

ANTLER HOMES



WHYTELEAFE
GROVE

CATERHAM ON THE HILL * SURREY



A collection of stylish three and four
bedroom homes nestled in the tranquil
surroundings of Caterham on the Hill



Capture the moment

The moment you discover Caterham on the Hill will always be special. Travel through the unspoiled woodland, common and chalk grasslands of the North Downs. Follow tree-lined Whyteleafe Road as you approach these spectacular new homes set in landscaped green space.





The perfect place to enjoy life to the full

Enjoying life to the full begins when you have somewhere very special to call home. Whyteleafe Grove offers homes for those who are ready to enjoy life and who are unwilling to accept compromise.

This exceptional development is perfectly located off a wide, tree lined avenue. Homes have been finished in traditional materials, but with a welcome variety of features and details. The result is an immediate sense of place and of quality, reflecting the individuality of those who will live here.

There are generous proportions, both inside and out. Room to grow means that homes at Whyteleafe Grove are perfect for families, while those who work from home will enjoy ample space for a dedicated office or study.



Explore your new neighbourhood

With a home at Whyteleafe Grove, the countryside is within easy reach. Your neighbourhood includes parks, woodland and fields, while your neighbours include badgers, foxes and even the occasional deer.

The Surrey countryside provides the ideal backdrop for Whyteleafe Grove and is waiting to be explored. There is plenty for all ages with open spaces, parks and cycle routes galore, perfect for everything from a leisurely stroll, a picnic, or a family cycle ride to real expeditions. A nearby location great for outdoor activities is Coulsdon Common. The 127 acre Site of Nature Conservation Importance is known for its many chalk grasslands and wood pasture habitats. For those who would like to venture a little further, running close to Caterham is The North Downs Way, a national walking trail which runs from Farnham in Surrey to Dover along the historic Pilgrims' Way route.





St Lawrence Churchyard



North Downs Way



Queens Park, Caterham





Pizza Express, Caterham



The Fox Pub, Happy Valley Park



Casa Lola Tapas Bar

Rich and varied for the right balance



Waitrose, Caterham

Whyteleafe Grove is located in the historic village of Caterham on the Hill, with a wealth of listed buildings, while a little to the south lies the main town centre of Caterham. It is the perfect combination, with a small and friendly local community and every modern facility within easy reach.

Caterham offers favourite eateries, with Pizza Express and Costa Coffee, along with a wide range of independent restaurants, like the Casa Lola Tapas Bar. Naturally, there are gastropubs, like The King & Queen and The Harrow. There are plenty of opportunities for shopping too, not only are all the essentials like Waitrose, Tesco and Morrisons ready and waiting, there are also exciting independents. Look out for Church Walk Shopping Centre with its wide selection of shops.



Here,
there &
everywhere...

...wherever you
would like to go!



Your home at Whyteleafe Grove means that the choices are endless. The delights of the countryside, the joys of shopping in nearby Guildford and Croydon or a trip to London.

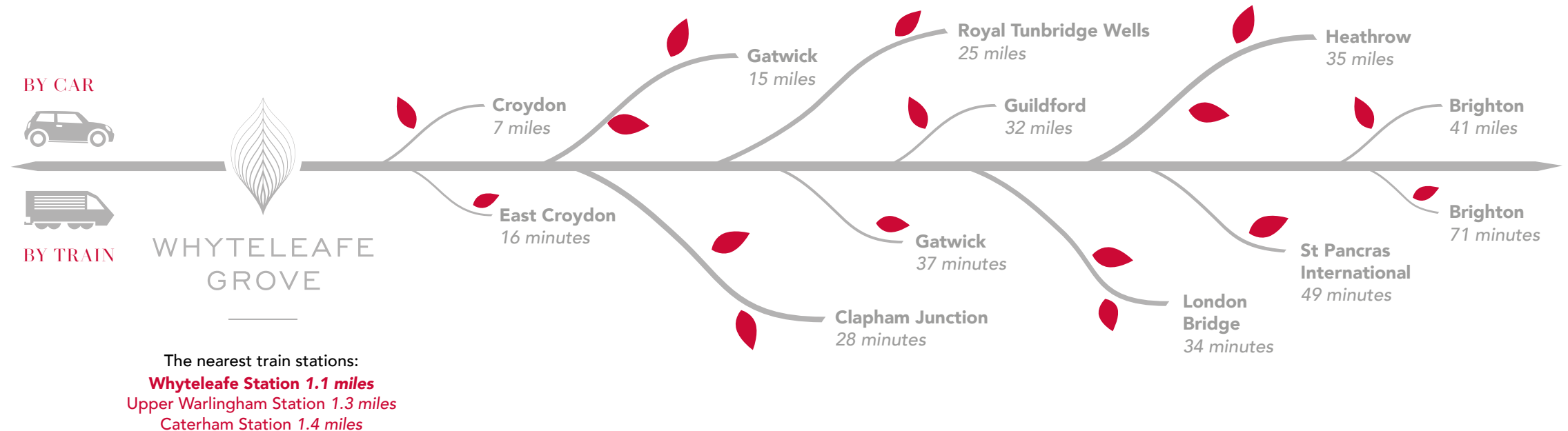
Outdoor activities include walking, hiking, tennis, golf, bowls, riding, and for the more adventurous the Surrey Hills Gliding Club. Enjoy a great family day out at Godstone Farm where children can meet farm animals and enjoy climbing frames and zip slides.

Bluewater Shopping and Leisure centre offers 330 stores and over 50 bars, restaurants and cafés, as well as various outdoor activities. Croydon is within easy reach, having Boxpark at the heart of its entertainment, hosting diverse cuisine, multiple bars and a large event space. With central London just 47 minutes by train or 17 miles by car, the West End shops and nightlife are ready to be explored.

Branch out to different places

Wherever you are headed, a home at Whyteleafe Grove is a very good place to start, with a range of excellent transport links. Road, rail or jetting off for work and pleasure is always easy, fast and convenient.

Commuting is simple. Rail links from Caterham offer direct trains to London Bridge and Victoria in around 34 minutes, with trains to Croydon in 16 minutes. Junction 6 of the M25 is about three miles away offering easy access to Gatwick Airport and the rest of the motorway network while putting the whole of south-east England within reach.



Train times are taken from Whyteleafe Station, are approximate only and may not be direct.
 Source: The Trainline, Google Maps



Experience a great education

Whyteleafe Grove is ideally situated for education, with friendly nurseries, local primaries, excellent secondary schools, academies and prestigious colleges and universities within easy reach.

PRIMARY SCHOOLS

Audley Primary School (*0.2 miles*)
St Francis Catholic Primary School (*0.3 miles*)
Essendene Lodge School (*0.8 miles*)
Hillcroft Primary School (*0.8 miles*)
St Peter and St Paul CofE Infant School (*2.0 miles*)
Coulsdon CofE Primary School (*2.2 miles*)
Caterham School (*2.3 miles*)

Outstanding or Good Ofsted rating to all listed schools.

SECONDARY SCHOOLS

Sunnydown School (*0.3 miles*)
OneSchool Global Kenley Campus (*0.3 miles*)
De Stafford School (*0.4 miles*)
Clifton Hill School (*1.4 miles*)
Oasis Academy Coulsdon (*1.4 miles*)

COLLEGES & UNIVERSITIES

Coulsdon College (*2.1 miles*)
Warlingham School & Sixth Form (*2.2 miles*)
Riddlesdown Collegiate (*4.1 miles*)
East Surrey College (*5.7 miles*)
Croydon College (*6.6 miles*)

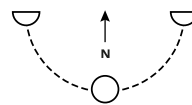
Kingston University (*14.4 miles*)
Richmond University (*18 miles*)
University College London (*18.5 miles*)
University of Surrey (*30 miles*)

Discover your new home

Computer generated image depicts a street scene at Whyteleafe Grove and is indicative only.



Entrance from
Whyteleaf Road

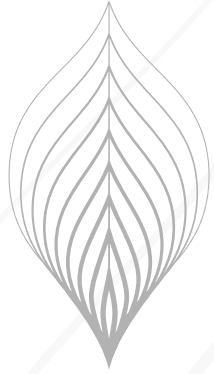


Site Plan

WHYTELEAFE
GROVE

CR3 5ED

Site plan not to scale.



The Whyteleafe Collection



The Hawthorn

PLOTS 9, 10, 14, 15, 16, 17, 22 & 23

AREA 100.9 sq m / 1086 sq ft

3 BED

PAGE 18



The Rowan

PLOT 45

AREA 107.4 sq m / 1156 sq ft

3 BED

PAGE 20



The Willow

PLOTS 3 & 7

AREA 108.6 sq m / 1168 sq ft

3 BED

PAGE 22



The Whitebeam

PLOT 48

AREA 118.4 sq m / 1274 sq ft

3 BED

PAGE 24



The Hazel

PLOTS 18, 19, 20, 21, 24, 25, 26 & 27

AREA 134.7 sq m / 1449 sq ft

3 BED

PAGE 26



The Cypress

PLOTS 11, 12, 28, 31 & 32

AREA 135.9 sq m / 1462 sq ft

4 BED

PAGE 28



The Cedar

PLOTS 13, 29 & 30

AREA 141.5 sq m / 1523 sq ft

4 BED

PAGE 30



The Osier

PLOT 46

AREA 142.0 sq m / 1528 sq ft

3 BED

PAGE 32



The Hornbeam

PLOT 47

AREA 142.3 sq m / 1531 sq ft

3 BED

PAGE 34



The Laurel

PLOTS 4 & 6

AREA 142.7 sq m / 1536 sq ft

3 BED

PAGE 36



The Larch

PLOT 43

AREA 150.8 sq m / 1623 sq ft

4 BED

PAGE 38



The Aspen

PLOT 2

AREA 152.4 sq m / 1640 sq ft

4 BED

PAGE 40



The Poplar

PLOT 5

AREA 152.6 sq m / 1642 sq ft

4 BED

PAGE 42



The Chestnut

PLOTS 1 & 8

AREA 153.4 sq m / 1651 sq ft

4 BED

PAGE 44



The Elder

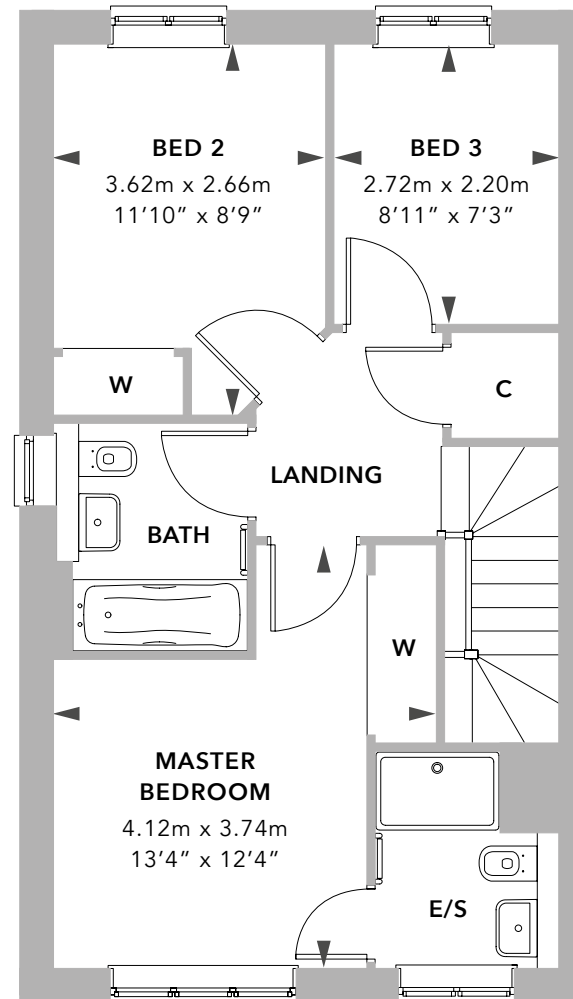
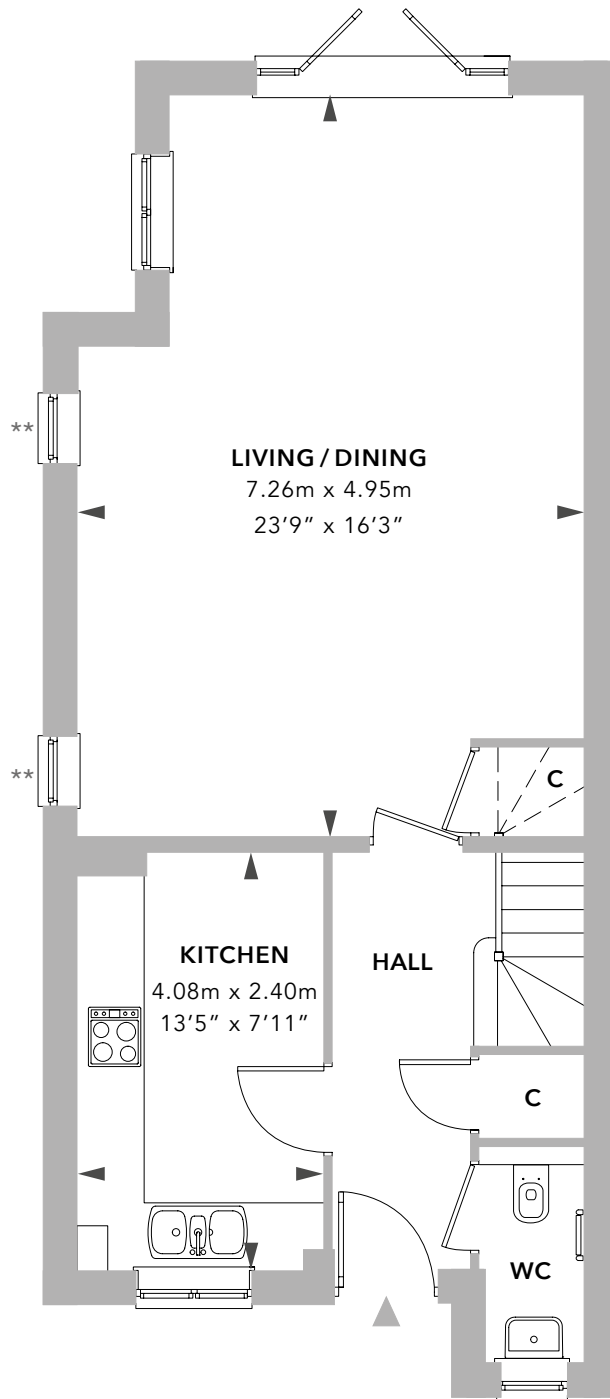
PLOT 44

AREA 153.4 sq m / 1651 sq ft

4 BED

PAGE 46

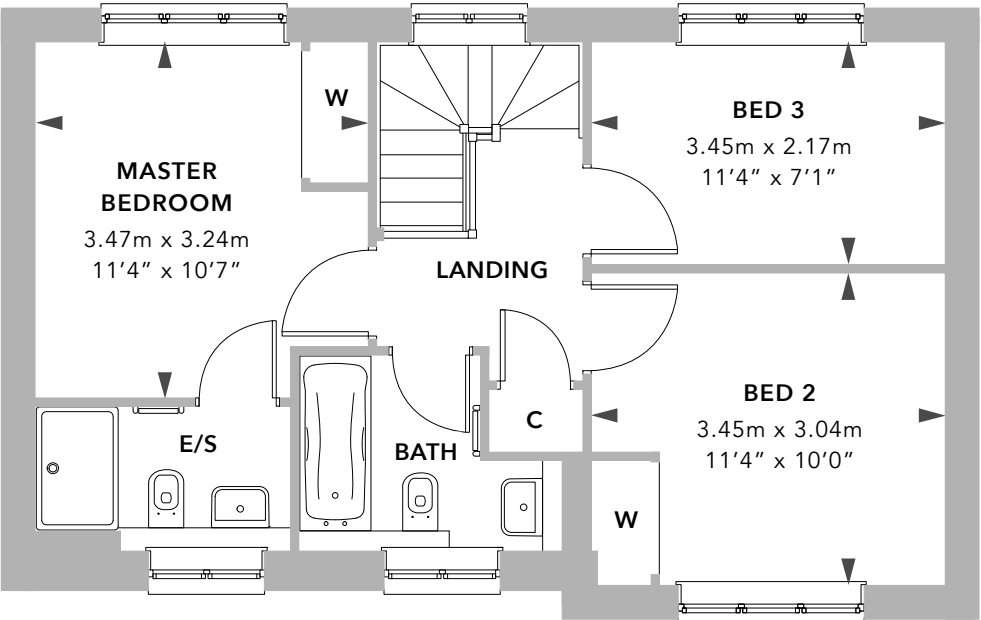
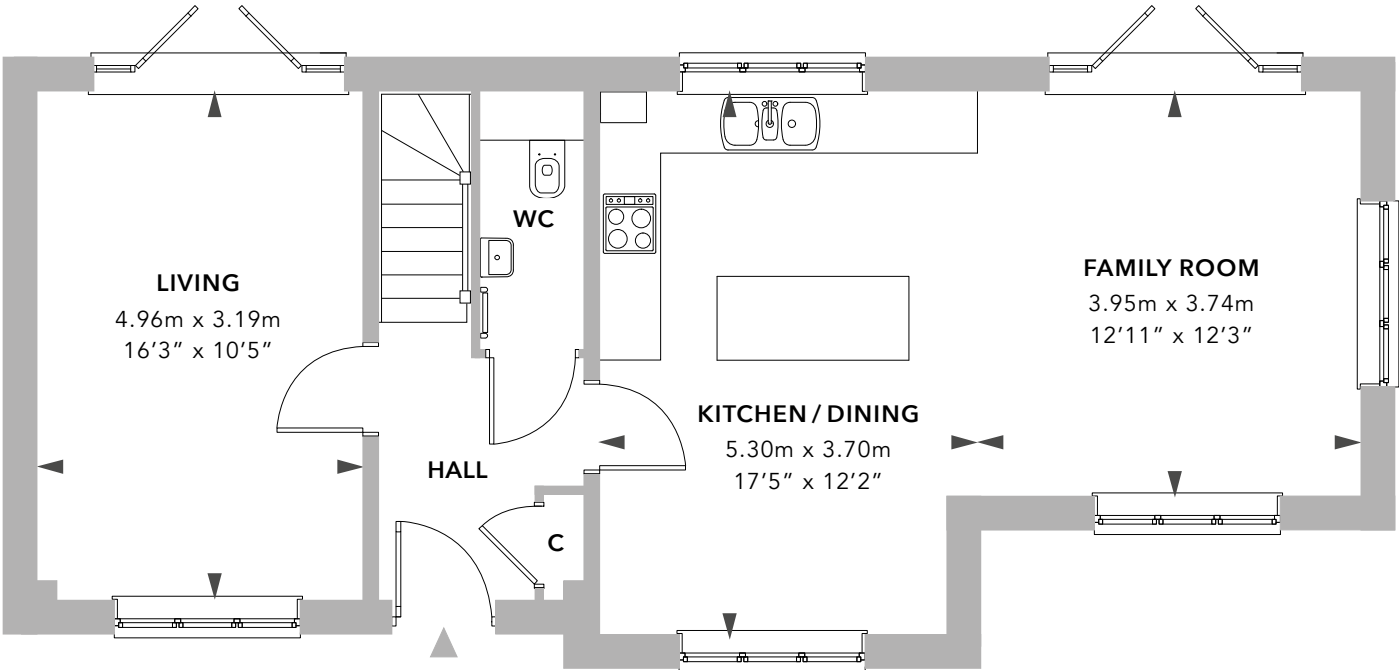




The Hawthorn

PLOTS 9*, 10, 14*, 15, 16*, 17, 22* & 23 /
3 BED SEMI-DETACHED HOUSE
AREA 100.9 sq m / 1086 sq ft





The Rowan

PLOT 45 /
3 BED SEMI-DETACHED HOUSE
AREA 107.4 sq m / 1156 sq ft



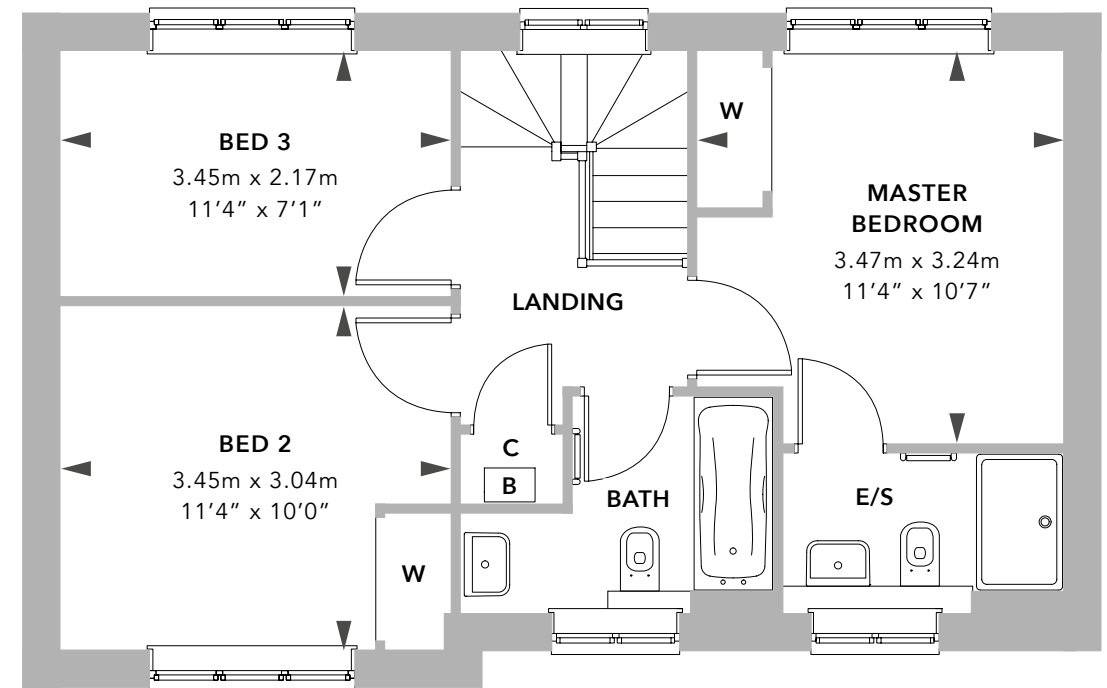
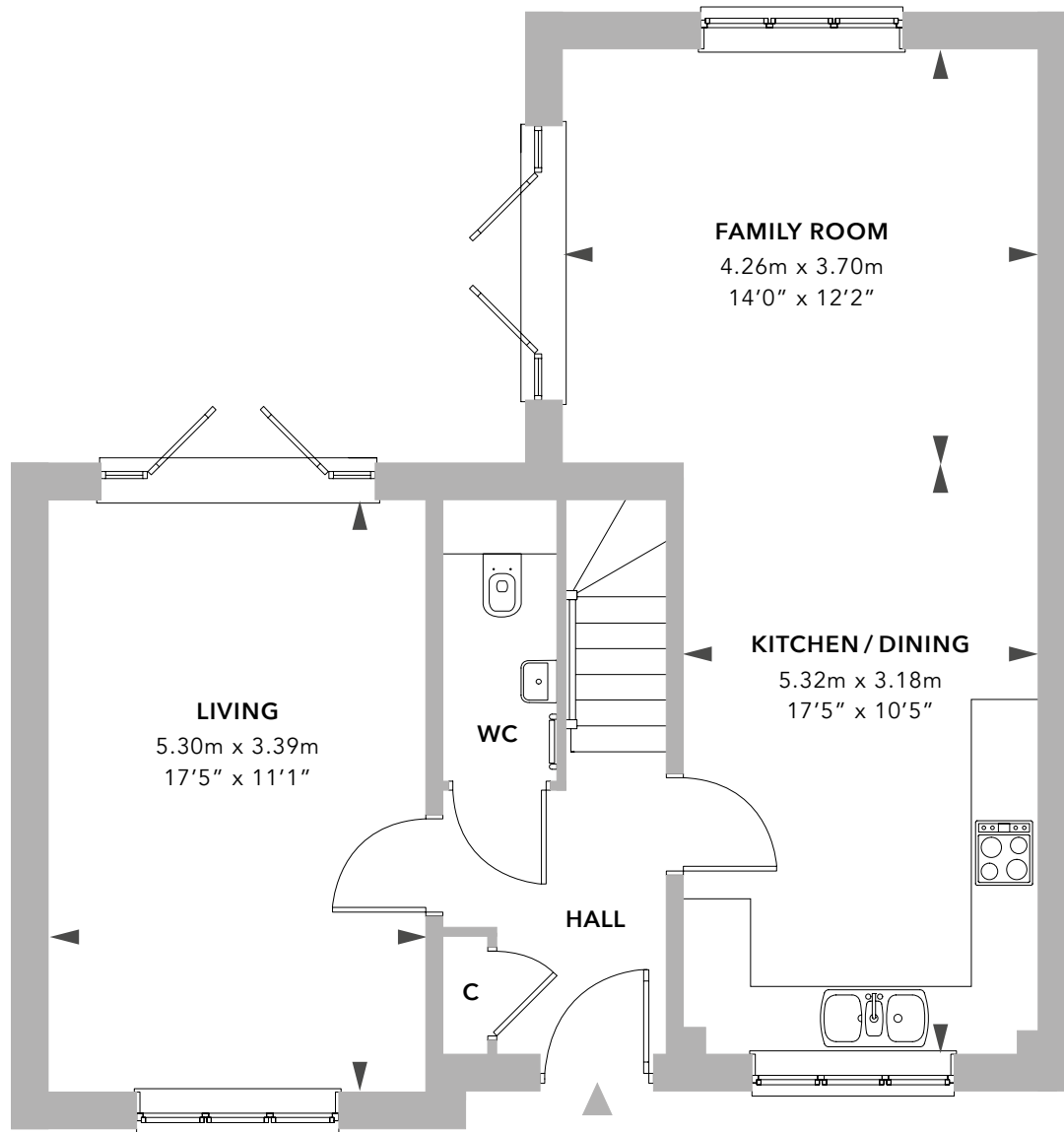


The Willow

PLOTS 3* & 7 /

3 BED SEMI-DETACHED HOUSE

AREA 108.6 sq m / 1168 sq ft

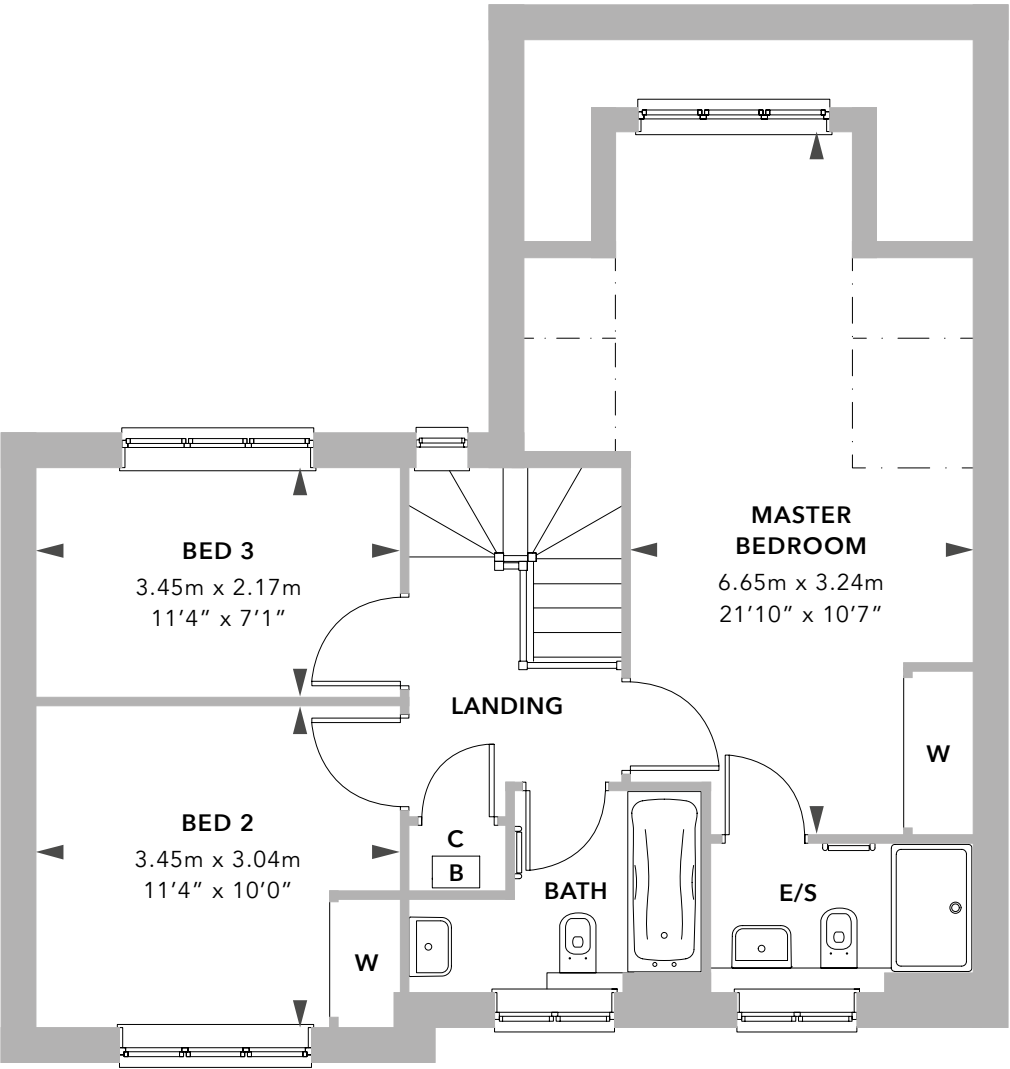
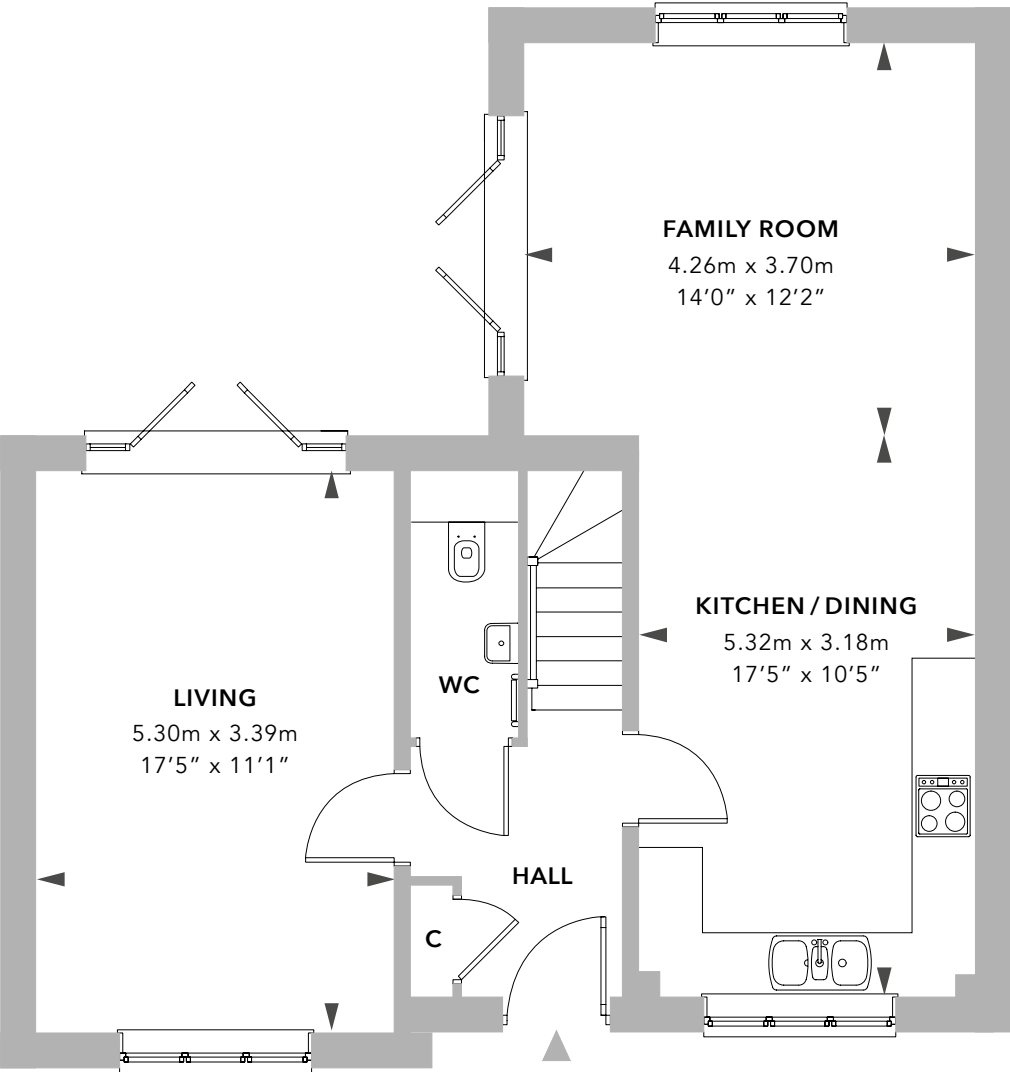




The
Whitebeam

PLOT 48 /
3 BED SEMI-DETACHED HOUSE
AREA 118.4 sq m / 1274 sq ft

ANTLER HOMES



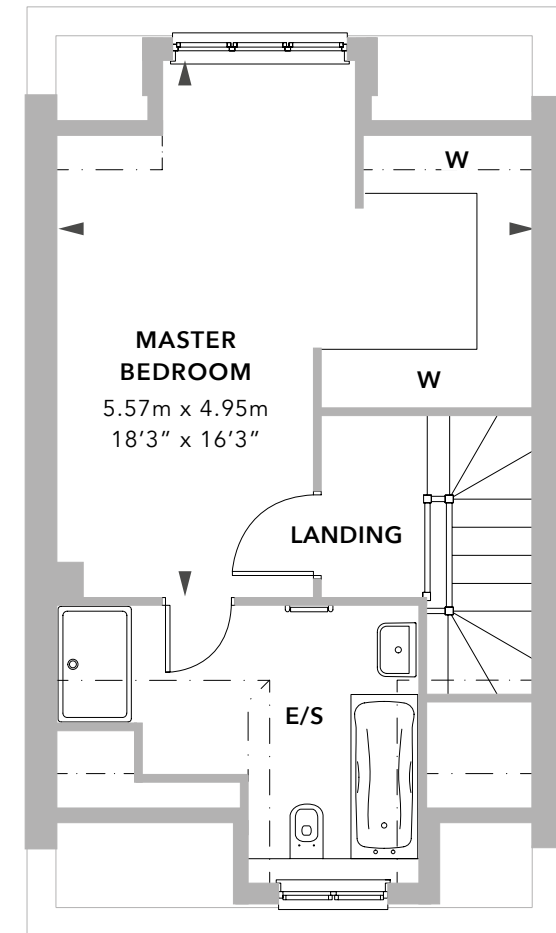
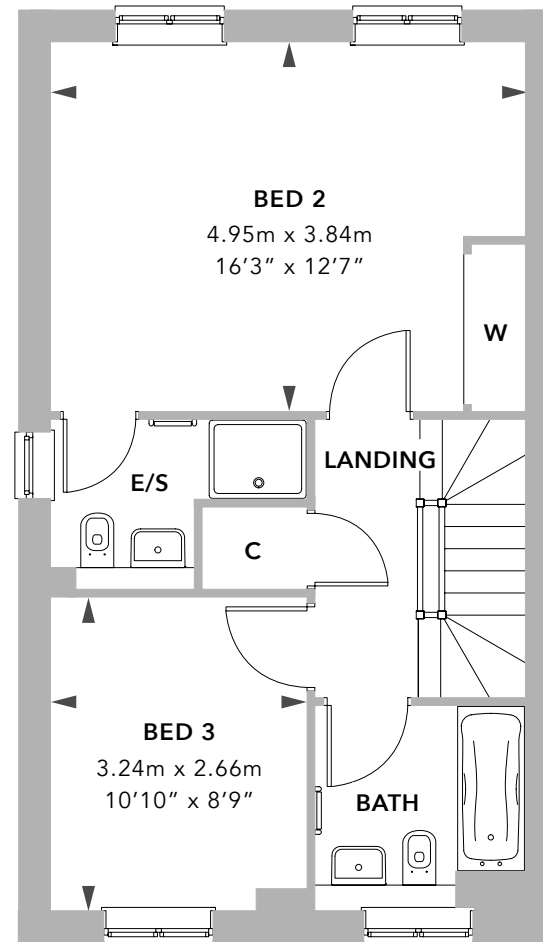
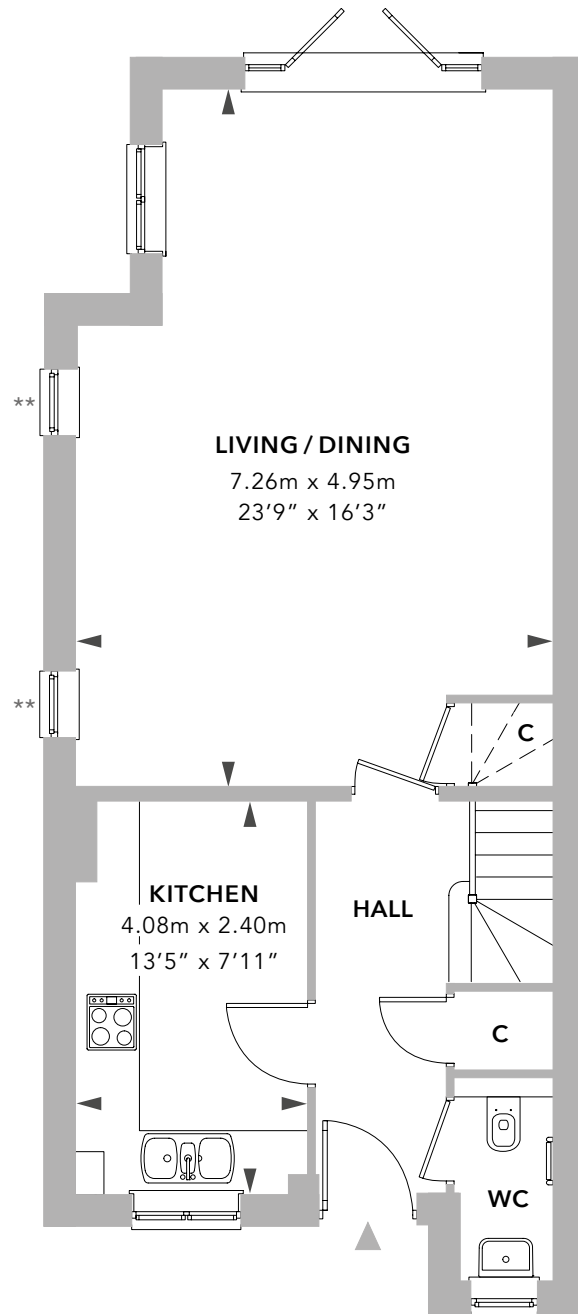
E/S - en-suite. C - cupboard. W - wardrobe. B - boiler. Dotted lines denote lower ceiling height (1.50m).



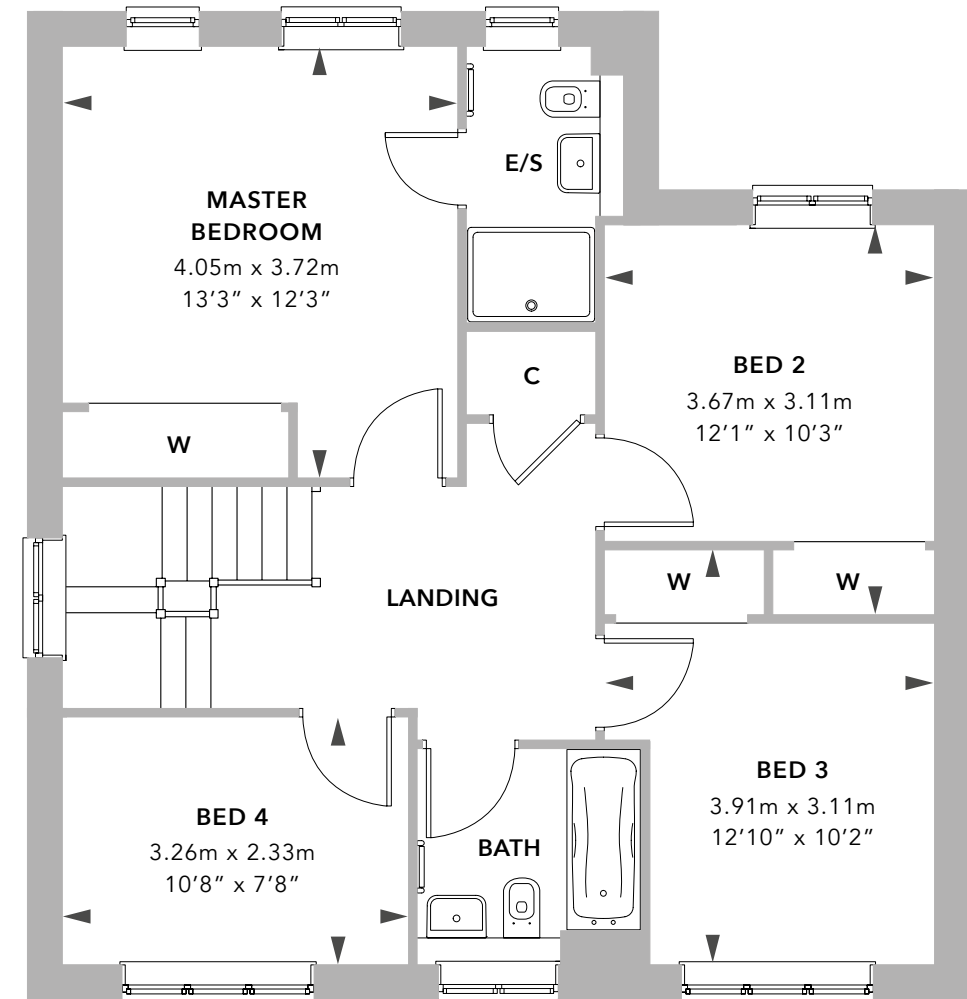
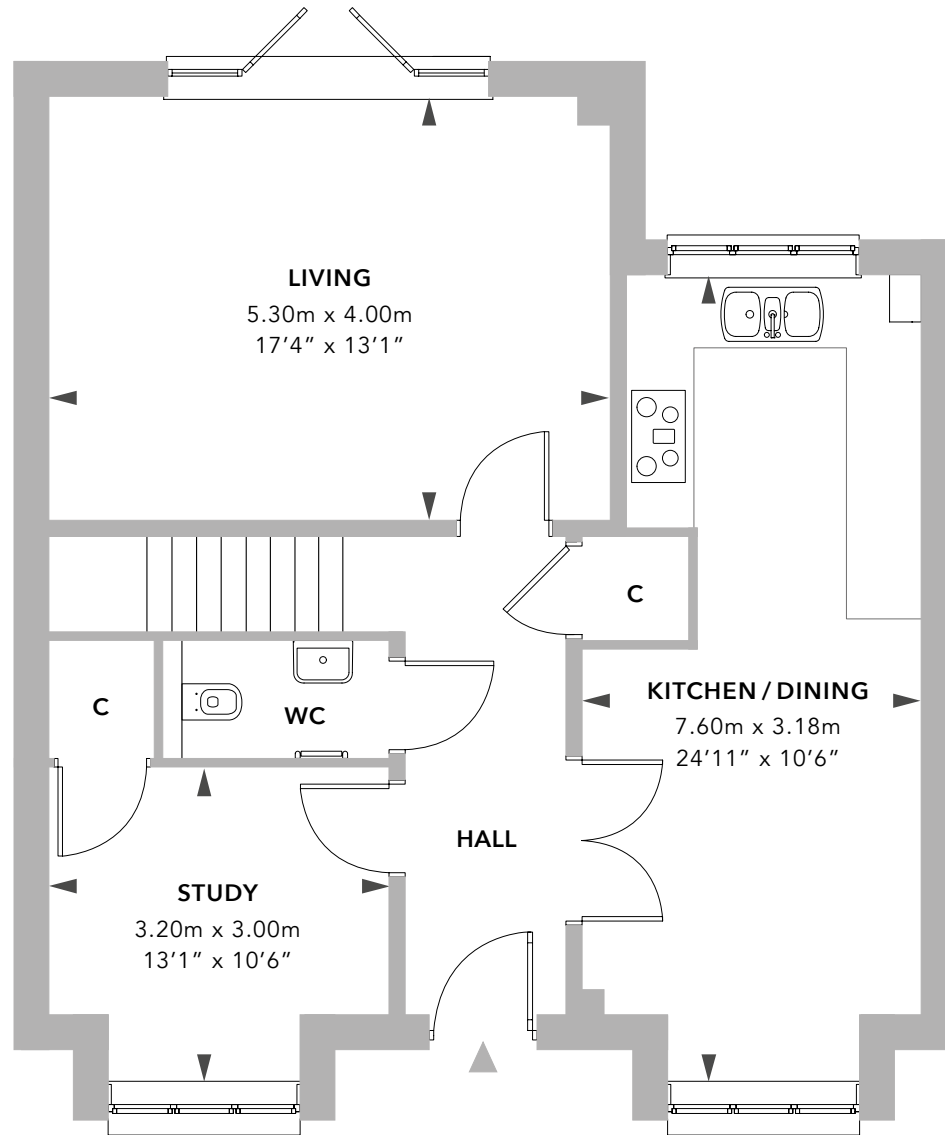


The Hazel

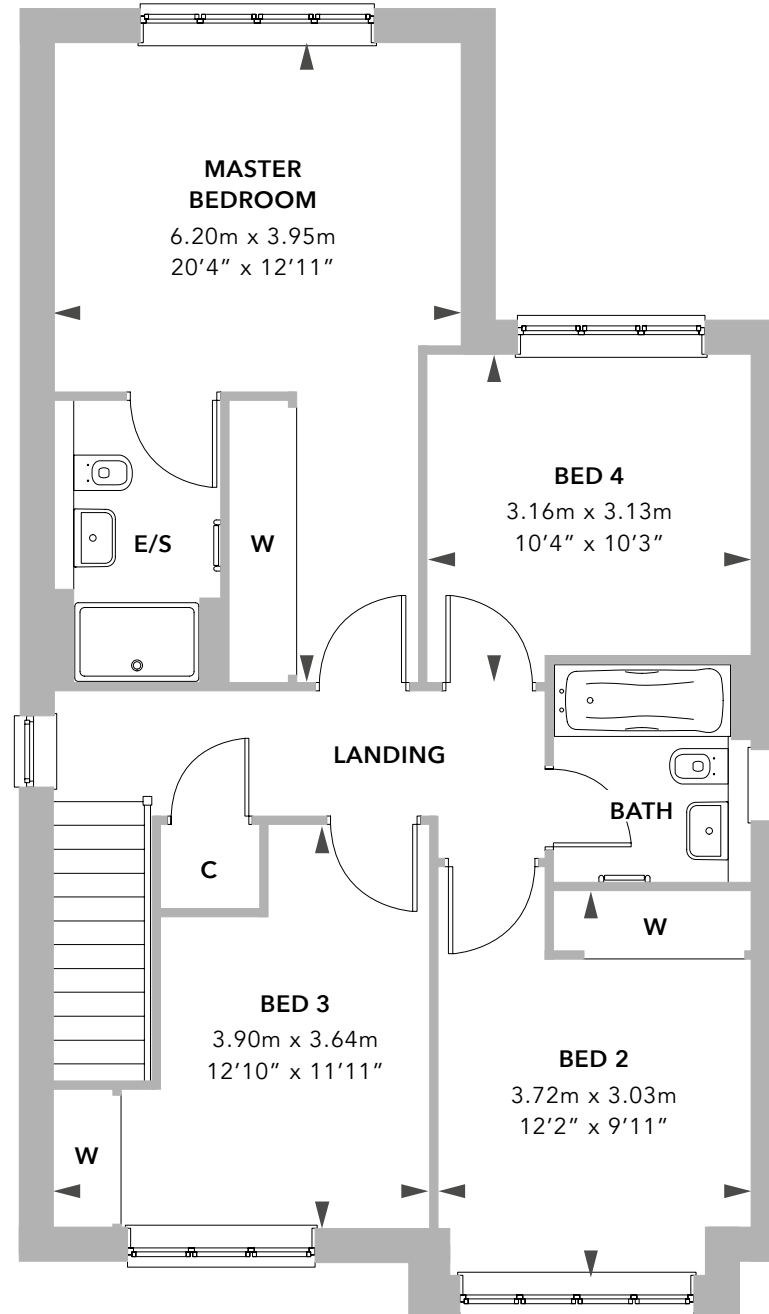
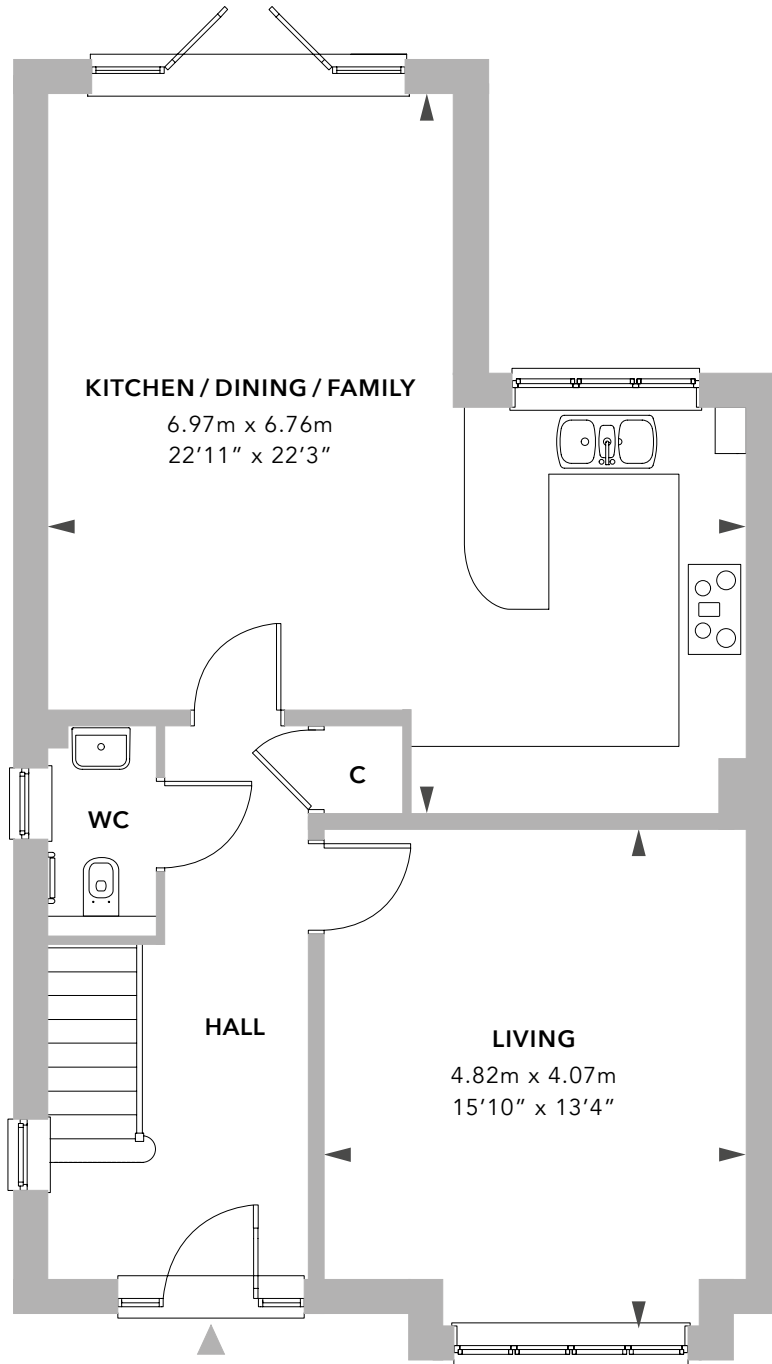
PLOTS 18*, 19, 20*, 21, 24*, 25, 26* & 27 /
3 BED SEMI-DETACHED HOUSE
AREA 134.7 sq m / 1449 sq ft











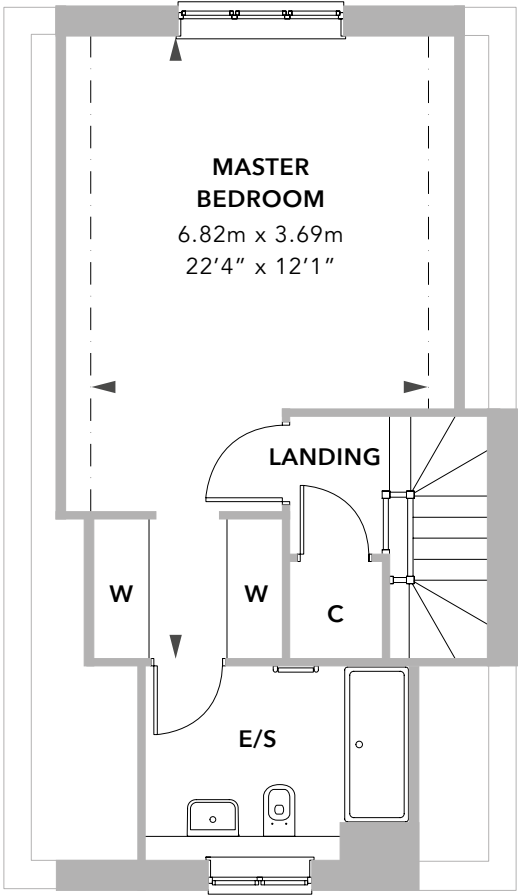
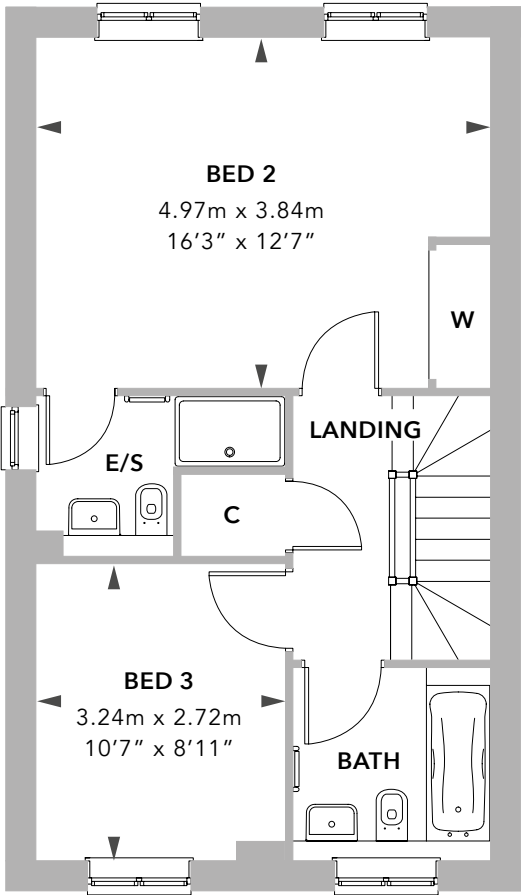
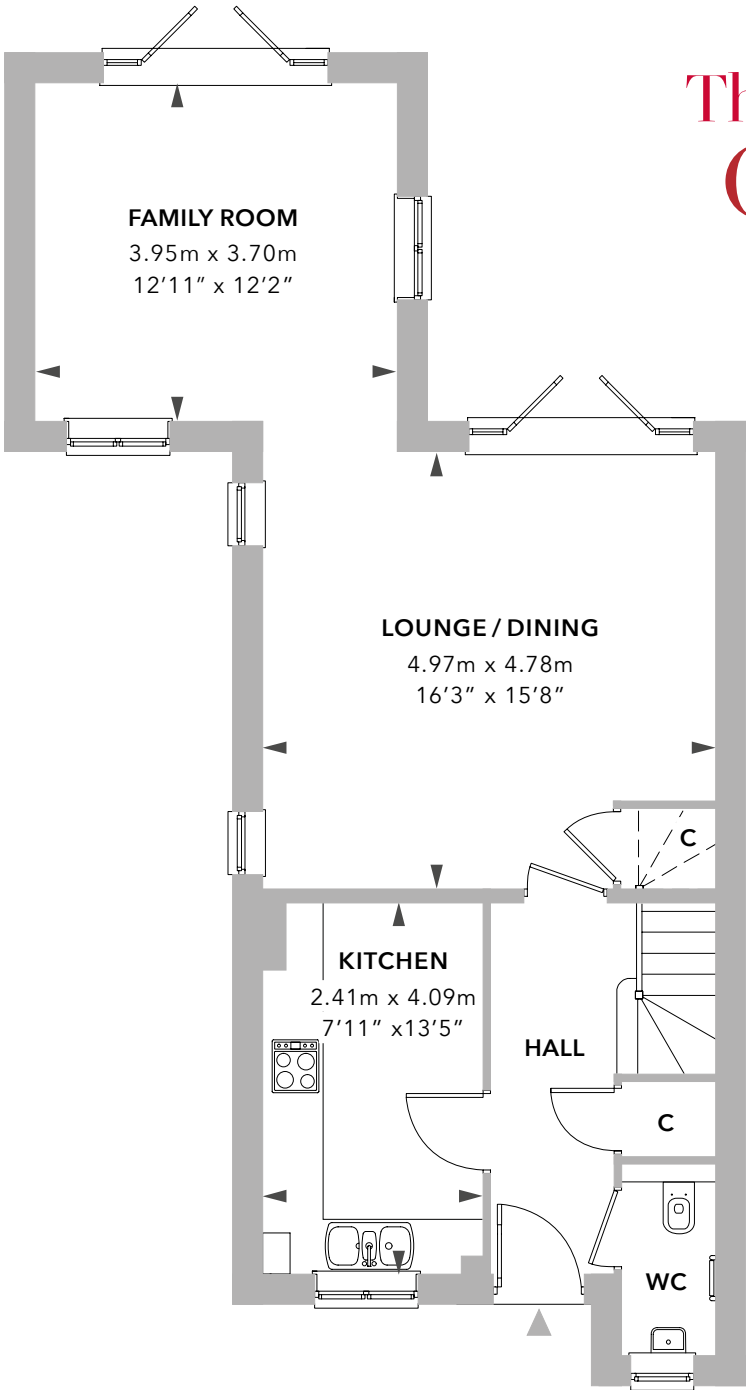
The Cedar

PLOTS 13, 29* & 30* /
4 BED DETACHED HOUSE
AREA 141.5 sq m / 1523 sq ft



The Osier

PLOT 46 /
3 BED SEMI-DETACHED HOUSE
AREA 142.0 sq m / 1528 sq ft

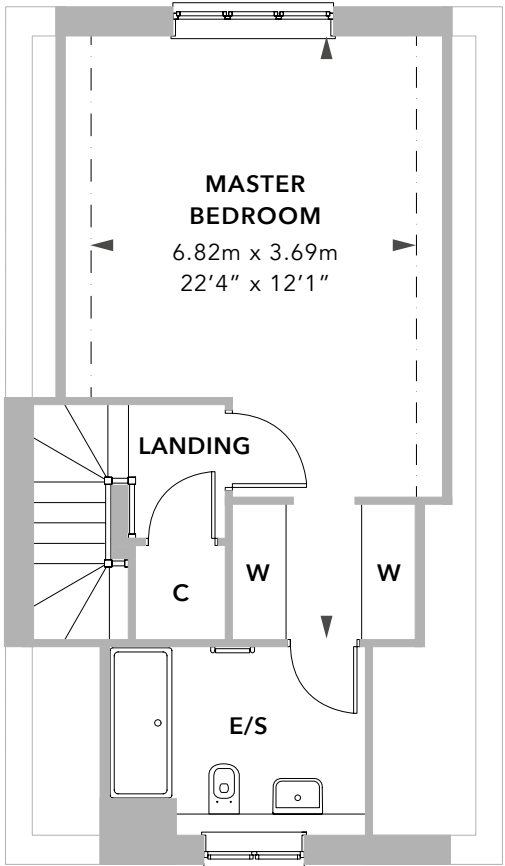
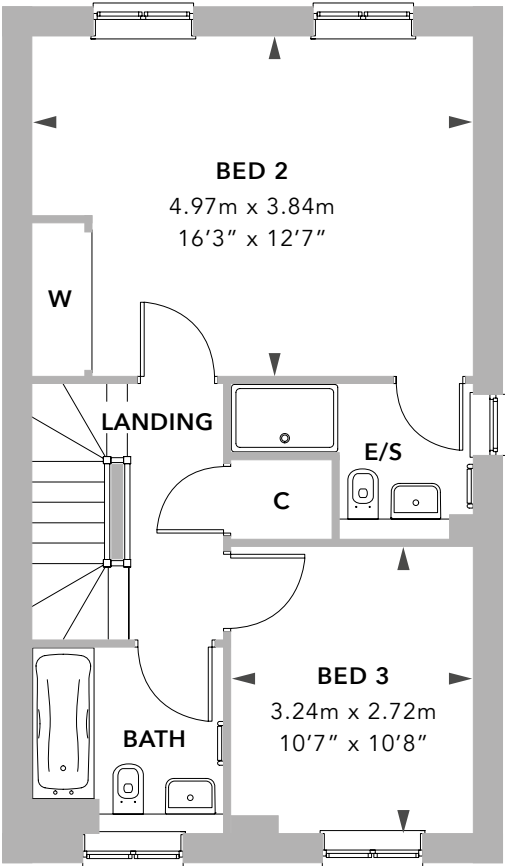
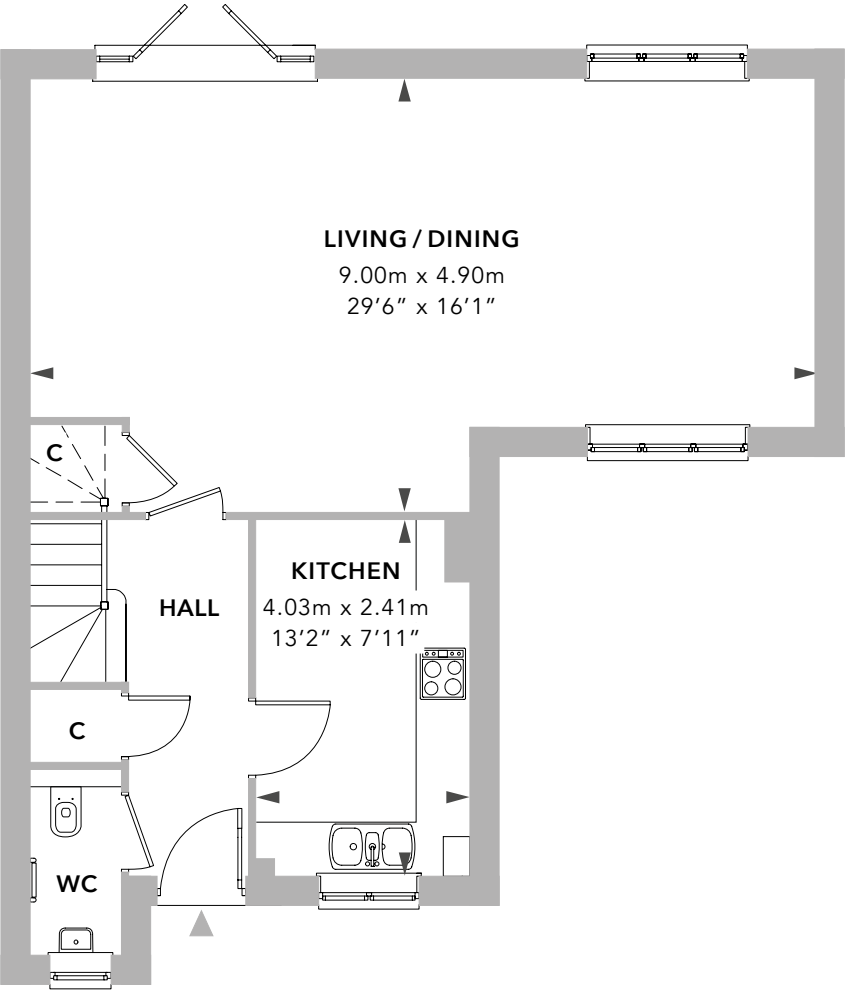


E/S - en-suite. C - cupboard. W - wardrobe. Dotted lines denote lower ceiling height.



The
Hornbeam

PLOT 47 /
3 BED SEMI-DETACHED HOUSE
AREA 142.3 sq m / 1531 sq ft

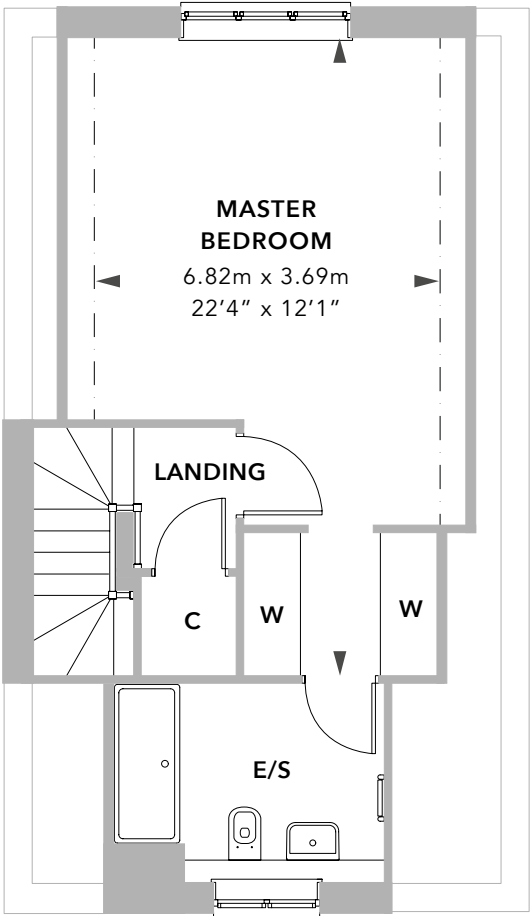
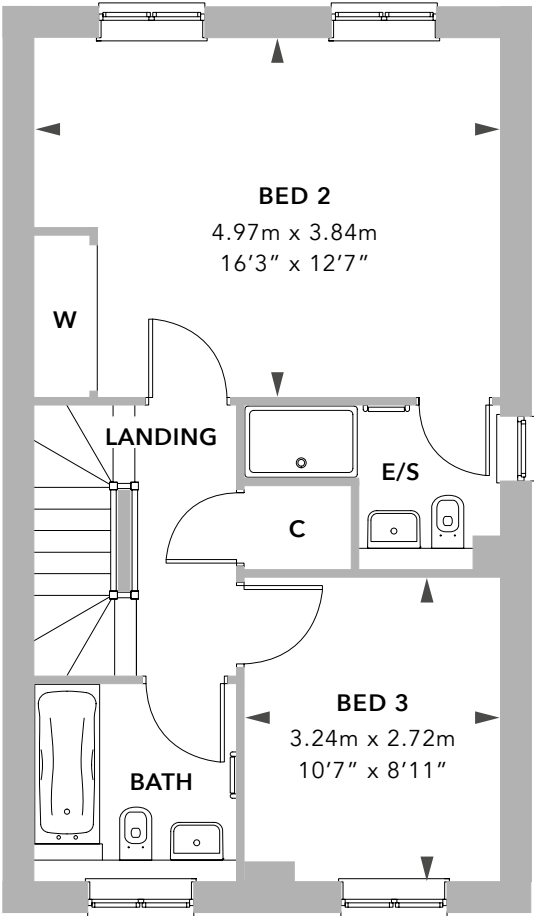
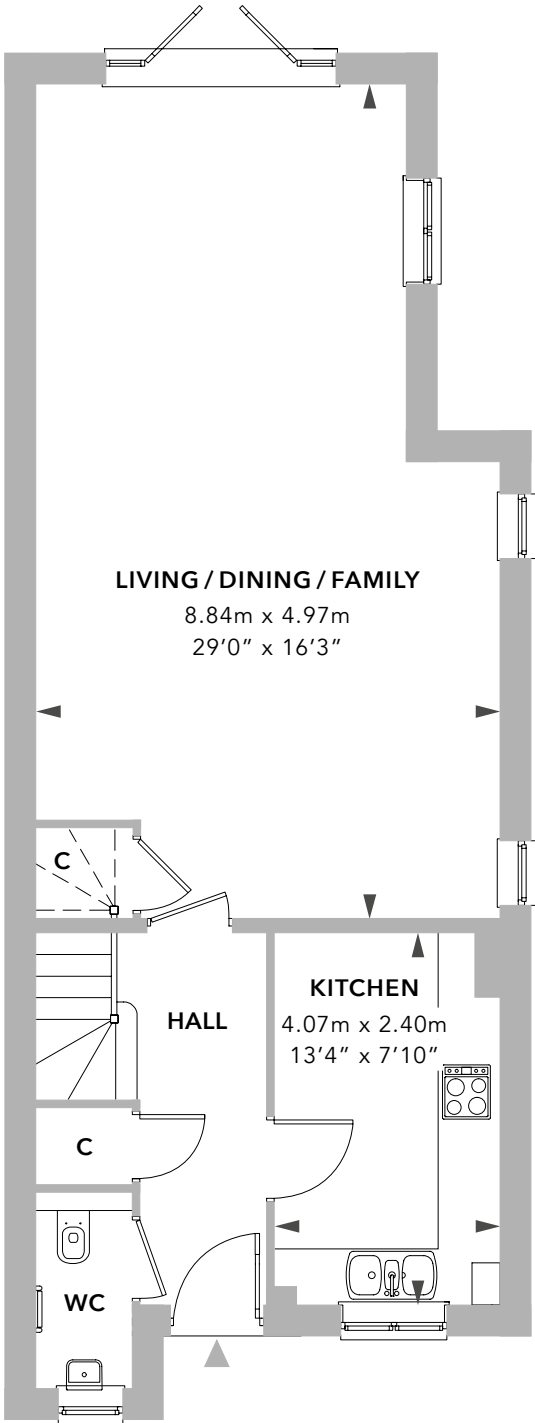


E/S - en-suite. C - cupboard. W - wardrobe. Dotted lines denote lower ceiling height.



The
Laurel

PLOTS 4* & 6 /
3 BED SEMI-DETACHED HOUSE
AREA 142.7 sq m / 1536 sq ft

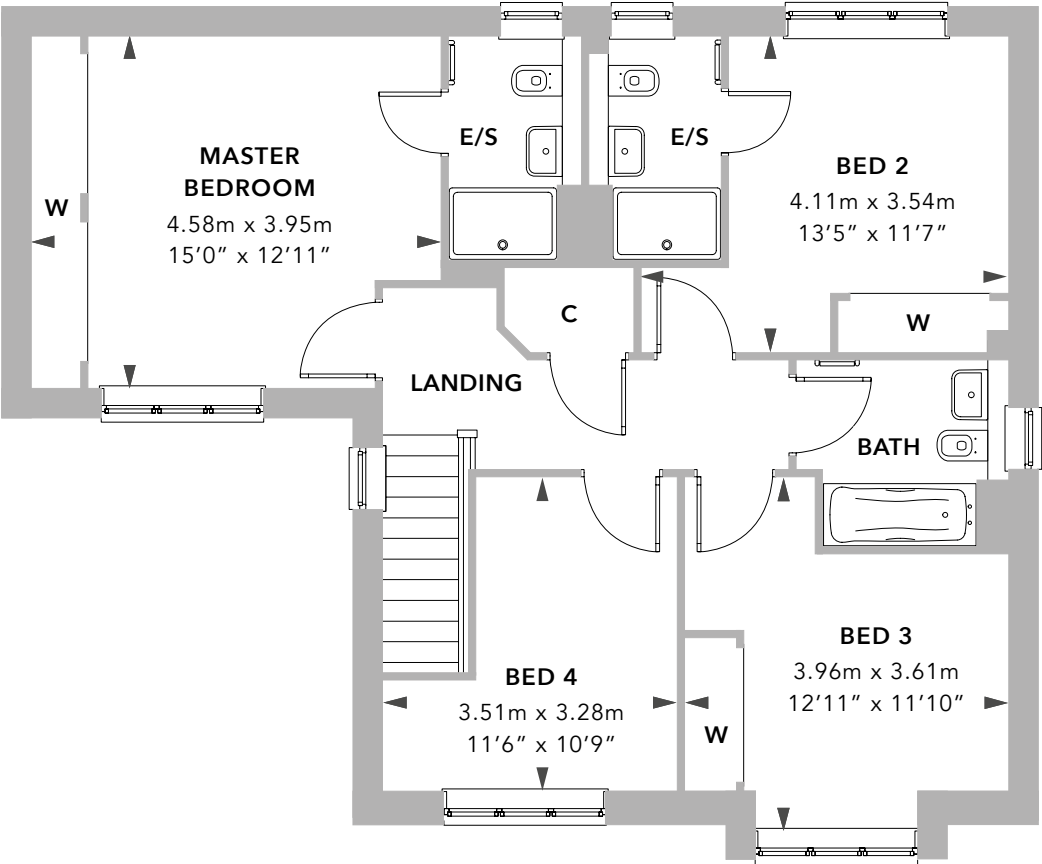
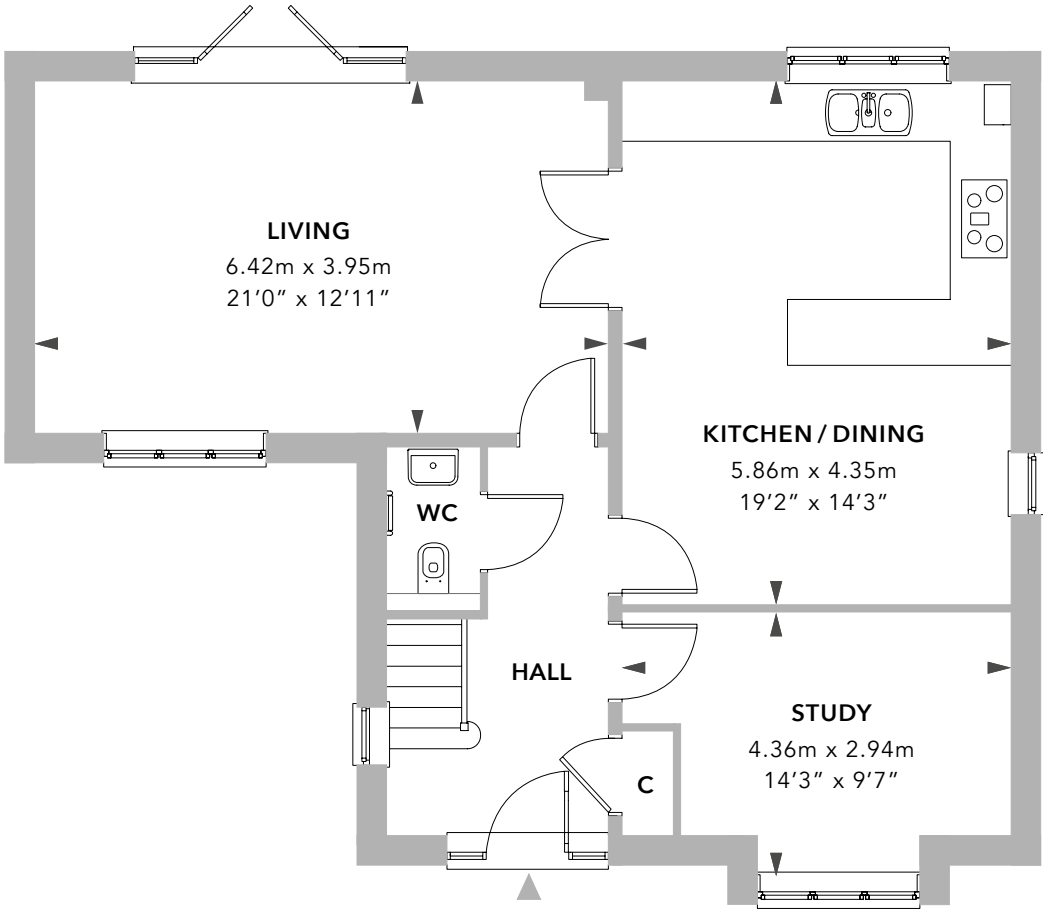


*Plot is handed. E/S - en-suite. C - cupboard. W - wardrobe. Dotted lines denote lower ceiling height.



The
Larch

PLOT 43 /
4 BED DETACHED HOUSE
AREA 150.8 sq m / 1623 sq ft

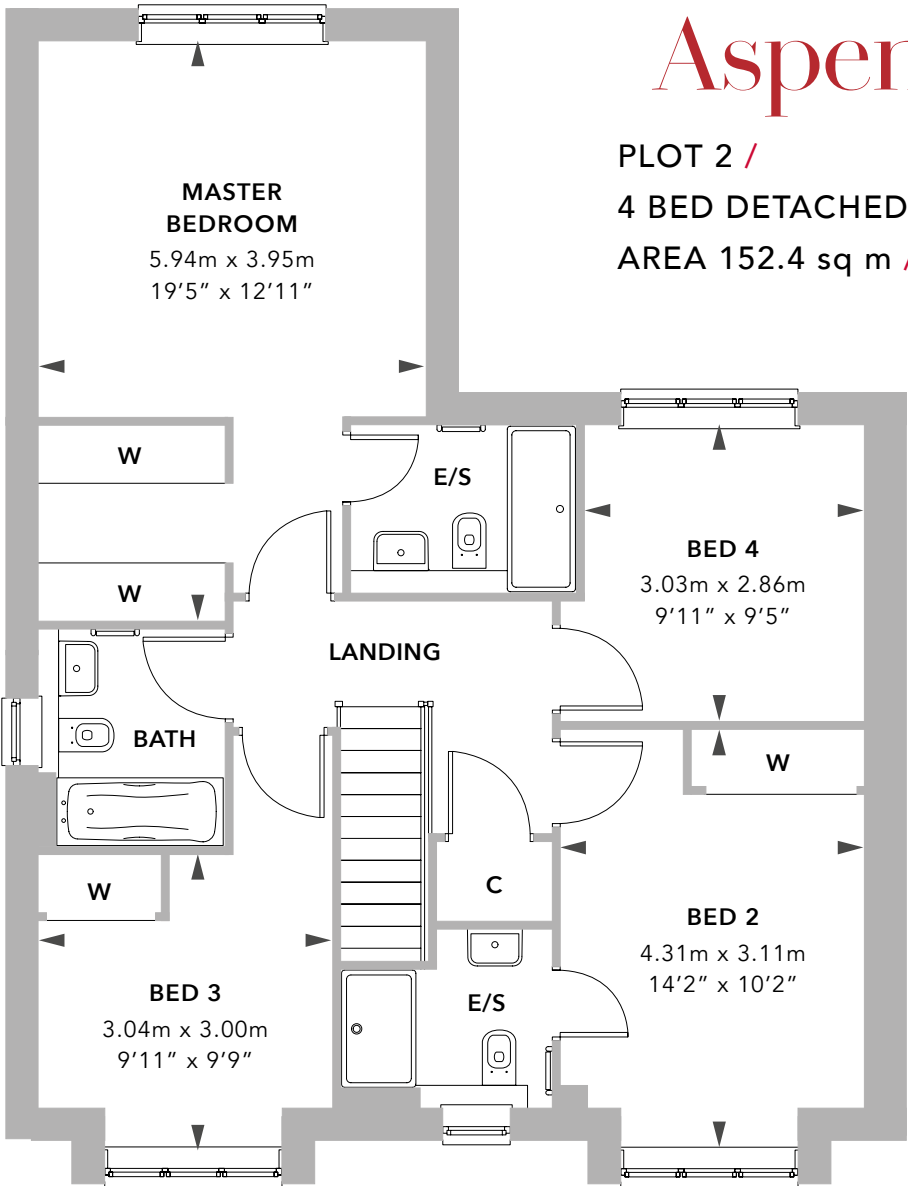
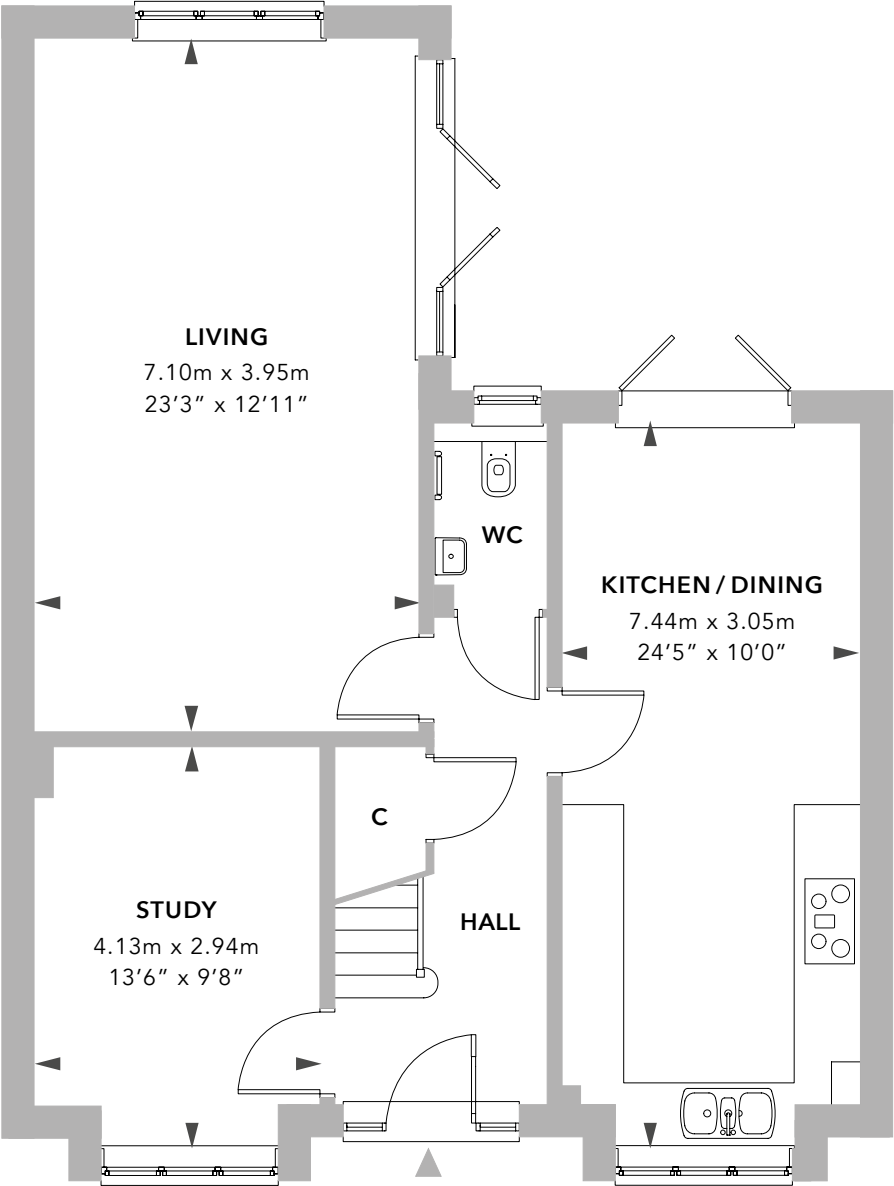


E/S - en-suite. C - cupboard. W - wardrobe.



The
Aspen

PLOT 2 /
4 BED DETACHED HOUSE
AREA 152.4 sq m / 1640 sq ft

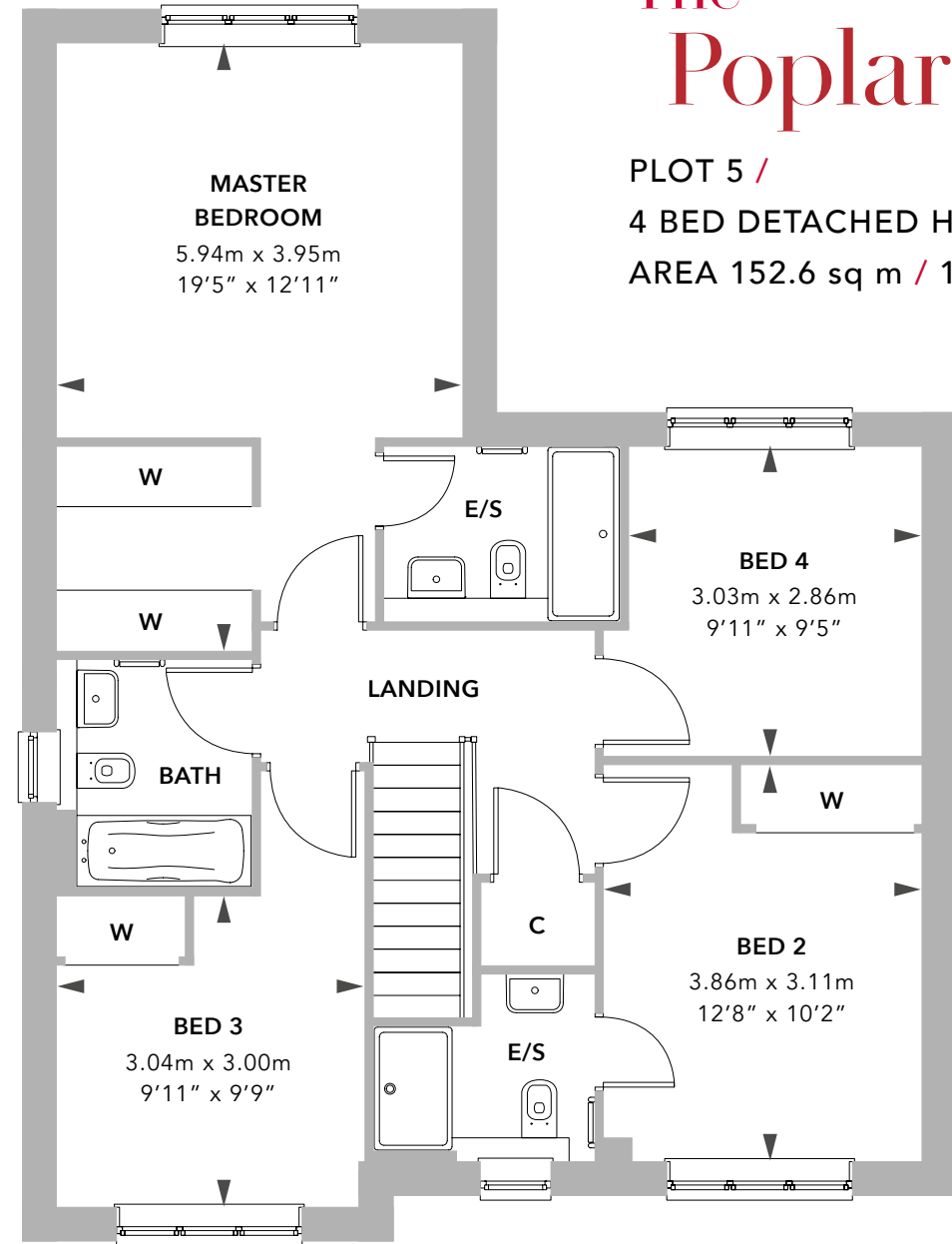
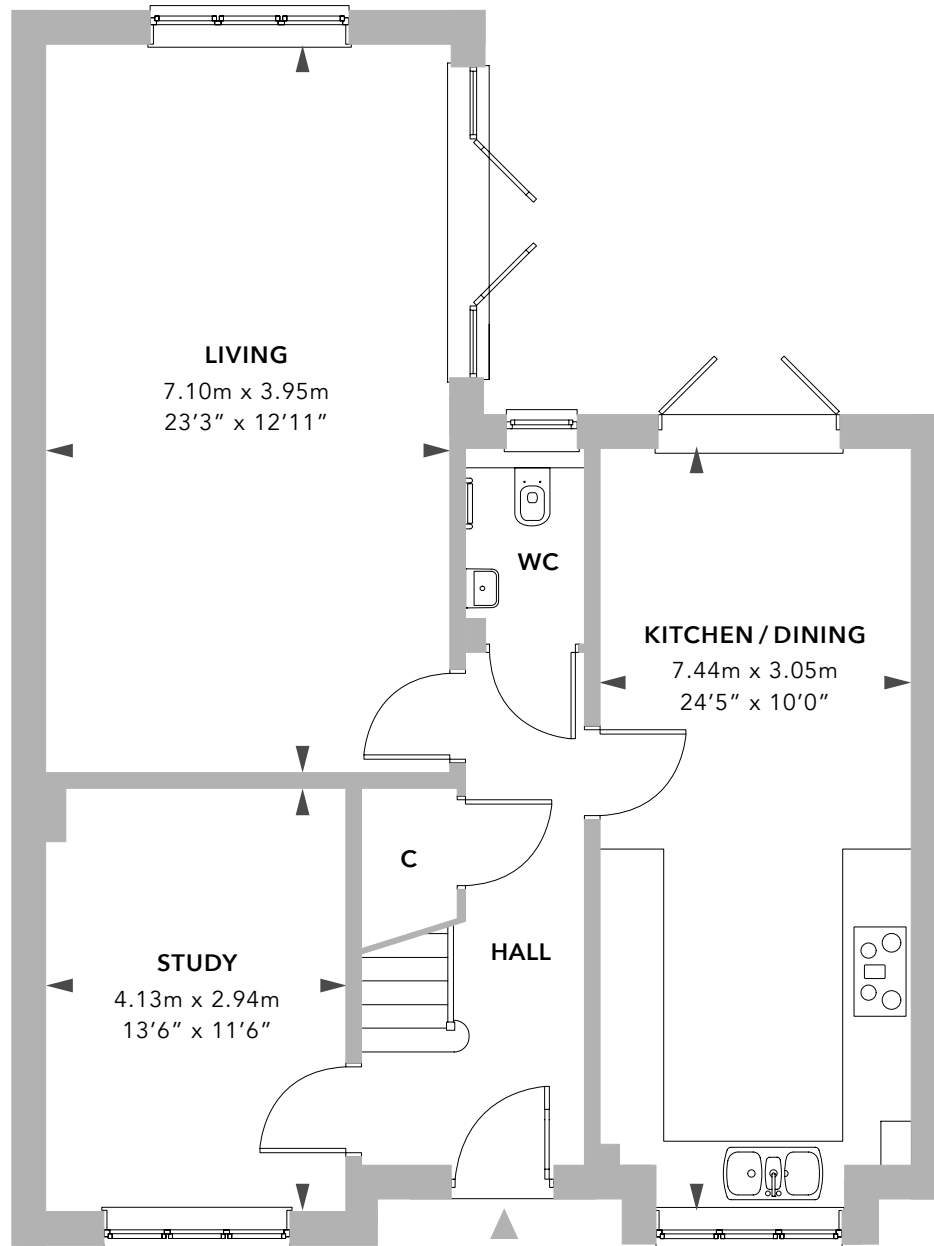






The Poplar

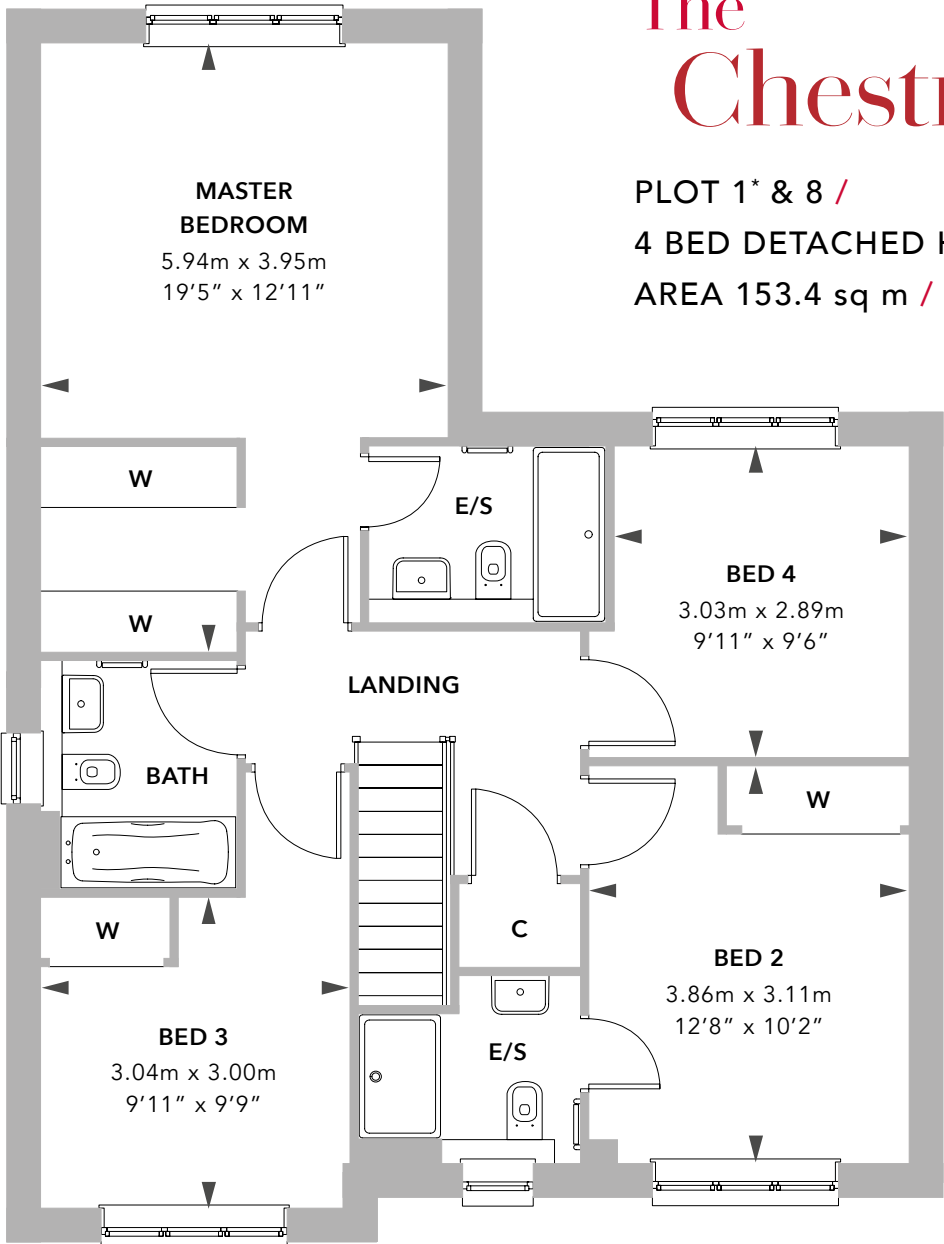
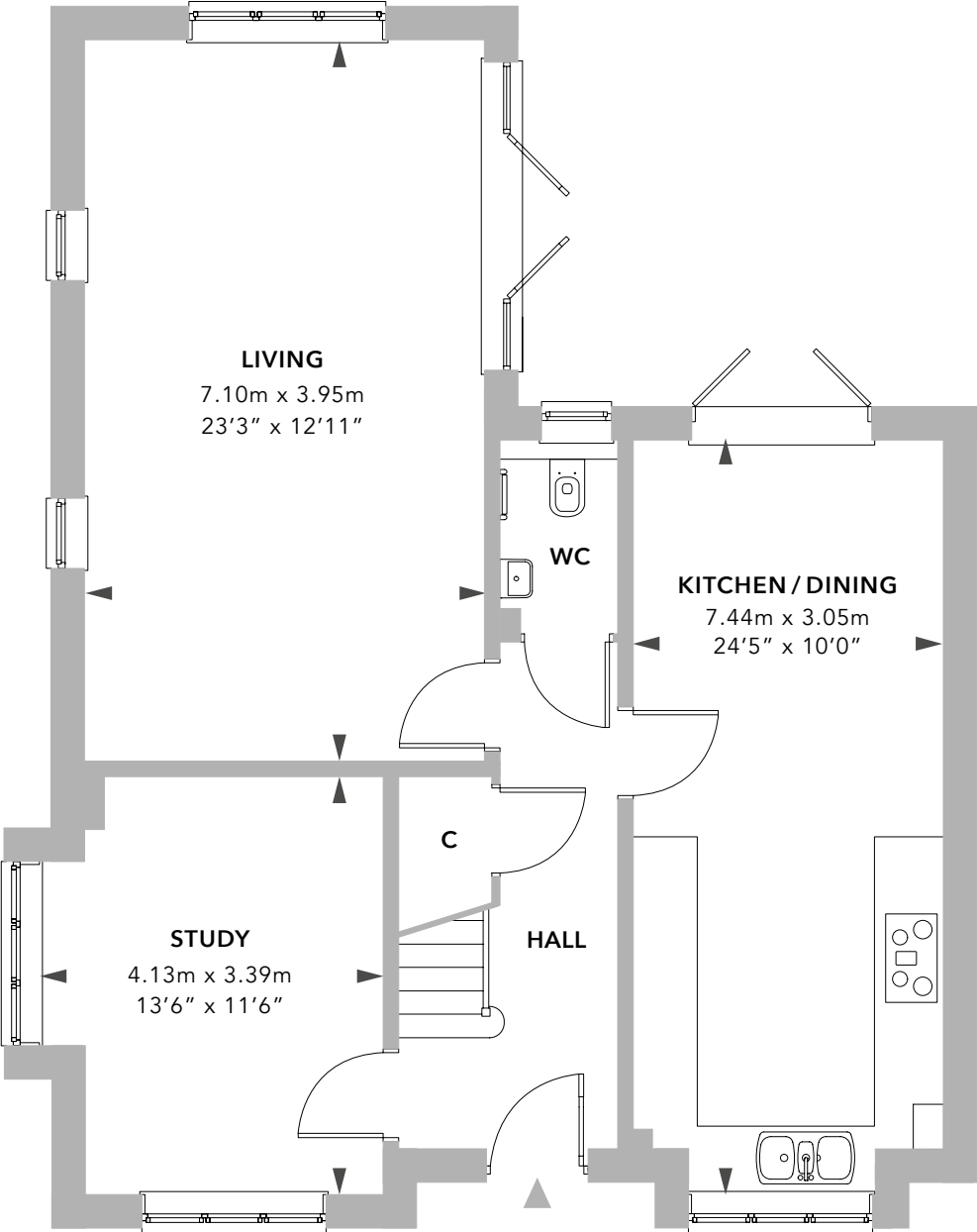
PLOT 5 /
4 BED DETACHED HOUSE
AREA 152.6 sq m / 1642 sq ft





The Chestnut

PLOT 1* & 8 /
4 BED DETACHED HOUSE
AREA 153.4 sq m / 1651 sq ft



*Plot is handed. E/S - en-suite. C - cupboard. W - wardrobe.

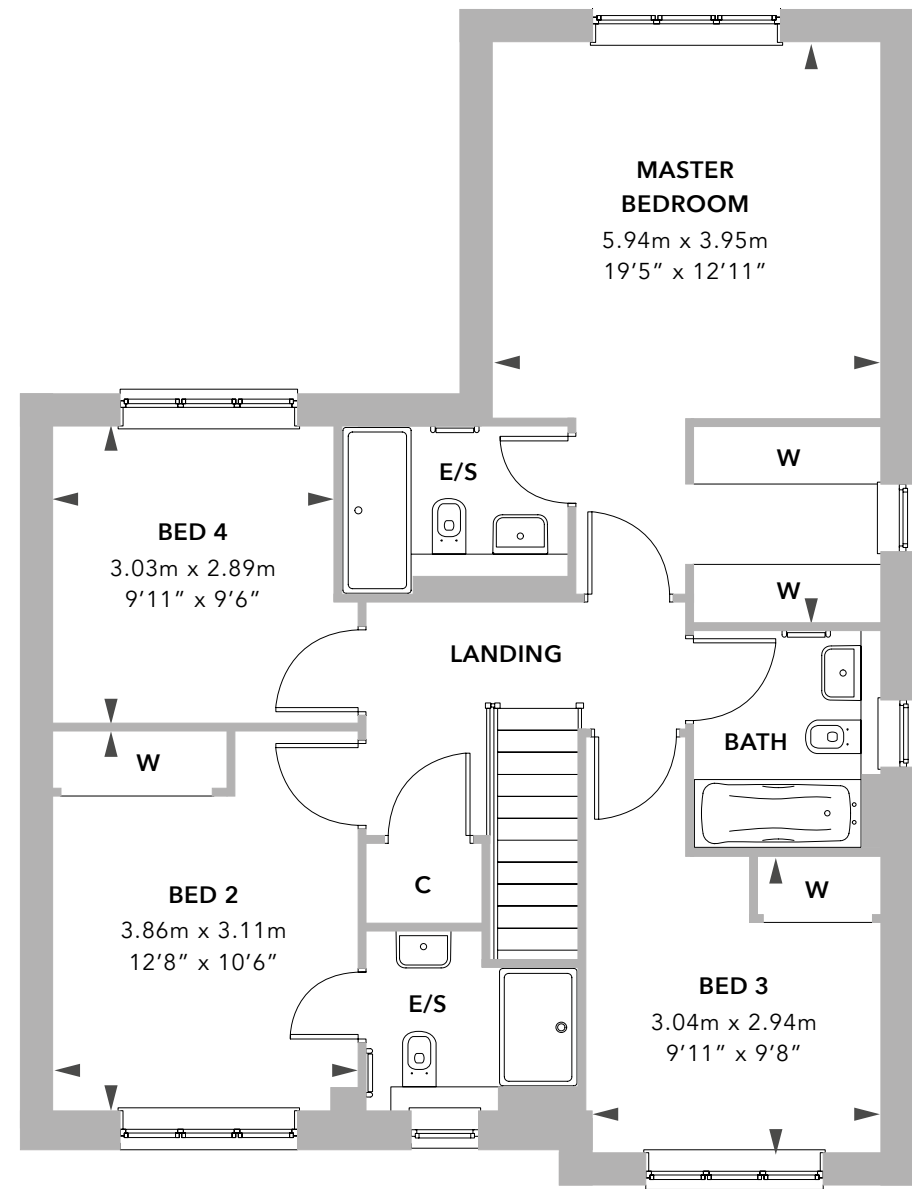
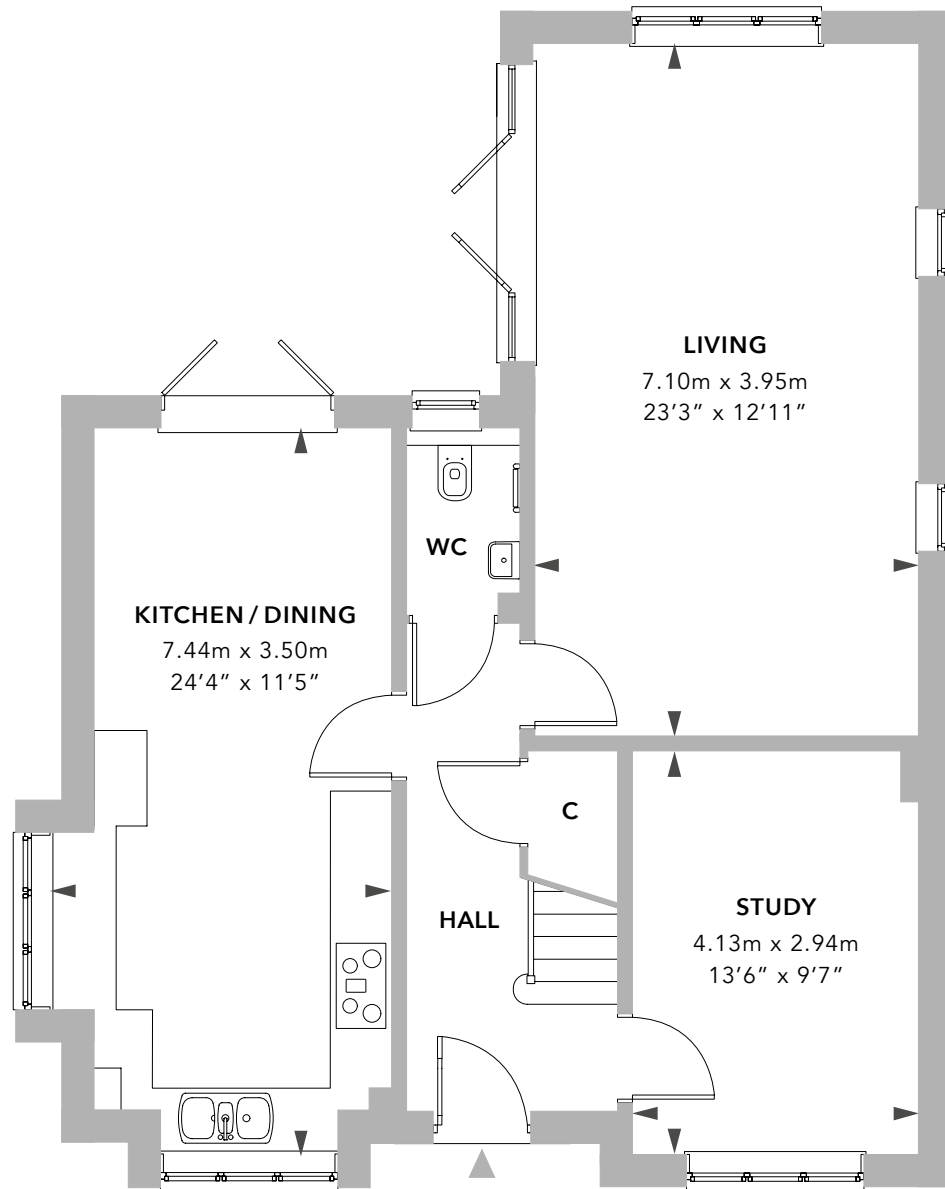


The Elder

PLOT 44 /

4 BED DETACHED HOUSE

AREA 153.4 sq m / 1651 sq ft





An outstanding specification



When you choose an Antler Home at Whyteleafe Grove, you have the peace of mind that comes from knowing that it is built to an outstanding specification. You can rest assured that your new home will be perfect on the day you move in and so it will remain for many years to come.

KITCHENS

Bespoke shaker style fitted kitchens with Siemens integrated appliances.

- Stainless steel single oven
- Combination microwave (4 bed homes)
- 60cm glass 4 zone induction hob with 60cm cooker hood (3 bed homes)
- 80cm glass 5 zone induction hob with 90cm cooker hood (4 bed homes)
- Integrated 50/50 fridge freezer (3 bed homes)
- Separate integrated tall fridge and freezer (4 bed homes)
- Integrated dishwasher
- Integrated washer dryer
- Pull out waste bin
- Composite stone work surfaces with 100mm upstand
- Chrome electrical fittings where exposed (white elsewhere)
- Under unit lighting
- Two bowl sink unit with mixer tap
- 30cm wine cooler (4 bed homes)

BEDROOMS

- Fitted wardrobes with hinged doors to:
 - Master bedroom and bedroom 2 (3 bed homes)
 - Master bedroom and bedrooms 2 & 3 (4 bed homes)

HIGH QUALITY FIXTURES & FITTINGS

- Staircase with oak handrail, newel and spindles
- Oak finish solid core internal doors with chrome furniture
- PVCu double glazed windows
- Flooring included throughout

BATHROOM & EN-SUITE(S)

- Contemporary white sanitary ware
- Vanity units
- Vado chrome brassware
- Wall hung WC
- Chromium heated towel rail
- Vado thermostatic shower controls
- Wall and floor tiling by Minoli
- Electric under floor heating mats
- Fitted mirrors
- Shaver/toothbrush point

EXTERNAL

- Landscaped front garden
- Turf to rear garden
- Lighting to front and rear
- External tap
- Indian sandstone paths and patios
- EV charging points



Creating beautiful places



HEATING, SECURITY & ELECTRICS

- Gas central heating
- Wet under floor heating to ground floor
- Radiators to first floor with thermostatic valves
- Wiring for telephone point
- USB charging point in living room, kitchen and master bedroom
- Wiring for Sky Q in living room
- TV points to all bedrooms
- LED downlights to cloakroom, bathrooms, entrance hall and landing
- Mains operated smoke / CO₂ detector with battery back up
- Heatmiser thermostats
- Full fibre broadband connected

GUARANTEE

- Antler Homes 2 year warranty
- 10 year Structural Premier Guarantee





Building homes for you...

We are incredibly proud of the homes we deliver. Each and every one has been built to an exceptionally high standard by our passionate team, ensuring it can be enjoyed generation after generation.

ANDREW RINALDI, MANAGING DIRECTOR
ANTLER HOMES



...to lay down your roots

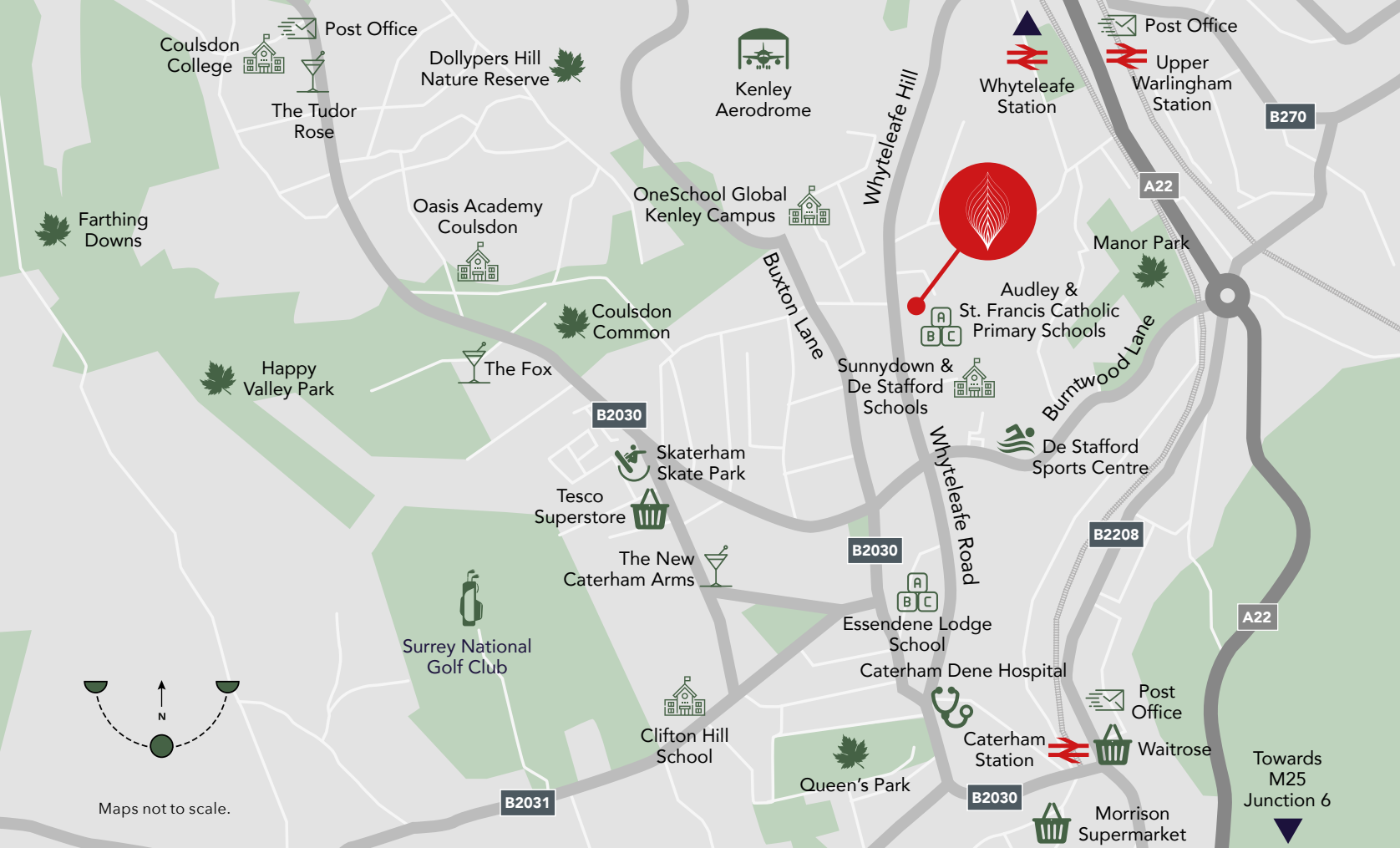
When you choose an Antler property you are purchasing a home of real character, individuality and originality that you can make yours, and yours alone. What's more, you'll discover that your new Antler home is hallmarked by countless aspects of skilful architectural, exterior and interior design, derived from our many years as one of the UK's most outstanding and well-respected home builders.

We are still a relatively small, privately owned company, with a fifty-year history of designing beautiful homes. We depend on our customers' satisfaction and delight in order to secure and safeguard our reputation for excellence. Attention to detail is another unique Antler signature that you'll find in your new home, with the skills of our time-served architects and engineers ensuring that every aspect of your property is precisely as you would want it to be. Equally satisfying are the personal touches you'll enjoy as a valued Antler customer, from our helpful and knowledgeable sales personnel, through to all the support you require throughout the purchasing and moving process – plus an impressive after-sales service that always puts your needs first in the house you call 'home' for many years to come.

**CONSUMER
CODE FOR
HOME BUILDERS**

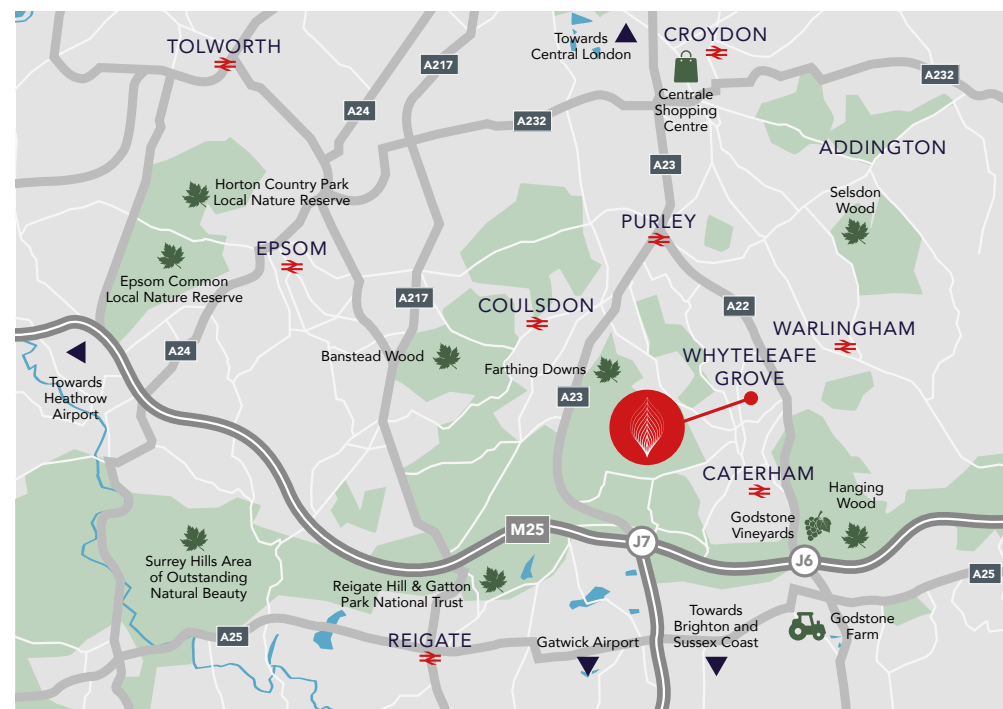
www.consumercode.co.uk

Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility the floor plans have been sized to fit the page. As a result each plan may be a different scale to others within this document.



WHYTELEAFE GROVE

WHYTELEAFE ROAD
CATERHAM ON THE HILL
SURREY
CR3 5ED



Antler Homes Plc
Knightway House, Park Street
Bagshot, Surrey GU19 5AQ

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Designed by S1design.london



Another prestigious development by
Antler Homes

