



Adam Lodge

3-5 WOODCOTE VALLEY ROAD • PURLEY • CR8 3AH



A prestigious collection of 22 luxury two and three bedroom apartments, set in a highly desirable residential location in Purley.

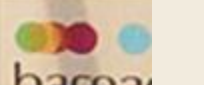
Adam Lodge

PURLEY





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Adam Lodge

PURLEY

An introduction to Adam Lodge

An exceptional collection of just 22 beautifully crafted two- and three-bedroom apartments, thoughtfully designed to offer contemporary luxury living in a highly sought-after Surrey setting. Each home has been meticulously finished to an outstanding specification, blending elegant design with modern functionality to create refined yet comfortable living spaces. Parking is to the front of the building along with manicured gardens.

Generous open-plan layouts are complemented by high-quality materials and bespoke detailing throughout, while floor-to ceiling glazing invites an abundance of natural light. Every apartment benefit from its own private terrace or expansive balcony, seamlessly extending the living space outdoors and providing the perfect setting for relaxation and entertaining.

This exclusive development offers a rare opportunity to enjoy the sophisticated apartment living with a boutique feel, ideal for buyers seeking style, privacy and convenience on the fringes of the renowned Webb Estate.





Ground Floor

Apartments No. 1 – No.5

Our floorplans provide you with a view of each floor and where your apartment is situated and the spatial organisation and flow of space. Each residence is curated for comfort and joy.

No.1 – 766 Sq Ft 71.1 Sq M

No.2 – 752 Sq Ft 69.9 Sq M

No.3 – 758 Sq Ft 70.4 Sq M

No.4 – 888 Sq Ft 82.5 Sq M

No.5 – 888 Sq Ft 82.5 Sq M



NB – Plans for guidance only





First Floor

Apartments No. 6 – No.11

No.6 – 649 Sq Ft 60.3 Sq M

No.7 – 777 Sq Ft 72.2 Sq M

No.8 – 777 Sq Ft 72.2 Sq M

No.9 – 755 Sq Ft 70.2 Sq M

No.10 – 907 Sq Ft 84.3 Sq M

No.11 – 914 Sq Ft 84.9 Sq M



NB – Plans for guidance only



Second Floor

Apartments No. 12 – No.17

Our floorplans provide you with a view of each floor and where your apartment is situated and the spatial organisation and flow of space. A timeless blend of tradition and innovation to offer and unparalleled lifestyle.

No.12 – 732 Sq Ft 68 Sq M

No.13 – 771 Sq Ft 71.6 Sq M

No.14 – 802 Sq Ft 74.5 Sq M

No.15 – 755 Sq Ft 70.2 Sq M

No.16 – 920 Sq Ft 85.5 Sq M

No.17 – 927 Sq Ft 86.1 Sq M



NB – Plans for guidance only





Third Floor

Apartments No. 18 – No.22

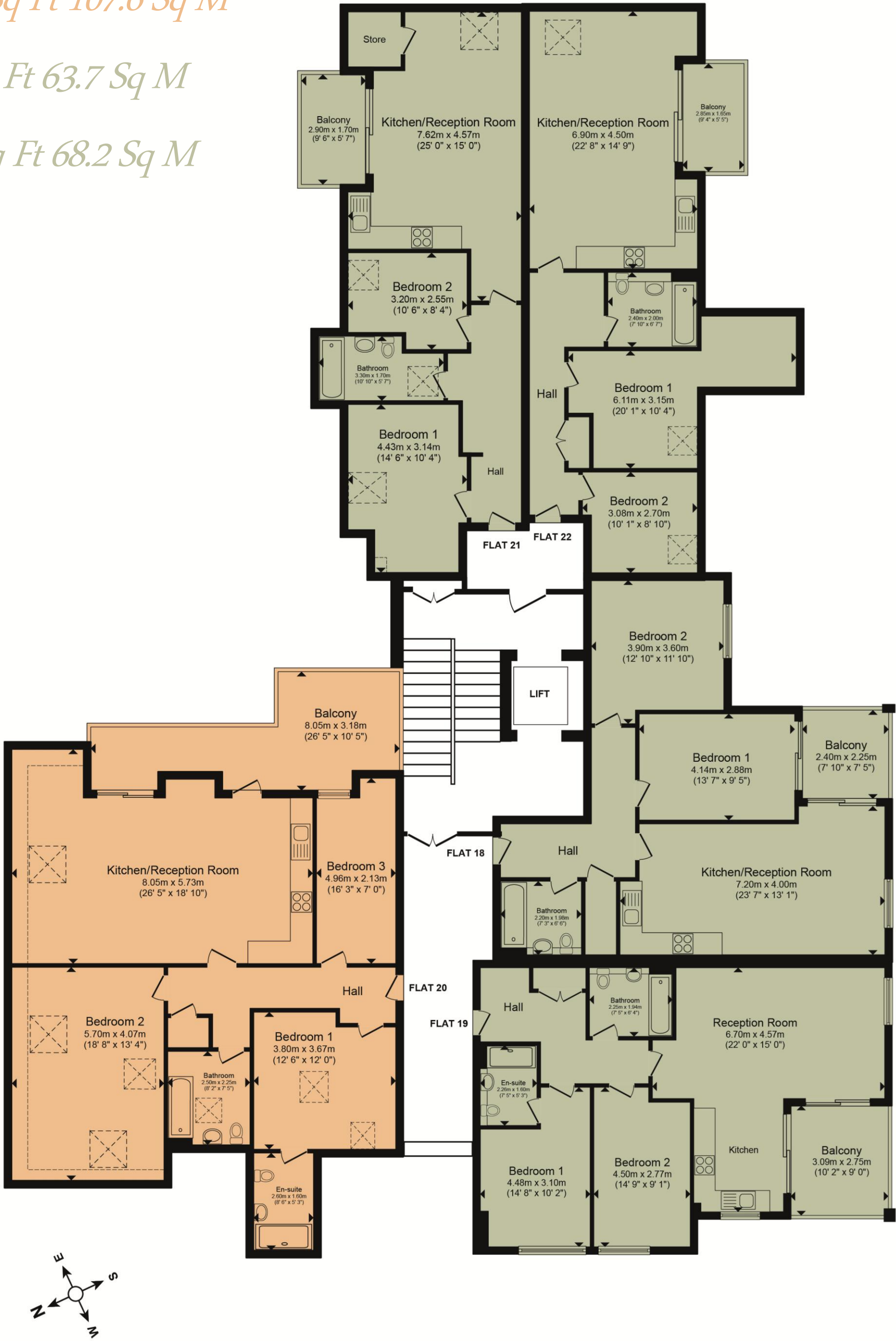
No.18 – 732 Sq Ft 68 Sq M

No.19– 810 Sq Ft 75.2 Sq M

No.20 – 1158 Sq Ft 107.6 Sq M

No.21– 686 Sq Ft 63.7 Sq M

No.22 – 734 Sq Ft 68.2 Sq M



NB – Plans for guidance only





Adam Lodge

PURLEY

Perfectly positioned between Surrey countryside and vibrant South London

Purley is a unique borough which combines a high quality of life with the commutable town living and beautiful open countryside on its doorstep.

Adam Lodge is perfectly positioned between Surrey countryside and vibrant South London, Purley offers an exceptional balance of green open spaces, leisure amenities, and cultural attractions, making this ideal for modern living.



Pleasure & Leisure

Valley Retail and Leisure Park is a major destination offering shopping, dining, gyms and entertainment all in one area and is within easy reach. Purley High Street has an array of smaller retails shops, lovely restaurants and a Tesco’s Extra store. David Lloyd is within close proximity with spa and leisure facilities.



Chipstead Golf Club and Woodcote Golf Club can be found within a short distance, overlooking the beautiful Woodcote Livery yard.

Las Fuentes tapas is a popular location with local residences especially at the weekends.



Countryside

Adam Lodge is on the fringes of several areas of stunning scenery which include, Foxley Wood, Lavender Fields and Honister Heights, with far reaching views and great for long walks with the perfect backdrop. Farthing Downs is a short drive away and is popular with dog walkers seeking scenery for their leisurely walks, a picnic or watching the sunsets on the warmer nights.



Local residence can choose to walk around the famous Webb Estate, which is rich with history and beautiful Webb built properties. You can end your walk at the historic Lord Roberts on the Green for a hot drink or one of their renowned afternoon teas.



Schools

Adam Lodge is in the heart of all the great schools within proximity to include the following:

Laleham Lea School – A well-regarded prep school offering small classes.



Cumnor House School for Girls – Highly sought-after independent school known for academic excellence and strong pastoral care-situation on the Webb Estate.

Thomas More Catholic School – Popular secondary school within walking distance of Adam Lodge, making this ideal for families.



Margaret Roper Catholic Primary School – One of the nearest well positioned primary schools.

John Fisher – Catholic boys' school – very popular.

Wallington Girls' Grammar School – This tends to be more in demand year on year with excellence.





Adam Lodge

PURLEY

Purley is a great serviced borough with exceptional transport links

Purley Station is just a 4-minute drive or 10-minute walk from Adam Lodge and delivers you to London Victoria in 25 minutes, London Bridge in 24 minutes and Gatwick Airport in 25 minutes.

Purley to London Victoria

*East Croydon – 5 mins
Clapham Junction – 16 mins
London Victoria – 25 mins*

Purley to London Bridge

*Purley Oaks – 2 mins
South Croydon – 6 mins
East Croydon – 9 mins
London Bridge – 24 mins*

Purley to Gatwick Airport

*Redhill – 8 mins
Earlswood – 13 mins
Salfords – 17 mins
Horley – 20 mins
Gatwick Airport – 26 mins*

The local area has an excellent bus service with stops at Purley Library, Purley Knoll and Plough Lane with core services including the 434 service Coulsdon to Whyteleafe, the 127 Purley to Tooting Broadway and the 612 Selsdon to Wallington.





Specification

External:

First Quality multi-brickwork by Mickelmersch

Old rustic brown plain clay roof tiles by Wienerberger

Entrance:

VM Zinc plus (Quartz Zinc) clad entrance canopy with Smeed Dean weathered yellow brickwork by Wienerberger above

Velfac Ribo Composite triple glazed entrance door with remote access and video entry



Glazing:

Triple glazed white wood grain finish UPVC by Deceuninck Limited with Portland pre-cast window surrounds by Proctor Cast Stone



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Triple glazed white wood grain finish UPVC by Deceuninck Limited with Portland pre-cast window surrounds by Proctor Cast Stone

Velfac 200 Energy Composite dual triple glazed sliding doors by Velfac Limited to balconies and terraces

Balconies and Terraces:

Dark wood enhanced grain wide board composite decking

Cobble stone wood effect fibre cement edge detail to balconies with alloy capping with Grey PPC

Aluminium balustrade above



Specification

External:

Marshall's Conservation Silver Grey Block paving with Charcoal paved walkway

10 no. car park spaces with 2 no. electric charging points and infrastructure to provide additional.

40 no. internal internal cycle storage with 6 no. external cycle racks.

Landscaped boundaries and communal gardens incorporating 131 m² play area



Internal:

White Leldwen Cambridge doors with satin finish ironmongery

White finished Ovulo skirtings and architraves

Dulux matt finish ceilings and walls in white



Specification

Internal cont:

Honey oak laminate flooring to living/kitchen and hallway areas

Velveteen nuetral carpets to bedrooms

Cronos Margfil 600 X 1200 porcelain tiling to bathrooms

Kitchens:

Door range: Porter MDF in Porcelain

System: C (True Handleless)

Carcass: Maple, with edging to match door colour selection

Hardware: Soft-close drawers and hinges

Worktop: 20mm square-edge quartz – Mistry Gold vein , with matching full splashback

Sink & tap: Leisure brand

Integrated Appliances: Bosch and Hoover



Specification

Bathrooms:

Roca and Duravit sanitaryware

Crosswater fixtures

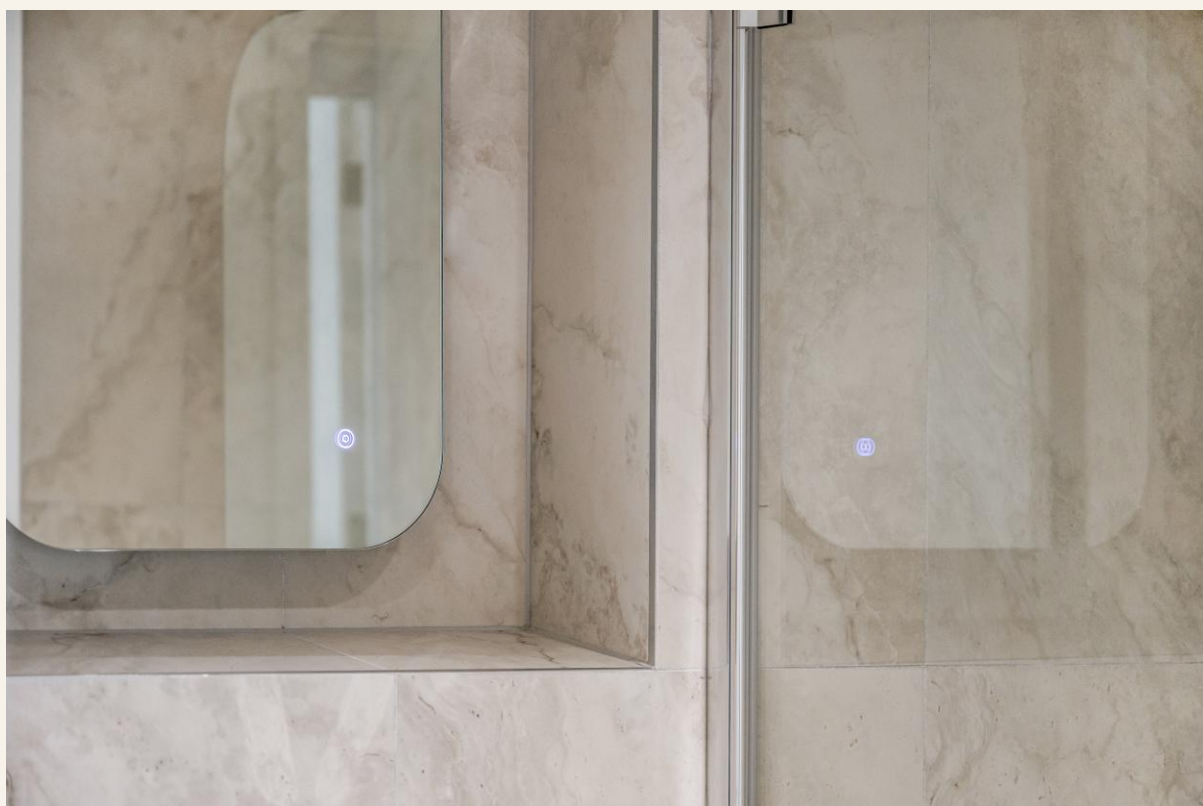
Concealed cistern WCs with soft closing seats

Wall hung Roca two drawer vanity units

Roca steel bath

Generous shower trays ranging from 1400mm to 1700mm with glass screens

Backlit bathroom mirror



Specification

Heating & services:

Quantum air source heat pump

Underfloor heating throughout apartments

Downlighters throughout

MK brushed stainless steel switch plates to kitchens. White MK switch plates generally

Common parts:

Kone 12-person lift

Glass balustrades to staircases

Dark oak Jeldwen entrance doors with multi-point locking

Dark oak Jeldwen communal doors

Heavy-duty speckled carpets and electric radiators

Generally;

Apartments Secured by Design





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For further information, please contact



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Specification may be subject to change depending on stage of construction, please ask for further details. Floorplans, dimensions and configurations are included for guidance only, may be subject to revision during construction. Stock imagery used.

Terms and Conditions apply. Train travel times are from National Rail.