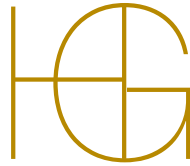




HARESTONE GARDENS
CATERHAM





Welcome to
HARESTONE GARDENS

A collection of just four 3-bedroom homes crafted with detail and close to the thriving town of Caterham, nestled between the stunning countryside of the Surrey Hills and the Kent Downs.





Situated a short walk from town, Harestone Gardens is ideally situated to make the most of everything that Caterham has to offer.

With stunning countryside on the doorstep and local green spaces nearby, you'll never be short of options for getting out and about. The nearby Queen's Park is the perfect spot for a local walk, a family cycle ride or a picnic.

For those with time to venture further afield, the picturesque landscapes of the Surrey Hills and Kent Downs and the North Downs National Trail are just a short walk away, offering unparalleled access to scenic countryside walks and opportunities to explore all that nature has to offer.





The popular town of Caterham perfectly combines the amenities of a town with a village community feel. There are plenty of opportunities for a bite to eat, with everything from well-known eateries to thriving independent restaurants and gastropubs catering for every taste.

For the essentials, the town boasts both a Waitrose and Morrisons. And there are plenty of opportunities for retail therapy, with the town's Church Walk Shopping Centre hosting a wide selection of popular High Street names and unique independents.

For families, Harestone Gardens is perfectly located within easy reach of friendly nurseries and an excellent choice of well-regarded primary and secondary schools, both state and private.

CONNECTIONS ON YOUR DOORSTEP



HARESTONE GARDENS

SITE PLAN



GROUND FLOOR
PLOTS 1-4

Total
107sqm / 1,156sqft

Living/Dining
5.75m x 4.23m / 18'10" x 13'11"

Kitchen
3.33m x 2.65m / 10'11" x 8'8"



Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only.

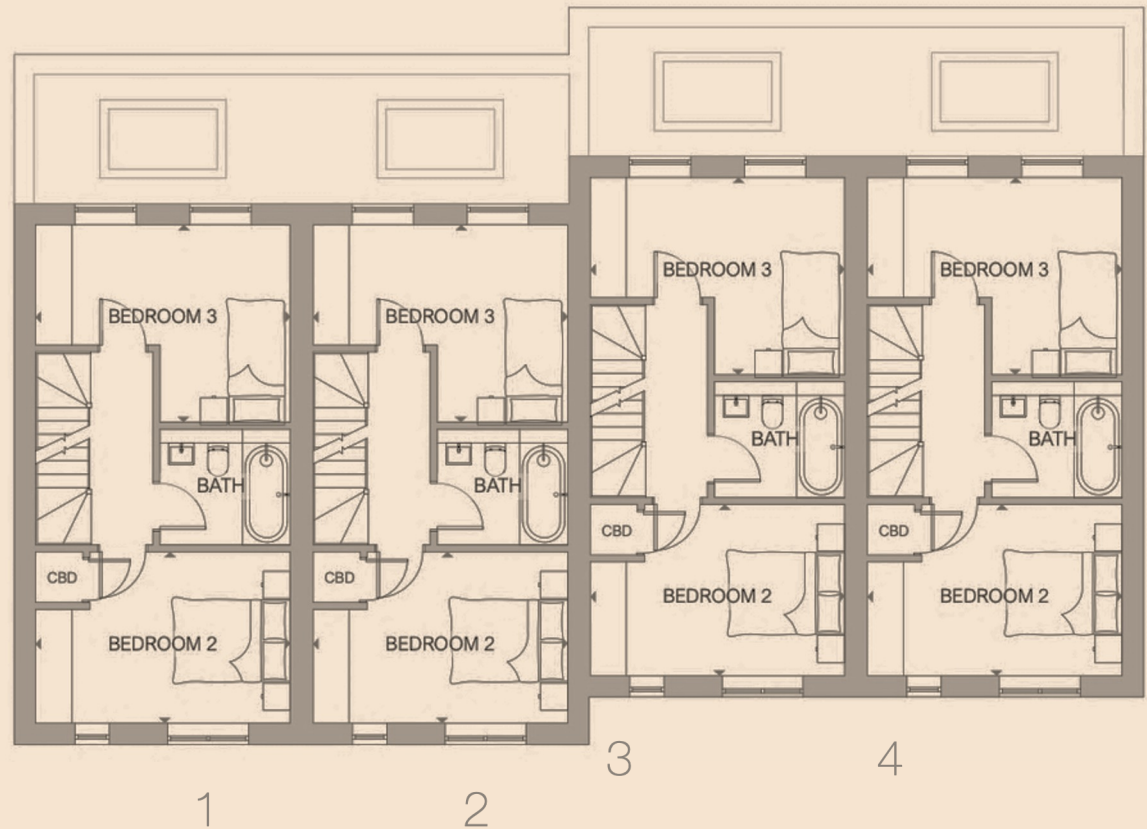
FIRST FLOOR

PLOTS 1-4

Total
107sqm / 1,156sqft

Bedroom 2
4.23m x 2.85m / 13'11" x 9'4"

Bedroom 3
4.23m x 3.28m / 13'11" x 10'9"



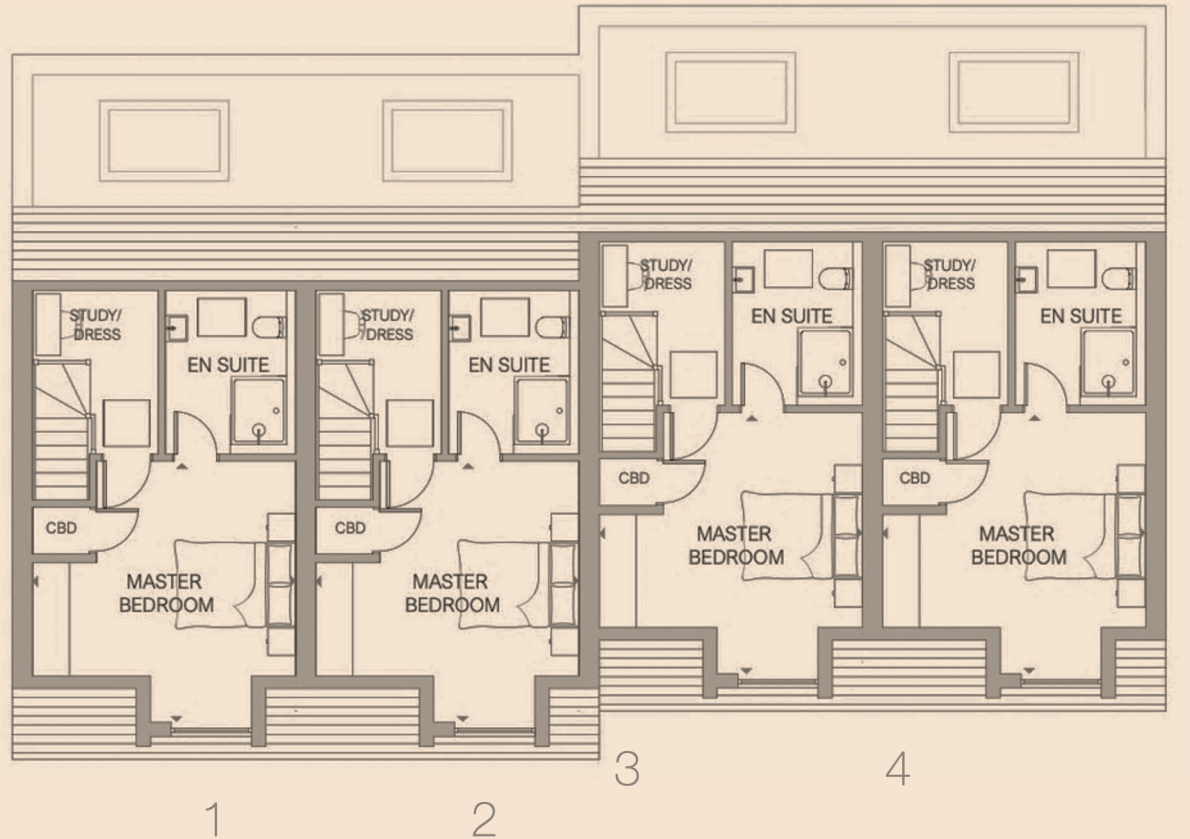
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SECOND FLOOR PLOTS 1-4

Total
107sqm / 1,156sqft

Master Bedroom
4.35m x 4.28m / 14'3" x 14'1"

+
En Suite & Study



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KITCHEN

Contemporary fitted kitchen by Krieder
with Corian worktops

Bosch single oven

Bosch integrated microwave

Bosch induction hob

Integrated fridge freezer

Integrated dishwasher

Integrated washer/dryer





BATHROOMS

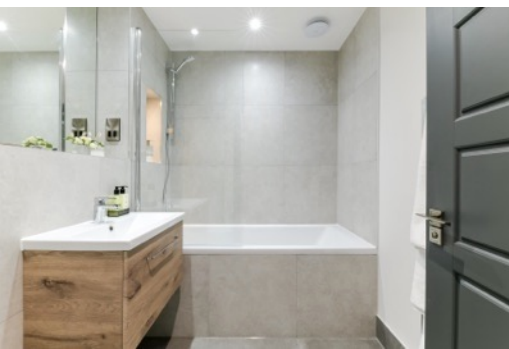
Premium Duravit sanitary with Hansgrohe taps

Contemporary vanity unit to bathrooms, WCs and en-suites

Heated towel rail to all bathrooms and en-suites

Pre-mounted large mirror to bathrooms and en-suites

Selection of porcelain tiles with full height tiling to shower areas and half height tiling to sanitaryware walls





INTERIOR

Contemporary internal doors with satin nickel ironmongery
 Brushed chrome electrical fittings
 Fitted wardrobes to master and second bedrooms
 Wood effect luxury vinyl plank flooring to hall, kitchen and living areas
 Luxury deep pile carpets to bedrooms

EXTERIOR

External power point and tap
 External LED wall lights to front and rear
 Rear gardens laid to turf with the inclusion of a generous patio
 Two allocated parking spaces per house
 Zaptec Electric Vehicle charger to each house

PLUMBING & HEATING

Heating and hot water provided by highly efficient Air Source Heat Pump and hot water cylinder
 Underfloor heating to ground floor with radiators to first and second floors

COMFORT & PEACE OF MIND

Mains smoke detectors
 Sprinkler systems fitted throughout each house
 10-year insurance backed warranty
 2-year aftercare service



OUR COMMITMENT

Earlswood Homes is an award-winning privately-owned property developer focused on delivering high quality bespoke homes in desirable locations.

At Earlswood we strive to deliver quality new homes. We do not have a standard house type but instead we design to suit the location and buyer profiles. The result is a superior collection of properties.

Winners of



REIGATE & BANSTEAD
**BUSINESS
AWARDS 2022**



Marketed by

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