



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: 395 x 365 (12.02 x 11.09m)
- Kitchen / Diner Area: 277 x 120 (9.02 x 3.65m)
- Office: 119 x 99 (3.56 x 2.96m)
- Living Room: 138 x 112 (4.17 x 3.45m)
- Play Room: 87 x 72 (2.81 x 2.19m)
- Garage

First Floor

- Master Bedroom: 195 x 115 (4.70 x 3.48m)
- Bedroom 2: 154 x 106 (4.68 x 3.20m)
- Bedroom 3: 138 x 116 (4.16 x 3.50m)
- Bedroom 4: 12'10 x 9'7 (3.92 x 2.91m)

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	