



PINEWOOD
HOUSE

An exclusive development of 1 and 2 bedroom apartments overlooking the Westway Common, Caterham on the Hill.

An ideal location

Pinewood House is a private development of 14 apartments in the charming parish of Caterham on the Hill. It offers the perfect blend of local amenities, outdoor attractions and luxury home comforts.



For commuters London Victoria and London Bridge stations are just 45 minutes away - served by direct trains. Moreover, with Caterham being at the end of the line in zone 6 you'll always get a seat in the morning!

By car, there is easy access to London, the M23 and M25 motorways. Gatwick Airport is a mere 15 minute drive whilst Heathrow Airport is just a 45 minute journey from Pinewood House.

If you fancy heading to the beach in the UK, a trip to the south coast town of Brighton is just a 45 minute drive.



Escape. Breathe. Relax.



The prestigious Surrey National Golf Club is a few minutes' walk away.

The open countryside, village atmosphere and a true community feel, Caterham on the Hill is a delightful place to be. Within a few minutes' walk you will find open fields, mature trees and breath taking views.

The nearby village also offers friendly pubs, shops and restaurants, a local theatre and two picturesque churches. Everything you need is on your doorstep.

This suburban haven in the country - just 17 miles from central London - really is the perfect setting for a new home.



Luxury. In every way.



Luxury materials you can see and feel, granite work surfaces, chrome brasswear, wooden flooring, contemporary high gloss kitchens with integrated appliances and beautifully appointed bathroom suites.

The images featured here are rendered to give an impression of the design only and final specification may vary.

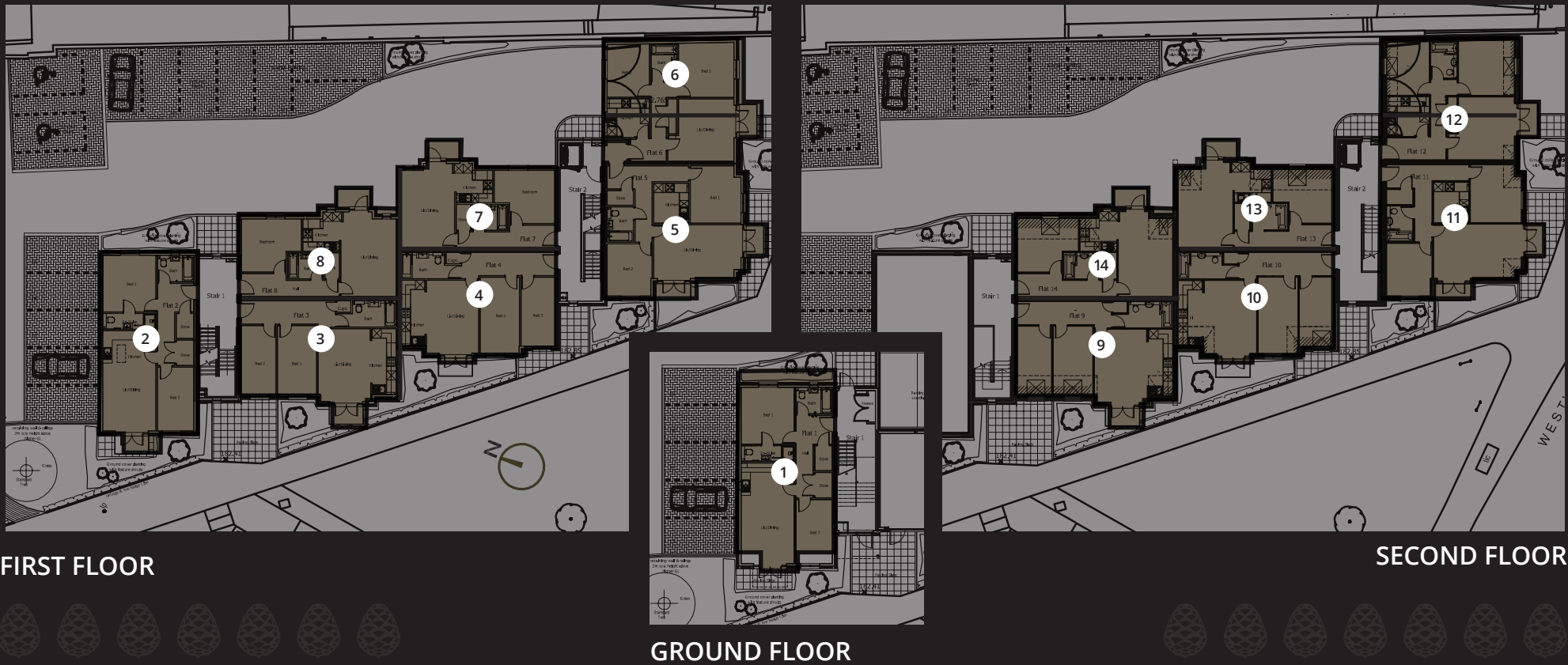


Pinewood House, Caterham on the Hill.



Pinewood House Site Plan

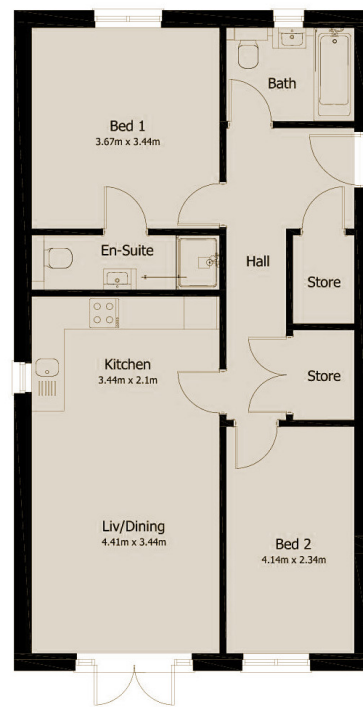
Pinewood House is a private development of 14 apartments spread over three floors. The car park is accessed through a private security



Floorplans

The floorplans have been designed to offer something for every taste and desire.

Apartment 1	Ground floor	2 Bedrooms	710ft ² (66m ²)
Apartment 2	First floor	2 Bedrooms	710ft ² (66m ²)
Apartment 3	First floor	2 Bedrooms	675ft ² (62.7m ²)
Apartment 4	First floor	2 Bedrooms	689ft ² (64m ²)
Apartment 5	First floor	2 Bedrooms	721ft ² (67m ²)
Apartment 6	First floor	2 Bedrooms	673ft ² (62.5m ²)
Apartment 7	First floor	1 Bedroom	558ft ² (51.8m ²)
Apartment 8	First floor	1 Bedroom	558ft ² (51.8m ²)
Apartment 9	Second floor	2 Bedrooms	675ft ² (62.7m ²)
Apartment 10	Second floor	2 Bedrooms	689ft ² (64m ²)
Apartment 11	Second floor	2 Bedrooms	721ft ² (67m ²)
Apartment 12	Second floor	2 Bedrooms	673ft ² (62.5m ²)
Apartment 13	Second floor	1 Bedroom	558ft ² (51.8m ²)
Apartment 14	Second floor	1 Bedroom	558ft ² (51.8m ²)

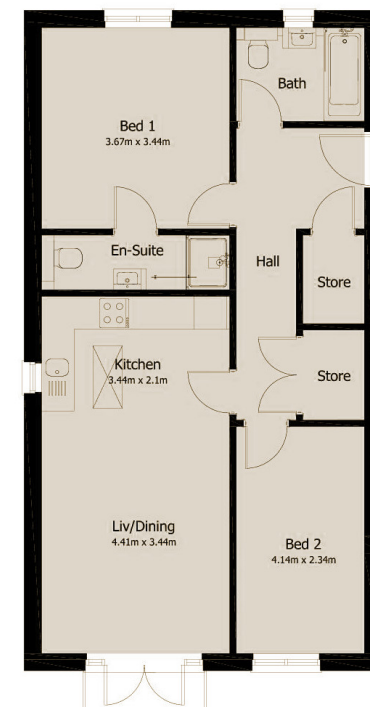


Apartment 1

Ground floor

2 Bedrooms

710ft² (66m²)



Apartment 2

First floor

2 Bedrooms

710ft² (66m²)



Apartment 3

First floor

2 Bedrooms

675ft² (62.7m²)



Apartment 5

First floor

2 Bedrooms

721ft² (67m²)



Apartment 4

First floor

2 Bedrooms

689ft² (64m²)

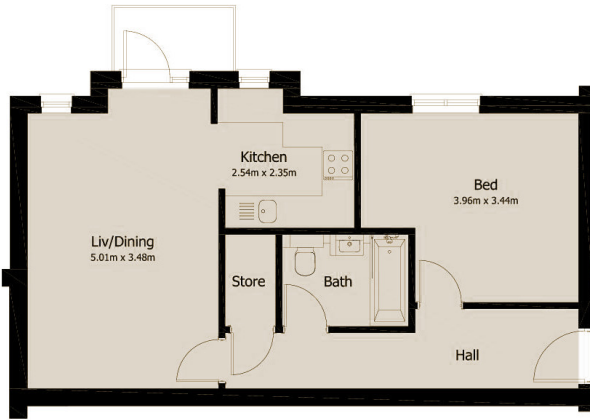


Apartment 6

First floor

2 Bedrooms

673ft² (62.5m²)

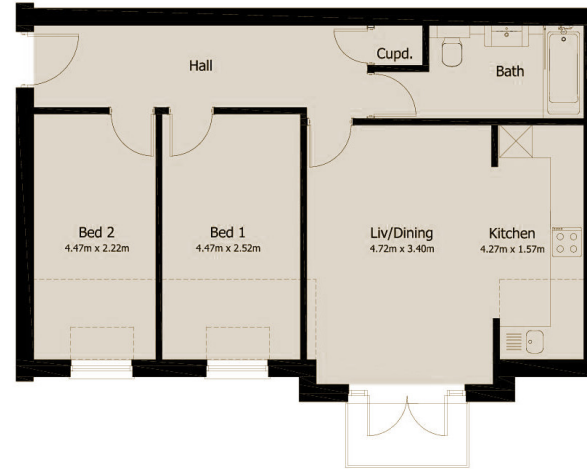


Apartment 7

First floor

1 Bedroom

558ft² (51.8m²)

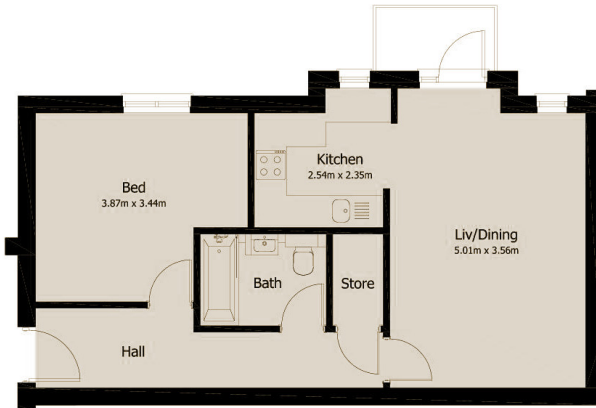


Apartment 9

Second floor

2 Bedrooms

675ft² (62.7m²)

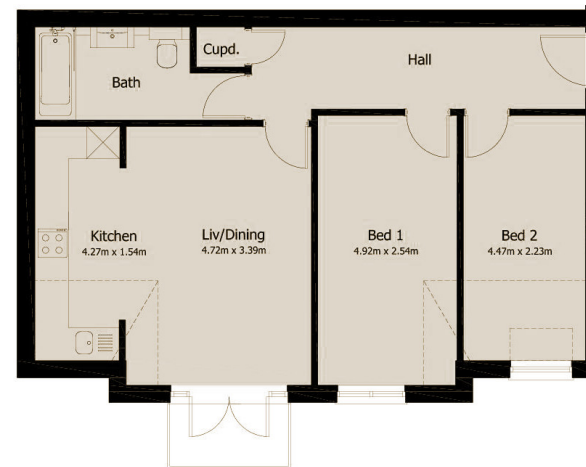


Apartment 8

First floor

1 Bedroom

558ft² (51.8m²)



Apartment 10

Second floor

2 Bedrooms

689ft² (64m²)

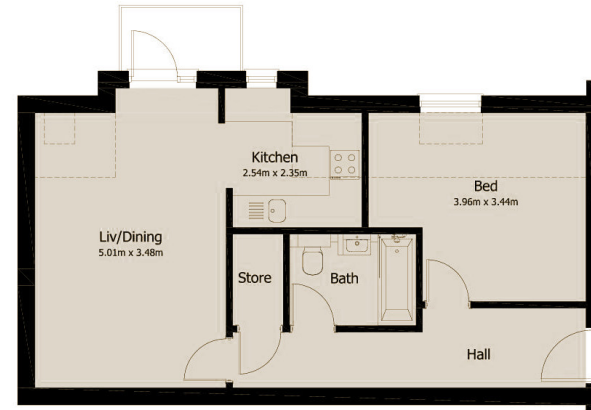


Apartment 11

Second floor2

Bedrooms

721ft² (67m²)



Apartment 13

Second floor

1 Bedroom

558ft² (51.8m²)

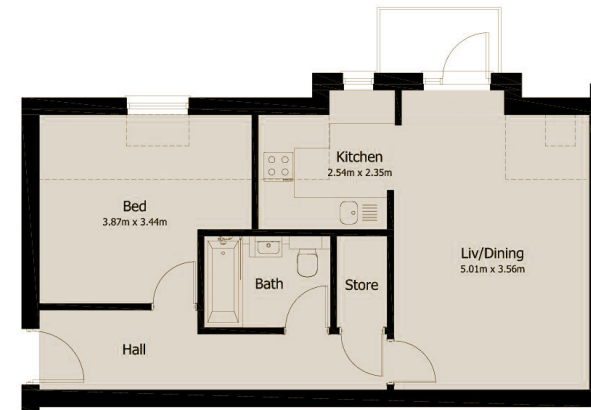


Apartment 12

Second floor2

Bedrooms

673ft² (62.5m²)



Apartment 14

Second floor

1 Bedroom

558ft² (51.8m²)

Apartment specifications

All the apartments at Pinewood House have been built to the highest quality and share the same specification - listed to the right. However each has its own personality and layout. Please see floorplans for more details.

The building has been constructed to exceed current building standards with upgraded acoustic insulation between apartments. Each apartment has at least one private balcony and PV solar powers the lighting to the common areas reducing running costs. The externally landscaped grounds include solar power lighting, a bicycle store and secure gated entrance.

Kitchen

- Integrated oven, ceramic hob & extractor
- Stainless steel splash back
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washer/dryer
- Granite worktops
- Engineered Oak Flooring
- Under pelmet lighting
- Low energy LED recessed down lighters

Bathroom

- Contemporary bathroom furniture
- Designer ceramic wall and floor tiles
- Chrome ladder heated towel rails
- Thermostatic showers
- Low energy down lights

External

- Landscaped gardens
- External lighting to front and rear of property,
- Private off road Parking and Visitor Parking
- Secure Gated access

Fixtures & Fittings

- PVCu double glazed windows
- Oak veneered internal doors
- Chrome door furniture
- All walls and ceilings smooth painted
- Audio Entry System

Heating, Security & Electrics

- Gas radiator central heating
- Valiant Boiler with 7 year Guarantee
- Mains operated smoke detectors

