



OAKPINES



LANDSCAPE ROAD WARLINGHAM CR6 9FL

OAKPINES



Village Life on your doorstep

Oakpines, by award winning local developers W.R. Newland & Sons, is a luxurious gated development of just 12 apartments. Located in one of the most sought-after residential roads in the area, Oakpines is ideally placed to enjoy village life close to glorious Greenbelt countryside.



Specification



Kitchen

- Stoneham base & wall units
- Quartz stone worktops & up-stands to base units
- Siemens integrated appliances
- Double electric oven in 'stainless steel' finish.
- Ceramic electric induction hob
- Microwave oven
- Extractor hood
- Fridge / freezer
- Washer / dryer
- Dishwasher
- Ceramic tiled floor
- Franke stainless steel 1½ bowl under-mounted sink with chrome plated mono-block mixer tap
- Triple plate spotlight fittings to ceiling to ground & first floor flats
- L.E.D. down-lighters to ceiling to second floor flats

Living Room

- Wall / picture light points
- Television & Sky 'Q' point

Hall

- Built in cupboard with shelf & chrome finish hanging rail
- Security alarm (mains powered) to ground floor flats only
- Smoke alarm (mains powered)

Principle Bedroom

- Built in cupboard / wardrobe with hanging rail & shelf unit
- Television point

Second Bedroom

- Built in cupboard / wardrobe with hanging rail & shelf unit
- Television point

En-Suite Shower-room

- Villeroy & Boch suite, comprising close coupled w.c. & washbasin with chrome plated mono-block washbasin mixer & cabinet
- Matki 'walk-in' shower enclosure & tray.
- Fully tiled
- Ceramic tiled floor
- Triple plate spotlight fittings to ceiling to ground & first floor flats
- L.E.D. down-lighters to ceiling to second floor flats
- Electric heated towel warmer
- Shaver socket
- Extractor fan

Bathroom

- Villeroy & Boch suite, comprising w.c. suite & washbasin with chrome plated mono-block washbasin mixer & cabinet
- Ideal Standard shower-bath with matching side panel & bath / shower mixer
- Fully tiled
- Ceramic tiled floor
- Triple plate spotlight fittings to ceiling to ground & first floor flats
- L.E.D. down-lighters to ceiling to second floor flats
- Electric heated towel warmer
- Shaver socket
- Extractor fan

General

- Leasehold (999 years for 'peppercorn' ground rent)
- L.A.B.C. ten-year warranty
- Brick & block construction with concrete floors
- Heating by Nibe air source heat pump
- Nu-Heat 'wet' under-floor heating system to all rooms
- Fully carpeted / ceramic tiled to all floors
- Oak veneered doors with chrome finish furniture to all rooms
- U.P.V.C. double glazed ('low e') windows & french doors, with espagnolette locking
- U.P.V.C. fascias & soffits
- Brilliant white satin finish paint to all woodwork
- Brilliant white matt emulsion paint finish to all internal walls (except to ceramic tiled areas), ceilings and coves
- MK 'Logic Plus' flush white socket & switch outlets
- BT Fibre to the Premises (FTTP) telephone infrastructure installed
- Concrete block pavers to drive & car park
- Remote controlled gated access to site
- Cycle store
- Pod Point electric vehicle charging system

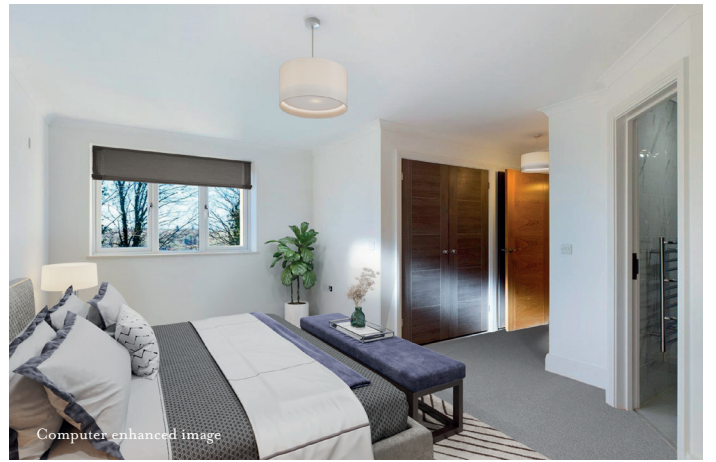
Common Areas

- Grounds laid to turf with woodchip planted with shrubs to borders

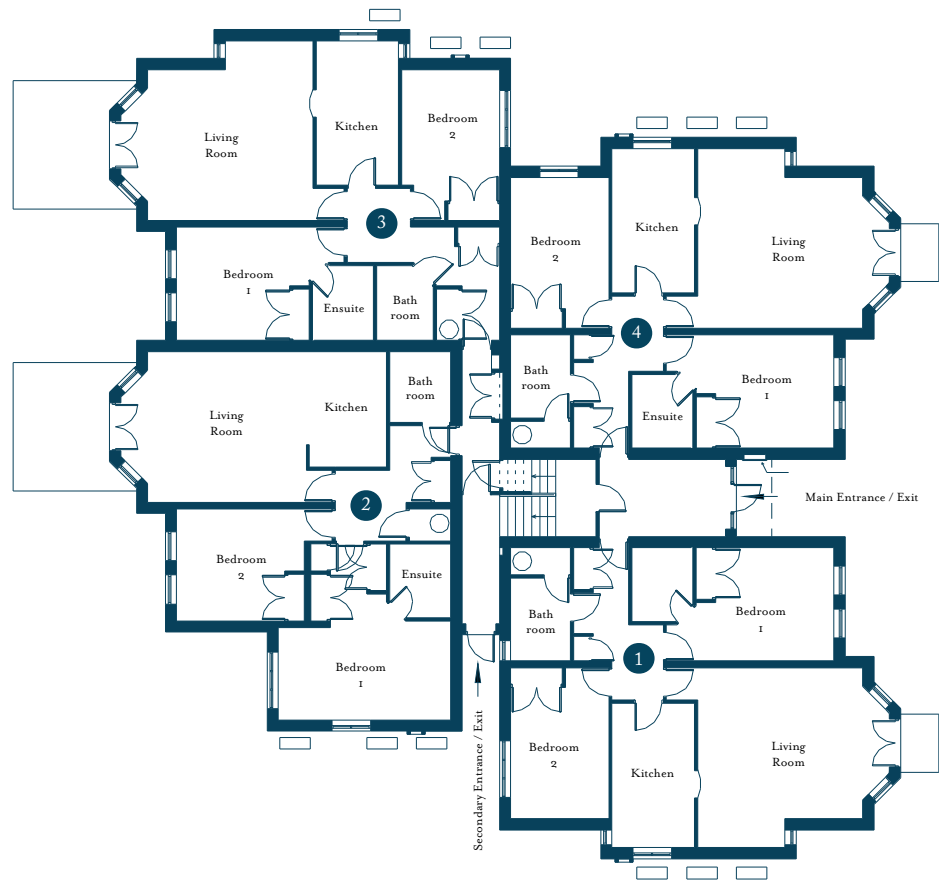
Common Entrance Hall

- Carpeted
- Ceramic up-lighters
- Audio entry-phone system
- Communal mailbox system

These notes have been prepared for guidance only. They are not intended to form part of any Contract. The right is reserved to amend or substitute materials, as found necessary or expedient.



Ground Floor



Flat 1 & Flat 8

Total internal floor 96m² (1033sq ft²)

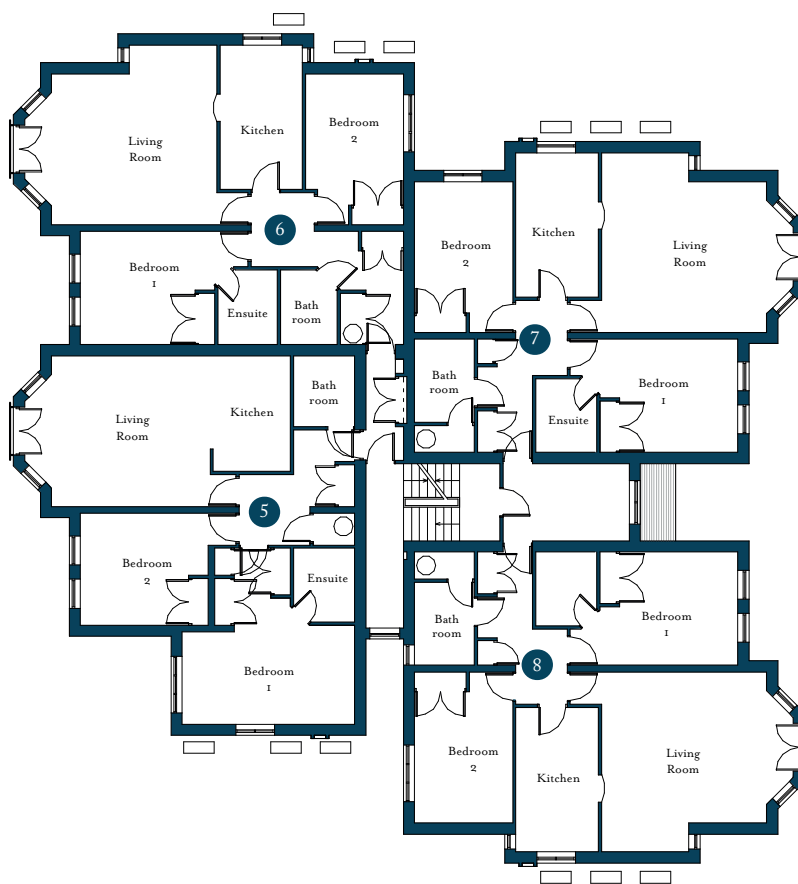
| | | | | | | | |
|-----------|-------|---|-------|------|---|------|---------------|
| Lounge | 5.59m | x | 5.98m | 18'4 | x | 19'7 | max incl bay |
| Kitchen | 4.49m | x | 2.57m | 14'8 | x | 8'5 | |
| Bedroom 1 | 3.53m | x | 4.34m | 11'6 | x | 14'2 | incl wardrobe |
| Bedroom 2 | 4.69m | x | 3.05m | 15'4 | x | 10'0 | incl wardrobe |

Flat 2 & Flat 5

Total internal floor 95m² (1017sq ft²)

| | | | | | | | |
|-----------|-------|---|-------|------|---|-------|------------------------|
| Lounge | 4.69m | x | 5.77m | 15'4 | x | 18'11 | incl bay |
| Kitchen | 3.59m | x | 2.40m | 11'9 | x | 7'10 | |
| Bedroom 1 | 3.08m | x | 5.37m | 10'1 | x | 17'7 | max plus dressing area |
| Bedroom 2 | 3.59m | x | 3.97m | 11'9 | x | 13'0 | incl wardrobe |

First Floor



Flat 3 & Flat 6

Total internal floor 96m² (1033sq ft²)

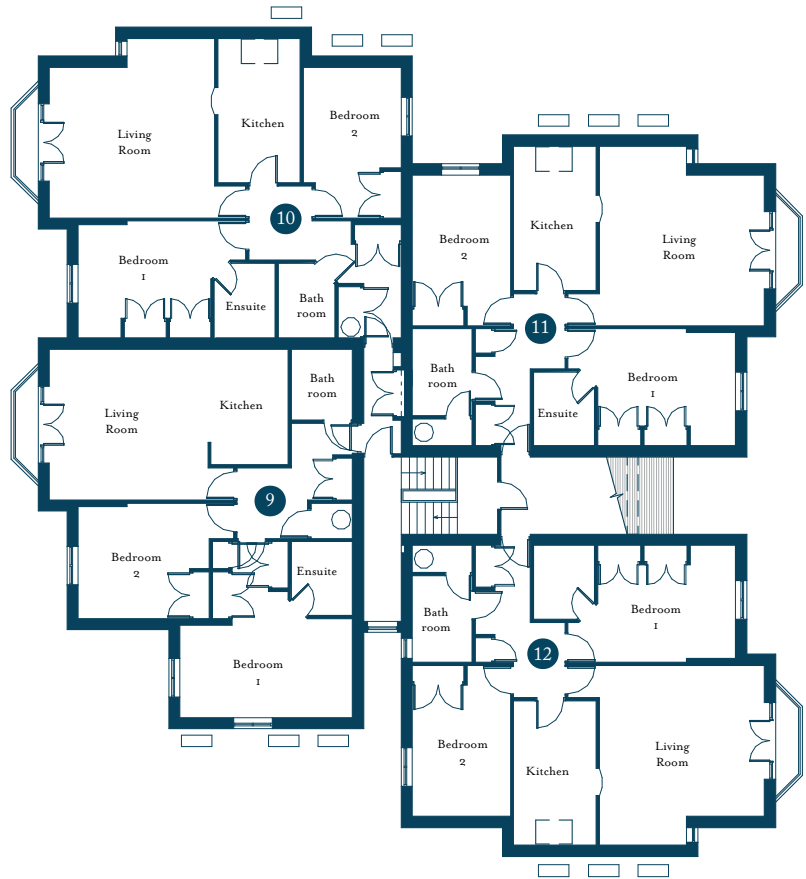
| | | | | | | |
|-----------|-------|---|-------|------|---|--------------------|
| Lounge | 5.59m | x | 5.98m | 18'4 | x | 19'7 max incl bay |
| Kitchen | 4.49m | x | 2.57m | 14'8 | x | 8'5 |
| Bedroom 1 | 3.53m | x | 4.34m | 11'6 | x | 13'6 incl wardrobe |
| Bedroom 2 | 4.69m | x | 3.05m | 15'4 | x | 10'0 incl wardrobe |

Flat 4 & Flat 7

Total internal floor 96m² (1033sq ft²)

| | | | | | | |
|-----------|-------|---|-------|------|---|--------------------|
| Lounge | 5.59m | x | 5.98m | 18'4 | x | 19'7 max incl bay |
| Kitchen | 4.49m | x | 2.57m | 14'8 | x | 8'5 |
| Bedroom 1 | 3.53m | x | 4.34m | 11'6 | x | 14'2 incl wardrobe |
| Bedroom 2 | 4.69m | x | 3.05m | 15'4 | x | 10'0 incl wardrobe |

Second Floor



Flat 9

Total internal floor 92m² (993sq ft²)

| | | | | | | |
|-----------|-------|---|-------|------|---|------------------------------|
| Lounge | 4.69m | x | 4.94m | 15'4 | x | 16'2 |
| Kitchen | 3.59m | x | 2.40m | 11'9 | x | 7'10 |
| Bedroom 1 | 3.08m | x | 5.77m | 10'1 | x | 18'11 max plus dressing area |
| Bedroom 2 | 3.59m | x | 4.09m | 11'9 | x | 13'4 incl wardrobe |

Flat 10

Total internal floor 94m² (1009sq ft²)

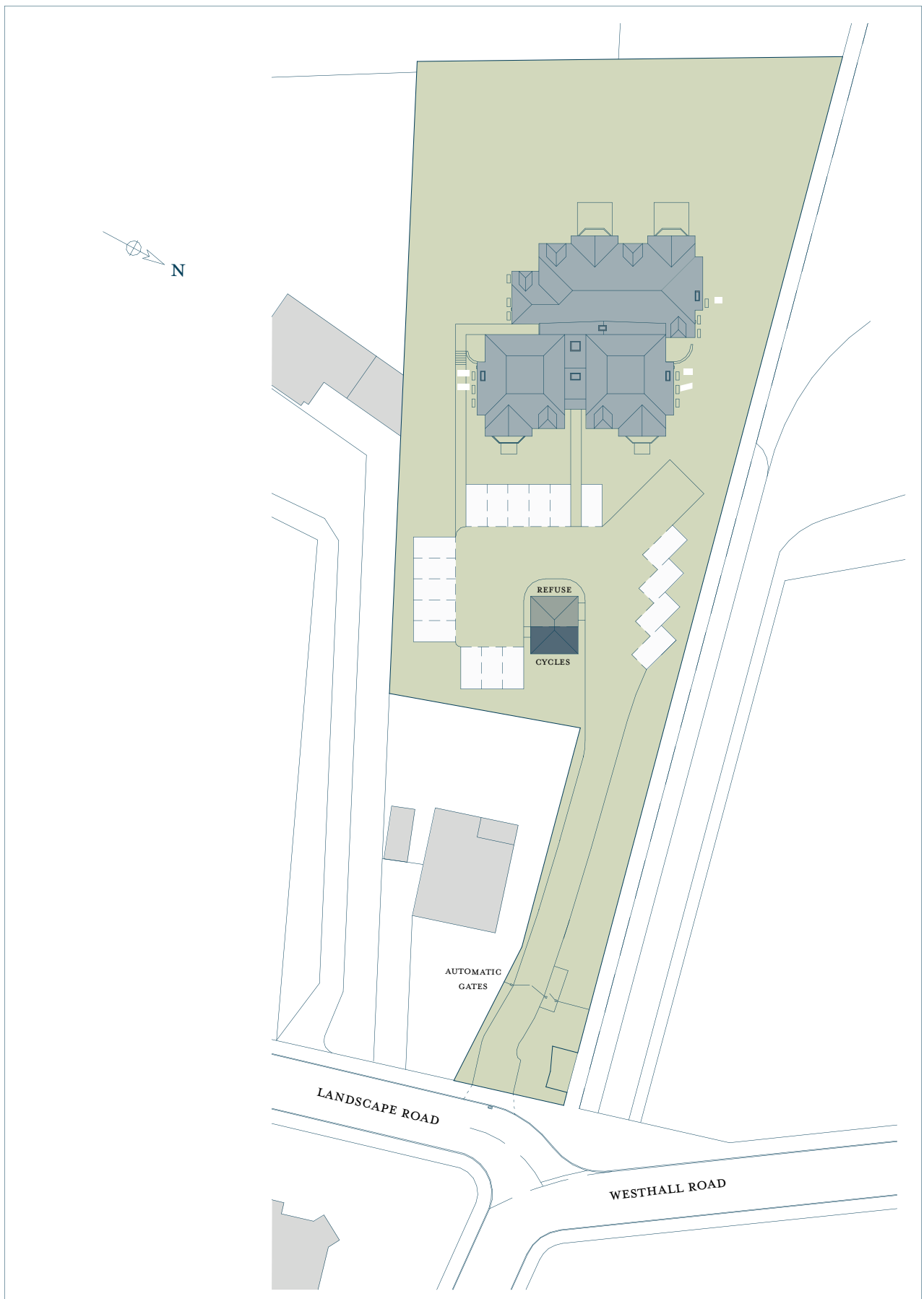
| | | | | | | |
|-----------|-------|---|-------|------|---|--------------------|
| Lounge | 5.59m | x | 5.14m | 18'4 | x | 16'10 max |
| Kitchen | 4.49m | x | 2.57m | 14'8 | x | 8'5 |
| Bedroom 1 | 3.53m | x | 4.19m | 11'6 | x | 13'8 incl wardrobe |
| Bedroom 2 | 4.69m | x | 3.05m | 15'4 | x | 10'0 incl wardrobe |

Flat 11 & 12

Total internal floor 94m² (1009sq ft²)

| | | | | | | |
|-----------|-------|---|-------|-------|---|--------------------|
| Lounge | 5.59m | x | 5.14m | 18'4 | x | 16'10 max |
| Kitchen | 4.49m | x | 2.57m | 14'8 | x | 8'5 |
| Bedroom 1 | 3.64m | x | 4.34m | 11'11 | x | 14'2 incl wardrobe |
| Bedroom 2 | 4.69m | x | 3.05m | 15'4 | x | 10'0 incl wardrobe |

Siteplan





Warlingham Village – The Best of Town & Country

The charming and historic village of Warlingham is one of the most desirable places in Surrey to live. This picturesque village offers a variety of local independent shops, well regarded restaurants and welcoming country pubs and cafes. Residents enjoy a traditional village setting, with wide tree-lined streets and a quiet residential area. The development is ideally located, just under a mile from amenities including a pharmacy, post office, DIY store, newsagent, hair salons and petrol station. There are also two bus stops close to Oakpines, taking passengers straight into Warlingham Green. Just beyond there is a large Sainsburys supermarket.

For those who enjoy the outdoor life, Warlingham has direct access to the surrounding countryside including Woldingham Valley, designated both a Site of Special Scientific Interest and an Area of Outstanding Natural Beauty, is just a short distance away. Warlingham residents have a wide range of recreational and leisure facilities nearby, including many local sports

clubs: cricket, football, rugby, tennis, squash/racketball, bowls, hockey and running clubs to name a few. There are several excellent golf clubs and courses within driving distance.

There are several local schools in the area catering for children of all ages and slightly further afield several outstanding private schools including Caterham, Whitgift and Sevenoaks.



Woldingham Golf Club



Botley Hill Farm



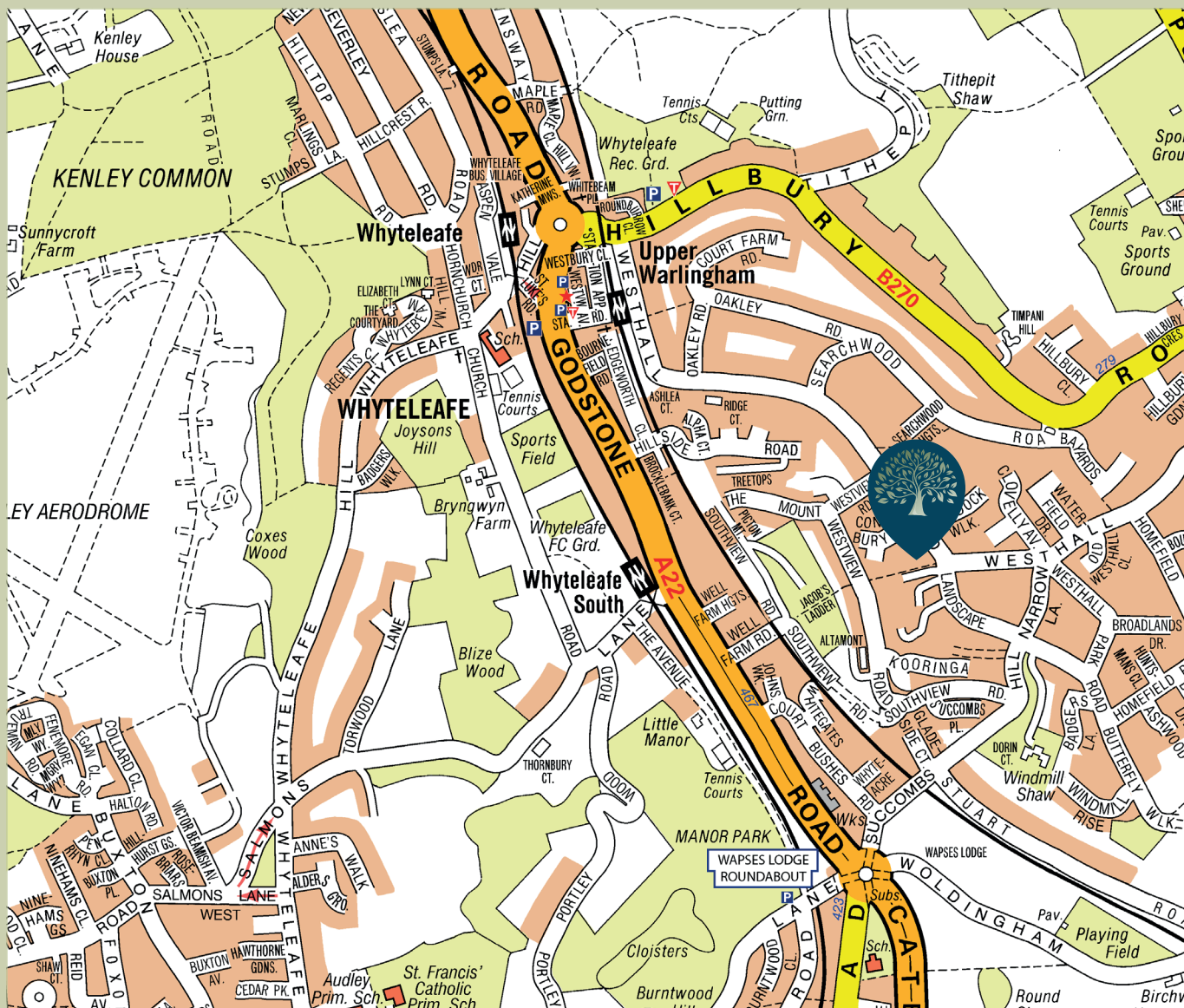
Warlingham Village Centre

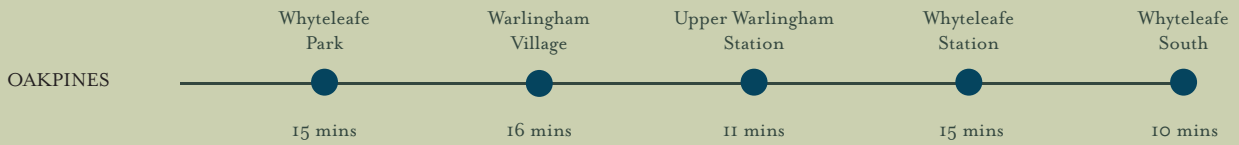
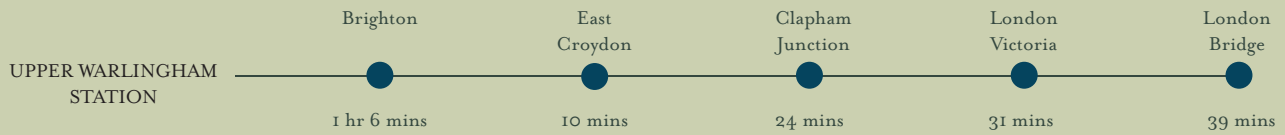


Location location location...

Warlingham is incredibly popular with commuters and residents looking for easy access to Central London, Gatwick or the South Coast.

Junction 6 of the M25 motorway provides an easy link to the M23 via which Gatwick airport is not far. Warlingham has three railway stations - Upper Warlingham station is 0.6 miles from the development, while Whyteleafe and Whyteleafe South station are close by giving access to East Croydon, Clapham Junction or straight into London Victoria or London Bridge.





Upper Warlingham Station

Timings are approximate only. Sources: nationalrail.co.uk & Google. The information and computer generated images contained in this brochure are for general guidance only and are not to be treated as statements of fact. The dimensions given in this brochure are taken from the points indicated and are accurate to within plus or minus two inches (50mm). Fittings, fixtures and standards of finish shown in the photographs

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WELCOME



HOME



Oakpines has been built & developed by W R Newland & Sons, who remain owned and staffed by the third generation of the family. They have over the years, earned a reputation for designing and building high specification, quality homes within the local area.

