

QUAIL GARDENS, SELSDON

ASPI
HOMES





ABOUT THE DEVELOPMENT

QUAIL GARDENS, A COLLECTION OF 7 X 4 DOUBLE BEDROOM HOUSES ALL WITH PRIVATE DRIVEWAYS.

THE DEVELOPMENT BACKS ONTO SELSDON WOOD WHICH IS DESIGNATED AS A SITE OF NATURE CONSERVATION IMPORTANCE, A LOCAL NATURE RESERVE OF METROPOLITAN IMPORTANCE AND METROPOLITAN GREEN BELT.

Every home has it's own prestigious feel featuring top quality throughout featuring shaker style kitchens complimented with zenith worktops and herringbone flooring on the ground floor. Beautifully landscaped gardens nestled around woodland areas, private car parking and provision for electric car chargers.



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

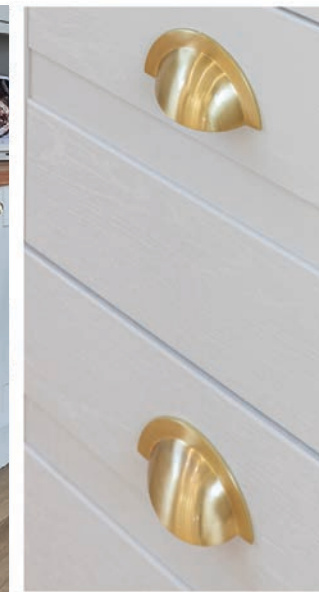


PERSONAL TOUCH

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.

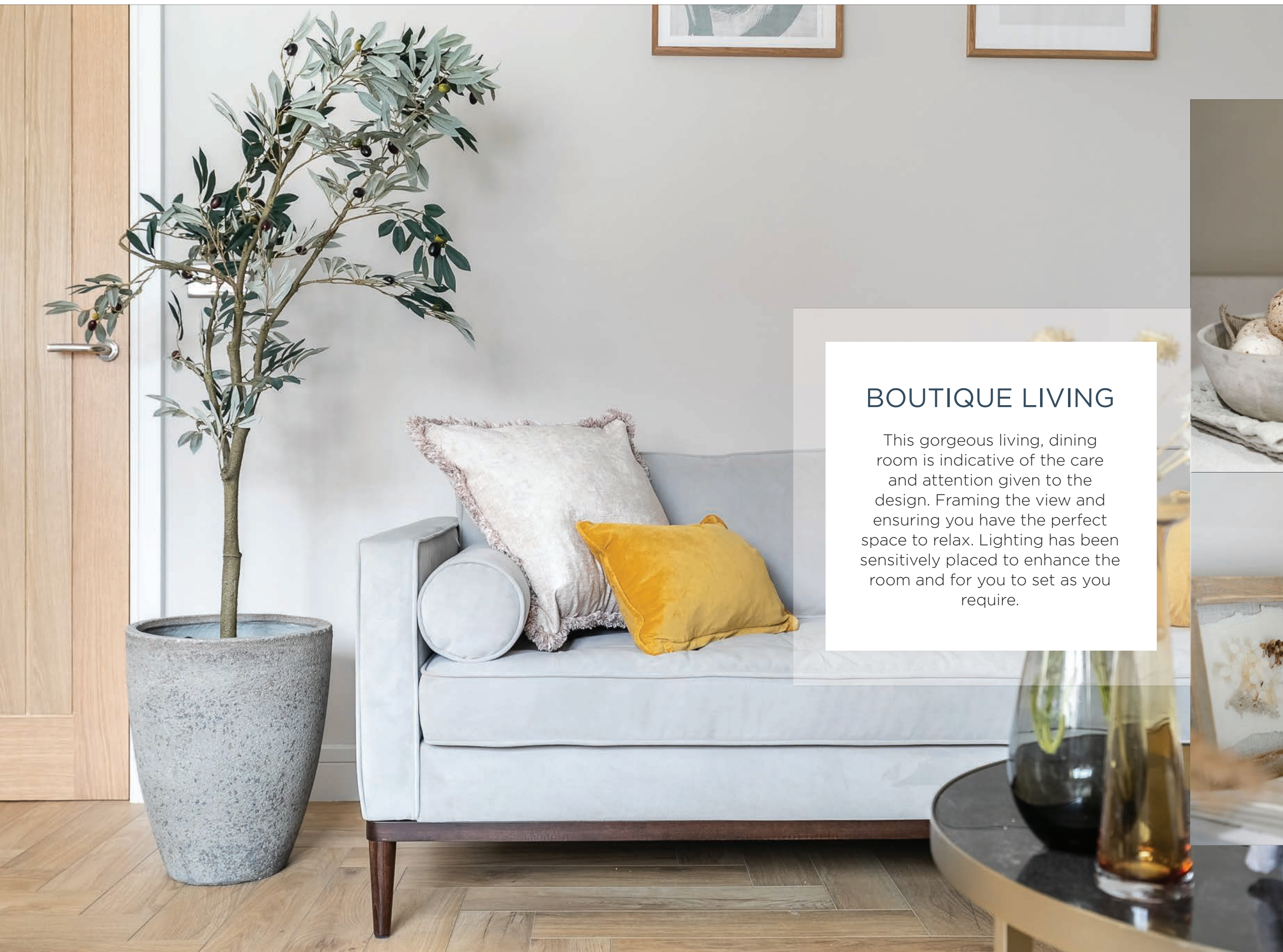




IT'S ALL ABOUT THE DETAIL.

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:

- Zenith Worktops
- Shaker Style Kitchen
- Colour Glass Splashback
- Lighting Under Wall Units
- Composite Sink
- Stainless Steel Kitchen Tap
- Hoover Integrated Dishwasher
- Provision for a freestanding Washing Machine
- Hoover Integrated Fridge Freezer
- Hoover Extractor Hood
- Hoover Induction Hob (4 burner)
- Hoover Built In Oven
- Herringbone Luxury Vinyl Flooring

BATHROOM DESIGN

We particularly love the contrast of the chrome striking against the stone porcelain tiles creating that modern twist and luxury.

SPECIFICATION:

- 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. Situated on a quiet residential road with local Schools nearby which include the popular Gresham Primary School and Greenvale Primary School. A selection of recreational parks are all within walking distance of the development such as Selsdon Woods and Selsdon Bird Sanctuary with acres of National Trust Land to explore.

Numerous transport routes are accessible to Selsdon and Croydon town centres as well as East Croydon mainline railway station (zone 5) offering fast access to Central London and Gatwick.



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. Selsdon and West Wickham town centres offer a range of independent shops, bars, cafes, and supermarkets adding to the convenience of the area.



PLOT 1 142 SQM
PLOT 2 133 SQM
PLOT 3 131 SQM



GROUND FLOOR



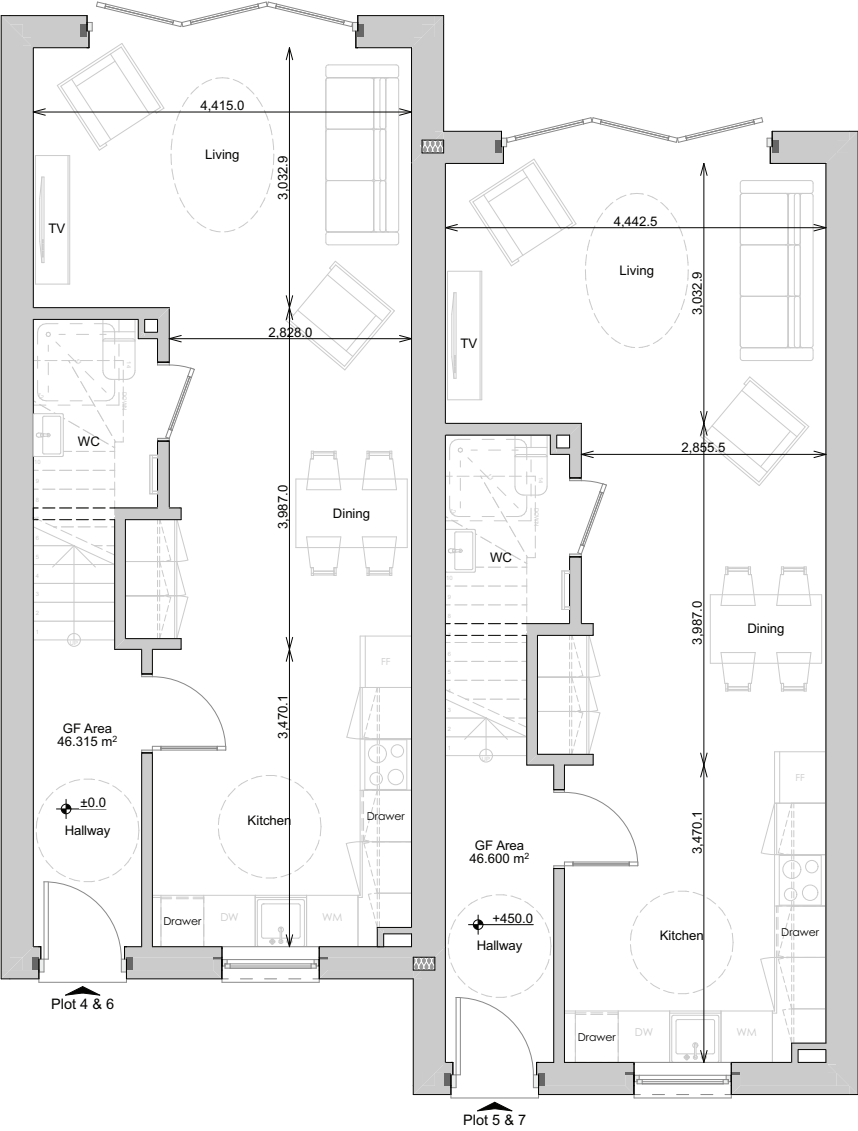
FIRST FLOOR



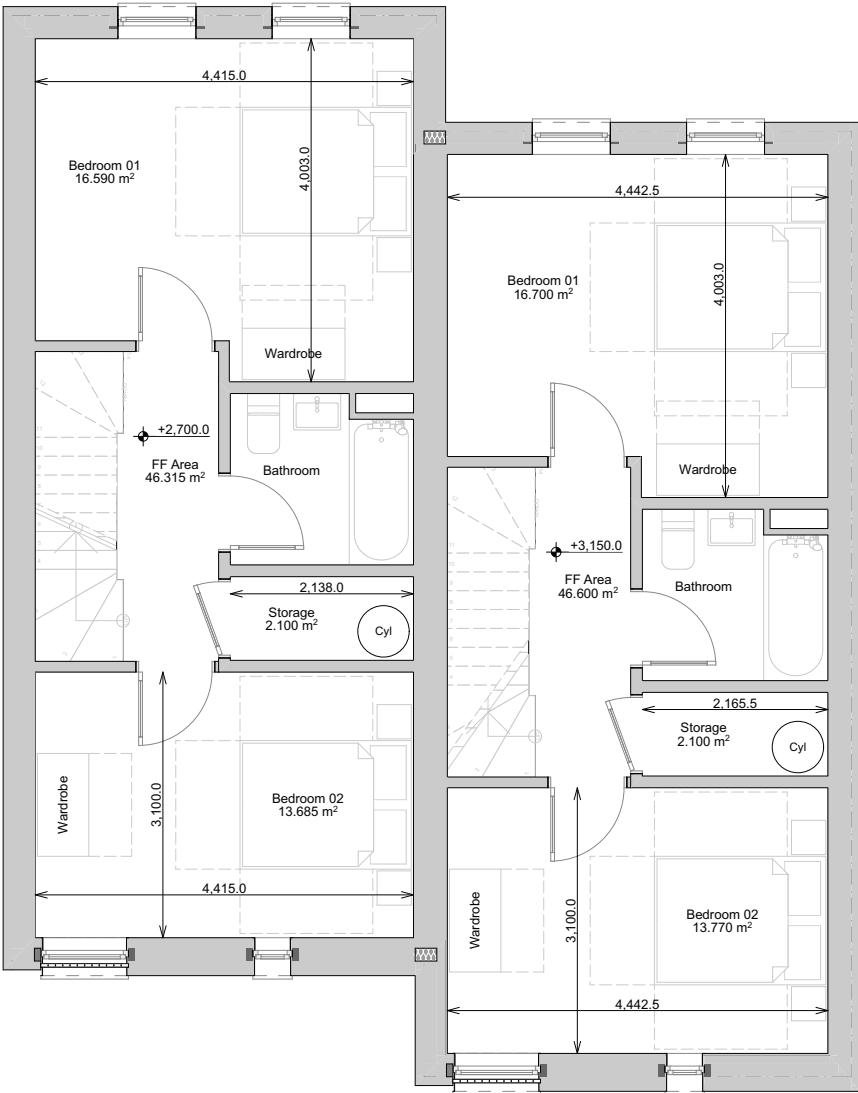
SECOND FLOOR



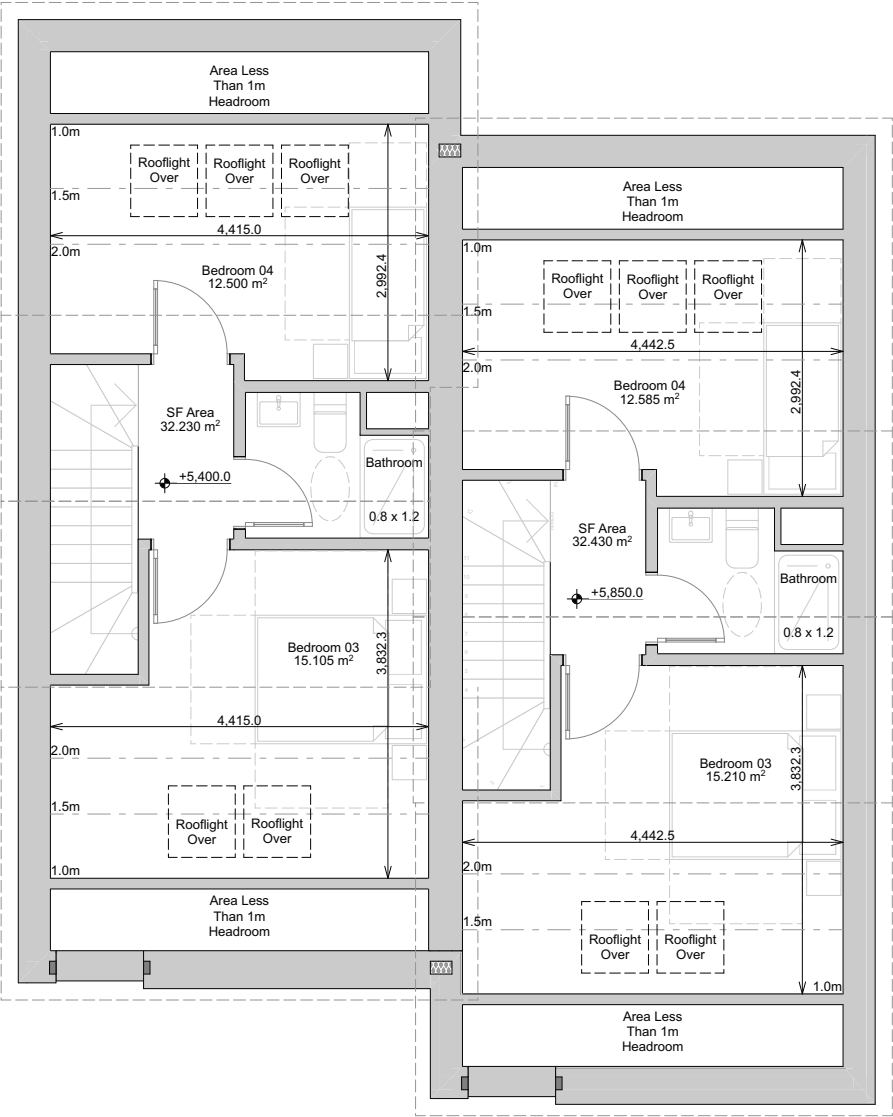
PLOT 4 131 SQM
PLOT 5 133 SQM
PLOT 6 131 SQM
PLOT 7 133 SQM



GROUND FLOOR



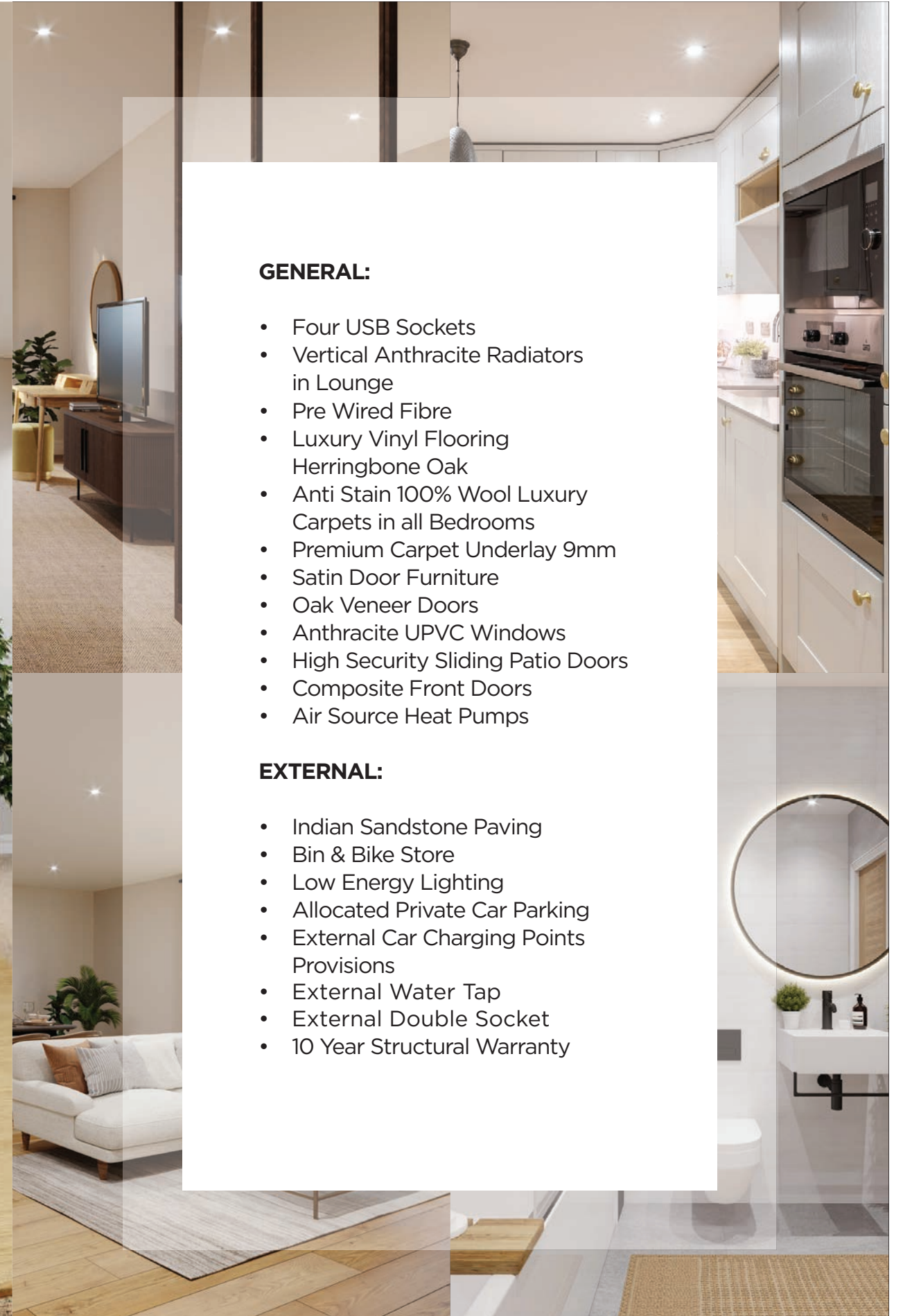
FIRST FLOOR



SECOND FLOOR





**GENERAL:**

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

EXTERNAL:

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



ASPI
HOMES

Please contact our sales & marketing
estate agents for further information
and to book in a viewing.



TRILOGY

LAND | DEVELOPMENT CONSULTANCY | NEW HOMES

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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.

