DAMSON PLACE

WARLINGHAM

DRINK MORE FIZZ!

DAMSON PLACE

Damson Place is a collection of eight beautifully appointed apartments situated on Bond Road in the sought-after village of Warlingham.

Just a short stroll from the charming village green with its independent shops, cafés, and restaurants, the development offers the perfect balance of village lifestyle and city connectivity.

Damson Place boasts eight luxury residences, consisting of three 1-bedroom and five 2-bedroom apartments. There are three apartments on the ground floor, three on the first floor and two penthouses on the second floor, each of which benefit from private garden spaces or substantial private balconies.

The Damson Place development has been meticulously designed for modern living. Spacious light filled living spaces are evident throughout the property thanks to the large expanses of external glazing and high ceilings throughout. Every detail has been well considered and finished to an exceptionally high standard. This includes the well designed kitchens, luxury bathrooms and outdoor living spaces.

Externally, the development offers private driveway access, allocated parking for all apartments - each with a fast charge EV point - and secure cycle and refuse storage. Communal landscaped gardens also provide outdoor space for all residents.

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LOCATION

Damson Place, 14 Bond Road,
Warlingham, Surrey CR9 5SD

Located on Bond Road in the desirable village of Warlingham, Damson Place enjoys a well-connected setting with excellent transport links. Upper Warlingham and Whyteleafe stations are both within easy reach, offering fast and frequent services to London Bridge and London Victoria. Local bus stops are just a short walk away, while convenient access to the A22 and M25 ensures seamless road connectivity across Surrey and beyond.

Welcome to Warlingham

Village Charm. London Convenience. Elevated Living.

Perched on the North Downs just 14 miles south of London, Warlingham offers the perfect blend of countryside calm and city connectivity. This picturesque Surrey Village boasts panoramic views across London, charming architecture and a warm, welcoming community.

With origins dating back to the Saxon period and even earlier Iron Age discoveries, Warlingham is rich in heritage. At its centre stands the beautiful 13th-century All Saints' Church, rumoured to have links to the first Book of Common Prayer.

Set within London's protected Green Belt, Warlingham is surrounded by rolling meadows, chalk hills, and ancient woodlands. Residents enjoy the tranquillity of Blanchman's Farm Nature Reserve, panoramic vistas, and the occasional winter snowfall thanks to the village's elevated position - up to 200 metres above sea level.

Commuting is simple and stress-free, with Upper Warlingham and Whyteleafe stations offering direct services to London Victoria in as little as 31 minutes and London Bridge in just 33 minutes. Regular bus routes run through the village, and the nearby A22 and M25 provide easy access to London and the wider road network.

Life in Warlingham revolves around the village green, just a short walk away. It's home to boutique shops, several traditional pubs, cafés, restaurants and essential services including a pharmacy, salons, and a supermarket. A large superstore is also nearby, along with excellent recreational options such as Farleigh Court Golf Club, local stables for horse riding, and thriving cricket, rugby and tennis clubs. Numerous local classes and clubs cater to a wide variety of interests, contributing to the village's lively yet laid-back atmosphere.

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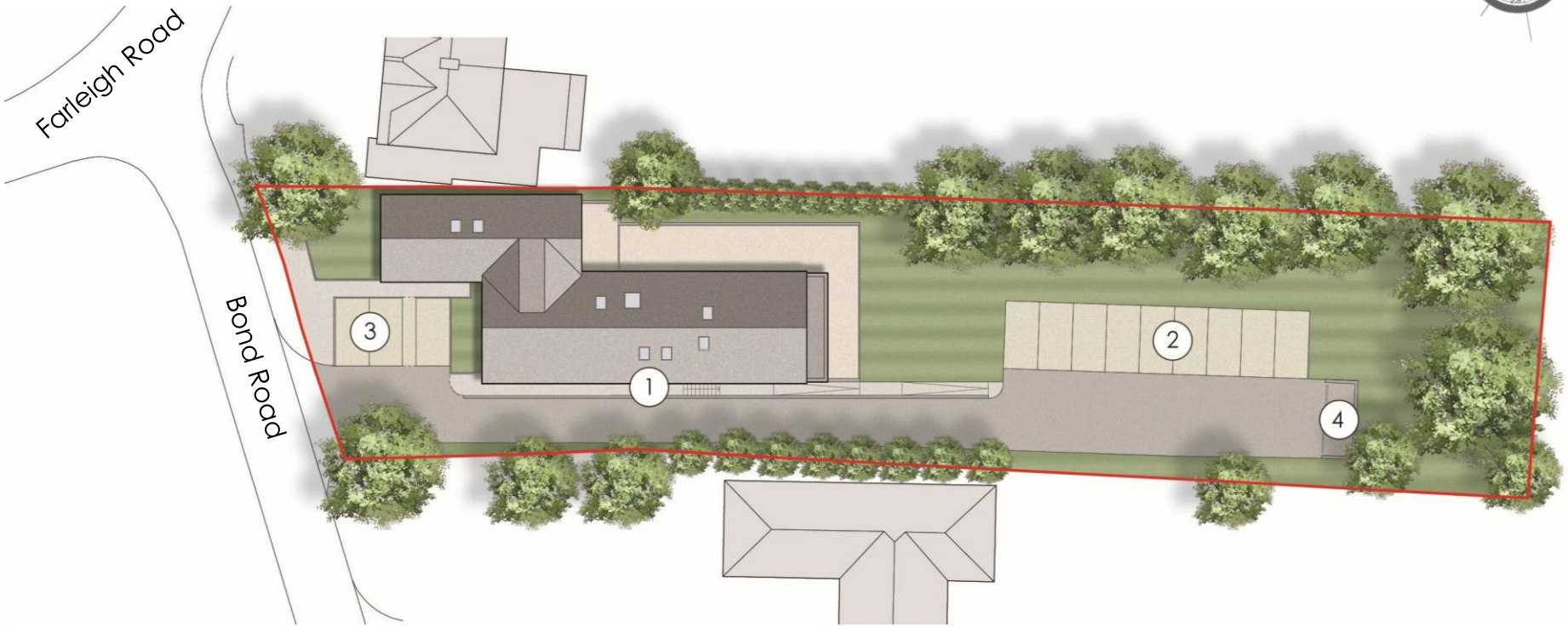
SITE PLAN



Key

1. Main Entrance
2. Main Parking Courtyard
3. Visitor Parking
4. Secure Cycle Storage

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THE DEVELOPMENT

Damson Place presents a unique collection of high-quality apartments located in the heart of Warlingham, just a short walk from the village green's shops, pubs and restaurants.

This striking new development blends contemporary architecture with traditional detailing to create a truly eye-catching design. Featuring attractive brickwork, expansive glazing and beautifully proportioned interiors with high ceilings. Each apartment has been thoughtfully designed to offer both comfort and style and is finished to the highest specification.

Every home benefits from either a private garden or balcony, creating seamless indoor-outdoor living and the perfect space to unwind. With just 8 properties available, this exclusive collection offers a rare opportunity to own a unique, high-quality home in the heart of Warlingham.

With sustainability and modern living in mind, Damson Place incorporates a range of smart, energy-efficient features. Each apartment benefits from a renewable air source heat pump heating system, electric vehicle charging and a secure video entry system that connects directly to residents' smartphones. Fibre broadband is also provided directly into each home, with CAT6 cabling throughout to provide fast, reliable connectivity in every room.

RESIDENTS AMENITIES

- Allocated parking for each apartment together with visitor parking.
- Electric vehicle car charge points fitted to spaces for each apartment.
- Private gardens or balconies serving each and every apartment.
- Landscaped gardens also provide outdoor space for all residents.
- Secure cycle and refuse storage.
- Secure video entry system, with ability to connect directly to residents' smartphones.

1 DAMSON PLACE

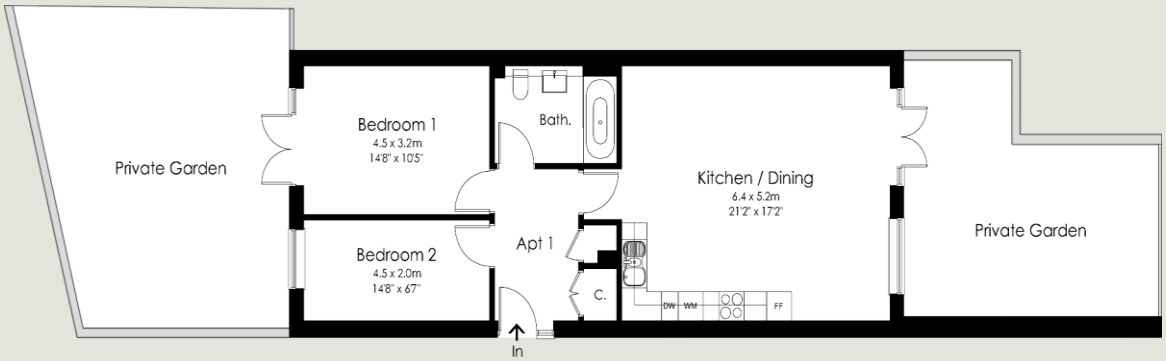
1 Damson Place is a spacious two-bedroom ground floor apartment, offering well-balanced accommodation and generous outdoor space — including a private front garden and a rear terrace ideal for relaxing or entertaining.

The property features a stylish open-plan kitchen and living area, two double bedrooms, and a well-appointed bathroom.

The master bedroom opens up onto the front private garden whilst the living space leads to the terrace at the rear.

Allocated private parking is included, with further visitor spaces available on site.

GROUND FLOOR



Apartment 1 - Ground Floor

	Metric	Feet/Inches
Living Room/Dining/Kitchen	6400 x 5200	21’ 2” x 17’ 2”
Master Bedroom	4500 x 3200	14’ 8” x 10’ 5”
Bedroom 2	4500 x 2000	14’ 8” x 6’ 7“
Bathroom	2950 x 1950	9’ 8” x 6’ 5”
Front Garden	6600 x 6600	21’ 8” x 21’ 8” (approx)
Rear Terrace	6200 x 4500	20’ 4” x 14’ 9”
Total Gross Internal Area:	73.3 SqM	789 SqFt

2 DAMSON PLACE

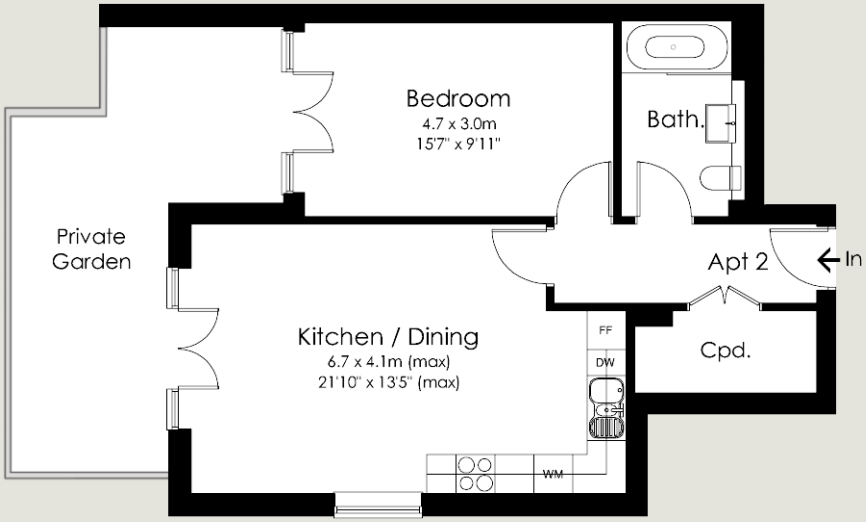
2 Damson Place is a well-proportioned one-bedroom ground floor apartment, offering a generous layout ideal for modern living.

The property features a bright open-plan kitchen and living area, a comfortable double bedroom, a contemporary bathroom and a large area of cupboard storage.

A private terrace provides valuable outdoor space for relaxing or entertaining.

Private allocated parking is included, with additional visitor spaces available on site.

GROUND FLOOR



Apartment 2 - Ground Floor

	Metric	Feet/Inches
Living Room/Dining/Kitchen	6700 x 4100	21’ 10” x 13’ 5”
Master Bedroom	4700 x 3000	15’ 7” x 9’ 11”
Bathroom	1700 x 3000	5’ 7” x 9’ 11”
Front Terrace	4200 x 6900	13’ 9” x 22’ 7” (approx)

Total Gross Internal Area: 57 SqM 614 SqFt

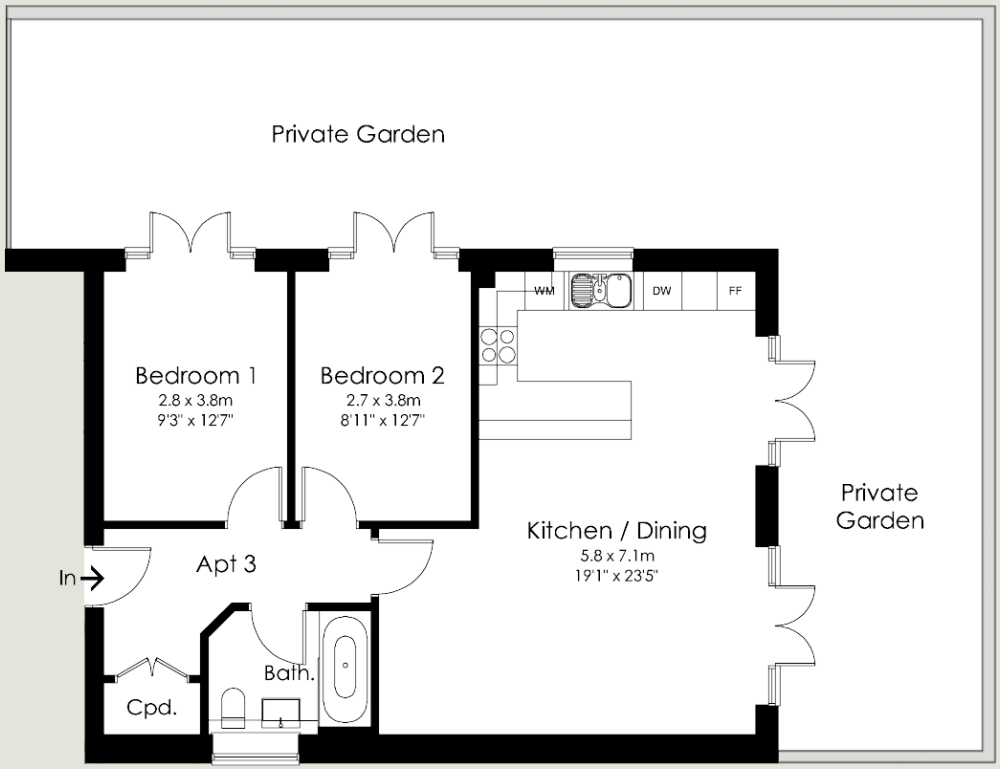
3 DAMSON PLACE

3 Damson Place is a two-bedroom ground floor apartment featuring a spacious layout and an impressive wraparound terrace, accessed via bi-fold doors from both the bedrooms and the rear living area — perfect for seamless indoor-outdoor living.

The apartment includes a well-proportioned kitchen with a breakfast bar, a bright open-plan living space, two comfortable bedrooms, and a stylish bathroom.

Private allocated parking is included, with additional visitor spaces available on site.

GROUND FLOOR



Apartment 3 - Ground Floor

	Metric	Feet/Inches
Living Room/Dining/Kitchen	5800 x 7100	19’ 1” x 23’ 5” (max)
Master Bedroom	2800 x 3800	9’ 3” x 12’ 7”
Bedroom 2	2700 x 3800	8’ 11” x 12’ 7”
Bathroom	2500 x 1800	8’ 2” x 5’ 11”
Private Garden	26300 x 3000	86’ 3” x 9’ 10” (approx)
Total Gross Internal Area:	73.9 SqM	795 SqFt

4 DAMSON PLACE

4 Damson Place is a well-proportioned two-bedroom first floor apartment, offering a generous layout and a private balcony — ideal for enjoying a morning coffee or evening sun.

The apartment features a bright open-plan kitchen and living area, two comfortable bedrooms, and a contemporary bathroom.

Private allocated parking is included, with additional visitor spaces available on site.

FIRST FLOOR

Apartment 4 - First Floor

	Metric	Feet/Inches
Living Room/Dining/Kitchen	6600 x 4100	21’ 8” x 13’ 6” (max)
Master Bedroom	4500 x 3200	14’ 8” x 10’ 5”
Bedroom 2	4500 x 2000	14’ 8“ x 6’ 7“
Bathroom	2700 x 1800	8’ 10” x 5’ 11”
Balcony	1400 x 2800	4’ 6” x 9’ 4”
Total Gross Internal Area:	67.9 SqM	731 SqFt

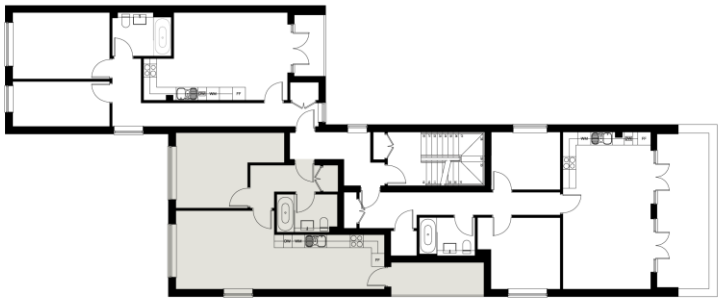
2

5 DAMSON PLACE

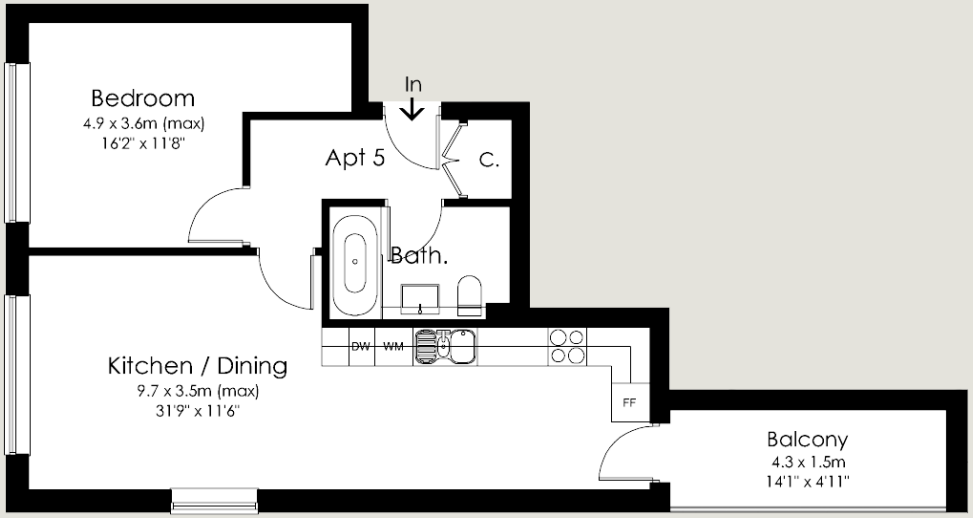
5 Damson Place is a well-designed one-bedroom first floor apartment, featuring a bright open-plan kitchen and living area, a comfortable double bedroom, and a modern bathroom.

A generously sized private balcony overlooks the main entrance, while large expanses of glazing flood the living space and bedroom with natural light throughout the day.

Private allocated parking is included, with additional visitor spaces available on site.



FIRST FLOOR



Apartment 5 - First Floor

	Metric	Feet/Inches
Living Room/Dining/Kitchen	9700 x 3500	31' 9" x 11' 6" (max)
Master Bedroom	4900 x 3600	16' 2" x 11' 8" (max)
Bathroom	2800 x 1750	9' 2" x 5' 9"
Balcony	4300 x 1500	14' 1" x 4' 11"
Total Gross Internal Area:	57 SqM	614 SqFt

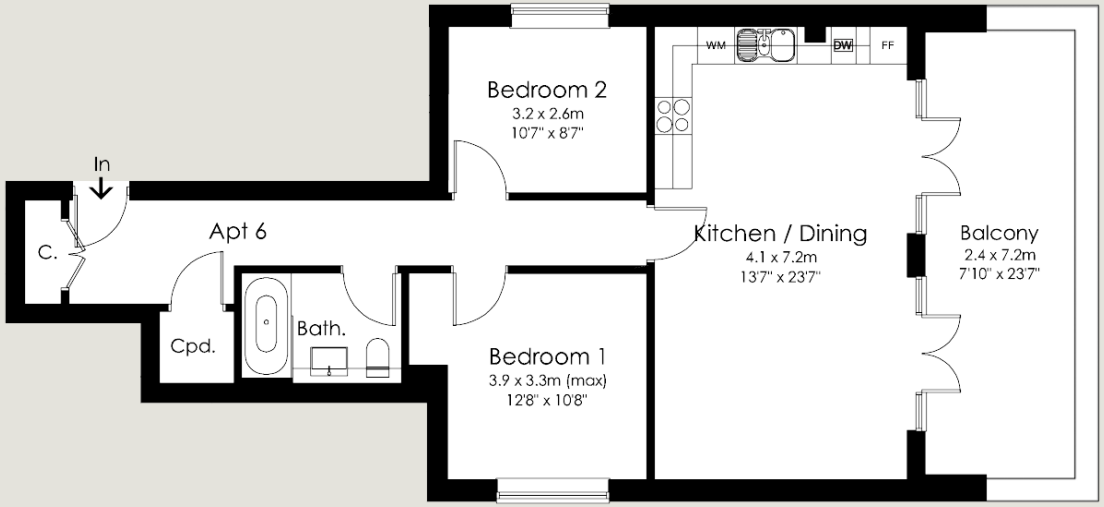
6 DAMSON PLACE

6 Damson Place is a carefully designed two double bedroom first floor apartment, offering a balanced layout and bright, modern interiors.

The standout feature is a substantial private balcony overlooking the shared landscaped gardens to the rear. Two large glazed doors from both the living and dining areas create a seamless connection between indoor and outdoor spaces - ideal for relaxing, entertaining, or simply enjoying the view.

Private allocated parking is included, with additional visitor spaces available on site.

FIRST FLOOR



Apartment 6 - First Floor

	Metric	Feet/Inches
Living Room/Dining/Kitchen	4100 x 7200	13’ 7” x 23’ 7”
Master Bedroom	3900 x 3300	12’ 8” x 10’ 8” (max)
Bedroom 2	3200 x 2600	10’ 7” x 8’ 7”
Bathroom	2600 x 1800	8’ 6” x 5’ 11“
Balcony	2400 x 7200	7’ 10” x 23’ 7”
Total Gross Internal Area:	70.1 SqM	755 SqFt

7 DAMSON PLACE

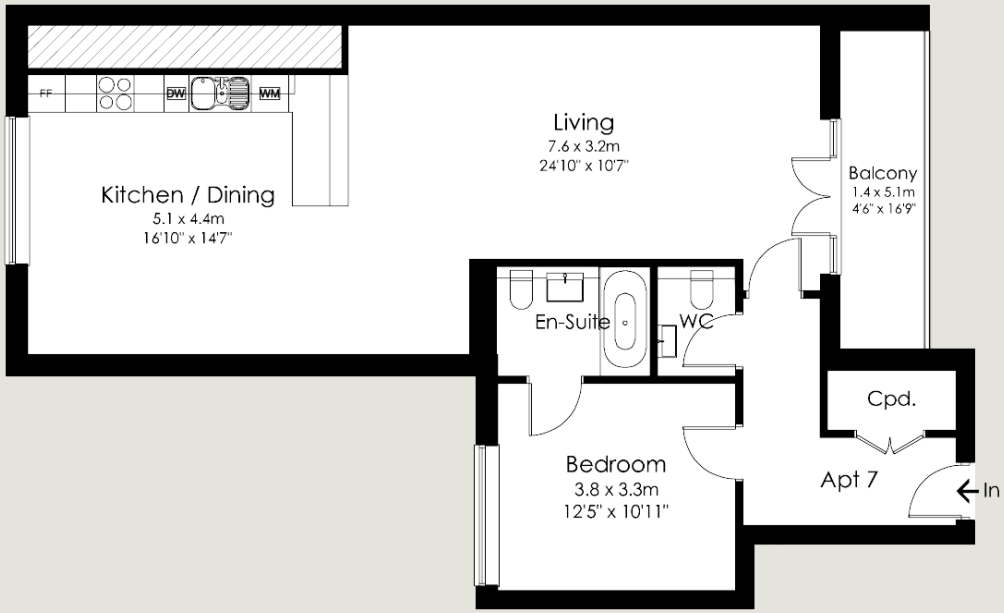
7 Damson Place is a spacious one-bedroom penthouse suite located on the second floor, offering an exceptional sense of space and privacy.

The apartment features a substantial open-plan kitchen, dining and living area, opening onto a generously sized rear balcony — perfect for outdoor dining or evening relaxation.

The double bedroom benefits from a sleek en-suite bathroom, and there's an additional guest WC for convenience.

Private allocated parking is included, with additional visitor spaces available on site.

SECOND FLOOR



Apartment 7 – Second Floor

	Metric	Feet/Inches
Living Room	7600 x 3200	24' 10" x 10' 7"
Kitchen/Dining	5100 x 4400	16' 10" x 14' 7"
Master Bedroom	3800 x 3300	12' 5" x 10' 11"
Master En-Suite	2450 x 1750	8' 0" x 5' 9"
WC	1250 x 1750	4' 1" x 5' 9"
Balcony	1400 x 5100	4' 6" x 16' 9"
Total Gross Internal Area:	78.9 SqM	849 SqFt

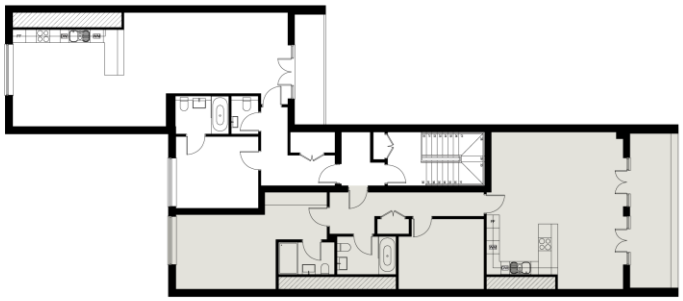
8 DAMSON PLACE

8 Damson Place is a generously sized two-bedroom penthouse suite occupying the top floor, offering a superb blend of space, light, and luxury.

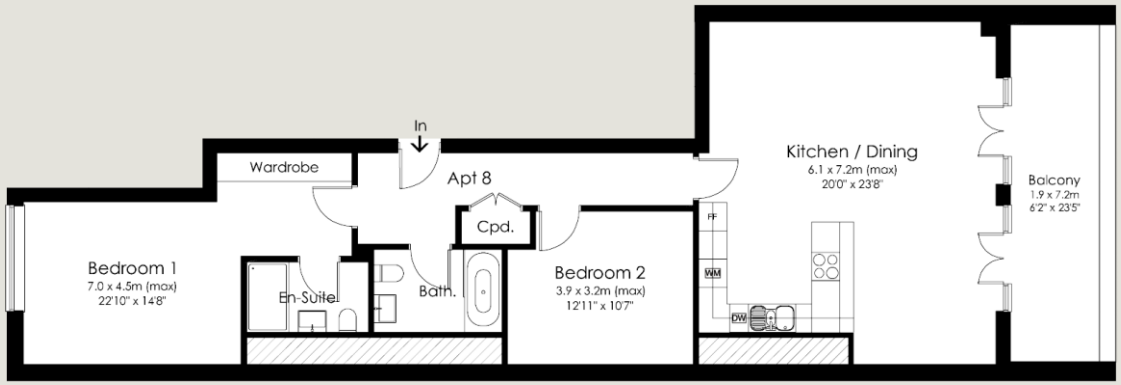
At its heart is a substantial open-plan kitchen, dining and living area - complete with a stylish breakfast bar and ideal for both everyday living and entertaining. The principal bedroom features a sleek en-suite shower room, while a separate family bathroom adds further convenience.

Full-height glazing opens onto a large private balcony at the rear, providing tranquil views over the landscaped communal gardens and a perfect extension of the living space.

Private allocated parking is included, with additional visitor spaces available on site.

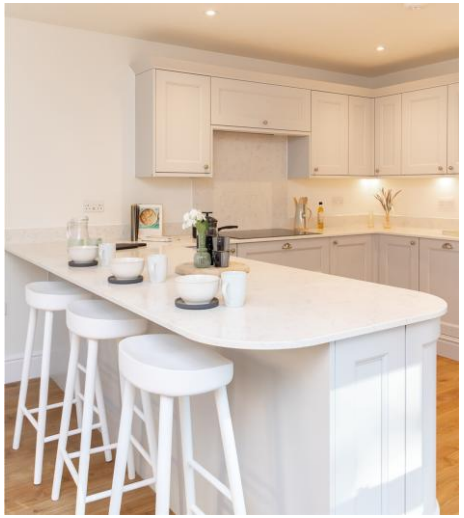


SECOND FLOOR



Apartment 8 – Second Floor

	Metric	Feet/Inches
Living Room/Dining/Kitchen	6100 x 7200	20’ 0” x 23’ 8” (max)
Master Bedroom	7000 x 4500	22’ 10” x 14’ 8“ (max)
Master En-Suite	2600 x 1500	8’ 6” x 4’ 11”
Bedroom 2	3900 x 3200	12’ 11” x 10’ 7” (max)
Bathroom	2700 x 1750	8’ 10” x 5’ 9”
Balcony	1900 x 7200	6’ 2“ x 23’ 5”
Total Gross Internal Area:	90.7 SqM	976 SqFt



BUILT TO THE HIGHEST SPECIFICATION

INTERNAL FIXTURES AND FINISHES

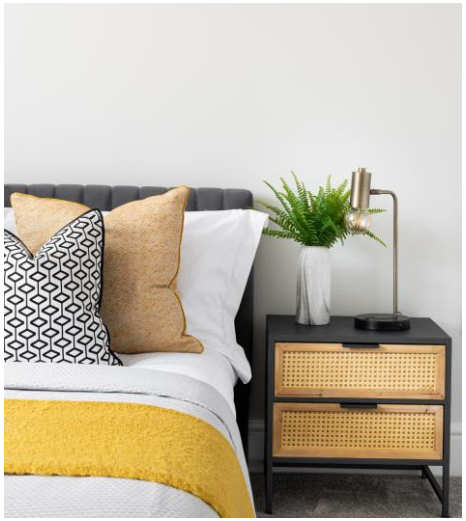
Walls and Ceilings:	finished in a fashionable ‘Silver Feather’ colour, a delicate white with subtle warm grey undertone.
Flooring:	Wood effect Luxurious Vinyl Tile flooring to living areas and bathrooms.
	Luxurious 'Lasting Romance' carpet to all bedrooms.
Doors:	Contemporary style ‘5 panel’ entrance doorsets and matching internal doors.
Ironmongery:	Polished chrome door furniture.
Skirting and architraves:	Contemporary skirtings and architraves throughout.

KITCHEN

Furniture:	Premium range shaker style kitchen furniture.
Worktops:	Quartz stone worktops, splashbacks and upstands.
Appliances:	Bosch appliances include; multi-function oven, induction hob, fridge / freezer, washer / dryer & dishwasher, all integrated into the kitchen furniture.

BATHROOM & ENSUITES

Furniture:	High quality sanitaryware, vanity units, illuminated mirrored cabinets and heated towel rails. Baths fitted with full height shower fittings and bath screens. Low profile Quartz stone shower trays with glass shower screens.
Tiling:	Porcelain tile to wall areas.



TECHNICAL INSTALLATION

Heating:	Highly efficient central heating system, powered by renewable energy technology.
Internet:	Fibre broadband supplied directly to each dwelling and CAT6 ethernet network installed throughout.
Intercomm:	Secure video door entry system to every flat, with ability to link directly to users' smart phones.
Lighting:	LED downlighters to kitchens and bathrooms, with pendant lighting to other rooms. Dimmer switches to kitchen / living areas and bedrooms.
EV charging:	Electric vehicle charge point provided for each dwelling.
Power:	USB sockets to all kitchens and bedrooms.
Safety:	Mains powered heat and smoke detectors installed throughout.

EXTERNAL FINISHES

Access:	Exclusive driveway access from Bond Road.
Parking:	Private parking spaces for all apartments, each fitted with fast charge electric vehicle point.
Private spaces:	Private gardens to ground floor apartments. Large balconies to all upper floor apartments.
Shared space:	Landscaped communal gardens to rear.
Design:	Modern architectural design featuring a slate roof above brickwork below, with extensive detailing throughout.
Doors & windows:	Aluminium doors and windows throughout.
Storage:	Secure refuse and cycle storage.
Paving:	Traditionally styled block paving to the front of the property and sandstone to the ground floor terraces.

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ABOUT CASTLE GREEN DEVELOPMENTS LTD

Castle Green Developments is a well-established, family-run property development company, specialising in bespoke residential projects across Surrey and South East London.

Based in Godalming, we have earned a strong local reputation for delivering individually designed homes that combine quality, character, and attention to detail.

Every property is built to exacting standards, with craftsmanship and care at the heart of what we do. Our team is highly experienced and take great pride in every aspect of the work we deliver — from the initial concept through to the finishing touches.

By managing each build entirely in-house, from the ground up, we ensure that the highest standards are maintained at every stage of construction.

Castle Green Developments create homes built to stand the test of time, traditionally constructed to the highest specification and meticulously designed for luxurious modern living. Each home offers discerning buyers a truly bespoke and enduring place to call home.

To find out more about Castle Green Developments please visit our website at www.castlegreendevelopments.co.uk.

TENURE

Each of the eight apartments at Damson Place will be sold on a 999-year leasehold, with every purchaser owning an equal share of the freehold. This structure ensures long-term security and gives residents full control over the management and maintenance of the building - offering peace of mind and a true sense of ownership.

WARRANTY

Damson Place is guaranteed by a 2 Year after-sales builder warranty together with an insurance backed 10 Year Buildzone Warranty.

Buildzone's building inspectors have carried out a series of inspections at critical stages of construction to ensure Building Regulation compliance and will issue a completion certificate once the project has been completed.

Purchasers will be provided with all of the information required to comply with Castle Green Developments' obligations under the industry's Consumer Code for House Builders, operated in conjunction with the warranty provider.

If any purchaser believes that they have not received the correct level of information they should immediately contact the sales advisor or their solicitor to request details required.

CONSUMER CODE FOR NEW HOMES

Castle Green Developments is a registered member of the Consumer Code for New Homes.

We are committed to treating customers fairly, providing clear and reliable information, and delivering high-quality homes and customer service throughout the buying process and beyond.

Further information can be found on our website at:

www.castlegreendevelopments.co.uk/consumer-code

CASTLE GREEN DEVELOPMENTS

Consumer Code for NEW HOMES CODE MEMBER 2026

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BUILD-ZONE INSURANCE

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