



CANE HILL PARK
COULSDON



BARRATT
HOMES



A PRESTIGIOUS LOCATION

High above the village of Coulsdon lies Cane Hill – Barratt Homes' newest collection of properties. Formerly a Victorian hospital, the hilltop setting offers exceptional character, as well as endless space for play, exploration and solitude. The development rises up around a historic water tower and chapel, taking in a village green; ornamental gardens, lush pasture and woodland play trails. A new linear park forms a gateway to Coulsdon town centre and Coulsdon South railway station.

Cane Hill comprises a diverse portfolio of two to five bedroom properties, including chic apartments and detached family abodes. The properties have been constructed to the highest standards of craftsmanship and design, reflecting the impeccable reputation of Barratt Homes.

This leafy development is located just 13 miles south of Charing Cross, with rail passage to London Bridge taking less than 30 minutes.

Inspired by its historic setting and the wider Surrey vernacular, Cane Hill both complements and enriches its unique location.

HOMES FOR MODERN LIVING

The development is divided into five character clusters, each strategically located within Cane Hill's most idyllic settings. The Farthings flanks a charming lime avenue and the broad sweep of Farthing Downs. Majestic double-fronted homes feature large picture windows to frame the attractive outlook.

The gabled properties at The Ridgeway enjoy views of the linear park and St Dunstan's Wood. A gravel path provides a direct walking and cycling route into Coulsdon town centre. Meanwhile, the Village Green radiates from the landmark water tower and chapel to form an arena of three-storey homes. A light-hued palette of building materials mirrors the retained hospital buildings and brightens the verdant backdrop.

The specification of the homes is correct at the date of print but may be subject to change as necessary and without notice. Images are indicative of the quality and style of the specification and may not represent wholly the actual fittings and furnishings at this development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.



Images may include optional upgrades at additional cost.





EVERYTHING YOU NEED IS NEARBY

All you could want and more.

Coulsdon's attractive high street has a welcoming village feel with a variety of independent shops, cafes and coffee bars. Waitrose supermarket is an appealing choice for the weekly groceries. And, when you fancy a bit of retail therapy, The Whitgift Centre in nearby Croydon has over 140 retailers under its iconic glass roof.

The sweeping mosaic of open space around Cane Hill includes outdoor sporting facilities such as football pitches, putting greens, and tennis courts. The town is also home to popular football, rugby and cricket clubs. For those who prefer exercise away from the elements, Coulsdon Manor and Golf Club has a luxurious gymnasium and spa complex.

When night falls, you won't be short of entertainment in this thriving metropolis. Try Coulsdon's friendly pubs and restaurants or make a beeline for Croydon's vibrant theatres, bars, cinemas and nightspots.

HOMES TAILOR-MADE FOR MODERN LIFE

Our new homes are designed to be warm and welcoming, a place where you can relax after a hard day's work. Space is cleverly planned with multi-purpose rooms that adapt to the needs of modern life; and we've created smart solutions, such as recessed cupboard space and above and below stairs storage that will cut out the clutter.

Each home is built to the highest standards and using the latest innovations in efficiency, making them comfortable to live in and energy-efficient too. So you won't have to worry about soaking in the bath or taking an invigorating shower because your energy bills should be much more manageable.

With thoughtful planning, we have taken care to create a development that will easily grow into a close community, a place where you will want to live. Green open spaces and play areas encourage the children to play out in the fresh air and forge new friendships. Vibrant street scenes with a variety of different house styles, off-street parking and well-lit roads will create a safe and pleasant environment for you, your family and your neighbours to socialise.



Computer Generated Image





BUILT BY US, DESIGNED BY YOU

With Choices by Barratt, you can tailor your home to suit your personal style and preferences. Everything we fit as standard can be customised or upgraded to your requirements, including the kitchen, bathroom, carpets and wardrobes (subject to build stage). Take time to browse our extensive range of beautiful fixtures and fittings, and you will be inspired by the quality and variety of colours, styles and finishes available.

When you have made your selections, you can let us do the hard work. Your colour choices will be installed in your home before you move in to create the perfect living environment for you and your family to enjoy.

This is your time to really make your new home your own. So have fun and enjoy it. Simply chat to our team of Sales Advisers and they can get you started.



PEACE OF MIND

Buying a new home is the biggest purchase any of us will make and you'll want to be absolutely sure that you're spending your money wisely.

A Barratt home comes with an NHBC Buildmark Warranty which gives you a 10-year structural warranty and a 2 year fixtures and fittings warranty* as standard. What's more, Barratt Homes has been awarded the maximum 5 Star rating in the Home Builders Federation Customer Service Satisfaction Survey for the last six years.

*First 2 years covered by Builder Warranty and NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website.



Coulston South Station – 5 minutes on foot



Smitham Primary School – 7 minutes on foot



Waitrose supermarket – 4 minutes by car



Fairfield Halls – 19 minutes by car



The Whitgift Centre – 18 minutes by car



Epsom Downs Racecourse – 17 minutes by car



Farthing Downs – 5 minutes

WITHIN
10
MINS



Coulston Manor and Golf Club – 5 minutes by car



Gatwick airport – 20 minutes by car

WITHIN
30
MINS



Chessington World of Adventures Resort – 30 minutes by car



Mayfield Lavender Farm – 6 minutes by car



Coulston Sixth Form College – 5 minutes by car



Old Coulston Bowling Club – 4 minutes by car



London Bridge – 29 minutes from Coulston Town



Purley Pool and Recreation Centre – 12 minutes by car



Godstone Farm – 18 minutes by car

*All times and distances are approximate, provided by maps.google.co.uk. Train information provided by National Rail Enquiries.

Five Great Reasons to Buy Barratt



1 5 Stars for Customer Satisfaction

No other major national housebuilder* has been awarded a Home Builders Federation 5 Star Housebuilder accolade every year since 2010. All thanks to positive recommendations by our customers.



2 Building homes for over 5 decades

We've been established for over 5 decades and in that time have built over 300,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.

3 Award winners, time and time again

Our steadfast commitment to quality has ensured that for the tenth year in a row, our site managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for their workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

4 Creating places where you'll love to live both inside and out

Our light, open-plan properties are really adaptable – every room can suit a variety of lifestyles. Whether you want space for the kids to play in or more room to entertain friends, our fantastic range of homes can give you that flexibility.

We also know our customers love green open spaces and we go to great lengths to maintain and enhance the local environment on our developments. In fact, we plant an average of 20 shrubs or trees for each home we build, creating a beautiful and sustainable environment to live in.

5 Our energy-efficient homes could save you money

Every home we build is sustainable and energy-efficient – minimising its impact on the environment, whilst reducing your energy costs too. Our homes could save you money by being 45% to 55% more energy-efficient than a same-sized older home – even after it's been modernised. As a result, you could save a staggering £1,312** per year on your energy bill.

Find out more, talk to one of our Sales Advisers today.

*Refers to the Barratt Developments Plc Group brands. **Costs based upon the comparison of a new build four-bed detached house built to 2010 regulations vs. Victorian property upgraded with modern-day improvements. An upgraded Victorian home means one which has the following improvements over original build specification: 200mm loft insulation, double glazing to half of all windows, a 72% efficient (non-condensing) gas boiler and insulated hot water cylinder. Source: Zero Carbon Hub and NHBC Foundation 2012.



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