



WELCOME HOME

A new home to be proud of. Beautifully located
in leafy Surrey, yet so close to Central London.



WE'VE THOUGHT OF EVERYTHING

At Mantle, our ethos is to design and build quality homes in superb locations, offering space, style, practicality and great features.

Nowhere is this truer than at Beechwood Place, a superb collection of eight one and two-bedroomed apartments in Purley's desirable, tree-lined Woodcote Valley Road and a stone's throw from the town centre.

Whether you're starting out or moving up or down in size, you'll appreciate the imaginative layouts which give you room to enjoy your lifestyle. You'll also love the high quality finishes and neat, built-in convenience and safety features which are built into every Mantle home.



LOOKING FOR THINGS TO DO?

Purley's attractive and bustling town centre offers an excellent choice of shops, bars, cafes and restaurants, a short walk or drive from Beechwood Place.

If you're feeling a little more active there are a number of local health and leisure clubs to choose from, whilst excellent golf courses, recreation grounds and other open spaces are all close by.

A little further afield there's Croydon - offering the kind of facilities you'd expect from a larger town including major shopping and recreation centres, and a multiscreen Vue cinema.



“RECREATION GROUNDS AND OTHER OPEN SPACES ARE CLOSE BY”

GETTING ANYWHERE IS FAST AND EASY

If getting into London for work, shopping or relaxation is your thing, you'll be spoilt for choice.

From Purley Station you can take your pick from Victoria or London Bridge as destinations – both around 25 minutes' travel time. Alternatively, Gatwick Airport is just 26 minutes in the other direction.

Road links are excellent too, with the A23 a matter of minutes away, providing fast, easy access to London, the South Coast and the M25.

JOURNEY TIME BY TRAIN



London Bridge
23 minutes

London Victoria
24 minutes

Gatwick Airport
26 minutes

DISTANCES BY CAR



M25 Junction
6 miles

Gatwick Airport
16 miles

Brighton
44 miles



SPECIFICATION

Kitchen

- Bespoke German designer kitchens and Quartz stone worktops

With built-in:

- Siemens active-clean multi-function oven
- Siemens IQ microwave
- Siemens gas hob
- Siemens extractor
- Siemens integrated fridge freezer
- Siemens integrated dishwasher
- Siemens integrated washer-dryer
- Stainless steel under-mounted sink with Quartz stone drainer
- Porcelanosa tiles to floor

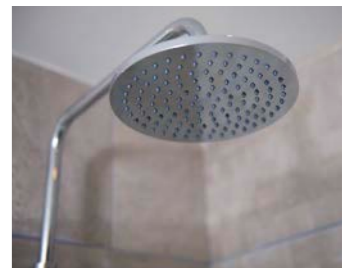
Bathroom

- Artesan Canaletto double ended bath
- Hans Grohe Concealed thermostatic mixer valve and diverter
- Vado clicker bath waste overflow and filler
- Hans Grohe Bath mounted shower
- Villeroy and Boch Basin
- Hans Grohe Basin Mixer
- Geberit concealed push button cistern
- Villeroy and Boch wall hung rimless pan and soft close seat
- Stainless steel electric towel rail
- Shaver socket
- Porcelanosa Tiles to Floor and walls

En suite

- Contemporary white Simpsons stone resin shower tray
- Simpson edge silver finish shower enclosure
- Hans Grohe Ecosmart Showerpipe
- Villeroy and Boch Basin
- Hans Grohe Basin Mixer
- Geberit concealed push button cistern
- Villeroy and Boch wall hung rimless pan and soft close seat
- Stainless steel electric towel rail
- Shaver socket
- Porcelanosa Tiles to Floor and walls

“BESPOKE GERMAN DESIGNER KITCHENS AND WORKTOPS”





ENERGY. SECURITY. ENVIRONMENT.

Energy Saving Features

- Sedbuk A rated condensing boilers
- Internal low energy light fittings
- External low energy light fittings
- Double glazed window system is A rated in terms of energy saving performance
- Use of increased insulation to floor, walls and roof
- All kitchen appliances have excellent eco ratings for energy and water usage
- Low flush toilets and aerated taps provided to reduce water consumption
- Building constructed and tested to meet strict airtightness criteria to reduce leakage of warm air and conserve valuable energy

Security & Peace of Mind

- Building Life Plans structural defect insurance (10 years) www.bipinurance.com
- Double glazed window system incorporate multi-point locking system for added security
- Pre-wired for security alarm
- Mains wired smoke alarms and heat detectors
- Insurance approved locks to front door

External Features

- Marshalls paving slabs to pathways and private patios
- Gravel driveway
- Mature landscaped gardens
- Outside tap
- Recycling facilities
- Electric car charger

Protect the Environment

- We aim to go that little bit further in helping to protect the environment. Our sites are always selected in areas with good access to amenities and public transport to hopefully reduce reliability on travel by car
- For avoidance of contamination during construction we always operate air and ground water pollution policies
- All materials are sourced only from suppliers that can provide confirmation that they are approved and certified by appropriate environmental management systems and forestry certification schemes. A site waste management and recycling scheme is always operated during construction



“STUNNING TRADITIONAL-STYLE APARTMENTS CLOSE TO PURLEY”



SITE PLAN



SITE PLAN

APARTMENTS 1-4
WILLOW
HOUSE

APARTMENTS 5-8
CHESTNUT
HOUSE

WOODCOTE VALLEY ROAD

WOODCOTE VALLEY ROAD

GROVELANDS ROAD

WILLOW HOUSE

1 & 2 bedroom apartments

APARTMENT 1

| | | |
|---------------------|---------------|---------------------|
| LD | Living/Dining | 5800mm x 5500mm |
| B1 | Bedroom 1 | 3000mm x 3300mm |
| Gross Internal Area | | 56.5 sq m/608 sq ft |

APARTMENT 2

| | | |
|---------------------|---------------|---------------------|
| LD | Living/Dining | 6100mm x 5500mm |
| B1 | Bedroom 1 | 4800mm x 3300mm |
| Gross Internal Area | | 60.4 sq m/650 sq ft |



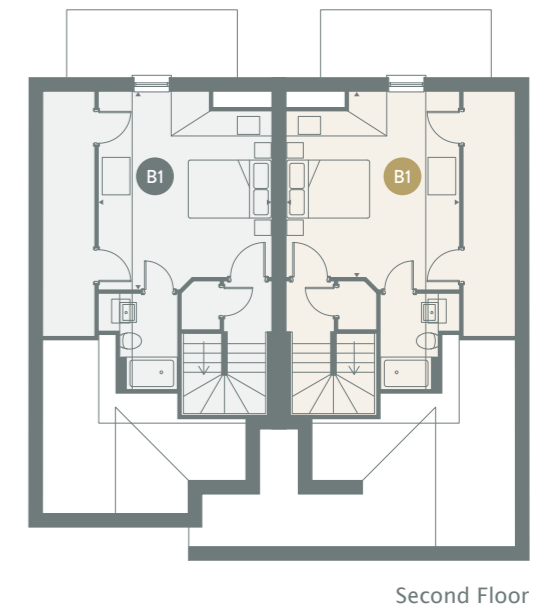
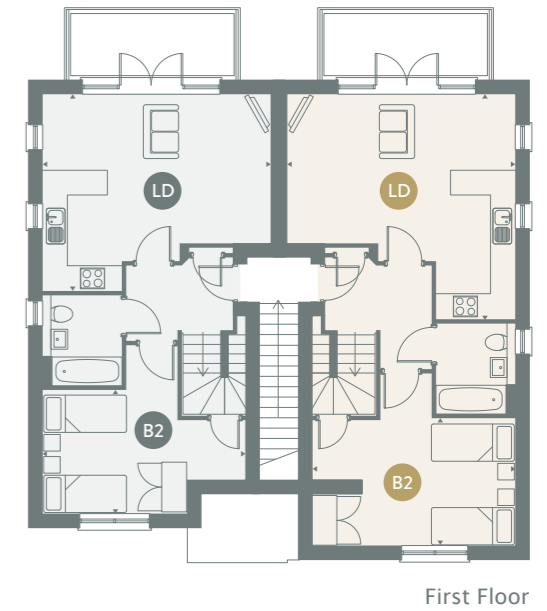
APARTMENT 3

| | | |
|---------------------|---------------|---------------------|
| LD | Living/Dining | 5500mm x 4700mm |
| B2 | Bedroom 2 | 4400mm x 3000mm |
| B1 | Bedroom 1 | 4700mm x 4100mm |
| Gross Internal Area | | 76.4 sq m/822 sq ft |

APARTMENT 4

| | | |
|---------------------|---------------|---------------------|
| LD | Living/Dining | 5500mm x 5400mm |
| B2 | Bedroom 2 | 4900mm x 3100mm |
| B1 | Bedroom 1 | 4700mm x 4100mm |
| Gross Internal Area | | 80.6 sq m/867 sq ft |

Kitchen layouts are indicative only, please request full design information on selected unit.



CHESTNUT HOUSE

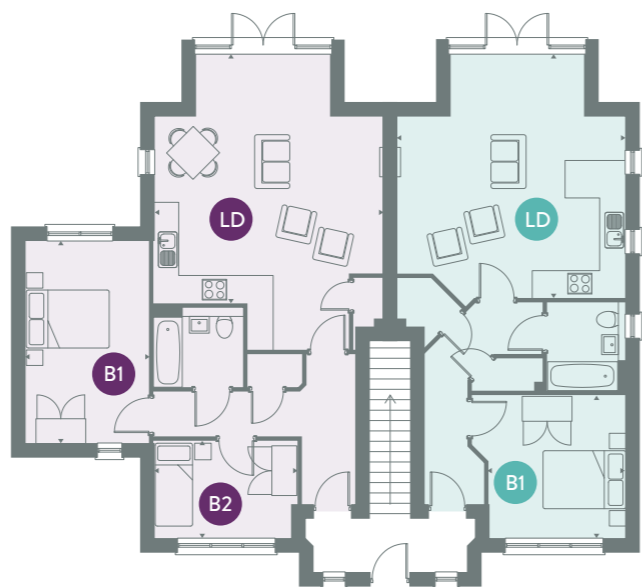
1 & 2 bedroom apartments

APARTMENT 5

| | | |
|---------------------|---------------|---------------------|
| LD | Living/Dining | 5900mm x 5500mm |
| B1 | Bedroom 1 | 4800mm x 3000mm |
| B2 | Bedroom 2 | 3400mm x 3300mm |
| Gross Internal Area | | 71.5 sq m/650 sq ft |

APARTMENT 6

| | | |
|---------------------|---------------|---------------------|
| LD | Living/Dining | 5800mm x 5500mm |
| B1 | Bedroom 1 | 3400mm x 3300mm |
| Gross Internal Area | | 56.5 sq m/608 sq ft |



Ground Floor

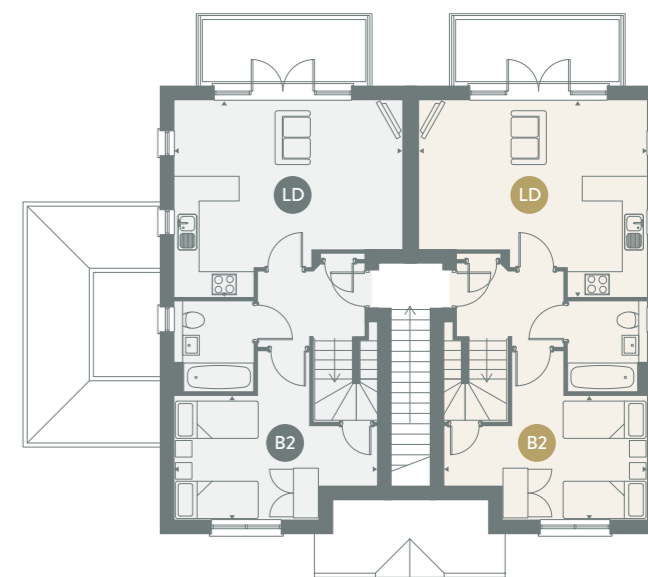
APARTMENT 7

| | | |
|---------------------|---------------|---------------------|
| LD | Living/Dining | 5500mm x 4700mm |
| B1 | Bedroom 1 | 4200mm x 4100mm |
| B2 | Bedroom 2 | 4900mm x 3000mm |
| Gross Internal Area | | 76.4 sq m/822 sq ft |

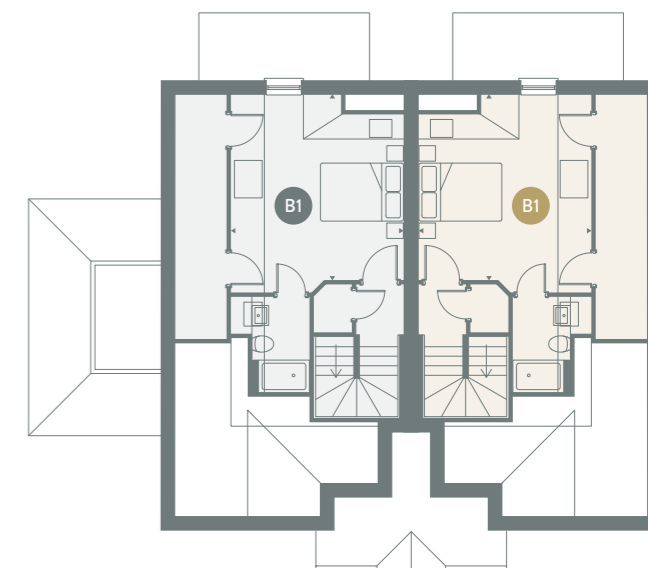
APARTMENT 8

| | | |
|---------------------|---------------|---------------------|
| LD | Living/Dining | 5500mm x 4700mm |
| B1 | Bedroom 1 | 4200mm x 4100mm |
| B2 | Bedroom 2 | 4900mm x 3000mm |
| Gross Internal Area | | 76.4 sq m/822 sq ft |

Kitchen layouts are indicative only, please request full design information on selected unit.



First Floor



Second Floor

MANTLE DEVELOPMENTS

An excellent reputation for quality, craftsmanship and homeowner care

Mantle Developments was formed in 1994 by a group of partners who wanted to combine their experience of working with time-honoured craftsmen with a thorough understanding of excellence in design, construction, internal specification and detail. From day one, our aim has been to provide “more than expected,” and to ensure that everyone who buys a Mantle home benefits from superior specifications and the best finishes.

Mantle Developments has achieved an excellent reputation for quality, craftsmanship and homeowner care. We keep close links with our customers, and offer personalisation options, like specification upgrades and alterations during early stages of a build.

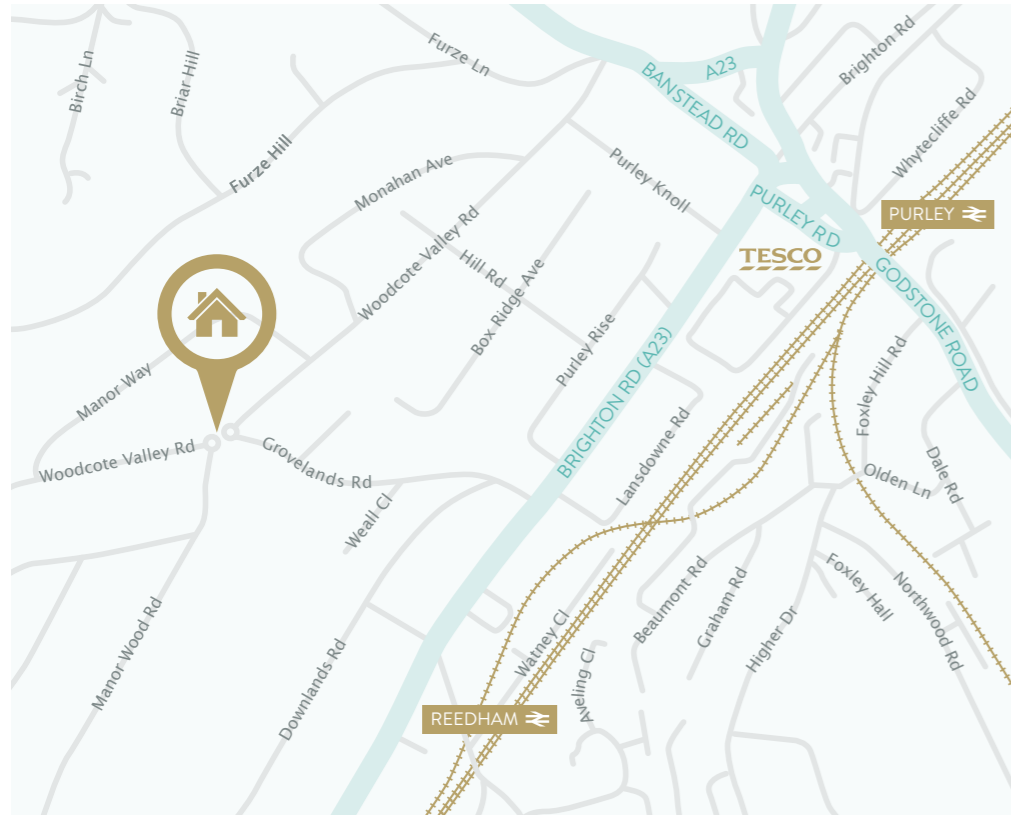
Please feel free to discuss any details of your new home that you would like to personalise, prior to completion.



 “MANTLE DEVELOPMENTS HAS ACHIEVED AN EXCELLENT REPUTATION FOR QUALITY”

HOW TO FIND US

Beechwood Place is located at:
Woodcote Valley Road, Purley, CR8 3BE



Presented by

Mantle Developments

mantle
Developments UK Ltd

www.mantledevelopments.co.uk



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