



# FIR HOLLOW GARDENS KENLEY

CR8 5FR

**Nine luxury 2500 sq ft townhouses**

with 4 bedrooms, 4 reception rooms and 5 bathrooms



CURZON DEVELOPMENTS



# ABOUT KENLEY

Set amidst the beauty of the Surrey countryside, yet only minutes from all the requirements of modern life, Fir Hollow Gardens in Kenley offers country-style living at its best.

The nine townhouses are on a private close, forming part of Welcome and Uplands Road Association – a collection of private roads – in one of Surrey's most sought after areas. The houses are a few minutes walk to Kenley Common, a tranquil spot with fine views.

A short commute to London, with trains from nearby Purley station reaching London in 23 minutes, Kenley also offers fast motorway access to Gatwick (25 minutes), Heathrow (45 minutes) and the South Coast.

A wide range of excellent schools are nearby. Kenley and the surrounding towns provide plenty of opportunities for entertainment and leisure, with bars, restaurants and a whole range of sporting facilities, including several golf clubs.





# FIR HOLLOW GARDENS

As you approach Fir Hollow Gardens, you know immediately that this is something special.

With none of the rawness often associated with new build properties, the extensive landscaping, mature planting, warm yellow London stock brick with re-constituted Portland Stone dressings and sliding sash windows, all combine to create an established setting for these impressive homes.

Designed over four floors and spanning 2,500 sq ft, each home has four bedrooms, four reception rooms, five bathrooms, and a private garden.







**First impressions count.**

As you enter the reception hall, the sunlight flooding through the atrium and galleried landing gives you a feeling of light and space.

The extra wide staircases with integrated lighting connect the four floors.









**The Site Plan**  
Nine luxury townhouses with a Victorian exterior and contemporary interior.  
Each house has its own private garden, and private driveway.

92

90

Shed/  
Cycle  
Store

Shed/  
Cycle  
Store

Shed/  
Cycle  
Store

Shed/  
Cycle  
Store

Shed/  
Cycle  
Store

Shed/  
Cycle  
Store

Shed/  
Cycle  
Store

No 6

No 5

No 4

No 3

No 2

No 1

No 7

No 8

No 9

Shed  
Cycle  
Store

Shed  
Cycle  
Store

Shed  
Cycle  
Store

27

29

Maintenance  
shed

Communal  
Bin store

37

39

FIR HOLLOW GARDENS

33

UPLANDS ROAD

# GROUND FLOOR

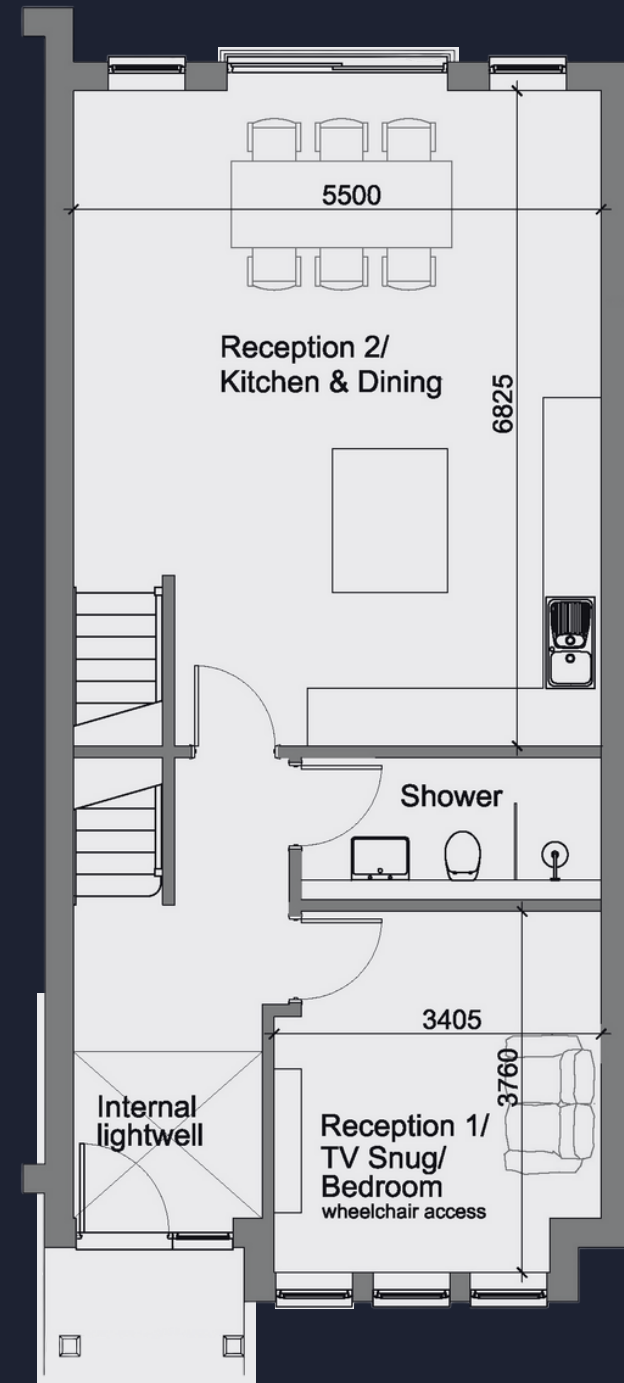
As you enter the ground floor you will be greeted by the impressive atrium, with light pouring in through the internal lightwell. Adjoining the atrium is the first reception room and the bathroom, finished with Porcelanosa tiling and furniture for a premium feel.

Down the hallway you will find the contemporary kitchen and dining area with a Juliet balcony which overlooks the garden and surrounding trees beyond.

The ground floor is finished with wide oak timber engineered flooring. This style provides the classic beauty of solid wood with added durability that can withstand wear and tear.

**Ground Floor Reception 1 - 3760 x 3405 mm**

**Ground Floor Reception 2 - 6825 x 5500 mm**



## LOWER GROUND

From the kitchen, descend the luxuriously wide staircase to the lower ground floor. The oak timber engineered flooring continues, leading you to the spacious living area.

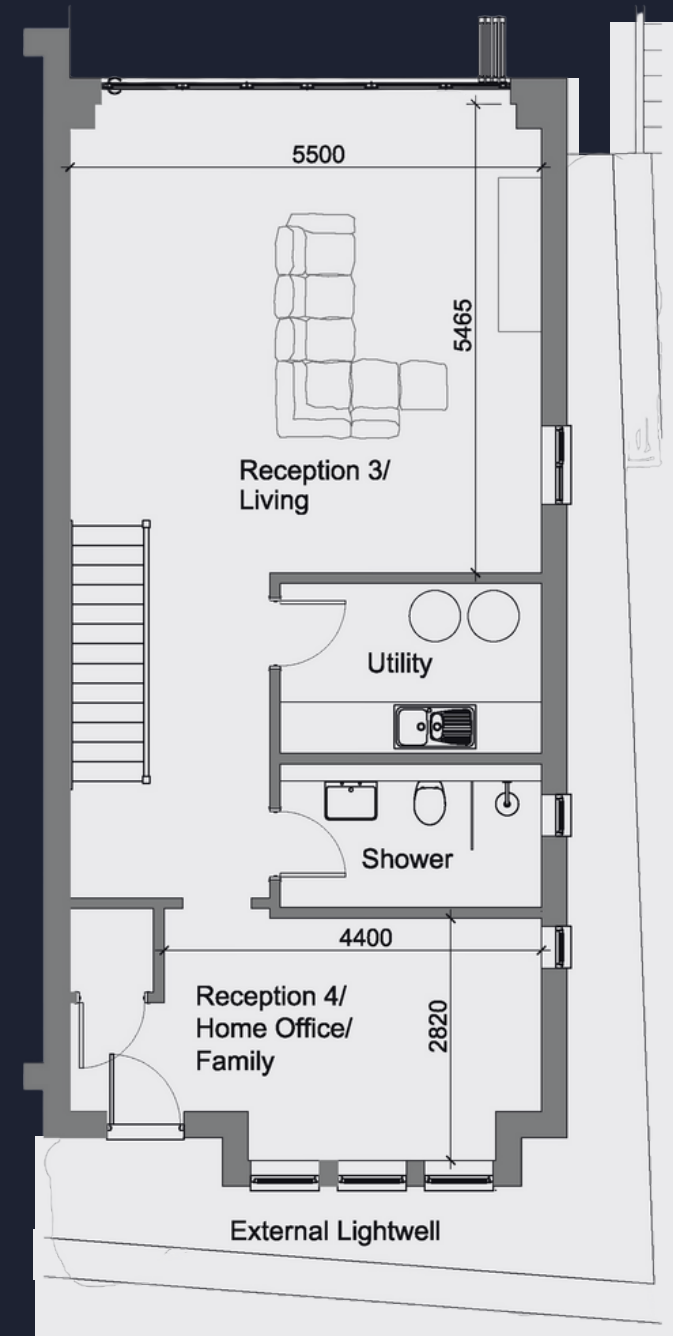
This is the perfect spot for relaxation, with ample space for comfortable seating. The 2200mm x 4700mm glass bi-folding doors open out onto the patio, providing a tranquil view of the garden and tree-lined landscape.

The floor holds a second reception room – ideal for a home office or gym. An external lightwell brings natural light into the space.

Adjacent to the reception room is a bathroom with shower, finished with Porcelanosa tiling and furniture. There is also a utility room with space for laundry appliances.

**Lower Ground Floor Reception 3 - 5465 x 5500 mm**

**Lower Ground Floor Reception 4 - 2820 x 4400 mm**





# FIRST FLOOR

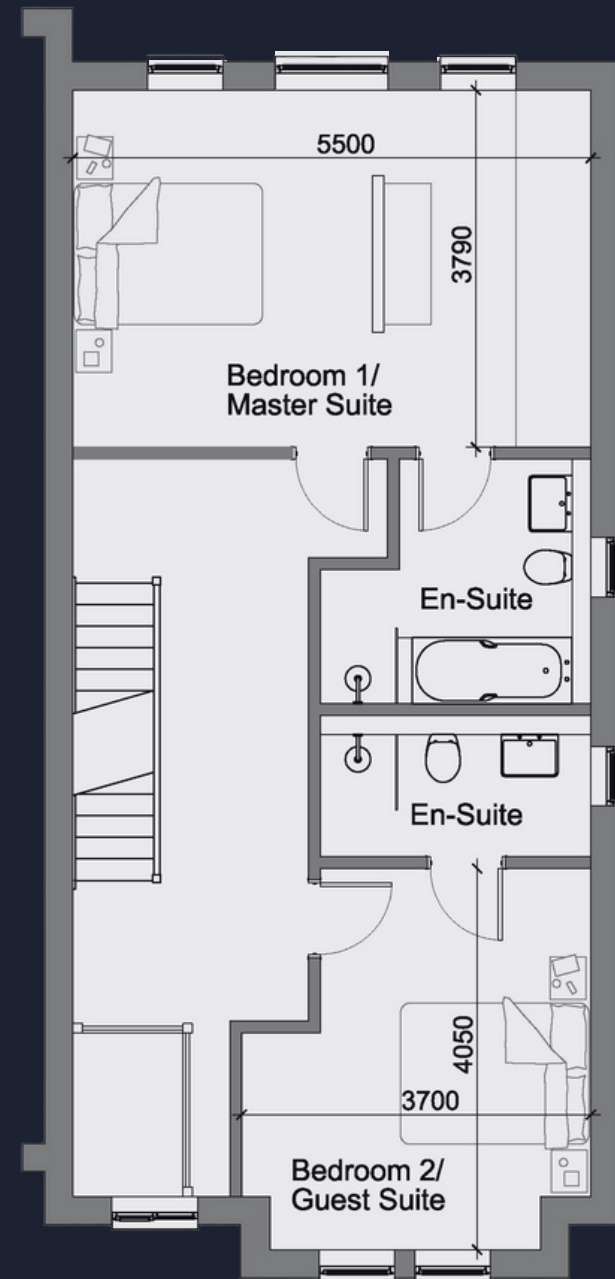
The feeling of space continues as you ascend the stylishly lit staircase to the first floor, where you will find the impressive master and guest suites.

The master bedroom with dressing room is framed by three sliding sash windows that provide views of the garden and the countryside beyond. The well-appointed master en-suite bathroom features both a bath and shower and is finished with Porcelanosa tiling and furniture.

The guest suite is entered from the galleried landing with light entering through sliding sash windows. The en-suite bathroom is finished with Porcelanosa tiling and furniture.

**Bedroom 1 / Master Suite - 3790 x 5500 mm**

**Bedroom 2 / Guest Suite - 4050 x 3700 mm**





## SECOND FLOOR

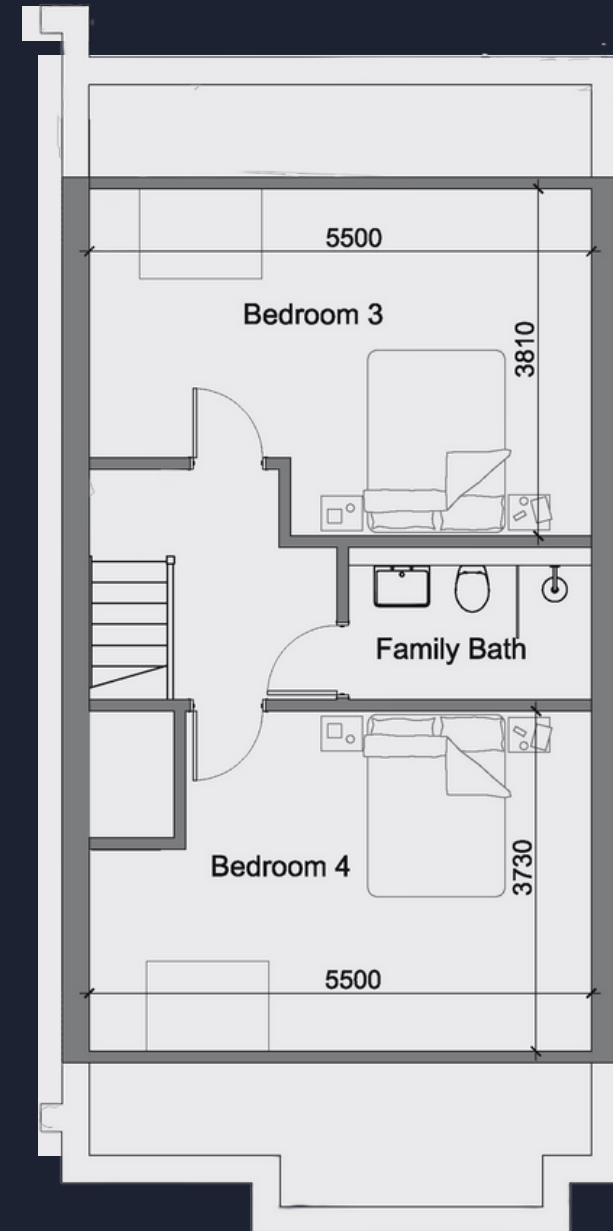
Ascend once more to find carefully designed loft accommodation, providing two further bedrooms and a family bathroom.

The bathroom is finished tastefully with Porcelanosa tiling and furniture, and a roof light ensures that the space benefits from natural sunlight.

The two bedrooms feature extra large *Velux* windows to illuminate the space; gaze through to enjoy a verdant treetop view of the surrounding woodland.

**Bedroom 3 - 3810 x 5500 mm**

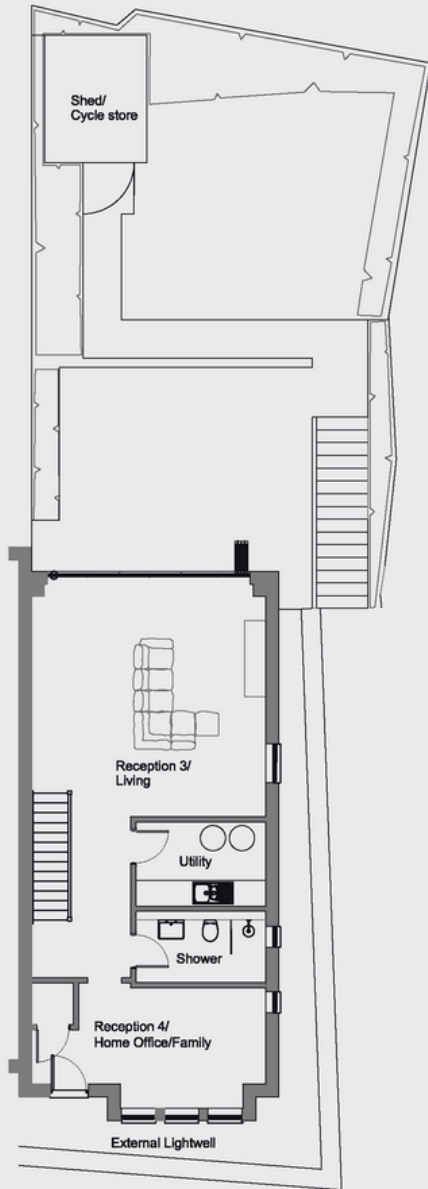
**Bedroom 4 - 3730 x 5500 mm**



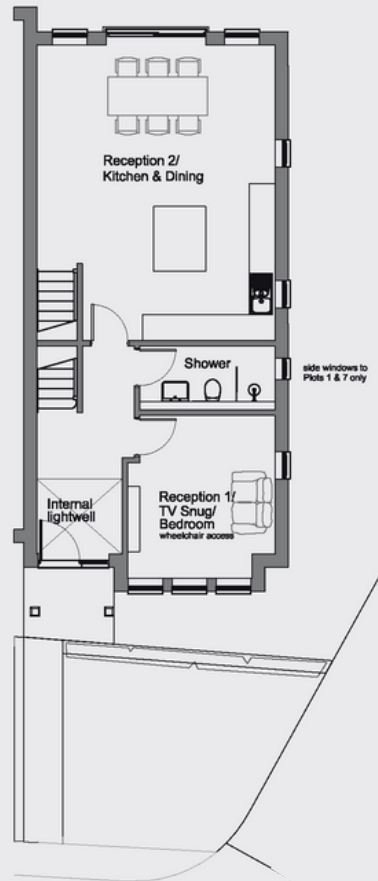


# PLOT 1: END OF TERRACE

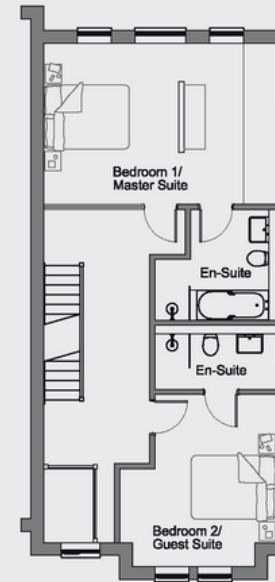
Plot 1 is located at the end of the row of 6 townhouses. Plot 7 at the end of the row of 3 has a similar internal layout.



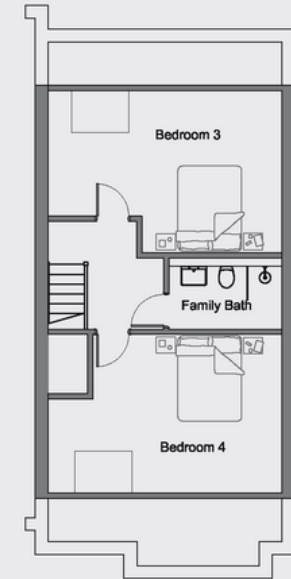
**Lower Ground Floor**



**Ground Floor**



**First Floor**

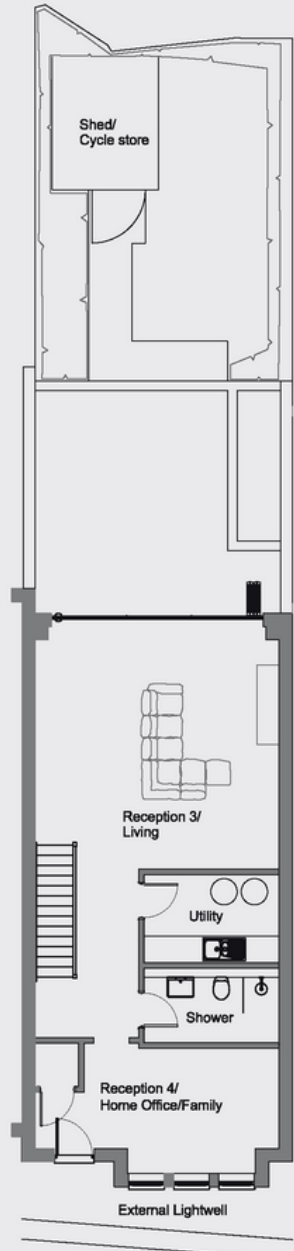


**Second Floor**

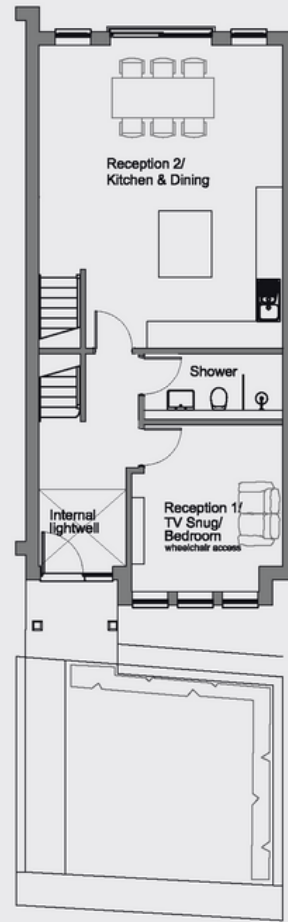


# PLOT 2: TYPICAL MID-TERRACE

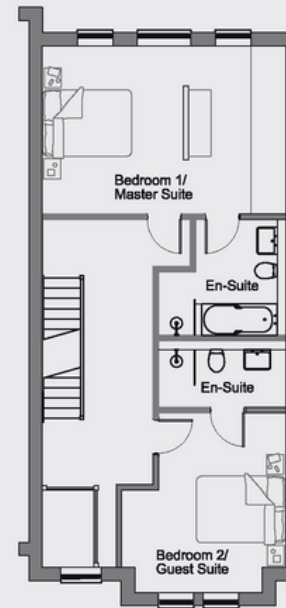
Plot 2 represents a mid-terrace layout. Plot 3, 4, 5, and 8 are also mid-terraces.



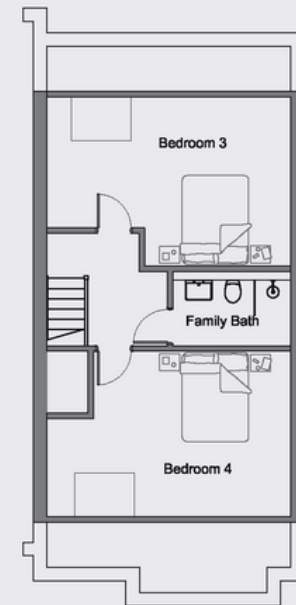
**Lower Ground Floor**



**Ground Floor**



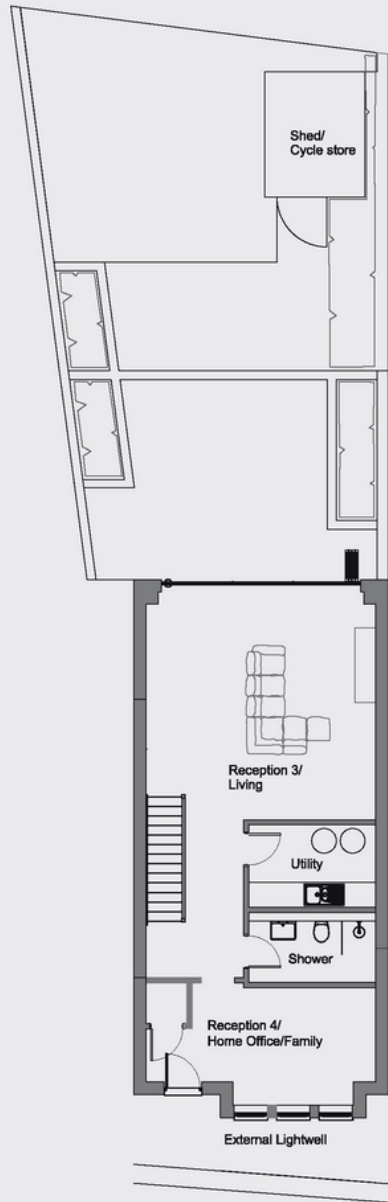
**First Floor**



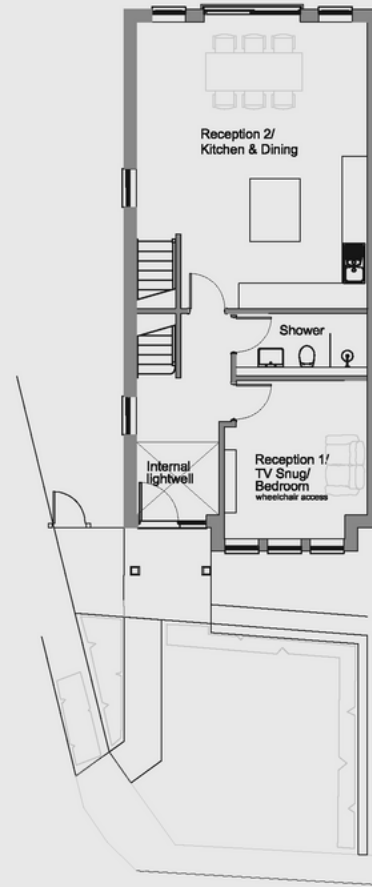
**Second Floor**

# PLOT 6 - END OF TERRACE

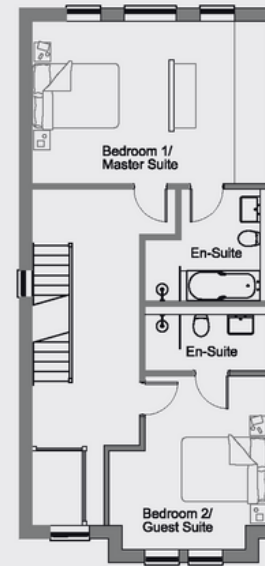
Plot 6 is located at the end of the row of 6 townhouses. Plot 9 at the end of the row of 3 has a similar internal layout.



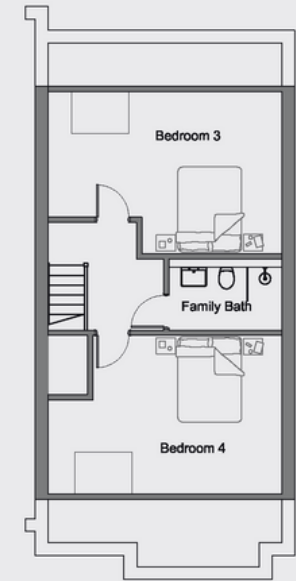
**Lower Ground Floor**



**Ground Floor**



**First Floor**



**Second Floor**



# BESPOKE DESIGN

Customise your home to suit your taste. Choose the finish of your home, following an exchange of contracts.

## KITCHEN DESIGN

The developer's in-house designer will meet with you to develop your kitchen design. The designer will guide you through which ranges are included in the price of your home. If you want to choose outside of the developer's range of finishes, this may be possible at an additional cost.

Base cabinets have been fitted in a base colour of Linen Grey. You can choose your preferred door colour and style. Quartz and stone worktop choices are available within the budget, however you can request an alternative worktop finish at an additional cost.



Example of available kitchen styles from [Crown Bespoke](#)

# BESPOKE DESIGN

## FITTED WARDROBES

Fitted wardrobes in the bedrooms are also available in various styles and finishes at an additional cost.

## BATHROOMS & CLOAKROOMS

All bath and shower rooms come as wet rooms, fully tiled using Porcelanosa tiles and fitted with Porcelanosa furniture. You can choose the finish on your master bathroom and Ground floor cloakroom/bathroom on selected properties.

## FLOOR FINISHES

The oak engineered floor finish to the Ground and Lower Ground floor is included. Carpets to the First and Second floor can be added at an additional cost.



Example of fitted wardrobe style available from [Crown Bespoke](#)



# SPECIFICATIONS

Beautifully designed in the latest styles, the house interiors are defined by their clean lines, durable surfaces and sleek finishes.

## GENERAL

- Oak engineered floor in the Kitchen & Dining area, Living room, reception rooms and hallways on the Ground and Lower Ground Floor.
- Carpets to the first and second floors can be added at an additional cost.
- Solid core entrance door with glazed sidelights
- Walls throughout painted in contemporary finish
- Ceilings, skirting and architraves in contemporary white paint finish
- Private parking

## KITCHENS

- Bespoke cabinetry in a selection of door colours and styles
- Bespoke worktop from a quartz and stone selection
- Provision for installation of feature pendant lighting over kitchen islands

## BATH & SHOWER ROOMS

- Fully tiled with luxurious porcelain floor and wall tiles by Porcelanosa
- Wall hung vanity units with drawers and bathroom furniture by Porcelanosa
- Underfloor heating and dual heated towel rails
- Bespoke tiling finish for master bathroom and ground-floor cloakroom/shower room (in selected properties)

## MEDIA AND COMMUNICATIONS

- Ultra fast broadband connection to the home office and media room
- Cat 6e data cabling to rooms via the communications cupboard
- Dedicated multiple tv points to the main reception rooms and master bedroom

## ELECTRICAL

- Recessed LED downlights throughout
- Chrome electrical sockets and light switches
- Electric EV Charging point
- Exterior feature and security lighting to front and rear garden
- External power outlet for the rear garden and power supply to the garden shed

## GAS & CENTRAL HEATING

- Thermostatically-controlled underfloor heating on the lower ground and ground concrete floors
- Designer radiators on first and second floors
- Dual stream high pressure hot water system
- Underfloor heating and dual heat towel rails in the bathrooms

## SECURITY & SAFETY

- House is hardwired for an alarm system (installation can be arranged at an additional cost)
- Multi-point smoke and heat detection with battery backup throughout the house
- Full security and feature lighting to the front, rear and side of the property

## GARDEN

- Grey Brazilian slate paving
- Contemporary timber summer house



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**Martin & Co.**

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CURZON DEVELOPMENTS

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