

COULSDON

ASPI  
HOMES







## ABOUT THE DEVELOPMENT

A LUXURY NEW BUILD DEVELOPMENT OF 4 X 4 BED SEMI DETACHED HOUSES AND 1 X 4 BED DETACHED HOUSE LOCATED IN COULSDON NEARBY LOCAL SHOPS, BUS ROUTES AND SEVERAL MAINLINE STATIONS.

Local green spaces include the spectacular Farthing Downs, while the Clockhouse Recreation Ground and Hatch Lane woodland path offer walks through to Woodmansterne village. The stunning Woodcote Park Golf Club is also a stones throw away for the more active lifestyle.

The development perfectly combines traditional and contemporary with a premium specification throughout.

Each house will benefit from an allocated car parking space, electric car charging points and private rear gardens.





At the heart of ASPI Homes is a husband and wife team with a real passion for the work we do.



### INTRODUCING ASPI HOMES

We love the fact that each project we complete makes lives better and adds value to homes for real people. We have built an exceptional reputation for innovative design and high quality in everything we do.

Our meticulous approach means that we create homes that are beautiful and easy to live in. We pride ourselves on our creative designs, thoughtful layouts and perfect use of space combined with our personal touch.

Our passion and philosophy for a no one-size-fits all product creates unique homes that are easy to live in. Our desire? To create quality homes throughout Surrey and the surrounding areas, each one noted for our own personal touch.

We love what we do!

ANISH SABHERWAL  
Director, ASPI Homes





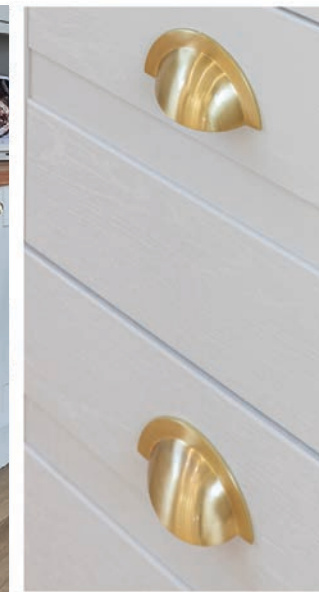
## PERSONAL TOUCH

ASPI Homes eye for detail and their distinct personal touch is clear to see at their recent completed development at Oakhill House on Welcomes Road, Kenley.

Nothing gives us greater pleasure than making sure our ideas become reality - and we work hard to make this happen. All the materials are handpicked by ASPI Homes to maintain the right mix of quality and style.







## IT'S ALL ABOUT THE DETAIL.

ASPI HOMES combine contemporary with traditional to create homes which are built to last; using latest technologies and innovative features.

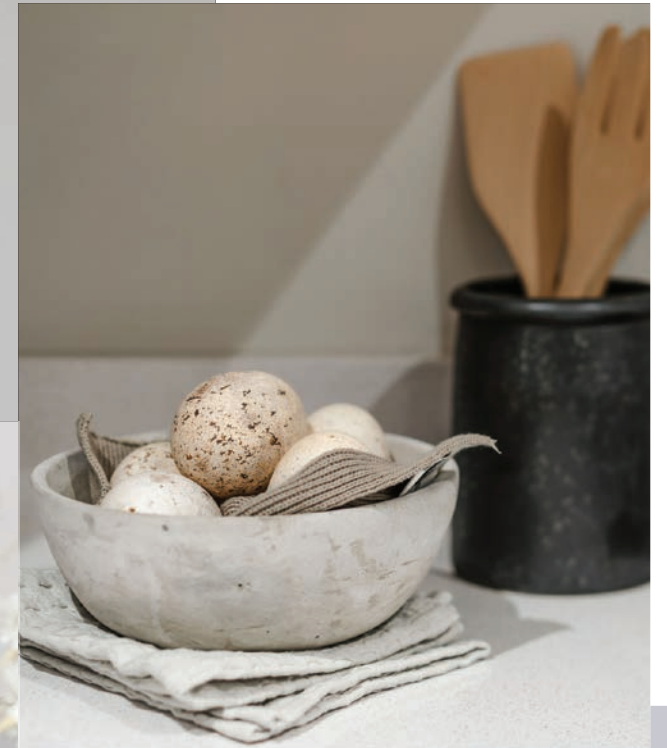
We focus on high quality workmanship underpinned by attention to detail at every stage to provide quality fixtures, fittings and finishes, so you'll have the perfect combination of style and practicality.





## BOUTIQUE LIVING

This gorgeous living, dining room is indicative of the care and attention given to the design. Framing the view and ensuring you have the perfect space to relax. Lighting has been sensitively placed to enhance the room and for you to set as you require.







## KITCHENS

You will immediately note the quality of your kitchen, beautifully designed by ASPI Homes.

### SPECIFICATION:

- Solid Oak Worktop
- Wood Grain Shaker Kitchen
- Colour Glass Splashback
- Strip Lighting Under Wall Units
- Composite Sink
- Kitchen Tap
- Hoover/Hotpoint Integrated Dishwasher
- Hoover/Hotpoint Integrated Fridge Freezer
- Hoover/Hotpoint Extractor Hood
- Hoover/Hotpoint Induction Hob (4 burner)
- Hoover/Hotpoint Built In Oven
- Herringbone Luxury Vinyl Flooring





## BATHROOM DESIGN

The led mirror gives the bathrooms a premium look. We particularly love the contrast of the chrome striking against the stone porcelain tiles creating that modern twist and luxury.

### SPECIFICATION:

- LED Light Mirror
- 3 Outlet Thermostat
- 200mm Shower Head
- 6mm Bath Screen
- Basin Mixer
- Bath Waste Filler
- Wall Hung Vanity Unit
- Back to Wall Toilet
- Steel Bath
- Porcelain Tiles Wall to Floor
- Anthracite Towel Radiator
- Shaver Socket







## BOUTIQUE BEDROOMS

It's all about luxury, you will fall in love with your very own Master Suite. All details of the master bedrooms have been considered to generate a luxurious and spacious feel.



## THE LOCATION AND TRANSPORTATION

The location of the development puts you in the best of both worlds. Walking distance to Coulsdon and Woodmansterne train stations (Zone 6) giving a 30 minute commute to London Bridge/ London Victoria. The M23/ M25 interchange at Junction 7 is close by providing easy transport links to both Gatwick and Heathrow Airports. Located near the ever popular Farthing Downs where you can enjoy panoramic views along the ridge top paths and the area known locally as Happy Valley.

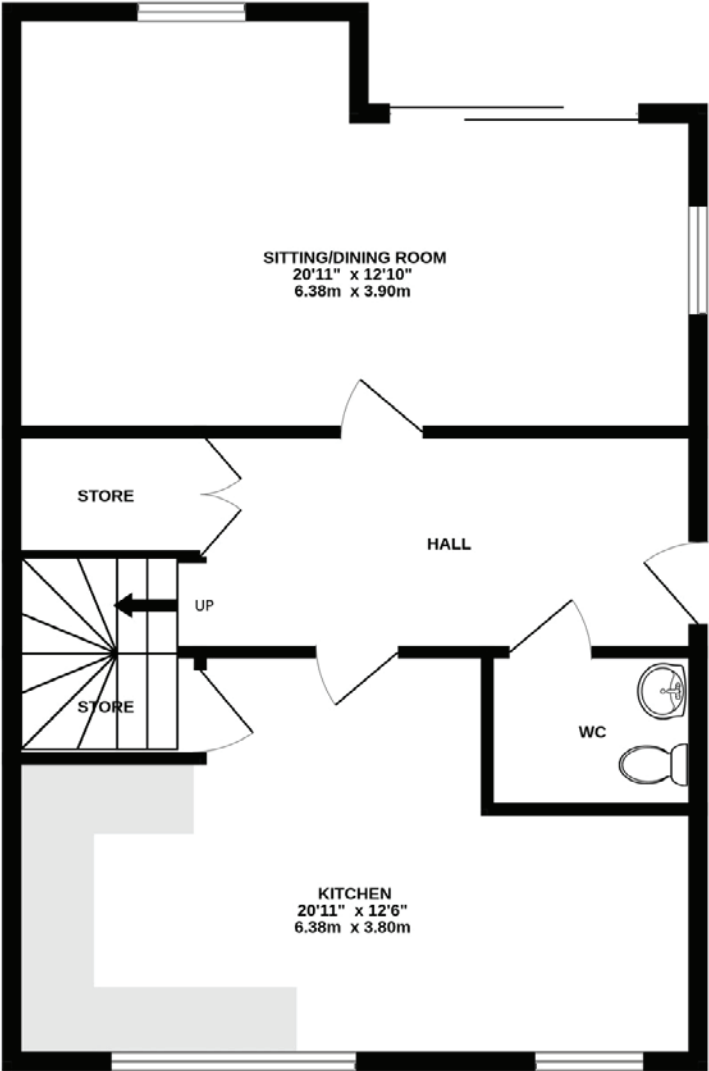


If you are feeling active there are several local health and leisure clubs to choose from, whilst excellent golf courses, recreation grounds and other open spaces are all close by. Coulsdon and Purley town centres offer a range of independent shops, bars, cafes, and supermarkets adding to the convenience of the area.

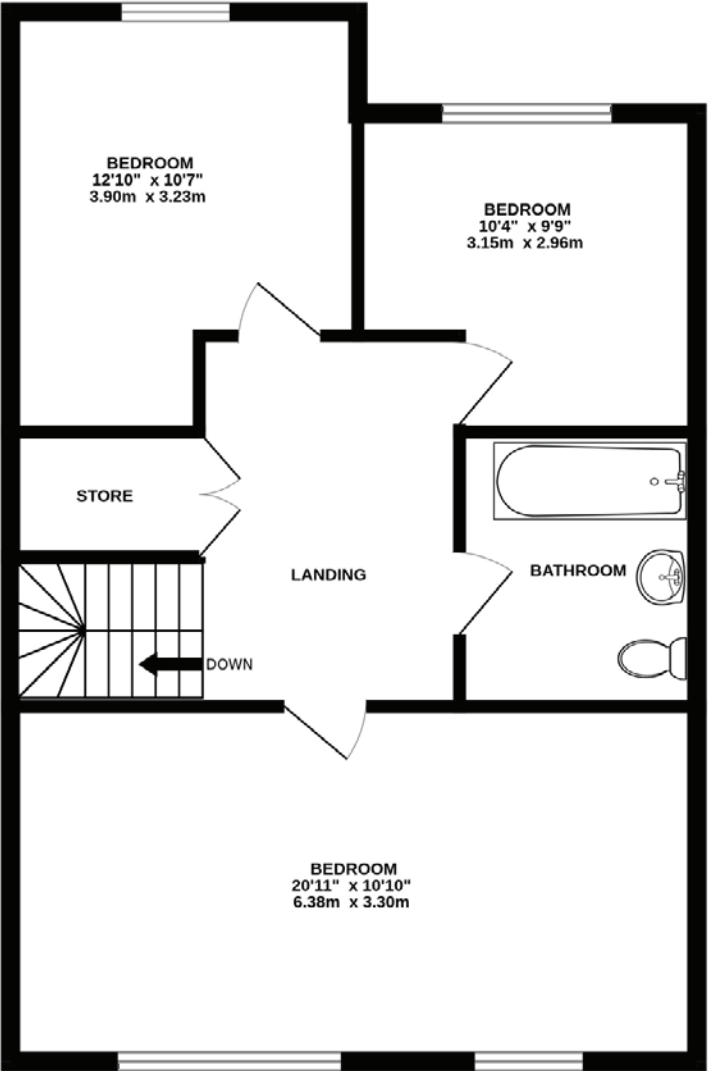




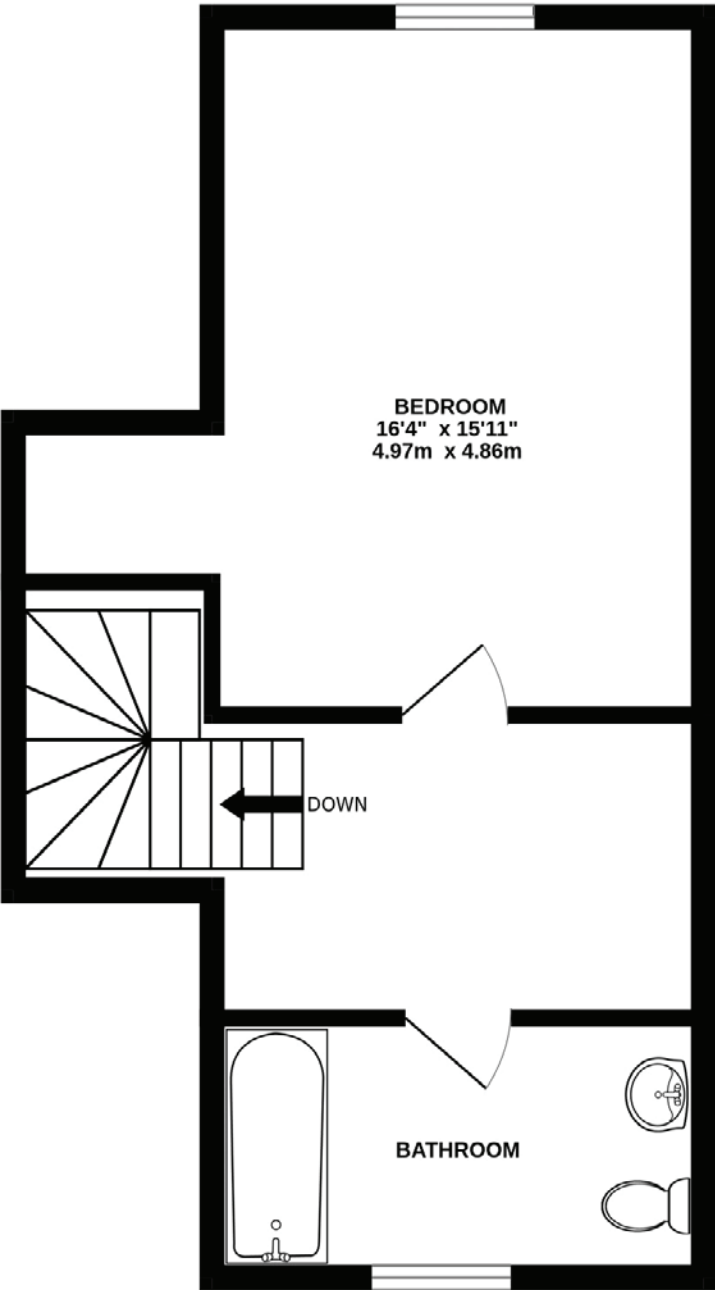
GROUND FLOOR



1ST FLOOR



2ND FLOOR



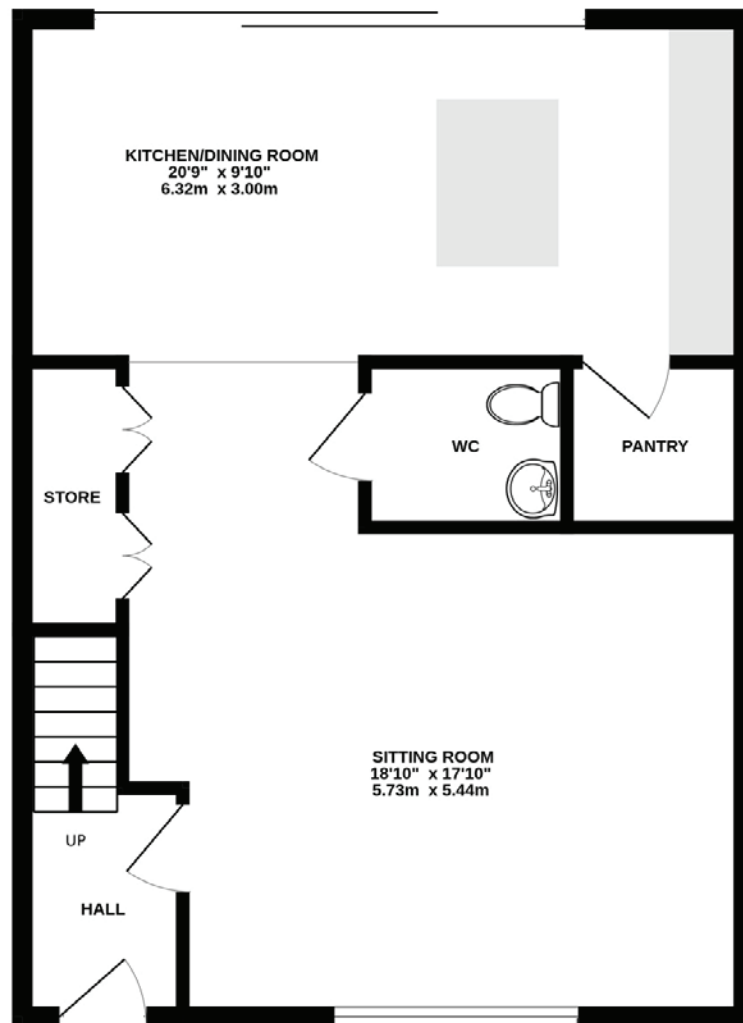
TOTAL FLOOR AREA : 1507sq.ft. (140.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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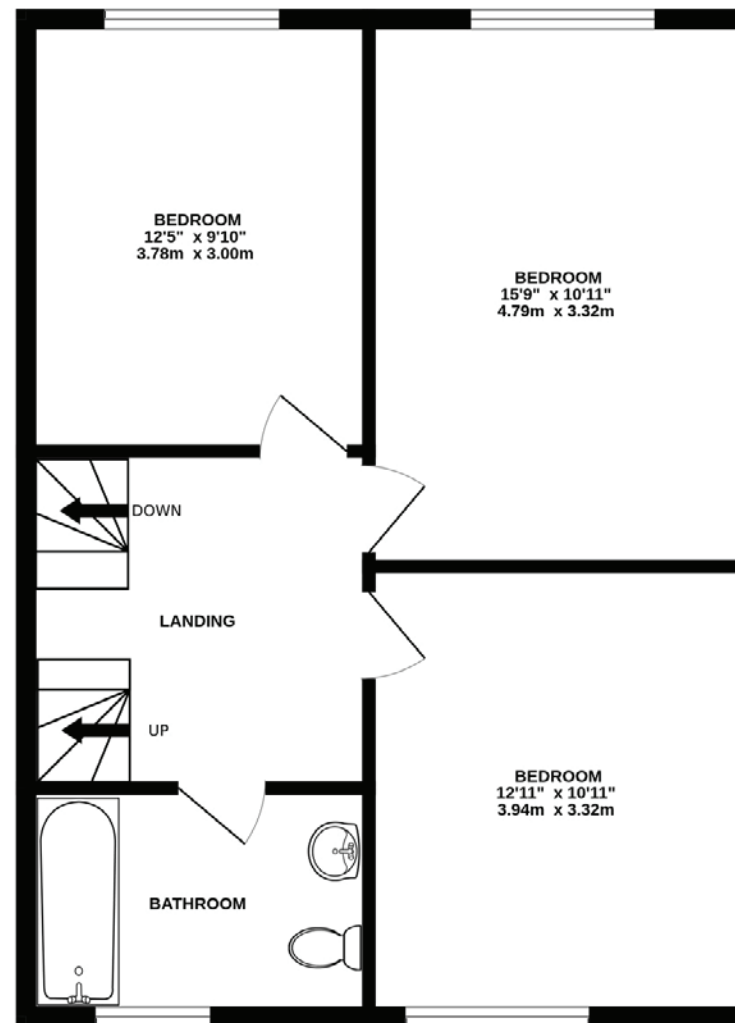




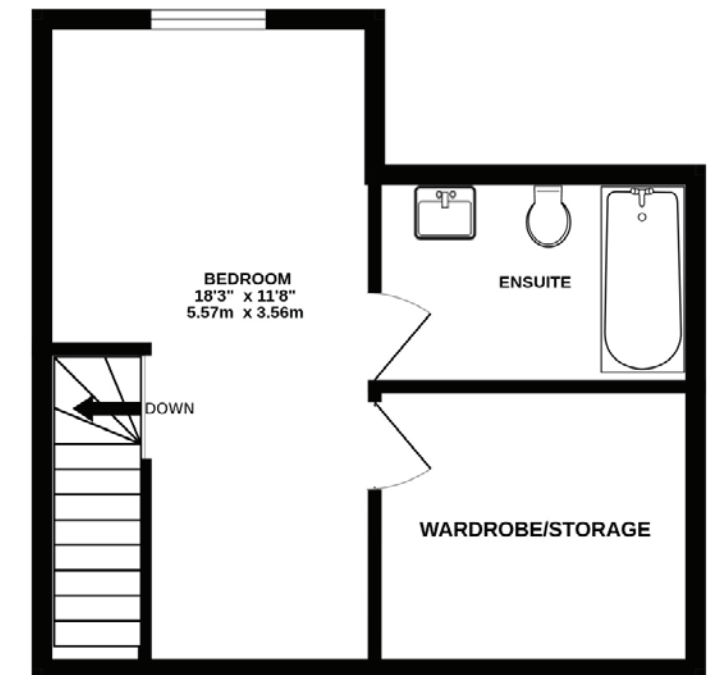
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1461 sq.ft. (135.7 sq.m.) approx.

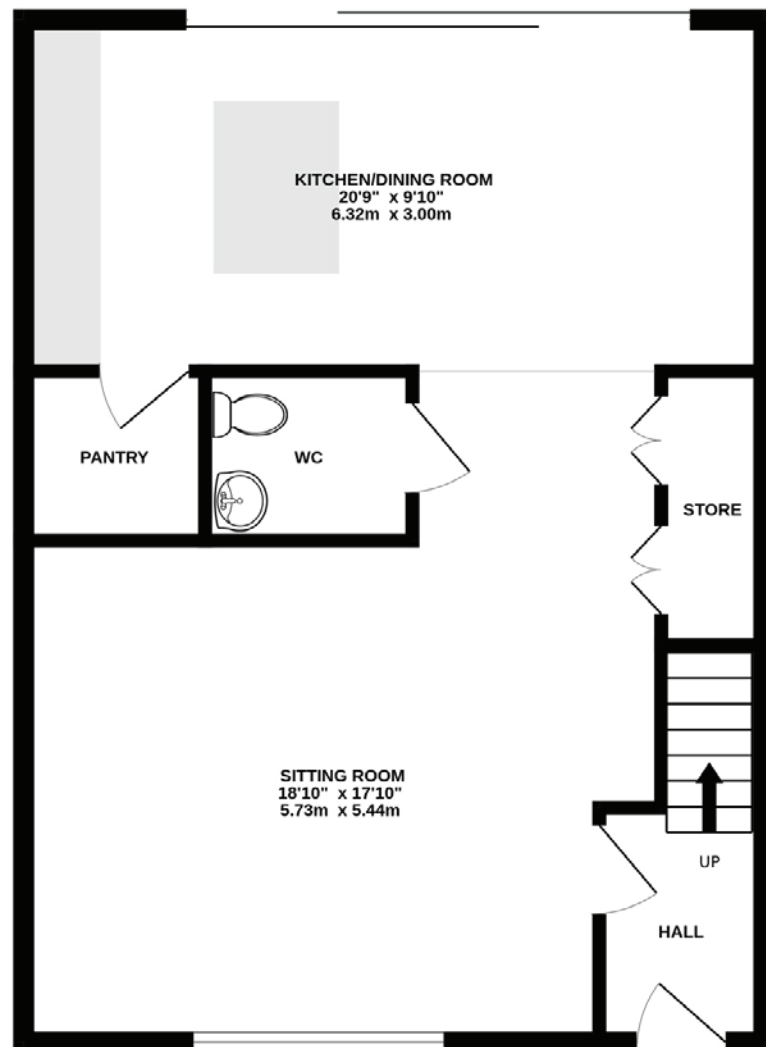
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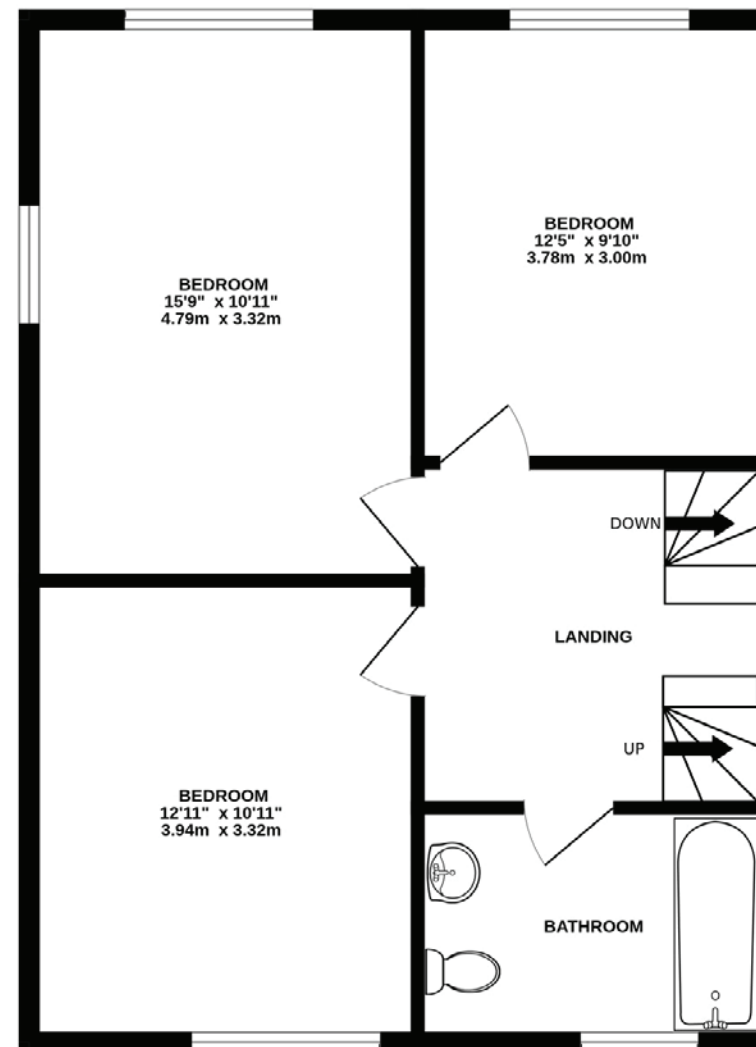




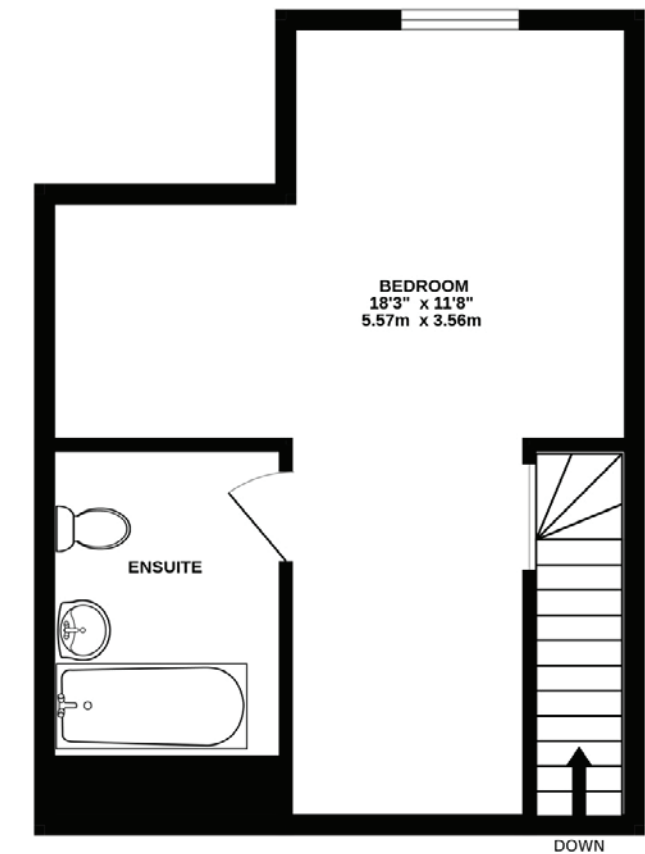
GROUND FLOOR



1ST FLOOR



2ND FLOOR



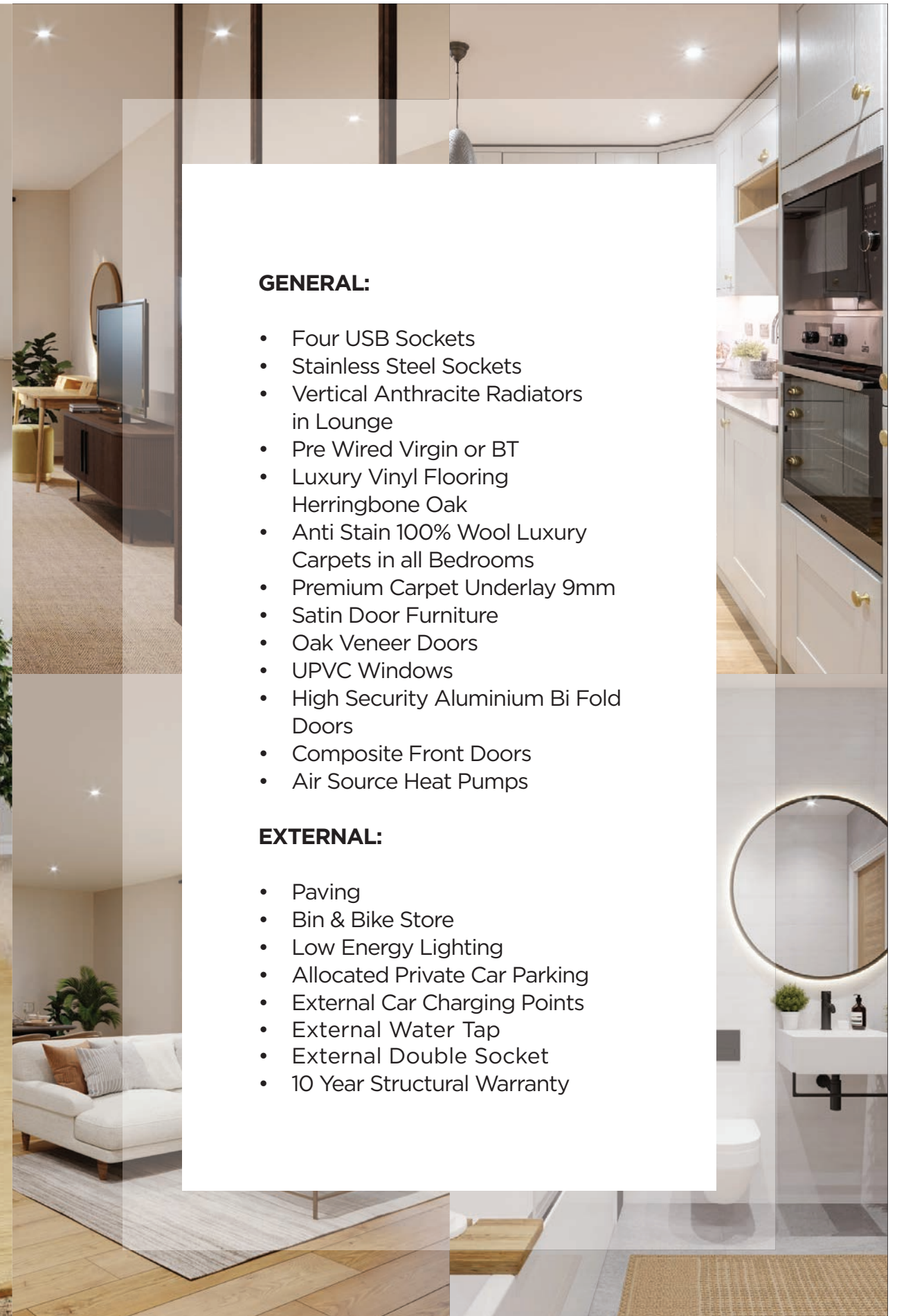
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**GENERAL:**

- Four USB Sockets
- Stainless Steel Sockets
- Vertical Anthracite Radiators in Lounge
- Pre Wired Virgin or BT
- Luxury Vinyl Flooring Herringbone Oak
- Anti Stain 100% Wool Luxury Carpets in all Bedrooms
- Premium Carpet Underlay 9mm
- Satin Door Furniture
- Oak Veneer Doors
- UPVC Windows
- High Security Aluminium Bi Fold Doors
- Composite Front Doors
- Air Source Heat Pumps

**EXTERNAL:**

- Paving
- Bin & Bike Store
- Low Energy Lighting
- Allocated Private Car Parking
- External Car Charging Points
- External Water Tap
- External Double Socket
- 10 Year Structural Warranty







move|revolution

**020 8819 3272**

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All our homes are  
designed with our  
personal touch.

Nothing gives us greater pleasure  
than making sure our ideas  
become reality - and we work  
hard to make this happen.

We combine meticulous attention  
to detail with a grasp of the big  
picture that is second to none.

**ASPI**  
HOMES

Please contact the sales & marketing  
department at Move Revolutions  
Estate Agents for further information  
and to book in a viewing.

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