



COURTLANDS PARK
BANSTEAD



DRAMATIC AND UNIQUE

An exceptional and utterly unique new collection of thirteen architecturally striking eco homes set in over 43 acres of private parkland and with a securely gated entrance. Courtlands Park offers a rare combination of rural living and convenience, being only a mile from the centre of Banstead.

Courtlands Park will comprise of just thirteen luxury detached eco houses, each set in this exceptional private estate and accessed via a long tree lined drive.

Located in north east Surrey, close to London but surrounded by countryside, Banstead is in one of the most picturesque corners of the Reigate and Banstead Borough. Sitting in between Sutton, Epsom

and Coulsdon in Surrey, the South East town of Banstead is a desirable place to live. For those needing to commute, you can catch a train into London (London Bridge & Victoria) from neighboring Sutton in just half an hour. Situated just within the M25, Banstead also offers easy access to the motorway network at Junction 8 (Reigate), and Gatwick and Heathrow Airports beyond. The area has well-regarded schools for all age groups, both fee paying and state run including Aberdour School, Banstead Preparatory School, Banstead Infants and Junior Schools, St Anne's Catholic School, and The Beacon School. As well as being close to the capital, you can take advantage of the green

open spaces of Banstead Woods and Chipstead Meads, and Epsom Downs with Epsom Racecourse the famous home of 'The Derby' just 3 miles away. In addition, Nork Park and Lady Neville Recreation Ground provide children's playgrounds etc.

The area is surrounded by some of Surrey's finest open green belt countryside, where fine walks, country pubs and sporting pursuits such as golf, tennis, cricket, and horse riding can be enjoyed. Notable Golf Courses include Banstead Downs, Chipstead, Kingswood, and the RAC Country Club at Woodcote Park.



COURTLANDS PARK, BANSTEAD

A unique development of 13 luxury detached houses set within a gated rural development just 45 minutes from central London.



AUTUMN WOODLAND, BANSTEAD



MAYFIELD LAVENDER FARM, BANSTEAD



The Woolpack, Banstead



The Mint, Banstead



Surrey Downs Golf Course



COURTLANDS PARK
BANSTEAD



Epsom Race Course



Churchill House



Watson Lodge



Dowding Lodge, Wallis House, Bader House, Braham Lodge



Gibson House, Jackson Lodge, Brooke



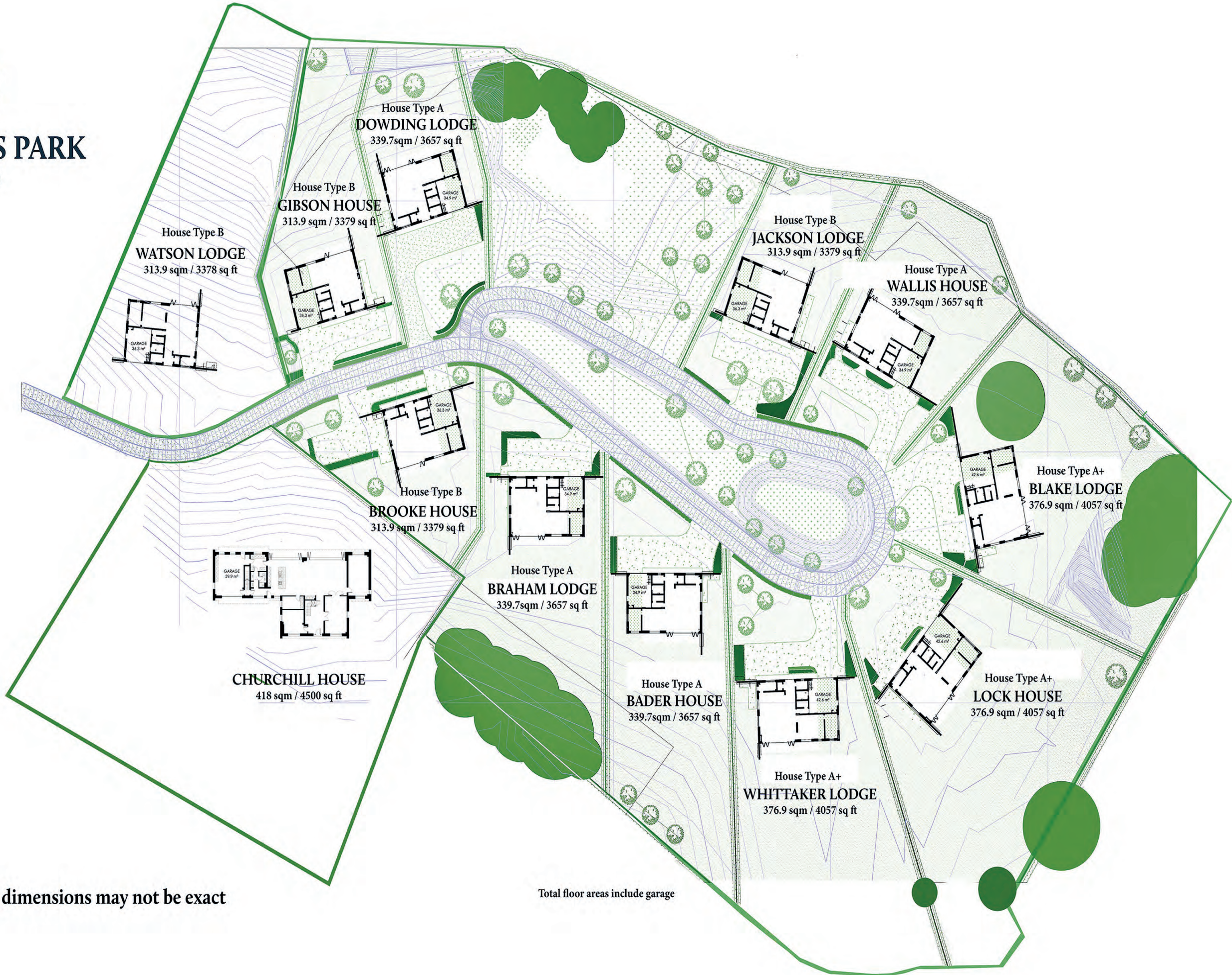
BLAKE LODGE, LOCK HOUSE, WHITTAKER LODGE







COURTLANDS PARK
BANSTEAD



This plan is graphic and dimensions may not be exact

Total floor areas include garage

SITE MAP

HOUSES INTERNAL SPECIFICATIONS

Kitchen

- British made kitchen to include flat faced matt finished contemporary doors, in two colour ways, fully intergrated appliances, 20 mm quartz worktops and upstand, with waterfall cladding to island unit
- Full suite of Miele appliances to include:
 - One single oven and one oven/microwave combi
 - Dishwasher
 - Built in fridge freezer
 - Square white glazed finish single bowl sink
 - Cold, hot and boiling water Quooker tap in brushed nickel finish
 - Induction hob with down draft extractor
 - Recessed under and over counter top LED mood lighting

Utility

- Units and worktops to complement the kitchen
- Undermount stainless steel square sink and tap
- Larder Units with Graphite baskets
- Capel appliances to include:
 - Fully integrated Washer Dryer
 - Dual zone side by side Wine Cooler

Bathrooms & ensuites

- Saneux fittings to include:
 - Double ended bath & legs 1700 x 700
 - 60cm single drawer vanity unit in matte white/black
 - Low level resin shower trays
 - Wall hung wc pan – rimless and soft close seat cover
 - Contemporary flush plate in satin nickel finish
 - Wall /deck mounted basin tap in satin nickel finish
 - Rain head and hand shower in satin nickel finish
 - Lifetime Guarantee 8mm bath screen with satin nickle hardware
 - Bespoke shower screen with support arm (where required)
 - Heated towel rail, wall mounted in brushed nickel
 - LED illuminated Anti Mist mirrors

Flooring and finishing touches

- Fortessa design door handles and bathroom privacy locks on all internal doors.
- High quality engineered hard wood flooring in living areas in light oak.
- Luxury pile Cormor carpets in bedrooms
- Wardrobes to all bedrooms. Walk in dressing room to master bedrooms
- Feature coffered ceilings with recessed lighting in living areas.

Heating

- Underfloor wet system controlled by heat miser throughout
- Double aspect feature fire-place, single-sided fire box. To include feature display shelving to both sides

Mechanical and electrical fittings

- Sensor lighting throughout house eg. stairs, bathrooms, landings
- Light switches in satin nickle finish with mood settings
- Trimless recessed downlighters, compatable for dimming
- LED lit mirrors to bathrooms
- Entry phone, intergrated smart home system

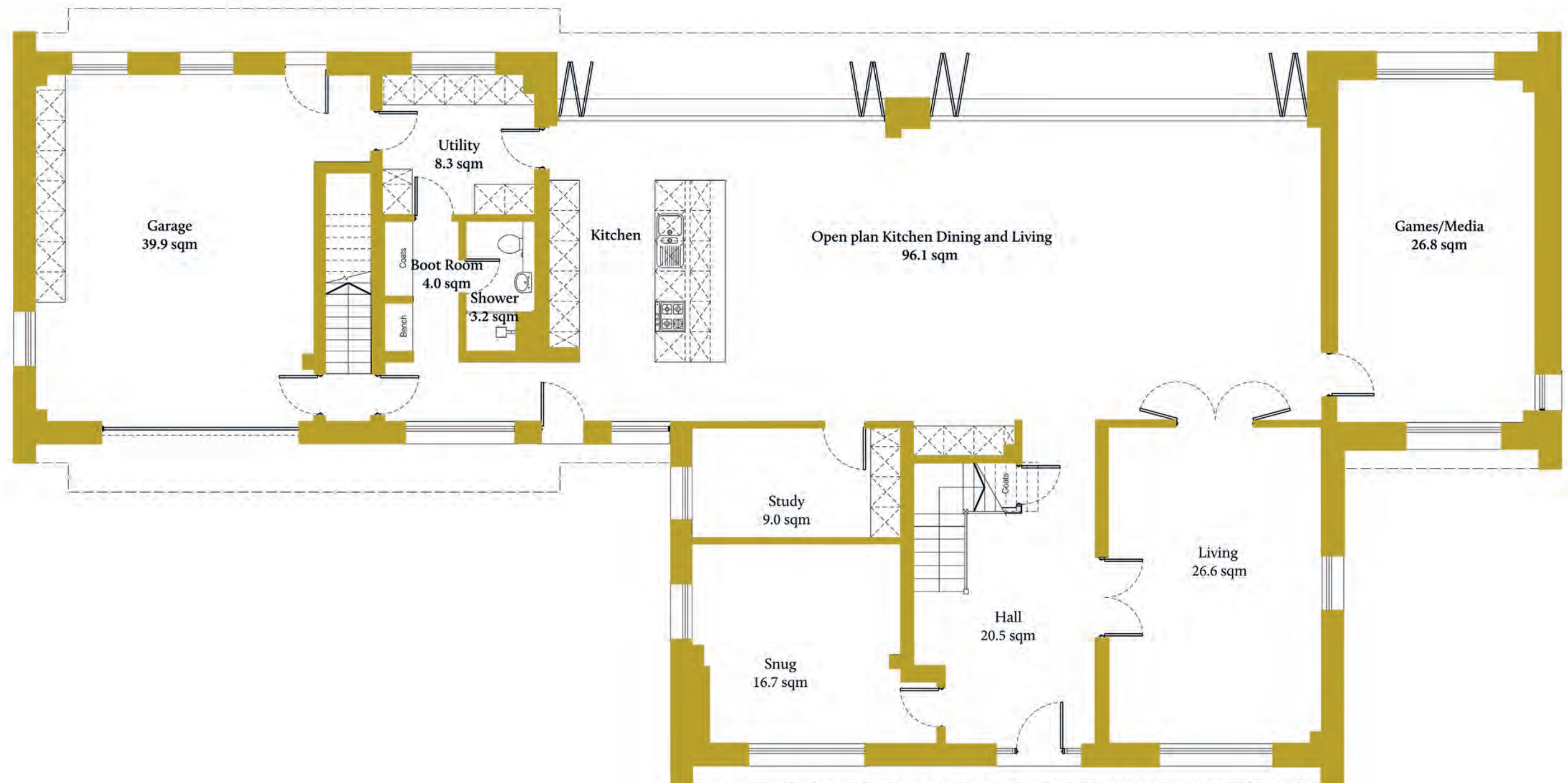
Security

- Telguard 4G video intercom system to main gate
- Front entrance doors are PAS 24 with 5 point locking system

NB: Items may be subject to change during construction

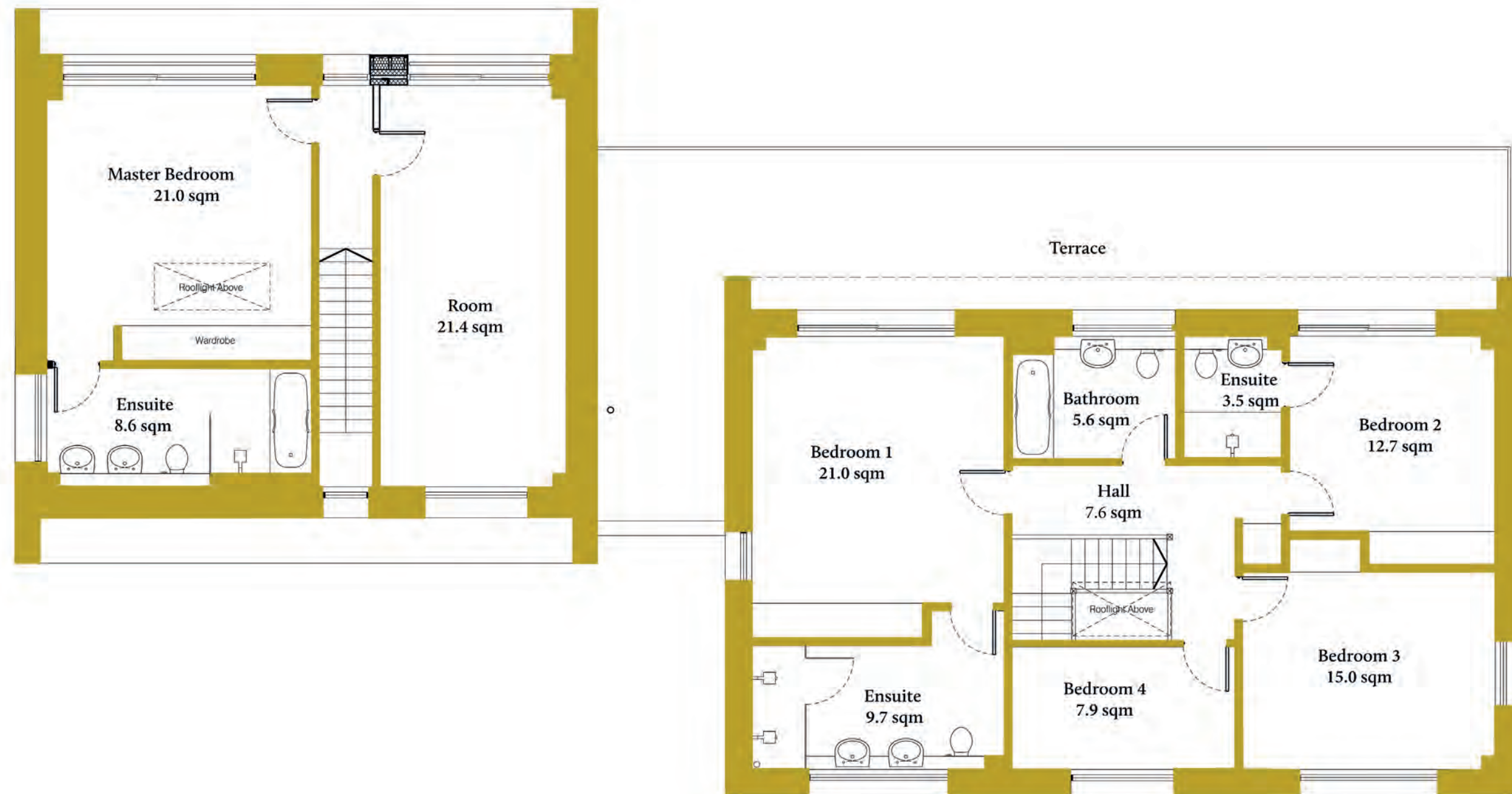


Ground Floor



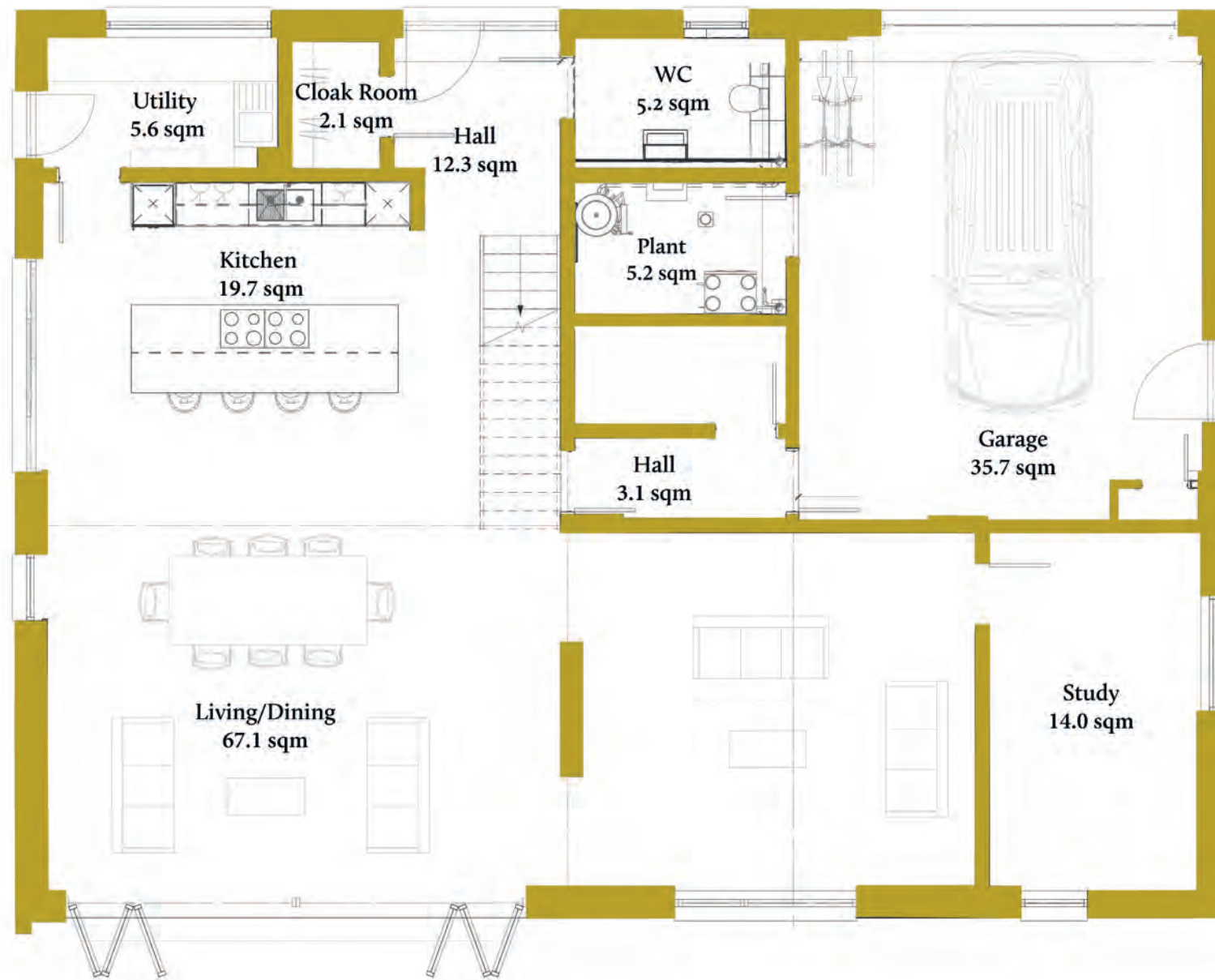
CHURCHILL HOUSE

First Floor



CHURCHILL HOUSE

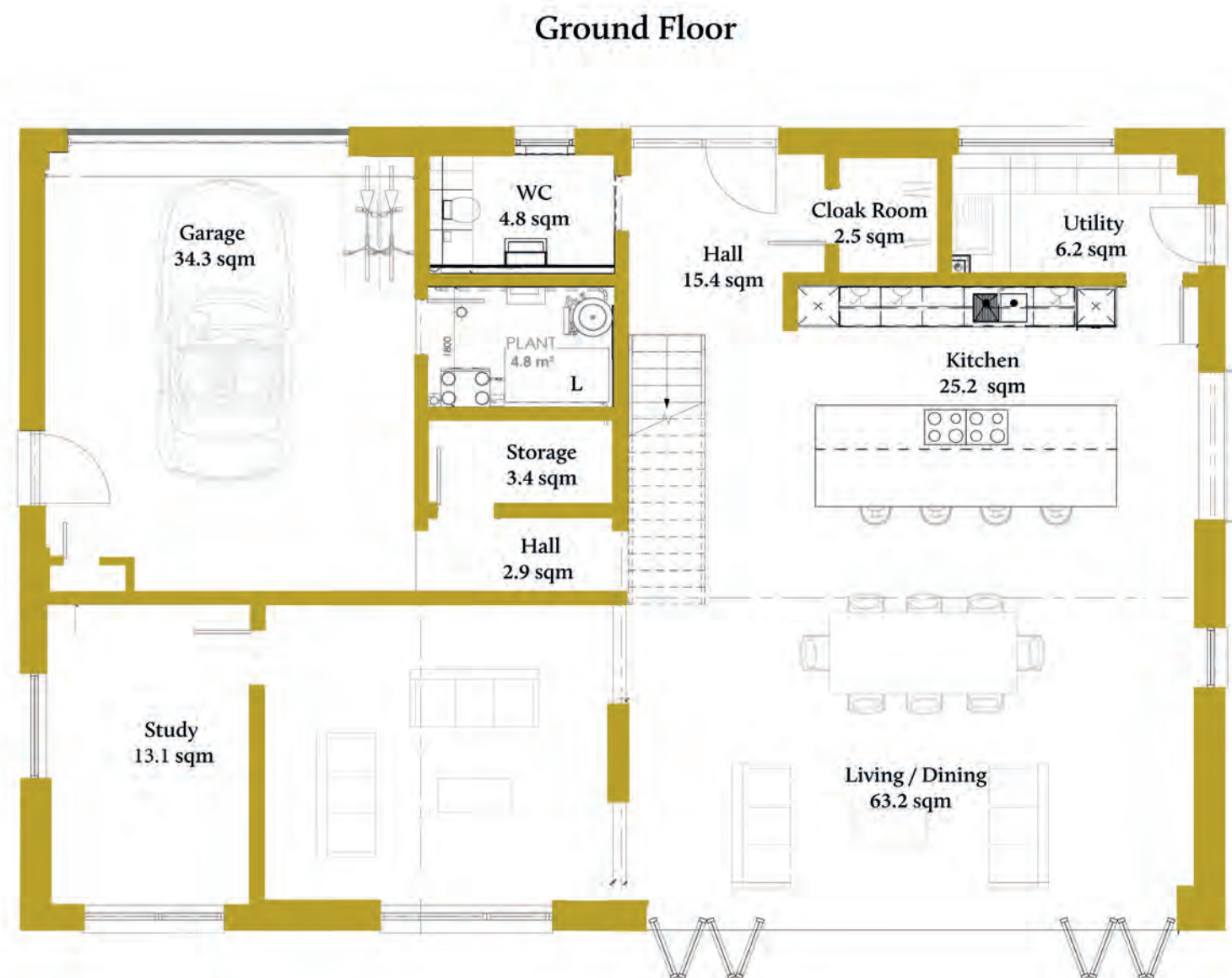
Ground Floor



First Floor

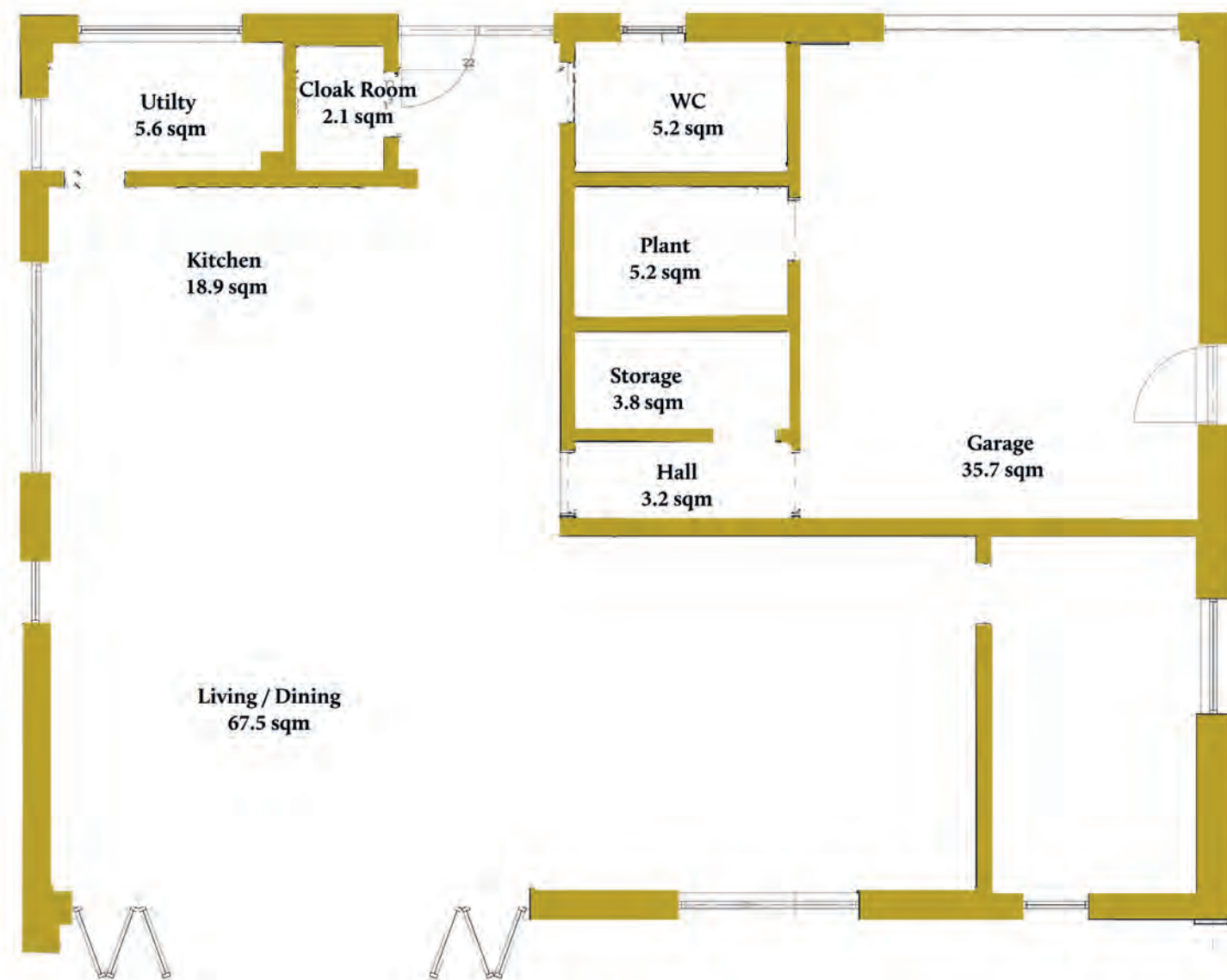


WATSON LODGE

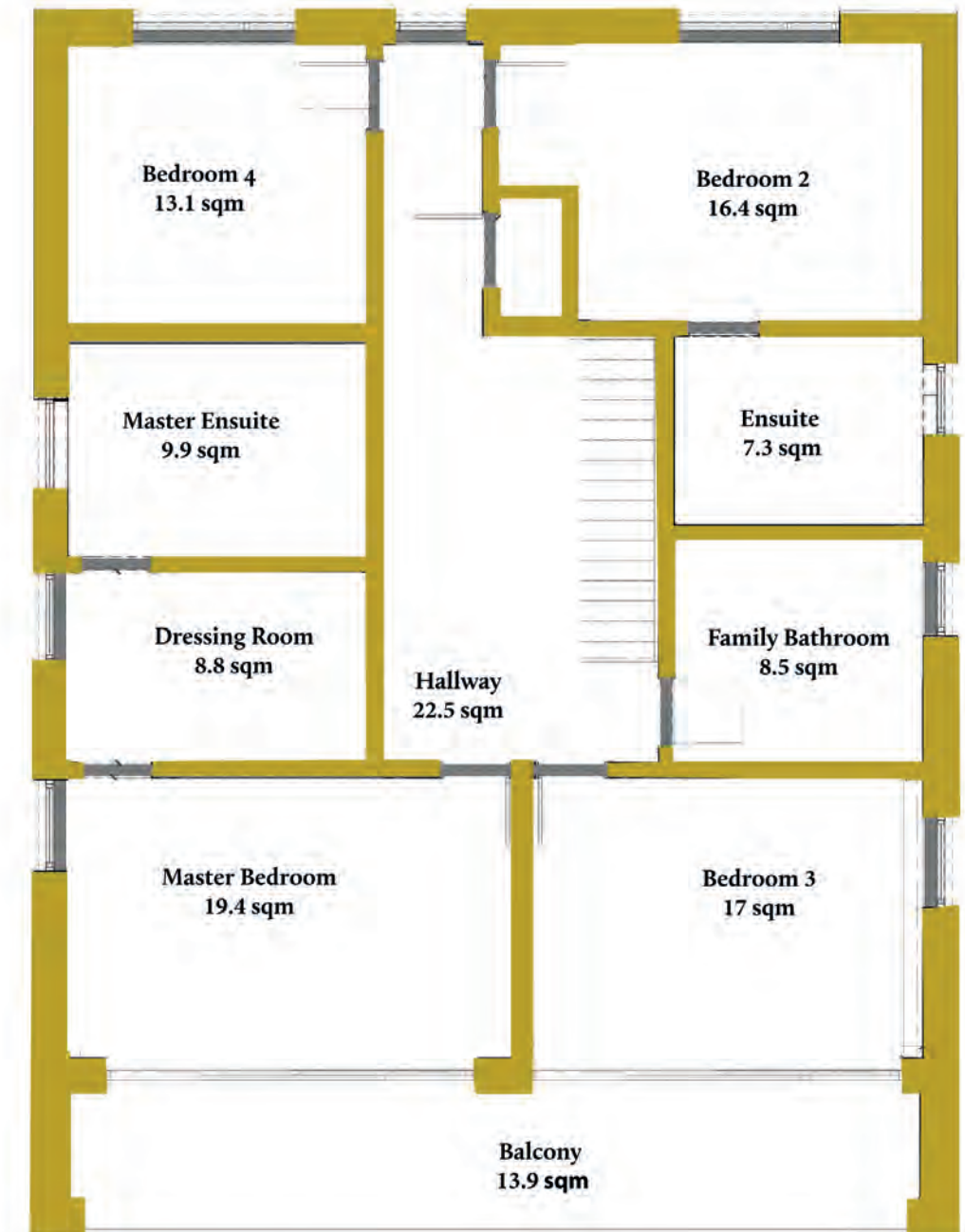


DOWDING LODGE, WALLIS HOUSE, BADER HOUSE, BRAHAM LODGE
TYPE A

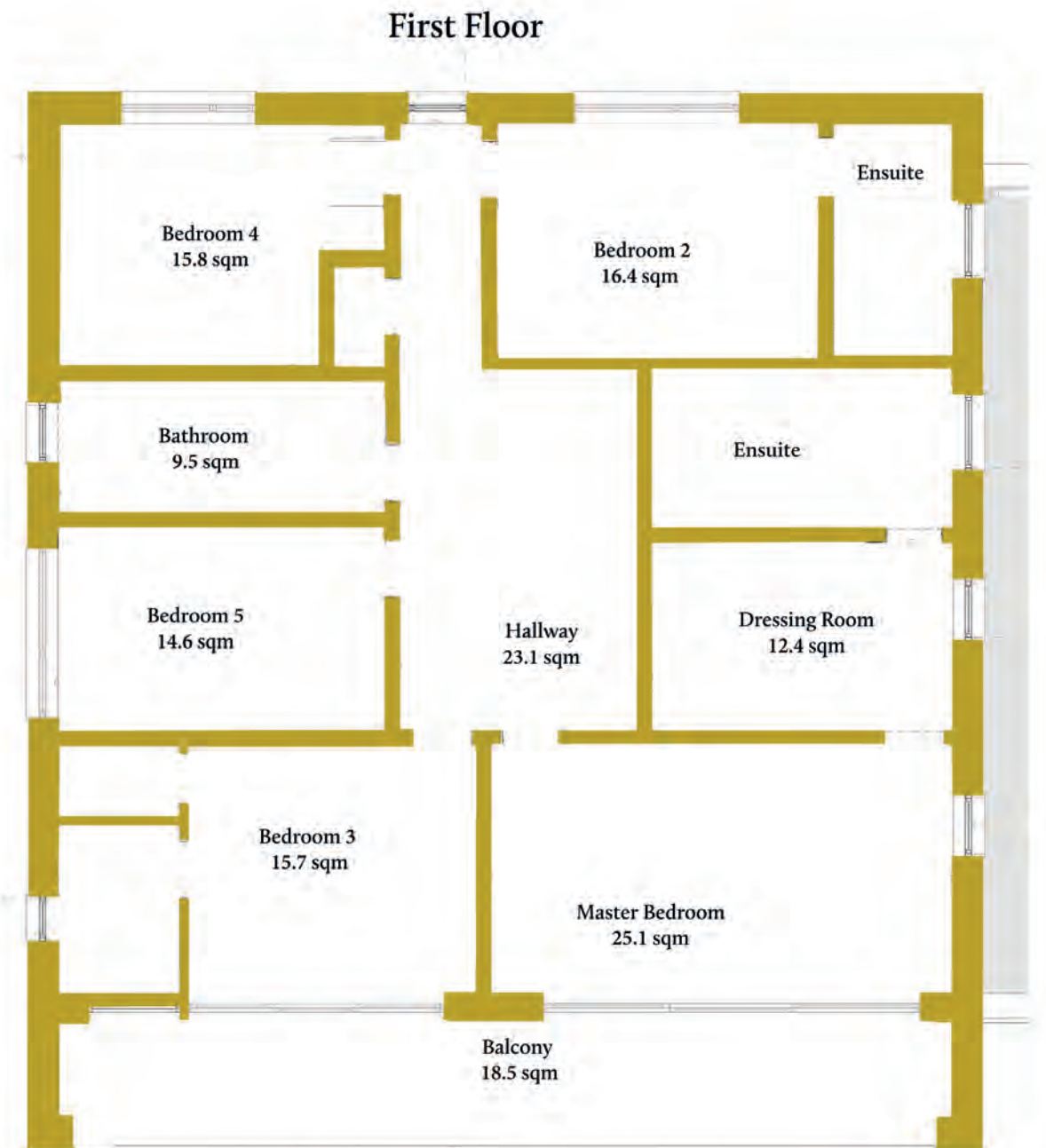
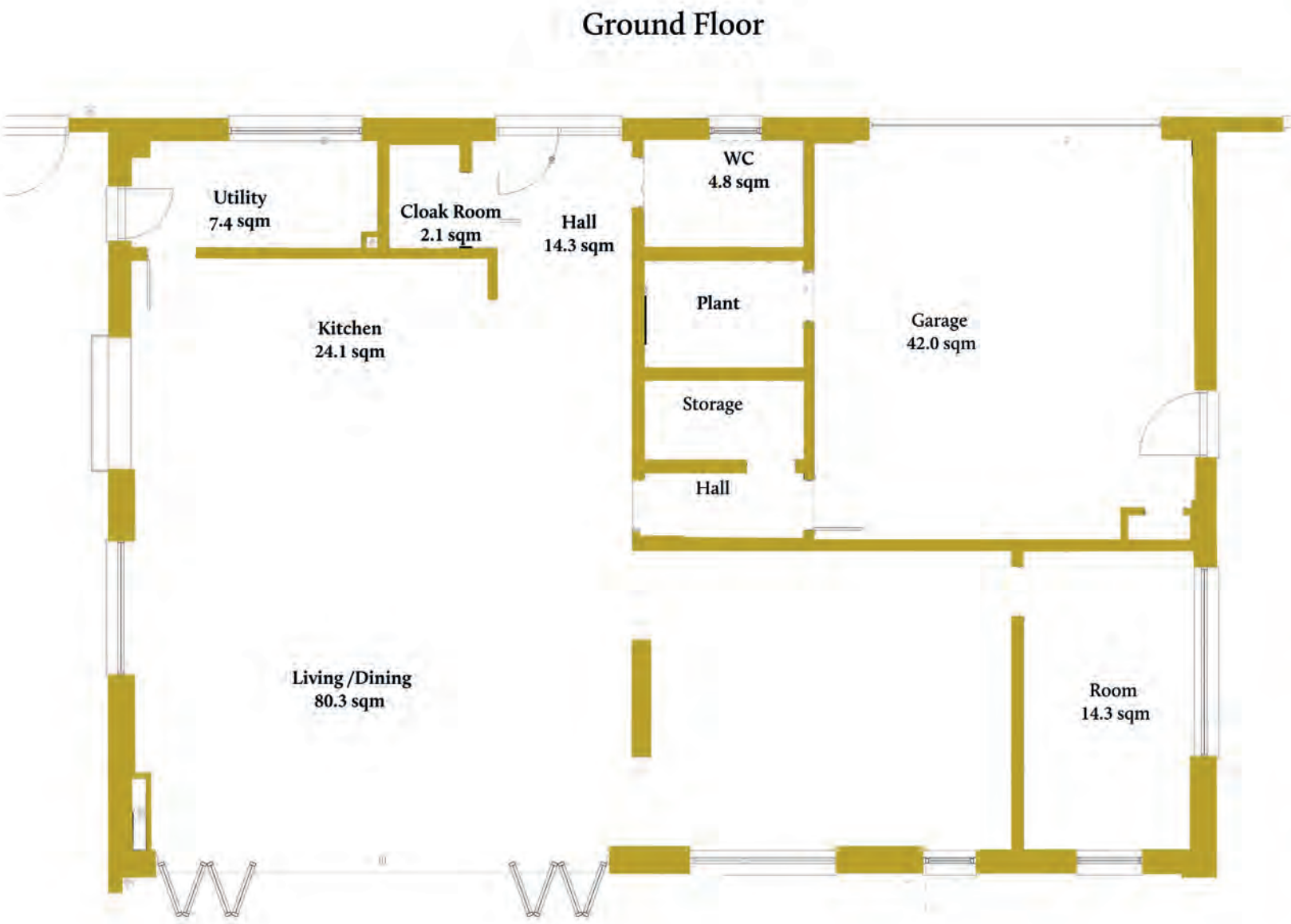
Ground Floor



First Floor



GIBSON HOUSE, JACKSON LODGE, BROOKE HOUSE
TYPE B



BLAKE LODGE, LOCK HOUSE, WHITTAKER LODGE
TYPE A+

FINEST SCHOOLS

Primary Schools

Banstead Community Junior School
bcjs.org.uk/ 7 mins by car
Banstead Prepatory School
bansteadprep.com/ 3 mins by car
St Annes Catholic Primary School
stannes-school.uk/ 4 mins by car
Serenity School
serenityschool.org.uk/ 5 mins by car
Chipstead Valley Primary School
chipsteadvalley.com/ 8 mins by car
Dolphin School
dolphinschool.org.uk/ 4 mins by car

Warren Mead Junior School
warrenmead.co.uk/ 8 mins by car
Woodmansterne Primary School
woodmansterne.surrey.sch.uk/
6 mins by car
**Seaton House Independent
Prepatory**
seatonhouse.sutton.sch.uk/
8 mins by car
Aberdour School
aberdourschool.co.uk/
7 mins by car

Secondary schools

The Beacon School
thebeaconschool.co.uk/ 7 mins by car
Wallington High School For Girls
wallingtongirls.sutton.sch.uk/
7 mins by car
Epsom College
epsomcollege.org.uk/ 12 mins by car
Sutton Grammar School
suttongrammar.sutton.sch.uk/
13 mins by car
Wilson's School Boys' Grammar
wilsons.school/ 13 mins by car

*Travel times stated are approximate,
calculated at optimum travel times*



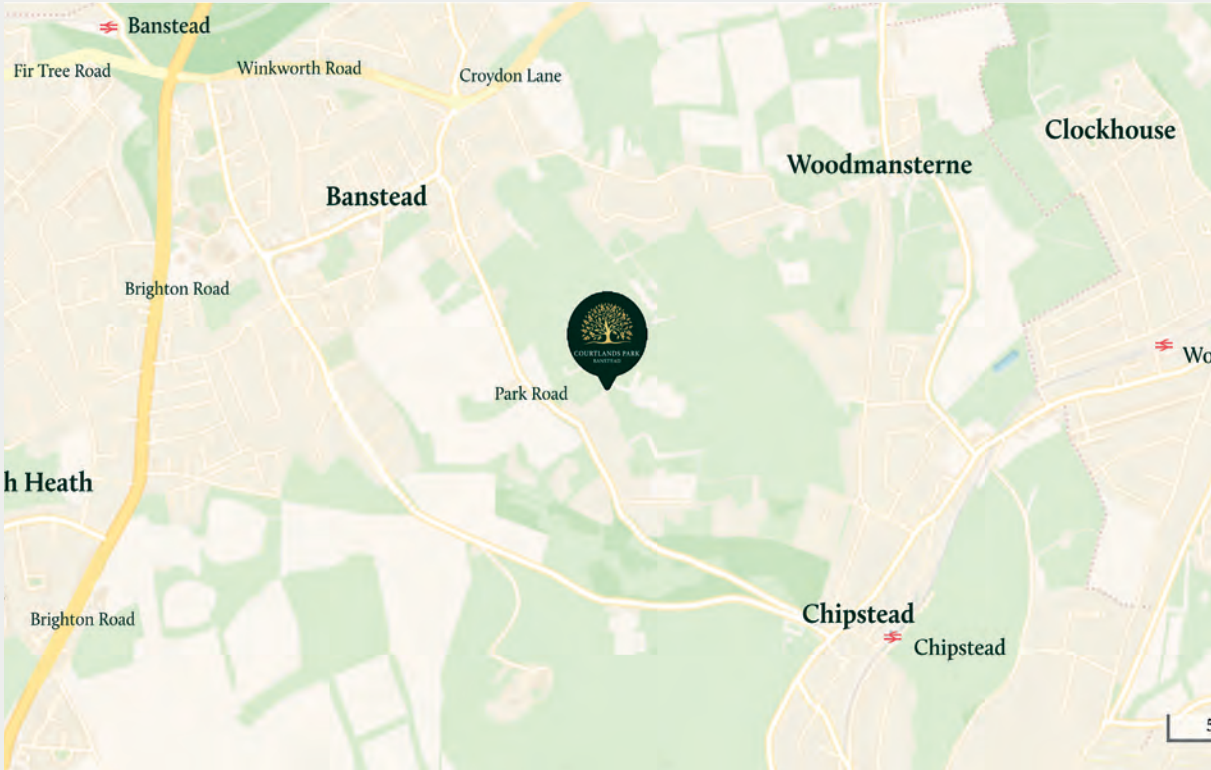
TRANSPORT CONNECTIONS

There are rail services at Banstead and nearby Chipstead, Woodmansterne, Coulsdon South and Coulsdon Town stations, it takes just 45 mins from Banstead to London Bridge and under an hour to Victoria. The A217 provides an arterial route to London and to the M25 at Reigate (Junction 8), bringing the Nation’s motorway network and Gatwick airport within easy reach.

BY TRAIN

-  **CHIPSTEAD**
0.9 miles
-  **KINGSWOOD**
1.92 miles
-  **BANSTEAD**
1.47 miles
-  **WOODMANSTERNE**
0.9 miles
-  **COULSDON SOUTH**
2.06 miles
-  **COULSDON TOWN**
2.24 miles

BY CAR



OUR FOCUS, YOUR HOME

COURTLANDS PARK IS A LUXURY RESIDENTIAL SCHEME BY VISION DEVELOP. A COMPANY WITH A SUPERB TRACK RECORD OF DELIVERING OUTSTANDING HOMES ACROSS LONDON AND THE SOUTH EAST.

The team at Vision Develop have been creating landmark residential developments for over fifteen years. With a passion for excellence and an eye for style, we have delivered exceptional homes in over thirty successfully completed schemes in and around London.

visiondevelop.co



Vision Point is a marketing name and the development's address. These particulars are not considered to be a formal offer, they are for information purposes only and to provide an overview of the property. They are not taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. All travel times and distances mentioned are approximate and for guidance only. Sources: tfl.gov.uk, crossrail.co.uk & google.co.uk/maps. All illustrative maps are not to scale and for guidance only rather than accurate representations of distance and exact locations. Intending purchasers must satisfy themselves as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or his agent. These particulars are believed to be correct at the time of issue and any areas, measurements or dimensions referred to are indicative only and have been taken from architect's current drawings which may be subject to change during the course of construction. In view of continuing improvements policy the detailed specification and/or layouts may change. CGIs are artist's impressions and indicative of finished product. Some items are optional extras and are not included.





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SM7 3EF