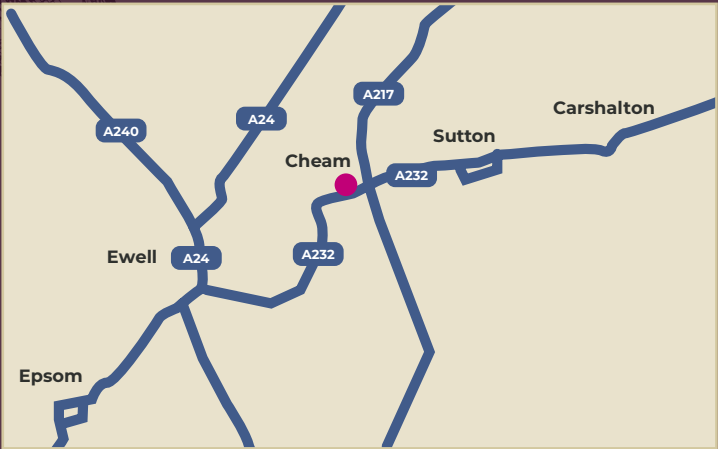


# How to find us

Rosebay Close, Cheam, Sutton, Surrey SM2 7AH



Although every care has been taken to ensure the accuracy of information provided, the contents of this brochure are for general guidance only and are not to be treated as statements of fact and do not form part of a contract or constitute a warranty. Fittings and fixtures and standards of finish shown in photographs are not necessarily those to be included in the sale of any particular home and we reserve the right to amend specifications as necessary but to an equal or higher standard.

The homes will be sold only on the terms of any contract for sale agreed through our solicitors.

Layouts and dimensions on the floorplans are for guidance only. They are not intended to be used for carpet sizes, appliance space or items of furniture. All are subject to a tolerance of +/- 50mm.

CGIs are indicative and external elevations may be subject to change by the Developer, as such they are for guidance only.

We reserve the right to make alterations, omissions or additions to the development or any part of it without prior notice. Rosebay Close is the marketing name of the development. Please check the postal address with a member of the sales team. The developer is Raven Homes.

Raven Homes, Raven House, 29 Linkfield Lane, Redhill, Surrey RH1 1SS

[www.ravenhomes.co.uk](http://www.ravenhomes.co.uk) 0300 303 3835

Building homes | Changing lives

# Rosebay CLOSE

CHEAM | SURREY

An inspiring collection of eight,  
3 bedroom, semi-detached homes







Welcome to Raven Homes, an award-winning provider of homes throughout Surrey and Sussex.

At the heart of everything we do, is our commitment to provide exceptional service and, deliver on our promises. We're real people who care and we believe that listening to you, our customers can help shape the right decisions we make now, and for years to come.

Find out more about Raven Homes at [ravenhomes.co.uk](https://ravenhomes.co.uk)



# Raven Homes



## *Homes designed for today's living*

To us, building homes goes beyond just bricks and mortar – it's about the people inside. Our aim is to create inspirational new communities, providing high quality new homes in great locations, where people will be able to lead rewarding and fulfilling lives.

We want you to feel safe in the knowledge that you have made the right decision to buy a Raven Home where you can enjoy making new friends and new memories.





# Cheam life

Rosebay Close is an inspiring collection of eight new, semi detached homes, located in the popular Surrey village of Cheam nestling on the lower slopes of the North Downs. The bustling town of Sutton with its comprehensive range of shops and facilities is also closeby.



*Cheam has so much to offer – an ideal location close to everything you need. This large suburban village is situated in the London Borough of Sutton and is home to a good range of shops to explore, excellent schools, transport links and amenities. It's easy to see why this has become a very popular place to live for buyers of all ages.*

With access to some wonderful leafy parks, golf courses and recreational opportunities, Cheam is perfect for family life with plenty of ways to enjoy an active lifestyle. There is a much wider range of shopping available in nearby Sutton where the St Nicholas Centre provides an array of opportunities to shop, dine or be entertained.

Rosebay Close is ideally located in Northdown Road, giving easy access to the A217 for links to London and the M25 at Junction 8. Belmont Station is accessible offering regular services to London in around 30 mins.

Cheam maintains a strong sense of community through events like the annual Charter Fair and Christmas shopping evening, as well as the Cheam Village fair in May which takes place in Cheam Park.



Find out more about Raven Homes at [ravenhomes.co.uk](https://www.ravenhomes.co.uk)







### *Homes designed for today's living*

Comprising eight, spacious 3 bedroom, 3 storey homes, perfect for modern living.

Care has been taken to ensure every home is finished to a specification that delivers in both design and functionality; from contemporary styled kitchens with a range of integrated appliances to the stylish sanitary ware and bathroom fittings.



Find out more about Raven Homes at [ravenhomes.co.uk](http://ravenhomes.co.uk)

We want you to be as proud of your new Raven home as we are. That's why we've taken care to appoint quality suppliers to finish your home to a high standard.

*The right specification. Your new home includes as standard...*

## IN YOUR NEW HOME

### Kitchens

- Contemporary styled kitchens with range of units including soft close doors and drawers and under unit lighting
- Terrazzo white laminate worktops with matching upstand
- 1 ½ bowl stainless steel sink with stylish mixer tap
- Stainless steel electric double oven, extract hood, splash back and 5 burner gas hob
- Integrated under worktop fridge and freezer;
- Integrated dishwasher
- Freestanding washing machine and tumble dryer to utility rooms
- Ceiling downlights

### Bathrooms

- Stylish white sanitary ware with chrome taps
- Shower over bath with glass screen
- Shower enclosures to ensuite bathrooms and separate shower rooms
- Heated chrome towel rail
- Radiator to ground floor cloakroom
- Wall tiling to selected areas
- Floor tiles
- Shaver socket
- Ceiling downlights

### General

- Gas central heating to radiators
- Modern white internal doors with chrome furniture
- Dimmer switches on lights to living/kitchen and bedrooms
- Ceiling downlights to hall and landing
- Cabled for Virgin Media (subscription at homeowner's cost)
- 10 year NHBC warranty
- Allocated parking space
- Management Company will maintain communal areas – a service charge will apply to each home
- Freehold
- Plots 1, 3, 5 and 7 have solar panels.

### Peace of mind

- 10 year NHBC warranty
- Mains smoke detector with battery back up



PLOT 1

GROUND FLOOR

Kitchen Living/Dining Room  
6180mm x 3870mm · 20'3" x 12'8"

FIRST FLOOR

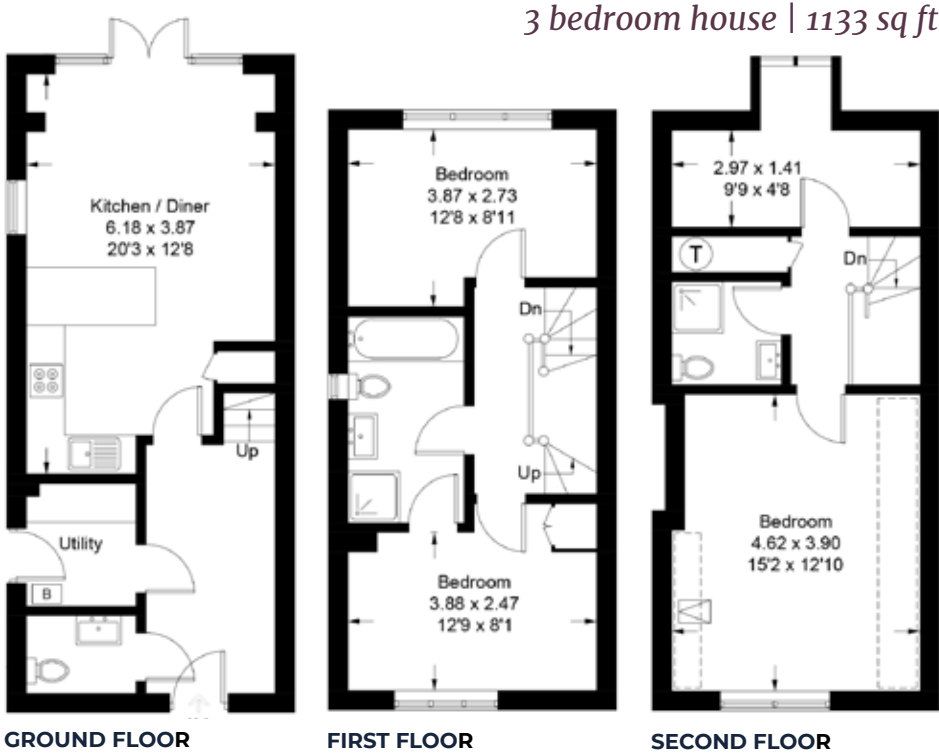
Bedroom 1  
3870mm x 2730mm · 12'8" x 8'11"

Bedroom 2  
3880mm x 2470mm · 12'9" x 8'1"

SECOND FLOOR

Bedroom 3  
4620mm x 3900mm · 15'2" x 12'10"

Study  
2970mm x 1410mm · 9'9" x 4'8"



PLOT 2

GROUND FLOOR

Kitchen Living/Dining Room  
6250mm x 3940mm · 20'6" x 12'11"

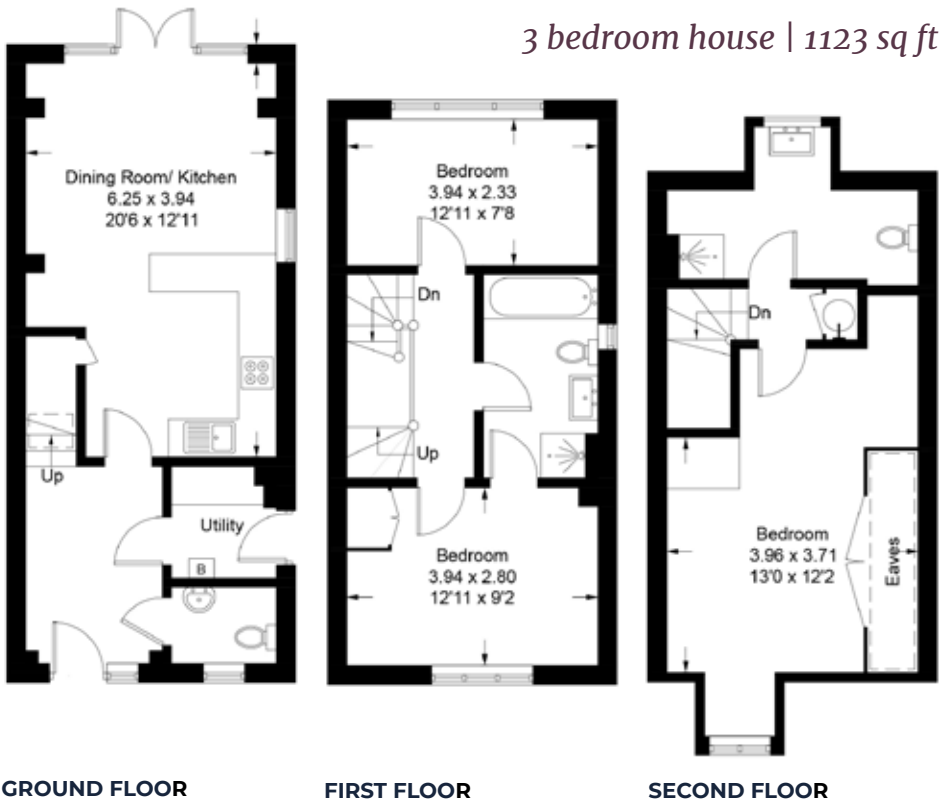
FIRST FLOOR

Bedroom 1  
3940mm x 2330mm · 12'11" x 7'8"

Bedroom 2  
3940mm x 2800mm · 12'11" x 9'2"

SECOND FLOOR

Bedroom 3  
3960mm x 3710mm · 13'0" x 12'2"





PLOT 3

GROUND FLOOR

Kitchen Living/Dining Room  
6180mm x 3870mm · 20'3" x 12'8"

FIRST FLOOR

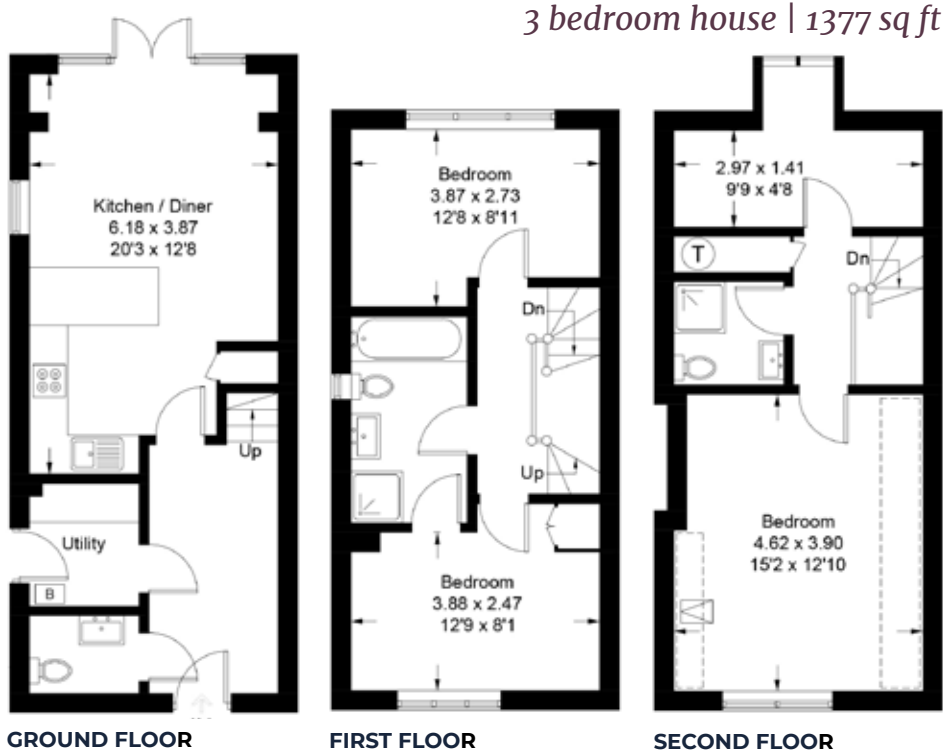
Bedroom 1  
3870mm x 2730mm · 12'8" x 8'11"

Bedroom 2  
3880mm x 2470mm · 12'9" x 8'1"

SECOND FLOOR

Bedroom 3  
4620mm x 3900mm · 15'2" x 12'10"

Study  
2970mm x 1410mm · 9'9" x 4'8"



PLOT 4

GROUND FLOOR

Kitchen Living/Dining Room  
6250mm x 3940mm · 20'6" x 12'11"

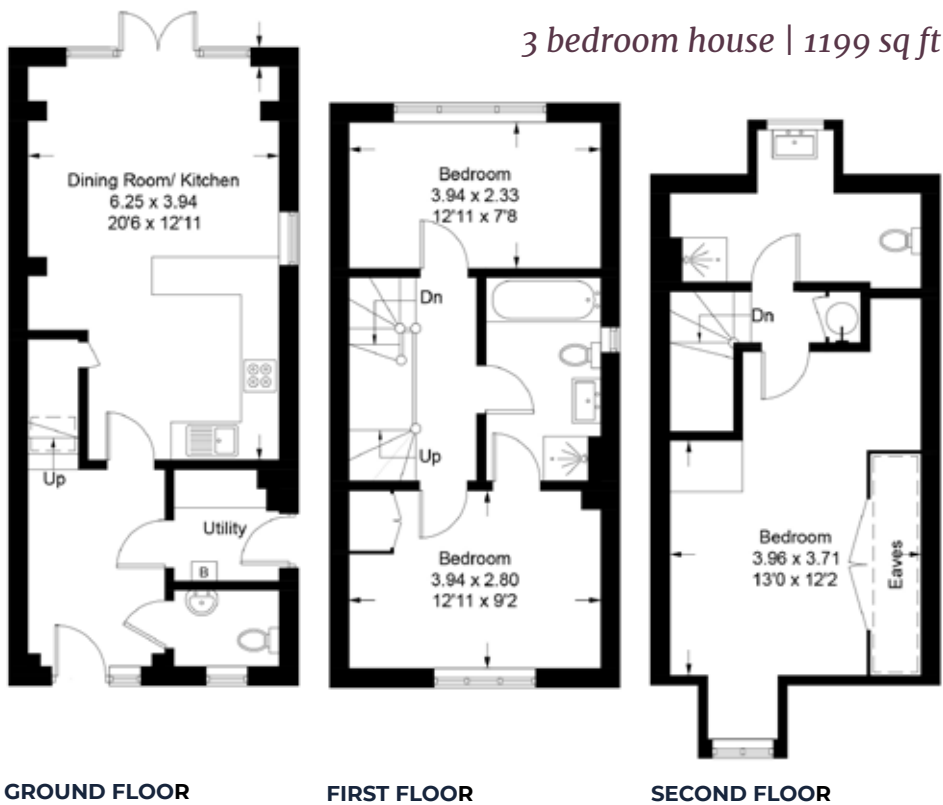
FIRST FLOOR

Bedroom 1  
3940mm x 2330mm · 12'11" x 7'8"

Bedroom 2  
3940mm x 2800mm · 12'11" x 9'2"

SECOND FLOOR

Bedroom 3  
3960mm x 3710mm · 13'0" x 12'2"



## PLOT 5

### GROUND FLOOR

Reception Room/Kitchen  
9150mm x 3870mm · 30'0" x 12'8"

### FIRST FLOOR

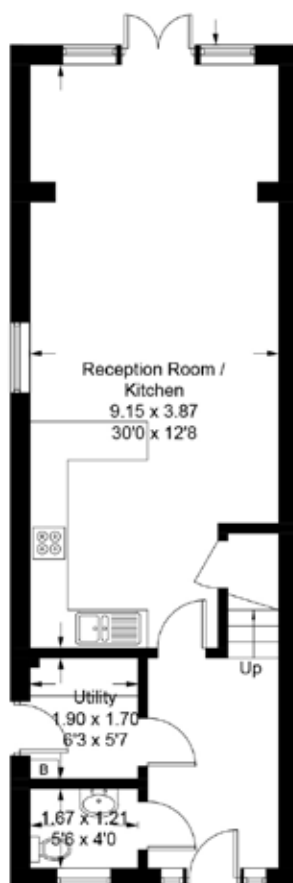
Bedroom 1  
3880mm x 3370mm · 12'9" x 11'1"

Bedroom 2  
3880mm x 3710mm · 12'9" x 12'2"

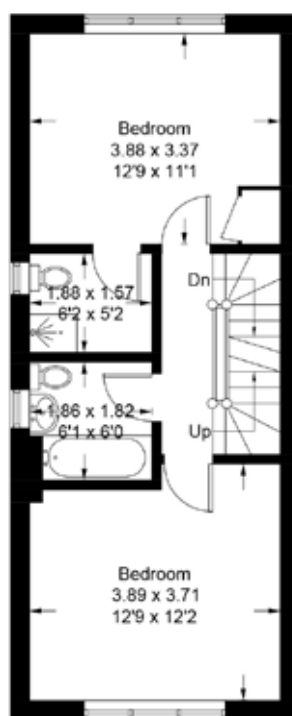
### SECOND FLOOR

Bedroom 3  
4520mm x 3880mm · 14'10" x 12'9"

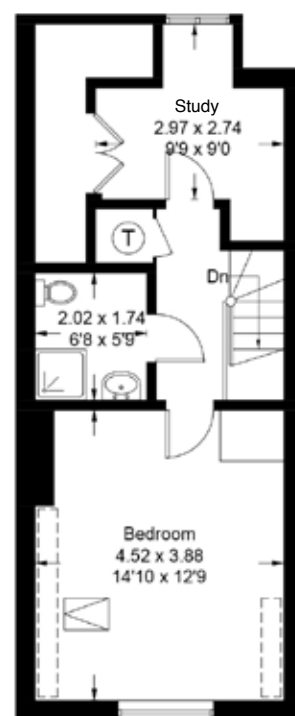
Study  
2970mm x 2740mm · 9'9" x 9'0"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

3 bedroom house | 1409 sq ft

## PLOT 6

### GROUND FLOOR

Reception Room/Kitchen  
8250mm x 3930mm · 27'1" x 12'11"

### FIRST FLOOR

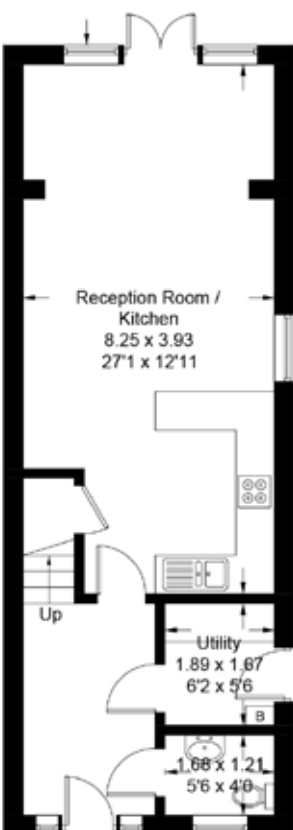
Bedroom 1  
3940mm x 3370mm · 12'11" x 11'1"

Bedroom 2  
3930mm x 2790mm · 12'11" x 9'2"

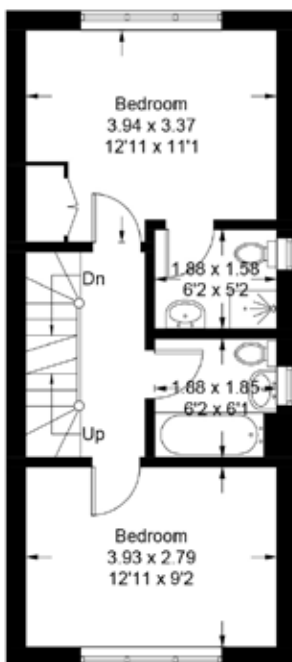
### SECOND FLOOR

Bedroom 3  
4390mm x 3170mm · 14'5" x 10'5"

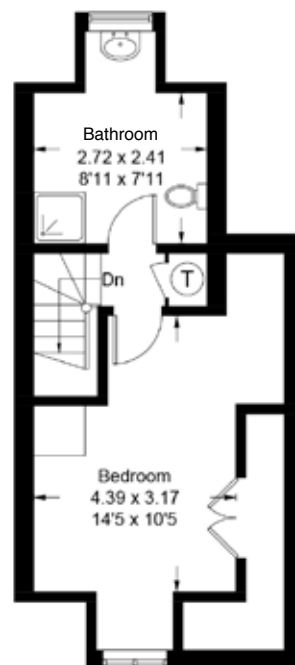
Bathroom  
2720mm x 2410mm · 8'11" x 7'11"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

3 bedroom house | 1232 sq ft

Rosebay  
CLOSE

CHEAM | SURREY

PLOT 7

GROUND FLOOR

Reception Room/Kitchen  
9150mm x 3920mm • 30'0" x 12'10"

FIRST FLOOR

Bedroom 1  
3900mm x 3330mm • 12'10" x 10'11"

Bedroom 2  
3880mm x 3720mm • 12'9" x 12'2"

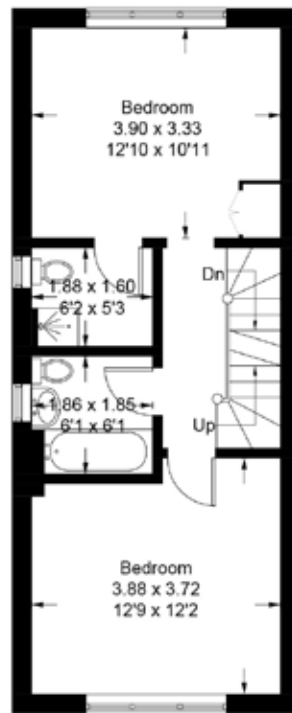
SECOND FLOOR

Bedroom 3  
4560mm x 3900mm • 15' x 12'10"

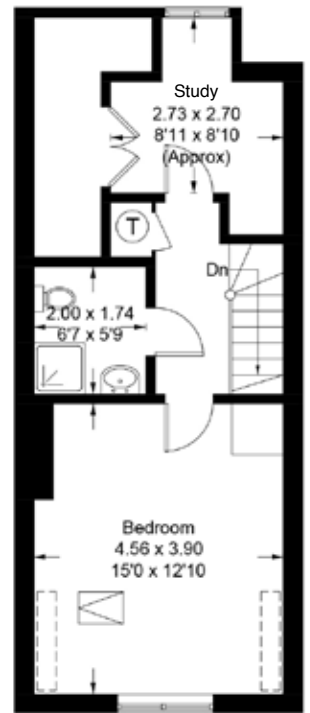
Study  
2730mm x 2700mm • 8'11" x 8'10"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

3 bedroom house | 1409 sq ft

PLOT 8

GROUND FLOOR

Reception Room/Kitchen  
8240mm x 3920mm • 27'0" x 12'10"

FIRST FLOOR

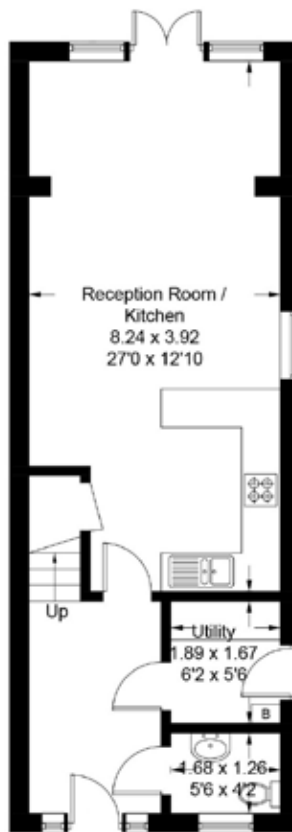
Bedroom 1  
3920mm x 3320mm • 12'10" x 10'11"

Bedroom 2  
3930mm x 2780mm • 12'11" x 9'1"

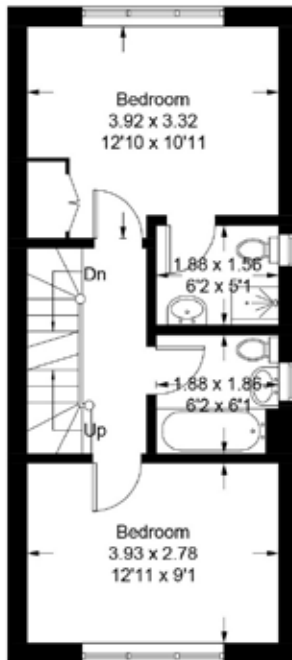
SECOND FLOOR

Bedroom 3  
4360mm x 3150mm • 14'4" x 10'4"

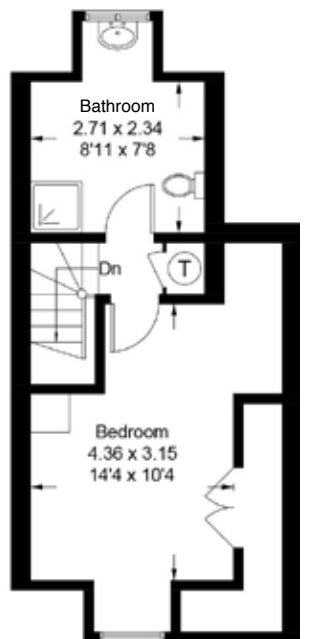
Bathroom  
2710mm x 2340mm • 8'11" x 7'8"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

3 bedroom house | 1228 sq ft