



5 Calton Close

, Chertsey, KT16 0BX

Asking price £925,000



This contemporary four double bedroom detached home is 2 years old and located in the new garden village of Upper Longcross. Surrounded by Surrey countryside, yet with local amenities and Longcross train station just a short distance away.

The property itself is striking in design with bright, versatile accommodation. You are welcomed into a an entrance hall which has an abundance of natural light, from here there is a sitting room with log burner to your left. This is a lovely room to enjoy in the winter with the fire burning. Adjacent to this room is the study, currently utilised as a children's play room. At the rear is the heart of the home, a magnificent kitchen/dining/family area which opens directly onto the garden. The kitchen has a range of integrated appliances and is the ideal layout to cater for everyday family life and when entertaining guests. The ground floor is completed by a separate utility room and guest cloakroom.

Ascending to the first floor, you arrive onto the huge landing area with floor to ceiling windows. A great space with ample room to utilise. All four bedrooms are doubles, with bedrooms one and two having en-suite facilities and wardrobes. There is a four piece family bathroom suite. The bathroom and both en-suites have underfloor heating.

The current owner has created an office/study that is at the rear of the garage and a great place to work that is 'away from the home'.

With many of Surrey's most prestigious towns such as Ascot, Virginia Water and Chobham a short distance away, offering a wealth of retail and leisure activities. There is also a wide range of facilities planned for Upper Longcross in the future, meaning residents will soon have local amenities even closer to home.





Floor Plan

Ground Floor

- Garden: 39.5 x 36.5 (12.02 x 11.09m)
- Kitchen / Diner Area: 27.7 x 12.0 (9.02 x 3.65m)
- Play Room: 2.61 x 1.68m
- Living Room: 13.8 x 11.2 (4.17 x 3.45m)
- Office: 11.9 x 9.9 (3.56 x 2.96m)
- Garage
- Driveway

First Floor

- Master Bedroom: 19.5 x 11.5 (4.70 x 3.48m)
- Bedroom 2: 15.4 x 10.6 (4.68 x 3.20m)
- Bedroom 3: 13.8 x 11.6 (4.16 x 3.50m)
- Bedroom 4: 12.10 x 9.7 (3.62 x 2.91m)
- Landing
- A/C

Calton Close
 Gross Internal Area 1939 sq. ft / 180.15 sq. m
 CH = Ceiling Heights
 For identification purposes only.
 The Position and size of doors, windows, appliances
 Bedroom and other features are approximate only.
 For illustrative purposes only - not to scale

Newboulds & Co

Area Map



Viewing

Please contact our Shepperton - Sales Office on 01932232927 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 82 | 89 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | 83 | 90 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |