



Bluebird Gate

CHARLWOOD, HORLEY, SURREY



Welcome

Bluebird Gate is an exclusive gated development of just 9 detached homes situated in a rural leafy village.

Each property boasts large living accommodation with 4 or 5 double bedrooms, bespoke designer kitchens and bathrooms, good sized family garden, private driveways and garages. All this within less than ¼ mile to the lovely village centre of Charlwood and great travel connections.

This development is named in honour of the famous local resident Donald Campbell, who lived and built "BlueBird" very close by.



Charlwood



Charlwood is a charming village, deep in the countryside, located in the desirable Mole Valley in Surrey.

Charlwood is famous for having the most listed buildings of any village in England. It is a beautiful and leafy country idyllic with a pub, some independent shops and a café. Charlwood benefits from having a large open green space at its centre and there are many lovely walks around the village into the countryside.

The thriving town of Horley retains its market town feel yet offers residents a superb mix of local amenities and easy access to the beautiful countryside of the Weald.

Horley also has great transport links. The station is served by Southern Railways Brighton Main Line and you can be at Victoria in 33 minutes and London Bridge in 47 minutes.

The area offers numerous activities which include golf, horse riding, amazing historic houses and gardens such as Hammerwood Park. You can also enjoy a day at the races at Lingfield Park racecourse.



Country living at it's most exciting.



This stunning new development of beautifully designed and well crafted houses are ideal for growing families, in a safe and green environment.

The ideal home in the countryside.

Bluebird Gate benefits from a sought after location and is set within its own private cul de sac. All houses have been individually designed to suit their surroundings with imaginative and well thought-out interiors specifically created for modern day living.

Each property benefits from spacious light filled, kitchen family areas and a formal living room and upstairs each home has a master bedroom with Ensuite and dressing room.

Every detail of these properties has been carefully considered to provide a stylish, easily maintained home to relax in and enjoy.





House Specifications

Kitchens

Luxury high specification bespoke shaker style painted kitchen cupboards
 Stone worktops, upstands and splashbacks
 Under cupboard lighting
 Recessed downlighters
 Siemens appliances include:-
 Double oven
 5 burner gas hob
 Built in microwave oven
 Fully integrated dishwasher
 Fully integrated fridge/freezer

Bathrooms, Ensuites & Cloakrooms

High quality sanitary ware and chrome brassware to include:-
 Wall hung WC with soft closing seat and dual flush
 Wall hung sink with vanity unit (to bathrooms and ensuites)
 Low profile shower tray
 Fixed shower heads
 Contemporary accessories to include heated towel rail and robe hook
 Luxury wall and floor tiling
 Recessed downlighters

Throughout

High performance windows and aluminium bi-fold doors
 Oak internal doors, some part glazed
 Carpet to living room, landing, stairs and bedrooms
 Engineered oak wood flooring to all remaining rooms
 Wood burning stove to living room
 Sliding wardrobe doors
 Chrome ironmongery
 TV/Satellite and BT sockets to key rooms
 Mains operated smoke detectors
 Gas central heating throughout
 Painted smooth finish to all walls and ceilings, satinwood to all woodwork
 Staircase with oak handrail
 Patio area to gardens
 10 year guarantee

Utility Rooms

Cupboards to match kitchen
 Co-ordinating laminate worktop
 Siemens washing machine
 Siemens tumble dryer





Plots 1 and 4

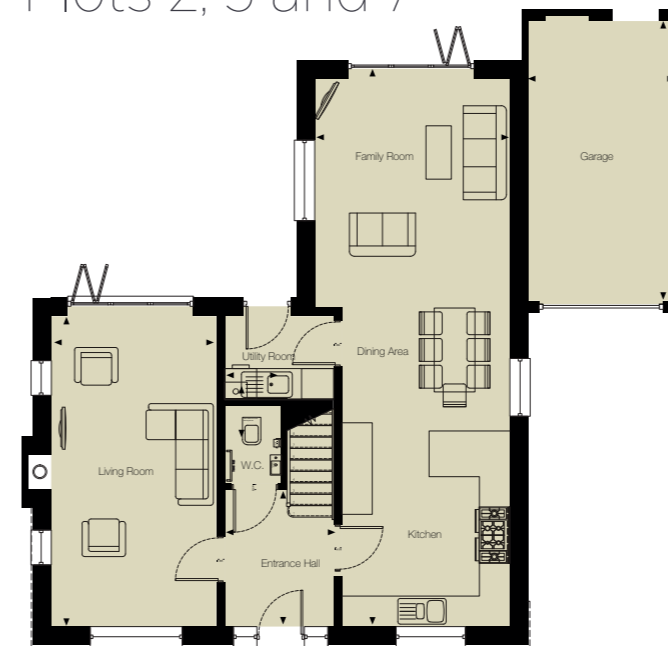


Entrance Hall	7.18m x 3.16m	23'7" x 10'4"
Cloakroom	1.39m x 1.59m	4'6" x 5'2"
Kitchen/Family Room	10.13m x 3.97m	33'3" x 13'
Utility Room	2.5m x 1.85m	8'2" x 6'1"
Living Room	4.02m x 8.01m	13'2" x 26'3"
Dining Room	4.13m x 3.22m	13'7" x 10'6"
Study	2.42m x 3.59m	7'11" x 11'9"
Detached Garage		

Master Bedroom	4.56m x 3.61m	14'11" x 11'10"
Dressing Room	1.85m x 1.57m	6'1" x 5'2"
En suite	2.39m x 2.56m	7'9" x 8'4"
Bedroom 2	4.04m x 3.40m	13'3" x 11'2"
En suite	2.43m x 2.91m	7'11" x 9'6"
Bedroom 3	3.38m x 3.90m	11'1" x 12'9"
Bedroom 4	4.02m x 2.59m	13'2" x 8'6"
Bedroom 5	3.10m x 3.00m	10'2" x 9'10"
Main Bathroom	2.53m x 2.04m	8'4" x 6'8"

Total Area 244 sqm 2,626 sqft Approx

Plots 2, 5 and 7



Entrance Hall	2.20m x 2.70m	7'3" x 8'10"
Cloakroom	1.12m x 1.55m	3'8" x 5'1"
Kitchen/Family Room	3.84m x 11.03m	12'7" x 36'2"
Utility Room	2.20m x 1.85m	7'3" x 6'1"
Living Room	3.28m x 6.38m	10'9" x 20'11"
Garage		

Master Bedroom	3.42m x 2.99m	11'3" x 9'10"
Dressing Room	2.00m x 2.07m	6'7" x 6'9"
En suite	1.94m x 1.78m	6'4" x 5'10"
Bedroom 2	3.43m x 2.86m	11'3" x 9'5"
Bedroom 3	3.51m x 2.46m	11'6" x 8'1"
Bedroom 4	3.84m x 3.64m	12'7" x 11'11"
Main Bathroom	1.71m x 2.55m	5'7" x 8'4"

Plot 2 is handed

Total Area 146 sqm 1,572 sqft Approx



Plots 3 and 9



Entrance Hall	2.99m x 4.17m	9'10" x 13'7"
Cloakroom	1.14m x 1.65m	3'8" x 5'5"
Kitchen/Family Room	11.73m x 4.06m	38'6" x 13'4"
Utility Room	2.20m x 1.71m	7'3" x 5'7"
Living Room	4.93m x 6.12m	16'2" x 20'1"
Study	2.41m x 3.47m	7'10" x 11'4"

Detached Garage to Plot 9

Total Area 206 sqm 2,217 sqft Approx

Master Bedroom	4.93m x 3.34m	16'2" x 10'11"
Dressing Room	2.05m x 2.26m	6'8" x 7'5"
En suite	3.07m x 1.21m	10'1" x 4'
Bedroom 2	3.07m x 4.12m	10' x 13'6"
En suite	3.18m x 1.21m	10'5" x 4'
Bedroom 3	4.22m x 2.60m	13'9" x 8'6"
Bedroom 4	3.19m x 3.51m	10'6" x 11'6"
Bedroom 5	4.26m x 2.79m	13'11" x 9'3"
Main Bathroom	3.16m x 1.91m	10'4" x 6'3"

Plot 6 and 8



Entrance Hall	4.97m x 3.59m	16'4" x 11'9"
Cloakroom	1.14m x 1.65m	3'8" x 5'4"
Kitchen/Family Room	6.48m x 4.11m	21'3" x 13'6"
Utility Room	1.16m x 2.21m	3'10" x 7'3"
Living Room	3.96m x 5.22m	13' x 17'2"
Dining Room	3.26m x 4.43m	10'8" x 14'6"
Study	2.46m x 3.22m	8'1" x 10'6"
Garage		

Total Area 181 sqm 1,948 sqft Approx

Master Bedroom	4.37m x 3.56m	14'4" x 11'8"
Dressing Room	2.27m x 2.03m	7'5" x 6'7"
En suite	2.35m x 1.12m	7'9" x 3'8"
Bedroom 2	4.60m x 2.99m	15'1" x 9'10"
En suite	2.35m x 1.11m	7'9" x 3'8"
Bedroom 3	3.15m x 3.16m	10'4" x 10'4"
Bedroom 4	4.32m x 3.50m	14'2" x 11'6"
Main Bathroom	2.63m x 3.16m	8'8" x 10'4"

*Whilst these floor plans and dimensions have been prepared with all due care for the convenience of the intending purchasers, the information contained herein is a preliminary guide only.

► Denotes points between which measurements are given.



Site Map

Location

Charlwood Road, Charlwood, Horley, Surrey RH6 0AJ

Bluebird Gate has great motorway and transport links, plus great shops and schools close by.

Local Golf Clubs

Burstow Golf Club
 Copthorne Golf Club
 Bletchingley Golf Club
 Cottesmore Hotel Golf and Country Club
 Effingham Park Golf Course

Local Private Schools

Cottesmore School
 Worth School
 Ardingly College
 Burgess Hill School for Girls

Local Public Schools

Horley Infant School
 Manorfield Primary & Nursery School
 Meath Green Junior School
 Yattendon School

Transport

To the Centre of London

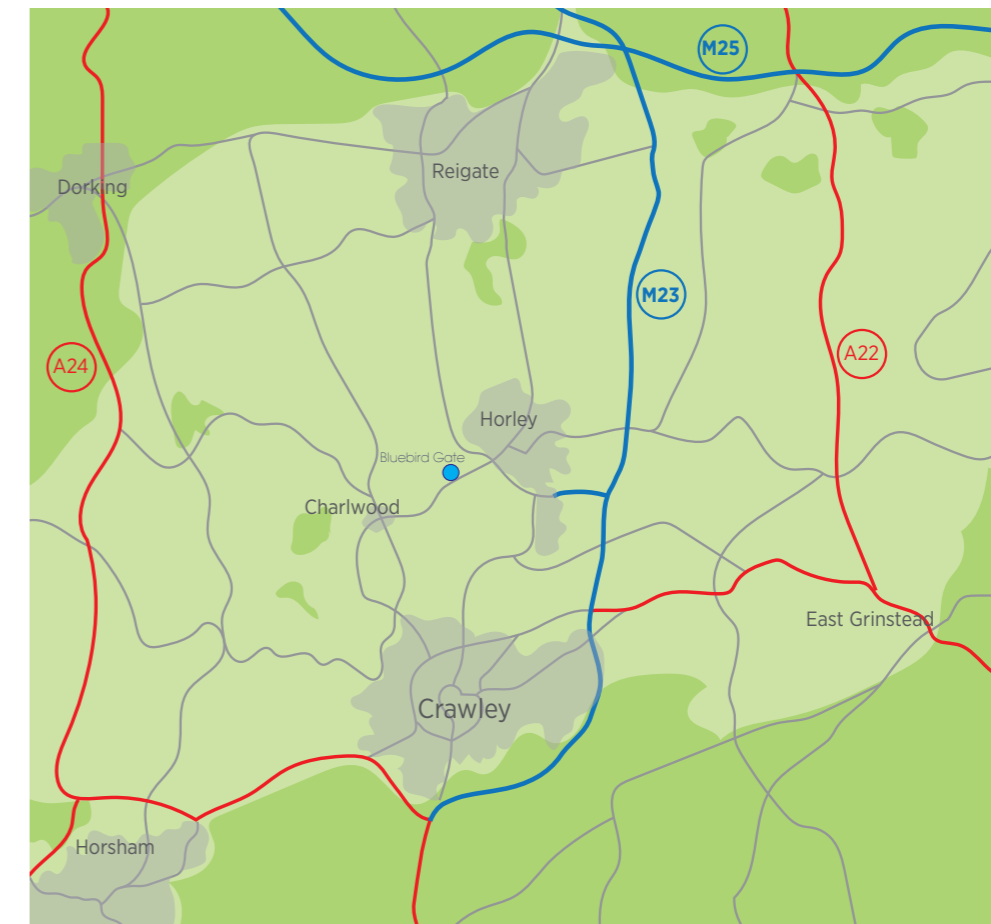
By train takes 33 minutes to Victoria,
 47 minutes to London Bridge

By car locally

5 minutes drive to the centre of
 Charlwood
 6 minutes drive to the centre of
 Horley
 24 minutes to the M25
 5 minutes to Gatwick Airport

Attractions

Hammerwood Park
 Lingfield Park racecourse
 Chartwell
 Chiddingstone Castle
 Ifield Watermill
 Gatwick Aviation Museum



KITEWOOD

Developers of exclusive property

Founded in 1993, Kitewood Estates as a group specialise in residential, commercial and mixed use developments in rural and urban locations.

From traditionally built family houses to innovative contemporary apartments, Kitewood designs and builds distinctive, high-quality properties in attractive locations. Kitewood pay every attention to the finest details, both inside and out and pride themselves on building high-quality homes that, through the optimum use of space and natural light, enable you to create your ideal living space. A vital part of that is ensuring that all our homes are situated in an environment that is pleasurable to live in and integrates naturally and harmoniously into the local community.

www.Kitewood.co.uk

Whilst these particulars and plans are prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. Neither the vendors nor their agents or any person in their employ have any authority to make or give representation, warranty or guarantee (whether oral or written) in respect of, or in relation to, the development of any part thereof. The computer generated images are created from plan and are indicative only of how the completed buildings will appear. The company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice. November 2014

The Savills logo consists of the word "savills" in a lowercase, red, sans-serif font, centered within a bright yellow square.

Telephone: 01737 230200
01483 796810

Email: Reigate@Savills.com
www.Savills.com