



# GOSHAWK COURT

A COLLECTION OF LUXURY  
ONE, TWO, THREE & FOUR BEDROOM  
HOMES IN SANDERSTEAD

A DEVELOPMENT BY

**TurnbullHomes**

**Pollard Machin**

estate agents since 1885





# WELCOME TO GOSHAWK COURT, A STUNNING PARKSIDE DEVELOPMENT BROUGHT TO YOU BY TURNBULL HOMES.

Situated in the picturesque village of Sanderstead, this exclusive collection of five apartments and three houses offers a perfect blend of contemporary living and natural tranquility.

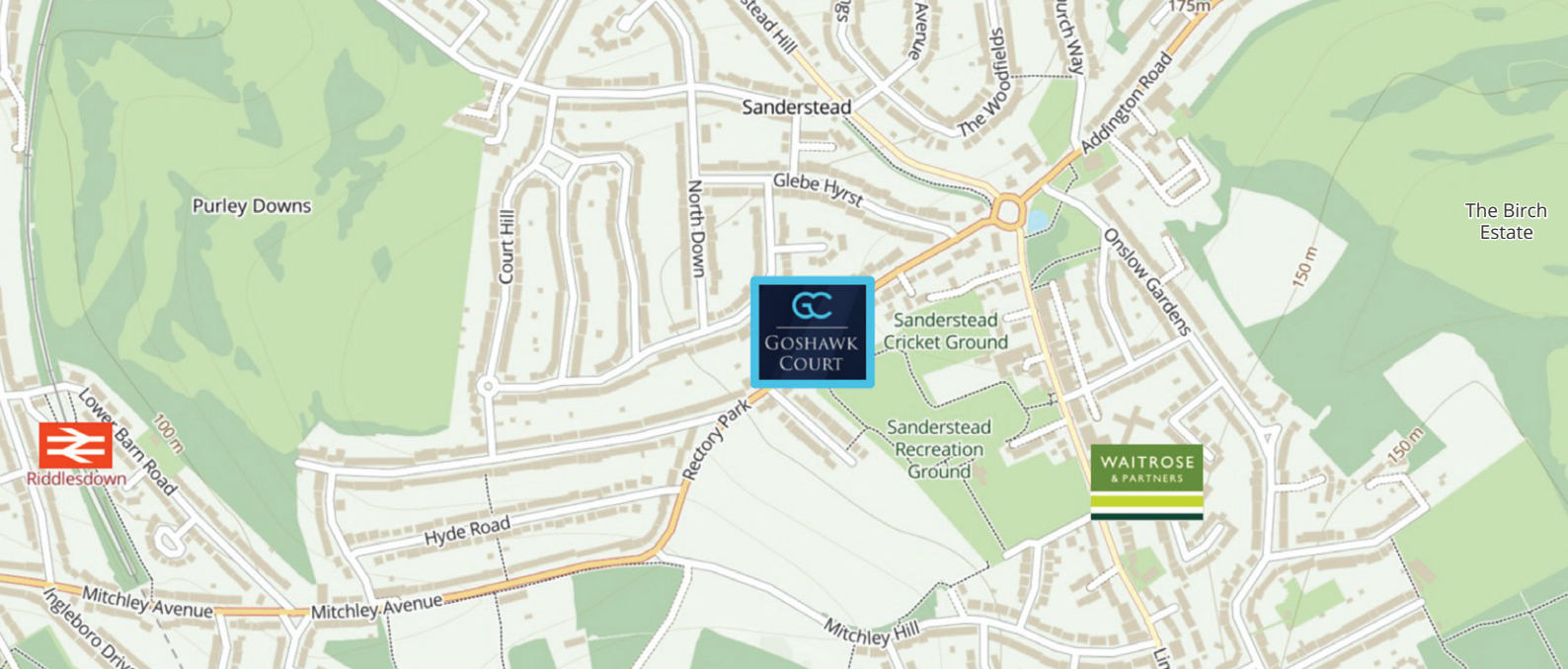
Goshawk Court by Turnbull Homes presents a rare opportunity to own a premium property in the desirable neighborhood of Sanderstead. With its exquisite design, stunning surroundings, and convenient location, this development offers a truly exceptional living experience.

## FEATURES AND AMENITIES:

- Beautifully landscaped gardens
- Private balconies or terraces for apartments
- Private gardens for houses
- High-quality finishes and fixtures throughout
- Modern kitchens with premium appliances and ample storage
- Luxurious bathrooms with contemporary fittings
- Proximity to local amenities and transport links
- Serene parkside location







# LOCATION

Goshawk Court is ideally positioned adjacent to a serene park, offering residents the opportunity to enjoy nature walks, picnics, and leisurely strolls.

The development also benefits from close proximity to local amenities, including shops, cafes, and restaurants. For those seeking further entertainment options, the vibrant town centers of Croydon and Purley are just a short distance away.



## SCHOOLS

- **0.4 miles** Gresham Primary
- **0.9 miles** Atwood Primary
- **1 mile** Ridgeway Primary
- **1.2 miles** Croydon High
- **1.4 miles** Riddlesdown
- **2.5 miles** Whitgift
- **3.6 miles** Wilson Grammar

## SHOPS & RESTAURANTS

- **0.3 miles** Sanderstead Village Parade  
*Including Waitrose, A Number of Cafes  
Including Costa Coffee, Pharmacy, Barber  
Shop, Solicitors, Selection of Restaurants*

## NURSERY

- **0.8 miles** Fennies

## MOTORWAY

- **6 - 10 miles** M25 junction

## STATIONS

- **0.9 miles** Riddlesdown Station
- **1.4 miles** Sanderstead
- **25 mins** London Bridge/Victoria
- **25 mins** Gatwick Airport

## LEISURE

- **1.3 miles** Sanderstead Lawn Tennis Club
- **1.7 miles** Old Whitgiftians Rugby & Cricket Club

# SPECIFICATIONS

## KITCHEN

- Contemporary kitchen units with handleless design and soft closing doors/ drawers. Choice of colour dependant on stage of build
- Quartz stone worktop
- A complete range of BOSCH integrated appliances, including dishwasher, washerdryer, full size fridge/ freezer, electric oven and extractor hood
- Bosch induction hob
- Stainless steel undermounted sink
- Hansgrohe kitchen taps

## BATHROOM FITTINGS

- Contemporary vanity unit with drawers and recessed basin
- Hansgrohe thermostatic mixer to bath/shower (ensuite) allowing precise temperatures whilst maintaining the flow of water. Mixers are fitted with an anti-scald device, which cuts the flow should the cold-water supply fail, this means they are safe for use by the whole family
- Hansgrohe mixer to basin
- Kerradaco steel bath
- Roca WC with concealed cistern
- Stainless steel heated towel rail
- Amtico tiles to floor
- Contemporary Kerradaco Vox Tiles to walls. A grout free tile system allowing ease of cleaning
- Generously sized fitted mirror

## COMFORT AND WELLBEING

- Air source heat pumps and Dimplex radiators to flats
- Air source heat pumps and underfloor heating plus Stelrad radiators to houses.
- Dulux Paint to walls
- Dulux white stain wood to skirting and architraves
- All units fitted with contemporary white painted solid core internal doors with polished chrome furnishings
- Premium quality carpeting to all bedrooms
- Entrance Hall / Living / Kitchen: High quality, latest trend laminate flooring, providing the realism of natural wood, but with essential hard-wearing properties allowing worry free maintenance
- Double glazed windows and french doors to terrace/ balcony
- Ducted ventilation system to bathrooms and kitchen

## ELECTRICAL FITTINGS

- Chrome switches to kitchen
- LED downlights throughout living areas
- Pedants to bedrooms
- Bedroom lighting double switched from bedside

## TECHNOLOGY AND COMMUNICATION

- CAT 5 wiring throughout allowing home office location options for all rooms
- Excellent mobile phone signal
- Broadband service available in area
- Apartments are pre-wired for BT provision providing an optional 'Ultrafast' service option
- Terrestrial Digital TV sockets provided to all bedrooms and living areas
- Pre-wired telephone system (subject to BT contract)

## ENERGY SAVING FEATURES

- Internal LED low energy light fittings
- External LED low energy light fittings
- Double glazed window system is A rated in terms of energy saving performance
- Low flush toilets and aerated taps provided to reduce water consumption
- Building constructed and tested to meet strict air tightness criteria to reduce leakage of warm air and conserve valuable energy

## SECURITY & PEACE OF MIND

- Advantage Structural defects insurance (10 yrs) Security locking on all doors and windows to PAS24: 2012 standards
- Fully installed security intruder alarm system
- For complete peace of mind all units feature mains powered smoke/heat alarms all with re-chargeable battery back-up and Carbon Monoxide detectors
- Sound testing to ensure reduced sound transfer between properties

## EXTERNAL FEATURES

- Marshalls paving slabs to pathways and private patios
- Landscaped communal access road and parking
- Turfed rear communal garden area
- Secure bicycle storage
- Off street parking for select units
- Electrical car charging points to selected units



# FIVE LUXURY APARTMENTS & ONE LARGE SEMI-DETACHED HOUSE

## GROUND FLOOR

**H1**

### HOUSE 1

**Living Area**  
8.90m x 4.64m

**F1**

### FLAT 1

**Living Area**  
6.40m x 4.24m

**F2**

### FLAT 2

**Living Area**  
7.37m x 3.57m

**Bedroom 1**  
4.29m x 3.14m

**Bedroom 1**  
4.85m x 2.75m

**Bedroom 2**  
4.10m x 2.20m

## FIRST FLOOR

**H1**

### HOUSE 1

**Bedroom 3**  
3.67m x 2.59m

**F3**

### FLAT 3

**Living Area**  
7.37m x 3.35m

**F4**

### FLAT 4

**Living Area**  
6.40m x 4.24m

**Bedroom 2**  
4.64m x 3.00m

**Bedroom 1**  
4.97m x 3.28m

**Bedroom 1**  
4.38m x 3.14m

**Bedroom 2**  
3.25m x 2.52m

## SECOND FLOOR

**H1**

### HOUSE 1

**Bedroom 1**  
7.26m x 4.64m

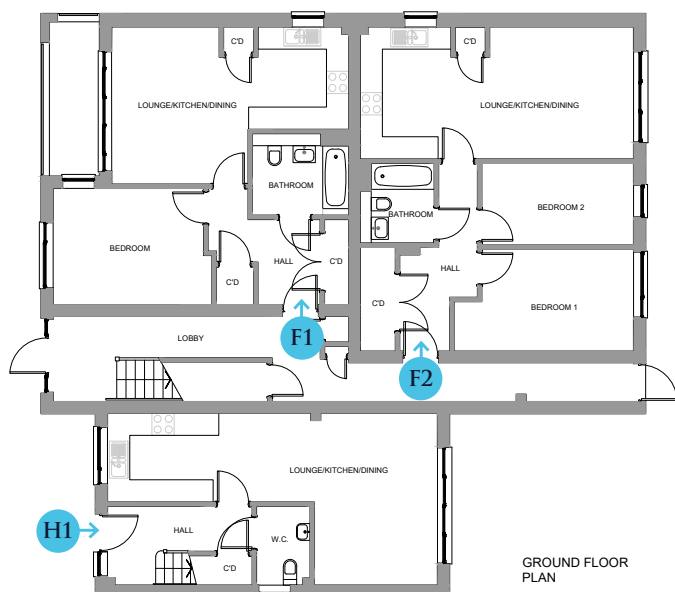
**F5**

### FLAT 5

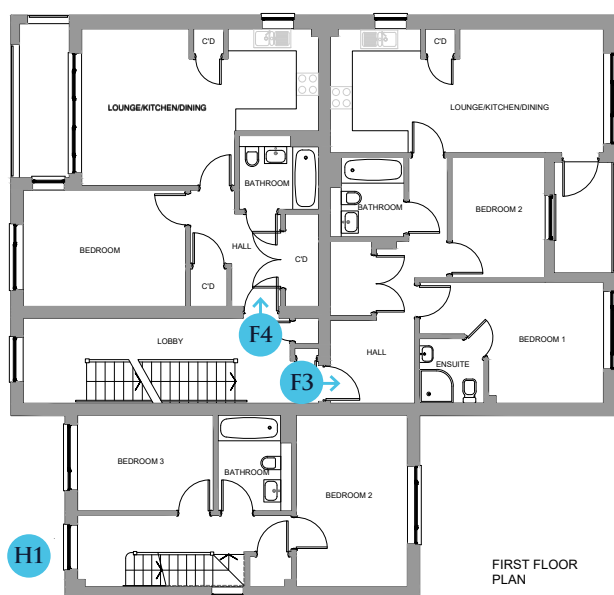
**Living Area**  
8.09m x 4.81m

**Bedroom 1**  
5.93m x 3.82m

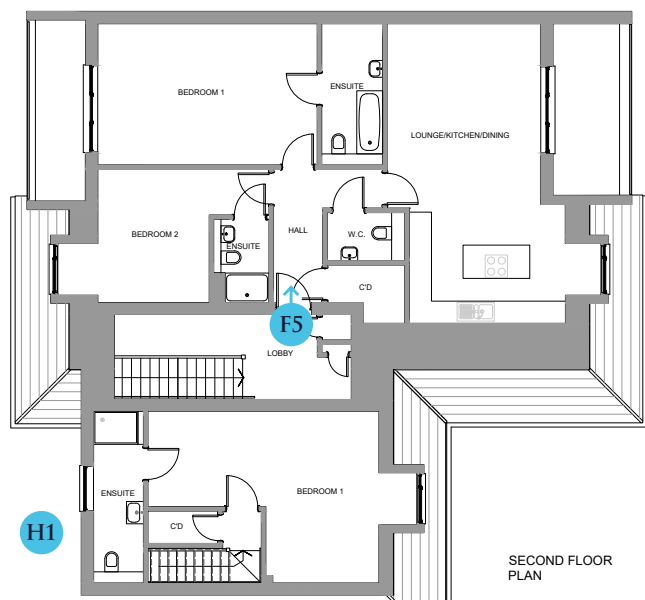
**Bedroom 2**  
4.63m x 3.60m



GROUND FLOOR  
PLAN



FIRST FLOOR  
PLAN



SECOND FLOOR  
PLAN





# TWO STRIKING CONTEMPORARY DETACHED HOMES

## GROUND FLOOR

H2

### HOUSE 2

**Lounge/Dining**  
5.64m x 4.99m

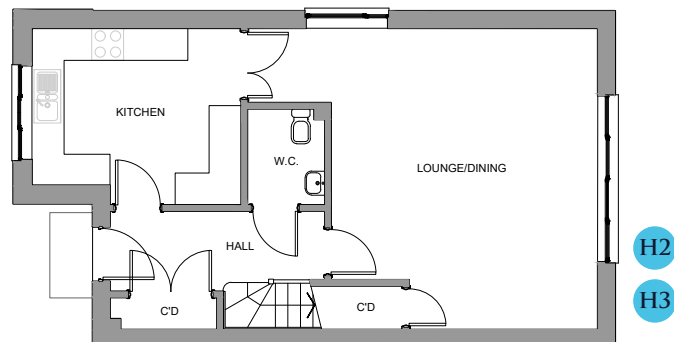
**Kitchen**  
3.92m x 3.31m

H3

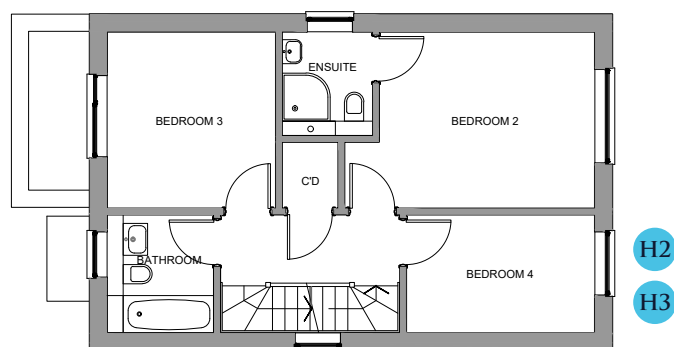
### HOUSE 3

**Lounge/Dining**  
5.64m x 4.99m

**Kitchen**  
3.92m x 3.31m



GROUND FLOOR  
PLAN



FIRST FLOOR  
PLAN

## FIRST FLOOR

H2

### HOUSE 2

**Bedroom 2**  
4.69m x 3.31m

**Bedroom 3**  
3.31m x 3.12m

**Bedroom 4**  
3.53m x 2.22m

H3

### HOUSE 3

**Bedroom 2**  
4.69m x 3.31m

**Bedroom 3**  
3.31m x 3.12m

**Bedroom 4**  
3.53m x 2.22m

## SECOND FLOOR

H2

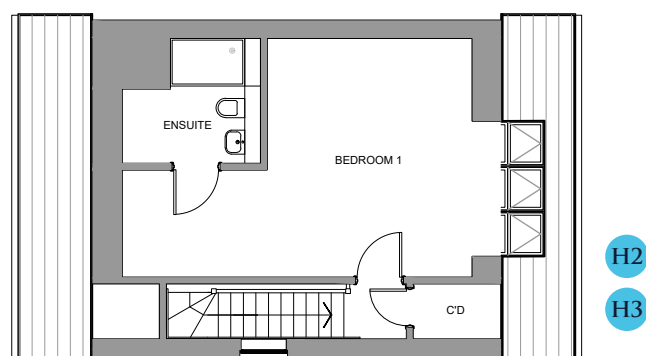
### HOUSE 2

**Bedroom 1**  
6.55m x 4.48m

H3

### HOUSE 3

**Bedroom 1**  
6.55m x 4.48m



SECOND FLOOR  
PLAN

GUARANTEE  
INCLUDES A 10 YEAR NEW HOME WARRANTY



*Viewings Strictly by Appointment Only*

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