



WILLOWDENE
CHIPSTEAD



*A Private Collection of Eight
Exceptional Houses.*



The Development

A Private Expression of Modern Surrey Living



Willowdene is an exclusive collection of eight luxury semi-detached houses, set within a private and leafy setting in the highly sought-after village of Chipstead, Surrey.

Thoughtfully designed to combine timeless architecture with modern family living, the development offers generous internal accommodation, landscaped surroundings and a premium specification throughout.

Traditional detailing gives each home a distinctive sense of character, while open-plan living spaces, abundant natural light and carefully considered finishes create homes designed for modern family life.

The interiors are calm, refined and highly functional. Generous open-plan kitchen, dining and living areas form the heart of each home, with large glazed openings connecting the principal living spaces to private, south-facing gardens.

A restrained material palette, quality joinery, feature lighting and carefully selected fixtures create a consistent sense of quality throughout.

*Timeless architecture.
Modern family living.*

The Setting



From the moment you arrive, landscaped approaches, generous south-facing gardens and mature planting soften the architecture and give willowdene a strong sense of place. Designed to make the most of their sunny orientation, the gardens provide an inviting extension of the living spaces and an ideal setting for outdoor dining, entertaining and family life.

Set within the highly sought-after village of Chipstead, the development has been carefully designed to create a secluded residential environment framed by established greenery, landscaped gardens and elegant private drives.

The result is a rare balance: countryside calm and privacy, without sacrificing the everyday convenience of Chipstead and nearby Coulsdon.

For families, the appeal is easy to understand: space to breathe, mature greenery and a genuine countryside feel, while still being within an established surrey community. Willowdene's position on hollymeoak road places it between the quieter village character of Chipstead and the everyday convenience of Coulsdon.

*Leafy Surrey Living,
Effortlessly Enjoyed*



Connections

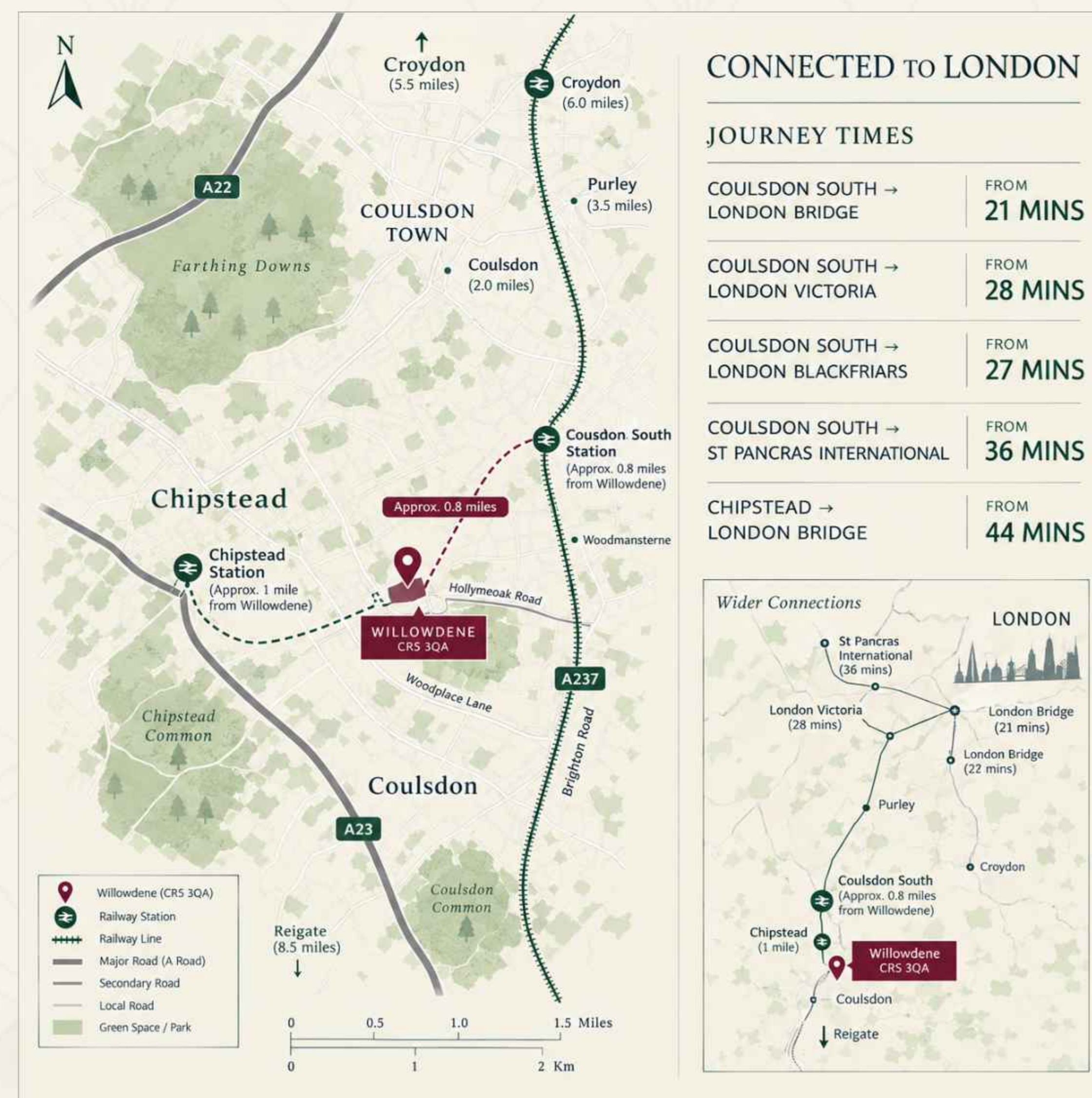
The Capital, Closer Than It Feels

Willowdene offers the space and calm of Surrey living with central London remarkably close. Turn right from the development towards Coulsdon and Coulsdon south station is approximately 0.8 miles from the CR5 3QA postcode, making the station a major part of Willowdene's commuter appeal.

From Coudsdon south, direct rail services provide fast connections into central London, with London bridge reachable in around 21 minutes on the quickest services, alongside direct connections to London Victoria, London blackfriars and st pancras international.

For buyers balancing family life with a London commute, this is one of willowdene's strongest location advantages: the ability to return to a leafy, residential setting at the end of the day without giving up quick and straightforward access to the capital.

Chipstead station provides an additional local rail option on the village side of willowdene, reinforcing the development's position between two well-connected surrey communities.



From 	To 	Fastest Journey 
COULSDON SOUTH	LONDON BRIDGE	FROM 21 MINS
COULSDON SOUTH	LONDON VICTORIA	FROM 28 MINS
COULSDON SOUTH	LONDON BLACKFRIARS	FROM 27 MINS
COULSDON SOUTH	ST PANCRAS INTERNATIONAL	FROM 36 MINS
CHIPSTEAD	LONDON BRIDGE	FROM 44 MINS

Chipstead & Coulsdon



Willowdene is ideally positioned between Chipstead and Coulsdon, giving residents two distinct sides of Surrey life within easy reach. Turn left from Hollymead Road and the surroundings quickly take on the greener, village character for which Chipstead is known.

Chipstead brings the quieter side of Surrey life, with leafy residential roads, countryside, woodland and extensive playing fields. The village has a strong sporting community, with Chipstead rugby, cricket and football clubs, while the White Hart provides a traditional village pub at the heart of local life.

Further through Chipstead are the station and a useful collection of independent local amenities, including a butcher, bakery, coffee shop and grape variety. In the opposite direction, nearby Coulsdon provides a broader range of shops, cafés, restaurants and everyday services.

Highly regarded schools across the surrounding area add to Willowdene's enduring family appeal. Together, Chipstead and Coulsdon offer a compelling balance of village character, outdoor space, community facilities and day-to-day convenience. It is a location that feels comfortably removed from the pace of the city, with the character and amenities to make everyday life work.



Village Character.
Everyday Convenience.

Specification

Considered in Every Detail



Every home at Willowdene is finished with a carefully considered specification designed to combine durability, comfort and understated luxury.

The emphasis is on products and finishes that genuinely add to the quality of the home – from solid wood kitchens and Amtico herringbone flooring to Duravit sanitaryware, carefully selected lighting and bespoke joinery.

DESIGNER KITCHENS

- Bespoke solid wood shaker kitchen with feature LED lighting
- Solid quartz work surfaces
- Neff hide & slide oven with integrated neff appliances
- Built-in wine cooler
- Double fridge freezer
- Instant boiling water tap

INTERNAL FINISHES

- Amtico herringbone flooring to kitchen and hallways
- Luxury carpets to living areas and bedrooms
- Bespoke fitted wardrobes
- Solid timber internal doors
- Decorative skirting, architraves and wall panelling
- Cornice with back-lit LED lighting

LUXURY BATHROOMS & EN-SUITES

- Designer bathroom suites
- Duravit sanitaryware
- Large-format porcelain wall and floor tiles
- Heated towel rails
- Illuminated LED mirrors and feature lighting

PEACE OF MIND

- 10-year structural warranty
- High-quality craftsmanship throughout

HEATING & ENERGY EFFICIENCY

- Energy-efficient gas central heating
- Underfloor heating to the ground floor
- Thermostatically controlled radiators
- High levels of insulation
- EPC A House – designed to help reduce energy bills

ELECTRICAL & TECHNOLOGY

- LED downlights throughout
- Under-cabinet kitchen lighting
- Integrated Sky wiring
- High-speed fibre broadband ready (subscription required)
- Bluetooth ceiling speaker system

EXTERNAL FEATURES

- Dedicated private parking
- Electric vehicle charging point
- External tap and power socket
- Contemporary external lighting
- Landscaped gardens and paved patios
- Bi-folding doors
- Vertical sliding sash windows with tilt and open feature

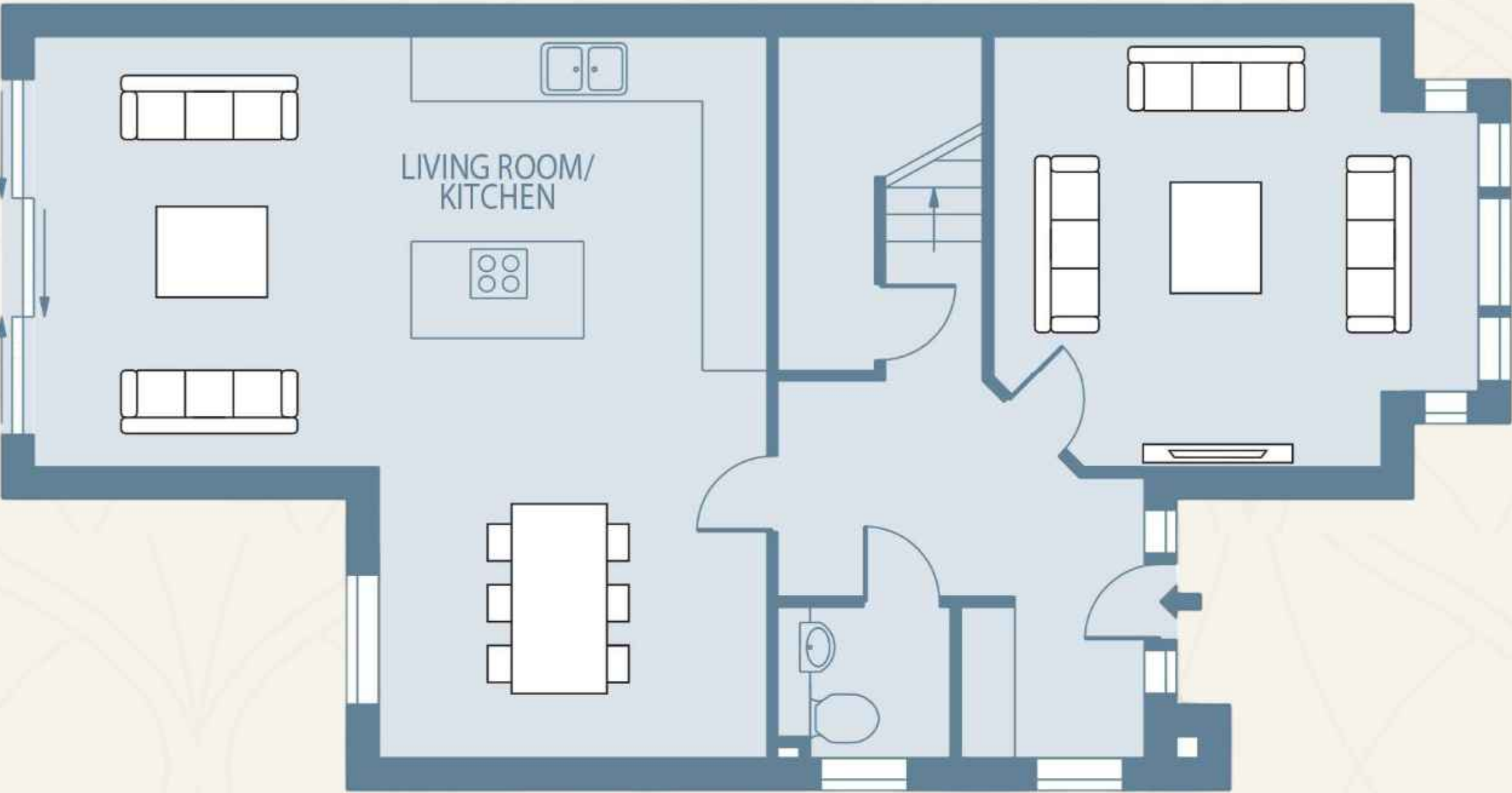
Specification is indicative and may be subject to change. Equivalent products may be substituted where necessary.

House A

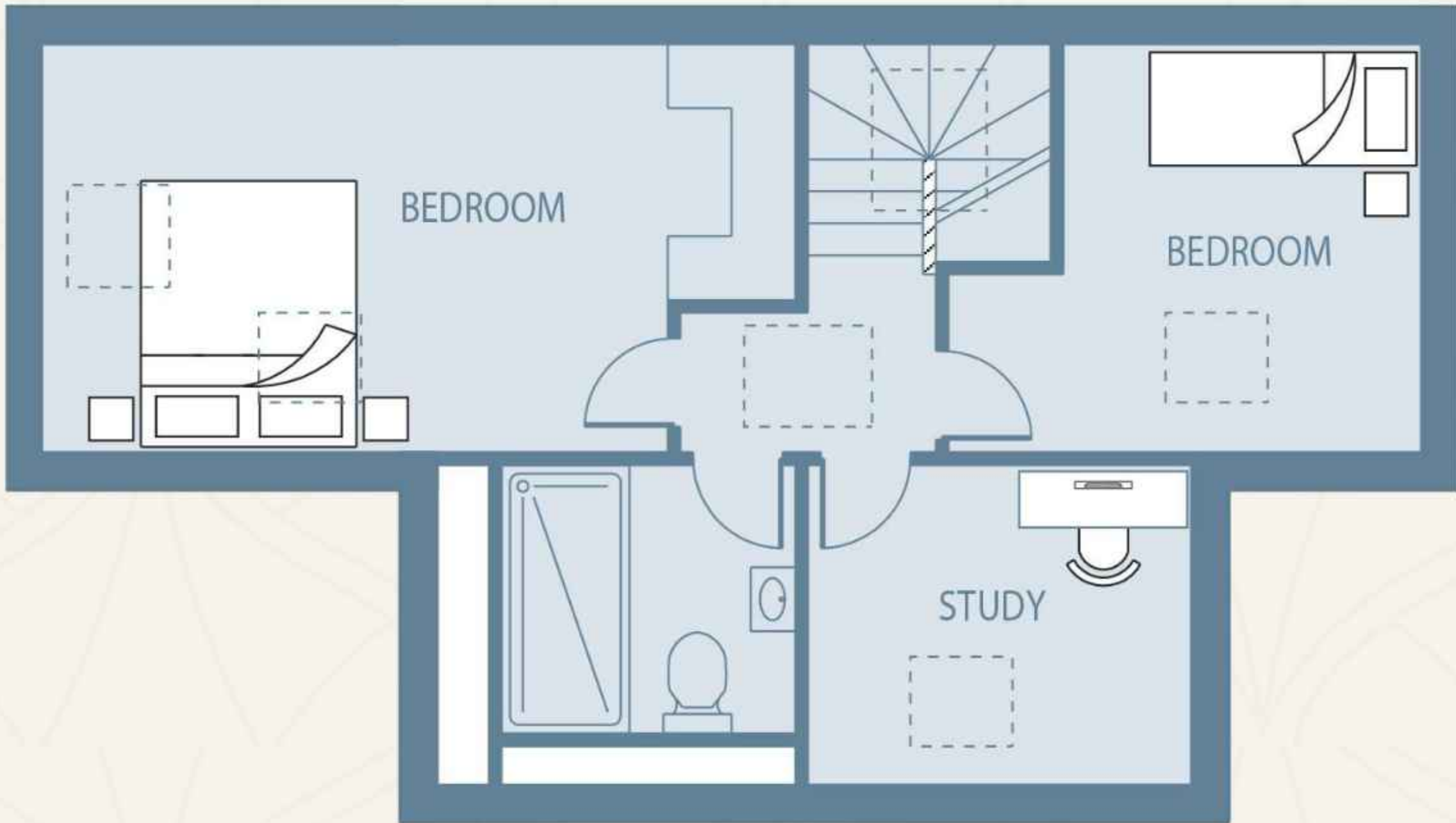


HOUSE - A

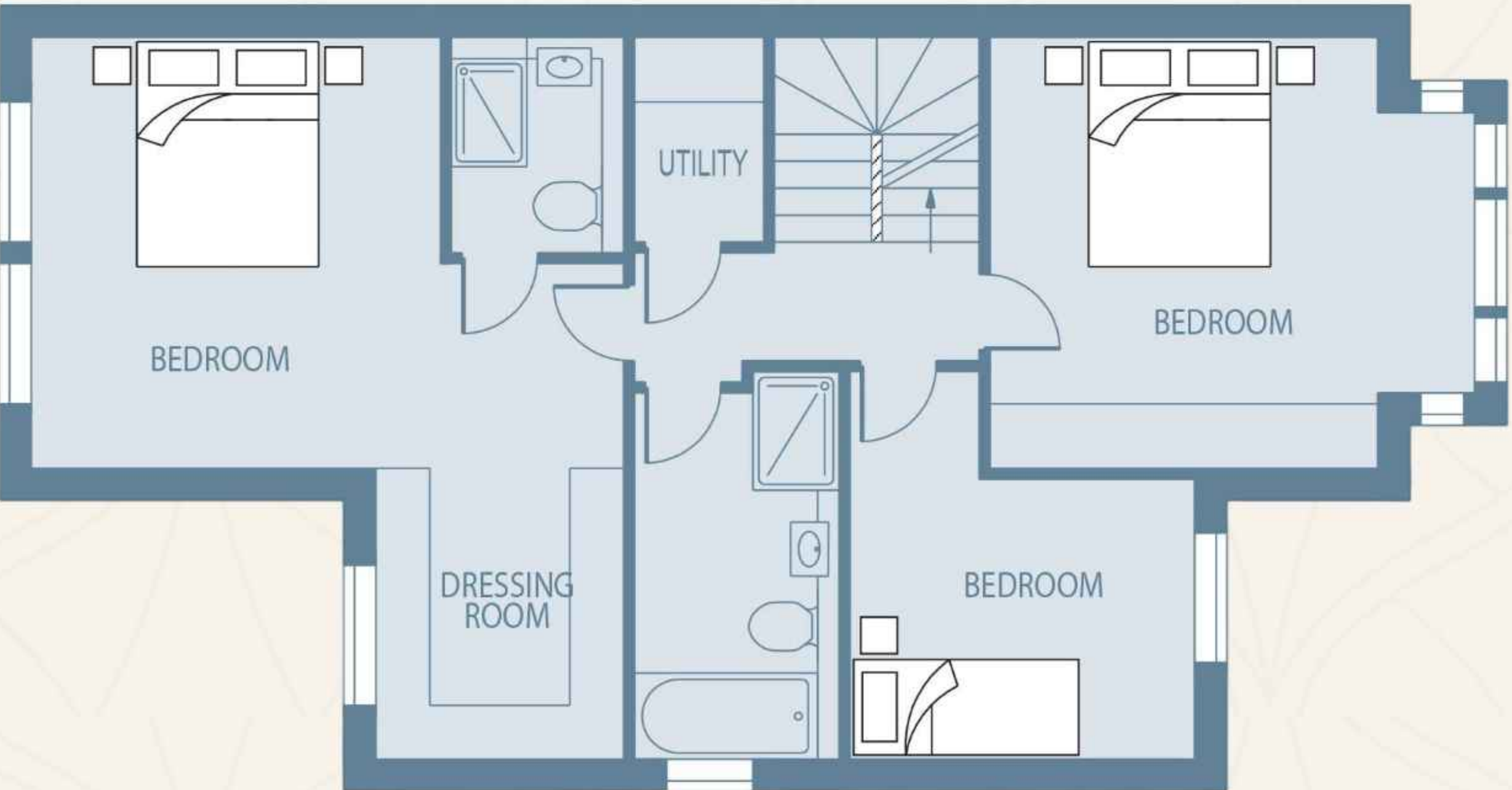
5 Bedrooms — Approx. 2,067 sq ft / 192.0 sq m



FIRST FLOOR



SECOND FLOOR



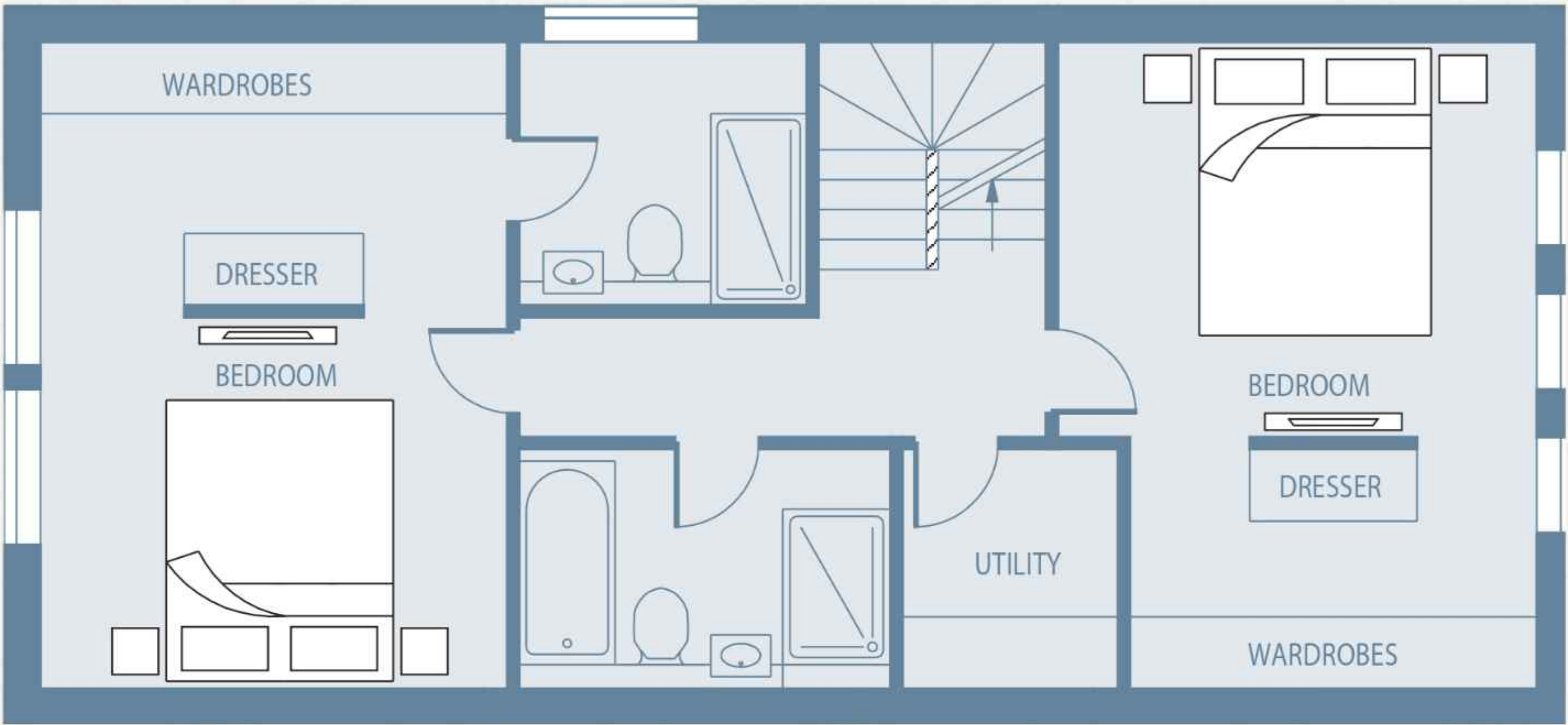
GROUND FLOOR

House B

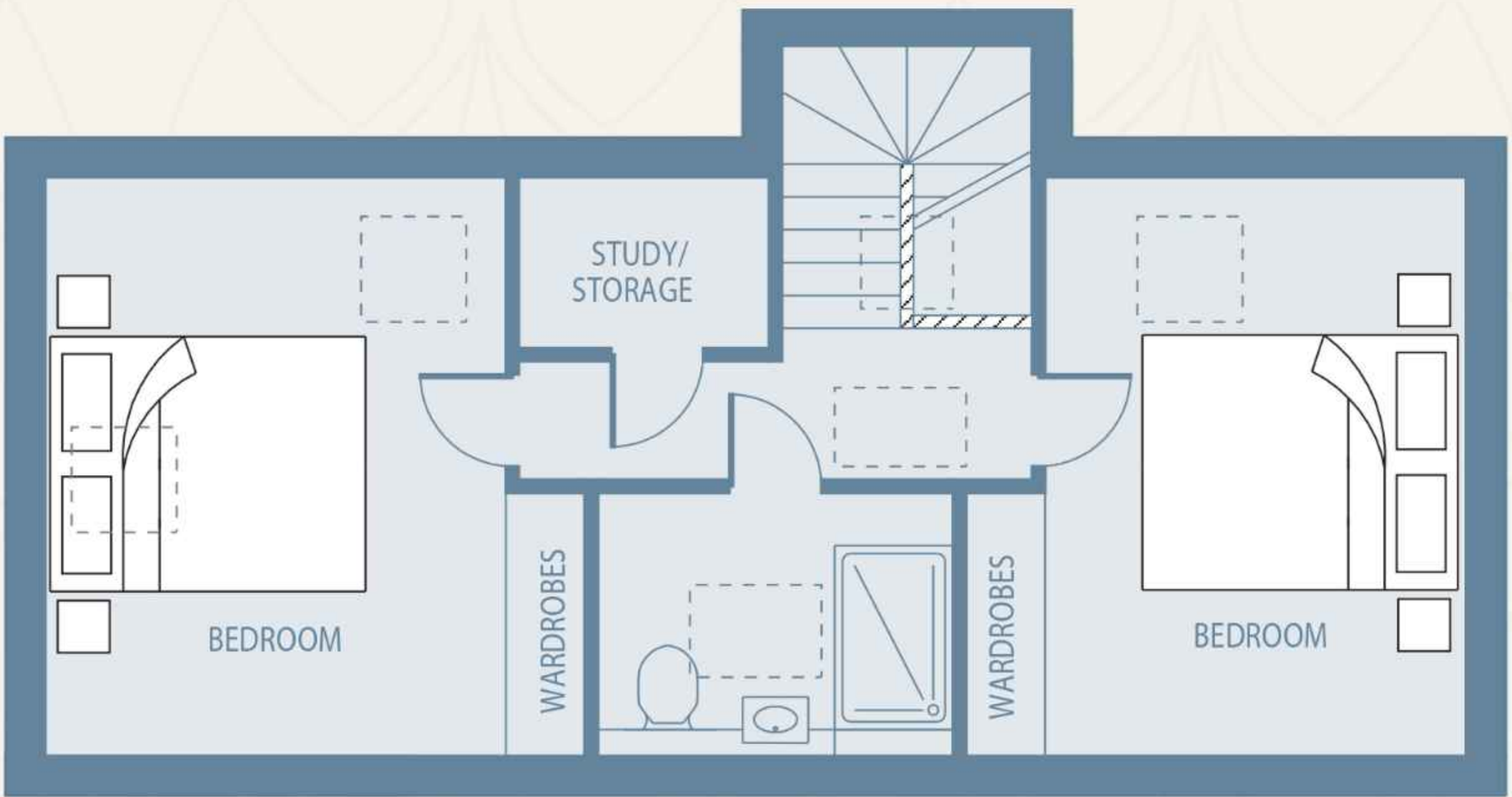


HOUSE - B

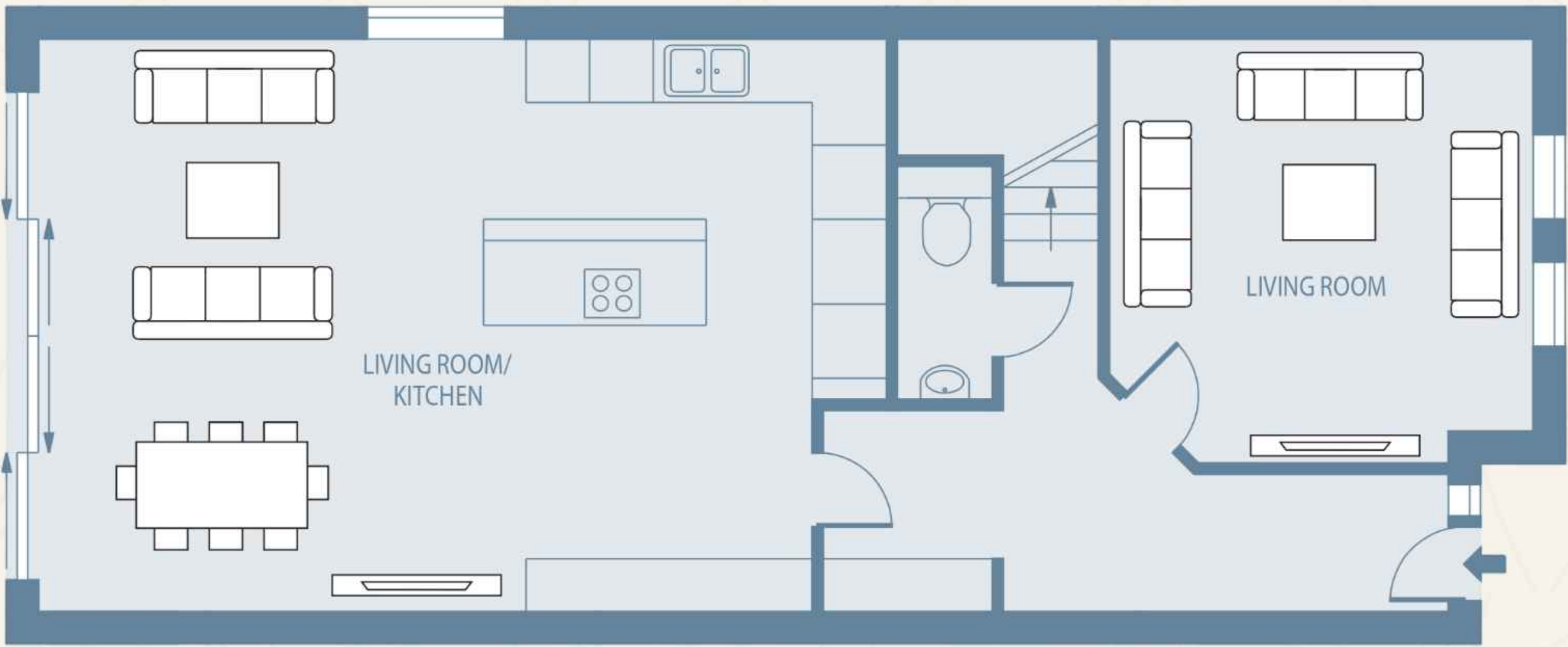
4 Bedrooms — Approx. 2,063 sq ft / 191.70 sq m



FIRST FLOOR



SECOND FLOOR



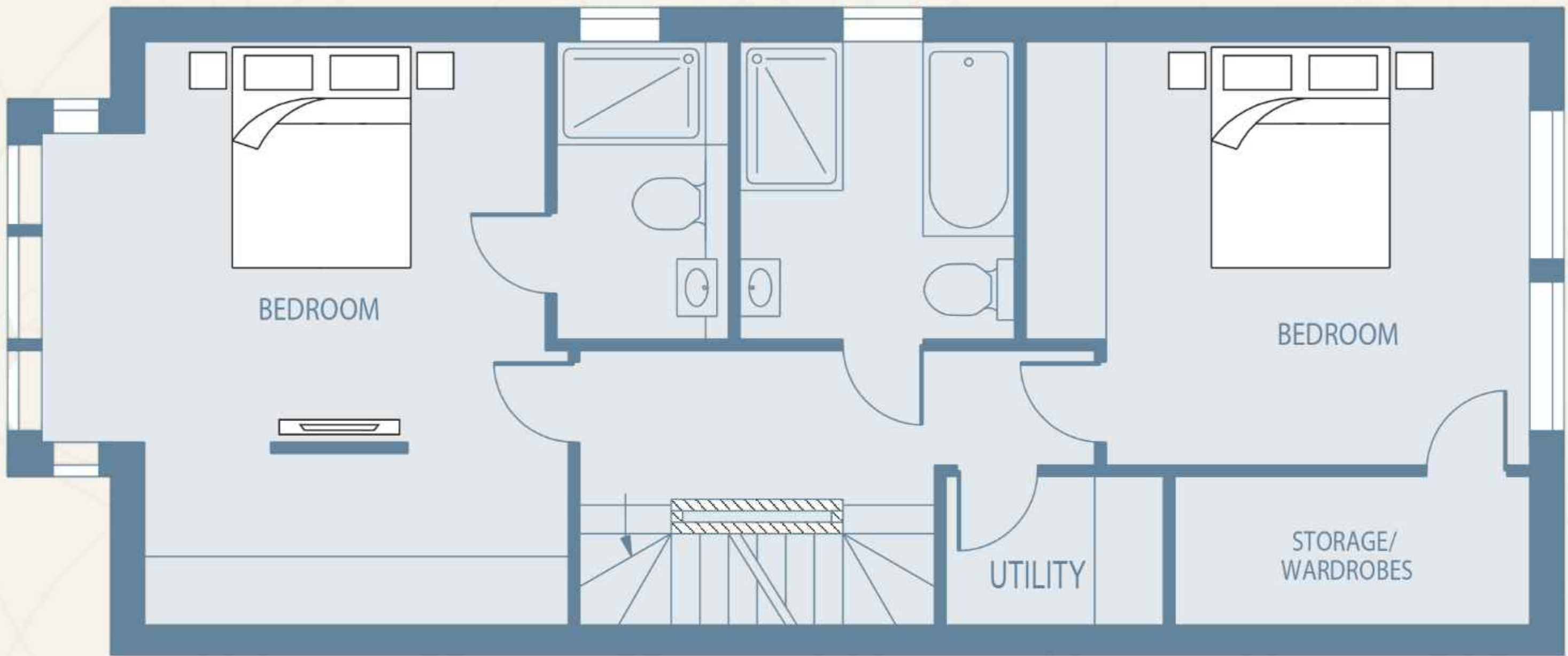
GROUND FLOOR

House C

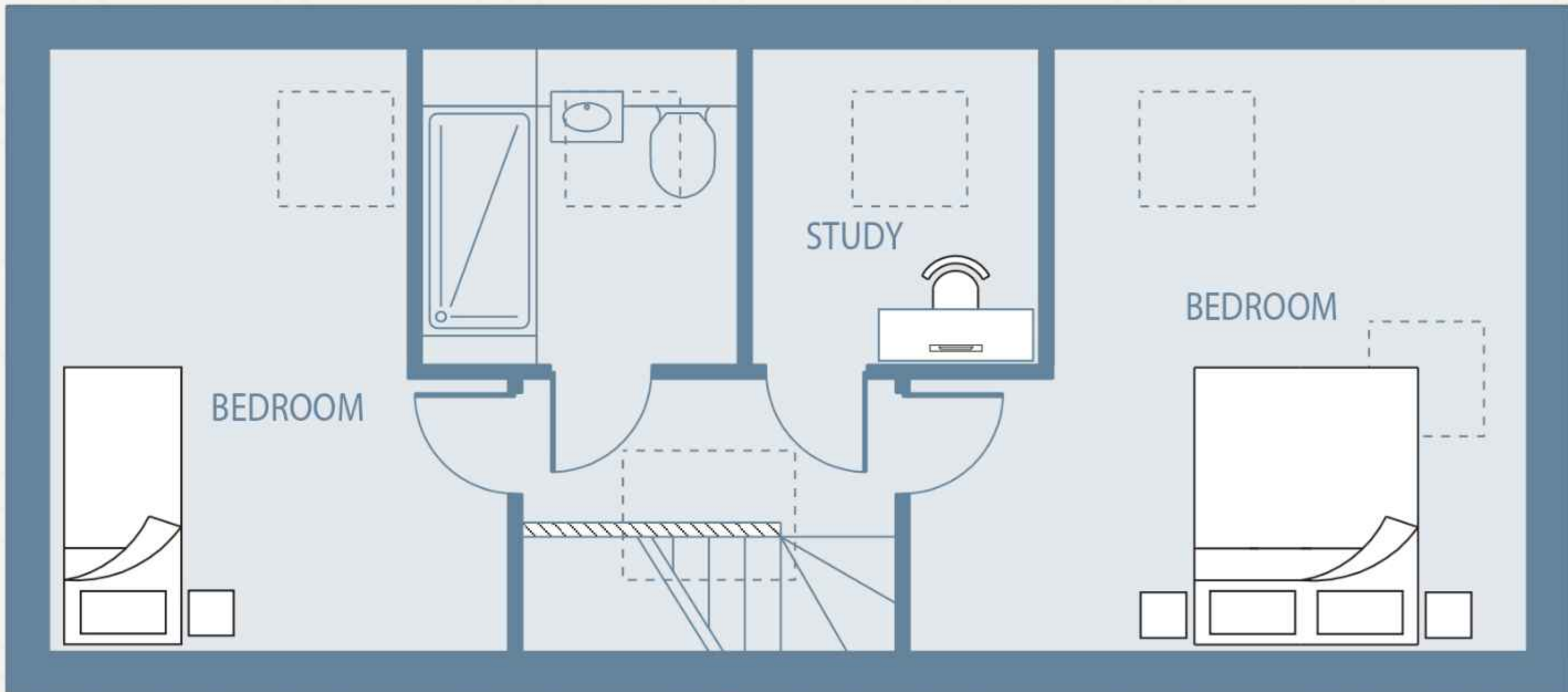


HOUSE - C

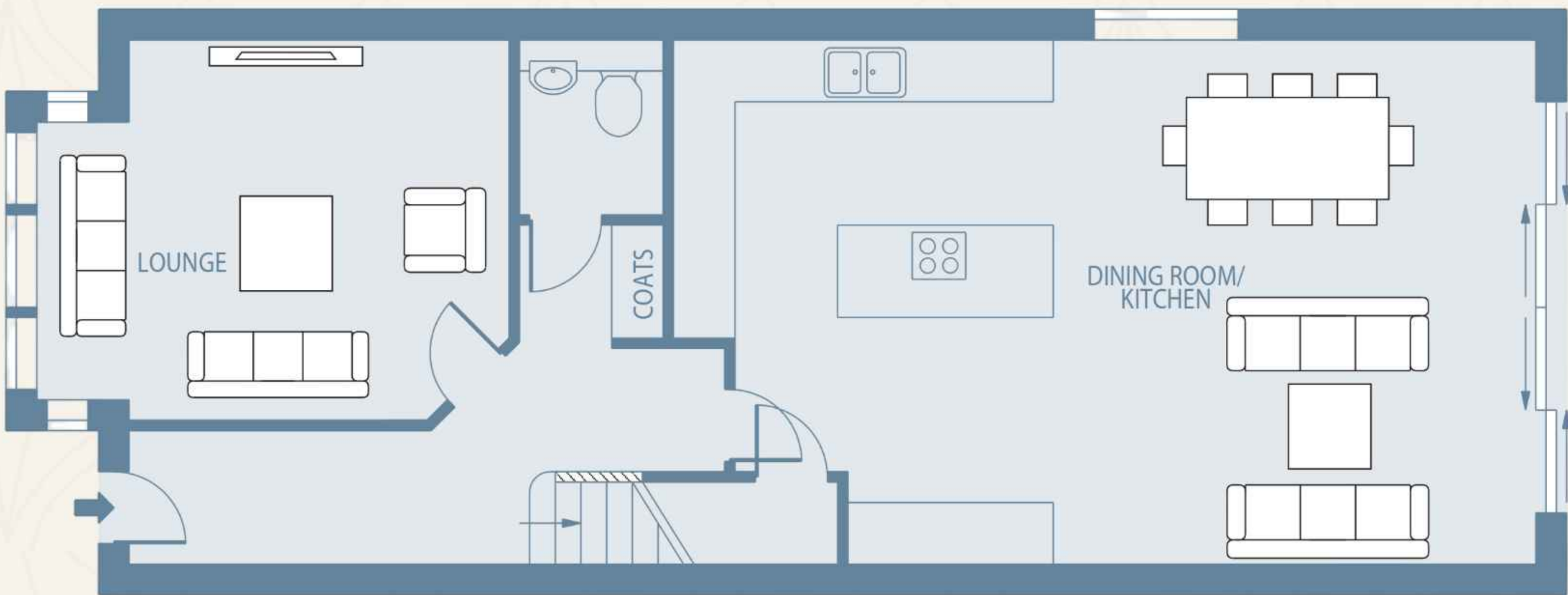
4 Bedrooms — Approx. 1,932 sq ft / 179.5 sq m



FIRST FLOOR



SECOND FLOOR



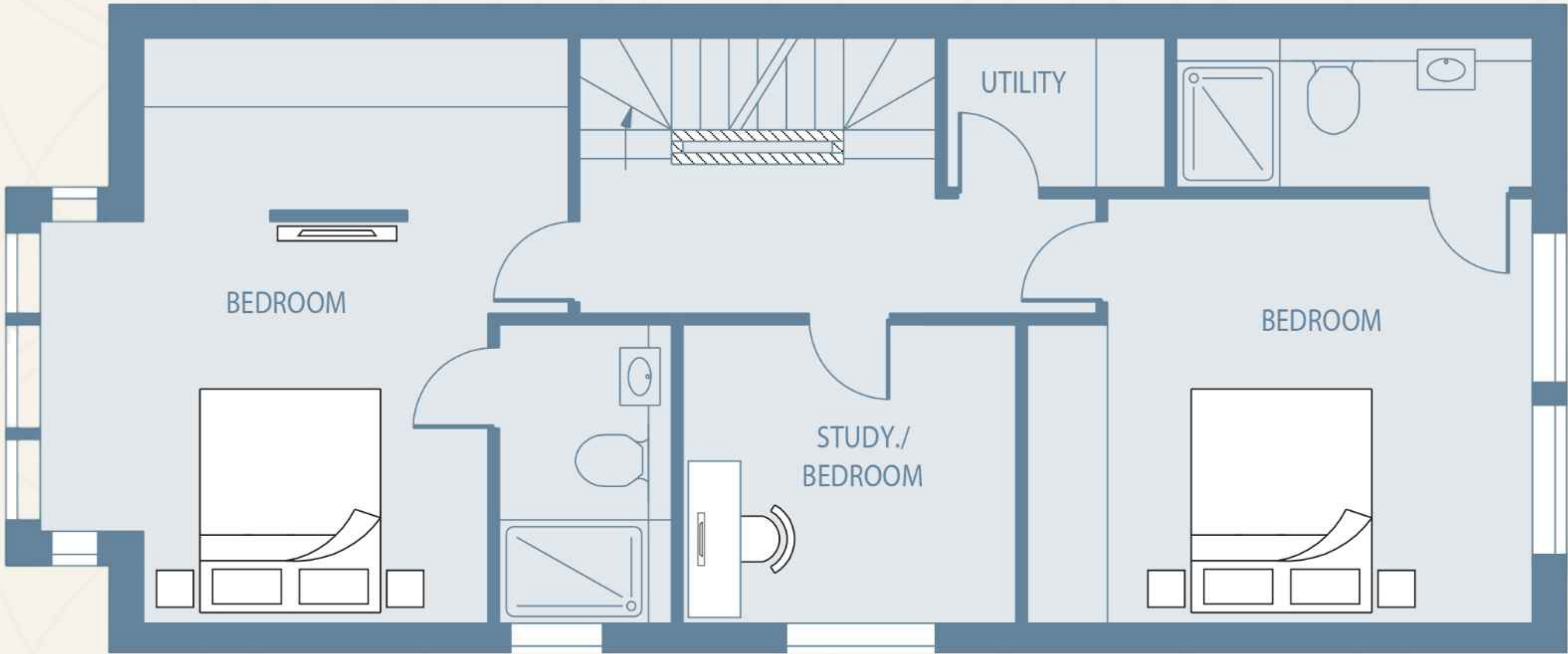
GROUND FLOOR

House D

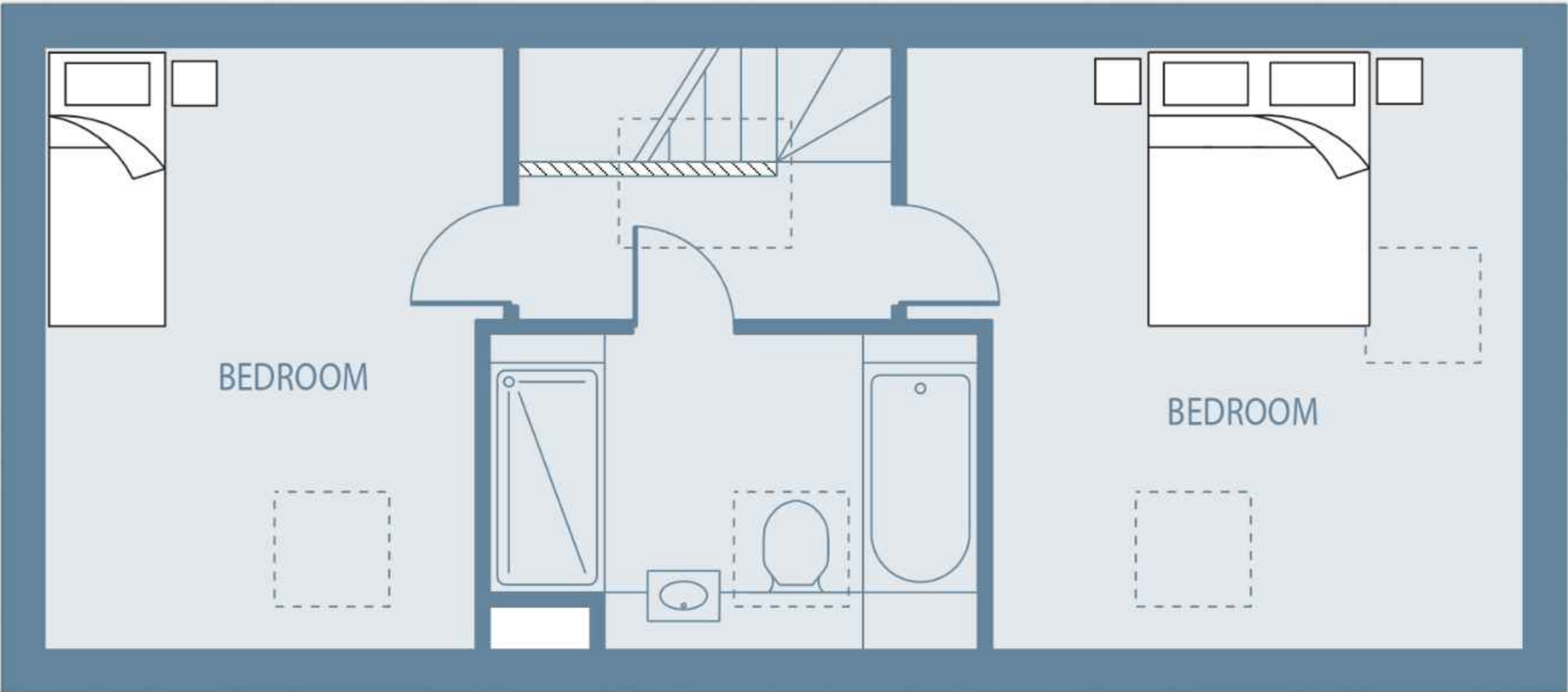


HOUSE - D

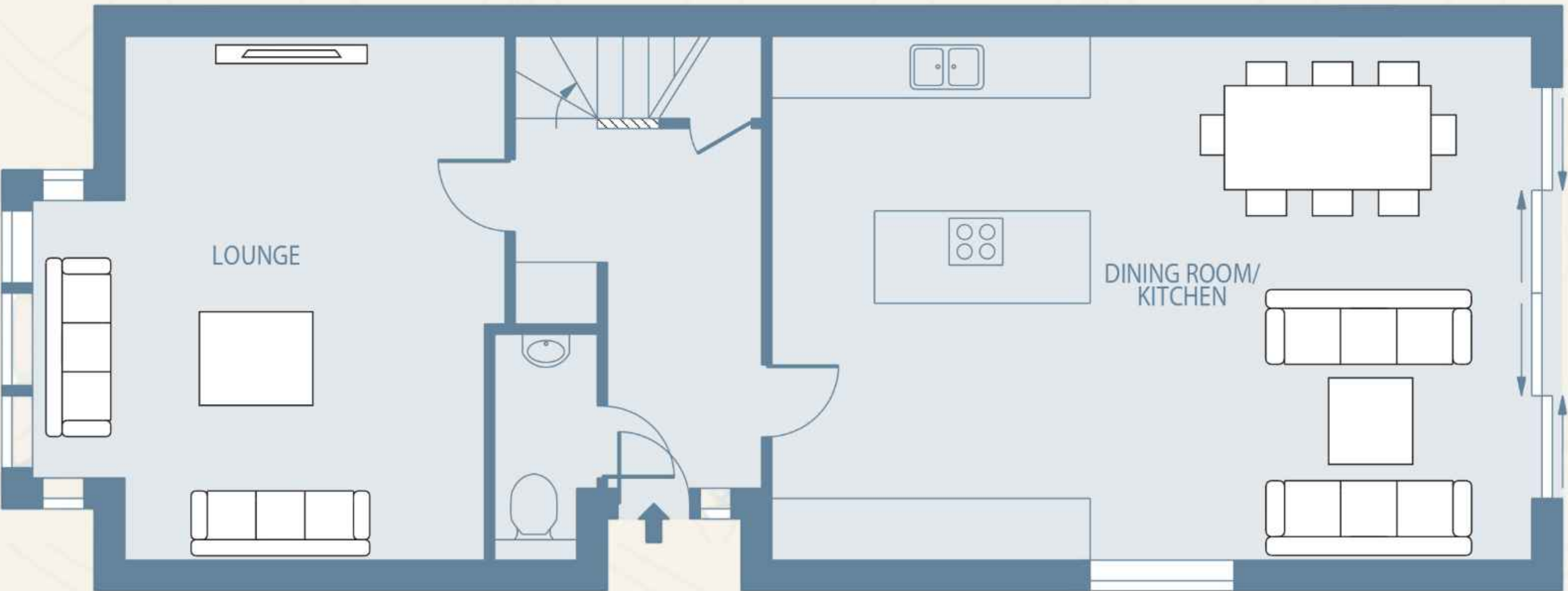
4 Bedrooms — Approx. 1,916 sq ft / 178.0 sq m



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

House E

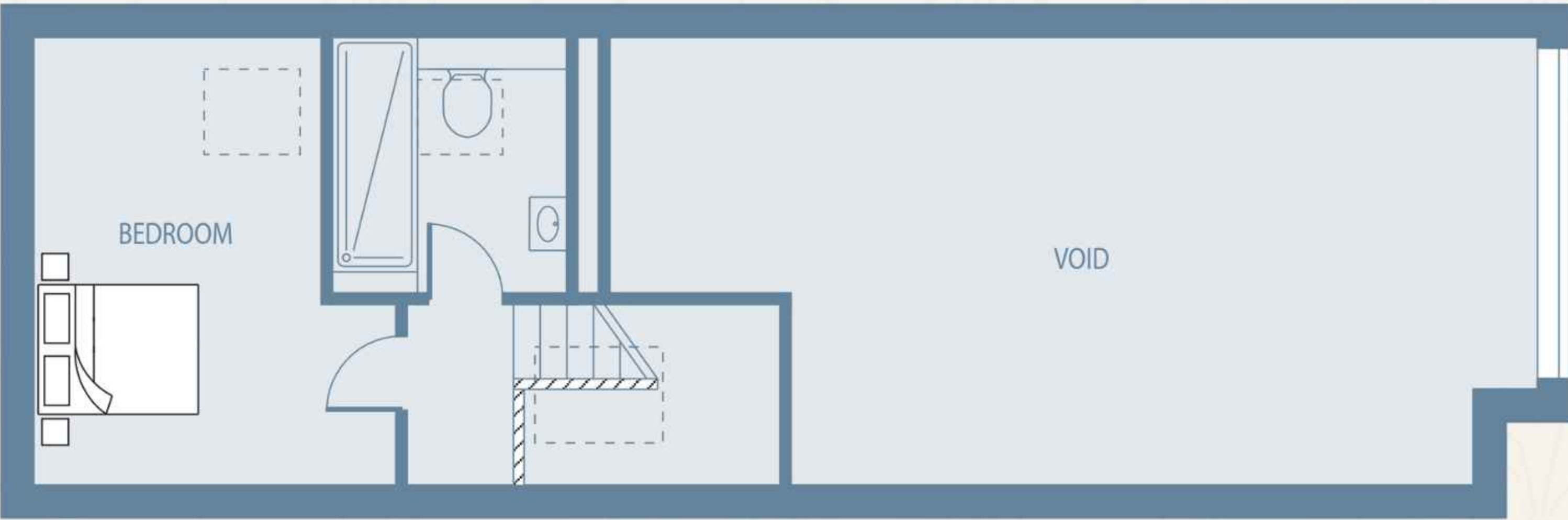


HOUSE - E

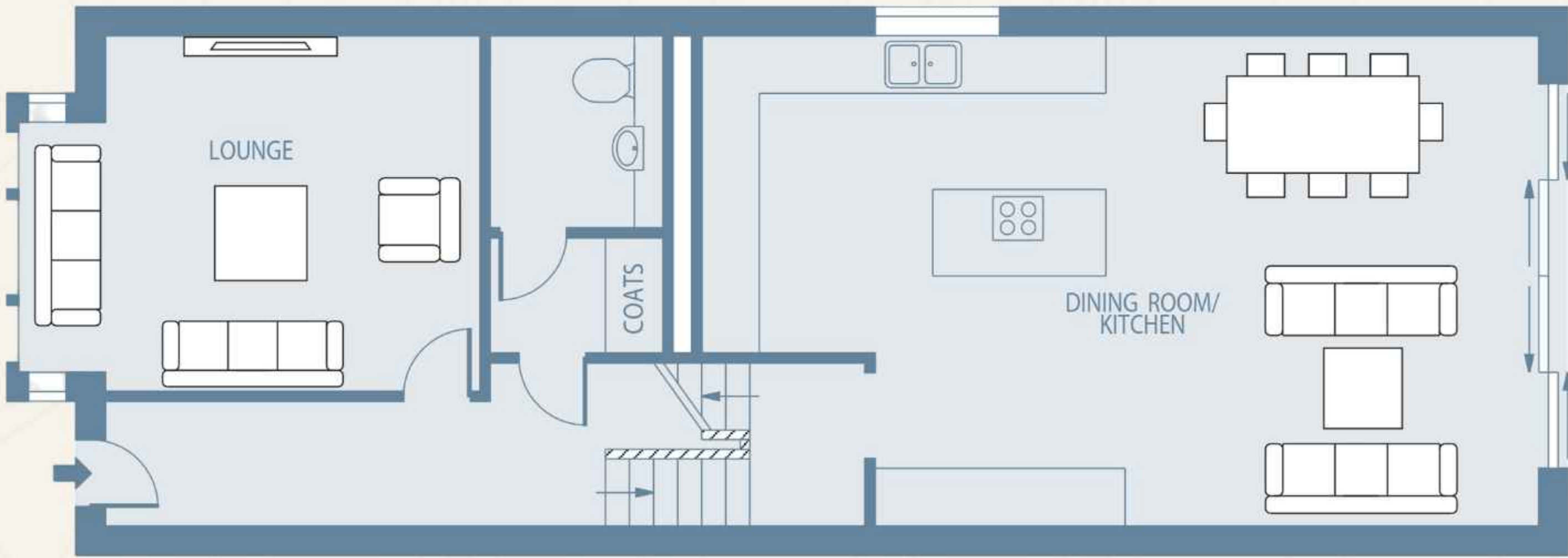
4 Bedrooms — Approx. 1,949 sq ft / 181.06 sq m



FIRST FLOOR



SECOND FLOOR



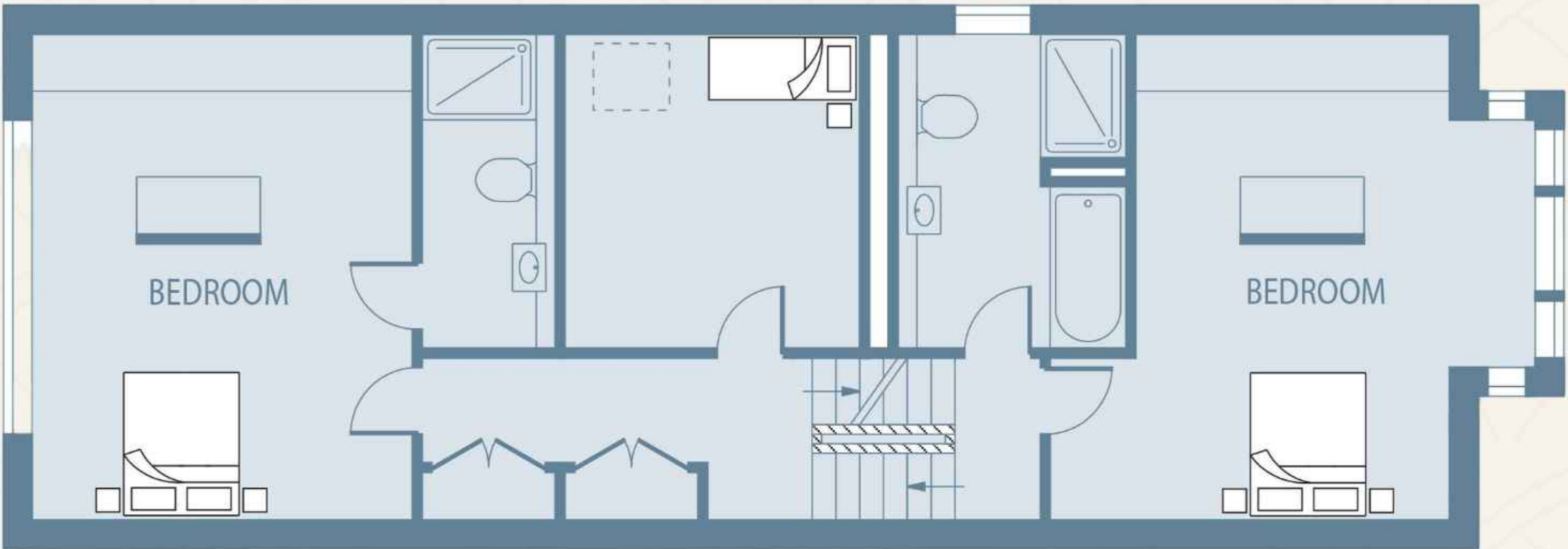
GROUND FLOOR

House F

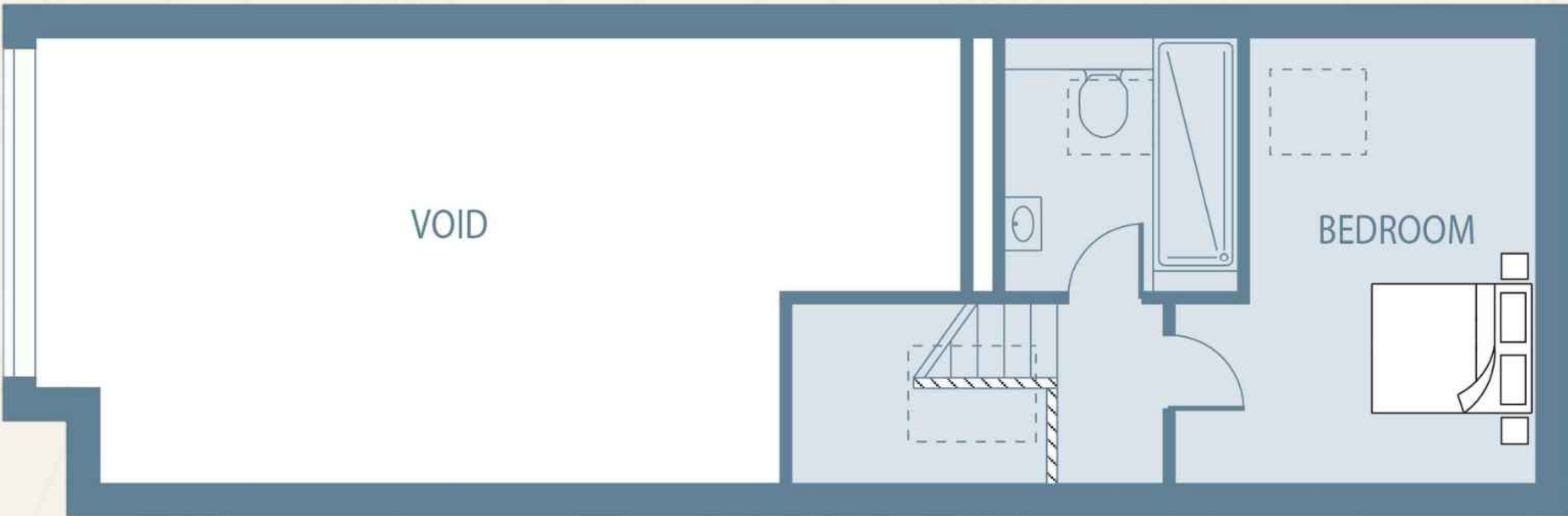


HOUSE - F

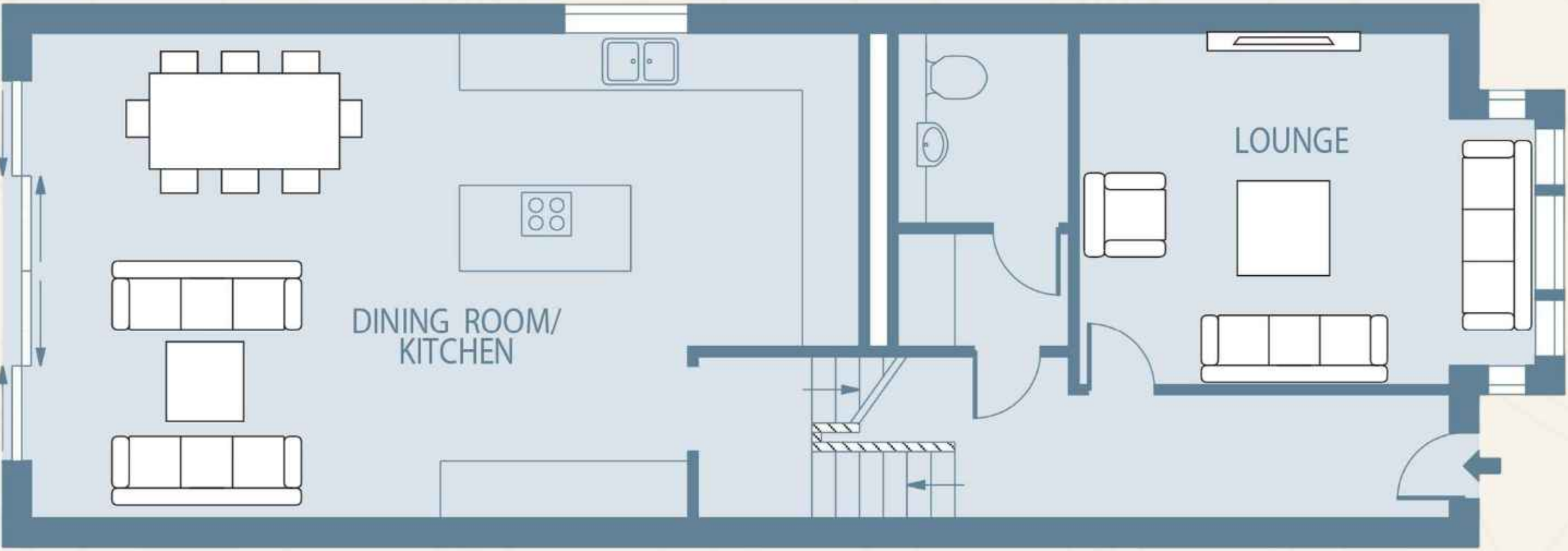
4 Bedrooms — Approx. 1,949 sq ft / 181.06 sq m



FIRST FLOOR



SECOND FLOOR



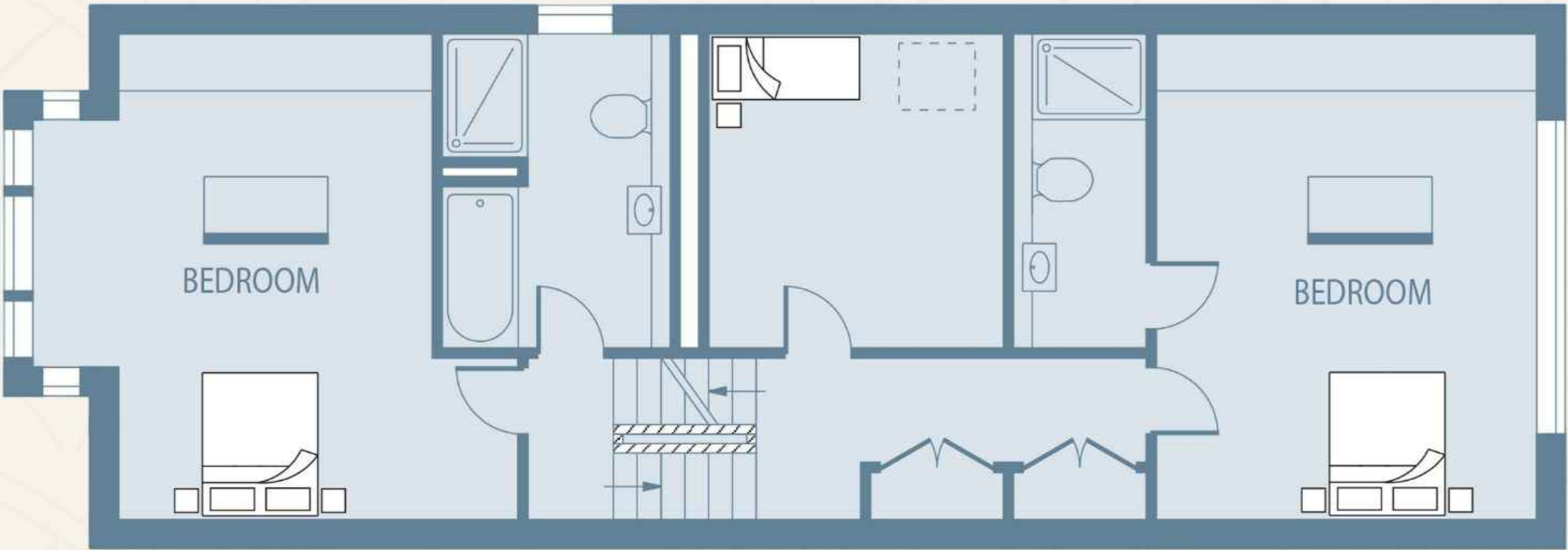
GROUND FLOOR

House G

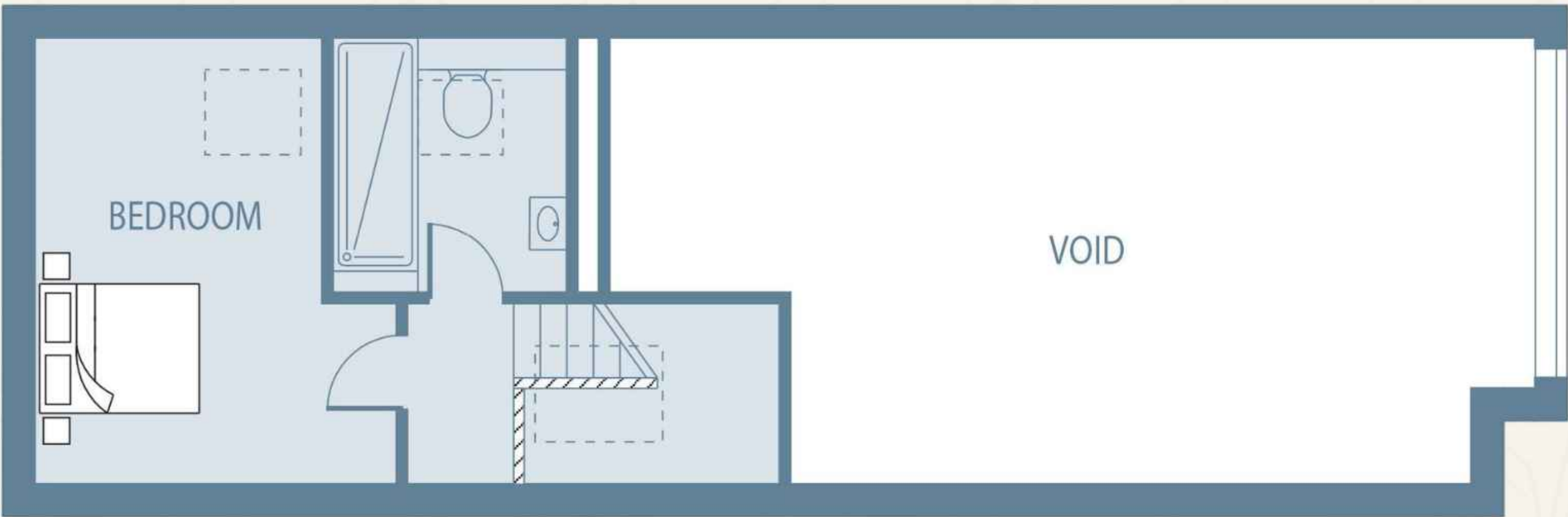


HOUSE - G

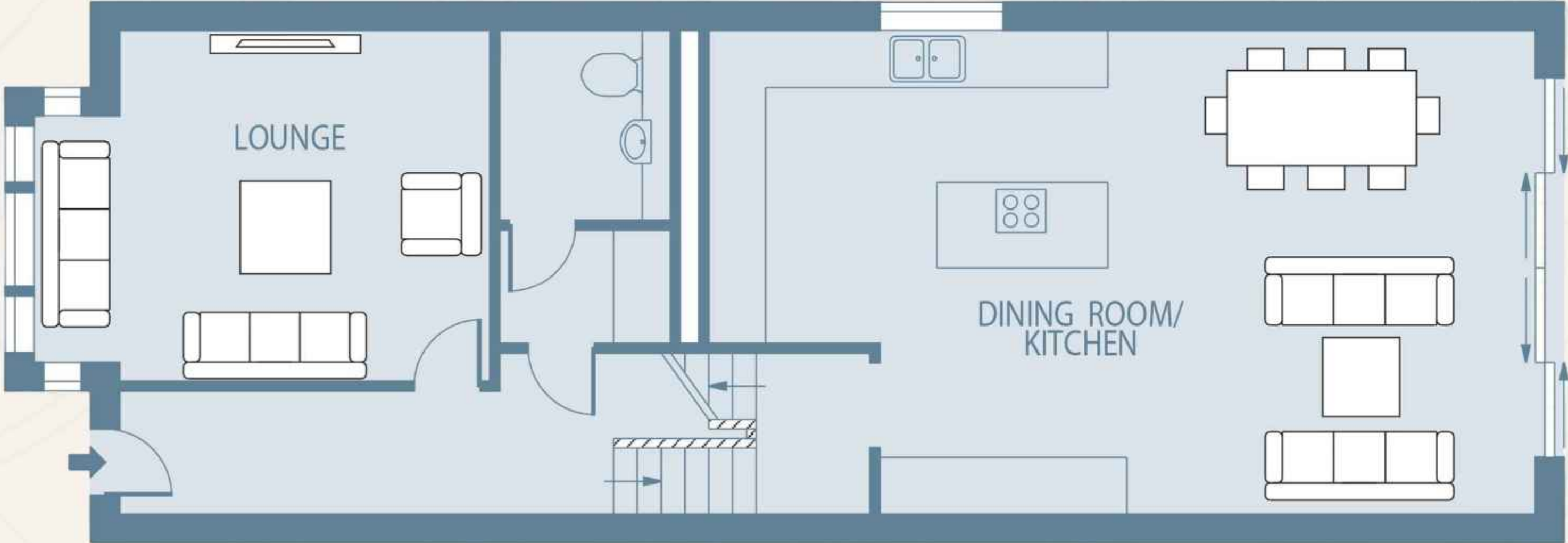
4 Bedrooms — Approx. 1,949 sq ft / 181.06 sq m



FIRST FLOOR



SECOND FLOOR



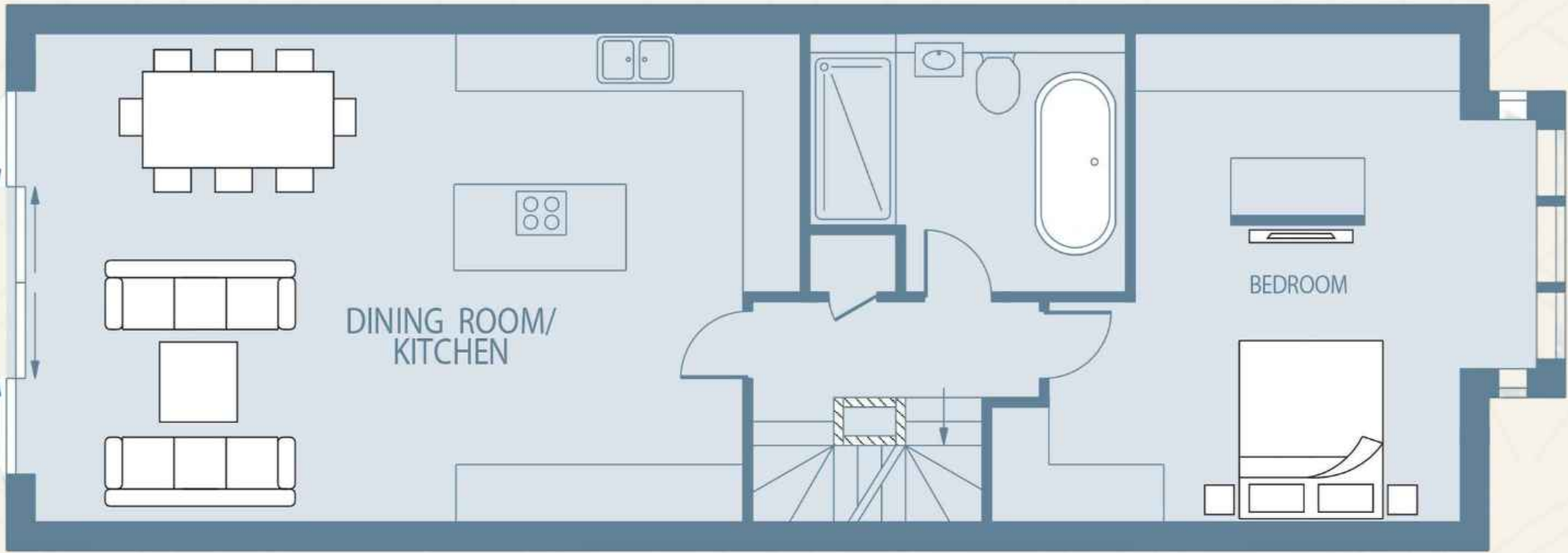
GROUND FLOOR

House H



HOUSE - H

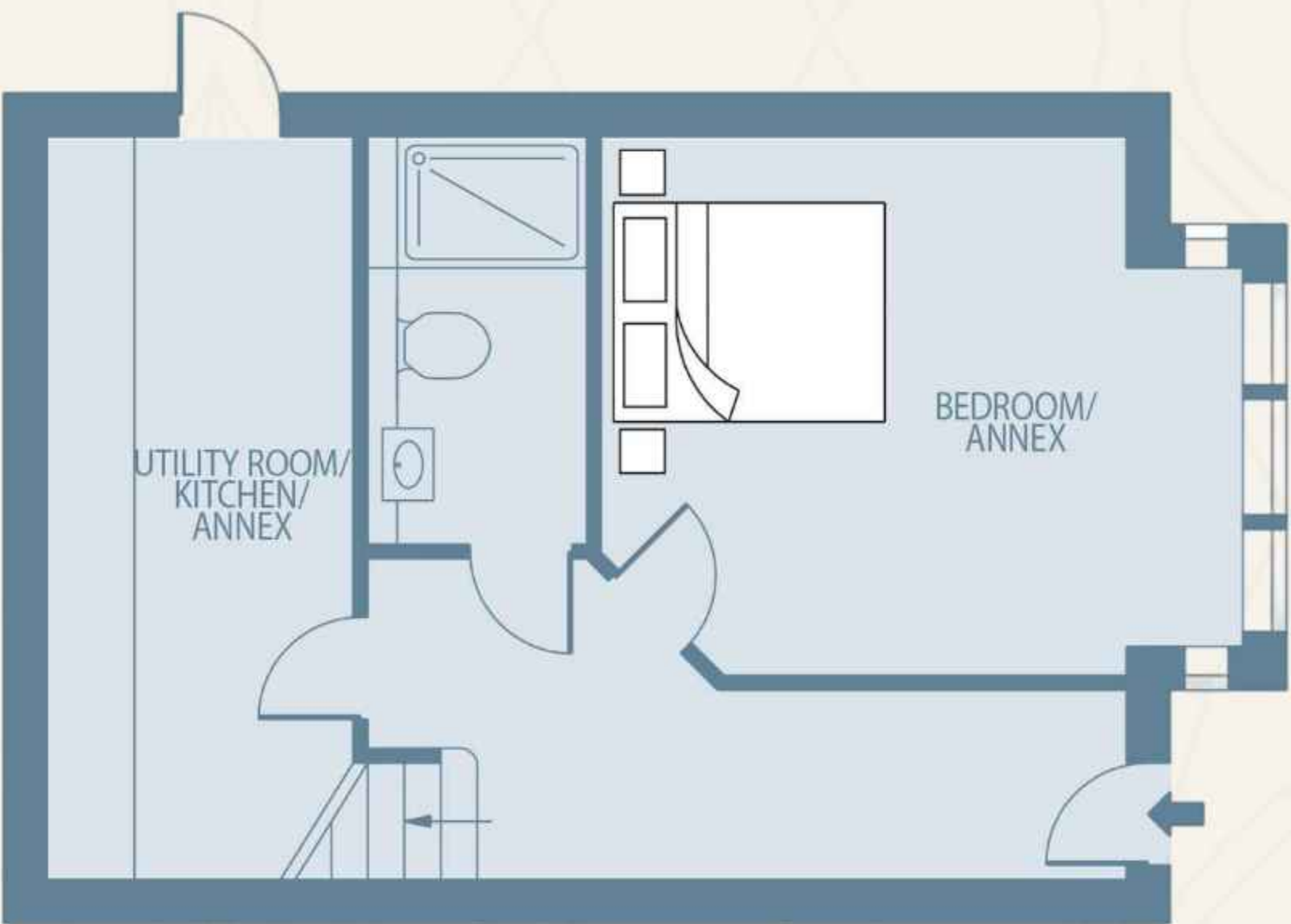
4 Bedrooms — Approx. 1,934 sq ft / 179.66 sq m



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

A Look at the Homes



House A
5 BEDROOM HOME

House B
4 BEDROOM HOME



A Look at the Homes



A Look at the Homes



A Look at the Homes



*Beautifully Considered.
Designed for Living*



WILLOWDENE
CHIPSTEAD



For further information, please contact our sales team.

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www.carvallhomes.co.uk