



CHARTHAM HOUSE

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Perfectly located in the heart of Banstead, close to Epsom racecourse and just 15 miles from central London, Chatham House, Garratts Lane, is the latest development from Carvall Homes. This is an exclusive new collection of just eight elegant apartments with a variety of 1 and 2 bedrooms.

A VILLAGE FEEL

Situated on the northern edge of the North Downs in the heart of green belt Surrey countryside, Banstead boasts the facilities of a town whilst maintaining its historic village status. The town's name appears to have been derived from the Anglo Saxon words 'bene', meaning bean, and 'stede', meaning place and it was certainly once a farming area and well-known nationally for its high quality sheep wool.

ON YOUR DOORSTEP

Shopping is straightforward in Banstead. The village high street has excellent shopping options including a Waitrose Supermarket and Marks & Spencer Simply Food. There is also a local library, a choice of restaurants and coffee bars and many other necessities for modern family life.

OUTDOOR

If you like sport, there is no shortage of golf courses in the area – 115 golf clubs affiliated to the Surrey Golf Union – and other opportunities exist for uninterrupted walks such as Banstead Downs, home to the rare Small Blue butterfly, and nearby Nork Park, less than half a mile from the development. Of course the most famous local sporting venue is just up the road at Epsom Downs. Although the earliest race-days date back to the 1640s, it is The Derby, first run in May 1779, which is known as the greatest flat race in the world.

There are many well-regarded schools nearby, making Banstead a popular choice for families, including Warren Mead junior school and the independent Banstead Preparatory School as well as The Beacon secondary school, to name just a few.

It is less than a mile from Banstead station and services into London Victoria (approx. 40mins). More frequent services can be found at nearby Sutton and Epsom train stations where trains run into London Victoria (26 minutes), London Waterloo (36 minutes) and London Bridge (39 minutes). Junctions 8 and 9 of the M25 are within easy reach, providing access to Gatwick in just half an hour and Heathrow in approximately 40 minutes.



Picture: Janet Benroy

Picture: Luke Nicholides



LUXURY SPECIFICATION

BESPOKE GERMAN KITCHENS

- Beautifully designed kitchens with smartphone enabled appliances and LED feature lighting
- Solid quartz worktop
- Hoover black glass touchscreen electric hob with safety cut off
- Hoover wifi stainless steel oven (can be controlled via smartphone or tablet)
- Hoover integrated extractor hood with LED light
- Hoover integrated microwave
- Hoover integrated fridge freezer
- Hoover integrated washer dryer (option for wifi phone controlled as upgrade)
- Undermount stainless steel sink
- Worktop power points

LUXURY BATHROOMS

- Designer bathroom suites
- Saneux sanitaryware with matching showers & taps
- Porcelanosa tiling
- Heated towel rails
- LED lighting

ELECTRICAL, LIGHTING & TV / AUDIO

- Mix of LED downlights and feature hanging lights
- Shaver point, LED backlit mirrors and feature lighting to bathrooms
- Under kitchen cabinet lighting
- Integrated wiring for Sky, TV / Freeview
- Bluetooth speaker system voice or smartphone controlled (living & kitchen area)
- Google smart home hub controlling lighting, speaker system and heating (smart speakers and lighting to kitchen & living area only but can be upgraded to other rooms)

- Phone / tablet enabled wifi video entry system with recording facility.
- High-speed fibre broadband (will require subscription)
- Electric car charging points

PLUMBING & HEATING

- Worcester Bosch gas fired central heating system
- Underfloor heating to ground floor flats (optional to upper flats)
- Radiators with individual thermostatic valves
- Smartphone enabled thermostat to control heating & hot water

FLOORS, DOORS & INTERNAL JOINERY

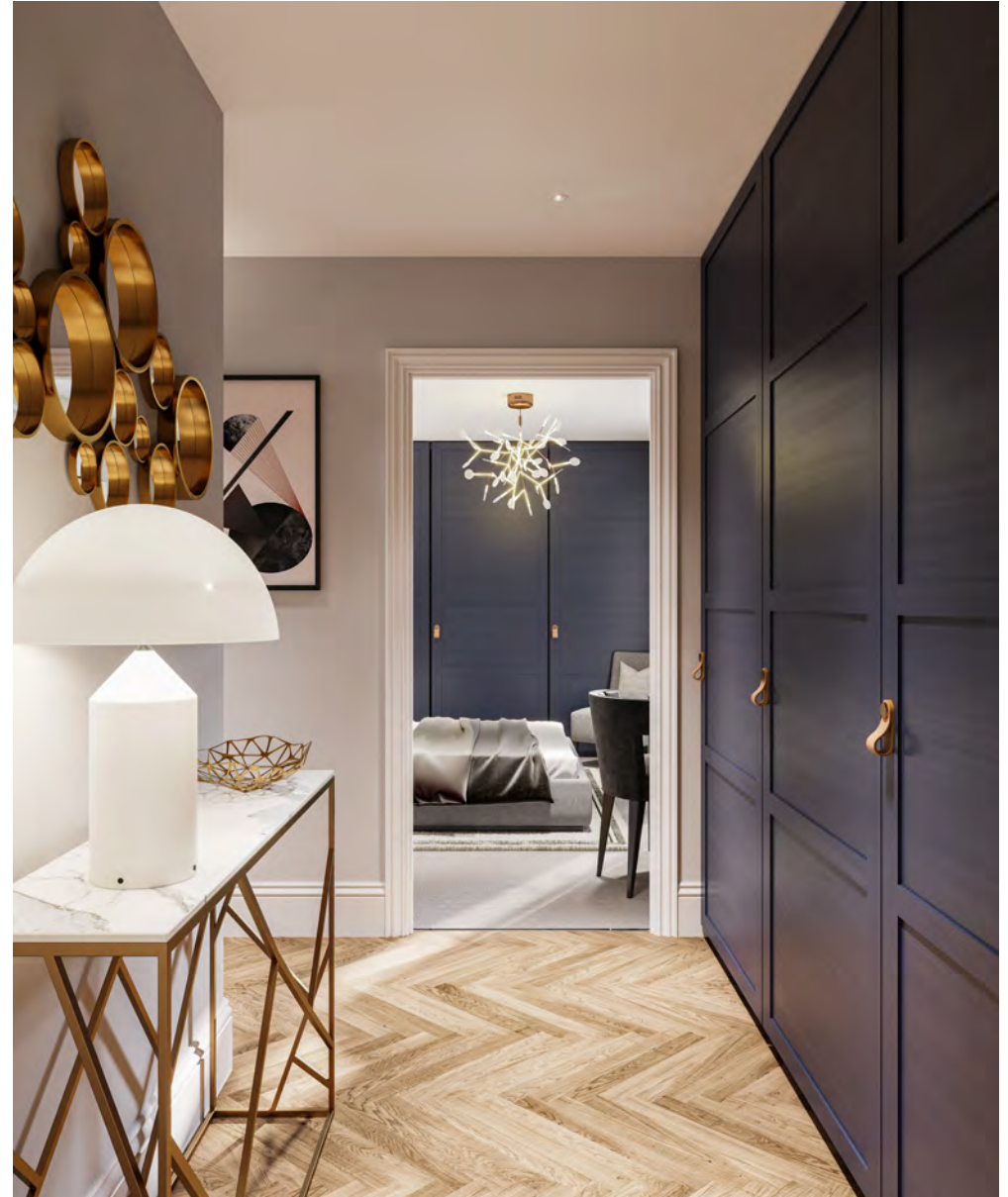
- Herringbone style flooring to kitchen, lounge & hallways
- Carpets to bedrooms (option of herringbone style flooring dependant on stage of construction)
- Bespoke built-in wardrobes
- Solid wood internal doors
- Brushed chrome ironmongery
- Profiled skirting and architrave

EXTERNAL

- Each apartment has its own parking space
- Glass balconies to upper apartments
- External taps and socket
- Communal BBQ area
- Landscaped front and rear gardens
- Secured bike store
- Pay as you go electric car charging points

SECURITY & WARRANTY

- 10 year warranty
- Smart video wifi door entry system with colour monitor to view incoming guests
- Security locking to all external windows and doors
- Sensor lights





FLOOR PLANS

UNITS 1&3

2 Bedroom Apartments – Ground Floor

UNITS 4&6

2 Bedroom Apartments – 1st Floor

Kitchen / Sitting Room:

5013mm x 4750mm (16'5" x 15'7")

Master Bedroom:

4747mm x 2828mm (15'5" x 9'3")

Bedroom 2:

2844mm x 2752mm (9'4" x 9'0")



UNIT 2

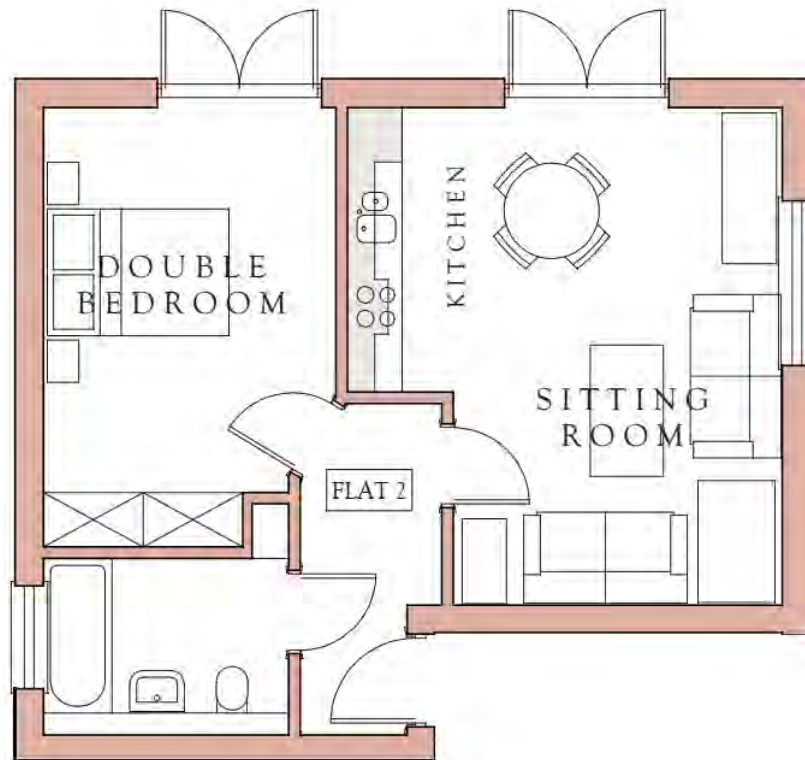
1 Bedroom Apartment – Ground Floor

Kitchen / Sitting Room:

5472mm x 4818mm (17'11" x 15'10")

Master Bedroom:

4862mm x 3247mm (15'11" x 10'8")



UNIT 5

1 Bedroom Apartment – 1st Floor

Kitchen / Sitting Room:

6900mm x 4818mm (22'8" x 15'10")

Master Bedroom:

4862mm x 3247mm (15'11" x 10'8")







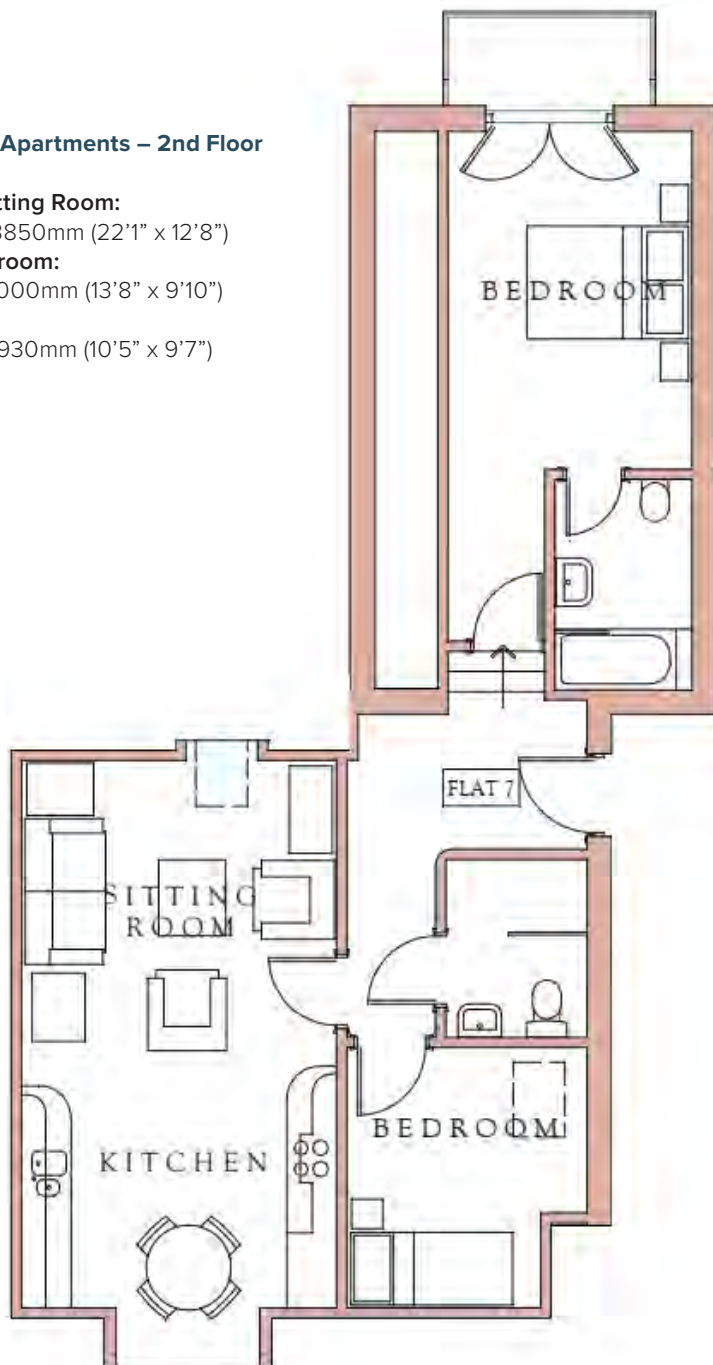
Disclaimer: Illustrations are of typical elevations and may vary (ie. colour). All room dimensions shown as maximum and are subject to a +/- 50mm (2") tolerance. Floor areas are measured to structural walls. Windows and door positions may vary from plot to plot. Kitchen layouts are indicative only. Please consult the sales advisor for more information. This information is for guidance only and does not form any part of any contract or constitute a warranty.

UNITS 7&8
2 Bedroom Apartments – 2nd Floor

Kitchen / Sitting Room:
6730mm x 3850mm (22'1" x 12'8")

Master Bedroom:
4170mm x 3000mm (13'8" x 9'10")

Bedroom 2:
3170mm x 2930mm (10'5" x 9'7")













AREA MAP



Banstead to London Victoria

Banstead to London Victoria		42mins
Banstead to Sutton		6mins
Sutton to London Bridge		39mins
Banstead to West Croydon		22mins

Banstead Downs Golf Club

Box Hill	 18mins
Denbies Wine Estate	 20mins
Epsom Downs	 8mins
Guildford Shopping	 35mins





CARVALL HOMES

PLANNING • DESIGN & BUILD • DEVELOPMENT

Carvall Homes are a family owned business sharing the same passion for building exceptional properties in prime locations. Each individual home is designed around modern lifestyle, with a discerning eye for quality. Elegant interior designs combined with lavish external landscapes flow seamlessly throughout using the highest quality craftsmanship. Our exclusive homes embrace the modern world of smart technology for you to enjoy living in comfort. We hope you will experience our passion and commitment.

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