



Butterfly Walk

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 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 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
- Junction 6 M25 4 Miles
- Upper Warlingham & Whyteleafe Mainline Railway Stations 1 Mile
- 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





Solid Oak Construction by Multi-Award Winning manufacturer of bespoke oak framing

T.J Crump Oakwrights® Limited is a multi-award winning company and the leading designer and manufacturer of bespoke oak frame houses, designing and building more every year than anyone else.

Widely recognised as the most innovative company in the market, they have successfully combined the best of modern methods of manufacturing with traditional craftsmanship.





Bespoke Craftsmanship

The unique oak frame construction within Ridgewood and Mulberry House is traditionally built with hand crafted oak, built to an exceptionally high standard.

Each property benefits from a large detached oak framed double garage, a superb full height oak framed entrance and a vaulted oak frame dining room.

Master Craftsman

■ ■ Oakwrights truly create timber framed buildings for today's living - with design and architecture that blends traditional and modern construction techniques, you can combine a traditionally jointed and pegged timber frame with all the comforts of a modern home. ■ ■

Tim Crump
Master craftsman, Oakwrights Ltd



www.oakwrights.co.uk



Ridgewood

Butterfly Walk



Details

Automated gates open onto the generous driveway leading to a large detached Oak Frame garage.

Traditionally built with a full height, hand crafted, Oak Frame entrance, this five bedroom, four bathroom detached home with concrete floors and underfloor heating throughout offers everything you would expect from a Stateside Home.

At around 4,300 sq.ft of superbly appointed accommodation this home offers flexibility with stunning open plan ground floor space, Vaulted Oak Frame Dining Room and a full height galleried entrance hall.

The first floor accommodates five bedrooms, three with en-suites, a vaulted ceiling to the Master Bedroom along with Juliet balcony and walk in Dressing Area.

Ridgewood enjoys the very best of rural living, in a highly regarded residential location only moments away from beautiful Greenbelt countryside and Woldingham golf course.

Built to Stateside's uncompromising standards, Ridgewood is a unique thoughtfully designed family home which draws on the very best of traditional craftsmanship to produce an outstanding house for modern living.



Ridgewood

Butterfly Walk



Ground floor

Cloakroom	2445mm x 1960mm 8'-0" x 6'-5"
Drawing Room	5865mm x 5675mm 19'-3" x 18'-7"
Day Room	5131mm x 3718mm 16'-10" x 12'-2"
Dining Room	5053mm x 3908mm 16'-7" x 12'-10"
Study	4430mm x 3408mm 14'-6" x 11'-2"
Kitchen/ Breakfast	5675mm x 6948mm 18'-7" x 22'-10"
Tv Snug	3970mm x 3260mm 13'-0" x 10'-8"
Rear Lobby	1860mm x 3095mm 6'-1" x 10'-2"
Laundry	1825mm x 3210mm 6'-0" x 10'-6"
Entrance Hall	7340mm x 4050mm 24'-1" x 13'-3"

Ground floor gross internal floor area:
214.61 m² - 2310 sq/ft





Beautifully designed

■ A truly unique home in a fantastic picturesque location, this house represents the very best of Stateside workmanship. ■

Dave Goddard
Managing Director



First floor

Bedroom 1	5980mm x 5675mm 19'-7" x 18'-7"
En-Suite 1	3625mm x 3363mm 11'-10" x 11'-8"
Bedroom 2	4495mm x 4790mm 14'-9" x 15'-9"
En-Suite 2	2630mm x 2380mm 8'-7" x 7'-10"
Walk in Wardrobe	
Bedroom 3	4500mm x 3833mm 14'-9" x 12'-7"
En-Suite 3	2740mm x 2173mm 8'-11" x 7'-1"
Bedroom 4	4760mm x 3550mm 15'-7" x 11'-8"
Bathroom	4100mm x 2960mm 13'-5" x 9'-8"
Bedroom 5	3266mm x 3523mm 10'-9" x 11'-7"
Landing	5845mm x 4050mm 19'-2" x 13'-3"

First floor gross internal floor area:
192.13 m² - 2068 sq/ft

Total gross internal floor area:
406.74 m² - 4378 sq/ft

Quality craftsmanship

Built to Stateside's uncompromising standards and thoughtful design these fabulous homes offer everything for today's modern lifestyle.





Ridgewood & Mulberry House have been designed with exceptional care to provide outstanding family accommodation each house with its unique character.





Mulberry House

Butterfly Walk





Details

Mulberry House has many stunning features, in particular the full height galleried oak framed entrance hall and vaulted oak frame Dining Room.

This fabulous individual traditionally built house offers around 4300 sq.ft of family sized living accommodation arranged over two floors.

Approached through automatic gates opening to large private driveway Mulberry house has landscaped gardens and an oak framed double garage.

Mulberry House enjoys the very best of rural living, in a highly regarded residential location only moments away from beautiful Greenbelt countryside and Woldingham golf course.

Built to Stateside's uncompromising standards, Mulberry House is a unique and thoughtfully designed family home which draws on the very best of traditional craftsmanship and contemporary design.



Mulberry House

Butterfly Walk



Ground floor

Cloakroom	1960mm x 1510mm 6'-5" x 4'-11"
Day Room	4443mm x 4485mm 14'-7" x 14'-9"
Kitchen/Breakfast Room	4369mm x 5743mm 14'-4" x 18'-1"
Dining Room	4369mm x 3971mm 14'-4" x 13'-0"
Drawing Room	5538mm x 5535mm 18'-2" x 18'-2"
Rear Lobby	1935mm x 4250mm 6'-4" x 13'-11"
Study	2560mm x 4700mm 8'-5" x 15'-5"
TV Snug	4020mm x 4700mm 13'-2" x 15'-5"
Laundry	2454mm x 3550mm 8'-1" x 10'-9"
Entrance Hall	5991mm x 4356mm 19'-8" x 14'-3"

Ground floor gross internal floor area:
204.90 m² - 2205 sq/ft



Beautifully designed

Stateside are proud to release this outstanding home which features attention to detail in every square inch.

Dave Goddard
Managing Director



First floor

Bedroom 1	4558mm x 4485mm 14'-11" x 14'-9"
En-Suite 1	4409mm x 3790mm 14'-5" x 12'-5"
Walk in Wardrobe	3110mm x 2666mm 5'-6" x 8'-7"
Bedroom 2	4084mm x 4700mm 13'-5" x 15'-3"
En-Suite 2	3160mm x 2250mm 10'-4" x 7'-3"
Walk in Wardrobe 2	2020mm x 3253mm 6'-8" x 10'-8"
Bedroom 3	4135mm x 4700mm 13'-7" x 15'-5"
En-Suite 3	2410mm x 2198mm 7'-11" x 7'-2"
Bedroom 4	4430mm x 3510mm 14'-6" x 11'-6"
Bedroom 5	3110mm x 3420mm 10'-2" x 11'-3"
Bathroom	3610mm x 2892mm 11'-10" x 9'-6"
Landing	7365mm x 7164mm 24'-2" x 23'-6"

Total gross internal floor area:
400.68 m² - 4312 sq/ft





Specifications

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. The contrasting Silestone worksurfaces have 'shark nose' edge detailing with upstands and glass splashbacks. All doors and drawers have 'soft close' function and non-slip mats are fitted to all drawers.
- The central island unit has pop-up electrical points, selection of large pan drawers and a raised 80mm breakfast bar.
- Extensive cooking facilities are provided from a range of Siemens appliances including twin single ovens, steam oven, microwave and induction hob with extractor. A separate full height fridge and freezer, under counter dishwasher and wine cooler 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. 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 side filler and 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 with feature walls.
- 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 build-in shaver points and demister pads or fitted mirrors with recessed downlights.
- Chrome ladder towel radiators.
- Contemporary tiles from 'Minoli'.

Cloakroom

- Large Bahaas countertop drawer unit with feature platinum basin and oval mounted tap by Kelly Hoppen.
- Wall hung GSI pan and curved chrome towel radiator.

Side Lobby 'Boot Room'

- Additional ground floor 'Gardeners WC'.
- Purpose built boot storage with Oak bench seat and coat rail

Doors

- An impressive pair of over-sized Oak entrance doors with glass vision panel and a contemporary 'T' bar handle.
- Contemporary Oak finished internal doors with grooved detailing and feature glazing to Living Room, Dining Room and Kitchen with modern chrome fittings.
- Impressive vaulted Oak frame Dining Room with doors leading onto large terrace.





- Bi-fold doors from the Day Room leading to impressive landscaped gardens.
- Automated pair of side hung Oak doors to large detached garage.

Stairs

- American White Oak finished staircase with feature glass balustrading.

Electronics

- MK 'Edge' flat plate brushed steel switches throughout with low level sockets in white.
- LED chrome recessed down lighters throughout.
- Fully installed alarm to the house and garage and the homes are pre-wired for CCTV and Video Gate Entry.

TV / Home Media

- TV and Network cabling through 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 and a 'Controller' will be provided at the central hub point with a digital, wall mounted control panel in the Kitchen/Breakfast Room
- Speakers will be fitted to the Kitchen, Living Room, Dining Room and Master Bedroom allowing the 'Control4' system to be used in these areas. The remaining rooms are pre-wired to allow a variety of upgrades to the system at a later date with minimal disruption.
- The Living Room is also pre-wired for movie surround sound for future upgrade and the wiring is in place for outdoor speakers.

Central Heating / Hot Water

- A 'Wet' underfloor heating system is provided to both floors. Each floor has its own manifold and the temperature in each room can be controlled by a digital room thermostat/ programmer.



- A separate circuit is provided to the towel radiators in the Bathroom and En-Suites.

Finishing Touches

- The internal walls are decorated in Dulux 'Roasted Bracken 5' with the ceilings being finished in white.
- All woodwork will be finished in Dulux 'Satinwood' white.
- Fully carcassed wardrobes with hanging rails and storage shelves will be fitted to the Master Bedroom and Bedrooms 2 and Bedroom 3 to have sliding mirrored doors with shelf and hanging rails.

External Features

- The front driveway will be constructed using Tegula permeable block paving in a charcoal grey finish with contrasting kerb colour.
- Natural Limestone paving will be used to the terrace areas and paths.
- Large Oak frame detached garage with a pair of automated Oak doors to one side and large open car port to the other.
- Hardwood LED bollards to front drive and brushed steel wall lights around house.
- 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 Ridgewood and Mulberry House are computer generated representations of how the properties will appear.

How to find us

Butterfly Walk
Warlingham
Surrey
CR6 9JA

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 right into Landscape Road. After 200m you reach a left hand bend, Butterfly Walk is straight ahead at this point and the new homes can be found 50m along on the left hand side.

Ridgewood and Mulberry House are 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.



Ridgewood and Mulberry House are less than

one 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 to excellence are the foundation for our success

Stateside Developments are a privately owned, family run residential development company, based in Nutfield, Surrey. We 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.



“ 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



