



Pitchers Copse

Warlingham



Rural Living with City Convenience



Situated on the North Downs, the village of Warlingham blends the very best of the Surrey countryside with the convenience of excellent commuter links.

Location

Warlingham offers everything you need for day-to-day living all centred around a village green with a selection of shops, pubs, restaurants and even its own small spa.

For those relaxing days you are spoilt on places to explore either on foot, by bike or even horseback, coupled with a choice of excellent golf and leisure facilities.

Family living is enhanced with superb educational facilities for both state and private schools including the renowned Caterham School and Woldingham School.

Warlingham's location also makes London easily accessible for both business and pleasure and the nearby A22 provides easy access to Junction 6 of the M25 opening up links to Gatwick and Heathrow Airports as well other major destinations.

Warlingham really does combine the delights of rural living with city convenience.

- Excellent Commuter Links
- Sought After Educational Facilities
- Exquisite Surrey Countryside

Carefully designed
to provide a
fabulous lifestyle
for the modern
day family.

Pitchers Copse

Pitchers Copse, brought to you by Stateside Developments, has been created with passion, uncompromising quality and attention to detail.

This superb traditionally built five bedroom home carefully blends a traditional facade with a modern spacious interior. The sweeping in and out driveway offers ease of access with ample parking to this detached home, which is set on a plot of approximately a third of an acre with an enviable south westerly facing rear garden.

The contemporary entrance door leads into a full height galleried Entrance Hall and with the use of both oak and glass on the staircase allows an abundance of light to flow through this impressive space.

Glazed, oak finished doors lead into the primary rooms which include the modern, superbly specified Kitchen with its vaulted ceiling which reaches out over the Day Room. From here bi-fold doors open up onto the large terrace making this a fantastic setting for alfresco dining.

The Master Bedroom with its well appointed En-Suite, walk-in wardrobe and balcony set the tone for the first floor accommodation, which benefits from a solid concrete floor allowing under floor heating to all rooms. Bedrooms two and three both have large En-Suites and built-in wardrobes.

To compliment this impressive internal layout is a well designed audio-visual system which completes this fabulous home.

This home also benefits from a larger than average double garage with remote access doors.



Ground Floor



Living Room	7741mm x 4656mm	25'-5" x 15'-3"
Dining Room	5041mm x 3245mm	16'-6" x 10'-8"
Day Room/Kitchen	7656mm x 4760mm	25'-1" x 15'-7"
Utility	4890mm x 2400mm	16'-0" x 7'-9"
Garage	5806mm x 5800mm	19'-1" x 19'-0"
Entrance Hall	8000mm x 5390mm (max)	26'-2" x 10'-1" (17'-6") (max)
Day Room/Study	3960mm x 3845mm	13'-0" x 12'-7"
Cloakroom	2085mm x 1700mm	8'-8" x 5'-6"

Ground Floor: Gross internal floor area 166m² 1787 sq/ft (not including garage)

First Floor: Gross internal floor area 167m² 1798 sq/ft

Total gross floor area: 333m² 3585 sq/ft

First Floor



Bedroom 1	4665mm x 4656mm	15'-4" x 15'-3"
En-suite 1	3607mm x 3410mm (max)	11'-8" x 11'-2" (max)
Bedroom 2	5960mm x 5766mm	19'-7" x 18'-11"
En-suite 2	3000mm x 1900mm	9'-8" x 6'-2"
Bedroom 3	4966mm x 2987mm	16'-4" x 9'-10"
En-suite 3	3000mm x 1785mm	9'-8" x 5'-8"
Bedroom 4	3981mm x 2970mm	13'-1" x 9'-9"
Bedroom 5	3981mm x 2694mm	13'-1" x 8'-10"
Bathroom	3000mm x 2375mm	9'-8" x 7'-8"

Please note that the floor plans and dimensions shown are for guidance purposes only and do not form part of any offer or contract and should not be used for carpet/curtain sizes etc.

Stateside Developments’ passion and commitment for delivering quality are clearly evident in this detailed specification which demonstrates a striking blend of contemporary design with functionality for a fabulous lifestyle

Kitchen:

- A superbly appointed German kitchen from Alno with contemporary handleless doors from their AlnoArt Pro range featuring full height magic larder and Le Mans base unit with contrasting Silestone work surfaces with upstands and splashback. All doors and drawers have servosoft closing function and all drawers are provided with non-slip mats
- A central island unit with pop-up electric points, selection of pan drawers and breakfast bar
- Extensive cooking facilities are provided from a range of Siemens appliances including twin single ovens, steam oven, microwave and five burner glass hob with extractor. A full height integrated fridge, under-counter dishwasher and wine cooler complete this excellent range of appliances
- A Quooker boiling water tap is also provided

Utility Room:

- This large room provides additional full-height storage cupboards including a full height integrated freezer and space with plumbing for washing machine and tumble dryer
- The Plant Room located within this space houses the two solar thermal cylinders

Master En-Suite:

- Walk-in shower with large ceiling mounted chrome shower head and additional wall mounted adjustable shower head
- Freestanding stone bath with floor mounted bath filler and shower attachment
- Large Villeroy & Boch wash hand basin mounted on a vanity unit with storage drawers
- Contemporary chrome fittings from Vado
- Large LED lit mirror with built-in shaver point and demister pad
- Contemporary porcelain tiles from Minoli
- Two chrome ladder towel radiators

Bathroom & En-Suites 2 & 3:

- Sanitaryware by Villeroy & Boch with storage units to wash basins
- Contemporary chrome fittings from Vado
- En-Suites have large Simpson walk-in shower trays
- LED lit mirrors with built-in shaver points and demister pads
- Chrome ladder towel radiators
- Contemporary porcelain tiles from Minoli

Cloakroom:

- Feature wash hand basin from Villeroy & Boch with contemporary chrome wall mounted taps from Vado sat on a console shelf
- Large LED lit mirror with built-in shaver point and demister pad
- Chrome ladder towel radiator
- Contemporary porcelain tiles from Minoli

Doors:

- An impressive over-sized front entrance door with glass side lights and an oak finish with a contemporary ‘T’ bar handle
- Contemporary oak finished internal doors with grooved detailing and feature glazing to the Living Room, Dining Room and Kitchen all with modern chrome fitments
- An impressive aluminium bi-fold door leading from the Day Room to the large external terrace
- The large automated GRP garage doors finished in a medium oak.

Stairs:

- American White oak finished staircase with feature glass balustrading and galleried landing

Electrics:

- Low profile screwless covers to the switches and sockets add to this contemporary feel
- Chrome switches and sockets to Entrance Hall, Kitchen and Landing with chrome switches to the remaining ground floor rooms (white to remainder)
- Low voltage chrome recessed downlights to be fitted to the Hallway, Landing, Kitchen, Day Room, Bathroom and all En-Suites with low voltage pendant fitments to the remaining rooms
- LED low level comfort lighting to staircase
- A 5 Amp lighting circuit is provided to the Living Room
- A hard wired fully installed alarm system with monitoring provision
- Contemporary wall mounted outside wall lighting is fitted around the home with movement sensor operation
- Bollard lighting installed to the front driveway area with movement sensor and time clock operation
- Wiring installed to rear patio area for possible future installation of bollard lighting
- A waterproof external socket provided to the rear of the home

TV / Home Media:

- The home is pre-wired to two dedicated Sky+ positions. The Living Room, which gives a plug and play ready connection and the multi room audio hub position can be configured so Sky can be viewed to all house TV’s
- The home is also pre-wired to enable multi point Sky+ HD definition video distribution to the Living Room, Day Room and Master Bedroom
- To accommodate wall mounted TV’s, both high and low level sockets are pre-installed to the Living Room and Day Room areas
- The Living Room is also pre-wired to enable a discreet ‘in ceiling’ cinema entertainment system
- A multi-room audio system has been installed to the Kitchen / Day Room, Living Room and Master Suite. An iPod docking station is installed to the Kitchen with a tuner and amplifier located at a central point. A digital wall mounted control keypad will enable you to select a variety of music to be enjoyed via pre-fitted recessed ceiling speakers. Additional control panels are installed to the Living Room and Master Bedroom
- A pre-wired provision is also made for external speakers to the patio area
- A mini satellite dish and digital aerial are installed to allow instant viewing
- A CAT5e wired computer network access point is located in six key positions with connection ports at a data hub position

Central Heating / Hot Water

- An underfloor heating system is provided to both the ground and first floor with individual room thermostats controlling each zone
- The hot water is provided via two solar thermal stores which are fed from roof mounted solar panels. This system can be backed up by a gas fired boiler, if required
- A separate circuit is provided to the heated towel radiators in the Bathroom and En-Suites

Finishing Touches:

- Internals walls are decorated in European White emulsion with the ceilings being finished in brilliant white
- Specially moulded contemporary deep skirting boards and architraves are finished in satin white
- All remaining internal joinery to be finished in satin white
- Wardrobes with hanging rails and storage shelves will be fitted to the Master Bedroom and Bedrooms 2 and 3, as shown on the floor plans
- A limestone fire surround with granite hearth will be provided to the living room
- A folding wooden loft ladder is provided

External Features:

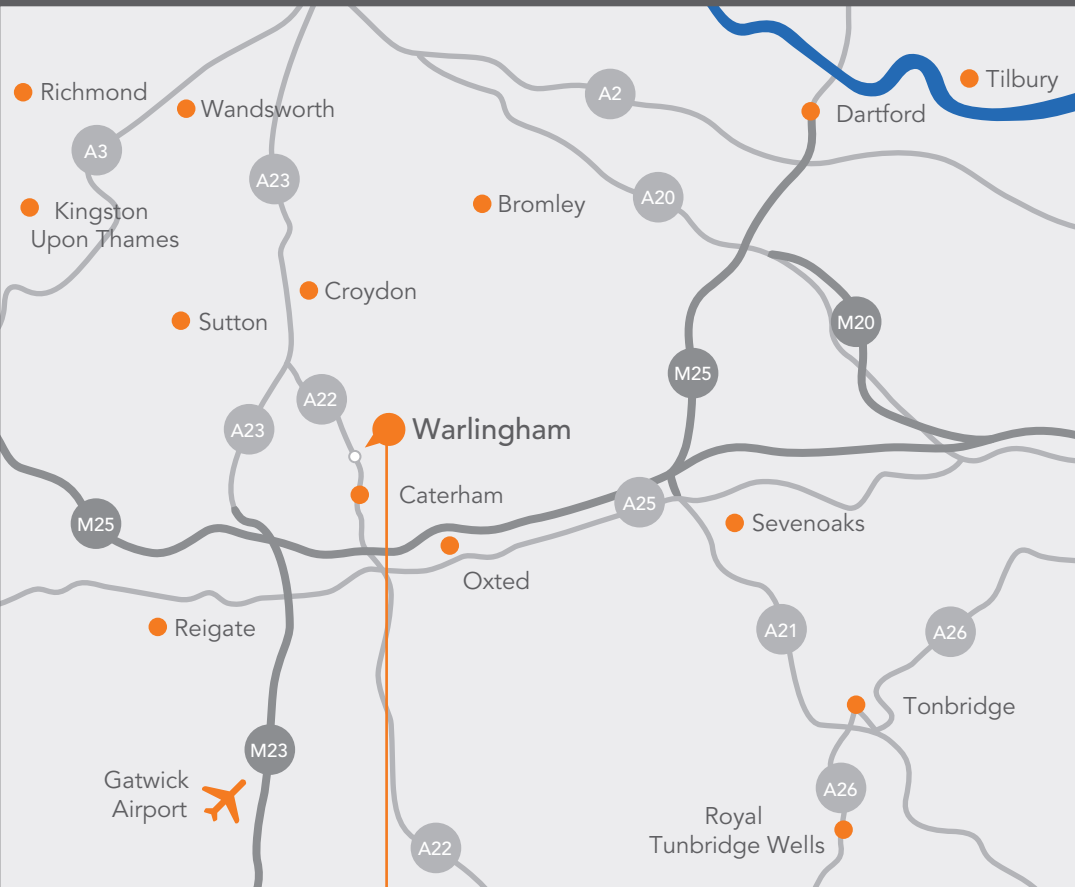
- The front driveway will be constructed using Tegula permeable block paving in a charcoal grey finish with contrasting kerb detailing
- A paved side path will run from the driveway alongside the personnel door and Utility door to the substantial terrace area outside the Kitchen and Dining Room
- The mature rear garden will be laid to lawn
- Wooden gates will be fitted to both driveway access points with a post and rail fence linking them with planted hedge
- The remaining front garden areas will be landscaped

Warranty & Future Maintenance:

- Every Stateside Developments’ home is covered by the long established NHBC and will carry a 10 year warranty



The features and specifications shown in this brochure are for illustrative purposes only and may be subject to change, as we develop and improve our products. They are provided on that basis and do not and will not form part of any contract, or constitute a representation or warranty.



How to find us

Pitchers Copse, Landscape Road, Warlingham, CR6 9JB

Leave the M25 at junction 6 and take the A22 towards Caterham. Keep straight ahead on this road until you reach the 'Wapses Lodge' roundabout where you take the 4th exit onto Succombs Hill. At the crossroads on the brow of the hill turn left into Landscape Road. Pitchers Copse can be found approximately 150 metres on the left hand side.



Junction 6 of the M25 is approximately 4 miles away with easy access to towns like Reigate, Tunbridge Wells and Guildford, with Bluewater shopping centre being just 30 minutes away



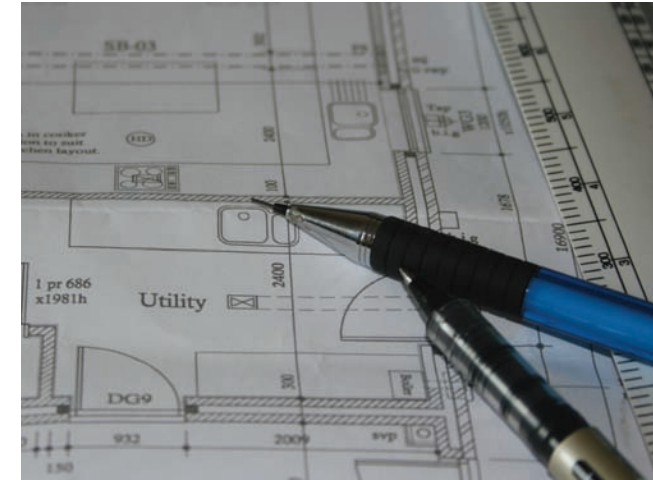
Pitchers Copse is approximately half a mile from Upper Warlingham station which provides travel times to London Bridge and Victoria in just 30 minutes



Gatwick Airport is only 15 minutes away via the M23 with Heathrow approximately 40 minutes and Biggin Hill approximately 6 miles



About Stateside



“Our passion and commitment for excellence are the foundation for our success”

Stateside Developments are a privately owned, family run residential development company, based in Horsham in West Sussex, and build homes that offer the very best of craftsmanship combined with some of the latest technology.

The company was founded in 2009 which gave the opportunity to bring 25 years of experience in this sector to form a company creating exceptional homes with uncompromising standards and meticulous attention to detail.

Creating high quality homes is our passion and we are committed to taking the time to deliver every home as if it were our own.

We make sure that each home is individually designed and detailed according to the qualities and character of each location whilst embracing the latest technology to provide a fabulous lifestyle for modern family living.



Rayners Properties,
2 Glebe Road, Warlingham Green,
Warlingham, Surrey CR6 9NJ

01883 622258

warlingham@raynersproperties.com | www.raynersproperties.com



Stateside Developments Limited,
86 Hurst Road, Horsham,
West Sussex RH12 2DT

01403 269836

sales@statesidedevelopments.co.uk



Pitchers Copse, Landscape Road,
Warlingham CR6 9JB