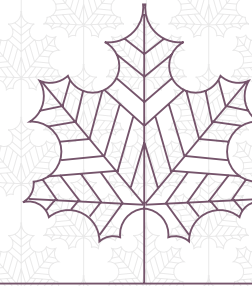




Maple House

Hillbury Close, Warlingham





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Maple House sits in a quiet, tree-lined cul-de-sac and within walking distance of the much sought after and picturesque village of Warlingham.

This four bedroom, two bathroom detached home offers close to 2,000sqft of well designed accommodation with superb specification and built to Stateside's exacting standards.

Making the most of light and space with well proportioned rooms and versatile layout, this fabulous home is idea for modern family living.





Maple House - Hilbury Close Warrington. *Please note this is an artists impression of the completed property



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 salons.

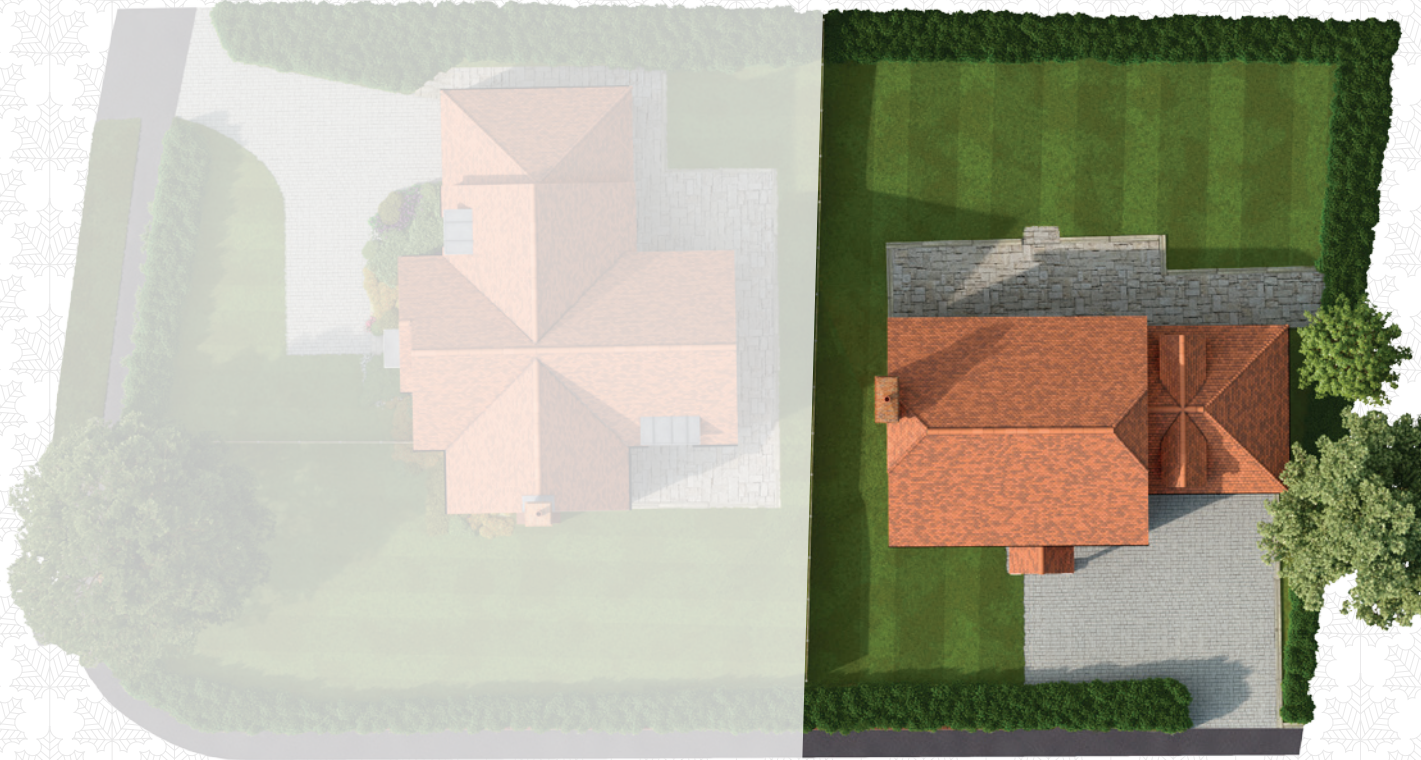
For those relaxing days you are spoilt for places to explore, either on foot, by bike or even horseback. There is also an excellent choice of golf courses and other leisure facilities.

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

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

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

- Excellent Commuter Links
- Junction 6 M25 4 Miles
- Upper Warlingham & Whyteleafe Mainline Railway Stations less than 1 Mile with travel times to London Bridge and Victoria in 30 minutes
- Gatwick Airport 12 Miles
- Good choice of private & state schools
- Extensive countryside walks right on your doorstep
- Several easily accessible golf courses
- Local equestrian facilities and sports clubs



Details

Maple House has its own private driveway and high mature hedge, this fabulous home benefits from fully landscaped gardens with terraced areas in which to enjoy the private outside space.

This superb traditionally built four bedroom home carefully blends a traditional façade with a modern spacious interior.

With four bedrooms, two bathrooms and with French doors from both the Living Room and Kitchen which lead onto the large Patio area which is perfect for al-fresco dining.

The accommodation is complimented by a superbly appointed Kitchen from Nicholas Anthony and the Living Room is the ideal place to sit back and relax with its wood burning stove.

The first floor accommodates four bedrooms, Family Bathroom and with a Master Suite that includes fitted wardrobes and a spacious En-Suite.

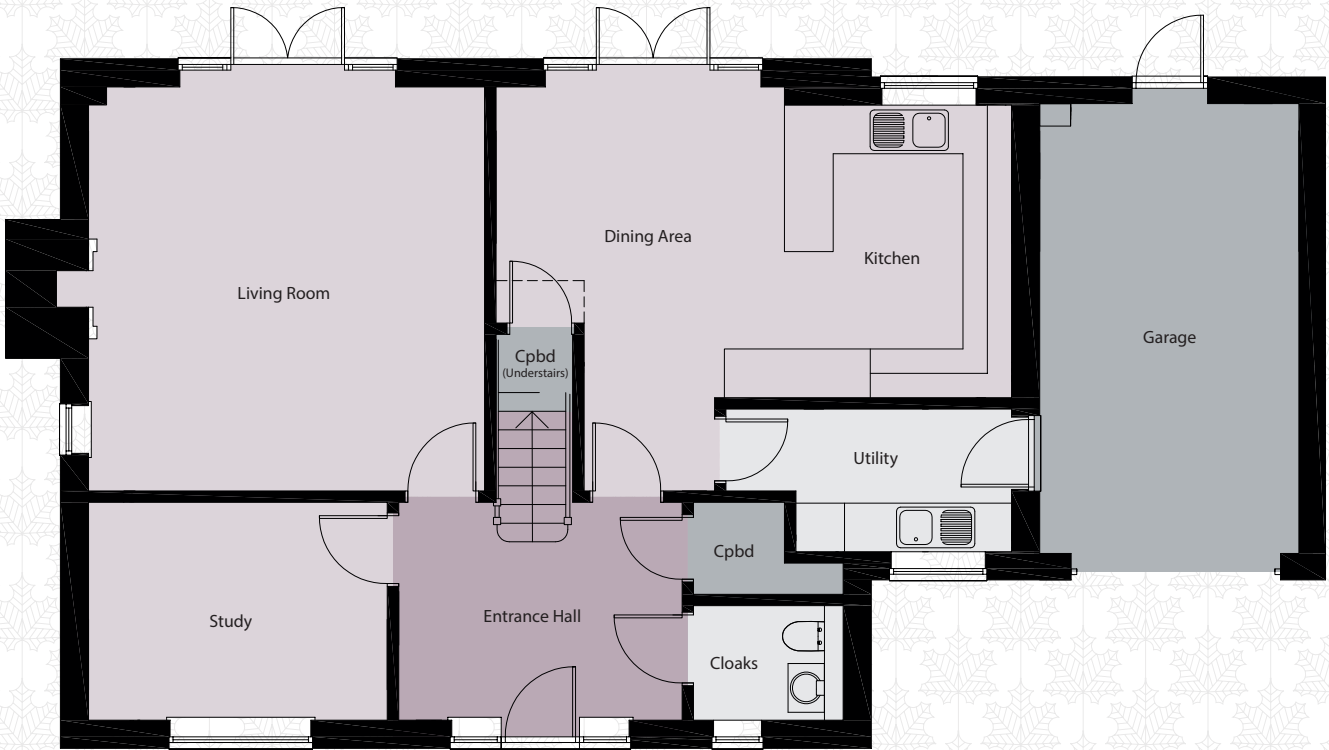


Maple House Ground Floor Plans

Entrance Hall	3496mm x 2685mm	11'-6" x 8'-10"
Dining Area	2696mm x 3831mm	10'-5" x 12'-7"
Kitchen	3662mm x 3606mm	12'-0" x 11'-0"
Living Room	4885mm x 4981mm	16'-0" x 16'-4"
Study	3685mm x 2685mm	12'-1" x 8'-10"
Utility	1760mm x 2660mm	5'-9" x 8'-9"
Cloaks	1615mm x 1410mm	5'-4" x 4'-8"
Garage	3196mm x 5546mm	10'-6" x 18'-2"



Ground Floor:
Gross internal floor area: 905sq/ft
(excluding garage)



Maple House First Floor Plans

Bedroom 1	3565mm x 3215mm	11'-8" x 10'-7"
Bedroom 2	4588mm x 4216mm	15'-1" x 13'-10"
Bedroom 3	2915mm x 3915mm	9'-7" x 12'-10"
Bedroom 4	2588mm x 3215mm	8'-6" x 10'-7"
En-Suite 1	3565mm x 1900mm	11'-8" x 6'-3"
Bathroom	2574mm x 2683mm	8'-5" x 8'-10"



First Floor:
Gross internal floor area: 1,028 sq/ft
Total gross internal floor area: 1,933 sq/ft





Specification

Stateside Developments’ passion and commitment for delivering quality are clearly evident in this detailed specification.

Kitchen

- A superbly appointed kitchen by Nicholas Anthony with contemporary handleless doors with pull out larder storage drawers and Le Mans corner base unit. Contrasting slimline Silestone worksurfaces with upstands and antique glass splashbacks. All doors and drawers have ‘soft close’ function and non-slip mats are fitted to all drawers.
- The island unit has a pop-up electrical point, selection of large pan drawers and a raised 50mm breakfast bar in Brazillian Mahogany.
- Extensive cooking facilities are provided from a range of Siemens appliances including twin single ovens, multi-function oven with microwave, warming drawer and induction hob with extractor. A separate full height fridge and under counter dishwasher complete this excellent range of appliances, plus the benefit of a Quooker boiling water tap.

Utility

- A selection of base and wall units with contrasting laminated work surface with upstands and stainless steel sink. An integrated full height freezer is fitted and space is provided, with plumbing, for a washing machine and tumble dryer.

Master En-Suite

- Walk-in shower with large ceiling mounted chrome shower head and an additional wall mounted shower from the new Hansgrohe ‘Select’ range.
- Ancora freestanding back-to wall bath with hand held retractable shower attachment and wall mounted chrome bath spout.
- Two GSI countertop basins on large drawer unit offering plenty of storage.
- Contemporary chrome fittings by Kelly Hoppen.

- Contemporary porcelain tiles from Minoli
- Chrome ladder towel radiator.

Bathroom and Master En-Suites

- Sanitaryware by GSI with storage units to wash basins with contemporary chrome fittings from Hansgrohe.
- Large showers with Simpson shower screens or glass panels from Showerlab.
- LED lit mirrors with built-in shaver points and demister pads or fitted mirrors.
- Chrome ladder towel radiators.
- Contemporary porcelain tiles from ‘Minoli’.

Cloakroom

- Bahaus Elite wash basin on vanity drawer unit with basin mounted tap by Kelly Hoppen.

Doors

- Contemporary Oak finished internal doors with grooved detailing and glazed doors to Living Room, Study, Snug and Kitchen with modern chrome fittings.
- Bi-fold doors from Kitchen/Dining Room leading to impressive landscaped gardens.
- Automated garage door.

Stairs

- American White Oak finished staircase with feature glass balustrading.

Electronics

- Hamilton Hartland brushed steel switches and sockets throughout.
- LED chrome recessed down lighters throughout.
- Fully installed alarm to the house and garage and the home is pre-wired for CCTV.

TV / Home Media

- TV and Network cabling throughout home.
- A Satellite Dish and Digital Aerial are fully installed.
- Pre-wiring for a ‘Control4’ multi room audio solution and a Hi-Definition video network throughout the home.

Central Heating / Hot Water

- A ‘Wet’ underfloor heating system is provided to the ground floor with radiators to the first floor. Electric underfloor heating to first floor bathrooms.
- A separate circuit is provided to the towel radiators in the Bathroom and En-Suites.

Finishing Touches

- The internal walls are decorated in various contemporary shades from the Farrow & Ball palette and the ceilings being finished in white.
- All woodwork will be finished in ‘Wimbourne White’.
- Fitted, sliding door wardrobes with hanging rails and storage shelves will be fitted to the Master Bedroom, Bedroom 2 and Bedroom 3.

External Features

- The front driveway will be constructed using Tegula block paving in a charcoal grey finish with contrasting kerb colour.
- Natural Limestone paving will be used to the terrace areas and paths.
- Fully landscaped gardens.

Warranty and 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 products. They are provided on that basis and do not and will not form part of any contract, or constitute a representation of warranty.

Please also note that all images of Elm House and Maple House are computer generated representations of how the properties will appear.

How to find us

Maple House
Hillbury Close
Warlingham
Surrey
CR6 9TN

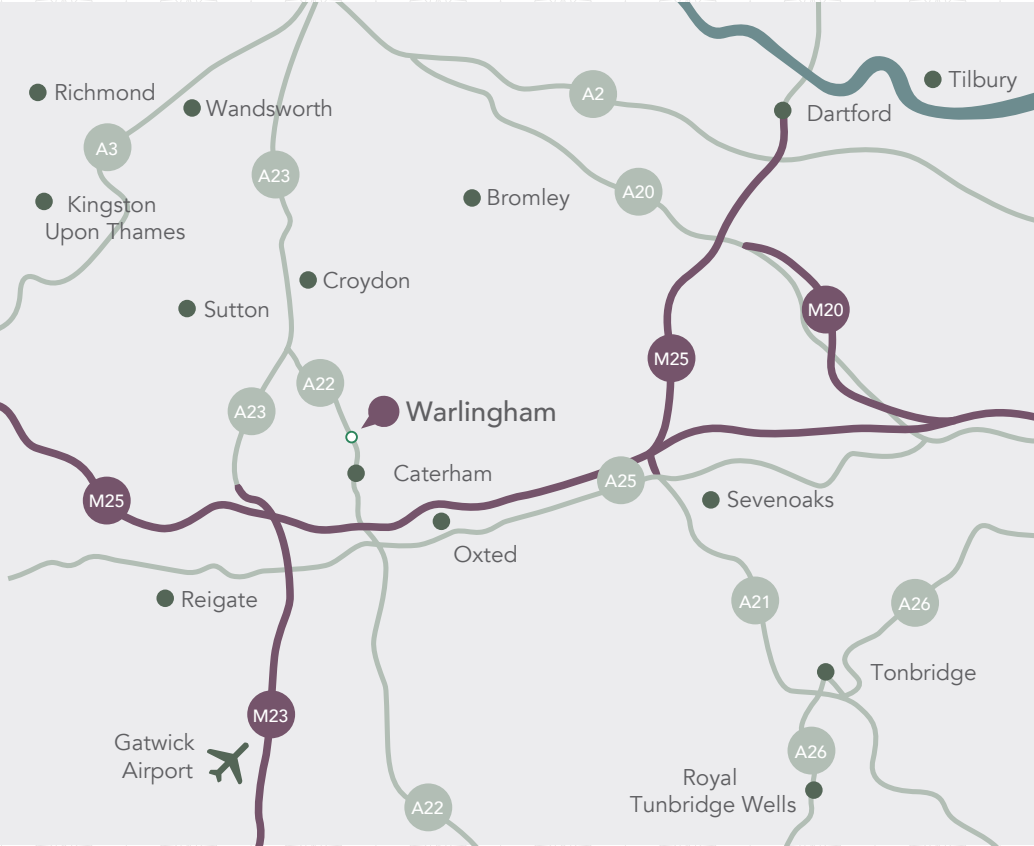
Leave the M25 at junction 6 and take the A22 towards Caterham. Keep straight ahead on this road until you reach the 'Wapses Lodge' roundabout where you take the 4th exit onto Succombs Hill. At the T-junction, turn right onto Westhall Road and after 400 yards turn left onto Hillbury Road. Hillbury Close can be found on the right hand side after 350 yards.

Elm House is being marketed by:

RAYNERS
TOWN & COUNTRY

If you would like to find out more about these properties, or to arrange a viewing, please contact the selling agents:

Rayners Town & Country
96 High Street
Godstone
Surrey, RH9 8DP
T: 01883 744 344
E: enquiries@raynerstc.com
www.raynerstc.com



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.



Maple House is a 15 minute walk 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 to excellence are the foundation for our success

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

The company was founded in 2009 bringing 25 years of experience together 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.



Core Values

“ We are oriented around a set of core values that insist on delivering a focus on quality and attention to detail via a personable, customer centric approach to building your home.

Dave Goddard
Managing Director



NHBC Registered Builders

RAYNERS
TOWN & COUNTRY

Rayners Town & Country

96 High Street

Godstone

Surrey, RH9 8DP

telephone: 01883 744 344

email: enquiries@raynerstc.com

www.raynerstc.com

STATESIDE
DEVELOPMENTS

Stateside Developments

Westview Barn

Chelsham Common

Warlingham

Surrey, CR6 9PB

telephone: 01883 622 226

email: info@statesidedevelopments.co.uk

www.statesidedevelopments.co.uk