



RAVEN HOMES

WARLINGHAM, SURREY

4 bedroom homes



WARLINGHAM

COUNTRY LIVING MEETS MODERN CONVENIENCE

Nestled in the Surrey countryside, Warlingham Village offers the ideal blend of rural charm and modern amenities. This is the ideal setting for families, professionals, and retirees seeking a quiet, and well-connected lifestyle.

Warlingham Village is conveniently located, with easy access to the capital. Enjoy the benefits of regular train services to London Victoria and London Bridge, as well as quick connections to the M25 motorway and beyond.

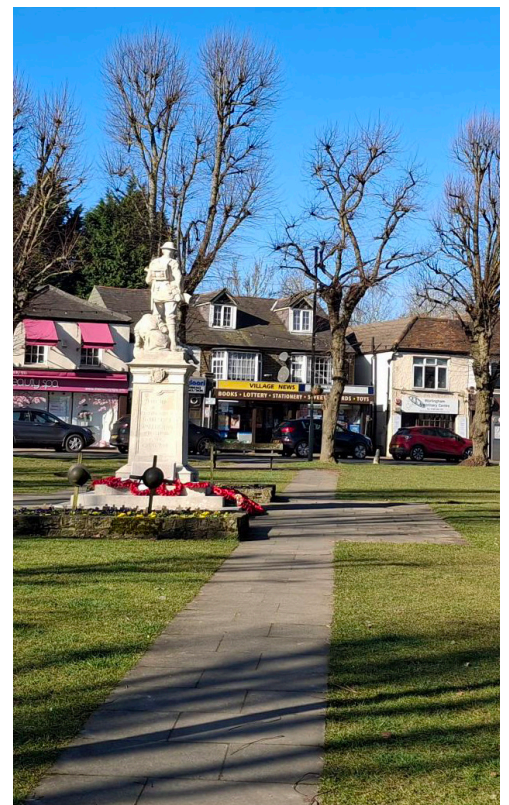
In Warlingham centre you'll find plenty of local shops, cafes, along with a regular market.

For families, Warlingham Village offers access to highly regarded primary and secondary schools.

The great outdoors and a wealth of recreational activities are right on your doorstep. Explore the surrounding countryside, parks, and nature reserves, or join one of the many local sports clubs.

Discover the perfect balance of country living and modern convenience in Warlingham Village. Contact us today to learn more about available properties and start your journey to your new home.

WARLINGHAM village has historical sites such as Blanchman's Farm Nature Reserve, a former working farm.





YOUR NEW HOME WILL INCLUDE:

Kitchens

Contemporary units with laminate worktops
Integrated oven, hob & separate hood
Integrated washing machine and fridge freezer

Bathrooms

Stylish white bathroom suite with chrome taps
Heated chrome towel rail
Bath with shower over with glass screen
Wall tiles to selected areas

General

Wood effect vinyl flooring through kitchen, hallway and bathroom
Carpets to stairs, landing and bedrooms
White internal doors with chrome handles
Connection for TV and future provision of satellite reception
Private turfed rear garden with patio
Driveway parking
Mains smoke detector with battery back up
Electric vehicle charging points available on the development
12 year premier warranty



CGI of 3-bed house on same site

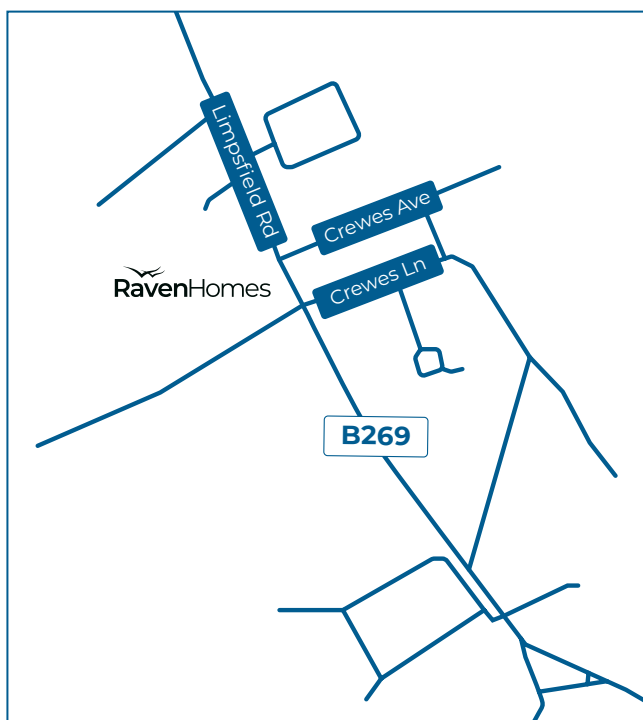
SITE PLAN



Please note: Site plan is intended for guidance only and accuracy of this information cannot be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail. Landscaping is indicative only.



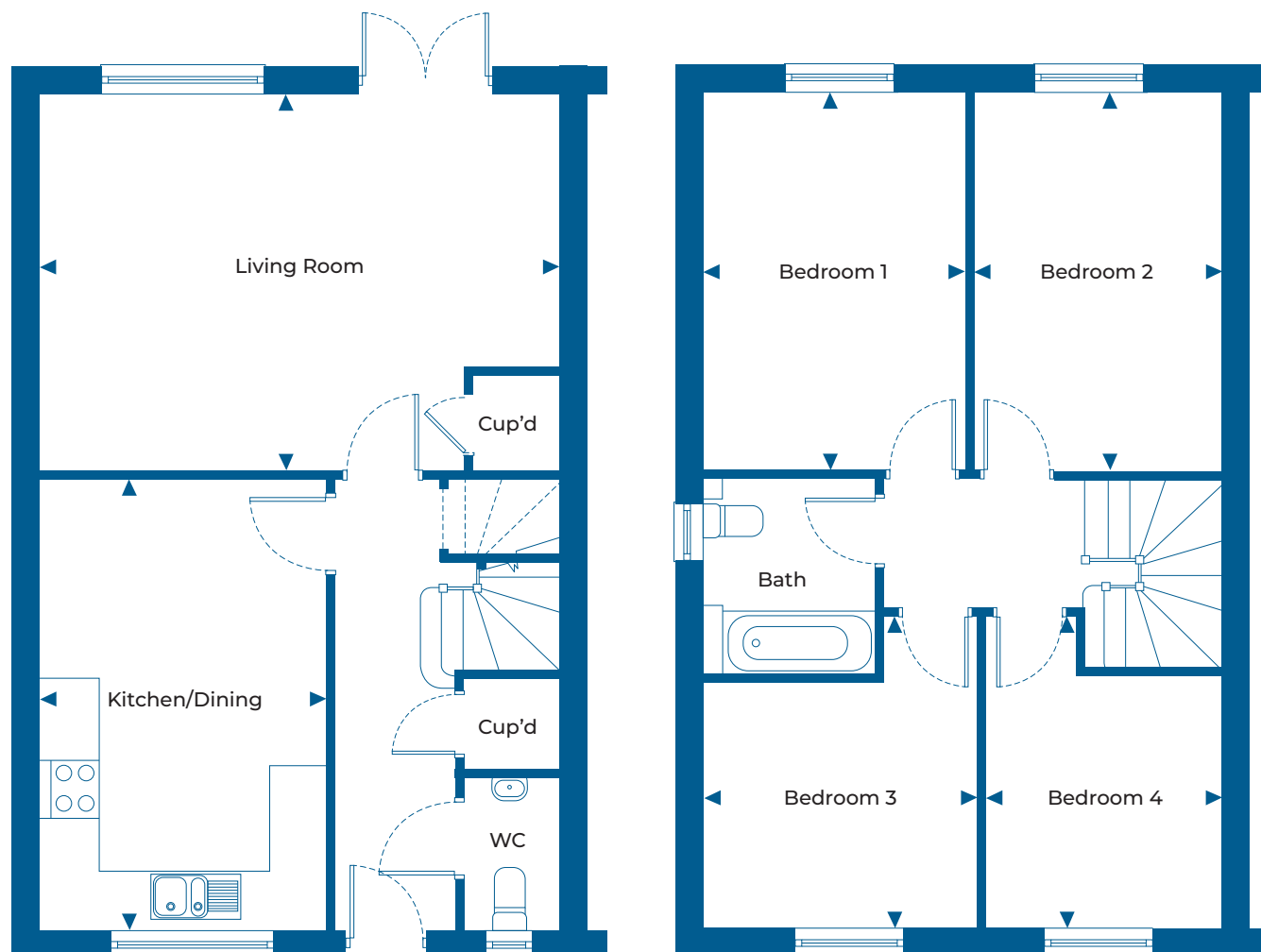
SURROUNDING AREA



PLOTS 38 & 39 (handed)

4 BEDROOM SEMI-DETACHED HOME

£640,000



This 4 bedroom house provides a well designed and spacious home. The ground floor features a cloakroom, WC, modern fully fitted kitchen/diner and a generous-sized living room to the rear, with a double door opening on to the garden. On the first floor, there are four good sized bedrooms and a family bathroom.

(All dimensions are approximate)

PLOT 38 & 39 (handed)

Kitchen/Dining Room

3197mm x 5004mm · 10'6" x 16'5"

Living Room

6221mm x 4280mm · 20'5" x 14' (Max)

Bedroom 1

2927mm x 4217mm · 9'7" x 13'10"

Bedroom 2

2803mm x 4217mm · 9'2" x 13'10"

Bedroom 3

3076mm x 3474mm · 10'1" x 11'5" (Max)

Bedroom 4

2654mm x 3474mm · 8'9" x 11'5" (Max)

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. Dimensions are taken from the Developer's architects' plans and have not been surveyed on site as the development is under construction. 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 purely 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. Please check the postal address with a member of the sales team.

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