

# Windmill Place



COULSDON



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**Windmill Place is a new mews of two and three bedroom houses just off Homefield Road in Coulsdon. Located very close to Old Coulsdon, with Coulsdon Common and Happy Valley nearby, this is a convenient yet peaceful and green setting.**

There are local shops and buses, and it's easy to get into Croydon or Central London from Coulsdon South train station, as well as further afield to Gatwick, Surrey, Sussex and Kent.

Available with Help to Buy, these homes are well-designed with a unique interior specification in a very popular area.



# Modern Green

**The homes at Windmill Place are designed by Pitman Tozer Architects using a light grey brick with pitched roofs and big windows.**

There are two sets of two rows of terraced houses, facing each other to form a safe mews community.

All the homes have photovoltaic (PV) panels and double-glazing, making them very energy-efficient. They share a central landscaped area with newly paved lanes linking them and a secure cycle parking area.

This new enclave is surrounded by mature trees, and has a lovely green outlook across the neighbouring playing fields.

# Light ✕ Natural

Windmill Place is made up of two and three bedroom houses over two and three storeys. The rooms are generously proportioned, offering open and light-flooded living spaces, with natural materials such as timber parquet flooring in living areas, and oak shelving in kitchens and bathrooms. There are several different layouts and aspects to choose from. All the houses have small gardens, and either a dedicated parking space or an integrated garage.



Artist's impression of the homes at Windmill Place.



# Properly designed interiors by our award-winning team of architects

Kitchens are matt grey, with oak handles, grey Silestone worktops, open shelving and Bosch appliances. Bathrooms are white with grey herringbone tiling on the floor, timber shelving and a classic rainfall shower head. Our windows are big enough to allow plenty of natural light to flood in, and layouts encourage open plan living with carpeted bedrooms to retreat to.



# Happy Valley

Coulsdon is a popular area in the south of the Borough of Croydon, with a sense of space, and plenty of wonderful green areas to visit nearby. Windmill Place itself is very close to Coulsdon Common and Happy Valley, but it's not much further to even more open spaces such as the Surrey Hills and Sussex.

You can hop on the M25 or M23 within a short drive, and Gatwick Airport is only 30 minutes' away by car. Rail connections into Croydon and Central London make this a convenient location for commuters.



# Green outlook, convenient connections, close community

## 1. Happy Valley

Happy Valley is perfect for long walks with family, friends and dogs. It has just been granted Natural Nature Reserve status alongside Coulsdon Common.

## 2. Coulsdon Common

Coulsdon Common is a site of nature conservation importance for its chalk grassland, wood pasture habitats and ancient woodland.

## 3. Purley John Fisher Rugby/Football Club

Purley John Fisher Rugby/Football Club takes great pride in being one of the most successful and sociable sports clubs in Coulsdon.

## 4. Local shops

Local shops are only a short walk where you can find a café, local baker and the pretty Grange Park.

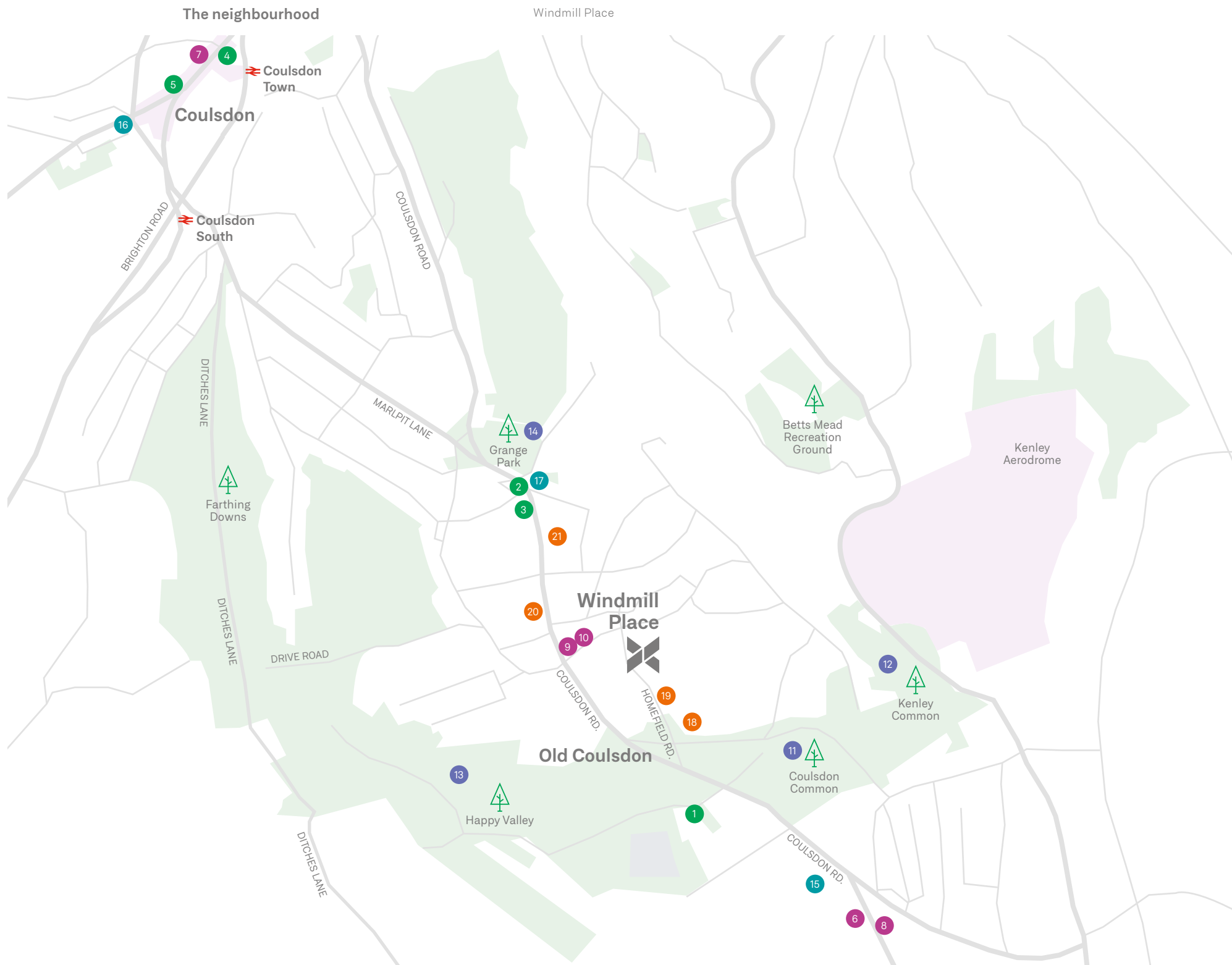
## 5. The Pembroke

The Pembroke is a friendly venue offering delicious food and great drinks. Popular with walkers at the weekends.

## 6. Coulsdon town centre

Coulsdon town centre has a warm village feel with excellent shops, cafés and bars. There are two train stations that link to Central Croydon, London and beyond.





**Food & drink**

The Fox	1
Wyatt's Coffee Shop	2
The Tudor Rose	3
La Scarpetta	4
The Pembroke	5

**Shopping**

Tesco Superstore	6
Waitrose	7
Ross Cycles	8
Bakers Convenience Store	9
The Wooden Hive	10

**Parks**

Coulsdon Common	11
Kenley Common	12
Happy Valley	13
Grange Park	14

**Local amenities**

The Arc, Community Arts Centre	15
WH Smith (Post Office)	16
Old Coulsdon Medical Practice	17

**Schools**

Brightsparks Day Nursery	18
Oasis Academy	19
Butterflies Pre-school	20
Keston Primary School	21

**Journey times**

<b>Trains</b>	
East Croydon	31 mins
Caterham	10 mins
London Bridge	56 mins
<b>Bus</b>	
Croydon	56 mins
Caterham	27 mins
Coulsdon South	31 mins
<b>Cycle</b>	
East Croydon	33 mins
Coulsdon South	8 mins
Caterham	15 mins
Biggin Hill	60 mins
<b>Walk</b>	
Grange Park	16 mins
Coulsdon South	34 mins
Caterham	50 mins



## Site plan




Windmill Place

Windmill Place consists of four rows of terraced houses – two bedroom, two storey homes, and three bedroom, three storey homes. Each house comes with either an allocated parking space or an integrated garage. There is a small communal garden with a play area for children. A block of apartments lies along Windmill Place.

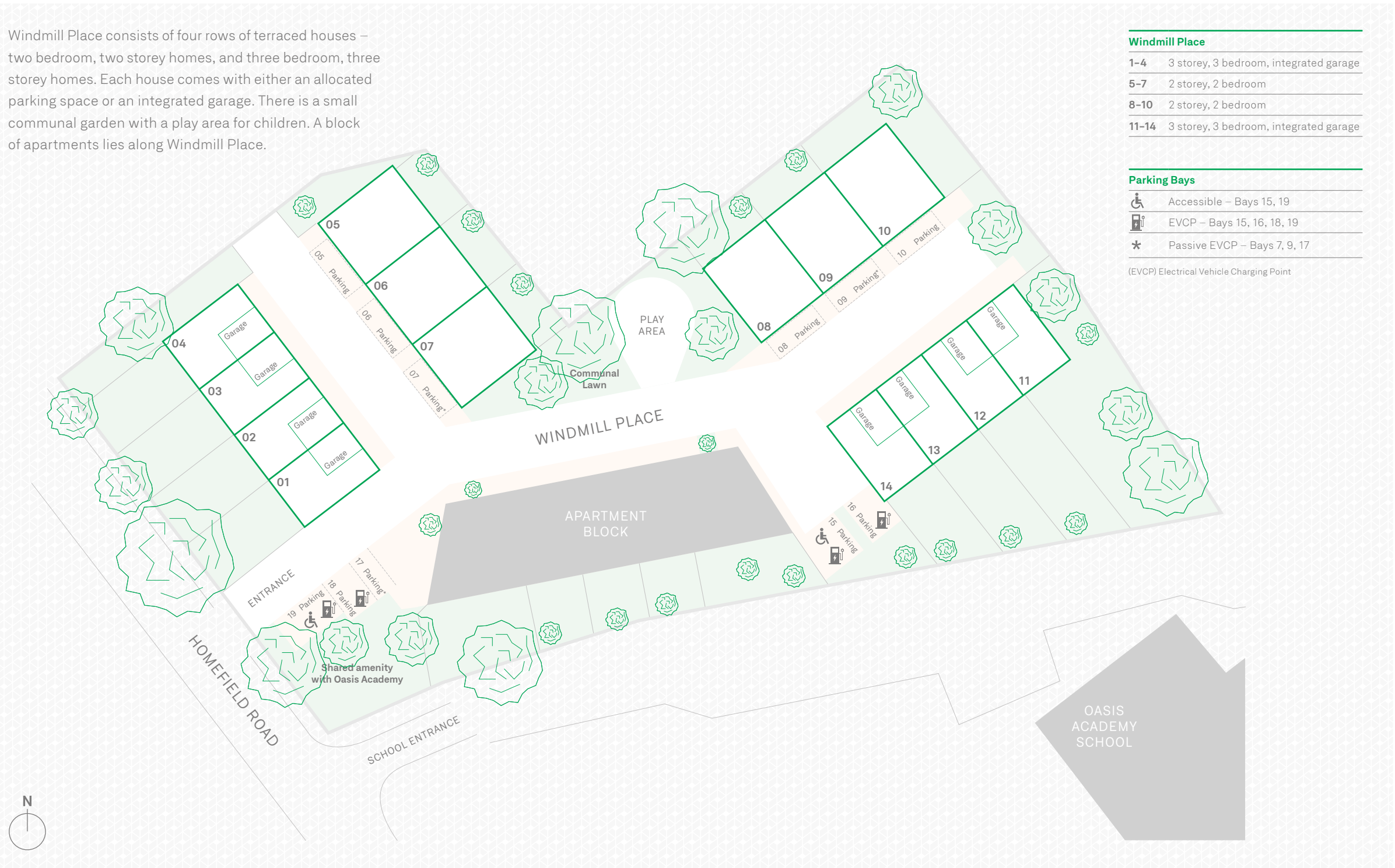
### Windmill Place

1-4	3 storey, 3 bedroom, integrated garage
5-7	2 storey, 2 bedroom
8-10	2 storey, 2 bedroom
11-14	3 storey, 3 bedroom, integrated garage

### Parking Bays

	Accessible – Bays 15, 19
	EVCP – Bays 15, 16, 18, 19
	Passive EVCP – Bays 7, 9, 17

(EVCP) Electrical Vehicle Charging Point



**All the homes at Windmill Place are available for private sale, with Help to Buy for eligible buyers. Our experienced sales team can take you through the options that could work for you. Get in touch or visit our shop along George Street in Croydon town centre.**



Brick by Brick shop on George Street

**Brick by Brick is a small, residential development company established by Croydon Council, creating beautifully designed new homes for the people of Croydon. Our homes are exceptionally high quality and great value for money.**

As a council-owned developer, we want to make homes that really add to our Borough and stand the test of time.

We work with a collection of award winning architects, as well as our own in-house architectural team 'Common Ground Architecture', to create homes with light, open interiors and modern exteriors that integrate well with their surroundings.

We always aim to create a mix of homes at different levels of affordability, and some of our homes are built for the council so they can be offered to Croydon residents at intermediate or affordable rent\*.

We offer Croydon residents priority on our homes for the first two months they're on sale. All the profits from our open market homes go back to the council to help make our borough even better for all who live and work in Croydon.

To find out more about Brick by Brick, go to [www.bxbdevelopment.com](http://www.bxbdevelopment.com), or visit our shop in Croydon Town Centre at 62 George St, CR0 1PD.

\*This scheme includes homes at intermediate rent. For intermediate and affordable rent please apply direct through Croydon Council.



Barrie Close Mews, by Pitman Tozer

**Pitman Tozer**

Pitman Tozer is a growing studio of architects, known for their energetic and collaborative approach. We have worked closely with Pitman Tozer on a number of projects, and this community in Coulsdon offers really beautiful, modern homes in a popular area in the south of the Borough of Croydon.

**PITMAN TOZER**  
ARCHITECTS



Coombe Road, by Common Ground Architecture

**Common Ground Architecture**

Common Ground is our own team of award winning architects. Common Ground designed the interiors of the homes, introducing our bespoke Brick by Brick specifications.

They also worked closely with HTA on this scheme to ensure the common parts of the apartment building works seamlessly, and the exteriors are harmonious with their setting.

**COMMON**  
**GROUND**  
**ARCHITECTURE**

## Contact us

Windmill Place

## Sales enquiries

Call our experienced sales team:

020 3034 2565

Register your details:

[bxbdevelopment.com](http://bxbdevelopment.com)

Visit our shop:

62 George Street

Croydon

CR0 1PD



@bxbdevelopment

Brick by Brick are covered by, and adhere to, the consumer code for home buyers. For more information visit:  
[www.nhbc.co.uk/Builders/ConsumerCodeforHomeBuilders](http://www.nhbc.co.uk/Builders/ConsumerCodeforHomeBuilders)



