

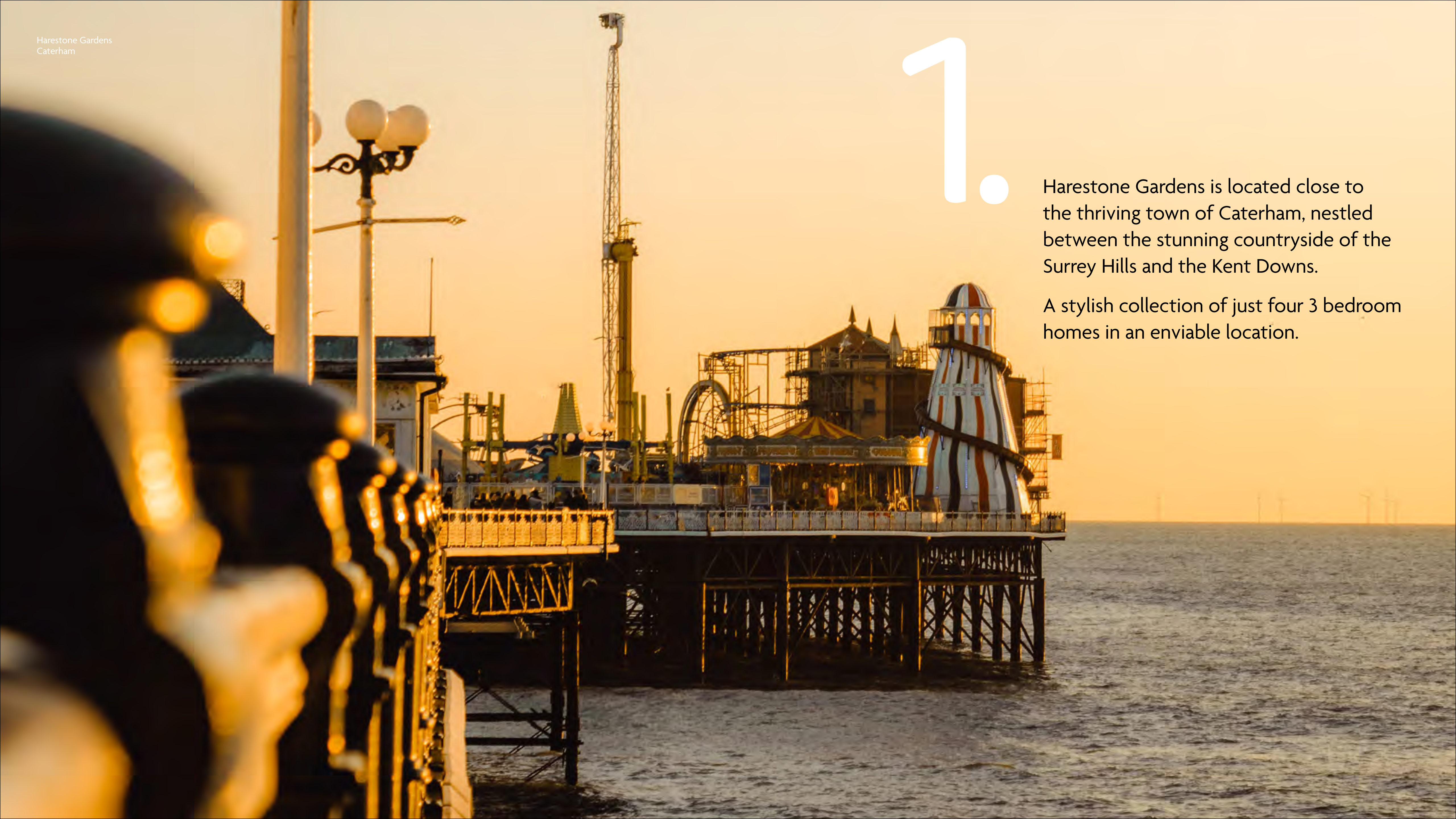
Harestone Gardens



1.

Harestone Gardens is located close to the thriving town of Caterham, nestled between the stunning countryside of the Surrey Hills and the Kent Downs.

A stylish collection of just four 3 bedroom homes in an enviable location.



The perfect balance

2.



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

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.



Stay
connected

3.



Wherever you are heading to, Harestone Gardens is an excellent base, with access to range of transport links on its doorstep.

Rail links from Caterham provide direct trains to London Bridge and Victoria in under an hour and Croydon in less than 30 minutes, perfect for commuting or leisure. For journeys by car, Croydon is just a short drive up the A22 and with the M25 just three miles away, you'll have easy access to Gatwick Airport and the south-east beyond.

Disclaimer
All dimensions are accurate to within 50mm and taken at 1.5m. All furniture layouts including kitchens, bathrooms, en-suites are indicative only and not necessarily representative of the finished plot.

4.

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. Local primaries include St John's C of E Primary (Ofsted "Good"), St Peter and St Paul Church Primary (Ofsted "Outstanding") and Oakhyrst Grange independent school whilst at secondary age, Harestone Gardens is close to well-performing secondaries including De Stafford School (Ofsted "Good") and the prestigious Caterham School.

Nurseries and Pre-schools

Duckling Nursery – 0.8 miles
Rainbow Day Nursery – 1.2 miles

Primary schools

St Johns C of E Primary School – 1.5 Miles
St Peter and Paul Primary School – 2.2 Miles
Caterham Prep – 1.9 miles

Secondary School

Caterham School – 1.5 Miles
Oakhyrst Grange – 0.5 miles
De Stafford School – 1.2 miles

Further Education

Coulsdon 6th Form College – 3.1 miles
East Surrey College – 4.8 miles

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Discover your new home

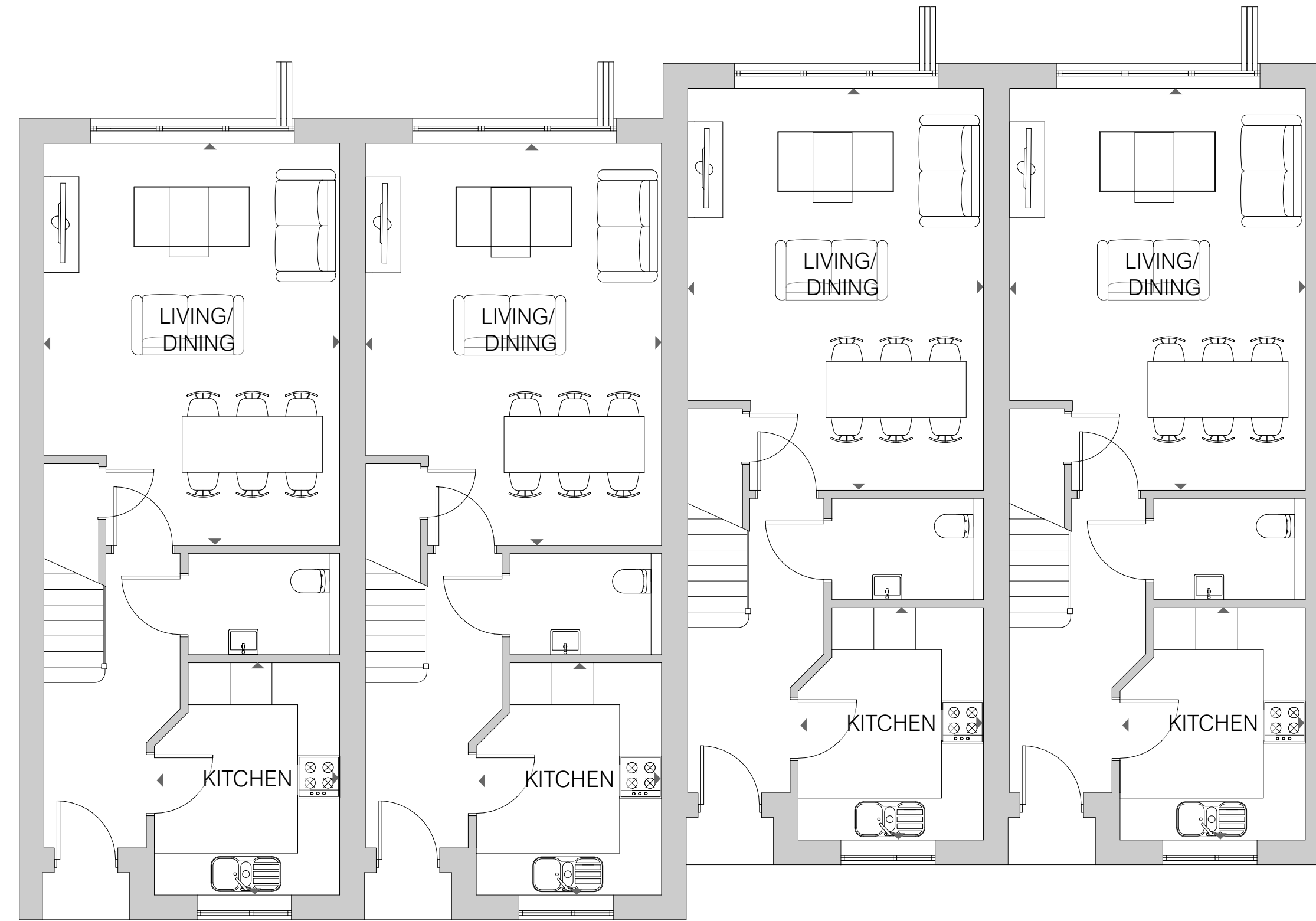
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6.

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Plots One, Two, Three and Four

7.



Plot One

Plot Two

Plot Three

Plot Four

Ground Floor

Three Bedroom

107sqm/1,156 sqft

Living/Dining

5.75m x 4.23m

18'10" x 13'11"

Kitchen

3.33m x 2.65m

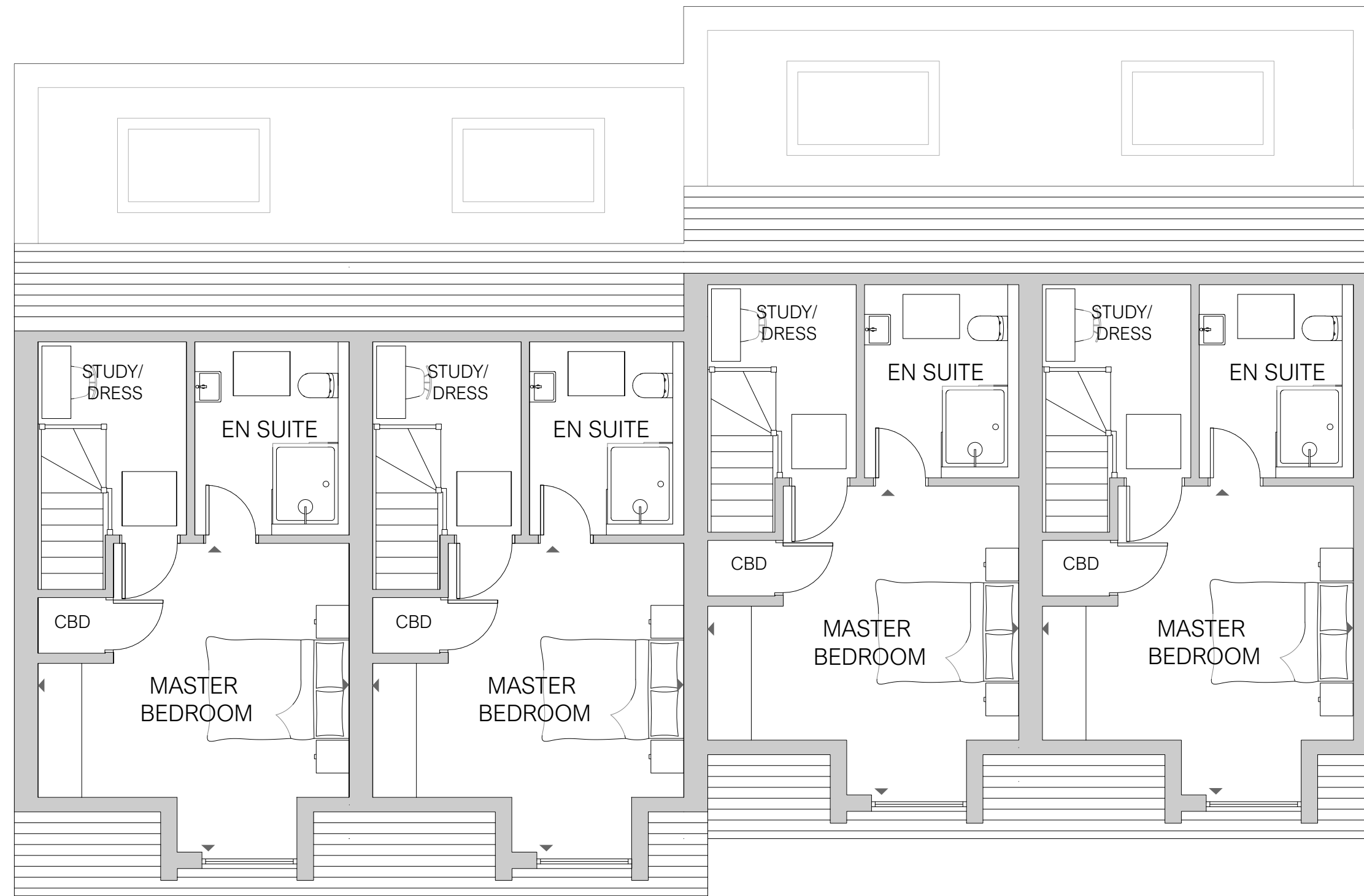
10'11" x 8'8"

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Plots One, Two, Three and Four

8.



Plot One

Plot Two

Plot Three

Plot Four

First Floor

Three Bedroom

107sqm/1,156 sqft

Master Bedroom (exc. en suite and study)

4.35m x 4.28m

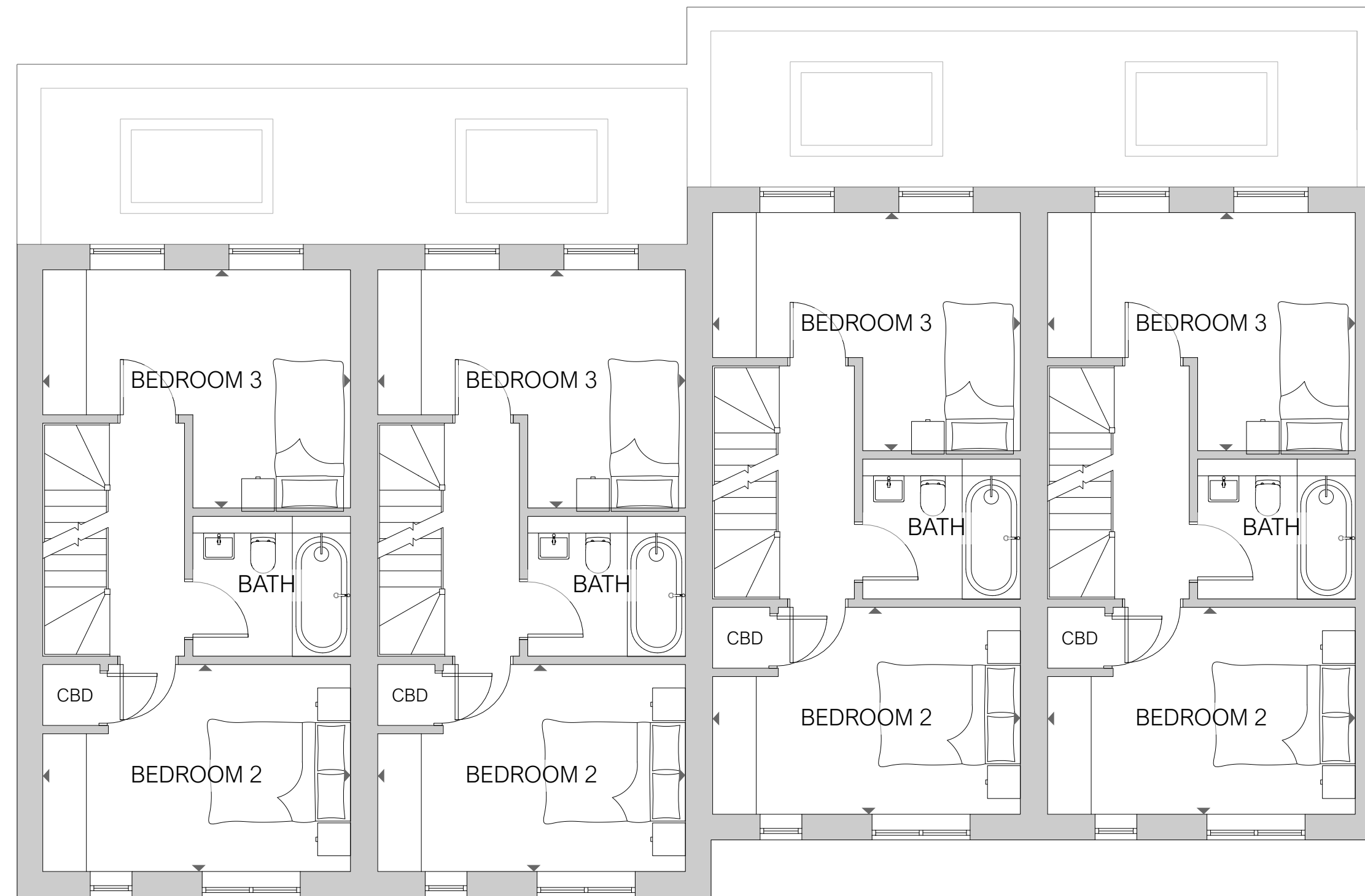
14'3" x 14'1"

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Plots One, Two, Three and Four

9.



Plot One

Plot Two

Plot Three

Plot Four

Second Floor

Three Bedroom
107sqm/1,156 sqft

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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Signature specification

10.



Internal Specification

Smooth 5 panel painted door with satin nickel handles and ironmongery
Satin Nickel switches and sockets
Multimedia TV points to living room and all bedrooms.
LED downlighters to Kitchens, bathrooms and en-suites
Fitted wardrobes to master and second bedrooms*
Luxury vinyl flooring to hallway, kitchen and open plan living areas*
High quality carpet to all other areas*

Plumbing and heating

Underfloor heating to ground floor and radiators to first floor
Air source heat pump to provide hot water and heating

Kitchen/Utility room

Choice of a contemporary fitted kitchen, with a granite/quartz worktops*
Bosch (or equivalent) single oven to all homes. Microwave combi oven to 3 and 4 Bedroom homes
Induction hob
Integrated fridge freezer
Integrated dishwasher
Integrated washer/dryer to all homes without a utility room

Bathrooms and En suites

Premium branded sanitary ware
Contemporary bathroom shower fittings and taps
Vanity unit to family bathroom and master en-suite
Selection of stones and porcelain tiles to bathrooms, WC's and en-suites
Pre-mounted large mirror to bathrooms
Heated chrome towel rails to bathrooms and en-suite

Exterior specifications

External tap to all houses
External socket to all houses
Rear gardens laid to turf with the inclusion of a generous patio area
Landscaping to front gardens

Comfort and peace of mind

Mains smoke detectors
Multi locking point front and rear doors
2 year aftercare service
10 year insurance backed warranty

**Purchaser selection may be available subject to the timing of the reservation*



Why Earlwood Homes?

11.

Earlwood Homes is an award winning privately-owned property developer who focuses on delivering high quality homes in desirable locations.

Established in 2006, our company has grown organically and is currently on schedule to delivery in excess of 200 properties in 2024.

At Earlwood 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 end result is a superior collection of properties.

I was lucky enough to be able to buy the last remaining house. An exceptional house from Earlwood Homes it was completed to an exceptionally high finish. Amazing location and fantastic house. By far the best house we had seen in the area. Keep up the great builds Earlwood team- having lived in the house since the end of March, it is a dream come true/dream house.

And the aftercare support has been superb to iron out the odd snagging item.

“James Moir – Facebook review”



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Harestone Gardens, 40a/40b/40c/40d Stanstead Road, Caterham CR3 6AB



www.earlswoodhomes.com

Sales & Enquiries: 01737 760 440 | enquiries@earlswoodhomes.com

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