



TROBRIDGE  
HILL

W  
WALBURY  
ESTATES





**TROBRIDGE  
HILL**

ROFFES LANE, CHALDON, SURREY, CR3 5PS

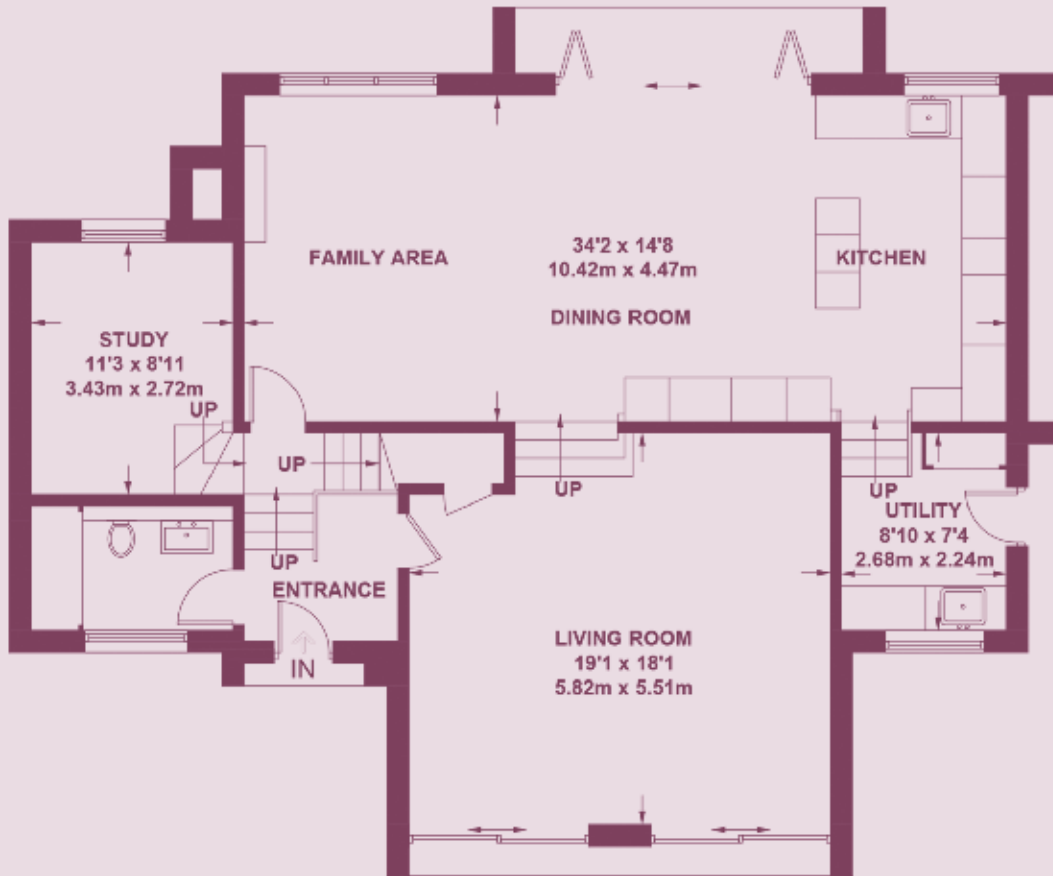
AN EXCLUSIVE NEW DEVELOPMENT OF  
JUST 3 FOUR BEDROOM DETACHED FAMILY  
HOMES ON A QUIET ROAD. SET IN THE  
IDYLLIC SURREY COUNTRYSIDE ON THE  
EDGE OF THE STUNNING NORTH DOWNS.

[www.trobridgehill.co.uk](http://www.trobridgehill.co.uk)

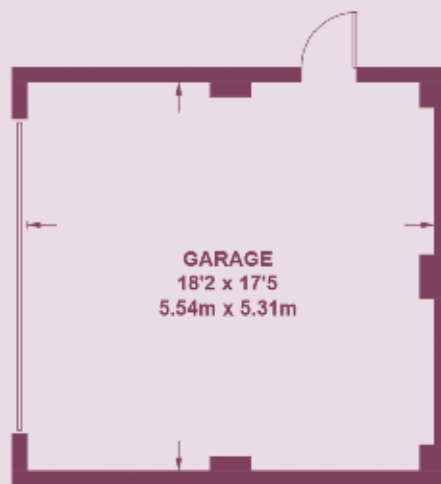


# 22 ROFFES LANE

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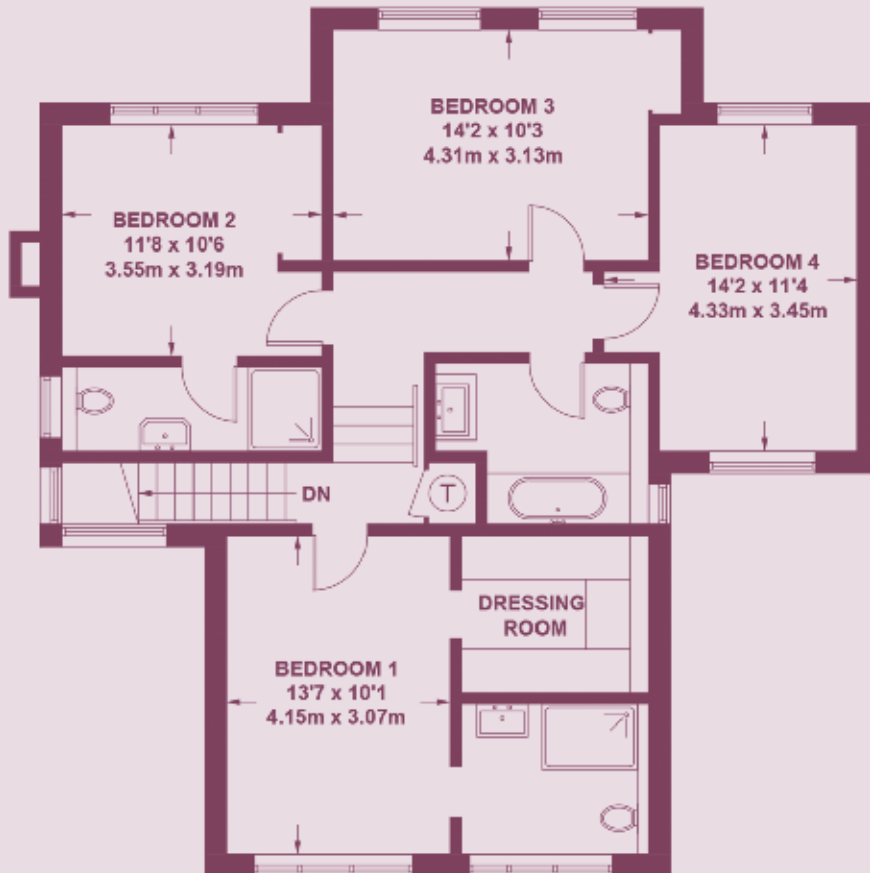


GROUND FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)





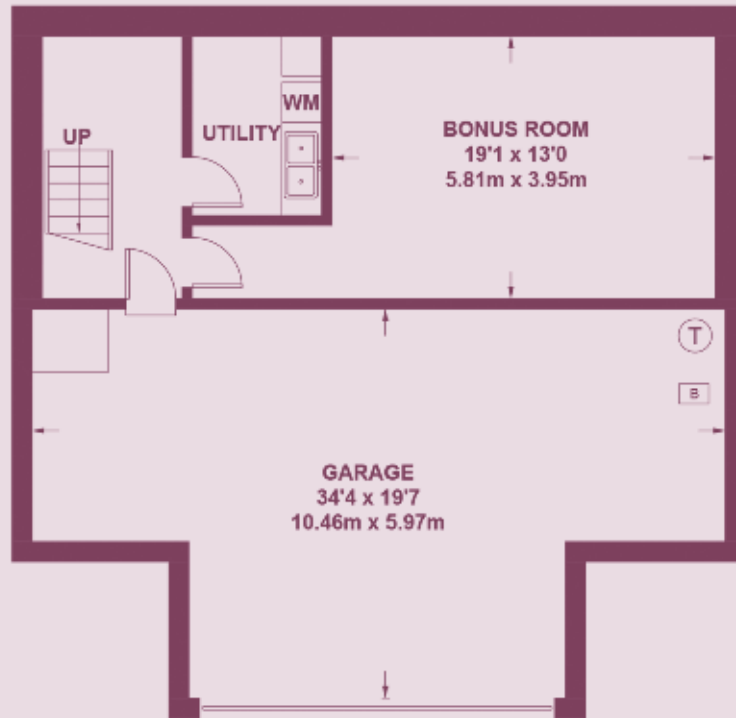
FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 226.1 SQ M / 2,433 SQ FT  
(INCLUDING GARAGE)



# 24 ROFFES LANE

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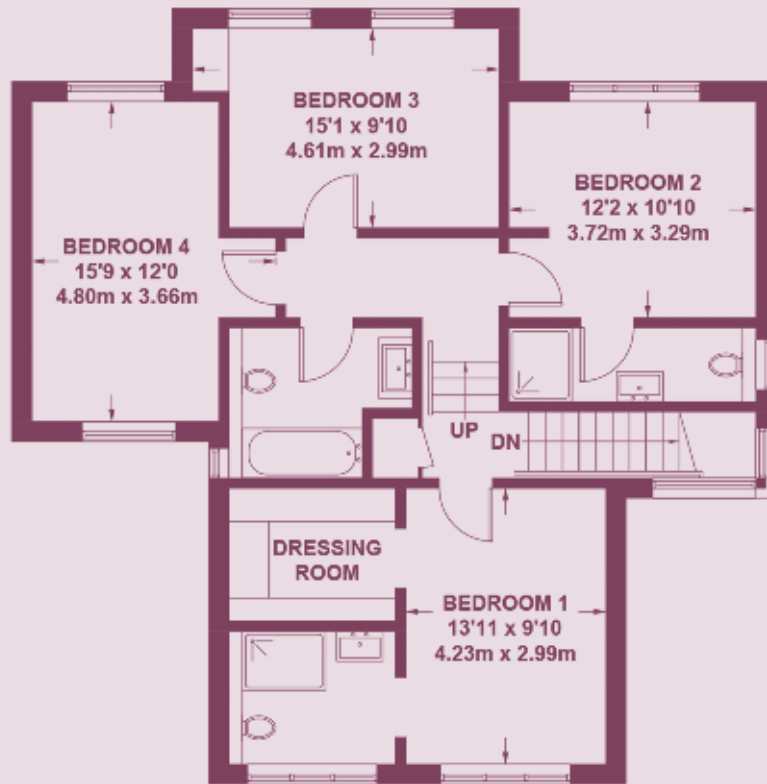


LOWER GROUND FLOOR



GROUND FLOOR





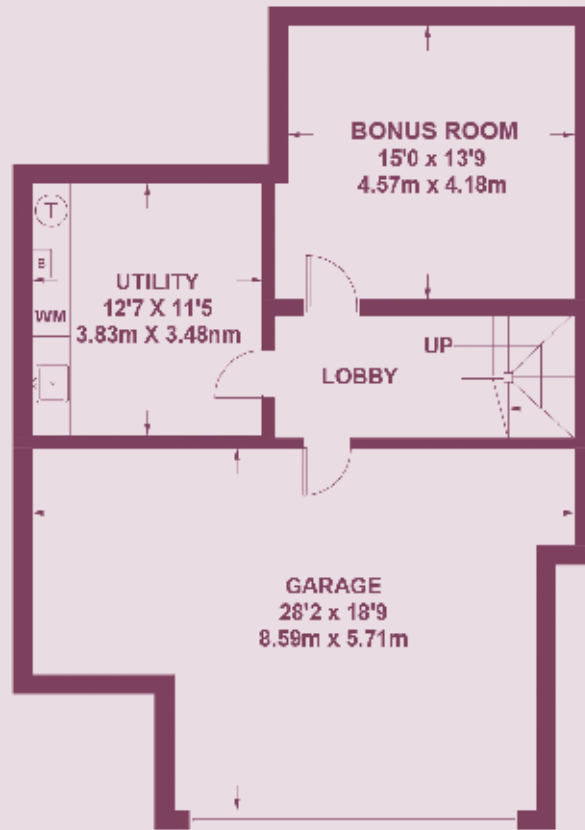
FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 272.7 SQ M / 2935 SQ FT  
 (INCLUDING GARAGE)

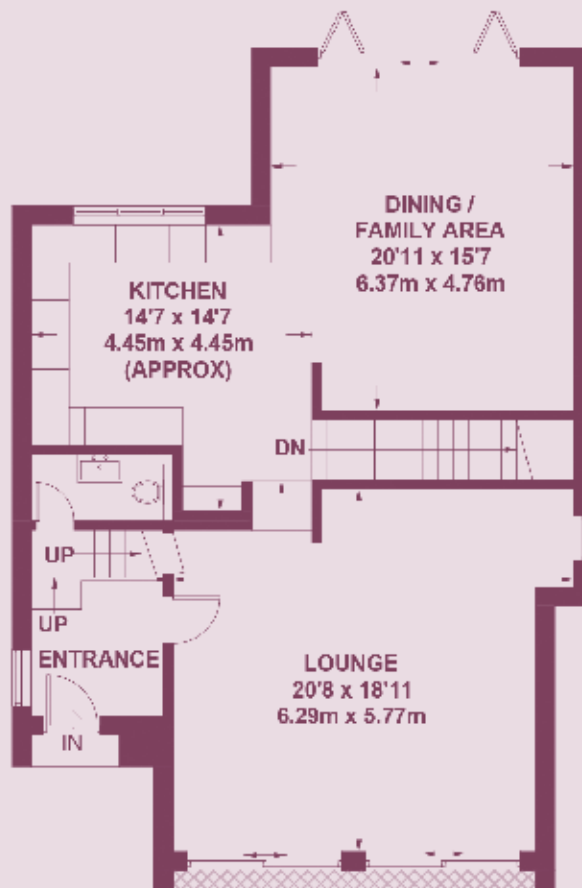


# 26 ROFFES LANE

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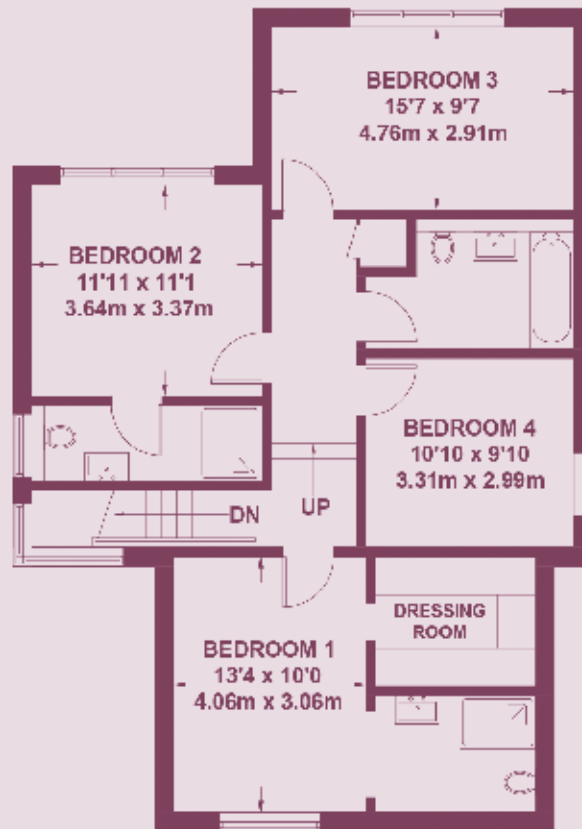


LOWER GROUND FLOOR



GROUND FLOOR





FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 266.7 SQ M / 2871 SQ FT  
(INCLUDING GARAGE)



# THE HOUSES

Trobridge Hill by Walbury Estates is home to three high quality detached properties in Chaldon near Caterham.

The houses, each with outstanding living spaces and landscaped gardens offer semi-open plan living throughout the ground floors, giving a natural break by a change in floor level. They are loosely based on the local post war architectural designs of Ernest Trobridge, an architect and developer who was active in domestic markets during the first half of the 20th century when new homes were needed for ex-servicemen.

The Master Bedroom has a generous ensuite and fully fitted walk-in wardrobe, and is accompanied by a further 3 double bedrooms, one with ensuite shower room, and family bathroom. Having large fully fitted kitchens, generous utility rooms, substantial storage spaces and wide corridors, the homes offer a spacious context, and those with



underground parking have direct stair access from the garage up to the family spaces.

The rear terraced area with raised lawns offer a fantastic entertaining and relaxing environment and are accessed through bi-folding doors to the rear of each home.

## SPECIFICATION

### KITCHENS

- › Bespoke design kitchen with soft close doors & drawers
- › Composite Silestone work surface
- › LED under-pelmet lighting
- › Smeg 6 ring range cooker and double oven
- › Smeg cooker hood, integrated fridge freezer & microwave
- › Smeg 1 ½ bowl stainless steel under mount sink
- › Quooker hot and cold filtered water tap
- › Integrated Miele dishwasher

### UTILITY ROOM

- › Built in cabinetry with soft close doors & drawers
- › Composite Silestone work surface
- › Large single bowl Smeg under mount sink with mixer tap
- › Bosch front loading washing machine & condensing tumble dryer

### BATHROOMS & ENSUITES

- › White suite from the Duravit Starck 3 range
- › Duravit Vero under basin vanity units to all bathrooms and en suites
- › Hansgrohe Axor shower, bath and basin taps and fittings
- › Porcelain tiles to walls & floors
- › Chrome finish dual fuel heated towel rails
- › Merlyn Series 8 shower screen
- › Wall hung WCs with hidden cisterns and Geberit flush
- › Wall mirrors to all, with back light in ensuites

### FLOORING

- › Engineered solid wood flooring in the reception room, hall and study
- › Porcelain tiled flooring to kitchen/dining room, utility area, bathrooms & ensuites
- › I-Sense Seduction carpet in Chic Shadow on stairs, landing and all bedrooms
- › Solid oak stairs where visible

### HEATING SYSTEM

- › Zoned underfloor heating to the ground floor (and lower ground in plots 2 & 3)
- › Slimline panel radiators to the 1st floor
- › Split heating system allowing upstairs and downstairs to run independently of each other
- › Green Energy - Complete renewable heating and pressurised hot water system by Joule Systems using a Samsung *Air to Water* air source heat pump

### ELECTRICS

- › White LED downlights throughout
- › TV points wired to reception room, kitchen/dining room, and all bedrooms
- › BT telephone points in the study, reception room and master bedroom
- › Electric underfloor heating to 1st floor bathrooms & en suites
- › Wiring only included for satellite & Terrestrial TV systems



- › Cat5 data transfer cabling in the study, reception room & master bedroom
- › Wired alarm system

### FIXTURES & FITTINGS

- › Bespoke walk-in wardrobe in each Master Bedroom
- › Solid wood painted internal doors
- › Farrow & Ball colour Cornforth White to all walls
- › Hand crafted contemporary architraves and skirting
- › Understairs cupboard

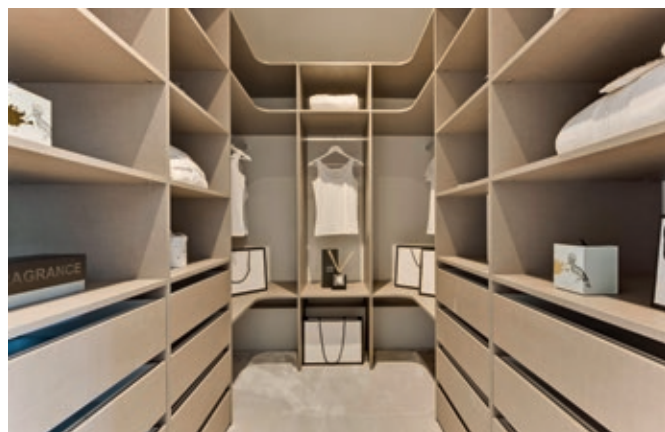
### EXTERNAL

- › Solid wood multi lever front door, varnished
- › High performance timber windows, sliding doors & bi-folding doors in grey
- › Traditional larch panelled Waney Board and tile hanging to upper elevations

- › High performance aluminium guttering
- › Double garage with remote electric 'up & over' door (detached to plot 1)
- › Front & rear external wall lighting to each property
- › Bat sensitive bollard down lighting on the driveway
- › Fully landscaped front & rear gardens including sleeper retaining walls, larch panelling and a feature staircase
- › Indian sandstone pathways and rear terraces with ACO slimline drainage channels

### WARRANTY

- › 10 year BLP guarantee



# TRANSPORT

ENJOY THE BEST OF THE COUNTRYSIDE LESS THAN AN HOUR FROM THE CITY.

## A commuter's haven

Each home provides a comfortable refuge from the hustle and bustle of London.

Caterham Station (1.3 miles) and Whyteleafe South Station (2.3 miles)

offer a frequent service into London Victoria from 49 minutes and 46 minutes respectively, ideal for commuting and exploring the Capital.

The M25 is 5.1 miles away and the M23 is 2.7 miles away leading you into London, or down to Brighton and the South Coast via Gatwick.

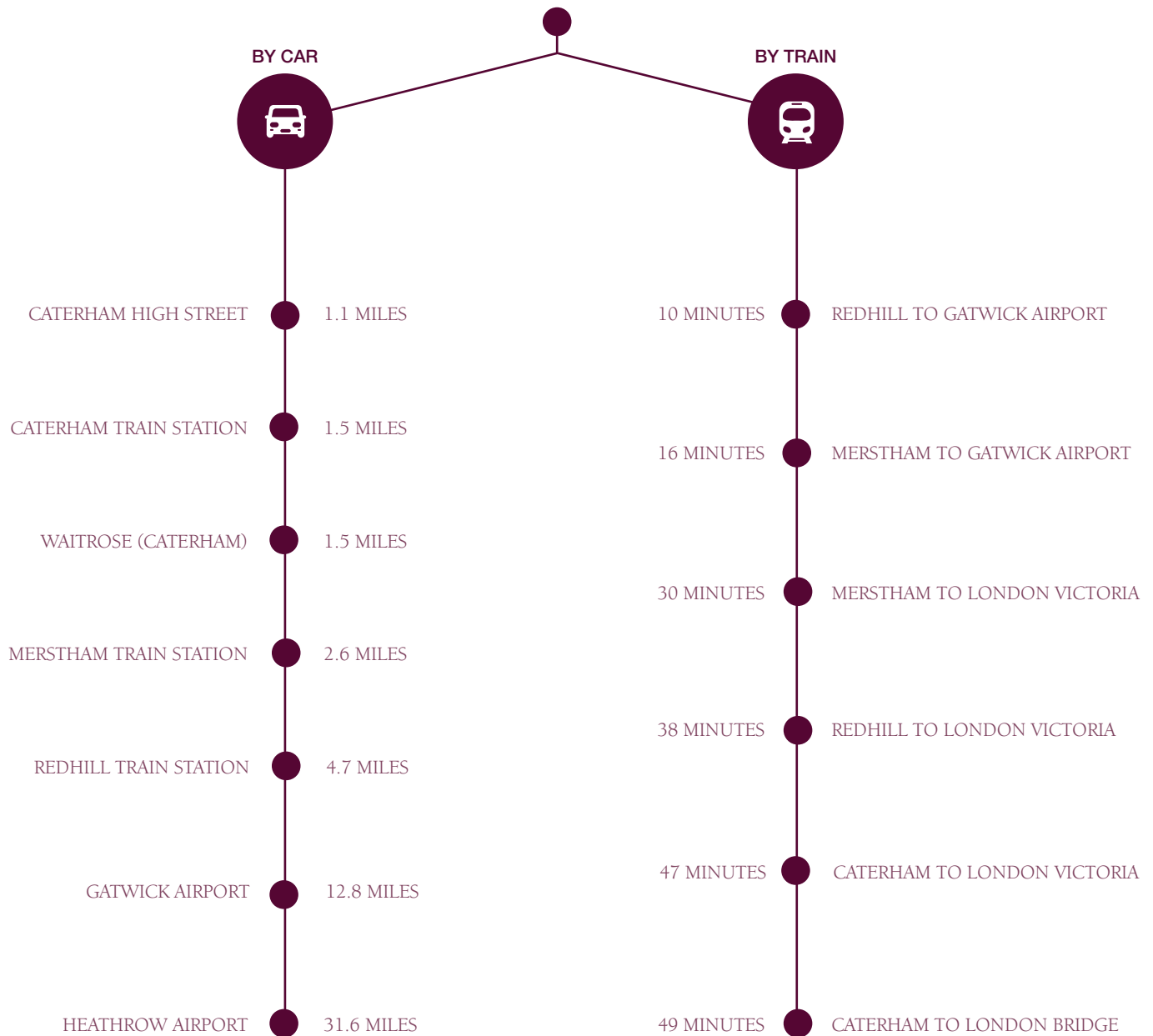


CATERHAM TOWN CENTRE



# SUPERBLY CONNECTED

## TROBRIDGE HILL



Journey times are approximate and are sourced from [www.thetrainline.com](http://www.thetrainline.com) and Google Maps



## LOCATION

RELAX. YOU'VE FOUND YOUR PERFECT HOME!

Trobridge Hill, located on Roffes Lane, offers an oasis of calm and tranquillity whilst satisfying all the demands of modern family living. Nestled in the rolling Surrey countryside, surrounded by a fascinating history, beautiful woodlands, parks, leafy village lanes, and an abundance of rural charm.

Caterham is 1.1 miles away offering a varied array shops, cafés, restaurants and pubs as well as the Church Walk Shopping Centre which is home to a number of popular high-street brands. There are also a number of quaint, independent shops, a library, and several village pubs; some with real ale and hearty home-cooked food and others with gourmet meals and fine wine.

Surrounded by history, the area plays host to several listed buildings including the Church of St Peter and St Paul with its historic wall paintings and the 14th Century timber- framed Chaldon Court.

## COUNTRY PURSUITS

The surrounding offers a variety of activities to look after both your internal and external well-being. Trobridge Hill is close to several prestigious, award-winning golf courses with Surrey National Golf Club being just 0.7 miles away. For ramblers, the Greensand Way which stretches from Haslemere in West Sussex to Hamstreet in Kent, meanders across the North Downs.

## EDUCATION

There is a wealth of state and independent primary schools in the area including Ofsted rated 'Outstanding' St Peter and St Paul CofE Infant School, and Oakhyrst Grange School; secondary schools include Clifton Hill School, located just 0.2 miles away from Trobridge Hill, and independent Caterham School just 1.5 miles away.







## DEVELOPER

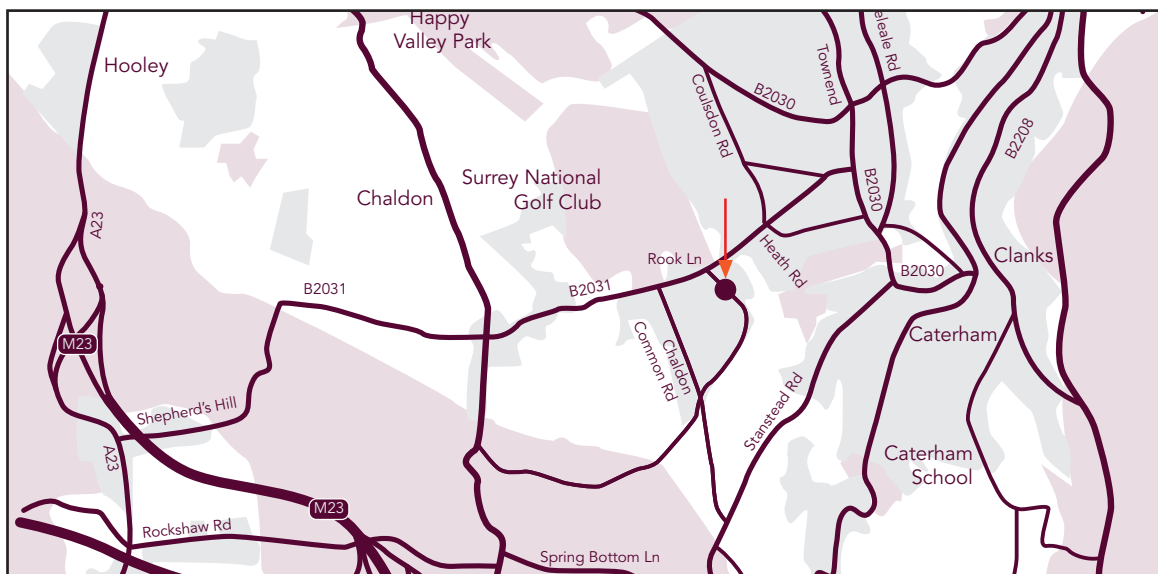
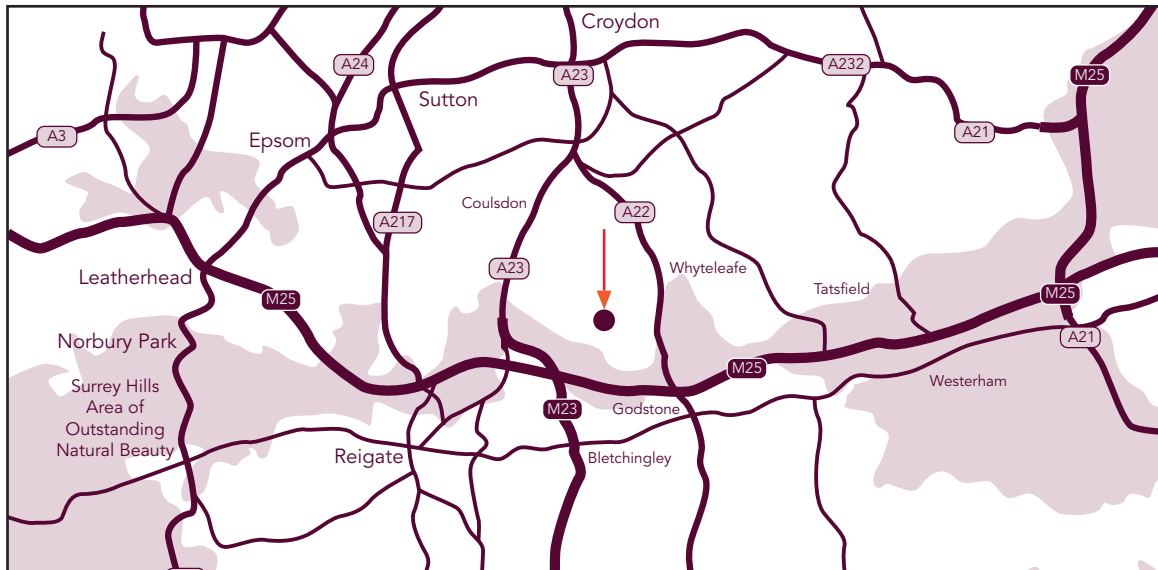
WALBURY ESTATES WAS FOUNDED IN 2010 TO CREATE HOMES IN SOUGHT AFTER LOCATIONS ACROSS LONDON AND THE SOUTH OF ENGLAND. OUR DEVELOPMENT PORTFOLIO REFLECTS THE DEMANDS OF TODAY'S BUYERS BY BUILDING APARTMENTS IN THE HEART OF LONDON, SUBURBAN FAMILY HOUSES AND COUNTRYSIDE PROPERTIES.

We endeavour to go beyond what is expected of house builders as we become established and recognised as a leading independent house builder in and around the Home Counties. We aim to produce excellence in our design, finishing, quality of build and unique touches to make each of our properties feel like home.





  
**TROBRIDGE  
HILL**



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