

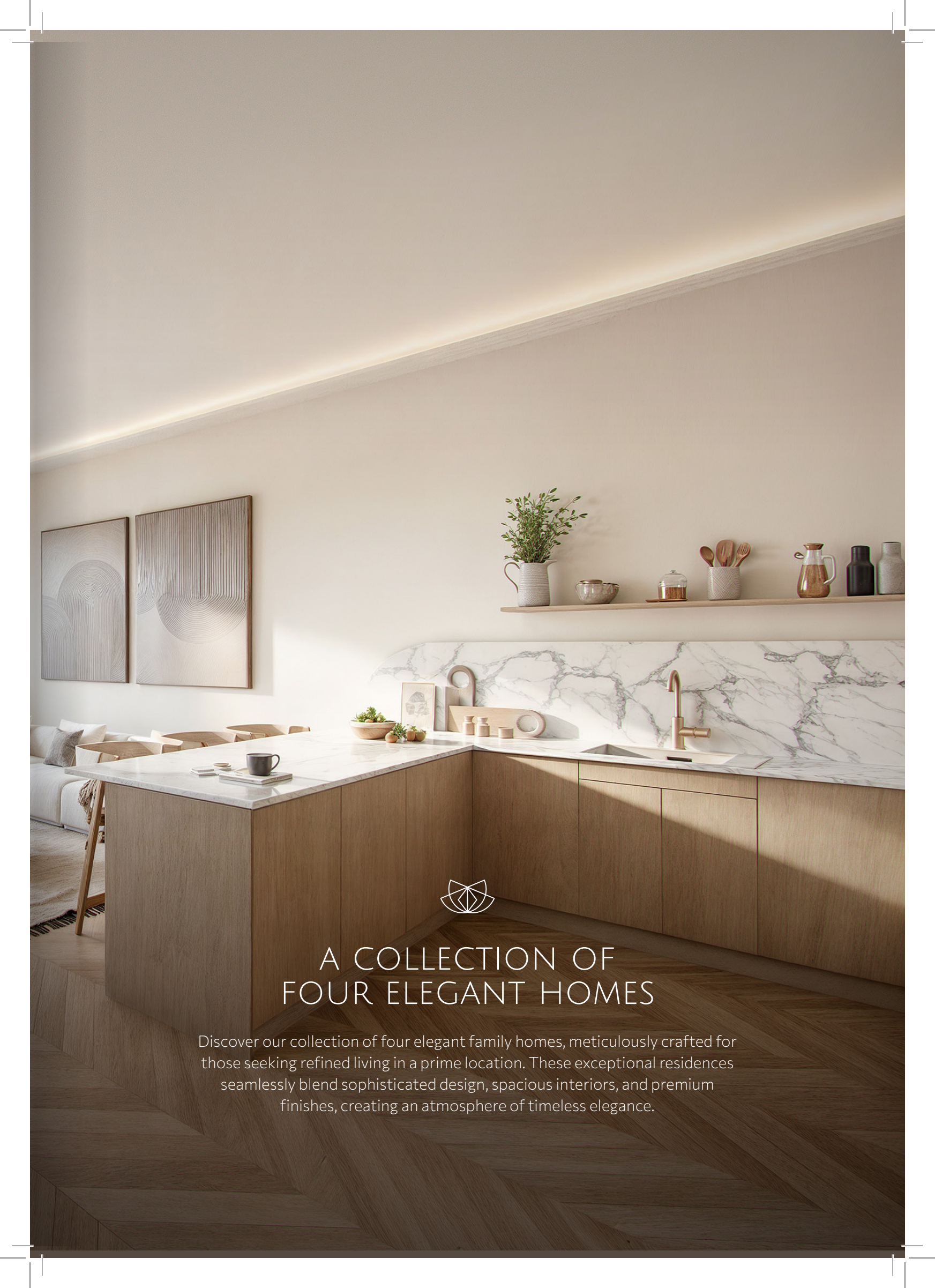


HORNE

GARDENS

CRAFTED FOR LIFE'S FINEST MOMENTS





A COLLECTION OF FOUR ELEGANT HOMES

Discover our collection of four elegant family homes, meticulously crafted for those seeking refined living in a prime location. These exceptional residences seamlessly blend sophisticated design, spacious interiors, and premium finishes, creating an atmosphere of timeless elegance.



THOUGHTFULLY DESIGNED FOR MODERN FAMILY LIFE

Enjoy a prestigious setting with convenient access to top schools, vibrant amenities, and excellent transport links – a lifestyle of comfort and convenience awaits. These are homes to be cherished, not just houses.





LOCATION

PURLEY, CROYDON



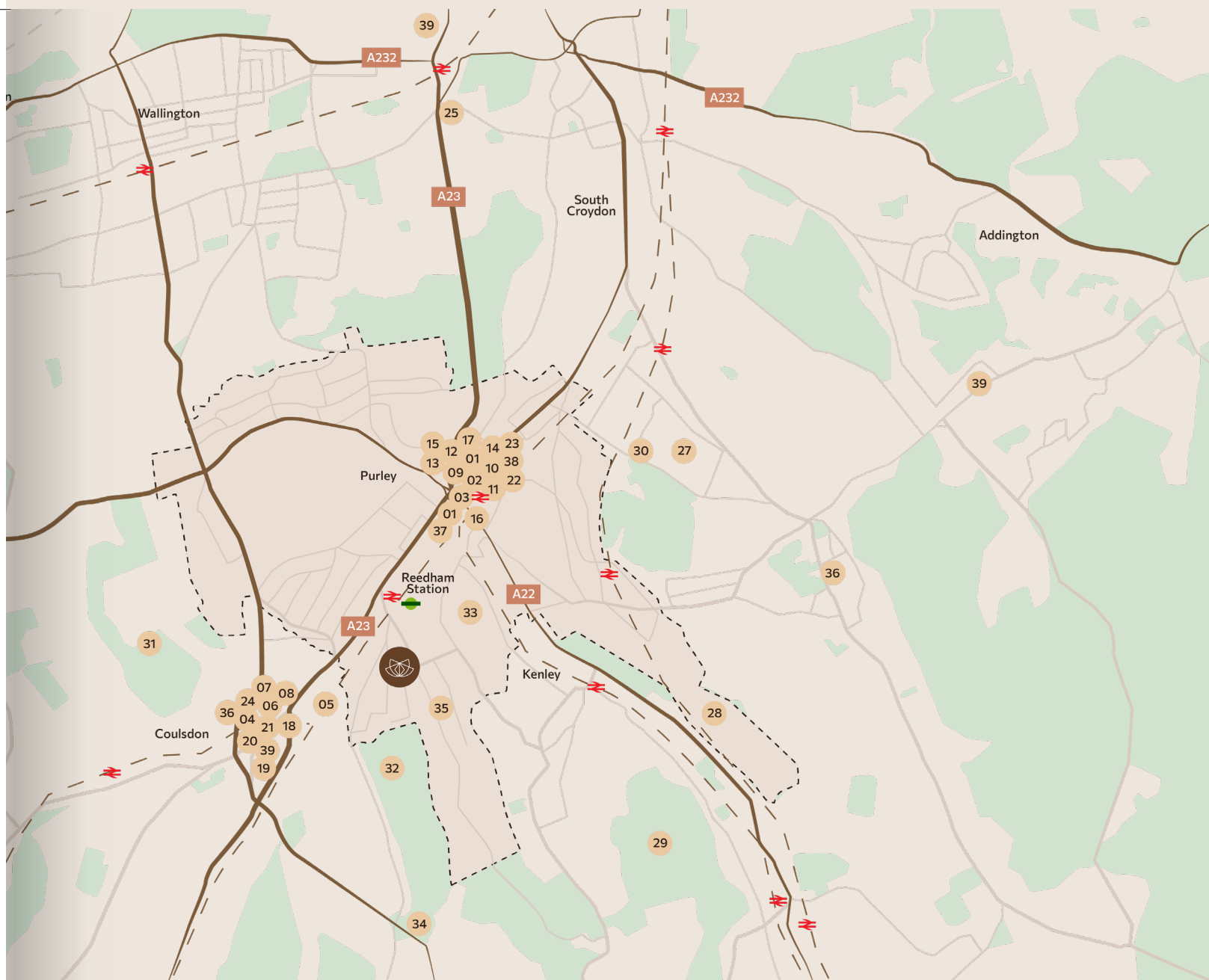
Purley, a charming suburb in the London Borough of Croydon, offers a truly wonderful setting for families. With its friendly community atmosphere, plentiful parks and green spaces perfect for children, and excellent local schools, it's a sought-after location. Purley's thriving town centre provides a great selection of shops, restaurants, and family-friendly amenities, while the beautiful Surrey Hills are close by, offering fantastic opportunities for outdoor activities. It's a place where community matters, and families can enjoy a balanced lifestyle, benefiting from both the peace of suburban life and easy access to London.

Coffee Shops

- 01 Costa Coffee
- 02 The Class Cafe
- 03 The Next Level Cafe
- 04 Little Dessert Shop Coulsdon
- 05 Peach
- 06 Bliss Cafe
- 07 Grumpy Goose
- 08 Nonna Rosa's Café

Restaurants

- 09 O Farol
- 10 Ege Restaurant
- 11 La TASQUERIA by SMOQUE
- 12 Zero Quattro
- 13 4 Locos Argentine Steakhouse
- 14 Infusion Village
- 15 The Gurkha Naan
- 16 Rajeev's
- 17 Pizza Express
- 18 Lo Zafferano
- 19 Los Arcos
- 20 Singapore Orchid
- 21 Toriton Izakaya



Pubs

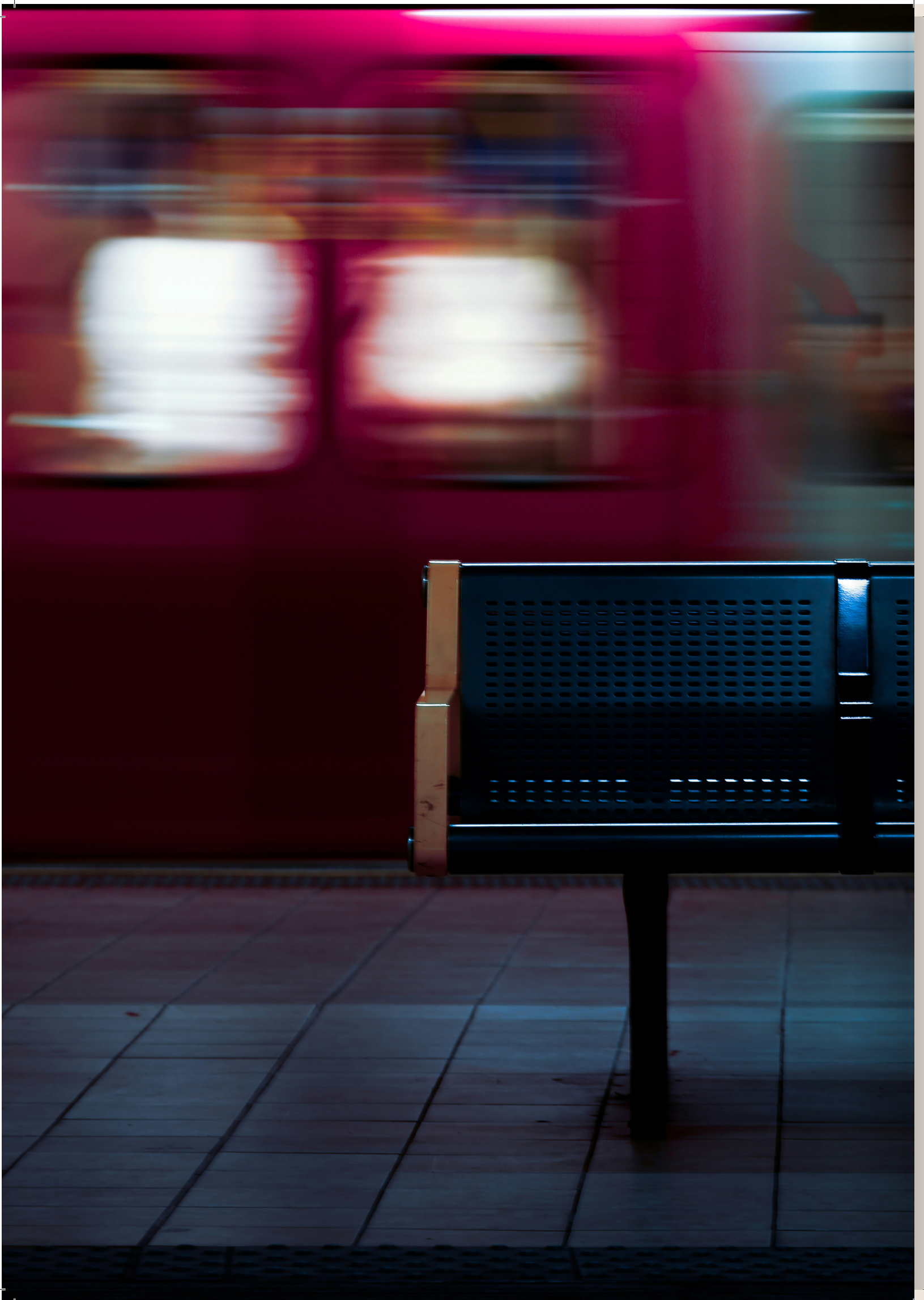
- 22 Jolly Farmers
- 23 23 The Pear Tree
- 24 24 The Pembroke

Supermarkets

- 36 Waitrose
- 37 Tesco Extra
- 38 Sainsbury's Local
- 39 Aldi

Leisure

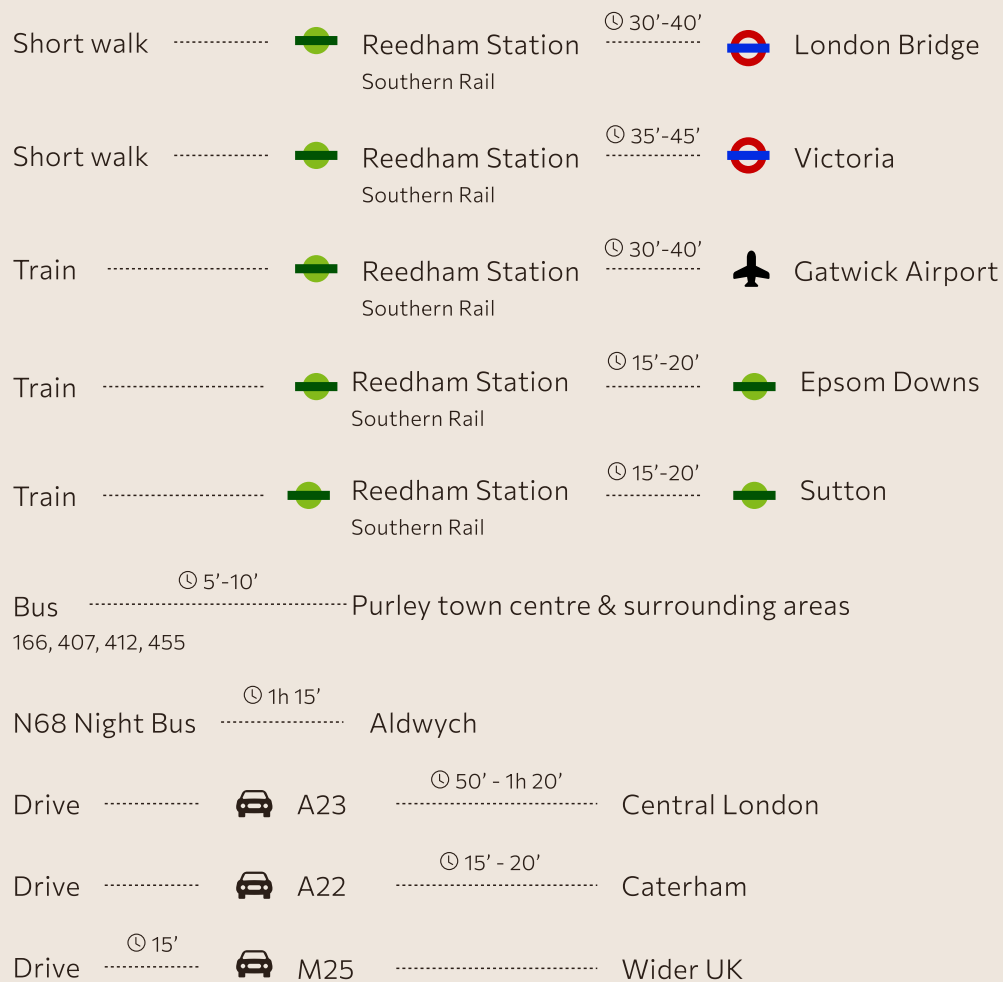
- 25 Waddon Leisure Centre
- 26 Sutton Sports Village
- 27 Purley Beeches Park
- 28 Riddlesdown Common
- 29 Kenley Common
- 30 Purley Downs Gold Club
- 31 Woodcote Park Golf Club
- 32 Coulsdon Manor Golf Club
- 33 Foxley Wood, Nature Reserve
- 34 Grange Park
- 35 Reedham Park Tennis Club

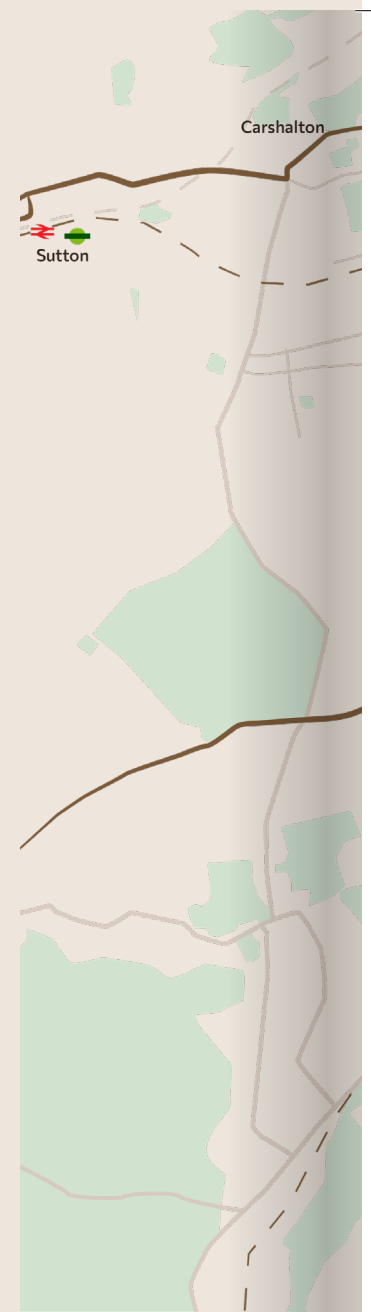


TRANSPORT

WELL CONNECTED

5-7 Hartley Old Road, Purley, CR8 4HH, offers excellent transport links for commuters and travellers. Reedham Station, a short walk away, provides Southern Rail services to London, Gatwick Airport, and nearby towns. Local bus routes, including the N68 night bus, connect to Purley and central London. By car, the A23 offers direct access to London and the M25, while the A22 connects to Purley and Caterham, with the M25 providing links to the wider UK.





EDUCATION

EXCELLENT SCHOOLS

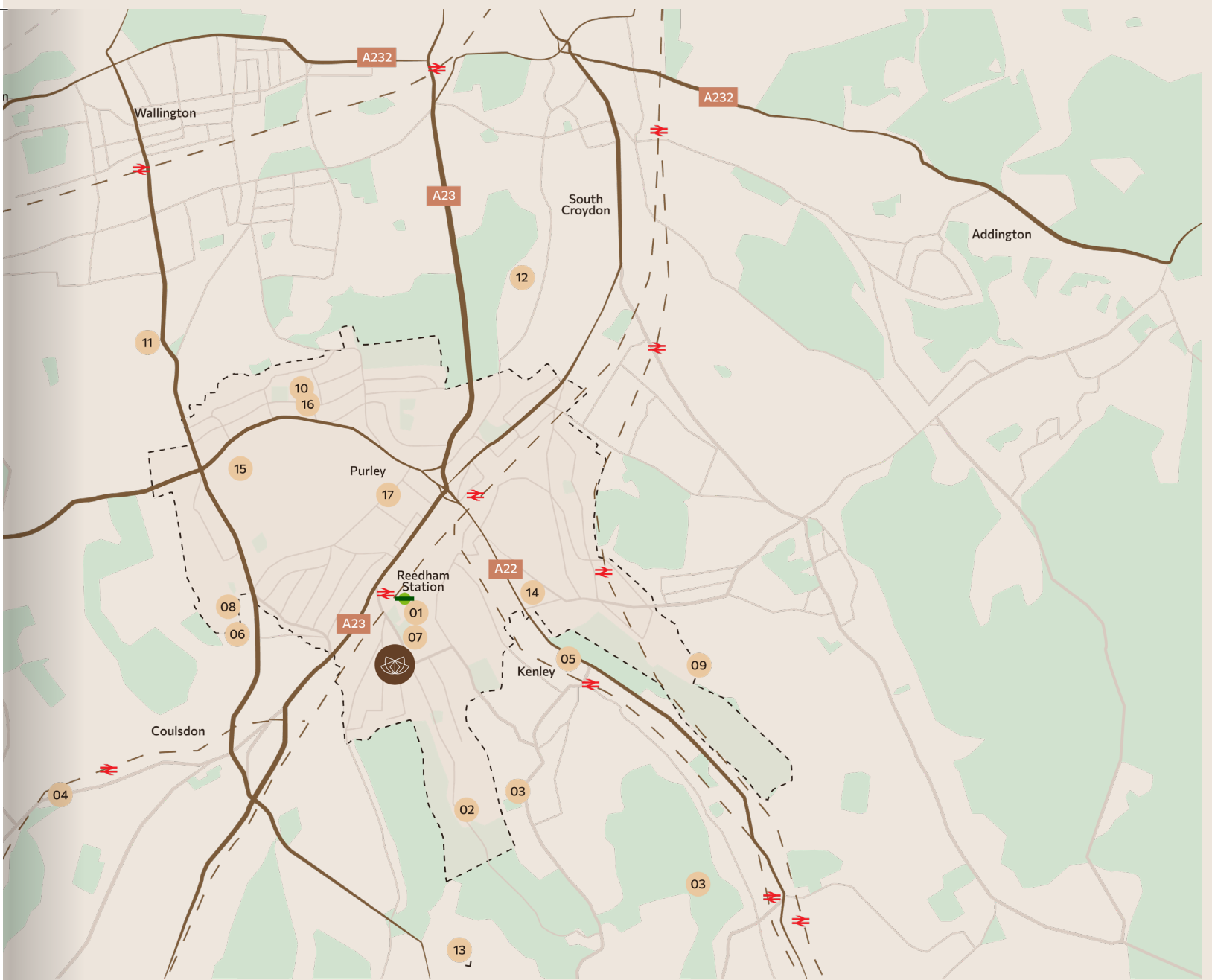
Purley and its surrounding areas have a great selection of schools, catering to various ages and educational needs. Here's a breakdown of some of the options:

Primary Schools

- 01 St Nicholas School
- 02 New Valley Primary School
- 03 The Hayes Primary School
- 04 Chipstead Valley Primary School
- 05 Harris Primary Academy Kenley
- 06 Woodcote Primary School
- 07 Beaumont Primary School

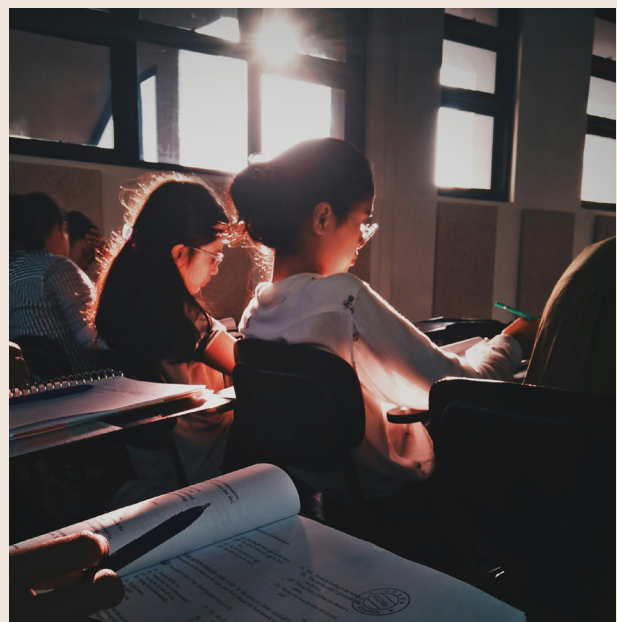
Secondary Schools

- 08 Woodcote High School
- 09 Riddlesdown Collegiate
- 10 The John Fisher School
- 11 Wallington Girls School
- 12 Harris Academy Purley
- 13 Oasis Academy Coulsdon




Independent Schools

- 14 Abingdon House School, Purley
- 15 Cumnor House School for Girls
- 16 Laleham Lea School
- 17 St David's School



BEAUTIFULLY BUILT, DESIGNED TO LAST





Timeless style and enduring quality define these sophisticated homes. Every detail has been carefully considered, and only premium materials have been used to create interiors that are both beautiful and built to last.



FEATURES

LUXURY INTERIORS



Interior Finishes

- ◆ Stone worktops
- ◆ Designer interiors
- ◆ Premium tiles
- ◆ Integrated Dishwasher
- ◆ Integrated Washing machine
- ◆ Integrated Double Oven
- ◆ Integrated Microwave
- ◆ Induction Hob
- ◆ Tall ceilings

Security & Access

- ◆ EV charging

Heating & Flooring

- ◆ Elegant engineered wood flooring in living rooms, bathrooms and hallways
- ◆ Luxurious carpeted bedrooms
- ◆ Underfloor heating in areas with engineered wood flooring
- ◆ Centrally heated bedrooms

Outdoor Space

- ◆ Each house has a private drive with space for 2 cars and their own private garden

Our Pledge

- ◆ 10-year structural defect warranty provided

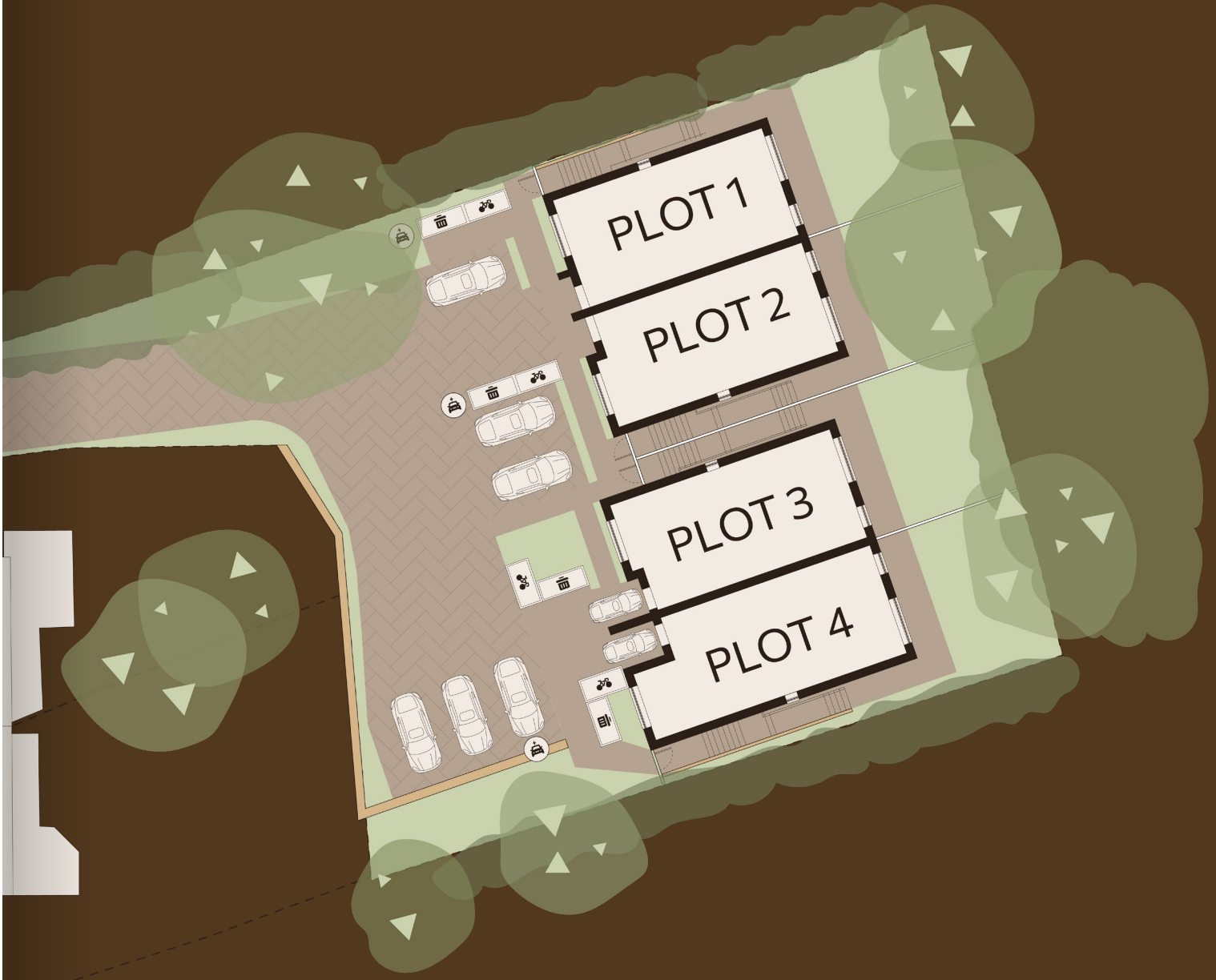


A stylized illustration of a house with a textured facade, a fence, and several trees. The house has a gabled roof and a chimney. The trees are represented by simple shapes with small triangles inside. The fence is a simple horizontal line. The entire illustration is in shades of brown and green.

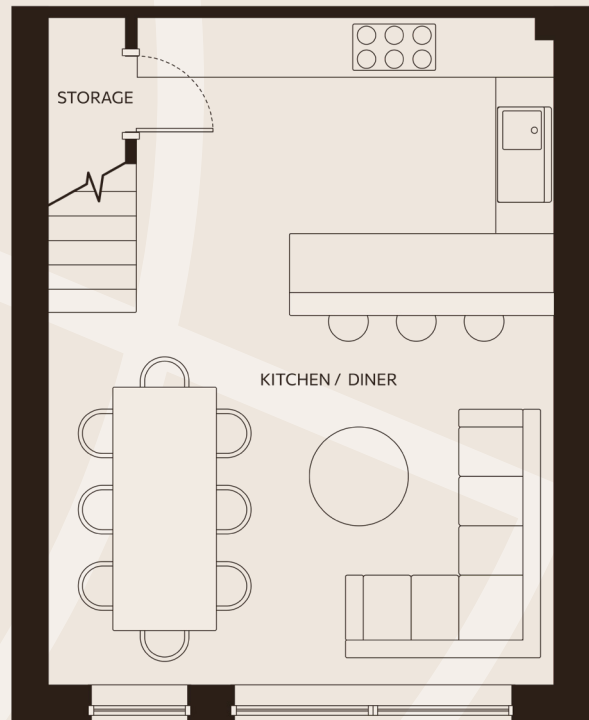
HOMES

WHERE EXQUISITE LIVING BLOSSOMS

House	Beds	Bath	Floor	Total Area (SqM)	Total Area (SqFt)	Amenities
1	4	2	-1, G, 1	133	1431.6	Private Drive, Garden
2	4	3	-1, G, 1	137	1474.66	Private Drive, Garden
3	4	3	-1, G, 1	137	1474.66	Private Drive, Garden
4	4	3	-1, G, 1	145	1560.77	Private Drive, Garden



HOME 1



-1

Gross Internal Area

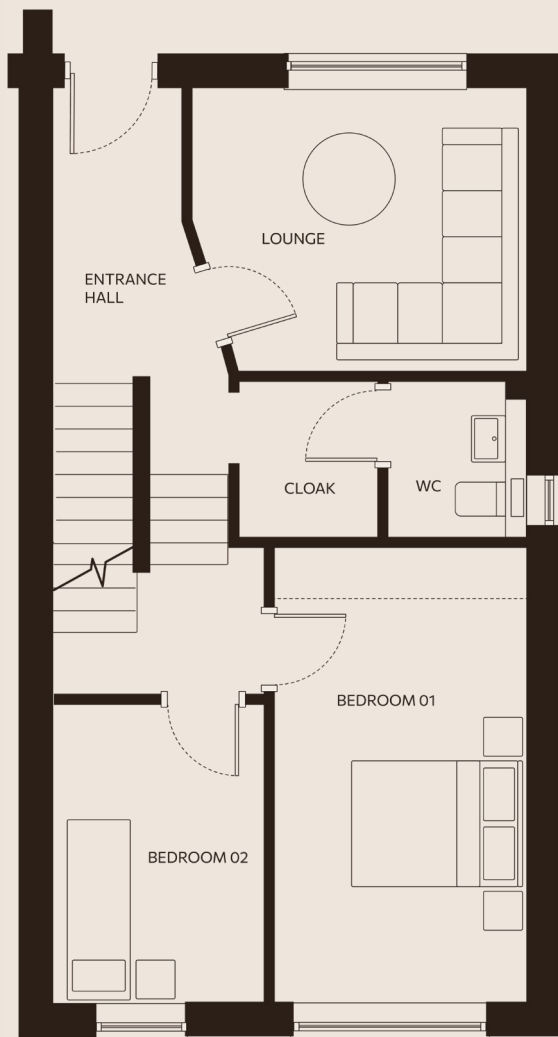
133 m² / 1431.6 ft²

Living / Kitchen / Dining

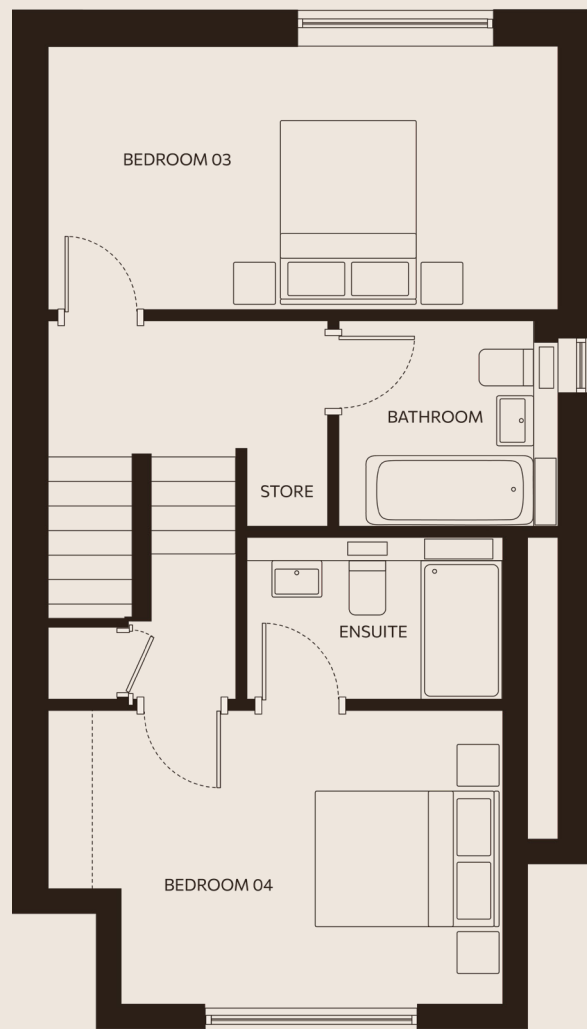
5.15 m x 6.81 m / 6.90 ft x 22.34 ft

Lounge

3.65 m x 3.11 m / 11.98 ft x 10.20 ft



Ground Floor



First Floor

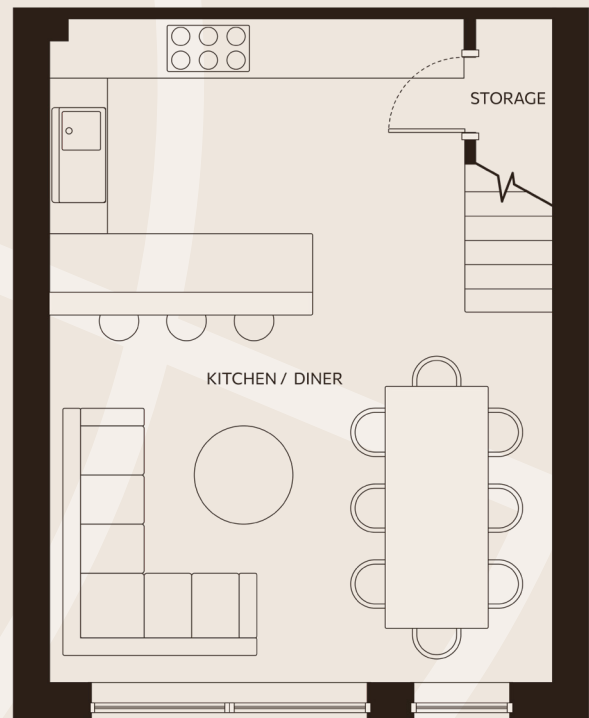
Bedroom 1
2.75 m x 5.00 m / 9.02 ft x 16.40 ft

Bedroom 2
2.29 m x 3.30 m / 7.51 ft x 10.83 ft

Bedroom 3
5.15 m x 2.67 m / 16.90 ft x 8.76 ft

Bedroom 4 (Master) + Ensuite
4.62 m x 3.00 m / 15.16 ft x 9.84 ft

HOME 2



-1

Gross Internal Area

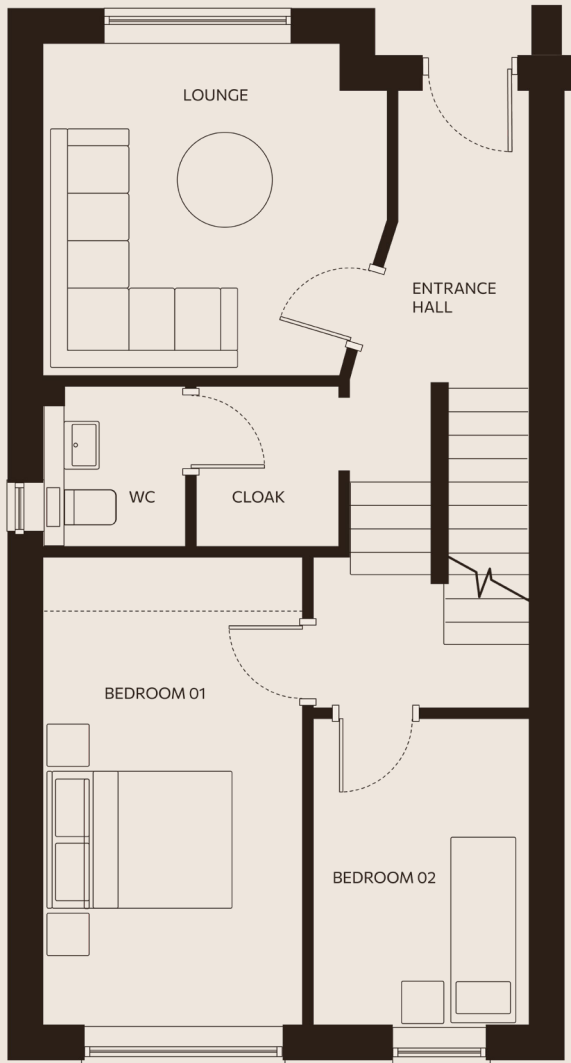
137 m² / 1474.66 ft²

Living / Kitchen / Dining

5.15 m x 6.81 m / 16.90 ft x 22.34 ft

Lounge

3.65 m x 3.57 m / 11.98 ft x 11.71 ft



Ground Floor



First Floor

Bedroom 1

2.75 m x 5.00 m / 9.02 ft x 16.40 ft

Bedroom 2

2.29 m x 3.30 m / 7.51 ft x 10.83 ft

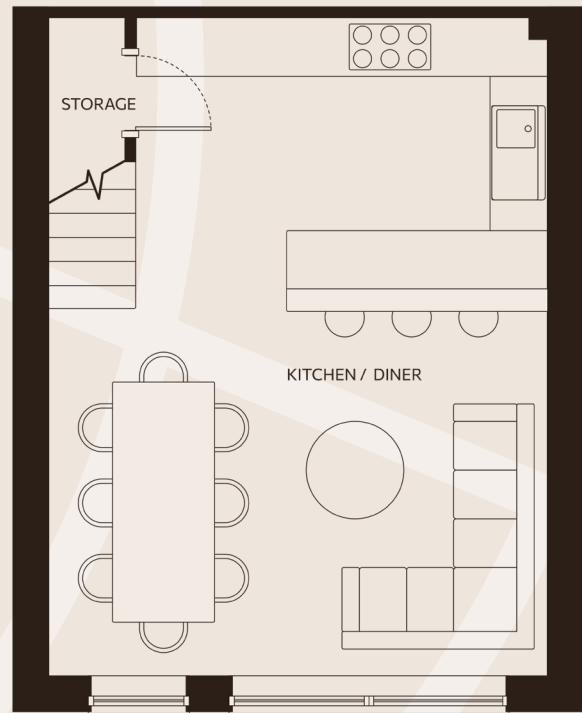
Bedroom 3 + Ensuite

3.81 m x 3.17 m / 12.50 ft x 10.4 ft

Bedroom 4 (Master) + Ensuite

4.62 m x 3.00 m / 15.16 ft x 9.84 ft

HOME 3



-1

Gross Internal Area

137 m² / 1474.66 ft²

Living / Kitchen / Dining

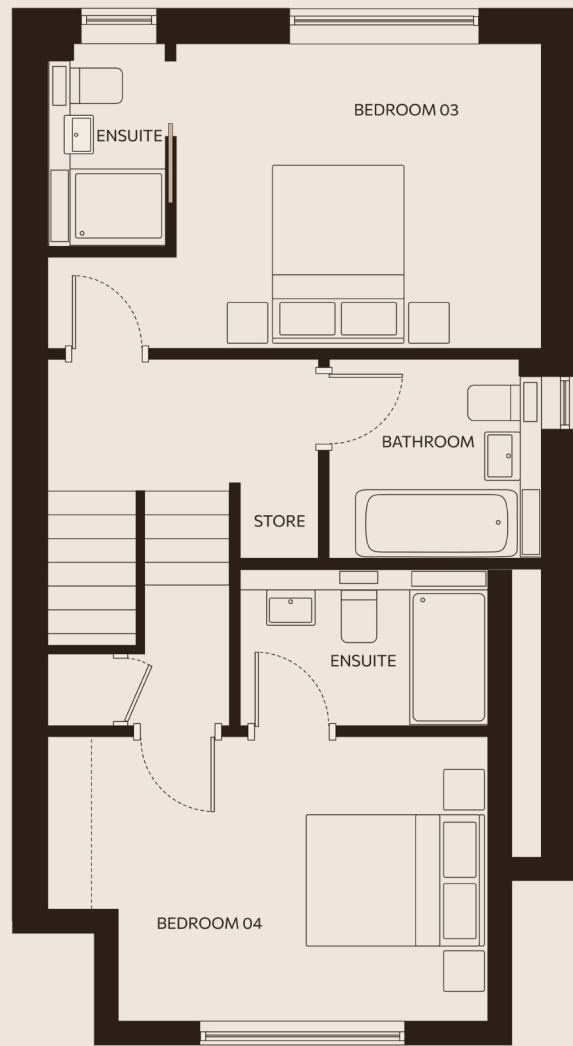
5.15 m x 6.81 m / 16.90 ft x 22.34 ft

Lounge

3.65 m x 3.57 m / 11.98 ft x 11.71 ft



Ground Floor



First Floor

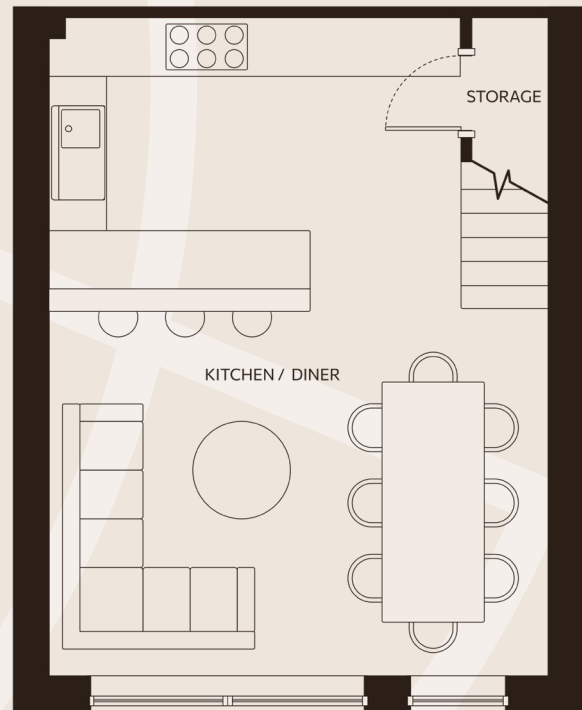
Bedroom 1
2.75 m x 5.00 m / 9.02 ft x 16.40 ft

Bedroom 2
2.29 m x 3.30 m / 7.51 ft x 10.83 ft

Bedroom 3 + Ensuite
3.81 m x 3.17 m / 12.50 ft x 10.4 ft

Bedroom 4 (Master) + Ensuite
4.62 m x 3.00 m / 15.16 ft x 9.84 ft

HOME 4



-1

Gross Internal Area

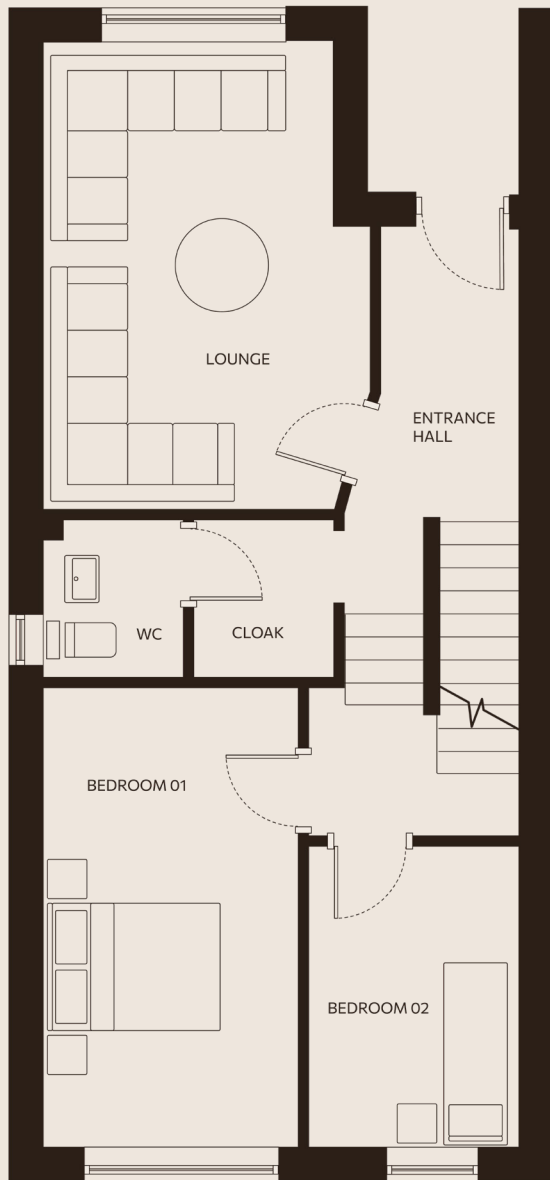
145 m² / 1560.77 ft²

Living / Kitchen / Dining

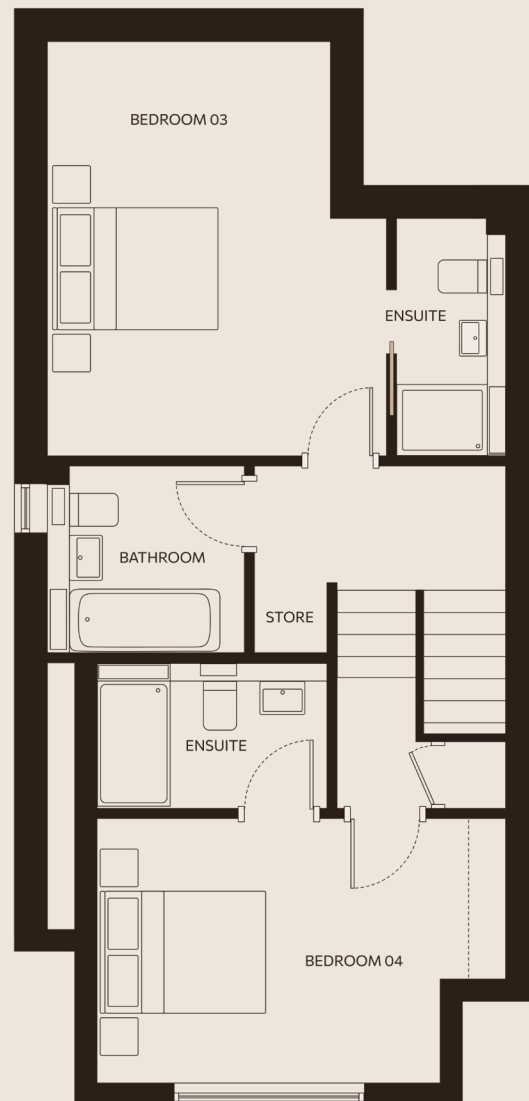
5.15 m x 6.81 m / 16.90 ft x 22.34 ft

Lounge

3.53 m x 5.06 m / 11.58 ft x 16.6 ft



Ground Floor



First Floor

Bedroom 1
 2.75 m x 5.00 m / 9.02 ft x 16.40 ft

Bedroom 2
 2.29 m x 3.30 m / 7.51 ft x 10.83 ft

Bedroom 3 (Master) + Ensuite
 3.81 m x 4.67 m / 12.50 ft x 15.32 ft

Bedroom 4 + Ensuite
 4.62 m x 3.00 m / 15.16 ft x 9.84 ft



BROUGHT TO YOU BY TURNKEY DEVELOPMENTS

Turnkey Developments stands at the forefront of London's property development sector, setting new standards for luxury and sustainable living. With expertise spanning every stage of the development process, from strategic planning to meticulous construction, we are dedicated to crafting exceptional homes that embody sophistication and environmental responsibility.

Our foundation is built on the combined vision and experience of our founders, who bring a rich heritage of success in architecture and construction. This deep industry knowledge allows us to navigate the complexities of property development with unparalleled proficiency, delivering projects that exemplify our commitment to excellence.

TURNKEY
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