



GROVE HOUSE

THE GREEN • CARSHALTON • SM5 3BT



GROVE HOUSE



A bespoke collection of just ten luxury apartments, Grove House combines timeless elegance, thoughtful design and modern comfort — contemporary living within a private parkland sanctuary.

Grove House is a Victorian house originally built around 1840 at the very start of Queen Victoria's reign, previously used to entertain wounded soldiers in 1917 and later to exhibit art and crafts. Steeped in history and now beautifully restored, it reveals a carefully curated specification where traditional craftsmanship meets modern design. Each apartment combines heritage-inspired finishes with energy-efficient systems and bespoke interiors.

Set within secure gated parkland, the development benefits from landscaped gardens, feature ponds and private courtyard areas for selected ground-floor apartments. A video entry system, allocated bike storage and external balconies (in select homes) add practicality and comfort.

Kitchens are designed by Howdens, with Clerkenwell Gloss handleless units in Charcoal or Reed Green, paired with Miami White Silestone worktops, Rienza matt black fittings and Karndean flooring. Premium AEG and Bosch appliances

come fully integrated, including oven, induction hob, extractor, fridge-freezer, dishwasher and washer/dryer.

Living areas feature matt white walls and Karndean flooring, while bedrooms and hallways are finished with Natural Berber Twist carpets in warm neutral tones. Bathrooms echo the same attention to detail, fitted with Roca sanitaryware, heated towel rails and designer tiles in soft, natural finishes. Each ensuite and cloakroom offers a calming, spa-like atmosphere crafted for relaxation.

Grove House also boasts heritage-style staircases, well-maintained communal areas, and an efficient gas-fired heating and hot water system. A 10-year Checkmate structural warranty ensures peace of mind.





The Local Area

Nestled within the tranquil surroundings of Grove Park, Grove House enjoys an enviable position combining green serenity with superb connectivity. This exclusive development sits in one of Sutton's most desirable areas, where heritage charm meets modern convenience.

Carshalton and Carshalton Beeches stations are both nearby, providing regular services to the capital in under 40 minutes — ideal for commuters. The A217 and A232 ensure easy road links to Croydon, Epsom and the M25.

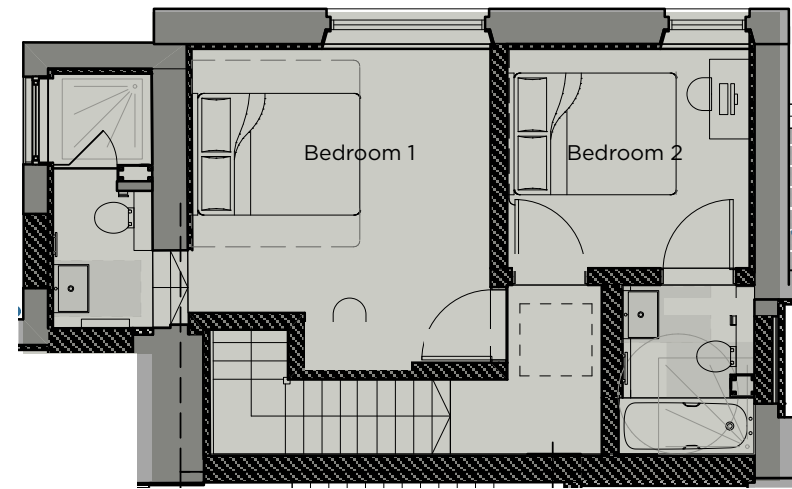
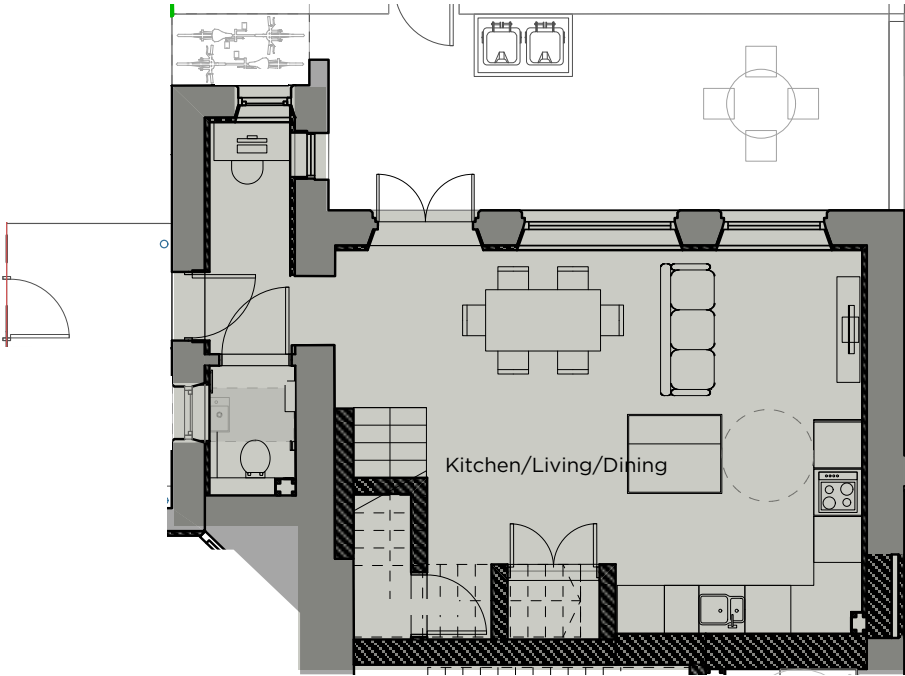
Families are well served by excellent local schools, including St Philomena's Catholic High School for

Girls, Barrow Hedges Primary, and Stanley Park High, all rated Good or Outstanding by Ofsted. Several nurseries and playgroups make the area equally appealing for young families.

Residents can enjoy peaceful walks through Grove Park, the picturesque Carshalton Ponds and nearby Beddington Park. Leisure options include local golf clubs, tennis courts, and fitness centres, while Sutton High Street and Banstead Village offer a lively mix of cafés, boutiques, and restaurants. Central London, Kingston and Wimbledon are all within easy reach, balancing village tranquillity with city energy.

Plot 1 (MA 1a)

Two bedroom flat



GROUND FLOOR

Kitchen/Living/Dining: 7.02m x 5.12m /
23' x 16'8"
Cloakroom
Terrace

FIRST FLOOR

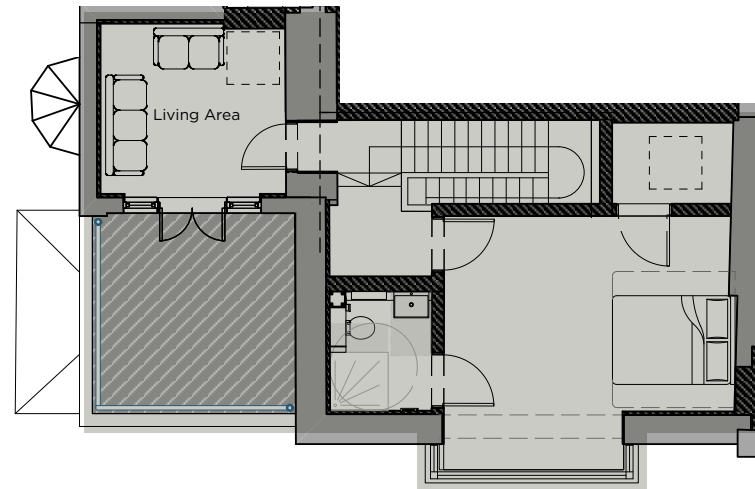
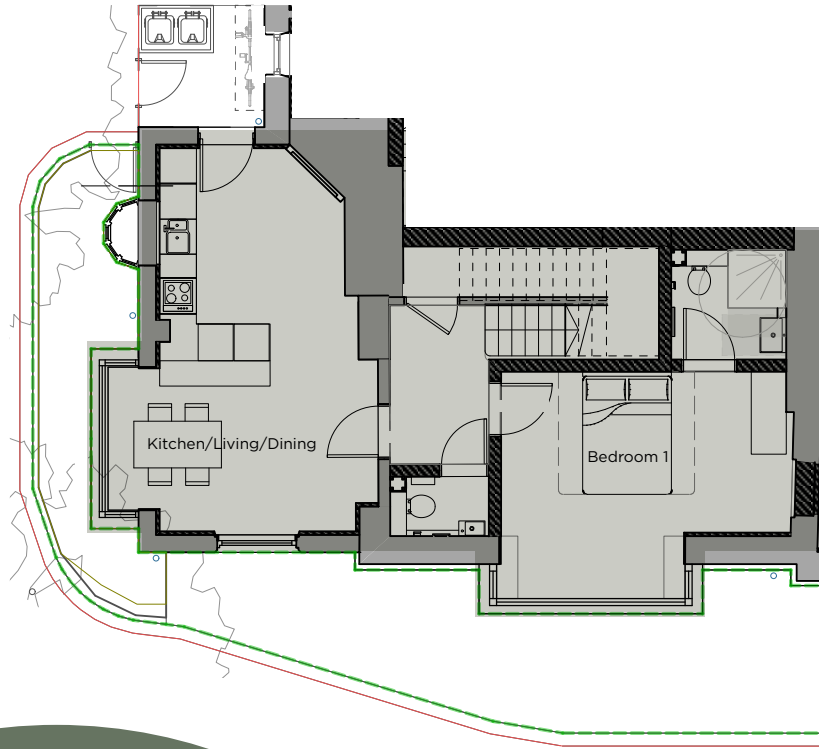
Bedroom 1: 3.87m x 4.05m / 12'7" x 13'2"
Ensuite shower room
Bedroom 2: 3.08m x 2.81m / 10'1" x 9'2"
Bathroom

TOTAL: 861 sq.ft



Plot 2 (MA 1b)

Two bedroom flat



GROUND FLOOR

Kitchen/Dining: 6.69m x 4.60m / 21'9" x 15'1"

Bedroom 1: 3.87m x 5.20m / 12'7" x 17'0"

Ensuite shower room

Cloakroom

FIRST FLOOR

Living: 3.18m x 2.99m / 10'4" x 9'8"

Bedroom 2: 4.99m x 4.31m / 16'4" x 14'1"

Ensuite shower room

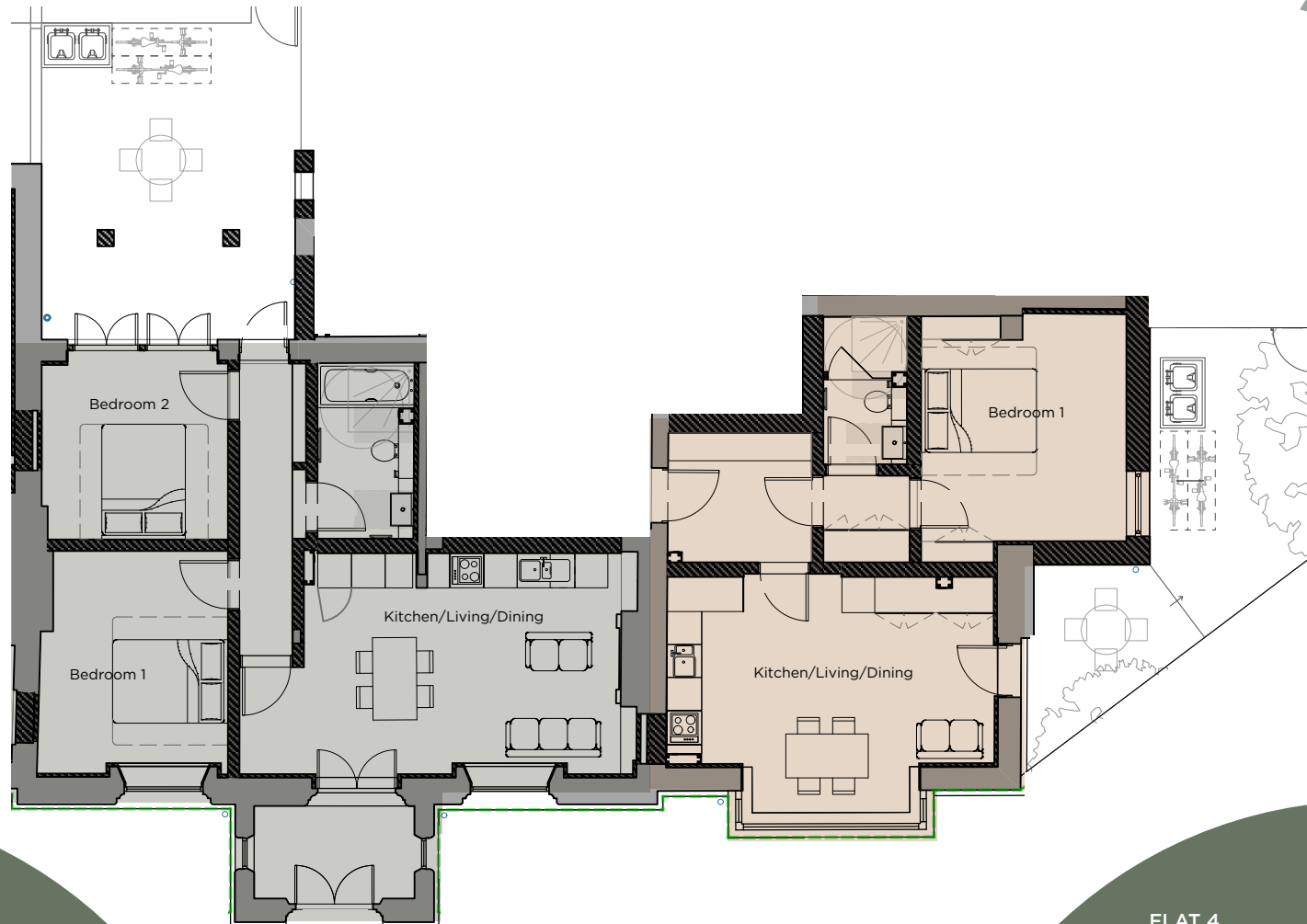
Balcony

TOTAL: 1152 sq.ft



Plot 3 (FL 1c) & Plot 4 (FL 1d)

One & two bedroom flat



FLAT 3

GROUND FLOOR

Kitchen/Living/Dining: 5.91m x 4.19m / 19'4" x 13'8"

Bedroom 1: 4.11m x 3.29m / 13'3" x 10'8"

Cloakroom

Bedroom 2: 3.36m x 3.41m / 11'0" x 11'2"

Bathroom

Terrace

TOTAL: 797 sq.ft

FLAT 4

GROUND FLOOR

Kitchen/Living/Dining: 6.09m x 4.53m / 19'10" x 14'8"

Bedroom: 4.17m x 3.64m / 13'7" x 11'9"

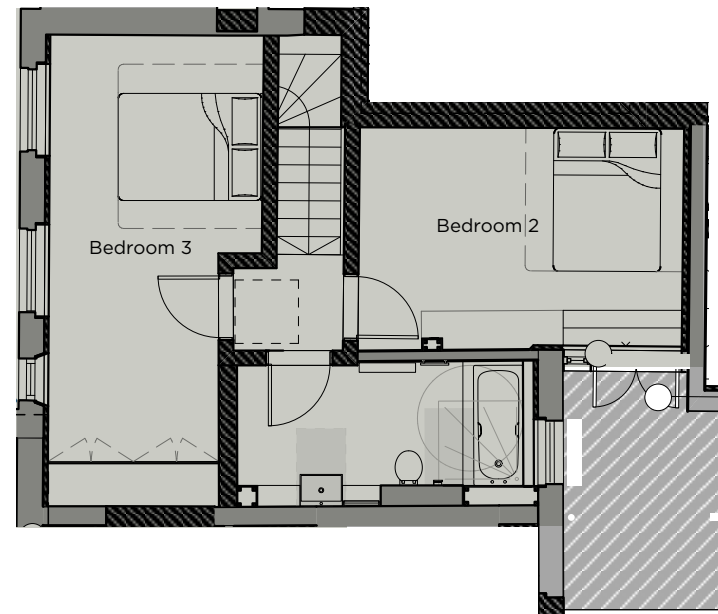
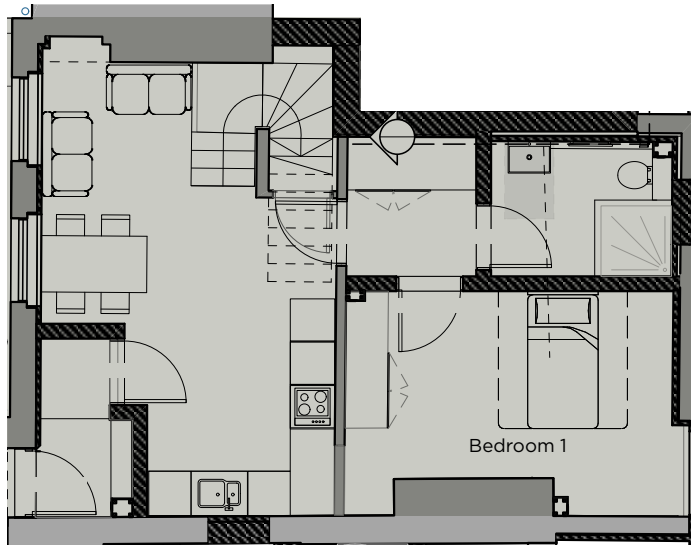
Shower room

Terrace

TOTAL: 592 sq.ft

Plot 5 (MA 1e)

Three bedroom flat



GROUND FLOOR

Kitchen/Living/Dining: 6.51m x 4.18m

/ 21'3" x 13'7"

Bedroom 1: 4.60m x 3.28m / 15'1" x 10'8"

Bathroom

FIRST FLOOR

Bedroom 2: 4.54m x 3.24m / 14'9" x 10'6"

Bedroom 3: 3.07m x 6.72m / 10'1" x 22'

Bathroom

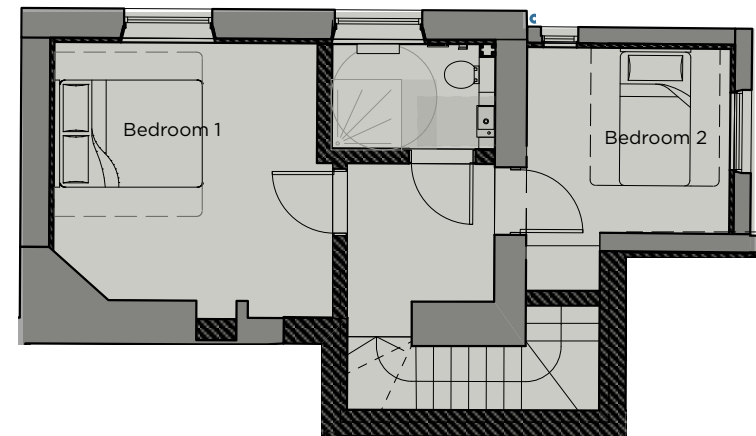
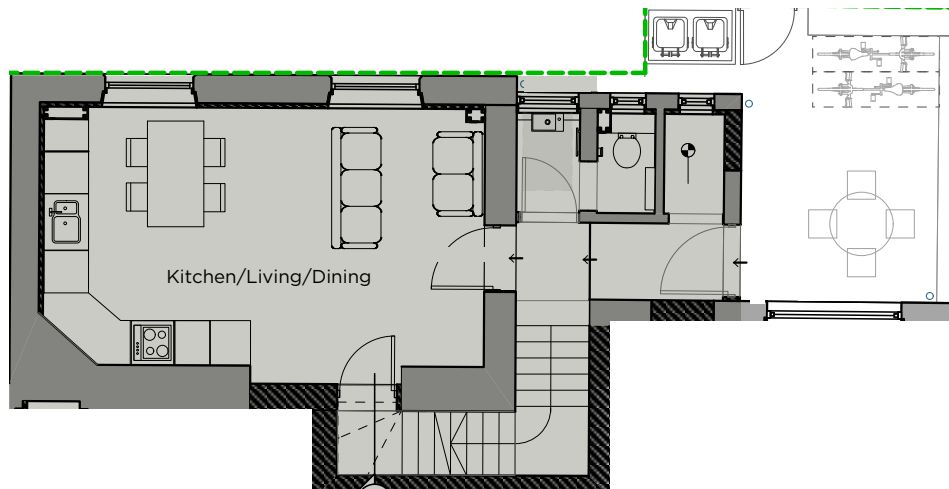
Balcony

TOTAL: 1076 sq.ft



Plot 6 (MA 1f)

Two bedroom flat



GROUND FLOOR

Kitchen/Living/Dining: 6.28m x 3.66m /
20'6" x 12'0"
Cloakroom
Terrace

FIRST FLOOR

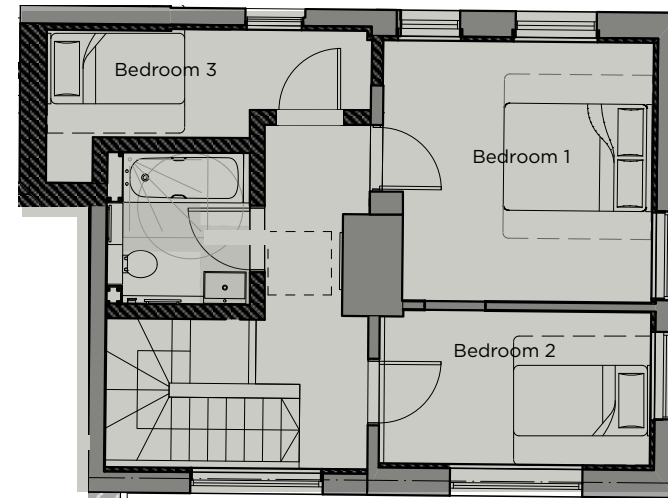
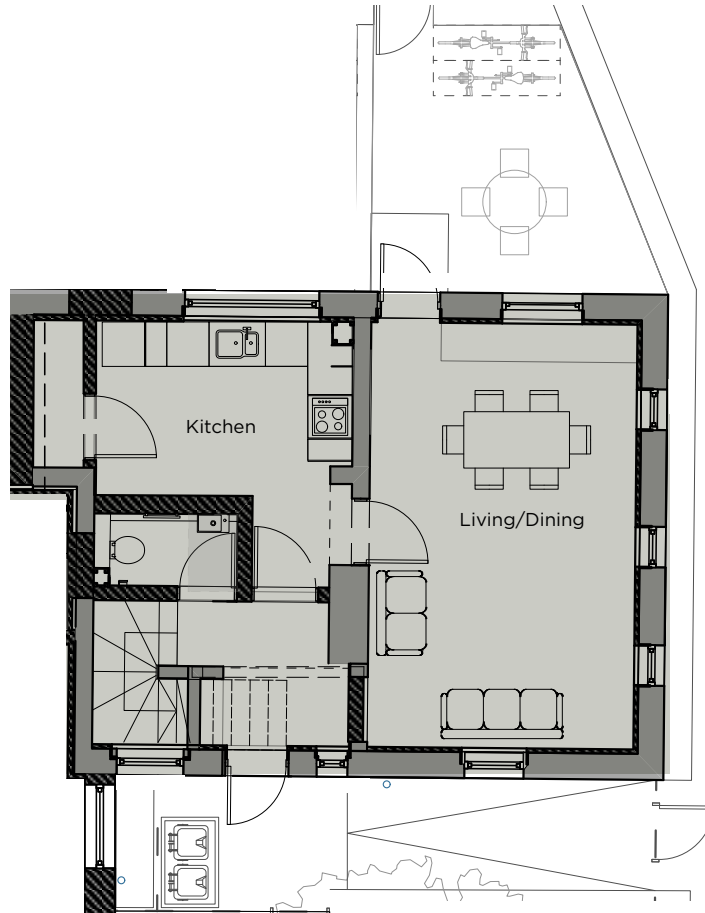
Bedroom 1: 3.78m x 3.76m / 12'2=4" x 12'4"
Bedroom 2: 2.72m x 2.96m / 8'9" x 9'7"
Shower room

TOTAL: 797 sq.ft



Plot 7 (MA 1g)

Three bedroom flat



GROUND FLOOR

Kitchen: 3.77m x 2.48m / 12'4" x 8'2"
Living/Dining: 6.09m x 3.73m / 19'9" x 12'4"
Cloakroom
Terrace

FIRST FLOOR

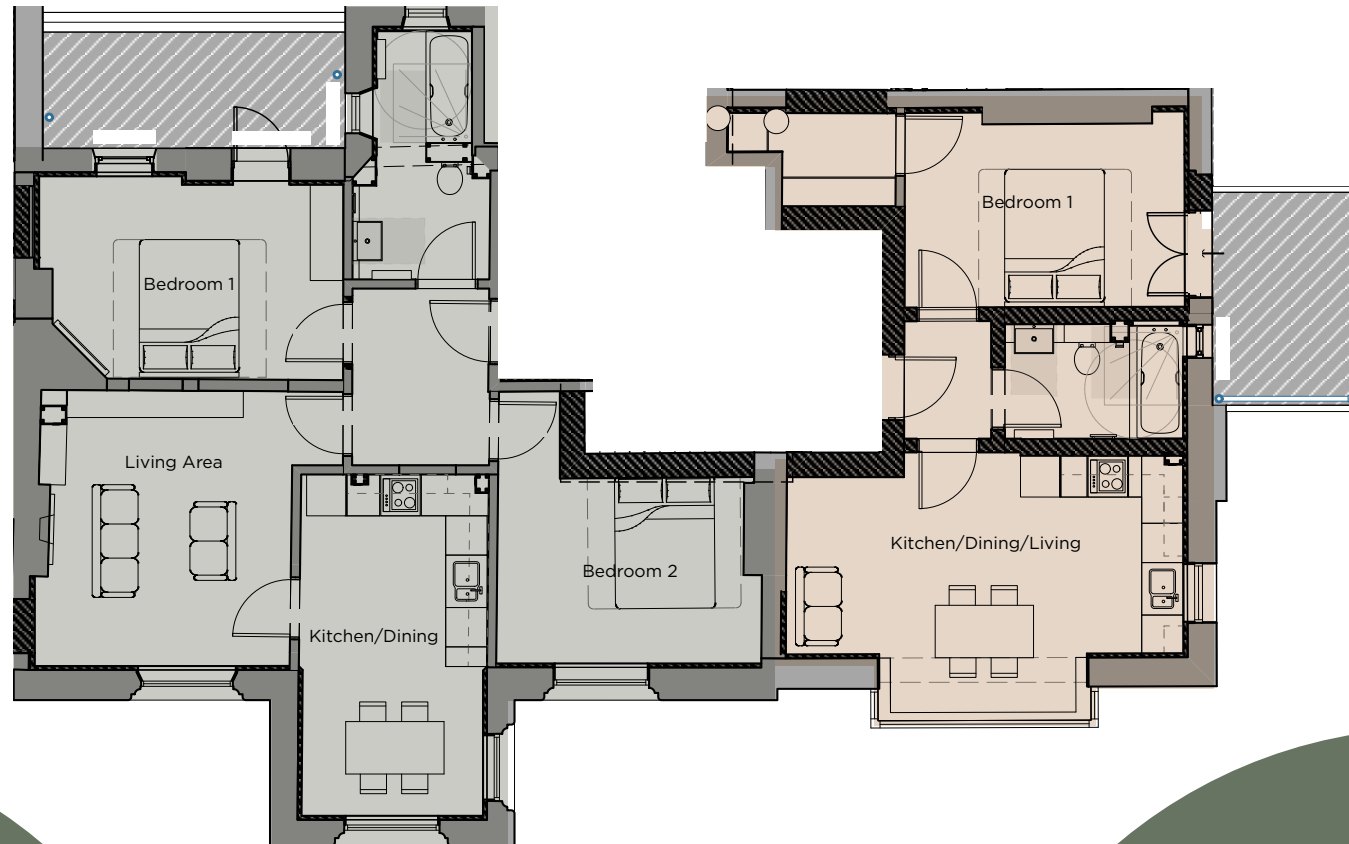
Bedroom 1: 3.73m x 3.55m / 12'2" x 11'6"
Bedroom 2: 3.84m x 2.35m / 12'6" x 7'7"
Bedroom 3: 1.63m x 4.66m / 5'3" x 15'3"
Bathroom

TOTAL: 1044 sq.ft



Plot 8 (FL 2a) & Plot 9 (FL 2b)

One & two bedroom flats



PLOT 8

FIRST FLOOR

Kitchen/Dining: 5.22m x 2.94m / 17'1" x 9'6"

Living: 4.28m x 3.89m / 14' x 12'8"

Bedroom 1: 4.48m x 3.12m / 14'6" x 10'2"

Bedroom 2: 4.05m x 2.78m / 13'3" x 9'1"

Bathroom

Balcony

TOTAL: 797 sq.ft

PLOT 9

FIRST FLOOR

Kitchen/Dining/Living: 6.05m x 4.03m / 19'8" x 13'2"

Bedroom: 4.32m x 2.93m / 14'2" x 9'6"

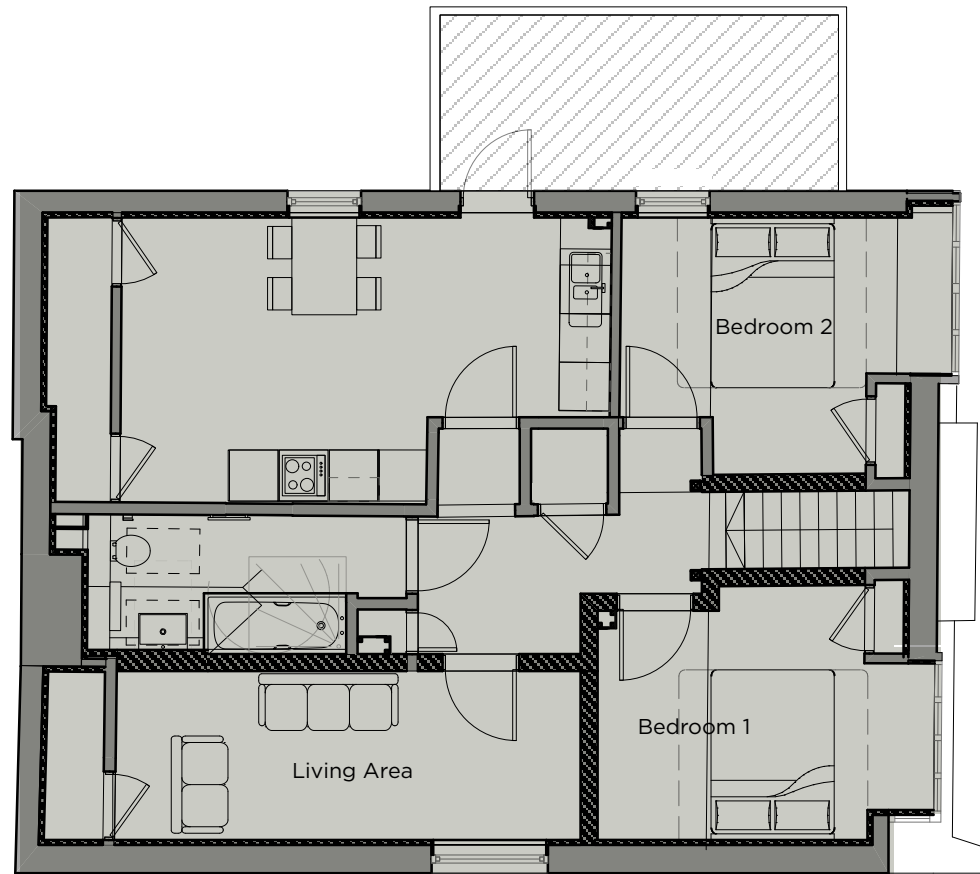
Bathroom

Balcony

TOTAL: 538 sq.ft

Plot 10 (FL 3a)

Two bedroom flat



SECOND FLOOR

Kitchen/Dining: 6.04m x 3.53m / 19'8" x 11'6"

Living: 5.74m x 2.14m / 18'8" x 7'0"

Bedroom 1: 4.19m x 3.11m / 13'7" x 10'2"

Bedroom 2: 4.11m x 3.27m / 13'5" x 10'7"

Bathroom

Balcony

TOTAL: 893 sq.ft



Site Plan



Specification

GENERAL

- Secure gated parkland setting
- Video pedestrian entry system
- Feature heritage double glazed timber windows
- External balconies to selected apartments
- Energy saving downlighters throughout
- Feature Longden internal timber doors with matching architectural ironmongery
- Private courtyard areas to ground floor apartments
- Allocated secure bike and bin stores
- Landscaped gardens and grounds with feature ponds
- Feature heritage fire surrounds in selected apartments
- Feature heritage communal stairs to entrance
- High Efficiency Communal Gas Fired Hot Water & Heating System with radiators
- 10-year Checkmate Warranty

LIVING

- Karndean strip flooring
- Walls – White Clay Ultra Matt Emulsion



KITCHEN

- Howdens Clerkenwell gloss handleless doors in Charcoal or Reed Green
- Miami White Silestone worktops and upstands
- Inset composite black sink and Rienza matt black mixer tap
- AEG multi-function electric oven
- AEG touch control ceramic induction hob
- AEG black extractor hood
- Bosch integrated fridge freezer, dishwasher and washer/dryer
- Astro Triotone under pelmet lighting
- Karndean strip flooring (Ashland to Charcoal kitchens, Traditional Oak to Reed Green kitchens)

BEDROOM/HALLWAY & STAIRCASE TO DUPLEX APARTMENTS

- Natural Berber Twist carpet in Exmoor Barley or Seed
- Carpeted Hardwood staircases to maisonettes
- Walls – White Clay Ultra Matt Emulsion

BATHROOM & ENSUITE SHOWER ROOM

Type A (Larger Spaces)

- Barbrook Fern wall tiling
- Kotto Beige floor tiling
- Walls – White Clay Ultra Matt Emulsion

Type B (Smaller Spaces)

- Travertine Satin wall tiling
- Portland Basalt floor tiling
- Walls – White Clay Ultra Matt Emulsion
- Roca Feature Sanitaryware with vanity units
- Heated towel rails

CLOAKROOM

- Barbrook Pearl Gloss wall tiling/splashbacks
- Coast Taupe floor tiling
- Walls – White Clay Ultra Matt Emulsion
- Roca Feature Sanitaryware with vanity units

**Images are computer generated for illustrative purposes only, finishes and layouts may vary.*









cubitt&west
Land & New Homes

020 8647 0011
wallington@cupittandwest.co.uk

SUTTON
LIVING

These particulars are provided as a general guide and do not constitute any part of an offer or contract. Whilst every endeavour has been made to provide accurate measurements and a fair description of the properties, this information is not guaranteed. This brochure is intended to provide an indication of the general style of our development. The developer reserves the right to alter or vary the design and specification at any time for any reason without prior notice. External finishes and elevational treatments to the houses, garages and parking shown may vary or change, sanitaryware and kitchen finishes may differ from that in images. Please note dimensions are approximate +/- 2ft and are not intended to be used for carpet sizes, appliance spaces or furniture items. Driving and walking times are from Google Maps. Please check times prior to travel.