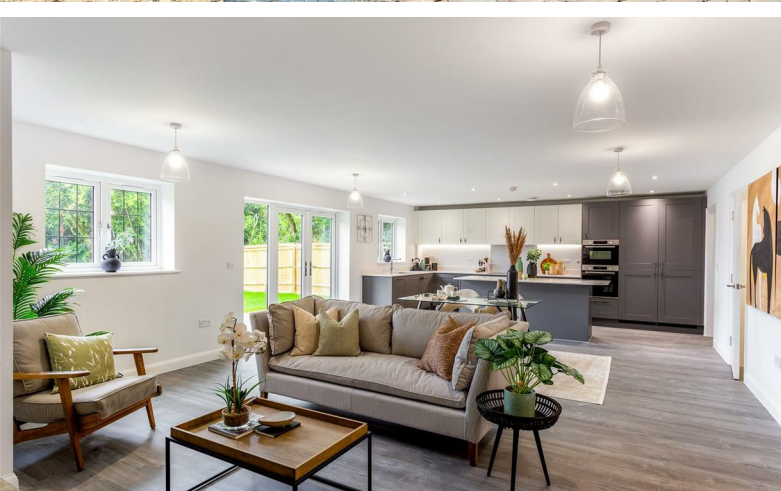




£1,299,950

Warlingham Heights Washpond Lane, Warlingham, Surrey, CR6 9QG

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INTRODUCING Warlingham Heights - A spectacular collection of only 3 brand new homes in a sought after location.

Ashen House

Seamlessly blending classic elegance and contemporary comfort, Ashen House is a spectacular 5-bedroom, 4-bath/shower room home. Ideal for year round entertaining, this impressive property boasts a front aspect living room and a separate dual aspect dining room. Whilst for more informal gatherings, the Rok shaker style kitchen, with integrated appliances, and breakfast/family area, with patio doors, offers the perfect venue for a home cooked meal. The ground floor also offers a study, utility room, larder and W.C. Upstairs, the property has five double bedrooms, three of which have en-suites, and a family bathroom. Externally, the property benefits from a rear garden and double car barn.

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.

Travel & Commuting

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.

Education

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.

Photography

Images are of the show home at Warlingham Heights.

Disclaimer

We are sales and marketing agents for new homes. Whilst we endeavour to ensure our sales details/adverts/on-line representations etc. are both accurate and a true reflection of the development or individual property being marketed, certain information is provided from the outset to us by our developer client and we are reliant upon the same. Therefore, we recommend that if any items/points are of particular importance please raise these with the sales team so that confirmation or verification can be sought from our developer client. Please also be aware that floor plans are a visual guide to show where rooms are situated within the property and all measurements given are approximate. Some floor plans indicate location of where wardrobes, beds, furniture etc. May be placed and unless separately stated do not form part of the specification. Our developer client may amend the specification or make changes to the layouts during the build up until the property is complete. Whilst we aim to keep our marketing material as up to date as possible, we may not always be immediately aware of these changes if we have not been updated by our developer client.