



OAKGROVE
CATERHAM ON THE HILL

Berkeley
Designed for life





Welcome to Oakgrove

Birdsong. Lush hedgerows, leafy parkland, abundant wildlife, stunning views: set amongst mature trees, open fields and a magnificent golf course, Oakgrove is an extensive range of new homes from Berkeley, in an idyllic location situated along a private road and on the edge of the charming parish of Caterham on the Hill. Offering the opportunity to acquire a quality new home set with its own parkland, Oakgrove combines the pleasures of town and country life all within thirty minutes of London.

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Town & Country

With open countryside on its doorstep, Oakgrove looks out over the prestigious Surrey National Golf Club towards the village of Chaldon. Sitting within an area of natural beauty, surrounded by a tapestry of fertile farmland, and with the chalk grasslands, wooded slopes and steep-sided valleys, it is an idyllic setting to call home – with the excellent local amenities of Caterham on the Hill just a few minutes' walk away.



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"The exciting new development at Oakgrove has been designed as a series of distinctive character areas – from the private and intimate mews houses to the formal curving terraces arranged around landscaped green spaces."

Julian Bohling, Architect.



Computer generated image shows gated entrance to Oakgrove, indicative only.



Effortless & Exclusive

Oakgrove is an attractive new development thoughtfully planned to be an inviting and friendly environment with tree-lined avenues, which overlook green spaces. Electronic gates offer peace of mind, whilst parking has been carefully considered with allocated parking spaces or garages.



Site Plan





Images of Oakgrove and previous Berkeley developments, indicative only.



OAKGROVE
CATERHAM ON THE HILL

Caterham
Town Centre >



*“Oakgrove has been designed as modern homes
in a familiar, traditional style.”*

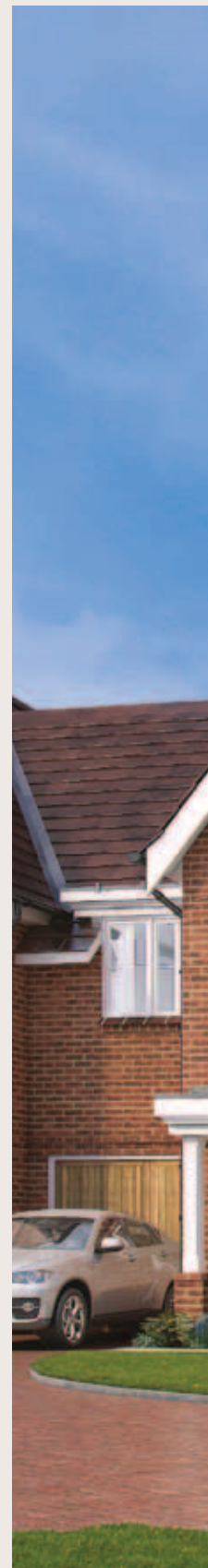




Images of Oakgrove show homes, indicative only.

Inspired Inviting &

Mellow brick, hanging clay tiles and timber boarding have been used at Oakgrove to give each home its individual personality, while harmonising with its neighbours. Berkeley has created modern homes in a very familiar traditional style so that everyone who lives here instantly feels like they belong. Craftsmanship and integrity of materials can be seen at every turn, from the pitched roof dormer windows, to decorative finials and balconies, while the rustic porches over front doors are a welcome shelter for anyone who calls. To the rear, French windows or fully-opening folding doors lead onto terraces and turfed gardens.

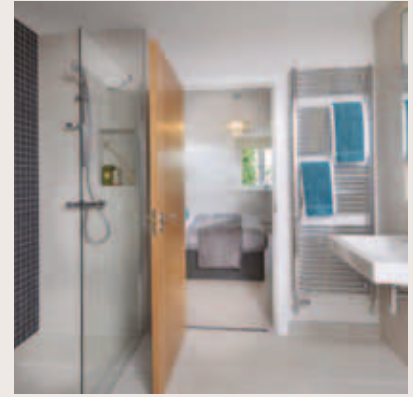
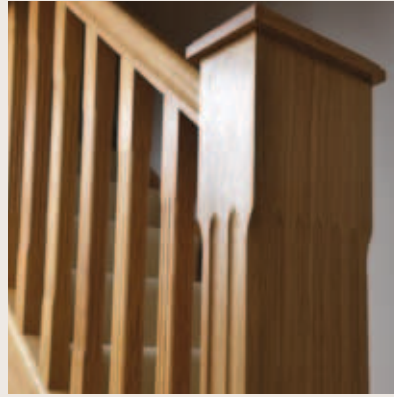


*"Craftsmanship and integrity of materials will
be the benchmark of quality at Oakgrove."*



Computer generated image of Oakgrove and landscaping features, indicative only.





Quality & Distinction

At Oakgrove, Berkeley lives up to its reputation for going above and beyond, with effective space planning, intelligent layouts and imaginative interior design throughout. Attention to detail and inspired creativity are the hallmarks of a Berkeley home, both in the stylish touches that catch your eye and the essential features that blend into the background.

These homes have been designed to optimise natural lighting, and the superb internal specification will satisfy the most demanding requirements, combining luxury with practicality at every turn. You'll find generous built-in wardrobes and contemporary kitchens with integrated appliances. Sleek white bathrooms with Hansgrohe and VADO brassware, and a choice of high quality flooring reinforce the Berkeley difference.



Stylish & Modern

Interior spaces have been created to offer the ultimate in style, each carefully considered to optimise convenience and quality. Inviting hallways open onto impressive open plan reception rooms and family areas to create an effortlessly stylish, low maintenance backdrop to the way we live today. Residents are positively encouraged to live in tune with their surroundings, with ample opportunities provided for alfresco living, while luxurious bedrooms, state-of-the-art kitchens and sleek bathrooms add to these homes' appeal.



Interior photography of Oakgrove show home, indicative only.

*"Effortlessly stylish, low maintenance
for the way we live today."*



*Interior photography of Oakgrove
show home, indicative only.*





Interior photography of Oakgrove show homes, indicative only.

"Superb internal specification combine luxury and style which reinforce the Berkeley difference."





Peace & Tranquillity

Few new homes have the luxury of such carefully considered outdoor space. Living spaces flow out onto secluded turfed gardens, where the proportions and secure boundaries provide the perfect sanctuary from a busy life. Homes at Oakgrove feature turfed front gardens and beautifully paved rear patios, with a conveniently positioned outdoor tap and electric point. But whether sun-drenched or in shade, these gardens are perfect for entertaining, from barbecues with friends and neighbours to play-dates and parties for the kids.



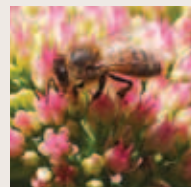
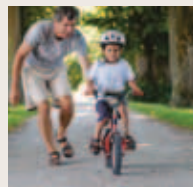






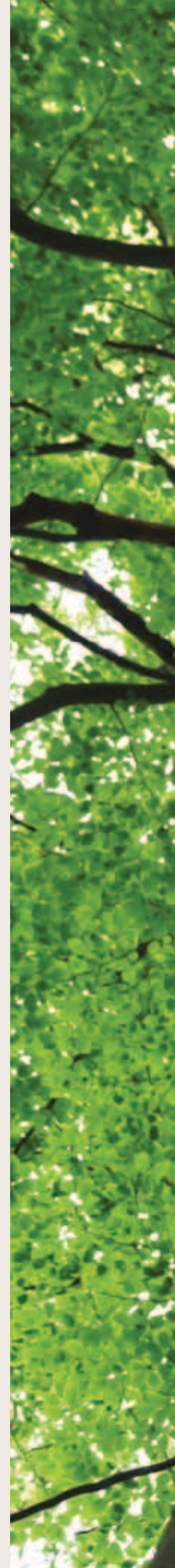
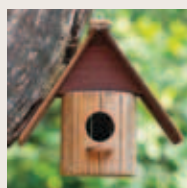
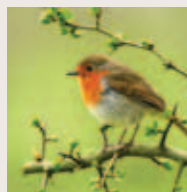
Green & Pleasant

Screened by hedgerows, Holland Park is so much more than simply a serene haven. Instead, it offers a unique, privately managed space in which all Oakgrove residents can relax with family, neighbours and friends. Step down into the heart of this undulating meadow, and enjoy the trim trail around the park, the rustic timber play areas, the generous kick-about lawn and the fascinating nature trail through the lush grasslands. Take a picnic and find the perfect spot, feed the birds or soak up the sun. The gazebo at the top of the hill provides a perfect vantage point for the spectacular views over the golf course and countryside beyond, while a discreet gateway offers residents access to the adjoining bridleway that runs along the edge of development. Walk the dog. Run. Cycle. Explore...



Sensitive & Sustainable

Oakgrove's unique environment is being preserved for future generations. Landscaping is designed to enhance the existing features of the site, with ancient trees being retained within the main open spaces. Enjoy the benefits of nature up-close, on the communal lawns surrounded by ornamental grasses, ferns and shrubs, or in the smaller intimate pocket parks framed with lush flowering shrubs. Holland Park itself has been designated as an ecologically enhanced area of green belt, with grasslands managed and hedgerows replenished to encourage and nurture existing birds and wildlife.









Out & About

Beyond the boundaries of Oakgrove, an equally enviable lifestyle awaits. Surrounded by beautiful Surrey countryside, and with one of the best all-year-round golf courses within the M25 right next door, the twin centres of Caterham on the Hill and Caterham are within walking distance. A wide range of schools for children of all ages, essential shops and services and excellent amenities are all available, along with easy access to central London, Gatwick and the south coast.





Leisure & Lifestyle

Quite apart from Oakgrove's own park, the numerous footpaths and bridleways that criss-cross the picturesque North Downs are perfect for running, cycling, and riding. Explore the woodland, meadows and nature trails with their butterflies and wild orchids. Picnic with the family on Coulsdon Common, or slightly further afield, watch the aeroplanes (both model and life-size) take off and land around Kenley Common. Young children will enjoy the play area at nearby Queen's Park, while the tennis courts, football pitches and cricket green will keep older members of the family occupied. Golfers will be in their element, with the Surrey National Golf Course on the doorstep, with over 200 acres of tree-lined fairways and pristine greens to play.

Local & Convenient

Caterham on the Hill is a delightful place to live: its bustling High Street boasts cosy pubs, a library, a post office and a range of stores. The village atmosphere is enhanced by the nearby community arts centre, while the two picturesque churches at the top of the hill reinforce its Norman and Victorian heritage.

Fresh produce, and a whole lot more, can be picked up at the local shops, while a wide range of restaurants are available locally. There is a large Tesco within a ten-minute walk and a Waitrose further down the hill in Caterham.

Wind your way down into Caterham in the 'valley' and find an even wider selection of stores, from ubiquitous high street names to independent boutiques. There are no less than seven excellent schools in Caterham as a whole, catering for children of all ages from pre-school to college, plus Caterham Preparatory School and Caterham School, two highly reputable independent private schools on the outskirts of the town.









CATERHAM

East Croydon
20mins

Clapham Junction
36mins

London Bridge
43mins

Gatwick Airport
43mins

Victoria
44mins

Waterloo Station
59mins

Brighton
1h 2mins



OAKGROVE

Reigate
18mins

Croydon
18mins

Gatwick Airport
18mins

Epsom
28mins



OAKGROVE

Caterham on the Hill High Street
11mins

Surrey National Golf Course
10mins

Caterham Town Centre
24mins

Chaldon Village
32mins

Close & Connected

Despite Oakgrove's semi-rural location, it is surprisingly well-connected. Just 17 miles south of central London, six miles from Croydon and eight miles from Epsom, its position within the M25 makes access to the City easy. Oakgrove has good access to the main road network, with the A22 one mile away and the A23, just two miles away, taking you directly to Brighton and the South Coast. Junction 6 of the M25 is three miles away, so travelling the 15 miles to Gatwick Airport should only take around 20 minutes.

For those travelling into central London by train, there are a number of options available. Caterham station is one mile away, from here trains to Victoria take from 44 minutes and London Bridge from 43 minutes. Alternatively, if you drive to either Upper Warlingham or Coulsdon South stations, trains reach London Bridge or Victoria within half an hour.



Sources:

Train times from www.nationalrail.co.uk

Car and walking times from www.maps.google.co.uk

Designed for life

Buying a home is one of the most important decisions you will ever make. The qualities that make Berkeley different mean that you can choose a new home from us with complete confidence.

Award-winning and royally recognised

In addition to receiving numerous awards for quality, design and customer service, the Berkeley Group was granted the 2008 Queen's Award for Enterprise in Sustainable Development. These prestigious awards recognise and reward outstanding achievements in business performance.

Customer service is our priority

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a 10 year warranty, the first two years of which are covered by Berkeley.

Green living and sustainable development is top of our agenda

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

Quality is at the heart of everything we do

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, Berkeley operates a 2 year policy with dedicated Customer Service Teams on hand 24 hours a day to deal with enquiries quickly and effectively.

Unparalleled choice of homes in the most sought after locations

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A commitment to creating sustainable communities

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



Proud to be a member of the Berkeley Group of Companies





Far left: *Thornchace, Guildford*
Left: *Bersted Park, North Bersted*
Below: *Highwood, Horsham*





Vision2020: Our vision for your future

Over the years the Berkeley Group has won many prestigious awards for the quality, design and sustainability of our developments. Our Vision2020 strategy is designed to raise our standards higher still.

Vision2020 means that when you buy a new home from Berkeley, you can be safe in the knowledge that it is built to a very high standard of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

Vision2020 also means that you are buying a home from a sustainable business that takes its responsibilities towards the environment, its workforce and the communities in which it works, very seriously.

An exceptional customer experience

- Every customer benefits from our Berkeley Customer Satisfaction Commitment
- Dedicated sales teams provide exceptional service throughout the buying process
- Our customer service teams look after your needs after you have moved in

Greener, more economical homes

- Our new homes are designed to use 26% less water and their CO₂ emissions are 76% lower than an average home*
- This energy and water efficiency can save you around £380 per year on energy bills, and £83 per year on water bills*
- We provide recycling bins in every home, space to set up a home office and a safe place to store bicycles

Creating sustainable communities

- We consult with experts to make sure the homes and places we create are safe and secure
- Our homes are designed to be adaptable to meet the changing needs of individuals and families at different stages of life
- We reduce the impact of the construction process on the local community by ensuring all of our sites are registered with the Considerate Constructors Scheme

A commitment to the future

- Berkeley sets targets to reduce water use and CO₂ emissions associated with our construction activities and business operations
- We aim to reuse or recycle a high proportion of our construction, demolition and excavation waste
- The Berkeley Foundation is our way of giving something back to the communities in which we operate. It aims to improve the lives of young people and their communities in London and the South-East of England

Some features are only applicable to selected developments.
Please check with the Sales Consultant.

* Savings vary in every home. Figures based on a typical 3 bed Berkeley home achieving Code for Sustainable Homes Level 3.
For further details contact: sustainability@berkeleygroup.co.uk



www.berkeleygroup.co.uk

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Simply a better way of living



Our commitment to sustainability is realised at Oakgrove.

- Properties designed to achieve Code for Sustainable Homes Level 3.
- Photovoltaic panels fitted to selected properties which convert the sun's energy into electrical power.
- Homes have been very well insulated with extra insulation in walls, floors and roof spaces to achieve a high Energy Performance Certificate.
- Double glazing has been used throughout and windows and doors have been chosen for their high energy performance specification.
- 'A+' rating to all fridges and freezers and 'A' rating to all dishwashers provided.
- Low energy lighting is installed throughout all homes along with controls to all external lighting.
- WCs fitted with dual flush cisterns to reduce water consumption.
- 30-litre recycling bin supplied in the kitchen cupboard and a 240-litre recycling bin supplied by Tandridge District Council for mixed recycling.
- All properties fitted with external water butts connected to rainwater pipes.
- Dedicated secure bicycle storage provided to each home.
- Extensively landscaped site with wildlife conservation features.



Park Crescent at Kingsbrook Park.

Recent awards

The Berkeley Group has received many key industry accolades, which demonstrate its commitment to excellence at every level.

Design

Best First Time Buy

Victory Pier, Berkeley

Evening Standard New Homes Awards 2013

Best Development

Royal Arsenal Riverside, Berkeley
Silver Award - What House? 2011

Best Exterior Design

Park Crescent at Kingsbrook Park, Berkeley
Silver Award - What House? 2011

Best Interior Design

Royal Arsenal Riverside, Berkeley -
Bronze Award - What House? 2011

Best Renovation

All Saints, Berkeley
Bronze Award - What House? 2011

Best Large Housebuilder

Berkeley Group Holdings plc
Silver Award - What House? 2011

Best Brownfield Development

Caspian Wharf, Berkeley
Bronze Award - What House? 2011

Business

Housebuilder of the Year

The Berkeley Group

What House? 2013 Awards

Large Housebuilder of the Year

The Berkeley Group

Resi Awards 2012

Britain's Most Admired Company

The Berkeley Group

Management Today

Top 10 European Company for Customer Focus

The Berkeley Group

European Business Awards 2011

Best Large Housebuilder

Berkeley Group Holdings plc

Silver Award - What House? 2011

Housebuilder of the Year

The Berkeley Group

New Homes and Garden 2011

Homebuilder of the Year

The Berkeley Group

The Daily Telegraph

British Homes 2011

Sustainability

Sustainable Developer of the Year

Berkeley Group Holdings plc

Silver Award - What House? 2011

Ranked First in Sustainability Benchmark

Berkeley Group Holdings plc

Next Generation Sustainability Benchmark 2011



Contact Us

OAKGROVE

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Or visit: www.oakgrove-caterham.co.uk

Directions to Oakgrove

From the West or East of Caterham on M25

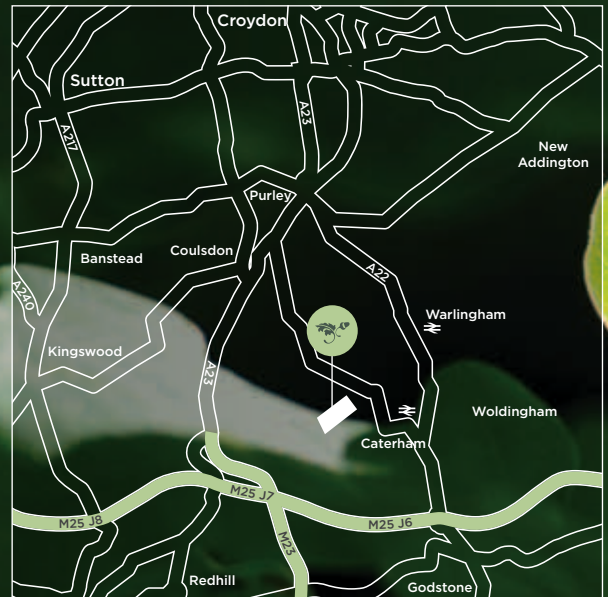
Coming from the East or West exit the M25 at junction 6 taking the A22 towards Eastbourne/A25/Godstone/Caterham/Westerham. At the roundabout take the 1st exit onto the A22. After 1.2 miles take a slight left onto Godstone Road. At the next roundabout take the 1st exit onto Station Avenue/B2030. After 0.9 miles turn at the roundabout take the 1st exit onto Chaldon Road/B2031. Take a left after 469ft to stay on Chaldon Road. After 0.3 miles, at the roundabout, take the 2nd exit onto Coulsdon Road. Oakgrove is on the left hand side.

From the South of Caterham

Join the M25 from the M23. Exit the M25 at junction 6 taking the A22 towards Eastbourne/A25/Godstone/Caterham/Westerham. The rest of the route is the same as if coming from the West or East of Caterham.

From the North of Caterham (from Croydon)

Coming from Croydon town centre join the Croydon flyover/A232. After 1.3 miles take a slight left onto Purley Way/A23. Continue for 1.9 miles then take slight left onto Purley Road/A22. Continue on A22 for 3.5miles. At the roundabout take the 4th exit to continue on Croydon Road/A22. After 1.2 miles take the fourth exit at the roundabout onto Station Avenue/B2030. After 0.9 miles turn at the roundabout take the 1st exit onto Chaldon Road/B2031. Take a left after 469ft to stay on Chaldon Road. After 0.3 miles, at the roundabout, take the 2nd exit onto Coulsdon Road. Oakgrove is on the left hand side.



Maps are not to scale and for reference only.



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Designed for life

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Berkeley Homes' policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. Oakgrove is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact the developer or the developer's agent to ascertain the availability of any particular property so as to avoid disappointment.