



Stanton Grove is a beautiful collection of maisonettes, semi-detached and detached new homes in Tadworth, Surrey – just minutes away from the stunning views of Epsom Downs.

SAXON HISTORY

Tadworth is a large village in Surrey on the South-East of Epsom Downs. The name of Tadworth is thought to be of Saxon origin meaning enclosure or farmstead and there are traces of prehistoric settlements in the area. A more recent history revolves around the manor house known as Tadworth Court, built c. 1700 and now home to The Children's Trust.

The village today has a range of shops and amenities including a butcher, chemist, post office, bank, florist, pharmacy and general stores. Further shops and restaurants are a stones throw away in nearby Waterhouse Lane, by Kingswood Station, including the popular Kingswood Arms public house.

Local amenities at the bottom of Shelvers Way include a country store, garage, convenience store, hairdressers and cafe.

OUTSTANDING BEAUTY

Epsom racecourse borders the village to the North and brings with it the style and glamour of many meetings throughout the year. To the South West you'll find the wonderful expanse of the Surrey Hills, designated an Area of Outstanding Natural Beauty in 1958 and covering almost a quarter of the county. Rich in wildlife and woodland these hills provide some of the best areas for walking in the South of England and also some excellent routes for cycling, including the well-known Box Hill.

You are never far from a golf course or indoor leisure pursuits - Tadworth Leisure and Community Centre is less than a mile away and offers swimming pool, gym, fitness studio and indoor sports hall.

The historic town of Reigate is less than 20 minutes by car and offers an excellent range of shops, boutiques, cafes and restaurants in a bustling high street, while in the opposite direction there are similar shops and facilities in Banstead and Epsom.

VARIED EDUCATION

There are a selection of excellent education options within easy reach. Chinthurst Independent, Epsom Downs, Tadworth and Walton-on-the-Hill Primary Schools are all under 2 miles away and have 'Good' or 'Outstanding' Ofsted ratings. Secondary schools include the renowned Epsom College, Beacon School and Glyn School, not forgetting Reigate College a little further away.

Residents are spoilt for choice when it comes to rail transport as there is a choice of stations nearby. The nearest is Kingswood station, just half a mile away, with direct trains to London Bridge in 47 minutes, while Epsom station is less than 4 miles and offers journey times to London Waterloo in just over half an hour. There is also an excellent bus service (Routes 420/460/480) linking the village with Epsom, Banstead and Reigate. Tadworth is also well connected with the M25 (Junction 8) just 3.6 miles away, providing access to Gatwick in less than half an hour and Heathrow in less than an hour.











SITEPLAN - PHASE III









THE KENLEY

PLOTS 20-25 (Plots 22-23 shown)





PLOTS 20-25

3 Bed Semi-Detached

GROUND FLOOR

Living / Dining

6177mm x 4583mm (20'3" x 15'1")

Kitchen

3688mm x 2217mm (12'1" x 7'3")

FIRST FLOOR

Bedroom 1

3688mm x 3425mm (12'1" x 11'3")

Bedroom 2

4348mm x 2402mm (14'3" x 7'10")

Bedroom 3

3200mm x 2062mm (10'6" x 6'9")

Total Sq Ft: 985

Variation: PLOTS 20 & 21

Note: Projection variation

Brick colour - Freshfield Lane First Quality Multi Facing

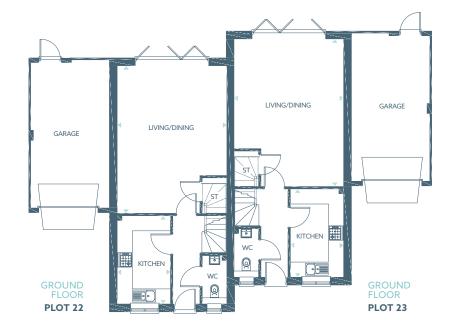
Plot 20: Elevation brick Plot 21: Tile hanging

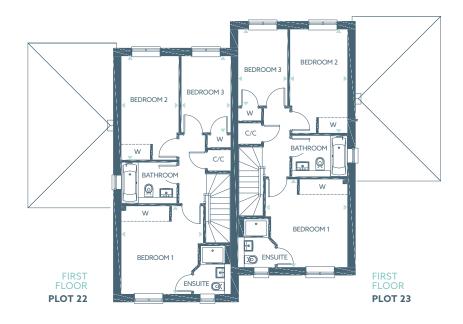
Variation: PLOTS 24 & 25

Note: Projection variation
Plot 24: Elevation brick
Plot 25: Tile hanging

Please Note: Illustrations are of typical elevations and may vary (ie. colour). Please refer to the site layout for positioning of houses and garages. 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.

Denotes point from which dimensions are measured.







THE HERMITAGE PLOTS 26 & 27

STANTON GROVE



PLOTS 26 & 27

2 Bed Semi-Detached

GROUND FLOOR

Living / Dining

5276mm x 4358mm (17'4" x 14'3")

Kitchen

3688mm x 1992mm (12'1" x 6'6")

FIRST FLOOR

Bedroom 1

4358mm x 3904mm (14'3" x 12'10")

Bedroom 2

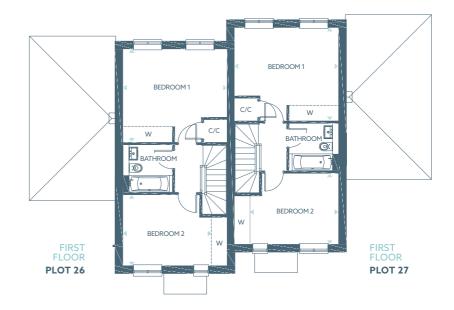
3708mm x 2963mm (12'2" x 9'9")

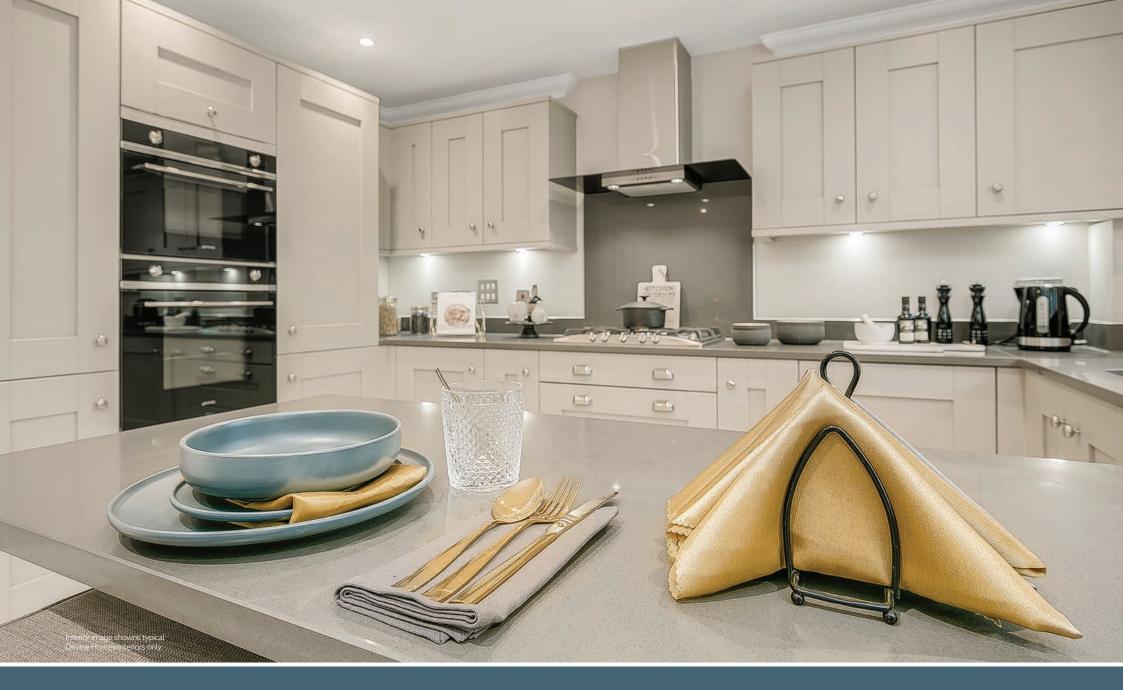
Total Sq Ft: 852

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ATTENTION TO EVERY DETAIL

Stanton Grove enjoys a modern and luxurious specification and provides an enviable living space for you to enjoy.

LUXURY KITCHENS

- Individually designed kitchens with choice of doors and worktop (subject to stage of construction)
- Stainless steel integrated single and compact ovens
- Stainless steel gas hob, extractor hood and light
- Integrated fridge/freezer, dishwasher and washer/dryer
- 1 ½ bowl stainless steel sink and mixer tap
- · Ceramic floor tiling

DOORS & INTERNAL JOINERY

- · Wood effect internal doors
- · Contemporary chrome fittings
- · Deep moulded skirting and architrave

STYLISH BATHROOMS

- Contemporary bathroom suites
- · Thermostatically controlled showers
- All bathrooms part-tiled with shower areas fully tiled
- · Ceramic floor tiling to cloakroom
- · Shower over bath where no ensuite

ELECTRICAL & LIGHTING

- Downlighters to kitchen, bathroom and ensuite
- Shaver point and extractor fan in bathroom / ensuite
- Under kitchen unit lighting
- · Light in garage and loft
- · Double socket in garage
- Electric charging point and kit included in garage

HEATING & WATER SERVICE

- · Gas fired central heating
- Radiators with individual thermostatic controls (except hall and bedroom 1)
- Room thermostat
- · Independent immersion heater

COMMUNICATIONS

- Telephone points to living room and bedrooms
- TV point to living room and bedrooms
- Integrated wiring for Sky Q in living room
- · BT fibre to the house

EXTERNAL

- Garages and parking spaces located as shown on site plan
- PV panels
- · Outside tap and electric socket
- · Landscaped and turfed front garden

FINISHING TOUCHES

- Moulded cornice to all rooms except kitchen
- · Smooth ceilings throughout
- Built-in wardrobes with hanging rail and shelf (where shown on drawings)

SECURITY & PEACE OF MIND

- · Cover under NHBC Buildmark Warranty
- Mains fed smoke detector with battery back-up fitted to hall
- · Security locking to all external doors
- Windows fitted with security locks except for escape windows
- · Management Company













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