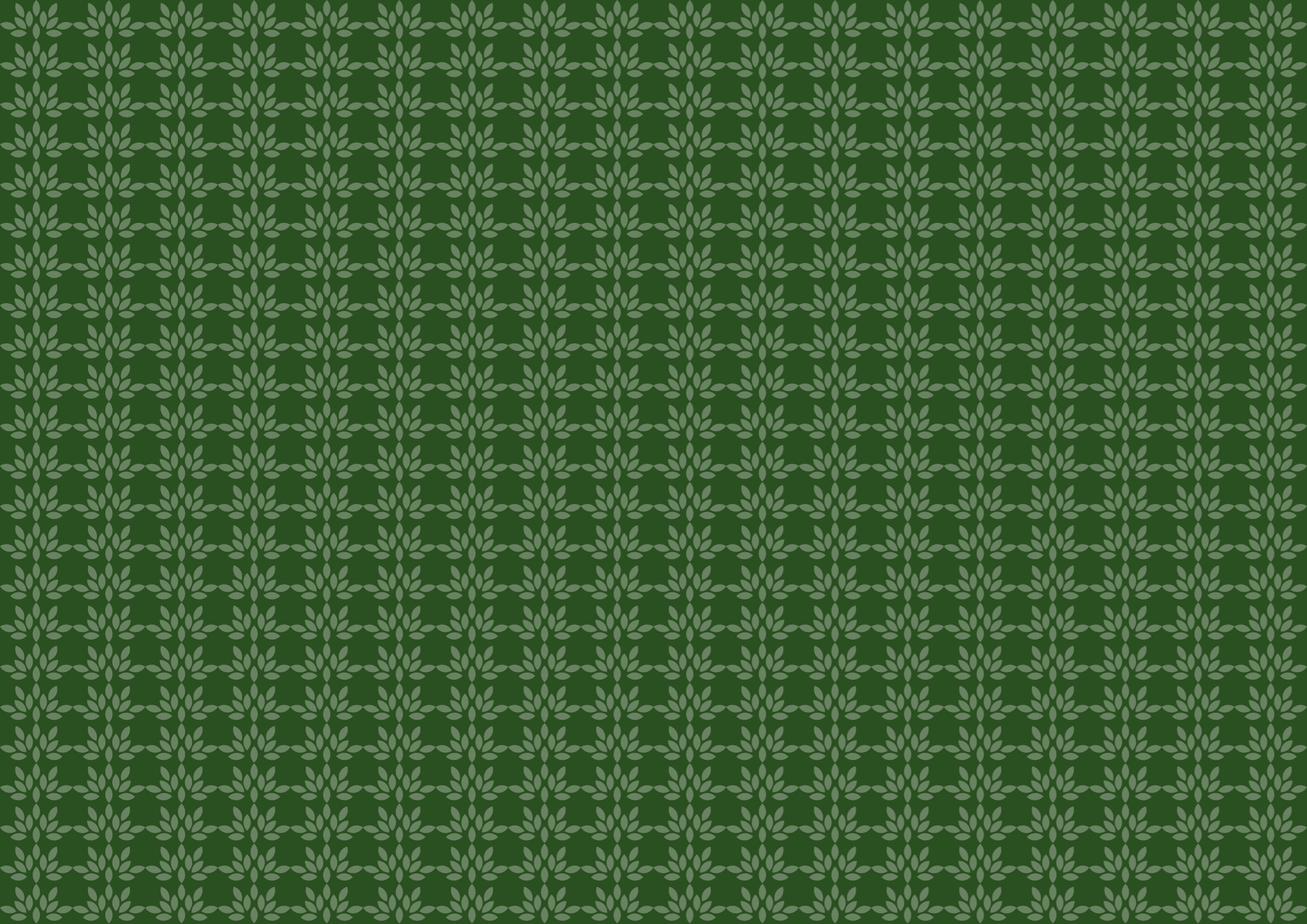




GOLFSIDE

SANDERSTEAD



WELCOME TO

GOLFSIDE
SANDERSTEAD

Golfside is a luxurious collection of impressive five bedroom detached houses, with beautifully finished, bright interiors arranged over three floors. Set in a unique location, with far reaching views, these superb family homes offer the very best in luxury living.

Careful consideration has gone into designing interiors that maximise light and space in order to provide practical and comfortable living. With spacious, open plan kitchen / living areas and state-of-the-art fixtures and fittings every feature has been carefully considered. Each home has been individually crafted in a way that reflects the surrounding landscape as well as establishing a relaxed and luxurious living environment. Golfside is destined to become the most sought after development in Sanderstead thanks to its spectacular views, outstanding architecture and superb finish throughout.





LOCAL AREA

Set in the historic village of Sanderstead, Golfside is conveniently located near to the protected Surrey greenbelt, with miles of unspoiled countryside, an extensive network of paths and cycle routes, wonderful wildlife, walking, cycling and horse-riding opportunities.

The village itself, and immediate area, has plenty to offer with access to some of the country's finest schools. The traditional high street has shops for everyday needs, such as Waitrose and a number of small independent restaurants. Croydon Town Centre is a stone's throw away, offering access to all of the major high street retailers including Zara, John Lewis and Gap to name but a few.

For those who enjoy a stroll and the countryside, Farthing Downs is a short distance away and for the sports enthusiast there are countless health and fitness centres nearby. Sanderstead and the surrounding areas are home to a number of fantastic private members golf courses including Purley Downs, The Addington and Croham Hurst. Other local sporting facilities include squash, rugby, football, lawn bowling and tennis clubs.

Golfside is conveniently located to benefit from infrastructure links to the capital's transport network, Sanderstead and Purley Oaks Railway Stations provide excellent links with the Capital, with journey times into London as little as 26 minutes. By road you couldn't be better connected to the area's major arterial routes, including the M23 and M25, with Gatwick Airport just 19 miles away.

Golfside is the ideal location for young professionals, families and downsizers offering secluded privacy, stunning views and with all the facilities of a modern town centre at your fingertips. In our view, a perfect combination.

*Times are approximate. Source: Google Maps Times are approximate. Source: National Rail Enquiries *Source: Google Maps.



OPEN SPACE

Golfside is located adjacent to Purley Downs Golf Course, not only does it provide for a stunning outlook across the fifth and eighth fairways, but also provides the perfect excuse to play.

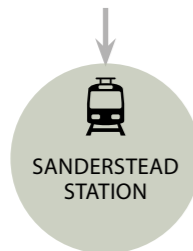
Purley Downs Golf Club was established in 1894 and now boasts "perhaps the best opening par-3 in golf", according to Golf World magazine.

If you are not a golfer, there is still a great opportunity to enjoy and relax in the Club's lounge bars and dining room, with picture-postcard views over the course.



BY TRAIN

15 MINUTE WALK FROM GOLFSIDE



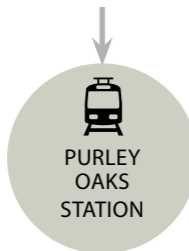
EAST CROYDON (5 MINS)

CLAPHAM JUNCTION (16 MINS)

LONDON VICTORIA (26 MINS)

LONDON BRIDGE (28 MINS)

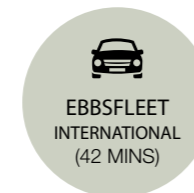
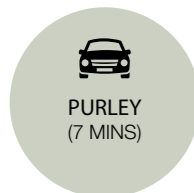
17 MINUTE WALK FROM GOLFSIDE



GATWICK (26 MINS)

BRIGHTON (58 MINS)

BY CAR

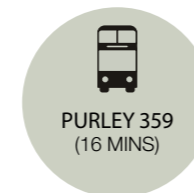


TRANSPORT

Sanderstead Station is less than a mile from Golfside operating trains to London Victoria and London Bridge station in under 30 minutes, and with the M23 just six miles away getting around couldn't be easier.

*Road distances are approximate. Source: www.google.com and tfl.gov.uk

BY BUS



EUROPE'S MOST VIBRANT CITY

London is the World's cosmopolitan hub, home to 8 million individuals and their diverse cultures; a city full of arts: theatres, music, museums and galleries.

Living at Golfside means you can truly experience a dynamic lifestyle in a world class location. By train you're less than 30 minutes away from the Capital and all of its world famous entertainment and leisure hotspots.

The finest shows, restaurants, parks, galleries, concert venues and of course, shopping – everything's within easy reach, and for travel further afield, you can be at Gatwick Airport in just 26 minutes by train.




SCHOOLS

You can be confident your children will have the best education when moving to the area. There is a good variety of well-performing schools close to Golfside, with many boasting an ‘Outstanding’ Ofsted rating.

Golfside is ideally situated, surrounded by excellent nursery, junior and high schools. With fast and direct public transport access to many of London’s most prestigious centres of learning, these residences are ideally located for anyone choosing to study in the capital..

PRIMARY SCHOOLS

- Gresham Primary School - 0.57 miles
- Ridgeway Primary School - 0.61 miles
- Atwood Primary Academy - 0.89 miles
- Christ Church CofE Primary School - 0.99 miles
- Purley Oaks Primary School - 1.14 miles

SECONDARY SCHOOLS

- Riddlesdown Collegiate - 0.79 miles
- Harris Academy Purley - 1.36 miles
- Warlingham School - 1.64 miles
- The John Fisher School - 1.99 miles
- Wilson’s School - 2.2 miles
- Archbishop Tenison’s CE High School - 2 miles

INDEPENDENT SCHOOLS

- Whitgift School - 1.67 miles
- Croydon High School - 1.25 miles
- Cumnor House School - 1.11 miles
- Oakwood School - 0.93 miles
- Royal Russell School - 1.75 miles
- Woldingham School - 3 miles

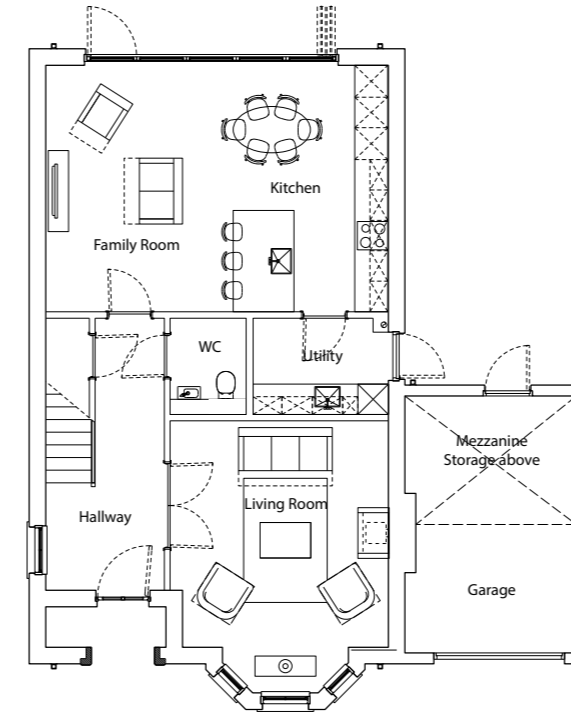


GOLFSIDE
SANDERSTEAD

PURLEY DOWNS ROAD



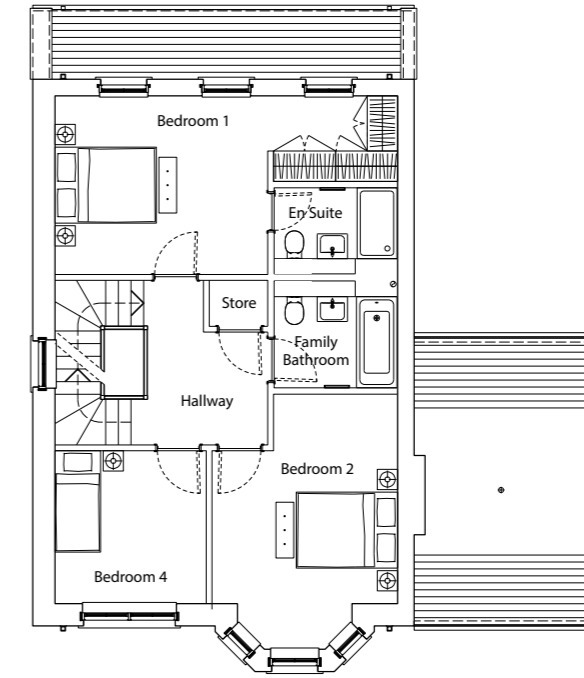
PLOT 1



GROUND FLOOR

74.7 sqm / 804 sq ft
* Garage excluded

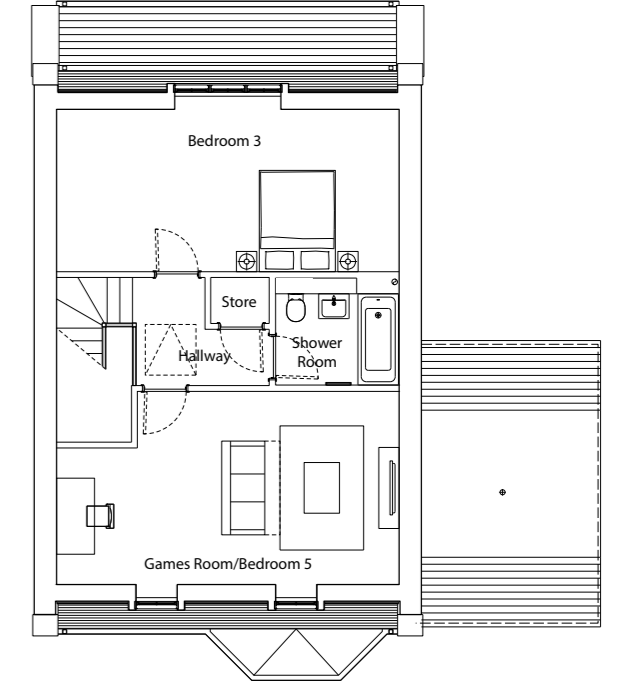
Living Room – 5.3m (into bay) x 4.2m / 17' x 13'9"
Kitchen / Family Room – 6.7m x 4.9m / 21'11" x 16'



FIRST FLOOR

69.5 sqm / 748 sq ft

Bedroom 1 – 6.7m (into wardrobe) x 3.5m / 21'11" x 11'5"
Bedroom 2 – 5.1m (into bay) x 3.6m / 16'8" x 11'9"
Bedroom 4 – 3.1m x 2.9m / 10'2" x 9'6"



TOP FLOOR

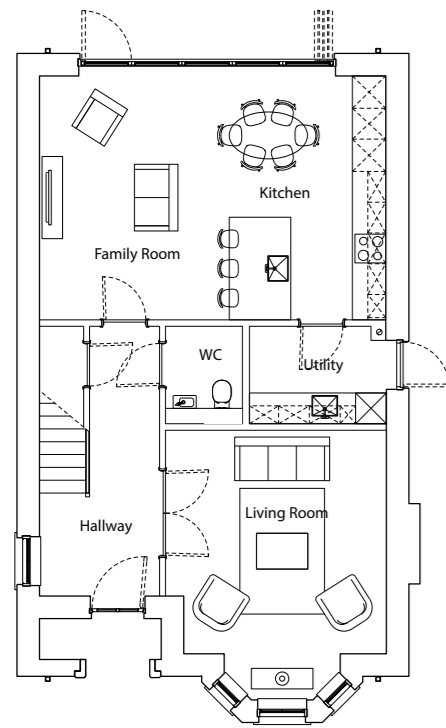
62.3 sqm / 670.5 sq ft

Bedroom 3 – 6.7m x 3.5 (into dormer) / 21'11" x 11'5"
Games Room / Bedroom 5
– 6.7m x 4.1m (into dormer) / 13'5" x 21'11"

Do not scale from these plans. The measurements provided are subject to minor variations.



PLOT 2

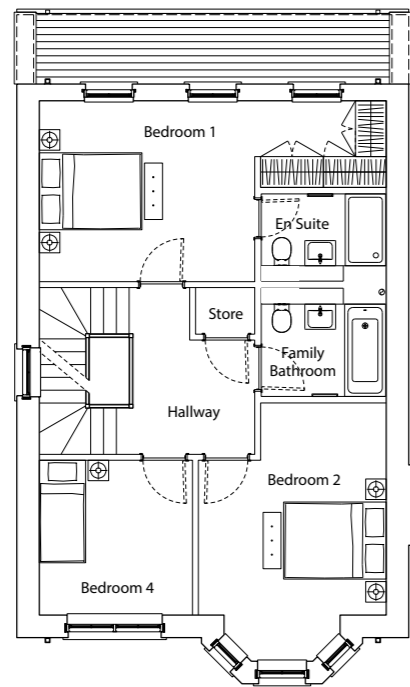


GROUND FLOOR

74.7 sqm / 804 sq ft

* Garage excluded

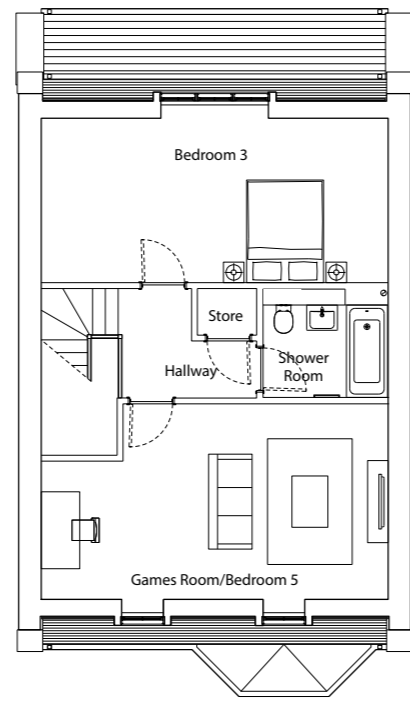
Living Room – 5.3m (into bay) x 4.2m / 17' x 13'9"
Kitchen / Family Room – 6.7m x 4.9m / 21'11" x 16'



FIRST FLOOR

69.5 sqm / 748 sq ft

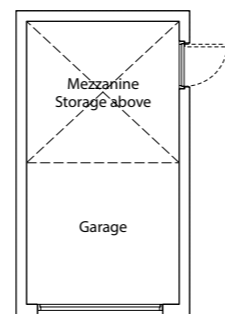
Bedroom 1 – 6.7m (into wardrobe) x 3.5m / 21'11" x 11'5"
Bedroom 2 – 5.1m (into bay) x 3.6m / 16'8" x 11'9"
Bedroom 4 – 3.1m x 2.9m / 10'2" x 9'6"



TOP FLOOR

62.3 sqm / 670.5 sq ft

Bedroom 3 – 6.7m x 3.5 (into dormer) / 21'11" x 11'5"
Games Room / Bedroom 5
– 6.7m x 4.1m (into dormer) / 13'5" x 21'11"



GARAGE PLAN

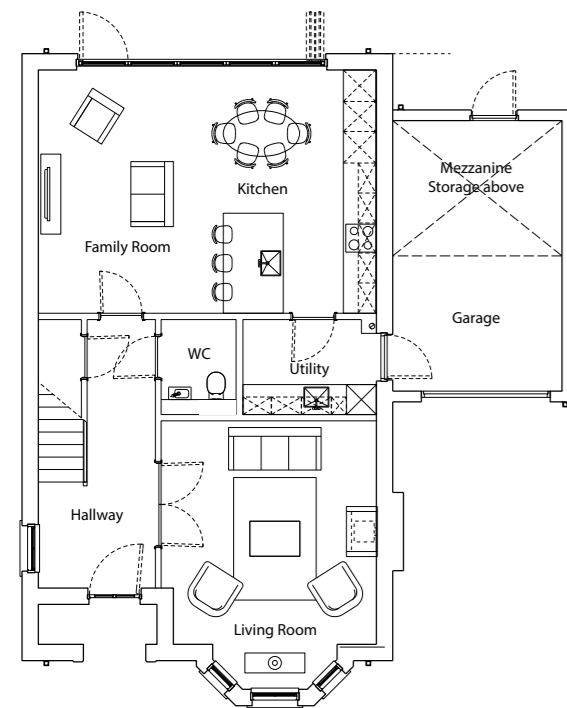
Do not scale from these plans. The measurements provided are subject to minor variations.



Plots 6, 7 and 8



PLOT 3



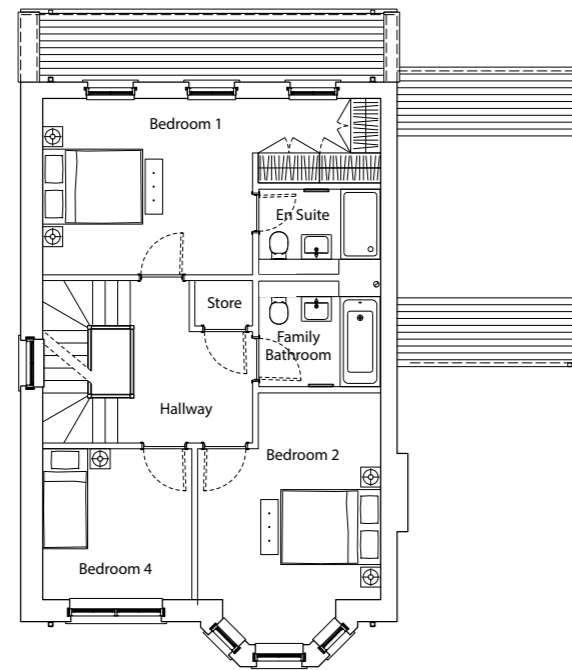
GROUND FLOOR

74.7 sqm / 804 sq ft

* Garage excluded

Living Room – 5.3m (into bay) x 4.2m / 17' x 13'9"

Kitchen / Family Room – 6.7m x 4.9m / 21'11" x 16'



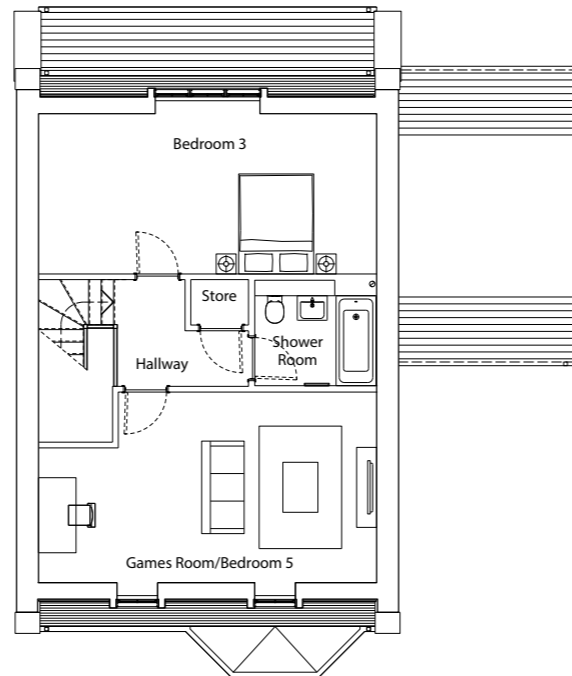
FIRST FLOOR

69.5 sqm / 748 sq ft

Bedroom 1 – 6.7m (into wardrobe) x 3.5m / 21'11" x 11'5"

Bedroom 2 – 5.1m (into bay) x 3.6m / 16'8" x 11'9"

Bedroom 4 – 3.1m x 2.9m / 10'2" x 9'6"



TOP FLOOR

62.3 sqm / 670.5 sq ft

Bedroom 3 – 6.7m x 3.5 (into dormer) / 21'11" x 11'5"

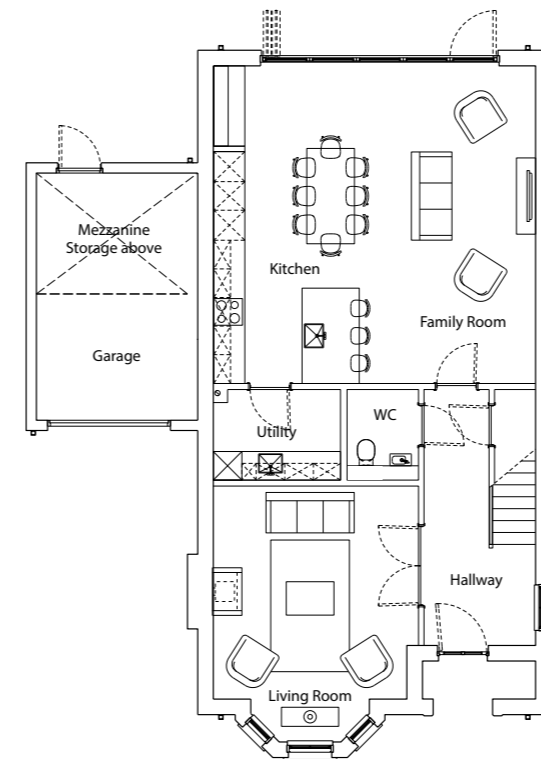
Games Room / Bedroom 5

– 6.7m x 4.1m (into dormer) / 13'5" x 21'11"

Do not scale from these plans. The measurements provided are subject to minor variations.



PLOT 4



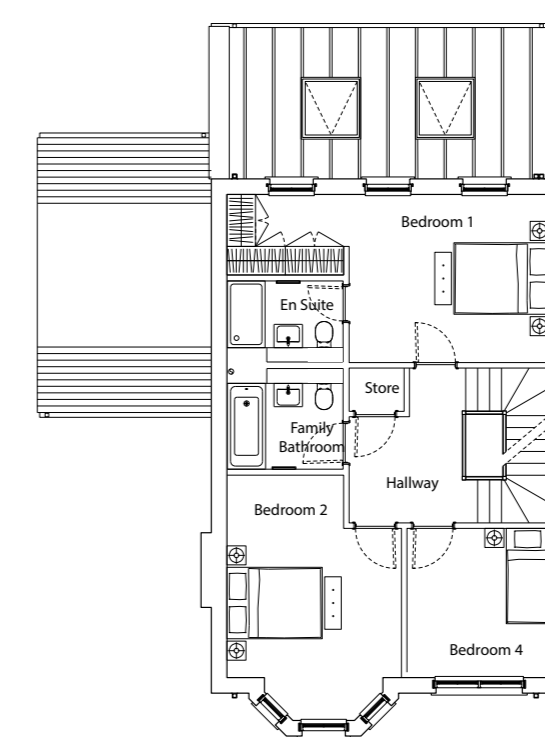
GROUND FLOOR

88.6 sqm / 953.6 sq ft

* Garage excluded

Living Room – 5.3m (into bay) x 4.2m / 17' x 13'9"

Kitchen / Family Room – 6.7m x 6.6m / 21'11" x 21'7"



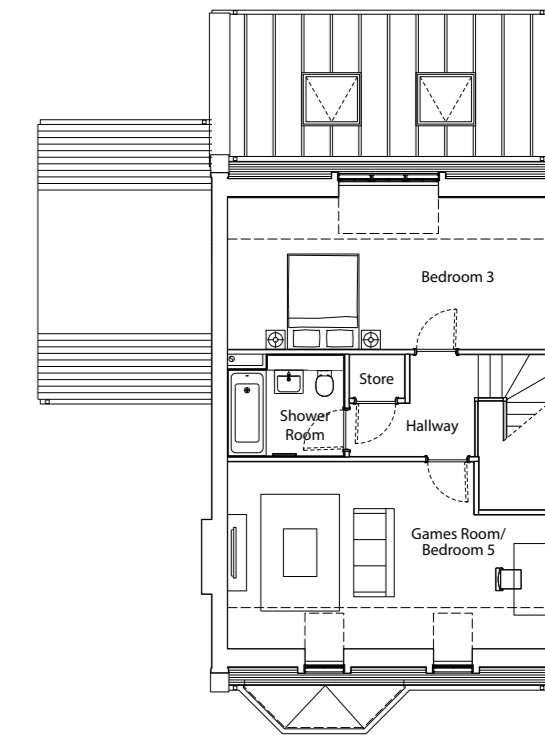
FIRST FLOOR

69.5 sqm / 748 sq ft

Bedroom 1 – 6.7m (into wardrobe) x 3.5m / 21'11" x 11'5"

Bedroom 2 – 5.1m (into bay) x 3.6m / 16'8" x 11'9"

Bedroom 4 – 3.1m x 2.9m / 10'2" x 9'6"



TOP FLOOR

62.3 sqm / 670.5 sq ft

Bedroom 3 – 6.7m x 3.6m (into dormer) / 21'11" x 11'9"

Games Room / Bedroom 5

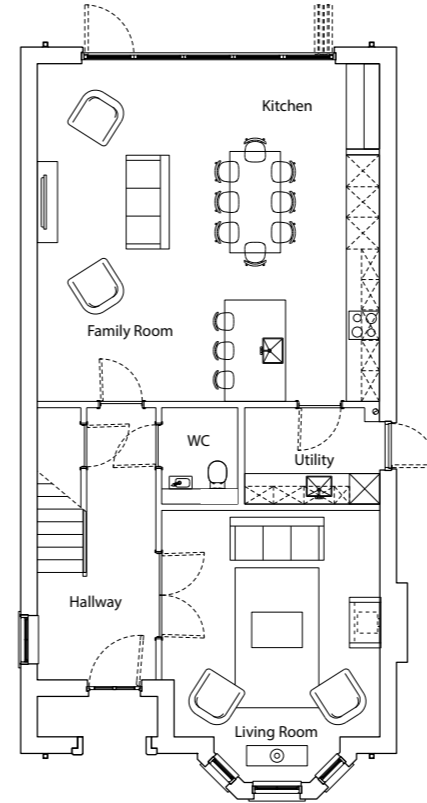
– 6.7m x 4.1m (into dormer) / 13'5" x 21'11"

Do not scale from these plans. The measurements provided are subject to minor variations.



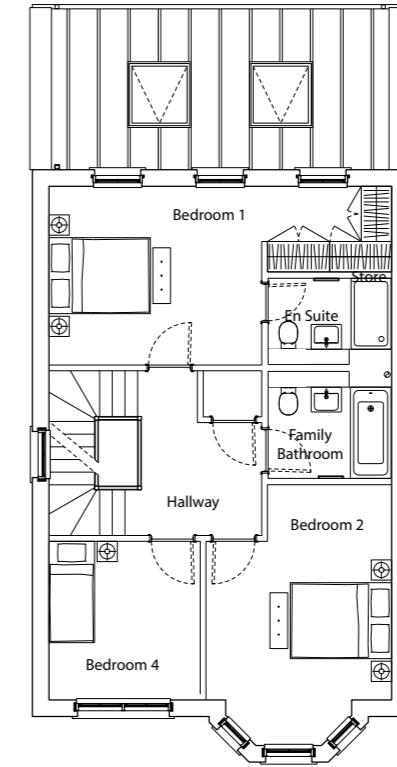
The Living Room in Plot 1


PLOTS 6, 7 & 8



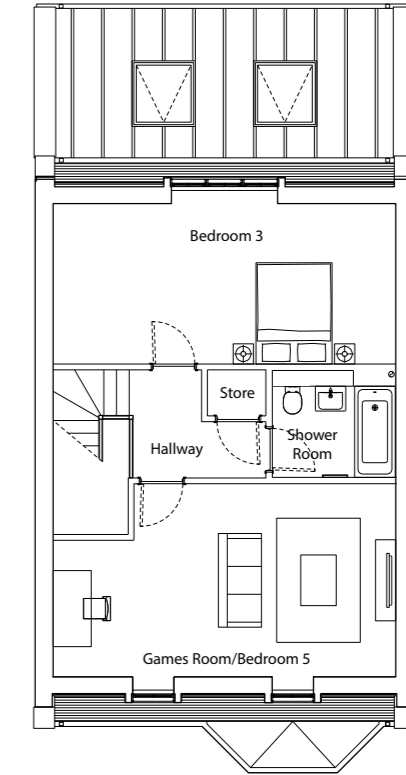
GROUND FLOOR
 88.6 sqm / 953.6 sq ft
 * Garage excluded

Living Room – 5.3m (into bay) x 4.2m / 17' x 13'9"
 Kitchen / Family Room – 6.7m x 6.6m / 21'11" x 21'7"



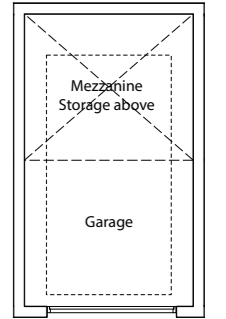
FIRST FLOOR
 69.5 sqm / 748 sq ft

Bedroom 1 – 6.7m (into wardrobe) x 3.5m / 21'11" x 11'5"
 Bedroom 2 – 5.1m (into bay) x 3.6m / X16'8" x 11'9"
 Bedroom 4 – 3.1m x 2.9m / 10'2" x 9'6"



TOP FLOOR
 62.3 sqm / 670.5 sq ft

Bedroom 3 – 6.7m x 3.6m (into dormer) / 21'11" x 11'9"
 Games Room / Bedroom 5
 – 6.7m x 4.1m (into dormer) / 13'5" x 21'11"



GARAGE PLAN

Do not scale from these plans. The measurements provided are subject to minor variations.



SPECIFICATION

‘Each home meets the same impeccable standards, from the individually crafted kitchens to the spacious bedrooms and well-appointed bathrooms, everything about the interiors at Golfside exude quality and style.’

KITCHEN

- Professionally designed contemporary kitchens
- Bespoke European fitted units with soft closing doors
- Stone work surfaces*
- Undercounter sink with chrome plated mixer taps*
- Contemporary glass splashback
- Branded integrated appliances comprising oven, hob and extractor hood, combination microwave, fridge/freezer, integrated wine cooler and dishwasher*
- Recessed downlights and under cupboard lighting

BATHROOM AND EN-SUITE

- Porcelain and ceramic wall and floor tiling
- Stylish contemporary white sanitaryware with Hans Grohe brassware
- Walk in shower with Raindance fixed shower head to en-suite and shower room.
- Heated chrome towel rail
- Recessed downlights
- Fitted recessed mirror

HEATING & HOT WATER

- Gas-fired underfloor central heating to all rooms
- Hot water system provided by energy efficient boiler
- Individual thermostats to all heating zones
- Gas feature fireplace in living room

WARDROBES

- Bespoke fitted wardrobes to Master Bedroom

ELECTRICAL

- Recessed downlights throughout
- Feature decorative lighting points to kitchen/family room, hallway and living room
- Dual TV/FM including Sky + HD enabled high level TV connection point to living room, kitchen and all bedrooms ***
- Telephone sockets to living room, kitchen and all bedrooms **
- Mains fed smoke and heat detectors
- Mains fed carbon monoxide detectors
- Pre-wired for Sonos music system to selected rooms
- Pre-wired for an intruder alarm

INTERNAL FINISHES

- Engineered timber flooring to kitchen, hallway and living room
- Broadloom carpet to bedroom floors and stairs
- Smooth ceilings throughout
- Internal walls to have smooth plaster finish decorated in matt emulsion

EXTERNAL DETAILS

- High quality hard and soft landscaping scheme with rear gardens laid to lawn
- Private Garages with power and lighting
- Allocated Parking

GENERAL

- BLP Secure 10 Year Warranty

Notes

*The appliances and furniture in the kitchens and bathrooms are subject to design. Please consult Sales Advisor for final layouts.** Telephone subject to future connection by purchaser. *** Sky TV subject to future connection by purchaser.





When it comes to buying your new home it is reassuring to know that you are dealing with a company that has an unrivalled reputation built on designing and creating fine homes. Since 1986, we have focused on meeting the demands of our customers. With this in mind, every new home we build receives individual, professional attention from the moment it first appears on the drawing board, right through to the completion of the development.

Each and every Oakwood development blends a distinct sense of place, style and community with an outstanding location.

We have a selection of exciting schemes in the pipeline across London in a broad range of locations, each situated in a highly-sought after area, where we know our buyers want to live.

Our developments appeal to a wide range of the Capital's buyers - whether you are looking for a central base, an investment opportunity, a first time buyer property or a larger family home.

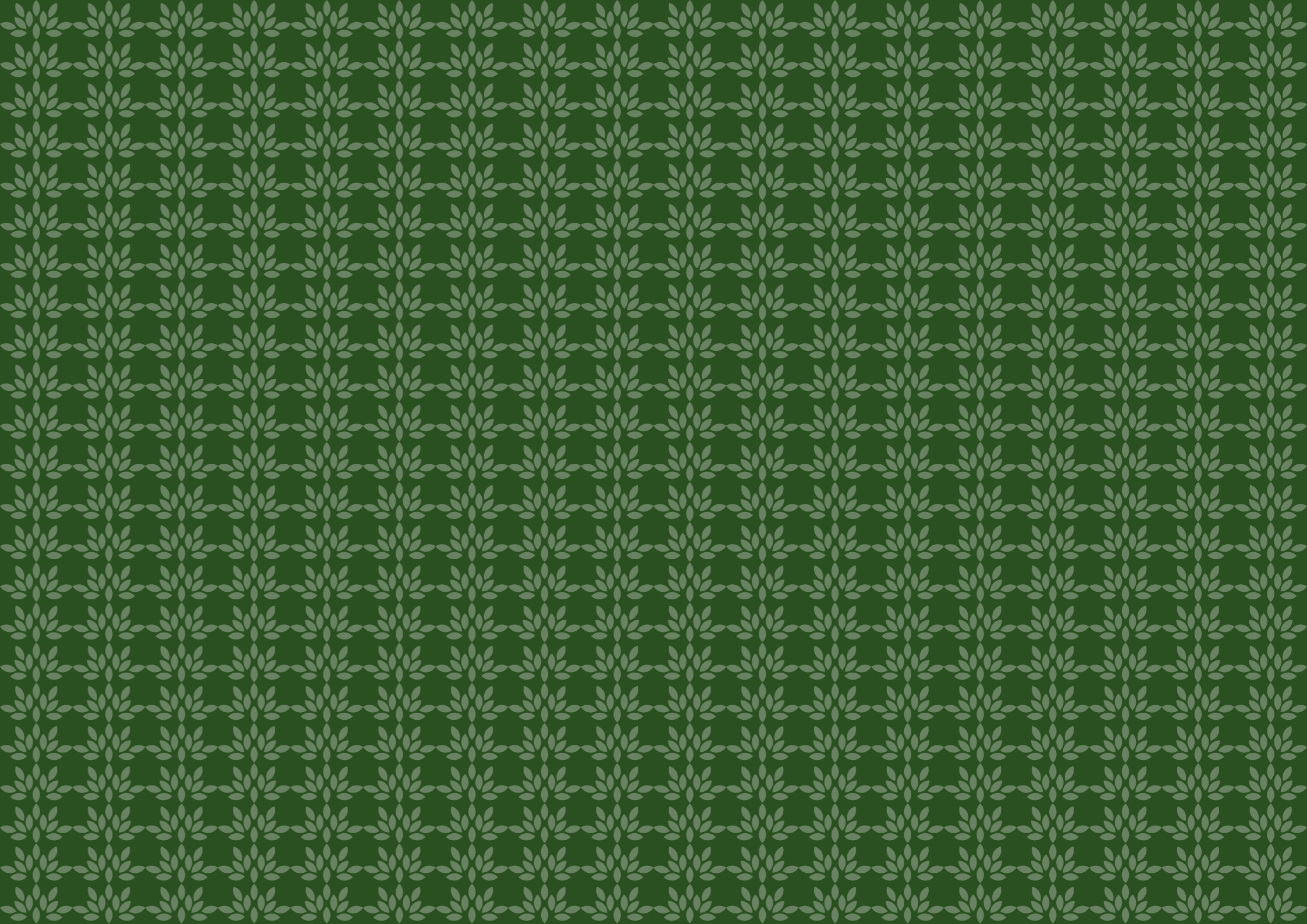
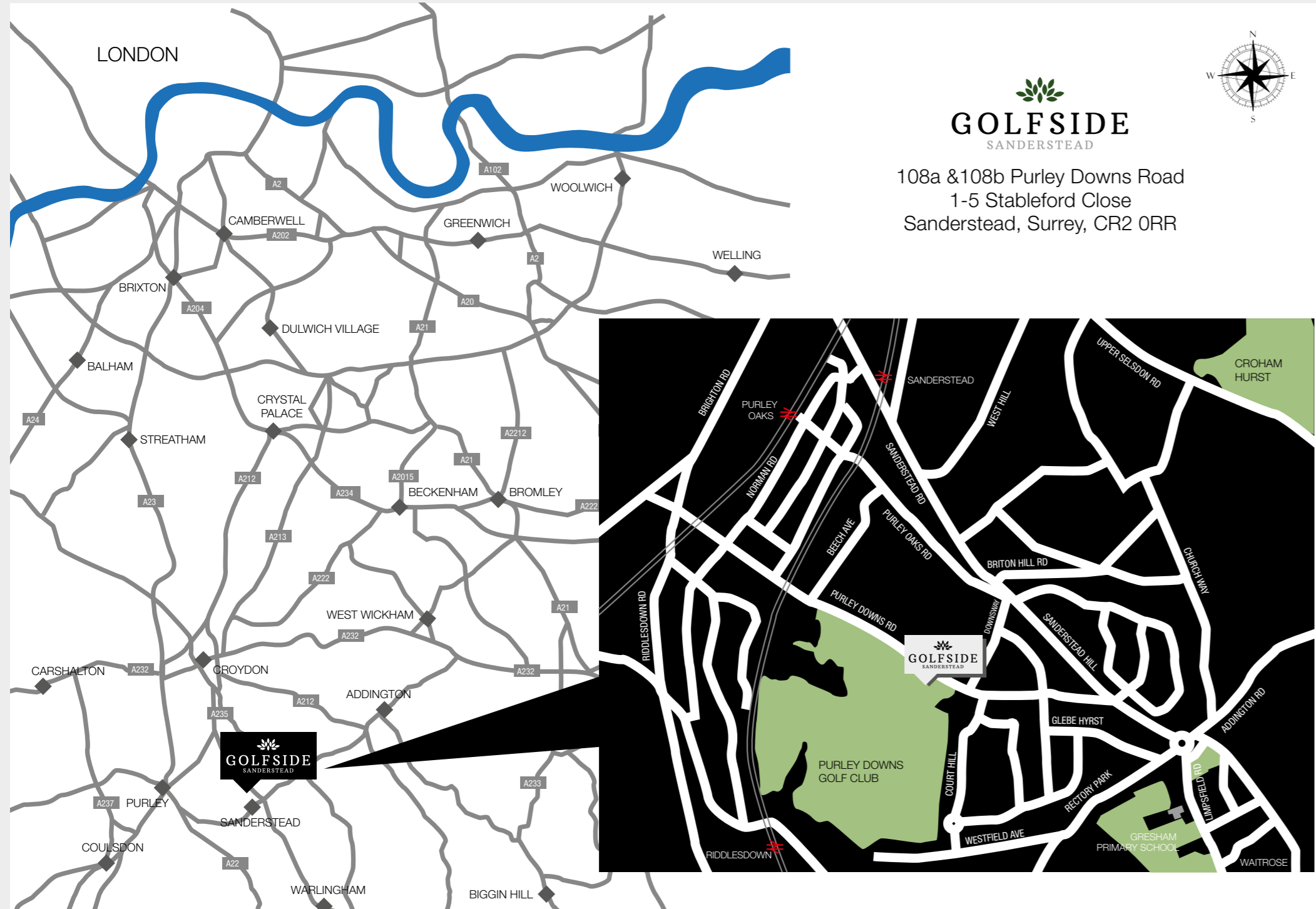
We are confident that our approach to construction and customer care will provide you with many years of enjoyment in your dream home.

For further information please contact:

The Oakwood Group, Oaks House, 12-22 West Street, Epsom, Surrey, KT18 7RG

Tel: +44 (0)20 8652 9850 email: info@theoakwoodgroup.co.uk www.theoakwoodgroup.co.uk







www.theoakwoodgroup.co.uk