.

When we say 'it's in the detail' we really mean it.

Robert Leech. 

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Knight Frank

KNIGHT FRANK

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