

# ROWAN COTTAGES

Caen Wood Road, Ashted, Surrey KT21 2JA

An exciting development of just three 3/4 bedroom homes situated in this sought after village



*CGI for guidance only*

# Rowan Cottages

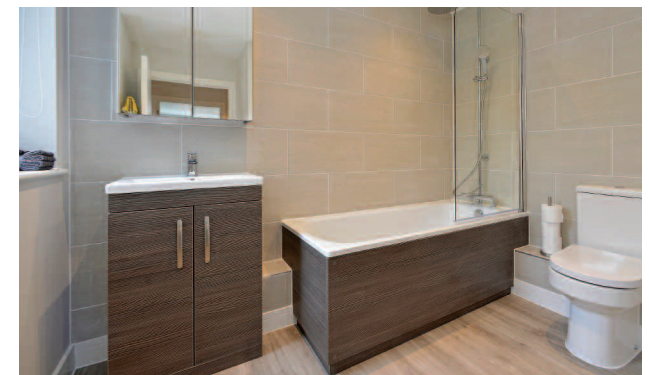
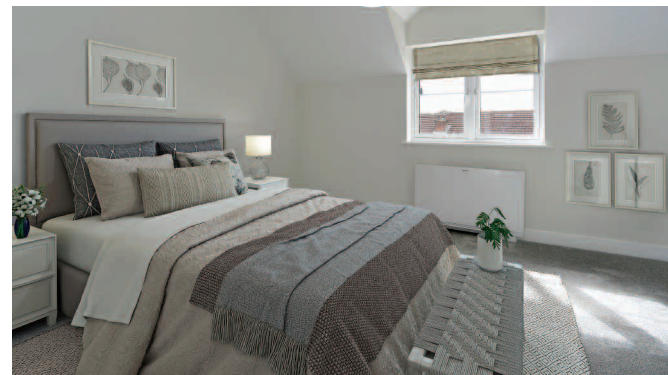
## *Contemporary living in a picturesque village setting*

Rowan Cottages is an attractive development of just three traditionally built houses finished with a delicate blend of warm red brick and tile hung elevations. These stunning three / four bedroom homes offer flexible accommodation over three floors, with private parking and landscaped gardens. The open plan kitchen/dining area creates the perfect space for both family life and entertaining whilst the living room is a haven of comfort and relaxation with bi-fold doors that open onto the private terrace and garden. Luxury carpeted bedrooms and a top floor master bedroom with en-suite add a touch of elegance.

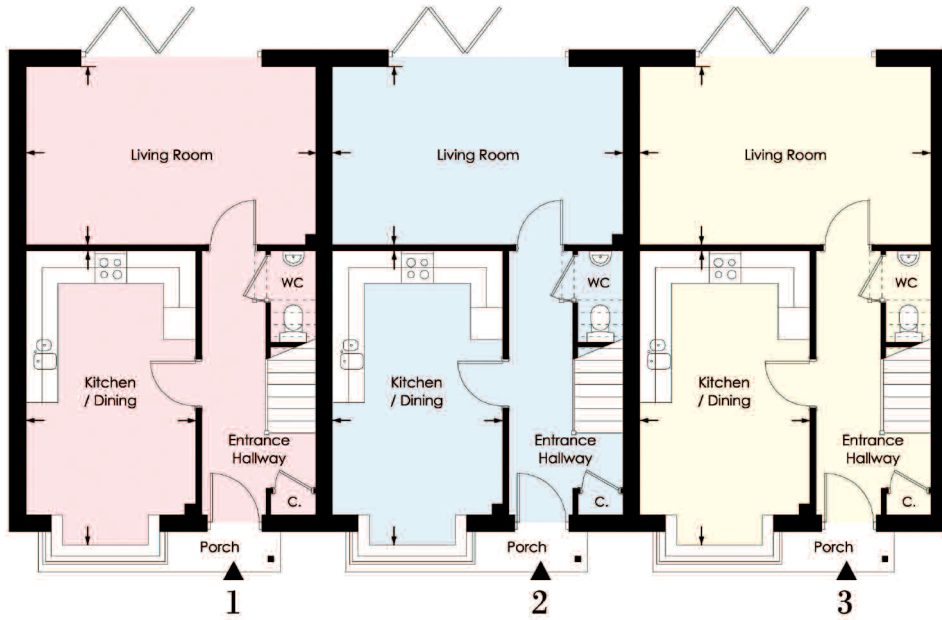
Castle Green Developments prides itself on creating quality homes finished to the highest standard and Rowan Cottages is no exception. The traditional materials, character features and soft landscaping ensures the development blends comfortably with its surroundings.

## *Finishing touches*

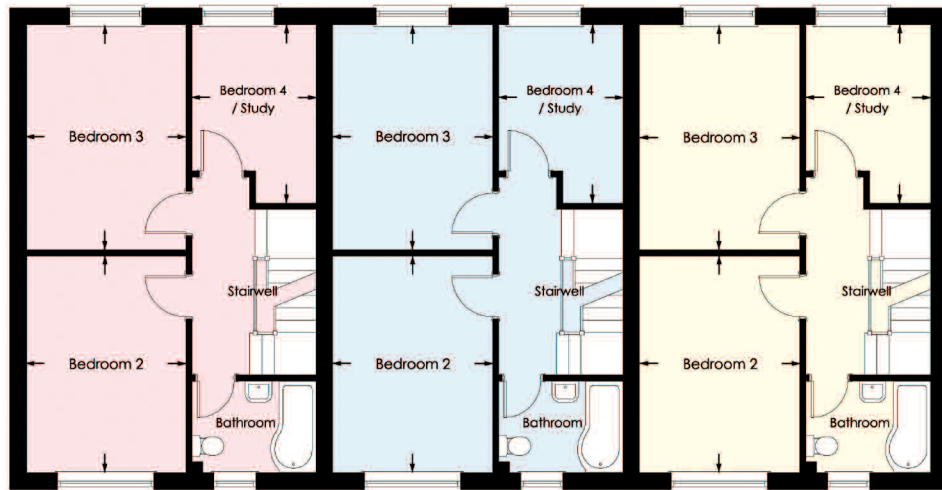
- Premium range shaker style kitchens with solid oak worktops.
- A range of integrated Bosch appliances including a double oven, induction hob, fridge freezer, washer/dryer and dishwasher.
- Highly efficient central heating system.
- Off-street parking for 2 vehicles with Electric charging point.
- Contemporary skirtings and architraves.
- Oak veneer internal doors with chrome door furniture.
- Hanging tile at upper levels above brickwork below.
- Low energy lighting throughout.
- Tiled bathrooms with high quality sanitaryware and heated chrome towel rails.
- Carpets to bedrooms and wood effect flooring to kitchen and living rooms.
- Internet, phone and Sky Q ready.
- 24 month aftercare package.
- **Build-zone 10 year warranty.**



# Floor Plans



**GROUND FLOOR**



**FIRST FLOOR**

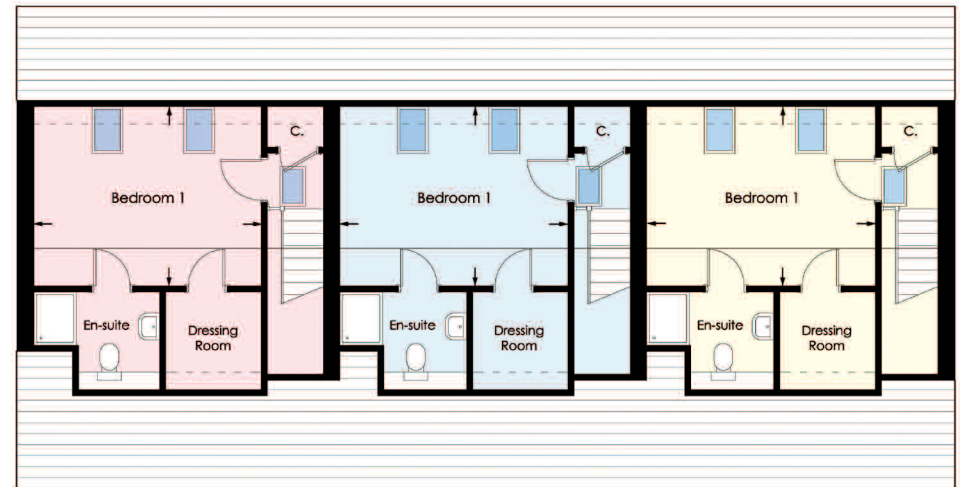
## PLOTS 1, 2 & 3 - 119.8 sq.m / 1290 Sq. ft.

Living Room	5.4m x 3.3m	(17' 9" x 10' 11")
Kitchen/Dining Room	3.2m x 4.9m	(10' 4" x 16' 1")
Bedroom 1	4.2m x 3.0m	(13' 3" x 11' 0")
En-suite		
Dressing Room		
Bedroom 2	3.0m x 4.0m	(9' 9" x 13' 3")
Bedroom 3	3.0m x 4.2m	(9' 9" x 13' 9")
Study/Bedroom 4	2.3m x 3.3m	(7' 8" x 10' 11")
Bathroom		

----- Dotted line indicates height of 1.5m

*These plans are for layout guidance only - all measurements are approximate please check all dimensions and shapes before making any decisions reliant upon them.*

**DIMENSIONS**



**SECOND FLOOR**

# Location



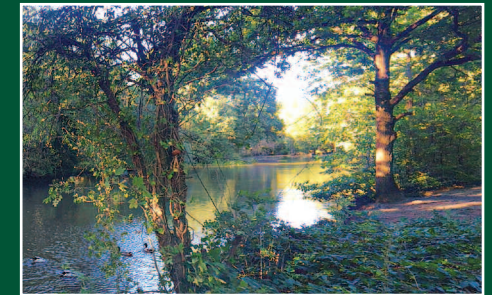
# Ashted Village

## *A great place to live*

on the northern slopes of the North Downs Ashted has a large two-part conservation area, including the mansion Ashted Park House (now occupied by City of London freemens School). Amenities include Parks, outlying woodland trails and a high street with convenience shopping, cafés and restaurants, a football club and a cricket club. The Rye, a tributary of the River Mole, runs to the north of the village.

Ashted railway station is on the Mole Valley line between Epsom and Leatherhead. Train services to London Victoria are run by Southern and to London Waterloo by South Western Railway. The M25 motorway runs to the south of the village and may be accessed via junction 9.

Ashted and Leatherhead boast a good selection of schools for all ages. In addition, there are several well known private schools within easy reach.



Rowan Cottages have been handcrafted with meticulous attention to detail and Castle Green Developments are extremely proud of the high quality of their latest development.



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