HERB GROVE
CHIPSTEAD
SM7 3LH
PEPPERMINT
CHIVES
ROSEMARY
THYME
CILANTRO
SAGE
FENNEL

Which will be your favourite herb?

Did you know:
The 'power of herbs' comes from their medicinal and culinary properties, which can support health, wellness, and cooking. Herbs are used for boosting immunity, reducing stress, improving digestion, promoting sleep, and providing antioxidants, as well as for their rich flavours in cooking.

PEPPERMINT CHIVES ROSEMARY THYME CILANTRO SAGE FENNEL

HERB GROVE

CHIPSTEAD

Set within the pretty village of Chipstead, this exclusive development of just five 4 bedroomed detached, individually designed family homes and a pair of 3 bedroomed semi- detached homes, occupies a gently elevated position, with far- reaching views over the surrounding neighbourhood and beyond.

If your heart's desire is an exclusive home in tranquil surroundings or if you dream of living in a safe and peaceful environment, yet within easy reach the world's most vibrant capital - then Herb Grove is the perfect home location for you.

At Herb Grove each home offers versatile, light and airy living, planned to be ideal for both family life and entertaining.
Each home has private parking, an easy to maintain garden and a luxurious principal suite to the master bedroom.

PEPPERMINT

PEPPERMINT

No.1

TOTAL GIA* 187.14m² 2014.37ft²

GROUND FLOOR

Living	5088mm (16'9") Max	x	3173mm (10'5") Max
Study	3534mm (11'8")	x	2773mm (9'2")
Kitchen/ Dining/ Family	8432mm (27'8") Max	x	5311mm (17'6") Max
Utility	2175mm (7'2")	x	1978mm (6'6")
Patio	8075mm (26'5")	x	3000mm (9'10")
Garden	8250mm (27'0")	x	9850mm (32'3") Varies

FIRST FLOOR

Bedroom 1	5310mm (17'6") Max	x	3878mm (12'9") Max
Bedroom 1 Wardrobe	2153mm (7'1")	x	2014mm (6'8")
Bedroom 2	3791mm (12'6")	x	3154mm (10'5")
Bedroom 3	4783mm (15'9") Max	x	2937mm (9'8") Max
Bedroom 4	3919mm (12'11") Max	x	2933mm (9'8") Max

All garden dimensions are approximate and are provided for guidance purposes only, and their accuracy is not guaranteed.

Computer generated image for illustrative purposes only.

**Gross Internal Area*

CHIVES

CHIVES

No.2

TOTAL GIA* 179.87m² 1936.12ft²

GROUND FLOOR

Living	6120mm (20'1") Max	x	3848mm (12'8") Max
Kitchen/Dining/Family	10261mm (33'8")	x	3691mm (12'2")
Utility	2135mm (7'1")	x	2118mm (7'0")
Patio	13000mm (42'7")	x	3000mm (9'10")
Garden	13400mm (43'11")	x	7500mm (24'7") Varies

FIRST FLOOR

Bedroom 1	6098mm (20'1") Max	x	3746mm (12'4") Max
Bedroom 1 Wardrobe	2463mm (8'1")	x	2363mm (7'10")
Bedroom 2	4561mm (15'0") Max	x	4038mm (13'3")
Bedroom 3	4388mm (14'5") Max	x	3505mm (11'6") Max
Bedroom 4	4338mm (14'3") Max	x	3691mm (12'2") Max

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**Gross Internal Area*

ROSEMARY

ROSEMARY

No.3

TOTAL GIA* 176.14m² 1895.97ft²

GROUND FLOOR

Living	5640mm	(18'7") Max	×	3450mm (11'4") Max
Kitchen/ Dining	6661mm	(21'11")	×	3309mm (10'11")
Family	4753mm	(15'8")	×	2784mm (9'2")
Utility	1934mm	(6'5")	×	1812mm (6'0")
Patio				
Area opposite Family Room	4700mm	(15'5")	×	6600mm (21'7")
Area opposite Kitchen/Dining	10465mm	(34'4")	×	3000mm (9'10")
Garden	13400mm	(43'11")	×	6850mm (22'5") Varies

FIRST FLOOR

Bedroom 1	6661mm	(21'11") Max	×	4252mm (14'0") Max
Bedroom 1 Wardrobe	2462mm	(8'1")	×	2363mm (7'10")
Bedroom 2	4629mm	(15'3") Max	×	3520mm (11'7")
Bedroom 3	4629mm	(15'3") Max	×	3505mm (11'6") Max
Bedroom 4	4384mm	(14'5") Max	×	2826mm (9'4") Max

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**Gross Internal Area*

THYME

THYME

No.4

TOTAL GIA* 191.14m² 2057.43ft²

GROUND FLOOR

Living	5522mm (18'2") Max	x 3798mm (12'6") Max	
Kitchen/ Dining/ Family	5986mm (19'8") Max	x 5714mm (18'9") Max	
Utility	2998mm (9'11")	x 1788mm (5'11")	
Study	2998mm (9'11") Max	x 2934mm (9'8") Max	
Patio			
Area opposite Utility Room	5150mm (16'10")	x 4350mm (14'3")	
Area opposite Kitchen/Family	11490mm (37'8")	x 3000mm (9'10")	
Garden	14540mm(47'8")	x 6850mm (22'5")	Varies

FIRST FLOOR

Bedroom 1	4066mm (13'5")	x 3263mm (10'9")
Bedroom 1 Wardrobe	2770mm (9'2")	x 1664mm (5'6")
Bedroom 2	5853mm (19'3")	x 3114mm (10'3")
Bedroom 3	5535mm (18'2") Max	x 3114mm (10'3") Max
Bedroom 4	5986mm (19'8") Max	x 2763mm (9'1") Max

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**Gross Internal Area*

CILANTRO

CILANTRO

No.5

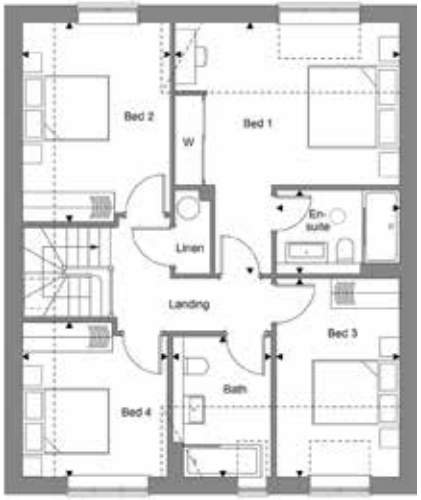
TOTAL GIA* 167.06m² 1798.23ft²

GROUND FLOOR

Living	4212mm (13'10")	Max	x	4091mm (13'6") Max
Study	3157mm (10'5")	Max	x	2662mm (8'9") Max
Kitchen/ Dining/ Family	8236mm (27'1")	Max	x	4301mm (14'2") Max
Utility	2378mm (7'10")		x	2118mm (7'0")
Patio	9590mm (31'5")		x	3000mm (9'10")
Garden	13000mm(42'7")		x	8240mm (27'0") Varies

FIRST FLOOR

Bedroom 1	5492mm (18'1")	Max	x	4904mm (16'2") Max
Bedroom 2	4356mm (14'4")	Max	x	3238mm (10'8") Max
Bedroom 3	4337mm (14'3")		x	2690mm (8'10")
Bedroom 4	3383mm (11'2")	Max	x	3170mm (10'5") Max



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Computer generated image for illustrative purposes only.

**Gross Internal Area*

SAGE

SAGE

No.6

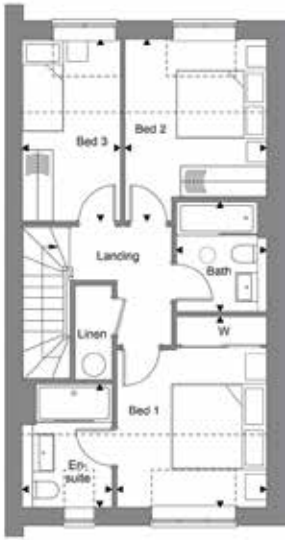
TOTAL GIA* 103.07m² 1109.44ft²

GROUND FLOOR

Living	5124mm (16'10")	x 3823mm (12'7")	
Kitchen/ Dining	6681mm (22'0") Max	x 4219mm (13'11") Max	
Patio	5300mm (17'4")	x 3000mm (9'10")	
Garden	7650mm (25'1")	x 8100mm (26'6")	Varies

FIRST FLOOR

Bedroom 1	4006mm (13'2") Max	x 3145mm (10'4")	Max
Bedroom 2	3823mm (12'7") Max	x 2970mm (9'9")	Max
Bedroom 3	3823mm (12'7")	x 2059mm (6'10")	



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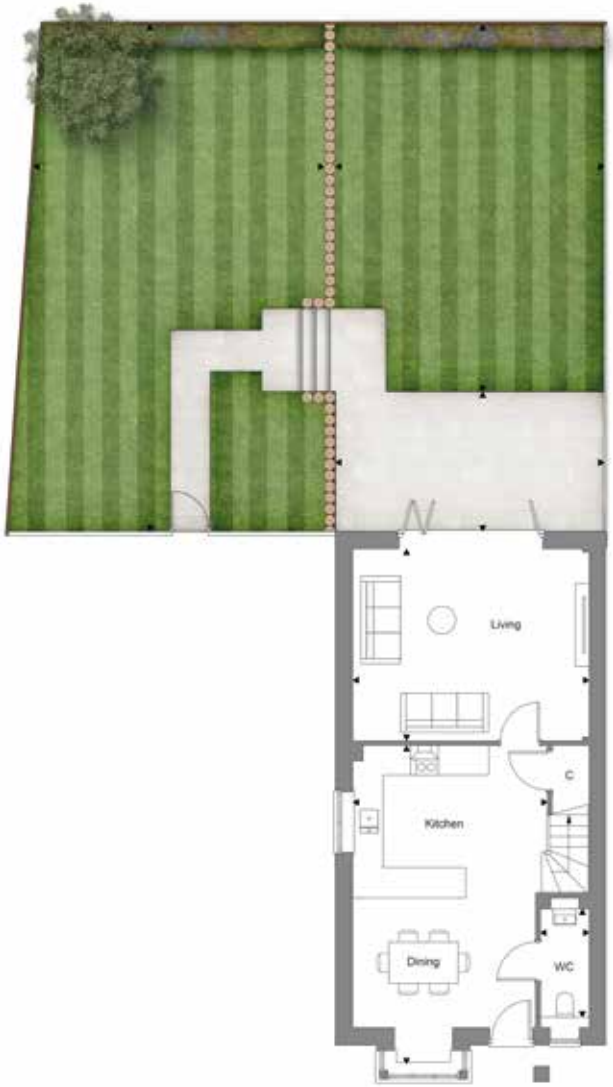
**Gross Internal Area*

FENNEL

FENNEL

No.7

TOTAL GIA* 108.89m² 1172.09ft²

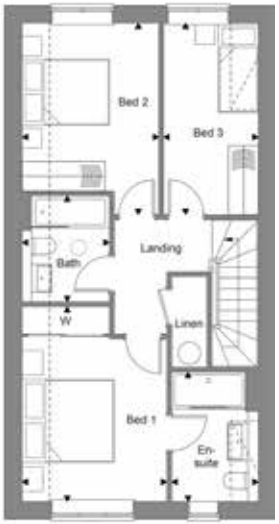


GROUND FLOOR

Living	5124mm (16'10")	x 4160mm (13'8")	
Kitchen/ Dining	6906mm (22'8") Max	x 4219mm (13'11") Max	
Patio	5550mm (18'2")	x 3000mm (9'10")	
Garden Area			
opposite Main Patio	5850mm (19'2")	x 7850mm (25'9")	Varies
Garden Area 2	6600mm (21'7")	x 10900mm(35'9")	Varies

FIRST FLOOR

Bedroom 1	4231mm (13'11") Max	x 3145mm (10'4")	Max
Bedroom 2	4160mm (13'8") Max	x 2970mm (9'9")	Max
Bedroom 3	4160mm (13'8")	x 2059mm (6'10")	



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**Gross Internal Area*

HERB GROVE

CHIPSTEAD

No.1 - PEPPERMINT
No.2 - CHIVES
No.3 - ROSEMARY
No.4 - THYME
No.5 - CILANTRO
No.6 - SAGE
No.7 - FENNEL

SITE PLAN

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EWELL
EAST EWELL
A24
A232
A232
A24
BANSTEAD DOWNS GOLF CLUB
BRIGHTON RD
ROYAL MARSDEN HOSPITAL-SUTTON
DOBBIES GARDEN CENTRE WOODCOTE GREEN
PURLEY WAR MEMORIAL HOSPITAL
PURLEY WAY
PURLEY OAKS STATION
UPPER SELSDON RD
ALDI
OLD FARLEIGH RD
PURLEY STATION
PURLEY DOWNS GOLF CLUB
SELSDON
WAITROSE
MITCHLEY AVE
OAKS PARK
CROYDON LN
LITTLE WOODCOTE
WOODCOTE PARK GOLF CLUB
COULSDON SOUTH STATION
BRIGHTON RD
A22
B269
ALEXANDRA RD
REIGATE RD
BURGH HEATH RD
COLLEGE RD
FIR TREE RD
WINKWORTH RD
NORK
BANSTEAD
COULSDON
HERB GROVE
B2032
COULSDON MANOR GOLF CLUB
KENLEY STATION
RIDDLESDOWN COMMON
HAMSEY GREEN
HOLLY LN
HOLLY LN
B2032
TATTENHAM CORNER
B290
B290
ASDA BURGH HEATH
CHIPSTEAD STATION
FARTHING WAY
B276
HAYES LN
A22
WARLINGHAM
KENLEY AIRFIELD
B270
B270
B269
WESTHALL RD
BURGH HEATH
FARTHING DOWNS
COULSDON RD
HAYES LN
WHYTELEAFE HILL
A22
TADWORTH LEISURE & COMMUNITY CENTRE
B290
KINGSWOOD STATION
OLD COULSDON
WHYTELEAFE STATION
BUXTON LN
WHYTELEAFE RD
BURNTWOOD LN
WOLDINGHAM RD
B2032
HAPPY VALLEY
TADWORTH
B2032
SURREY DOWNS GOLF CLUB
NETHERNE-ON-THE-HILL
B230
B2208
B2220
KINGSWOOD GOLF & COUNTRY CLUB
WHITE HILL
SURREY NATIONAL GOLF CLUB
WALTON ON THE HILL
B2032
B2031
CARTERHAM BYPASS
B2220
CHIPSTEAD LN
HIGH RD
A23
B2031
ROOK LN
MUGSWELL
M23
CHALDON
CATERHAM STATION
B2032
LOWER KINGSWOOD
HILLTOP LN
BRIGHTON RD
HIGH RD
M23
A22
M25
MOGADOR
M25
REIGATE HILL GOLF CLUB
SPRING BOTTOM LN
M25

SPECIFICATION

Kitchens

- Shaker style kitchen
- Kitchen handles in brushed brass/black/chrome
- Stone worktop, upstand, and splashback to hob
- Under unit LED lighting
- Wood effect porcelain tiling to ground floor (carpet to lounge)
- Bosch appliances to include single and microwave oven & 80cm induction hob, recirculating canopy hood & fridge freezer
- Undermounted sink in white
- Integrated 3 x 10 ltr ecobins-for easy recycling
- Nos. 1-5 have separate utility with space for washing machine and tumble dryer - where applicable

Stylish Bathrooms & En-suites

- Primary en-suite with large vanity units
- Brassware in brushed brass
- Family bathroom with bath & shower attachment and glass screen and 600mm vanity unit
- Wall hung w/c with push plate cistern
- Porcelain tiles to bath/shower areas and behind w/c
- Thermostatically controlled shower
- Low profile shower unit and shower screen
- Heated towel rail to bathroom and en-suite
- Shaver point to bathroom and en-suite
- Floor finish in porcelain tiles

Cloakroom

- Wall mounted basin with splash back
- Wall hung w/c with push plate cistern
- Tap in brushed gold/black/chrome
- Floor finish in wood effect tiled flooring
- Porcelain tiles to basin splashback and boxing

Previous Rushmon Homes' developments shown

SPECIFICATION

Previous Rushmon Homes' developments shown

Interior Features

- White walls and white ceilings
- Doors - 5 vertical panel
- Ironmongery in matt black
- Wardrobe to be designed with an allowance of £1,500
- Feature lighting to key areas
- Mirrors included to bathrooms & cloakroom
- Carpet to stairs and bedrooms
- Wooden handrail to the stairs

Energy Saving Features

- Electric car charging cable to each property
- Electric air source heat pump with underfloor heating to ground floor and radiators to first floor
- Double-glazed windows providing a high level of thermal insulation
- Kitchen appliances have excellent eco ratings for energy and water usage
- Dual flush mechanisms to toilets to reduce water use
- High levels of insulation within roof space and external wall cavities limiting heat loss
- LED energy efficient down-lighting to hallways kitchen and bathrooms
- Dusk-to-dawn sensors to external lighting to reduce electricity usage
- Mains operated smoke/carbon monoxide detector (with battery back-up)

Home Entertainment & Communications

- TV point in living room. Midheight TV point with HDMI connection capability is also provided
- Second TV point in bedroom 1
- Network CAT 6 wiring to living room and study where applicable
- A dedicated space for a wireless router with a power point and CAT 6 connection is provided in the ground floor cupboard
- BT fibre-optic fitted

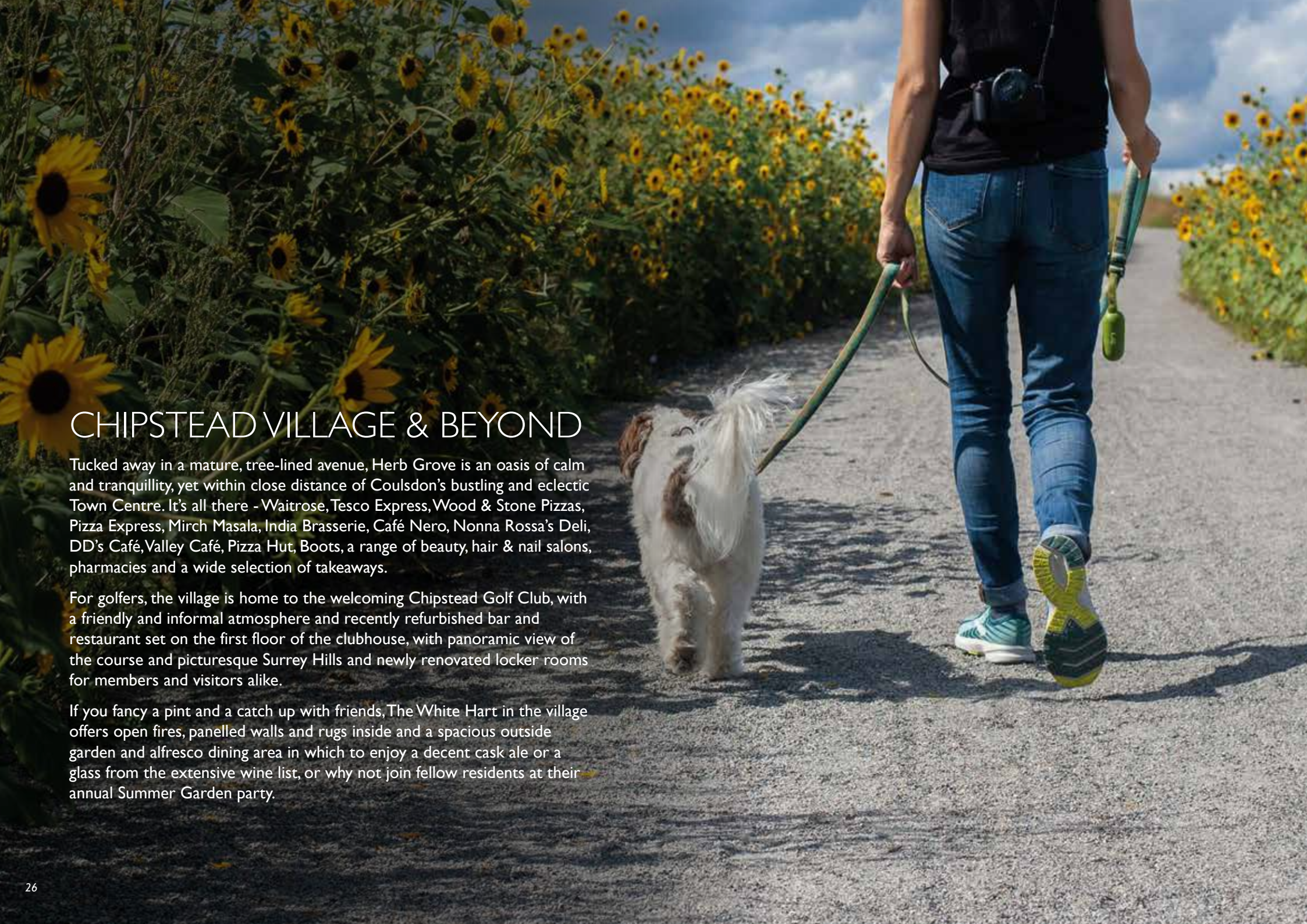
External Areas

- Each home comes with car parking spaces
- Private gardens have paved patio in natural grey paving and turf to garden
- Lights to individual homes

Warranty & After Care

- 10 year ICW Building warranty and insurance policy
- Full demonstration of your new home before we hand you your keys
- Dedicated customer care team

Previous Rushmon Homes' developments shown

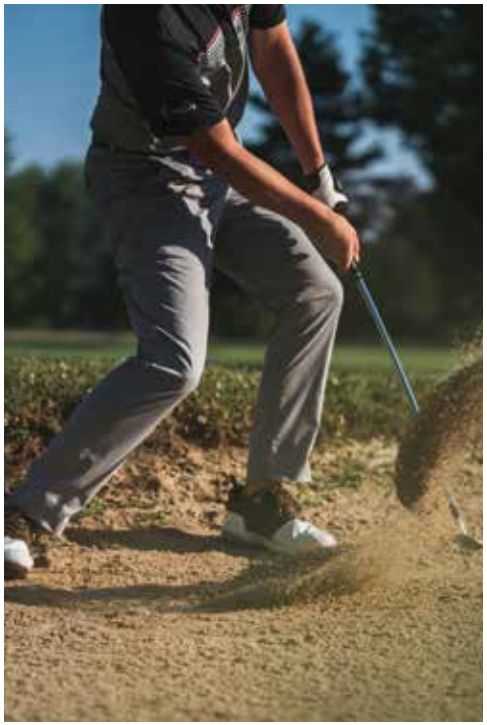


CHIPSTEAD VILLAGE & BEYOND

Tucked away in a mature, tree-lined avenue, Herb Grove is an oasis of calm and tranquillity, yet within close distance of Coulsdon's bustling and eclectic Town Centre. It's all there - Waitrose, Tesco Express, Wood & Stone Pizzas, Pizza Express, Mirch Masala, India Brasserie, Café Nero, Nonna Rossa's Deli, DD's Café, Valley Café, Pizza Hut, Boots, a range of beauty, hair & nail salons, pharmacies and a wide selection of takeaways.

For golfers, the village is home to the welcoming Chipstead Golf Club, with a friendly and informal atmosphere and recently refurbished bar and restaurant set on the first floor of the clubhouse, with panoramic view of the course and picturesque Surrey Hills and newly renovated locker rooms for members and visitors alike.

If you fancy a pint and a catch up with friends, The White Hart in the village offers open fires, panelled walls and rugs inside and a spacious outside garden and alfresco dining area in which to enjoy a decent cask ale or a glass from the extensive wine list, or why not join fellow residents at their annual Summer Garden party.



GREAT CONNECTIVITY

With Chipstead Station literally a stone's throw away (0.39 miles, 8 minutes walk*), you can reach London Bridge in just 21minutes and London Victoria, from Coulsdon South Station, in a journey time of as little as 30 minutes. Alternatively, Gatwick Airport is just 22 minutes* by train from Coulsdon South (or 13.3 miles, 18 minutes by car) for flights throughout the UK, Europe and a wealth of exotic long-haul destinations.

The M25 junction at Warwick Wold is just 4.8 miles away (9 minutes by car*), opening up the south's road network and bringing central London (Charing Cross) to you in just 21 miles – a little over an hour by car*

- CHIPSTEAD STATION 0.39 MILES
- WOODMANSTERNE 3 MINUTES
- COULSDON TOWN 7 MINUTES
- REEDHAM 10 MINUTES
- PURLEY 20 MINUTES
- PURLEY OAKS 23 MINUTES
- SOUTH CROYDON 26 MINUTES
- EAST CROYDON 29 MINUTES
- LONDON BRIDGE 44 MINUTES

- COULSDON SOUTH 1.73 MILES)
- PURLEY 5 MINUTES
- EAST CROYDON 11 MINUTES
- CLAPHAM JUNCTION 22 MINUTES
- LONDON VICTORIA 30 MINUTES

- COULSDON HIGH STREET 1.38 MILES 4 MINUTES BY CAR, 29 MINUTES WALK
- M25 4.8 MILES 9 MINUTES BY CAR*

*RAC ROUTEPLANNER.
+TRAIN TIMES PROVIDED BY NATIONAL RAIL

LONDON BRIDGE

Chipstead
Have you paid?

Victoria 390

RUSHMON
HOMES

ABOUT RUSHMON HOMES

At Rushmon Homes we've been creating a warm welcome in our new homes for over 50 years.

As an established family business with our own children and grandchildren, we're able to understand the evolving needs of our purchasers as they and their families change and grow over the generations.

"Our homes are design-led to provide light, spacious, adaptable living spaces that are a joy to be in – whether you're relaxing peacefully, socialising with friends or celebrating with loved ones."

Over the years, our customers have consistently found the quality of our homes reassuring. Our keen eye for design certainly makes our properties look elegant and inviting, but they're also refreshingly practical, functional and durable.

Our craftsmen use time-honoured building traditions and only the best materials to produce a fine finish.

Based in Surrey, we have acquired a wealth of local knowledge which enables us to develop homes in some of the most sought-after areas in the South East, yet virtually all our developments are created on recycled land.

Perhaps it's a combination of all of these things that has won us a number of prestigious awards over time, with one judging panel noting of our Twin Trees scheme in Woking,

"This development shows the value of well-thought-out regeneration, especially for those looking for that elusive object – the ideal family home".

Of course it's always very rewarding to receive such recognition, but our greatest accolade remains the positive feedback we hear from the people who matter most – our purchasers.

RUSHMON HOMES
OVER 50 YEARS OF BUILDING BEAUTIFUL HOMES
SINCE 1973

HERB GROVE

CHIPSTEAD

SM7 3LH

RUSHMON

HOMES

Call 01932 586777 for more information

www.rushmon.co.uk

Whilst these particulars are prepared with all due care and attention, they do not form part of any contract, nor is their accuracy guaranteed and they may be subject to correction and modification without notice as availability and other considerations demand.
This brochure was produced in November 2025 and all the information was believed to be correct at that time.
Distance and travel times have been referenced from The RAC.* All train times have been taken from National Rail Enquiries.

All interior photography taken from Rushmon developments or computer generated images.

ICW

ICW Group

CONSUMER CODE FOR HOME BUILDERS

www.consumercode.co.uk