



THE CRESCENT  
CATERHAM CR3 6FG

## *Commitment to quality and excellence*



Village Developments is a local family owned company that has been building quality homes for the past 20 years. We endeavour to design our developments with character to sit sympathetically within their surroundings and to complement the local architectural style wherever possible. Our professional team take great pride in building houses to a high specification with meticulous attention to detail to make the house we build into your home ! That care extends beyond your purchase and continues with the first class after care service we provide. We hope you choose one of our Village Developments new houses and enjoy living in it for many years to come.

NIGEL GREENHALGH, Managing Director

**VILLAGE**  
DEVELOPMENTS

Village Developments are proud to present a secluded crescent of substantial executive homes in a quiet cul-de-sac location close to Caterham town centre. The properties are built to a very high quality and specification and offer modern living in a beautiful leafy setting. The development consists of ten semi-detached and five detached 3, 4 & 5 bedroomed houses.

### CATERHAM

Caterham is a popular bustling residential town comprising of a High Street and small shopping mall providing both major supermarkets; Morrisons and Waitrose as well as many varied local retailers, cafes and restaurants. For families there is an excellent choice of quality state and independent primary and secondary schools including the renowned Caterham School which is within easy walking distance of the development.

### TRANSPORT LINKS

RAIL: Excellent direct rail link into London from nearby Caterham Station (journey time to London approximately 40 minutes).

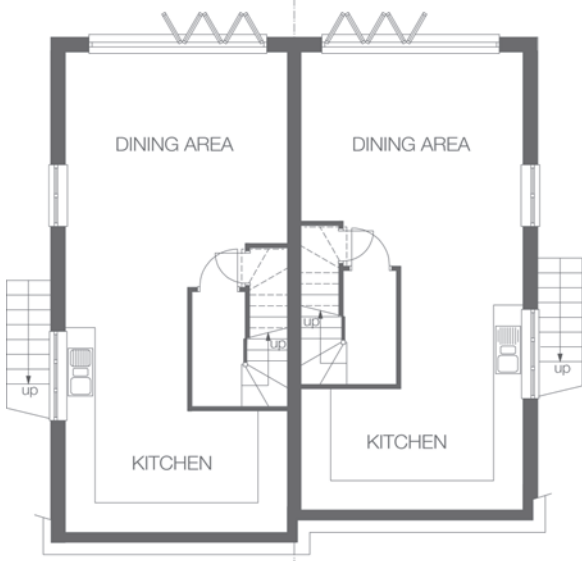
CAR: Easy access to M25 at Godstone Junction 6 (10 minutes by car) and M23 to Gatwick (journey time approximately 20 minutes).

BUS: Various bus services including routes to Redhill, Croydon and Caterham on the Hill.

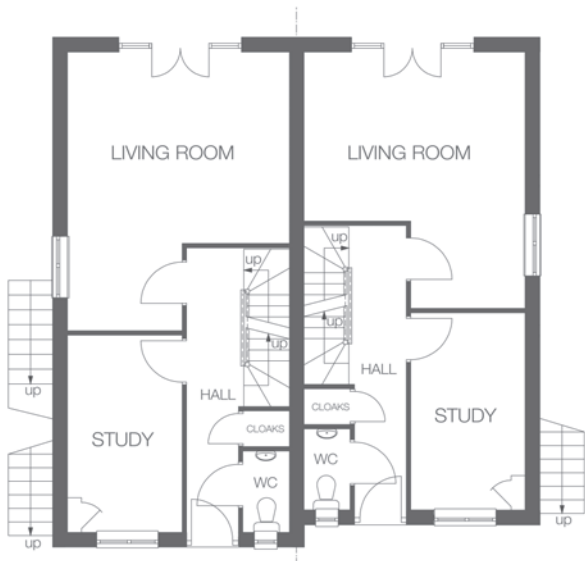




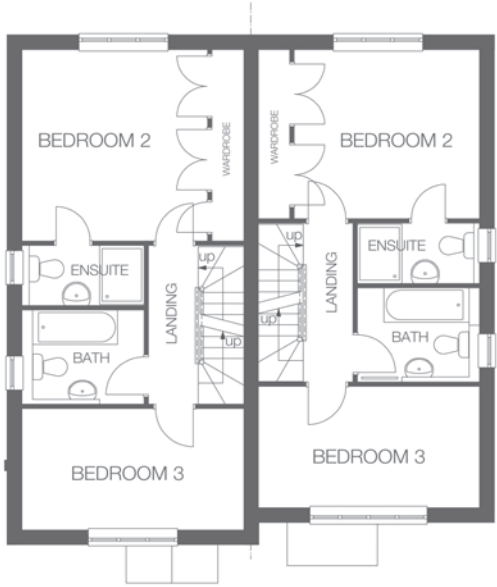
3 BEDROOM SEMI-DETACHED  
FAMILY HOME  
PLOTS 1 & 2



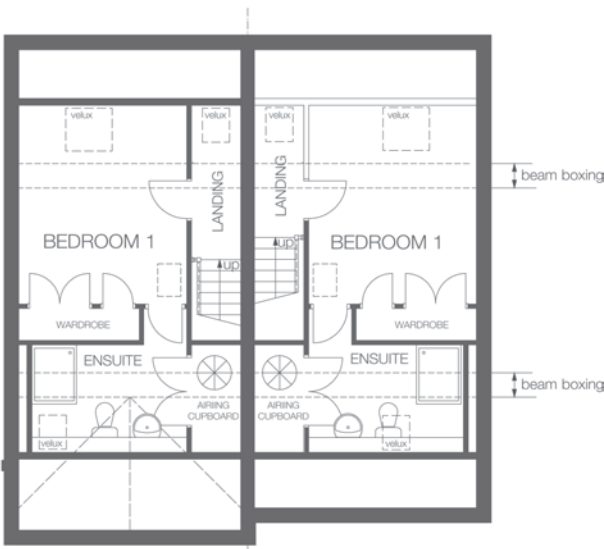
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

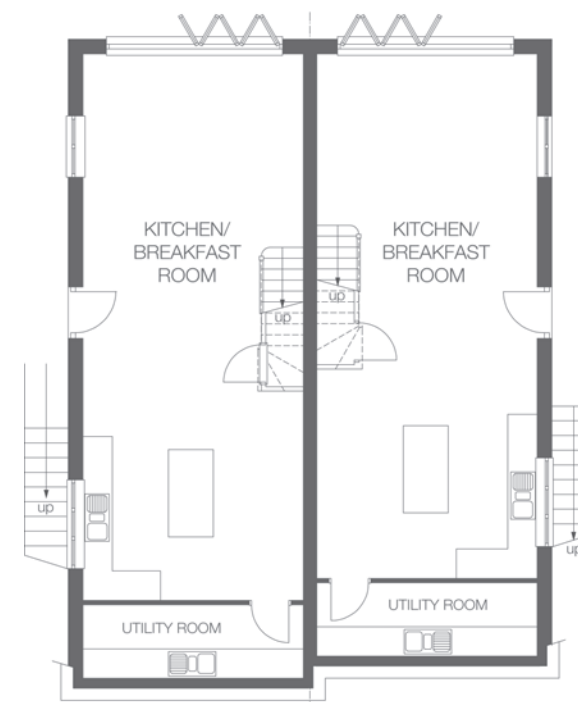


ROOFSPACE

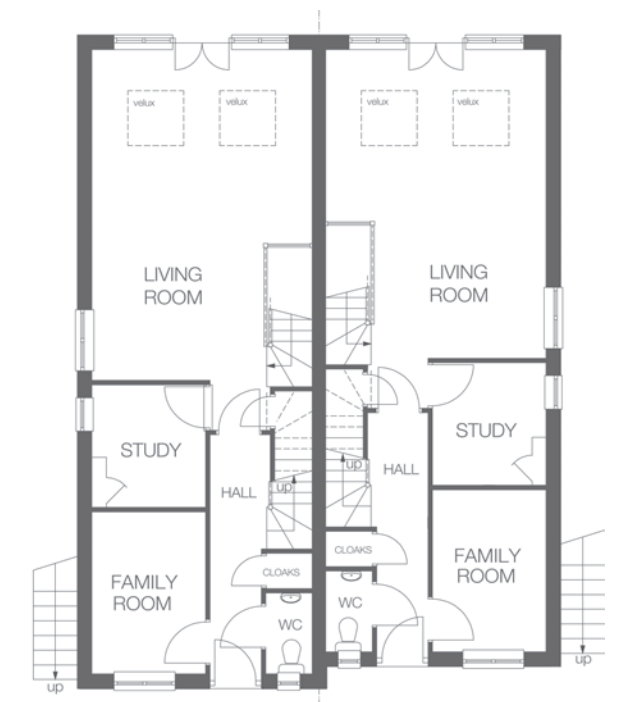
PLOT 1: TOTAL AREA 1636 sq ft (152.0 sq m)  
PLOT 2: TOTAL AREA 1701 sq ft (158.0 sq m)



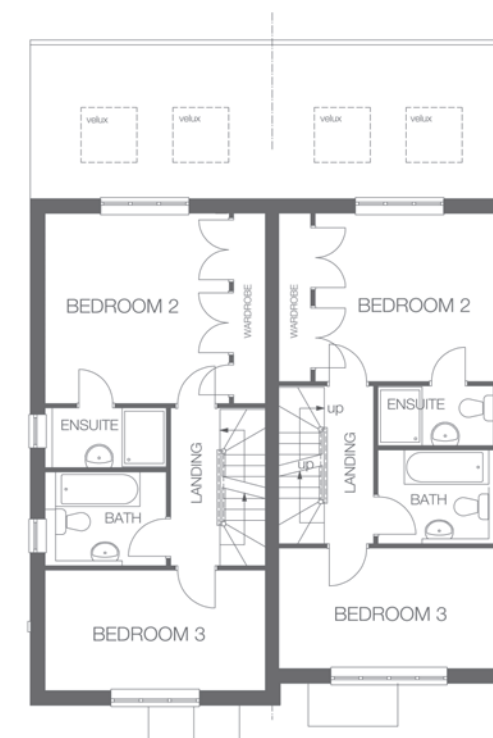
3/4 BEDROOM SEMI-DETACHED  
FAMILY HOME  
PLOTS 3 to 10



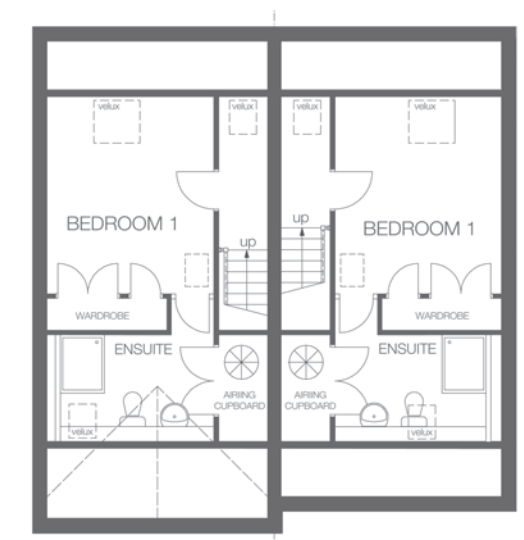
LOWER GROUND FLOOR  
PLOTS: 3, 5, 7, 9 PLOTS: 4, 6, 8, 10



GROUND FLOOR  
PLOTS: 3, 5, 7, 9 PLOTS: 4, 6, 8, 10



FIRST FLOOR  
PLOTS: 3, 5, 7, 9 PLOTS: 4, 6, 8, 10

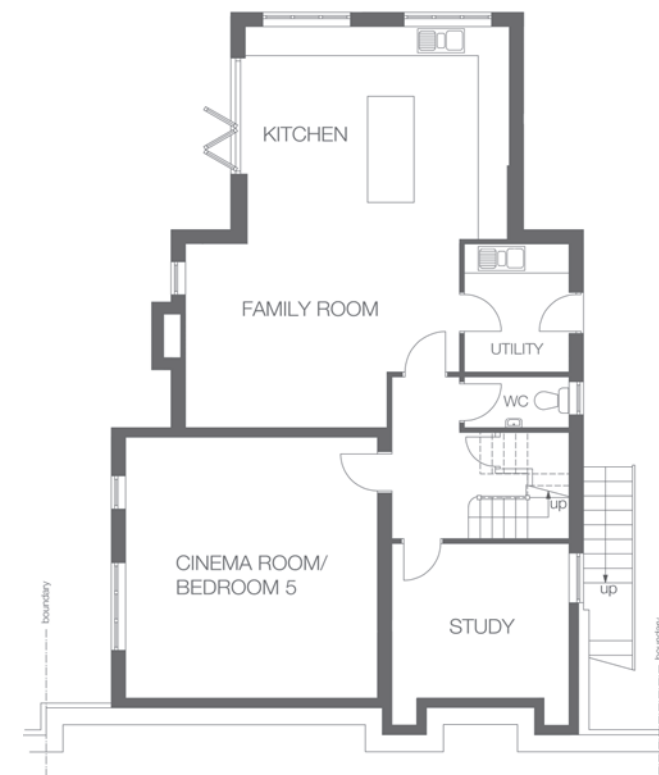


ROOF SPACE  
PLOTS: 3, 5, 7, 9 PLOTS: 4, 6, 8, 10

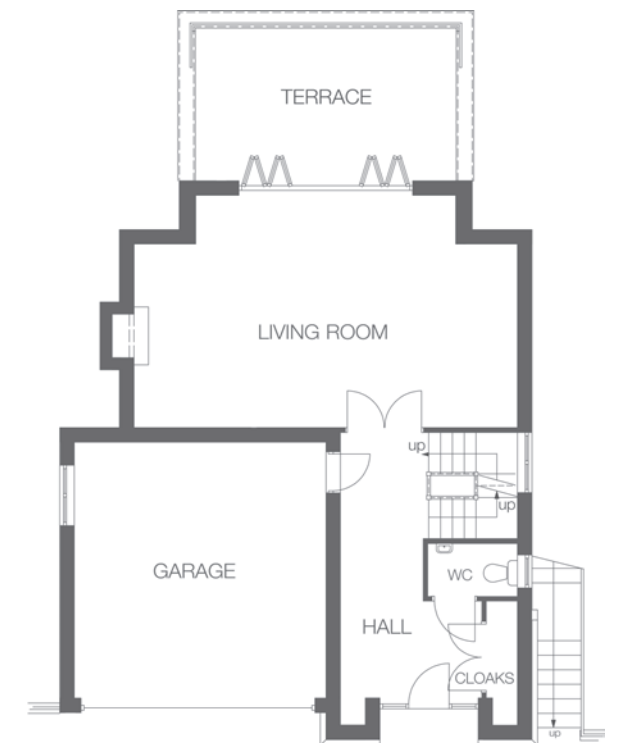
PLOTS 3, 5, 7, 9: TOTAL AREA 1927 sq ft (179.0 sq m)  
PLOTS 4, 6, 8, 10: TOTAL AREA 1991 sq ft (185.0 sq m)



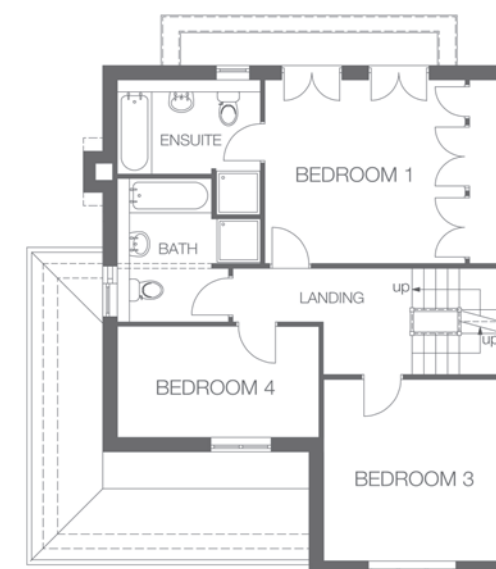
4/5 BEDROOM DETACHED FAMILY HOME  
WITH INTEGRATED GARAGE  
PLOTS 10a to 11



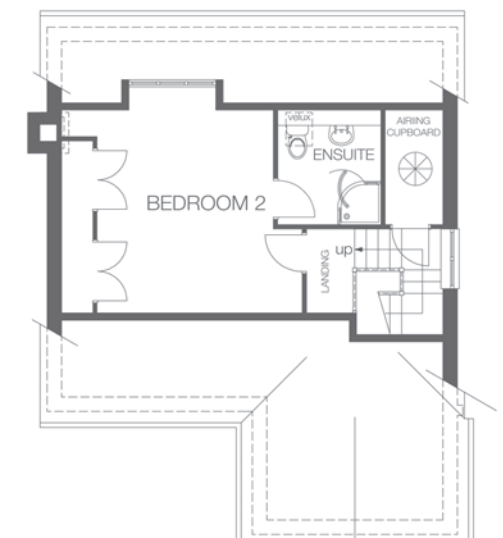
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

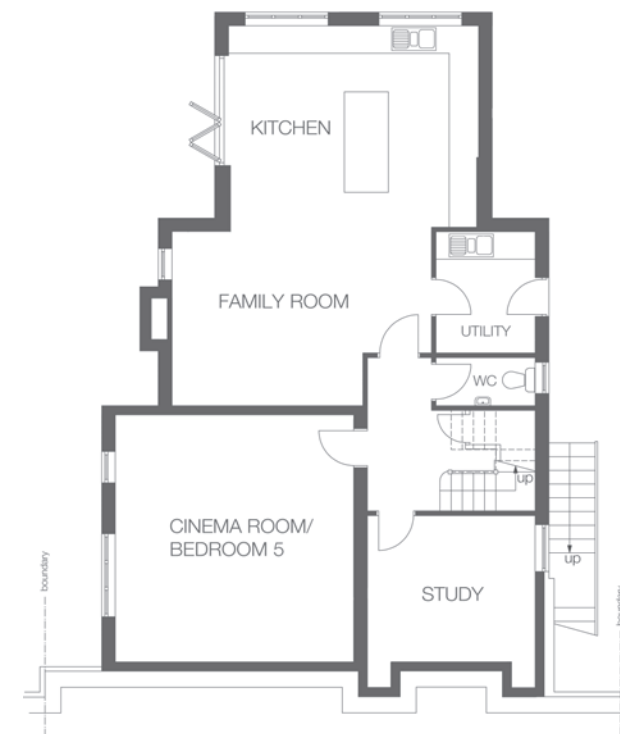


ROOF SPACE

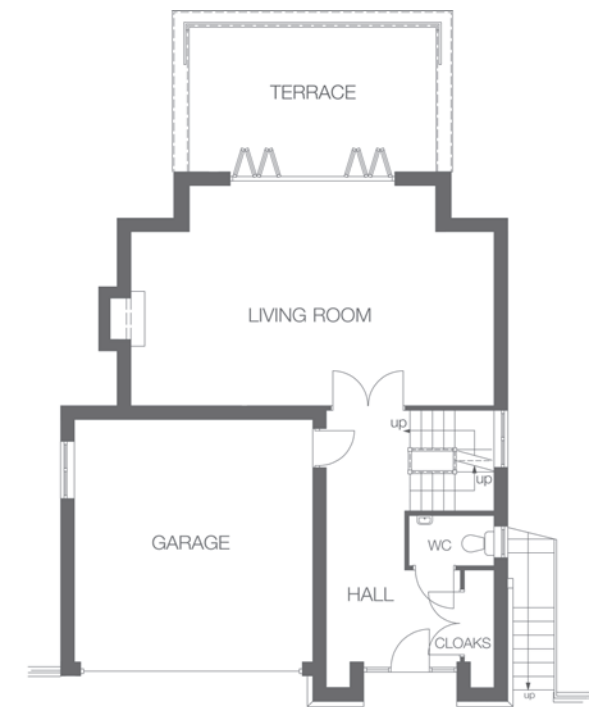
TOTAL AREA 2788 sq ft (259.0 sq m)



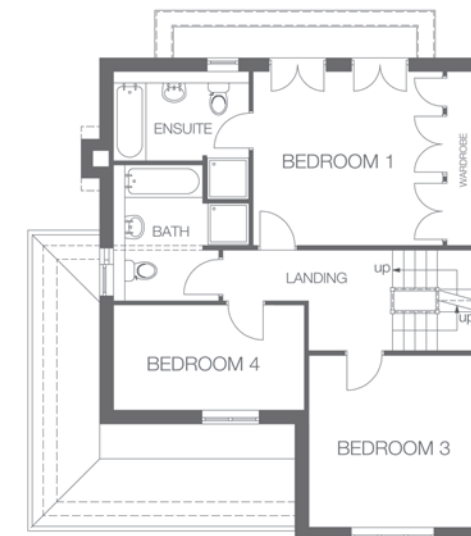
4/5 BEDROOM DETACHED FAMILY HOME  
WITH INTEGRATED GARAGE  
PLOT 12



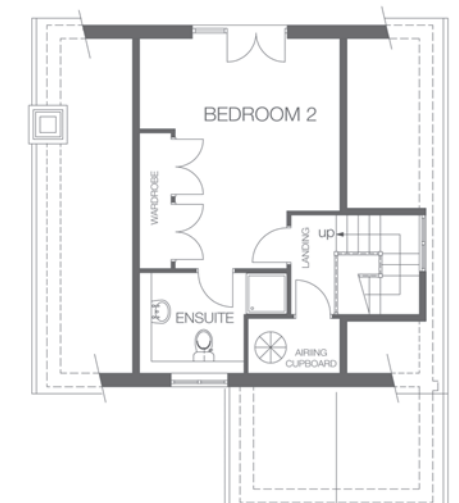
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



ROOF SPACE

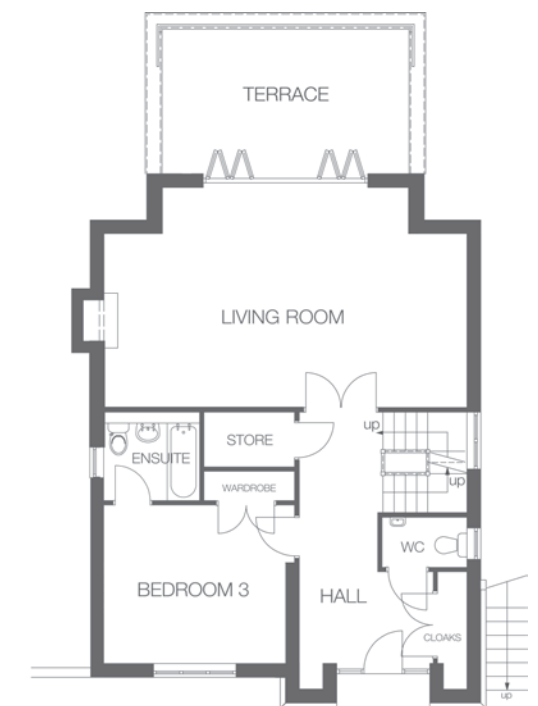
TOTAL AREA 2788 sq ft (259.0 sq m)



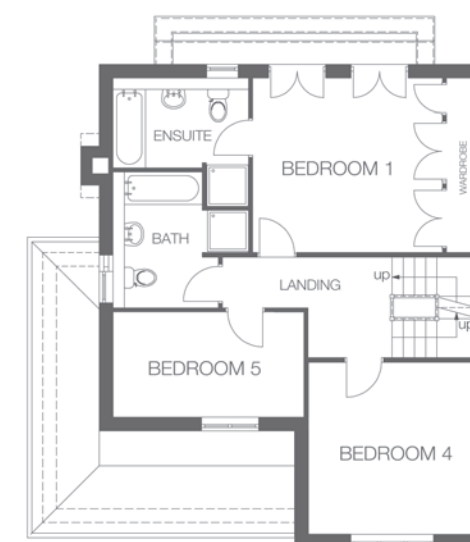
5/6 BEDROOM DETACHED FAMILY HOME  
WITH DETACHED TRIPLE GARAGE  
PLOT 13



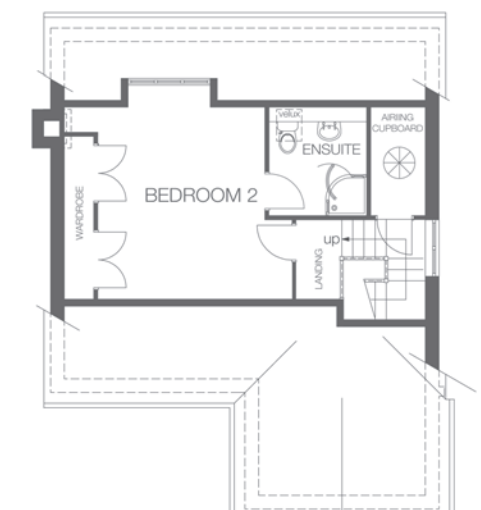
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



ROOF SPACE

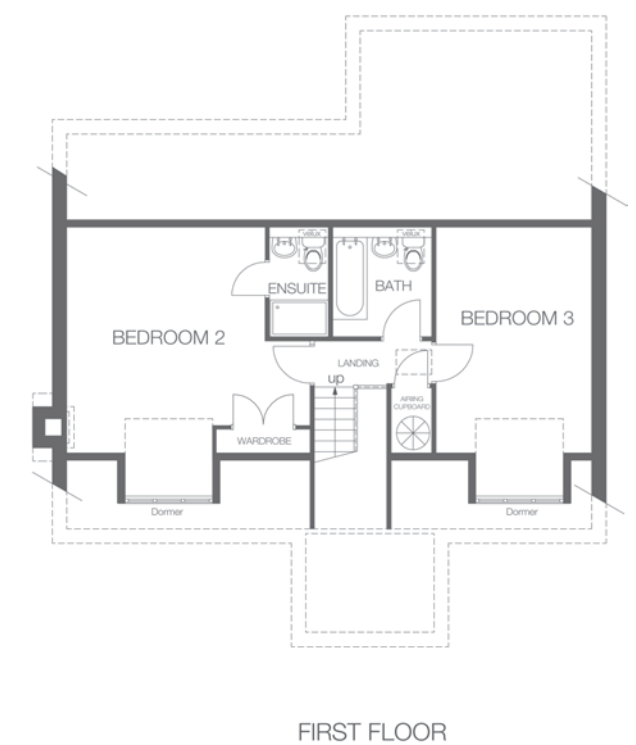


TRIPLE GARAGE

TOTAL AREA 2971 sq ft (276.0 sq m)  
Sizes exclude Triple Garage



3/4 BEDROOM DETACHED CHALET BUNGALOW  
WITH DETACHED DOUBLE GARAGE  
PLOT 14



TOTAL AREA 1668 sq ft (155.0 sq m)



# THE CRESCENT CATERHAM CR3 6FG

-   SEMI-DETACHED
-   DETACHED
-  CHALET BUNGALOW



Public Footpath  
Leading to  
Harestone Valley Rd  
and Caterham School

PRIVATE FOOTPATH

DOUBLE  
GARAGE

EXISTING HOUSE





## PLOTS 1-10 & PLOT 14

- Quality kitchens
- Stainless steel extractor hood & splashback
- Gas hob
- Quality integrated appliances

## PLOTS 10A, 11, 12 & 13

- Stonehams kitchens
- Built in microwave
- Two single ovens
- Steam oven
- Wine fridge
- Full height fridge
- Full height freezer
- 5 ring gas hob

## ALL PLOTS

- Stainless steel sink & mixer tap
- High quality appliances
- Quartz composite worktop with upstands

## FAMILY BATHROOMS

- Stylish white sanitary ware
- Fully tiled shower and bath enclosures
- Chrome heated towel radiator

## HEATING & ELECTRICAL

- Underfloor heating throughout lower ground floor level
- Solar powered water heating
- Gas central heating
- Mains operated smoke detectors
- Chrome sockets and switches
- BT/TV and Sky+ sockets to selected rooms
- Fitted burglar alarm

## INTERNAL FIXTURES & FITTINGS

- Internal oak veneer doors throughout
- Fitted wardrobes to master bedroom and bedroom 1
- UPVC double glazing featuring multipoint security
- Locking systems to all doors

## EXTERNAL

- Multipoint locking system to front door
- Electronically operated garage door (Plots 10A, 11, 12, 13 & 14 only)
- Block paving to driveways
- Turf to front and rear gardens
- External tap to rear
- Buff riven paving slabs to pathways and patios

## WARRANTY AND AFTERCARE

- Complete 10 year LABC Warranty
- Village Developments 2 year customer care warranty
- Comprehensive demonstration of your new home before moving in



*hi* SPEC

PHOTOGRAPHS ARE REPRESENTATIVE SHOTS FROM OTHER VILLAGE DEVELOPMENTS NEW BUILD HOMES





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