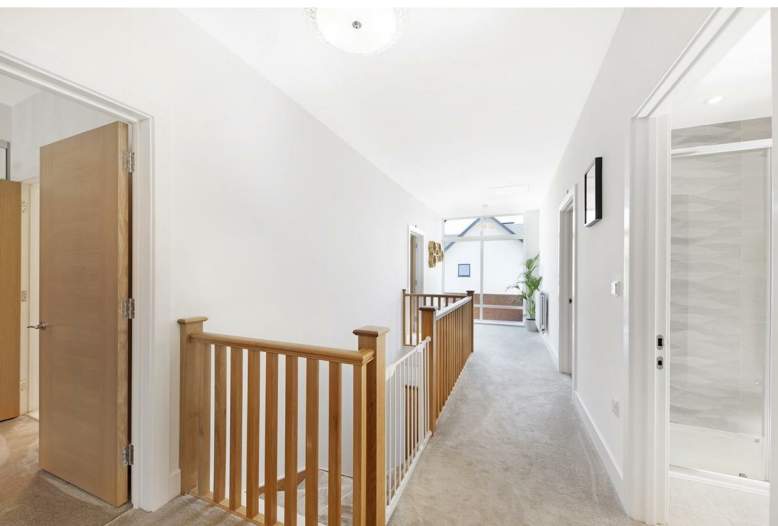




## 5 Calton Close

, 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

# Energy Efficiency Graph

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