



Chynham Place

Briton Hill Road, Sanderstead, Surrey CR2 0JG



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Briton Hill Road

Chynham Place is a prestigious gated development of four executive family homes set in the leafy suburb of Sanderstead. Sitting high up on the Surrey Hills, the church, green and pond create a real sense of village life and a full selection of shops, including a large Waitrose, line the pretty high street.

The trains from either Purley Oaks or Sanderstead stations, both a five minute walk, will whisk you to central London in just over 20 minutes. There is excellent road access with Junction 6 of the M25 approximately 20 minutes away, and the M23 even closer.

The area is spoilt for choice on schools with Ridgeway and Purley Oaks Primary schools both within walking distance. Cumnor House, Gresham and Croydon High cater for the secondary schools with Trinity and Royal Russell filling the independent sector.

There are numerous sports and leisure facilities nearby, and Sanderstead has its own rugby, football, cricket, tennis and hockey clubs. It also boasts two highly reputable golf courses, Purley Downs and Croham Hurst.

If a long walk and a pub lunch are more your preference, the rolling Surrey countryside is a mere 10 minute drive away. Sanderstead has it all.

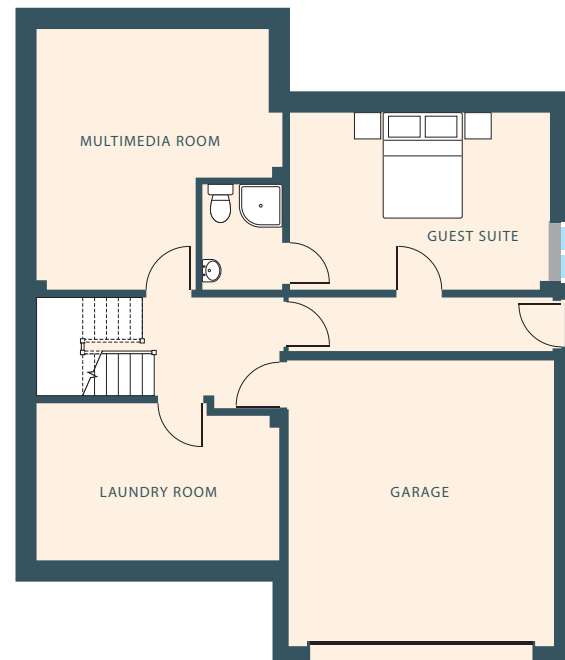
The Whitgift, The Ruskin* and The Trinity

*The Ruskin is handed to the floorplans illustrated



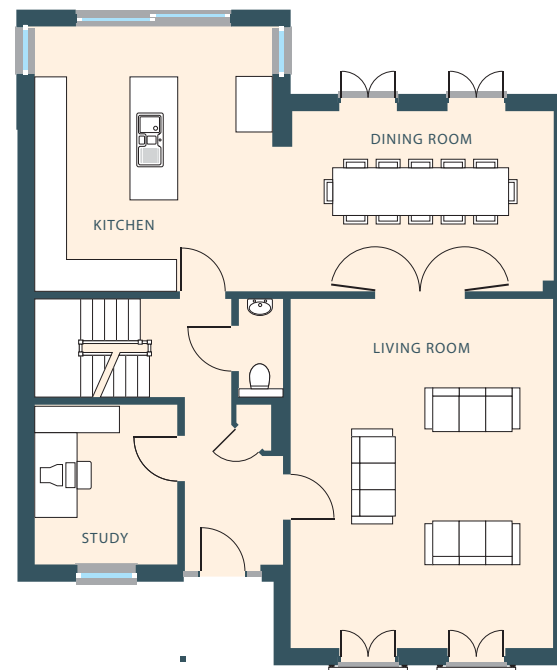
Basement floor

Multimedia room	5.02m x 4.53m	(16'6" x 14'10")
Guest suite (exc bathroom)	3.45m x 4.99m	(11'4" x 16'4")
Laundry room	2.86m x 4.74m	(9'5" x 15'7")



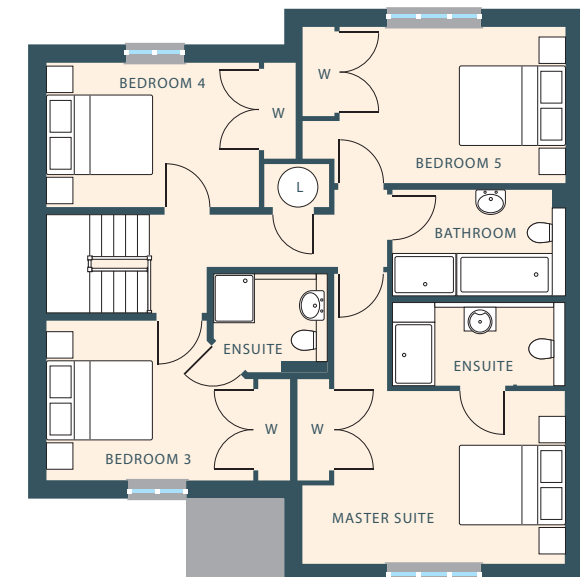
Ground floor

Kitchen	5.93m x 4.86m	(19'5" x 15'11")
Dining room	3.45m x 4.98m	(11'4" x 16'4")
Living room	6.64m x 5.01m	(21'9" x 16'5")
Study	3.06m x 2.74m	(10'1" x 8'12")



First floor

Master suite	3.30m x 4.94m (max)	(10'10" x 16'2")
Bedroom 3	3.06m x 4.04m	(10'1" x 13'3")
Bedroom 4	2.77m x 4.12m	(9'1" x 13'6")
Bedroom 5	3.02m x 4.37m	(9'11" x 14'4")



The Croham



Basement floor

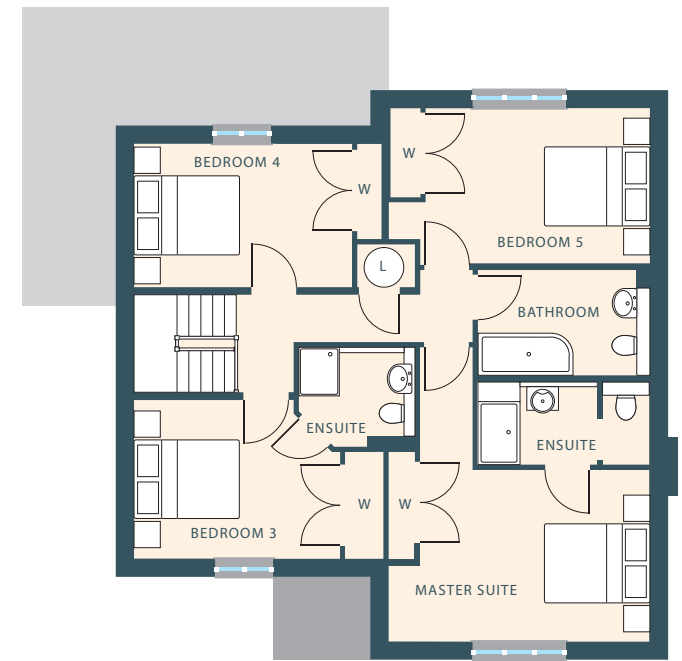
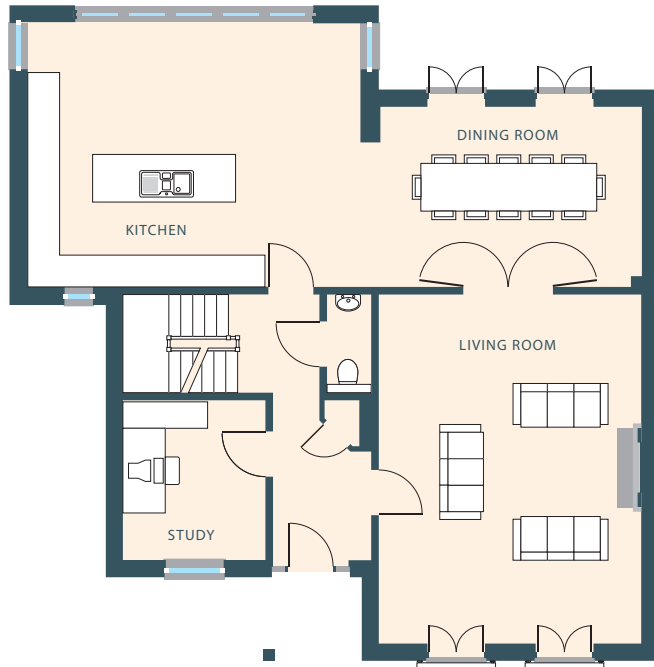
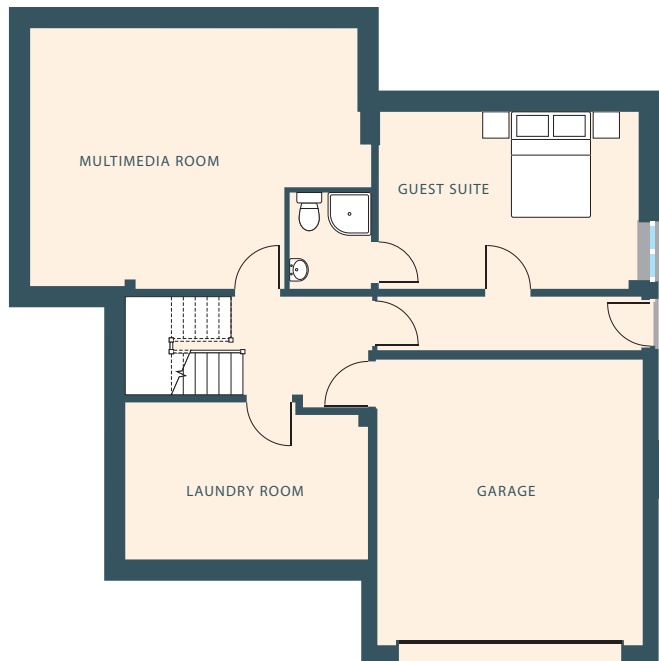
Multimedia room	5.02m x 6.33m	(16'6" x 20'9")
Guest suite (exc bathroom)	3.45m x 4.99m	(11'4" x 16'4")
Laundry room	2.86m x 4.74m	(9'5" x 15'7")

Ground floor

Kitchen	5.02m x 6.94m	(16'6" x 22'9")
Dining room	3.45m x 4.98m	(11'4" x 16'4")
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Our homes



Jarvis and Jarvis homes are built to the very highest standard, using traditional brick and block methods where possible to give you a long lasting, solid investment.

We also ensure each of our homes is future-proofed and have installed the latest CAT 6a data cabling throughout as well as remote smartphone controlled heating systems.

Each home is individually quality-checked throughout the construction process and carries a full 10 year NHBC warranty.

We have installed the finest branded products throughout.

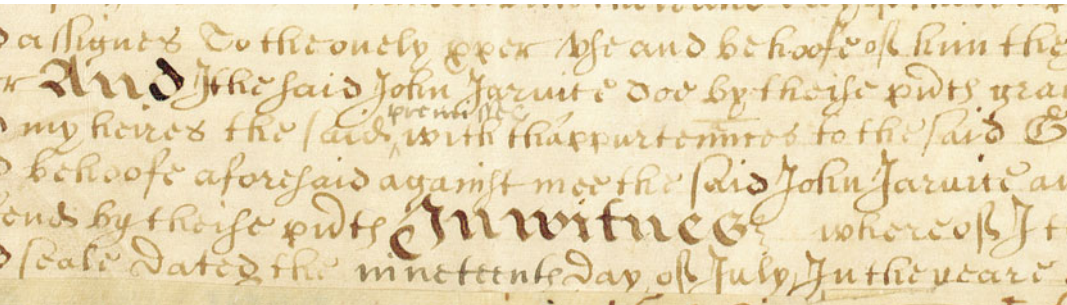
Outside

- Video entry security gate
- Street scene lighting
- Landscaped entry road and gardens
- Block paved driveways
- Pathway uplighters and security house lighting
- Rear patio lighting
- Outside taps and electricity points
- Electric garage doors

Inside

- Bespoke Roma kitchens in a choice of finishes with Bosch integrated appliances
- Remote smartphone operated heating control systems
- Gas fired central heating with underfloor heating on ground floor; radiators on basement and first floor
- Roca sanitary ware with Hansgrohe fittings
- Choice of tiled flooring to kitchen, dining room, utility, bathrooms, and WC.
- Brushed aluminium ironmongery
- Downlights to kitchen, dining room, living room, multimedia room, bedroom 1 and all bathrooms.
- CAT 6a cabling throughout
- Unvented high-power hot water system
- Secure By Design external windows and doors
- Fully enabled alarm system
- Brick and block walls with full wet plastering for a more solid construction

NB Jarvis and Jarvis reserves the right to change the specification.
Please discuss the individual plot with the sales advisor for more information.

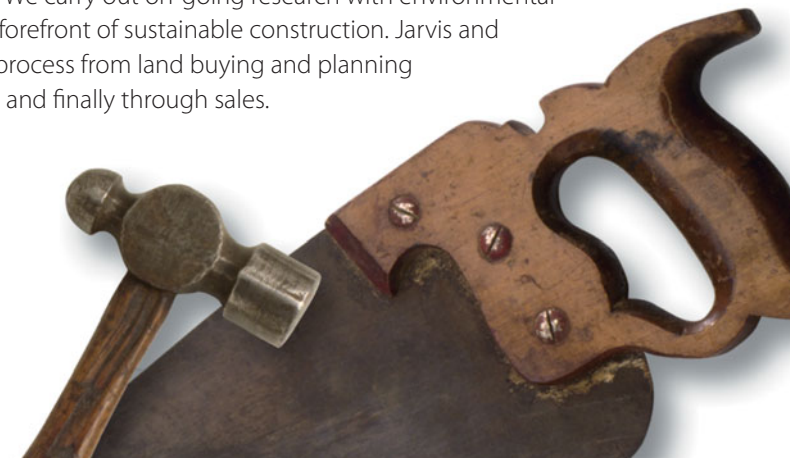


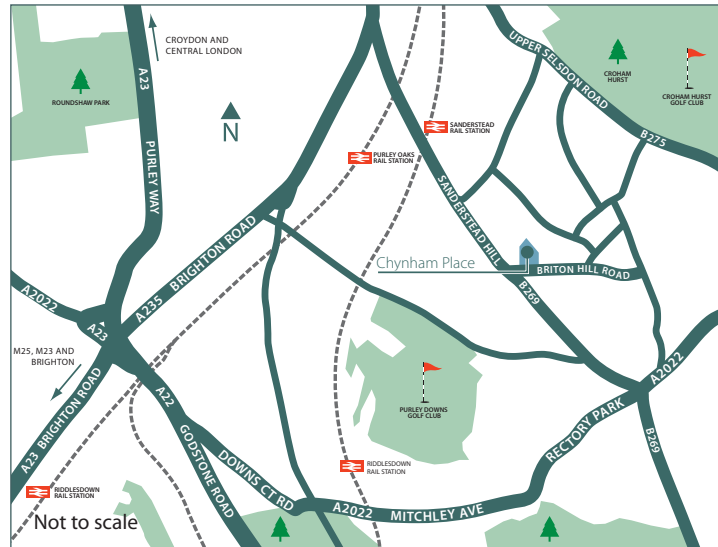
The Jarvis family has constructed individually crafted houses for many years. Indeed the family can trace its building heritage back to 1649 through direct descendants making it one of the oldest known house-building families in the country.

The current generation is the fifth consecutive and prides itself on developing exemplary houses that continue the family heritage.

Using traditional building methods, the Jarvis family builds prestigious and solid homes for a sound investment, providing customers with a combination of excellent design, superb quality, outstanding value and unparalleled service.

For over four decades we have been installing the latest designs for an energy-efficient house with increased cavity and roof insulation. We carry out on-going research with environmental consultants to ensure we are at the forefront of sustainable construction. Jarvis and Jarvis also manage the entire build process from land buying and planning through to design and construction and finally through sales.





Chynham Place, Briton Hill Road, Sanderstead, Surrey CR2 0JG



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