RotherfieldPlace

CARSHALTON

Martin Grant Homes

The perfect balance

For many people and especially those with young families, village living has a powerful appeal. An established community can be the perfect place to enjoy life and to bring up children – but the need to be in commuting distance of London can seem to put village living out of reach.

Rotherfield Place provides the solution. A select new development of just nine stunning 3, 4 and 5 bedroom homes in the leafy suburb of Carshalton, it offers the feel of village life, close to the heart of Carshalton's traditional 'village' centre, with the convenience of easy travel into central London.

Spacious, quality homes designed for families, situated next to All Saints Primary School, one of the most highly regarded in the area. A thriving community and a wealth of green spaces, with central London just ten miles away. At Rotherfield Place it is yours to enjoy.

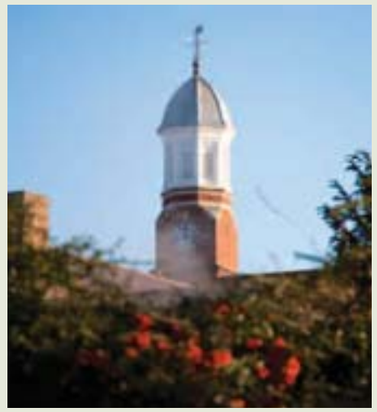
Carshalton Ponds

Enjoy the tranquil calm of village life…

Mentioned in the Domesday Book and noted for its many springs and watermill, Carshalton enjoys a rich heritage. There are many fine period buildings and historical features, from a Norman church to rows of sixteenth century cottages exuding an abundance of character.

Although today it is part of the London Borough of Sutton, this heritage has helped Carshalton conserve its own appealing character as a Surrey village and one which the residents are very proud of.

With its variety of interesting shops, inns and restaurants framed to the west by the ponds, Carshalton has retained much of the village atmosphere it had before it became part of a suburb of London.



Carshalton's village atmosphere is supported by an abundance of green spaces, Carshalton Ponds, Carshalton Park and Grove Park are just a few options to explore.

There is a lively social life with clubs and societies. Families are well served by the numerous local schools, such as St Philomena's, St Mary's and All Saints, whilst Carshalton College offers a range of courses for students from the surrounding area.

Carshalton has retained its identity and atmosphere enjoying an appeal that is all its own.

…Rotherfield Place, make it yours.

The perfect location

Carshalton's excellent connections make Rotherfield Place ideal for anyone commuting to London. It's location, less than ten miles from central London has made it a favourite for people working and studying in the capital.

Of course London has much more to offer than work. Some of the world's most exciting culture, dining and nightlife are waiting to be enjoyed.

Carshalton and Carshalton Beeches stations serve railways reaching Victoria, London Bridge and Waterloo in around 40 minutes. Whilst London's airports at Gatwick and Heathrow can both be reached in under an hour.

BY CAR

Heathrow Airport (T5)	48 mins
West End of London	38 mins
Gatwick Airport (South Terminal)	34 mins
Croydon	11 mins

RotherfieldPlace

BY TRAIN FROM CARSHALTON STATION

Wimbledon Station	23 mins (by train and tram)
Victoria Station	28 mins
St. Pancras International Station	40 mins
London Bridge Station	43 mins

BY TRAIN FROM CARSHALTON BEECHES STATION

32 mins	London Bridge
36 mins	London Victoria
38 mins	Waterloo Station
40 mins	Gatwick Airport

All timings are approximate and journeys may not be direct. Sources: www.theaa.com and www.tfl.gov.uk

Site Plan

No.1 4 bedroom detached home
No.2 4 bedroom detached home
No.3 3 bedroom home
No.4 3 bedroom home
No.5 3 bedroom home
No.6 3 bedroom semi-detached home
No.7 4 bedroom semi-detached home
No.8 4 bedroom detached home
No.9 5 bedroom detached home

Site plan not to scale. The layout is for guidance only and should not be relied upon for soft or hard landscaping details.

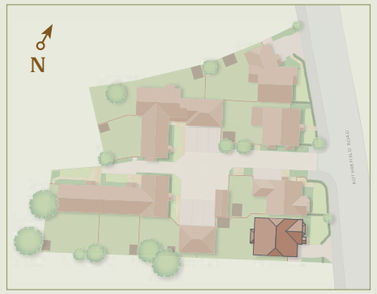
No.1

A stunning 4 bedroom detached home

Total Floor Area** 204.6m² 2202ft²

Computer generated image

No.1 is a four bedroom family home which features a stunning kitchen/dining/family room ideal for modern family living, separate utility and garage on the ground floor. The first floor features a study, three large bedrooms – one with an en suite shower room and a family bathroom. The second floor boasts a spacious master bedroom with adjoining bathroom and walk-in wardrobe as well as additional ample storage.



All room dimensions are approximate and for general guidance only. Floor plans are not to scale.
Elevational treatments, landscaping details and positions and levels of buildings may vary.
For individual plot specifications please see drawings which are available for inspection on site.

Ground Floor

Kitchen/Dining/Family Room
8.02m x 3.77m‡
26.3ft x 12.4ft‡ (excl bay)

Living Room
4.52m‡ x 3.77m
14.8ft‡ x 12.4ft (excl bay)

Garage
5.57m x 2.64m
18.3ft x 8.7ft

First Floor

Study
2.94m x 2.75m
9.6ft x 9.0ft

Bedroom 2
3.83m x 2.99m
12.6ft x 9.8ft

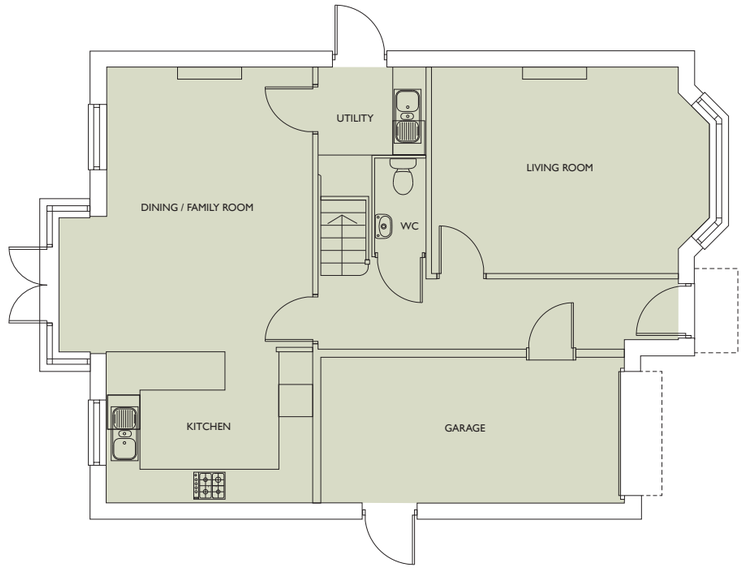
Bedroom 3
5.00m x 3.71m
16.4ft x 12.2ft

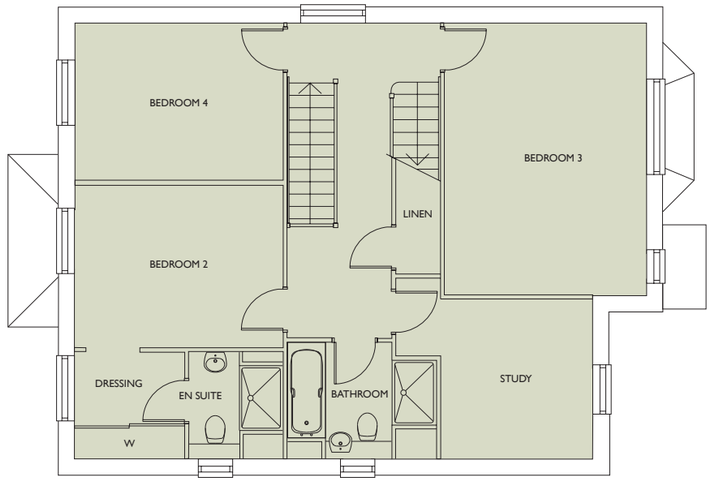
Bedroom 4
3.83m x 2.89m
12.6ft x 9.5ft

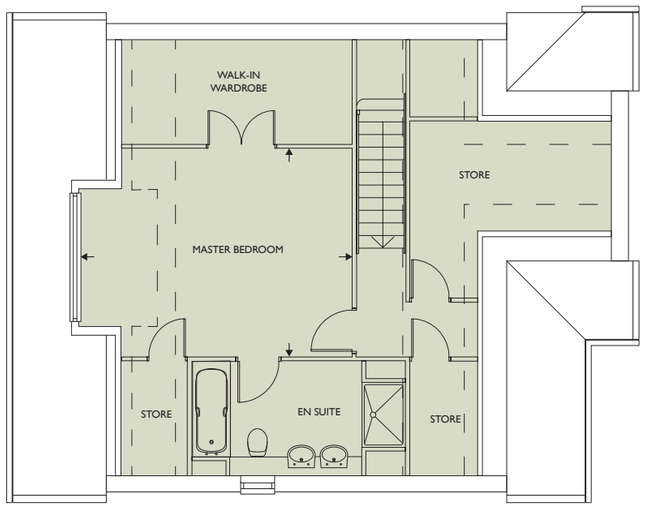
Second Floor

Master Bedroom
5.04m‡ x 3.83m
16.6ft x 12.6ft

† Max
‡ Min
– – Indicates skeiling line
** Excluding garage







No.2

A spacious 4 bedroom detached home

Total Floor Area 182.1m² 1960ft²

No.2 is an imposing four bedroom family home with a separate kitchen/breakfast room, a family/dining room and a living room, plus a study on the ground floor. The first floor features three large bedrooms – one with an en suite shower room and a separate family bathroom. The second floor boasts a spacious master bedroom with en suite shower room and fitted wardrobes.

All room dimensions are approximate and for general guidance only. Floor plans are not to scale.
Elevational treatments, landscaping details and positions and levels of buildings may vary.
For individual plot specifications please see drawings which are available for inspection on site.

Ground Floor

Kitchen/Breakfast Room
4.35m x 3.25m
14.3ft x 10.7ft

Dining/Family Room
3.95m x 3.70m
13.0ft x 12.1ft

Living Room
5.00m x 3.95m
16.4ft x 13.0ft (excl bay)

Study
3.25m x 2.68m
10.7ft x 8.8ft

Garage
5.87m x 2.52m
19.3ft x 8.3ft

First Floor

Bedroom 2
4.83m‡ x 3.95m
15.8ft‡ x 13.0ft (excl wrb)

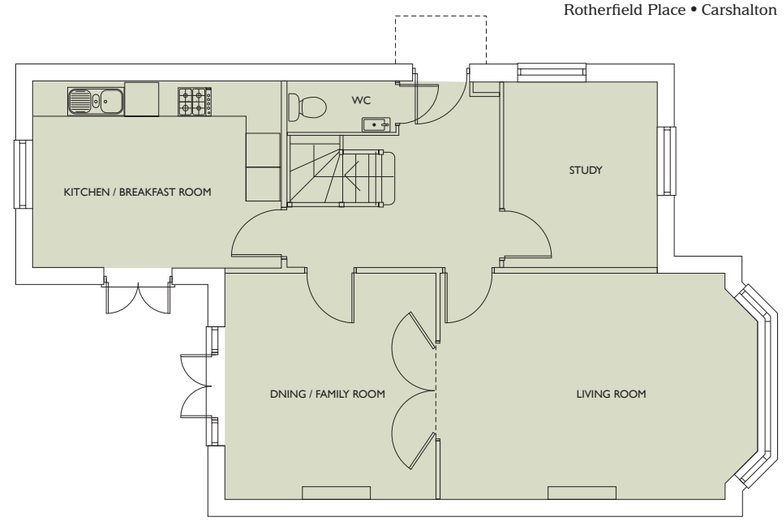
Bedroom 3
3.65m‡ x 3.25m
12.0ft‡ x 10.7ft (excl wrb)

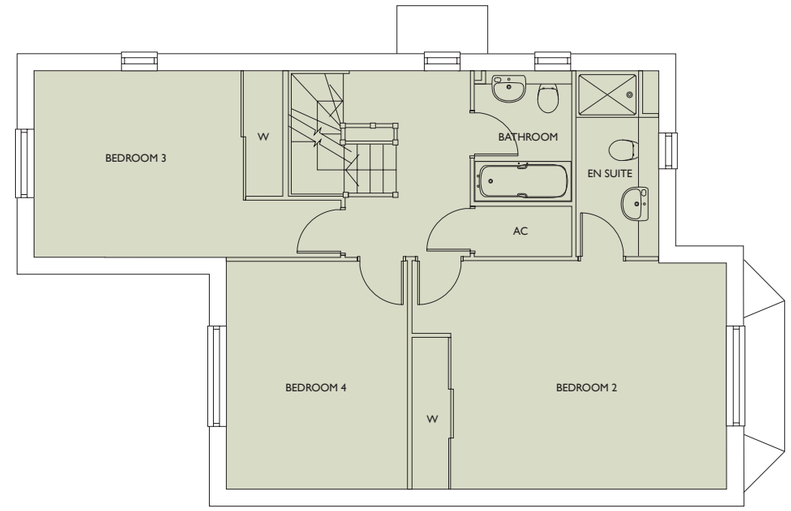
Bedroom 4
4.00m x 3.18m
13.1ft x 10.4ft

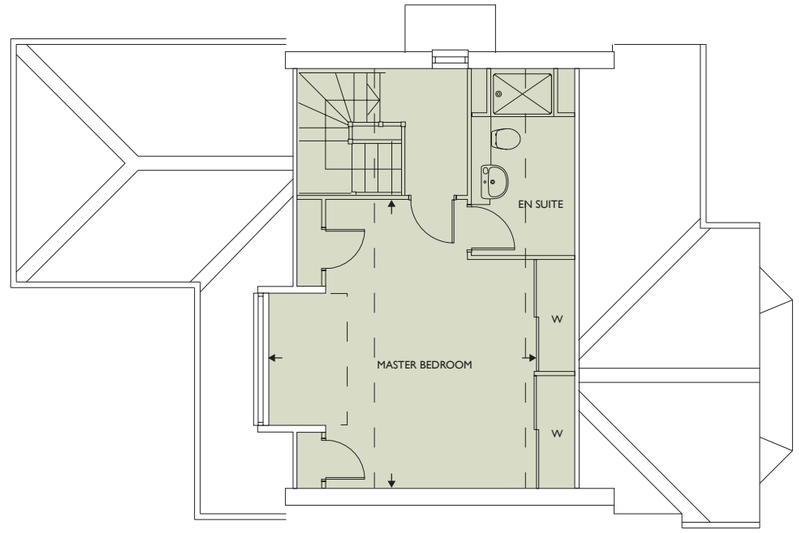
Second Floor

Master Bedroom
5.07m† x 4.70m†
16.6ft† x 15.4ft† (excl wrb)

† Max
‡ Min
– – Indicates skeiling line







No.3

A stylish 3 bedroom home

Total Floor Area 104.4m² 1123ft²

Computer generated image

No.3 is a well appointed three bedroom family home with a south facing garden. The ground floor comprises of an impressive reception hall, large living room and combined kitchen/dining room. The first floor boasts a spacious master bedroom with ample storage space and an en suite shower room, two further bedrooms and a family bathroom.

All room dimensions are approximate and for general guidance only. Floor plans are not to scale.
Elevational treatments, landscaping details and positions and levels of buildings may vary.
For individual plot specifications please see drawings which are available for inspection on site.

Ground Floor

Kitchen/Dining Room
5.80m x 3.47m
19.0ft x 11.4ft

Living Room
5.80m x 3.15m
19.0ft x 10.3ft

Garage
5.87m x 2.44m
19.3ft x 8.0ft

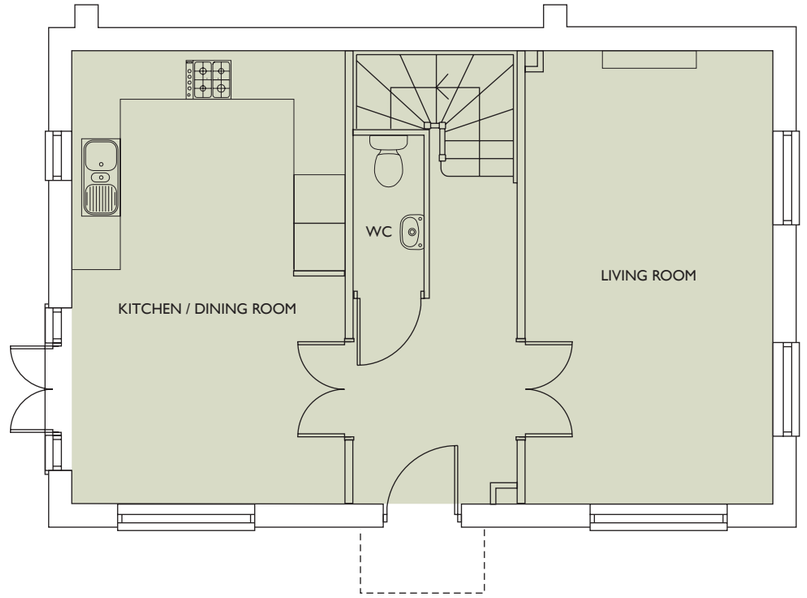
First Floor

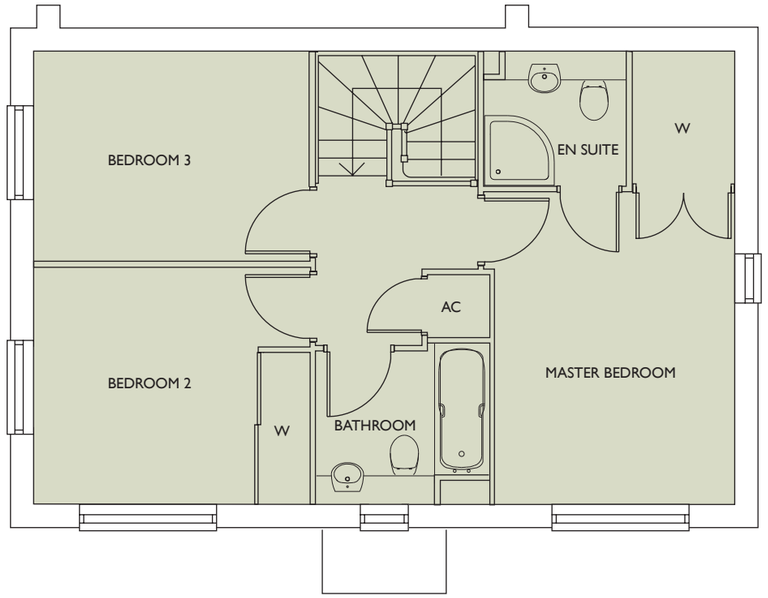
Master Bedroom
4.00m x 3.05m
13.1ft x 10.0ft

Bedroom 2
3.03m x 2.85m‡
9.9ft x 9.4ft‡ (excl wrb)

Bedroom 3
3.52m x 2.76m
11.5ft x 9.1ft

† Max
‡ Min





No.4 & 5

A pair of attractive 3 bedroom homes

No.4 Total Floor Area 105.7m² 1137ft²
No.5 Total Floor Area 106.9m² 1150ft²

Computer generated image, plot No.4 is to the left hand side. See site plan for view/landscaping to front of plots.

No.s 4 and 5 are beautifully designed three bedroom homes with south facing gardens. The ground floor features an attractive living room and a generously sized kitchen/dining/family room both benefitting from double doors out onto the patio. The first floor features a master bedroom with an en suite shower room, two further bedrooms and a family bathroom.

All room dimensions are approximate and for general guidance only. Floor plans are not to scale.
Elevational treatments, landscaping details and positions and levels of buildings may vary.
For individual plot specifications please see drawings which are available for inspection on site.

No.4
Ground Floor

Kitchen/Dining/Family Room
5.70m† x 5.06m†
18.7ft† x 16.6ft†

Living Room
4.06m x 3.65m
13.3ft x 12.0ft

Garage
5.87m x 2.55m
19.3ft x 8.4ft

First Floor

Master Bedroom
3.63m x 2.75m
11.9ft x 9.0 ft (excl wrb)

Bedroom 2
3.02m x 2.68m‡
9.9ft x 8.8ft‡ (excl wrb)

Bedroom 3
3.62m x 2.59m
11.9ft x 8.5ft

No.5
Ground Floor

Kitchen/Dining/Family Room
5.70m† x 5.06m†
18.7ft† x 16.6ft† (excl bay)

Living Room
4.06m x 3.65m
13.3ft x 12.0ft

Garage
5.87m x 2.55m
19.3ft x 8.4ft

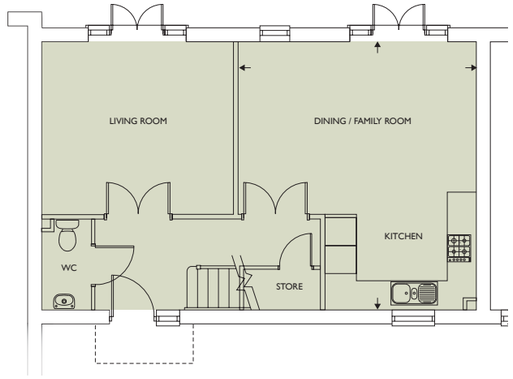
First Floor

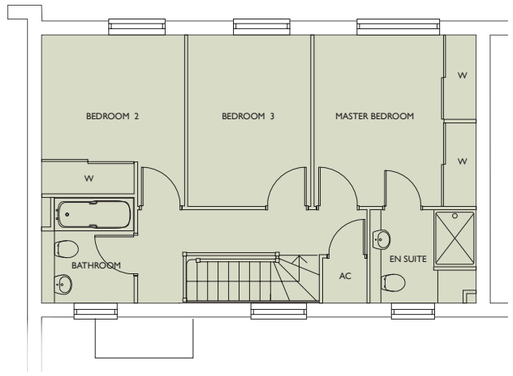
Master Bedroom
3.63m x 2.75m
11.9ft x 9.0 ft (excl wrb)

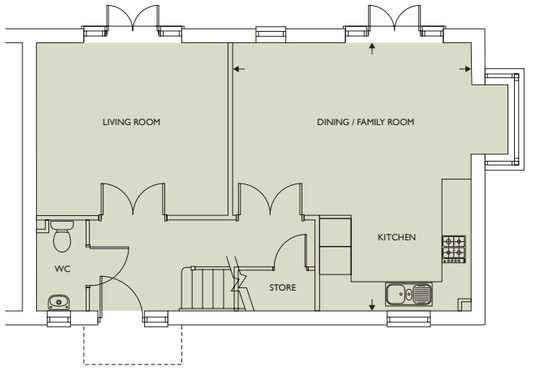
Bedroom 2
3.03m x 2.68m‡
9.9ft x 8.8ft‡ (excl wrb)

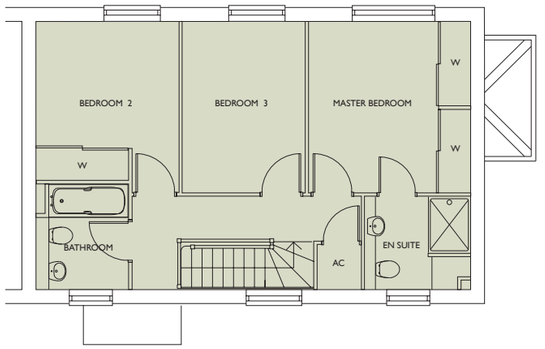
Bedroom 3
3.62m x 2.59m
11.9ft x 8.5ft

† Max
‡ Min









No.6

An attractive and welcoming three bedroom home

Total Floor Area 107.3m² 1155ft²

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No.6 is an attractive double aspect three bedroom home. The ground floor offers a welcoming living room together with a generously sized kitchen/dining/family room. Both these rooms benefit from patio doors leading out onto a south facing garden. The first floor features a master bedroom with an en suite shower room, two further bedrooms and a family bathroom.

All room dimensions are approximate and for general guidance only. Floor plans are not to scale.
Elevational treatments, landscaping details and positions and levels of buildings may vary.
For individual plot specifications please see drawings which are available for inspection on site.

Ground Floor

Kitchen/Dining/Family Room
5.70m† x 5.06m†
18.7ft† x 16.6ft†

Living Room
4.06m x 3.65m
13.3ft x 12.0ft (excl bay)

Garage
5.75m x 2.51m
18.9ft x 8.2ft

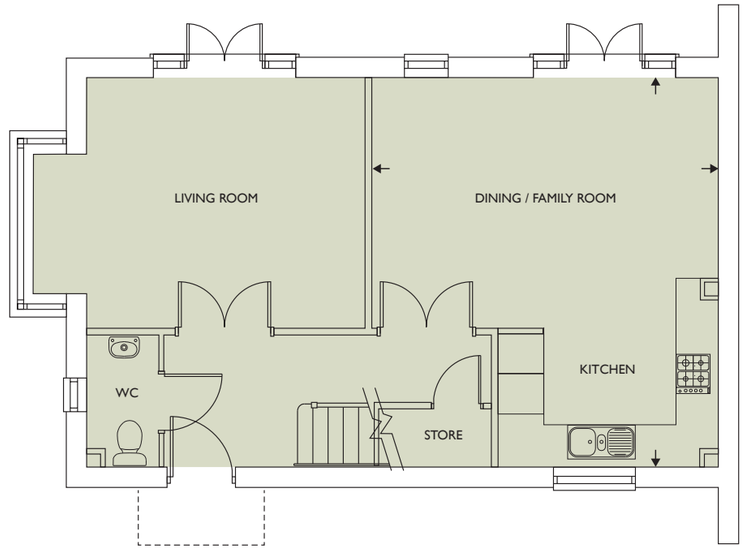
First Floor

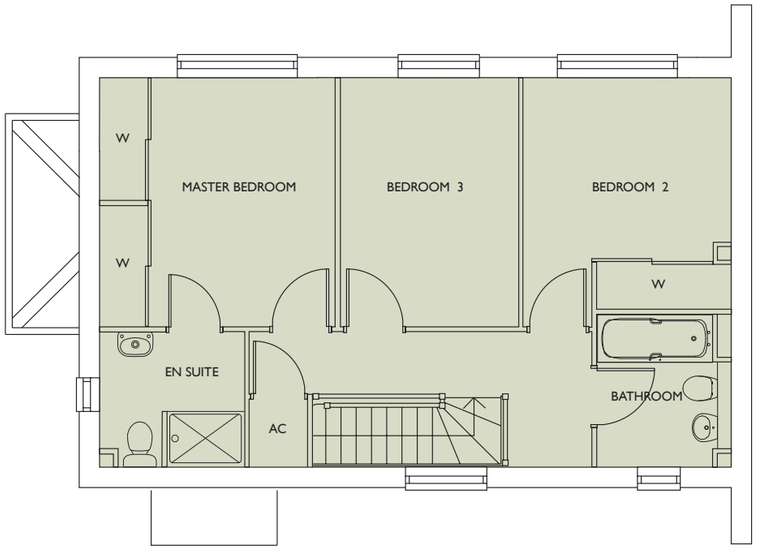
Master Bedroom
3.63m x 2.74m
11.9ft x 9.0 ft (excl wrb)

Bedroom 2
3.03m x 2.68m‡
9.9ft x 8.8ft‡ (excl wrb)

Bedroom 3
3.63m x 2.61m
11.9ft x 8.6ft

† Max
‡ Min





No.7

An attractive 4 bedroom semi-detached home

Total Floor Area** 132.9m² 1430ft²

No.7 is a cleverly designed four bedroom home. The ground floor offers a welcoming living room together with a generously sized kitchen/family/dining room and an attractive hall with cloakroom and storage. The first floor features a master bedroom with an en suite shower room, three further bedrooms and a family bathroom.

All room dimensions are approximate and for general guidance only. Floor plans are not to scale.
Elevational treatments, landscaping details and positions and levels of buildings may vary.
For individual plot specifications please see drawings which are available for inspection on site.

Ground Floor

Kitchen/Dining/Family Room
7.55m† x 4.73m†
24.8ft† x 15.5ft† (excl bay)

Living Room
6.00m x 3.62m
19.7ft x 11.9ft

Garage
5.75m x 2.63m
18.9ft x 8.6ft

First Floor

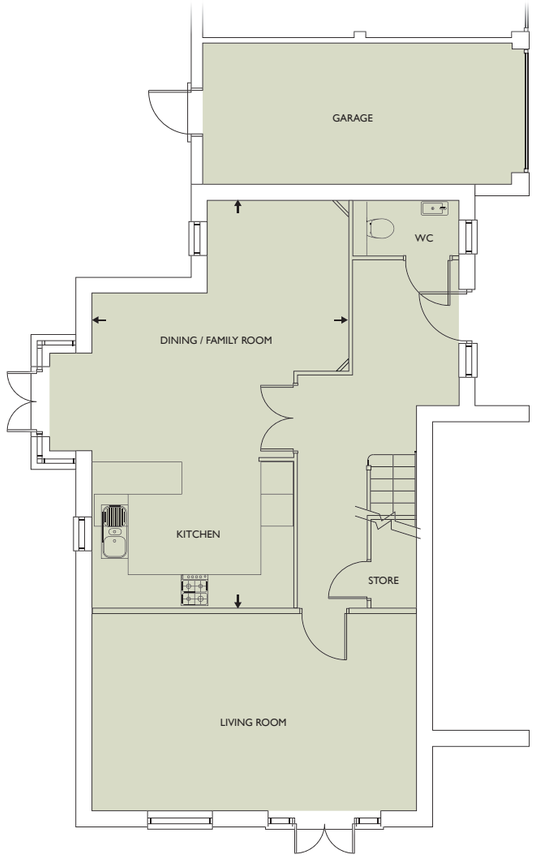
Master Bedroom
3.90m† x 3.13m†
12.8ft† x 10.3ft† (excl dress)

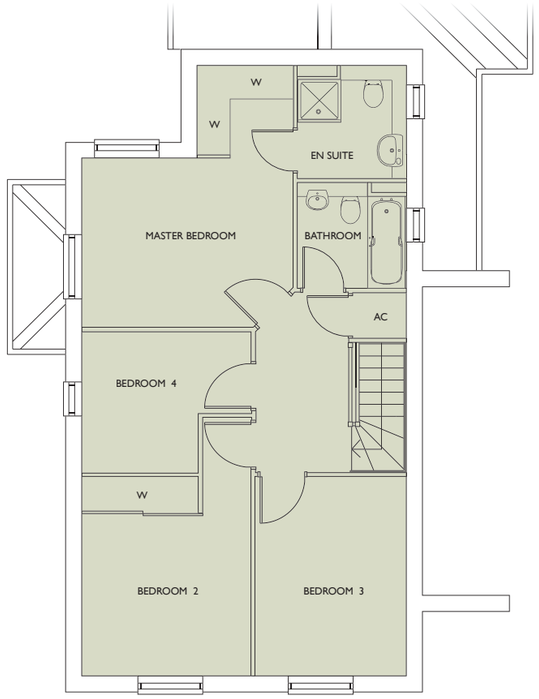
Bedroom 2
3.11m x 2.99m‡
10.2ft x 9.8ft‡ (excl wrb)

Bedroom 3
3.68m x 2.79m
12.1ft x 9.2ft

Bedroom 4
3.12m† x 2.60m†
10.2ft† x 8.5ft†

† Max
‡ Min
** Excluding garage





No.8

An imposing 4 bedroom detached home

Total Floor Area 183.7m² 1977ft²

Computer generated image

No.8 is a four bedroom family home which consists of a kitchen/breakfast room ideal for modern family living, a spacious double aspect living room, a dining room with interconnecting doors and a study on the ground floor. The first floor features three good sized bedrooms – one with an en suite shower room and a family bathroom, whilst the second floor boasts a spacious master bedroom with en suite, fitted wardrobes and storage.

All room dimensions are approximate and for general guidance only. Floor plans are not to scale.
Elevational treatments, landscaping details and positions and levels of buildings may vary.
For individual plot specifications please see drawings which are available for inspection on site.

Ground Floor

Kitchen/Breakfast Room
6.25m x 3.70m
20.5ft x 12.1ft

Living Room
4.94m† x 4.15m†
16.2ft† x 13.6ft† (excl bay)

Dining Room
3.04m x 2.95m
10.0ft x 9.7ft (excl bay)

Study
3.10m x 2.12m
10.2ft x 7.0ft

Garage
5.75m x 2.74m
18.9ft x 9.0ft

First Floor

Bedroom 2
4.30m x 3.48m
14.1ft x 11.4ft (excl wrb)

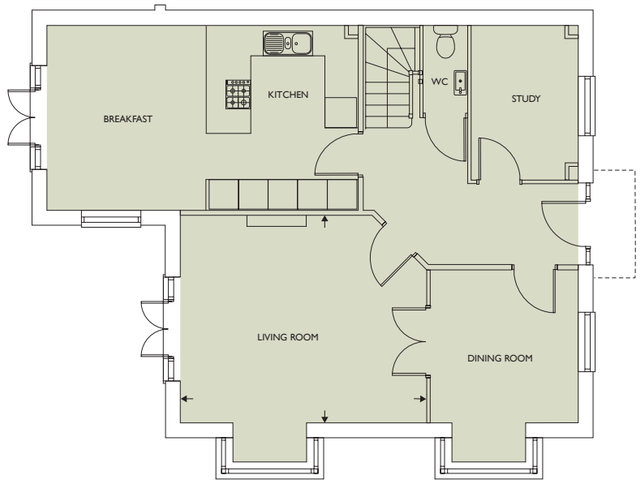
Bedroom 3
4.71m† x 2.91m‡
15.4ft† x 9.5ft‡ (excl wrb)

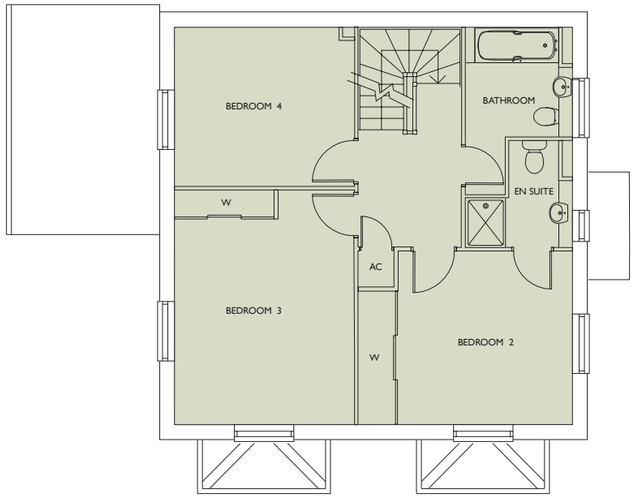
Bedroom 4
3.60m x 3.19m
11.8ft x 10.5ft

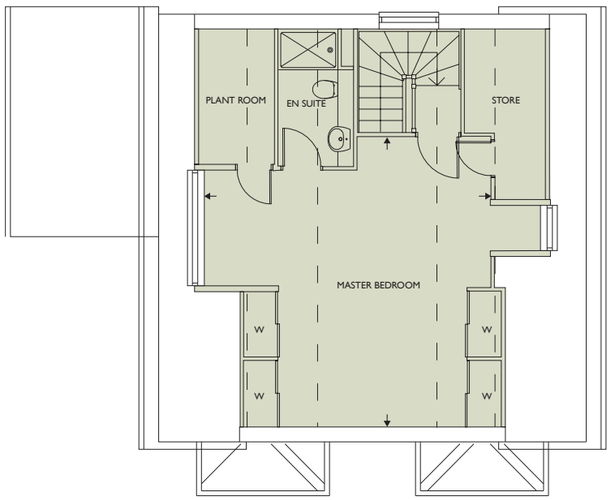
Second Floor

Master Bedroom***
5.83m† x 5.78m†
19.1ft x 19.0ft

† Max
‡ Min
– – Indicates skeiling line
*** Excludes small dormer







No.9

An individual and distinctive 5 bedroom detached home

Total Floor Area** 205.7m² 2215ft²

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No.9 is a spacious and distinctive five bedroom family home. A stunning kitchen/breakfast room, living room, dining room and a garage make up the ground floor. A spacious home office/ study above the garage has its own staircase. The first floor features three large bedrooms – one with an en suite shower room and a family bathroom, whilst the second floor boasts a spacious master bedroom with fitted wardrobes, en suite bathroom and a dressing room.

All room dimensions are approximate and for general guidance only. Floor plans are not to scale.
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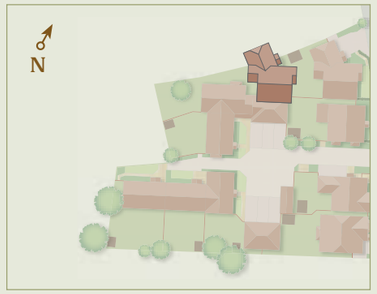


Ground Floor

Kitchen/Breakfast Room
7.40m x 3.40m
24.3ft x 11.2ft

Living Room
4.25m x 4.15m‡
13.9ft x 13.6ft‡

Dining Room
3.25m† x 3.21m†
10.7ft† x 10.5ft† (excl bay)

Garage
5.70m x 2.47m
18.7ft x 8.1ft

First Floor

Study/Home Office
5.65m† x 5.36m†
18.5ft† x 17.6ft†

Bedroom 2
4.10m† x 3.21m†
13.5ft† x 10.5ft† (excl wrb)

Bedroom 3
4.20m x 3.35m
13.8ft x 11.0ft (excl wrb)

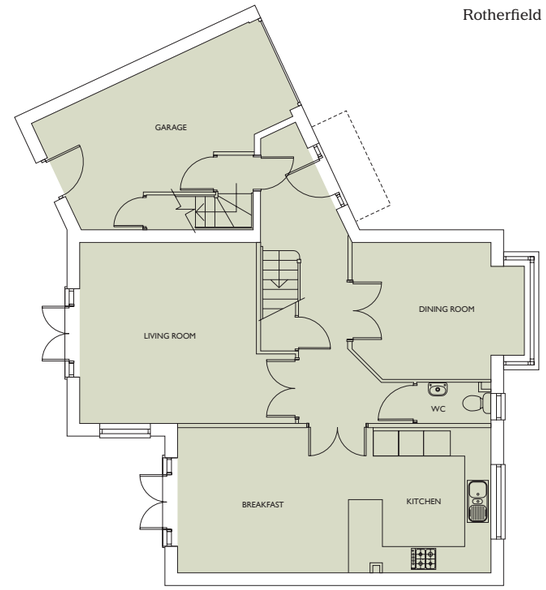
Bedroom 4
3.35m x 2.70m
11.0ft x 8.9ft

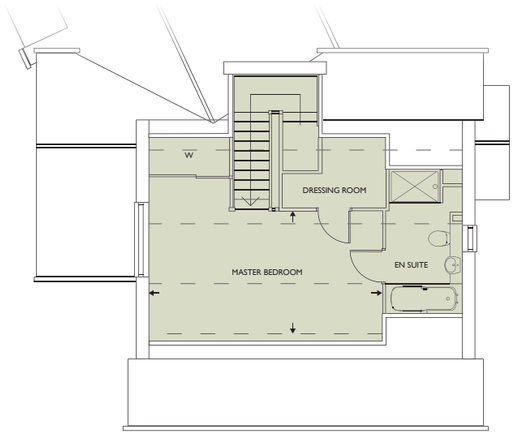
Bedroom 5
3.00m† x 2.07m‡
9.8ft x 6.8ft

Second Floor

Master Bedroom
5.35m† x 2.75‡m
17.6ft† x 9.0ft

† Max
‡ Min
– – Indicates skeiling line
** Excluding garage





Superior specification

Elegant interior decoration and general features

- NHBC 10 Year Warranty
- Walnut colour internal doors throughout
- Polished chrome door furniture
- Built-in wardrobes with chrome plated knobs to bedrooms (selected rooms)
- Smooth ceilings painted white throughout
- Coving throughout ground floor (excludes kitchen & cloakroom) & to first floor landing & all bedrooms (excludes rooms with sloping ceilings)
- Softwood staircase painted white with stained newel caps & handrail in a walnut colour
- Reconstituted stone fireplace surround to plots 1, 2, 3, 8 & 9
- BT points provided to living room, kitchen/dining room, family room (where applicable) & all bedrooms
- TV points provided to living room, kitchen/dining room, family room (where applicable) & all bedrooms
- TV point to living room pre-wired for clients' future installation of Sky Plus
- Internal walls decorated in 'soft white' throughout

Stylish kitchens

- Contemporary fitted kitchen with 'Neff appliances'
- Attractive granite / stone work surfaces with 100mm upstands
- Stainless steel eye level double oven with 5 burner gas hob (plots 1, 2, 7, 8 & 9)
- Stainless steel built under single oven with 4 burner gas hob (plots 3, 4, 5 & 6)
- Integrated fridge / freezer
- Integrated dishwasher
- Integrated washing machine (plots 2, 7, 8 & 9 only)
- 'Franke' stainless steel 1½ bowl underslung sink
- Polished aluminium sockets & switch plates
- Attractive ceramic floor tiling or Amtico Spacia floor covering
- Low energy recessed ceiling downlighters
- Under-shelf task lighting to selected areas

Spacious bathrooms & en suites

- 'Villeroy & Boch' white sanitary
- 'Hans Grohe' polished chrome taps
- Wall mounted thermostatic shower over bath with glass shower screen (plots 2 – 8 inclusive)
- Attractive half height ceramic tiling to selected walls
- Attractive full height tiling to around bath (plots 2 – 8 inclusive)
- Ceramic floor tiling
- Low energy recessed ceiling downlighters
- Heated chrome ladder towel rail

Images show previous Martin Grant Homes show houses and should not be relied upon for specification detail. Intending purchasers must satisfy themselves by inspection or otherwise of items included. The specification may be liable to change due to availability or materials and changing products. Information correct at time of going to press.

Superior specification

State-of-the-art heating, lighting, security & safety features

- Pre-wired for clients' future burglar alarm system
- Mains operated smoke detectors
- Mains wired doorbell chimes located in the hall
- White UPVC double glazed windows
- Air source heat pump central heating & hot water system to all plots with underfloor heating to ground floors and via radiators to 1st & 2nd floors
- Low energy lights to all rooms

Considerately designed exterior features

- External light fitting to front porch
- Rear garden patio area
- Outside tap
- BBQ gas point
- PIR light to rear
- Blocked paved driveways
- Steel garage doors (where applicable) painted to match front door colour
- Power & light to garage (excludes plots 4, 5 & 6)
- Water butt
- Rotary clothes line
- Garden shed / cycle store

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Martin Grant Homes

A tradition for excellence

Founded in 1978, Martin Grant Homes has earned a reputation for high quality homes in desirable locations throughout the Home Counties. A privately-owned family company, we are recognised as one of the South of England's premier house builders.

Our aim is always to provide fine homes that respect their location and enhance their existing surroundings. Each property is meticulously planned and built to the highest standards and to be sympathetic to local architecture and the surrounding countryside, with regional characteristics incorporated wherever possible.

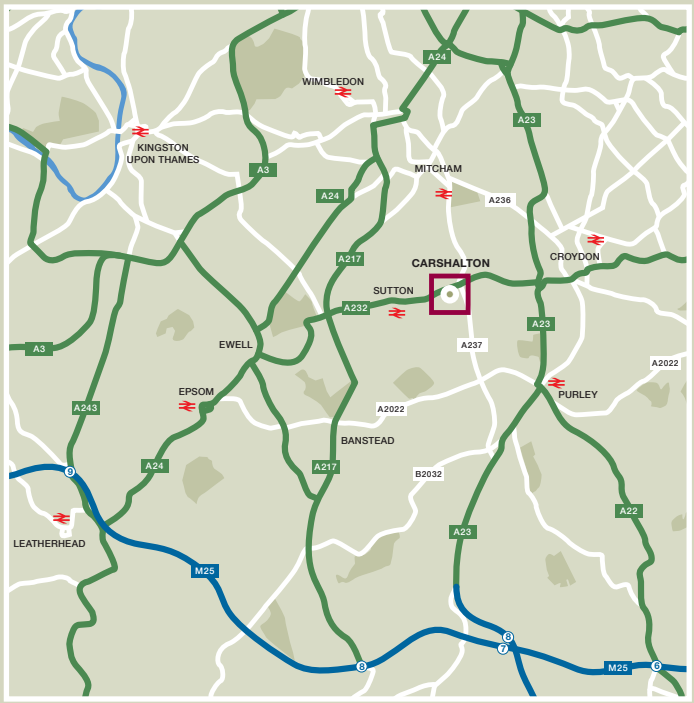
We respect the environment. We make every effort to protect existing trees, and plant more to enrich the landscape. Each property at Rotherfield Place will meet the Code for Sustainable Homes Level 3 and incorporate a range of features to embrace greener living - without compromising comfort or style.

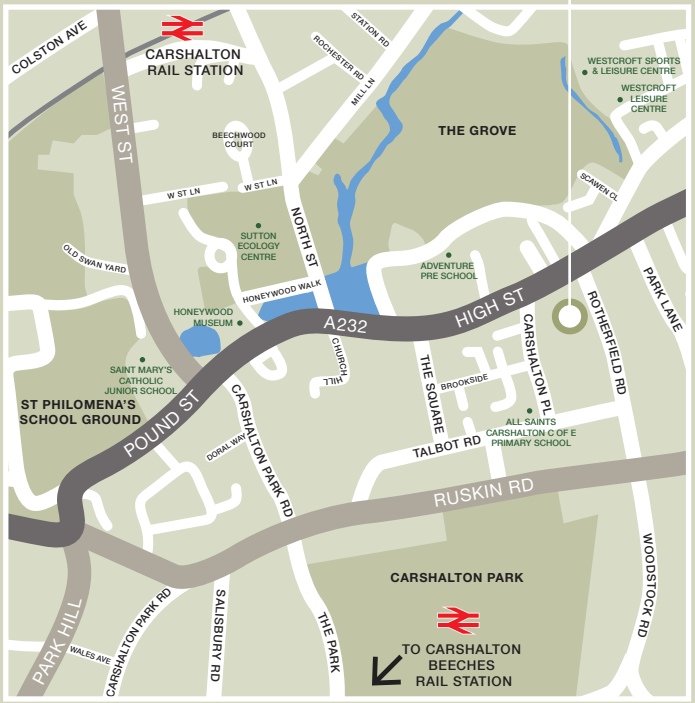
Photography taken from a previous Martin Grant Homes development

RotherfieldPlace
CARSHALTON

Rotherfield Road, Carshalton, SM5 3DW

www.rotherfieldplace.com





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CONSUMER CODE FOR HOME BUILDERS

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The information contained in this brochure is for general guidance only. The computer generated images are intended to give an indication of what the properties will look like in a mature setting but are not necessarily representative in every respect. Purchasers are advised that floor layouts etc, may vary from plot to plot and the Company reserves the right to alter these details at any time and without prior notice. The interior photographs shown are from a typical Martin Grant Homes show house and are not necessarily representative of the specification included at this development. Intending purchasers should satisfy themselves by inspection or otherwise of items and specification included. This information does not constitute a contract, part of a contract or warranty. External materials are subject to local authority approval.

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