



**Oldencraig  
Mews**

LINGFIELD

**CHARTWELL**

UNLOCKING LAND | BUILDING BEAUTIFUL HOMES





*An enchanting development of*

# TWENTY-THREE FAMILY HOMES

## **OLDENCRAIG**

Oldencraig Mews is the landmark development from renowned and local developers - Chartwell Land & New Homes Ltd - offering a rare opportunity of owning a home in a secluded and bucolic setting, close to the village of Lingfield.

Formerly a world famous equestrian centre, Oldencraig Mews is now a collection of 23 individually designed houses set in 21 acres surrounded by woodland and meadowland with an abundance of wildlife.





# Specification

## Kitchen

- Bespoke designed kitchen\*
- Wide format 800mm wide induction hob
- Built in extractor hood
- Built-in combination oven
- Built in single oven
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer
- Stainless steel sink
- Franke mixer tap (colour to match handleless rail)
- Neff integrated appliances
- Quartz composite stone worktop with upstands in kitchens
- Quartz splashback behind hob

## Bathrooms and En-suites

- Contemporary white sanitaryware
- Wall hung vanity units with storage under
- Upgrade option for fitted mirrors above sinks
- Chrome brassware and thermostatic showers
- Slimline shower trays
- Contemporary ceramic floor and wall tiles\*
- Fully tiled shower enclosures, half height tiling around baths. Half height tiling to basin and pan walls. Tiled skirting to other walls
- Electric heated towel rails

## Heating and Electrical

- Underfloor heating throughout ground floors
- Radiators on first floors
- Smart digital thermostats within habitable rooms (for underfloor heating)\*\*
- Air source heat pumps
- Intermittent extract fans within bathrooms and utilities.
- LED recessed downlights to living areas, dining

areas, master bedrooms, kitchens and bathrooms, hallway

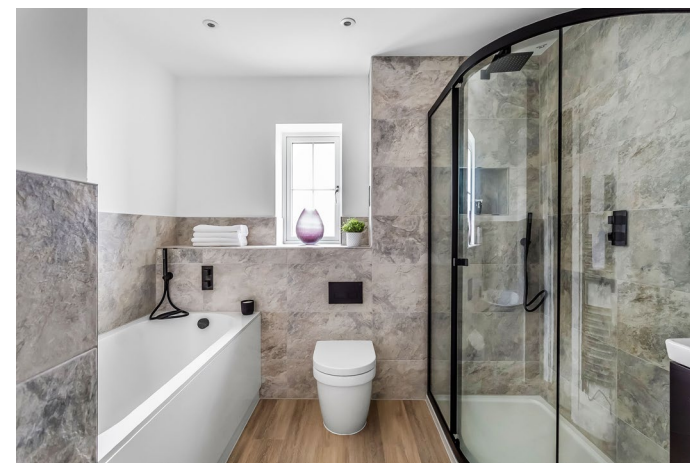
- Feature pendant lighting to bedrooms
- Mains operated smoke detectors
- Brushed chrome switches and sockets to visible areas
- Wired for BT Fibre
- Pre-wired for TV aerial fitted in loft area
- Home network data points
- Fitted burglar alarms
- Upgrade option for multi-fuel burner to living room

## Internal Fixtures and Fittings

- Cottage style doors
- Modern bullnose skirting and architraves
- Chrome door furniture
- Upgrade option for full height fitted wardrobes to Bedrooms 1 & 2
- Landing storage cupboards with fitted shelf
- Double glazed windows
- Upgrade option for fitted Amtico flooring to hallway, kitchen and living areas\*
- Upgrade option for fitted Carpet to bedrooms, stairs and landings\*

## External Features

- Multipoint locking system to front doors
- Large bi-fold doors to patios (dependant on layouts)
- Decorative patio/terrace lights (where applicable)
- Flagstone paving slabs to pathways and patios
- Provision for EV charge supply points (ready for final connector by others)
- Landscaped front gardens
- Turfed or seeded rear lawns



\*Colour and product options are available to off-plan purchasers depending upon the stage of construction.

\*\* Subject to internet connection and/or subscription.

- Buildzone 10 year structural warranty
- 2 year developer defects warranty

Disclosure: These particulars are intended as a guide only and must not be relied upon as a statement of

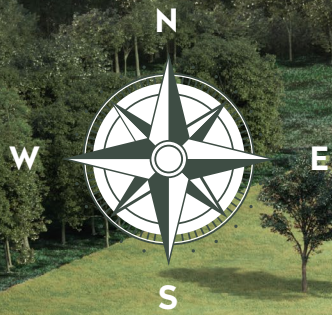
fact. They do not form the basis of a contract or any part thereof.

Chartwell reserve the right to revise this specification during construction.

The descriptions, distances and other information are believed to be correct, but their accuracy is not guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness.

Pictures taken from previous Chartwell developments





Site Plan

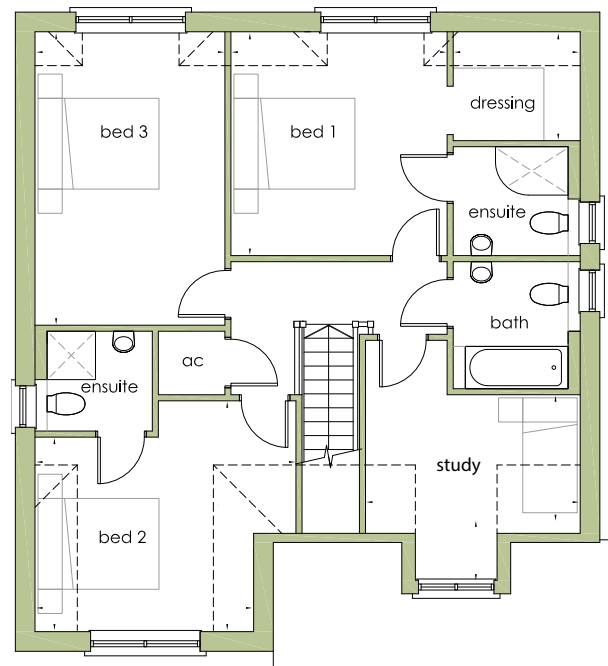
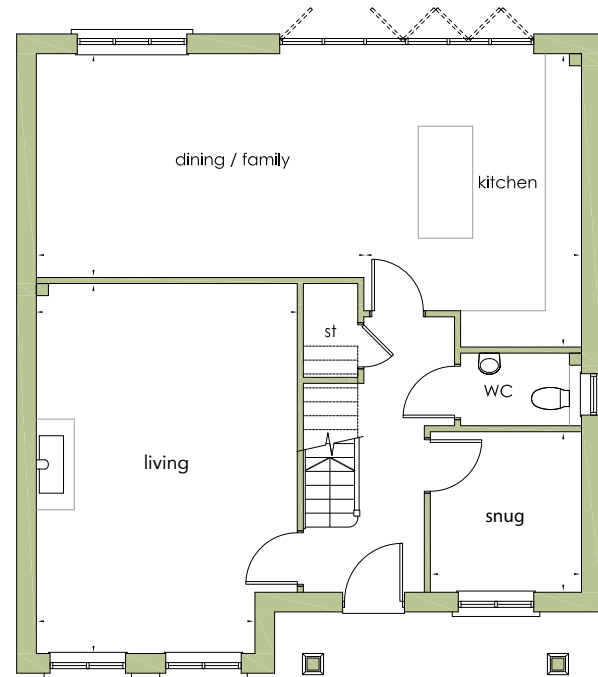
1 & 2 HOMER COTTAGE



CGI of proposed development - Please note that images are to be used as a guide only and may be subject to change on size, layout and scale.



# PLOT 10, 11, 12 & 13



Plots 10 & 12  
Plots 11 & 13 Handed



Kitchen	3.55m	x	4.80m*	118	x	15'9"
Dining / Family Room	5.42m	x	3.65m	17'9"	x	12'0"
Living	4.32m*	x	6.07m	14'2"	x	19'11"
Snug	2.45m	x	2.60m	8'0"	x	8'6"
Bedroom One	3.55m	x	3.66m	11'8"	x	12'0"
Dressing Room	2.06m	x	1.76m	6'9"	x	5'9"
Bedroom Two	4.28m*	x	3.78m*	14'0"	x	12'5"
Bedroom Three	3.10m	x	4.81m	10'2"	x	15'9"
Study	3.51m	x	2.07m	11'6"	x	6'9"

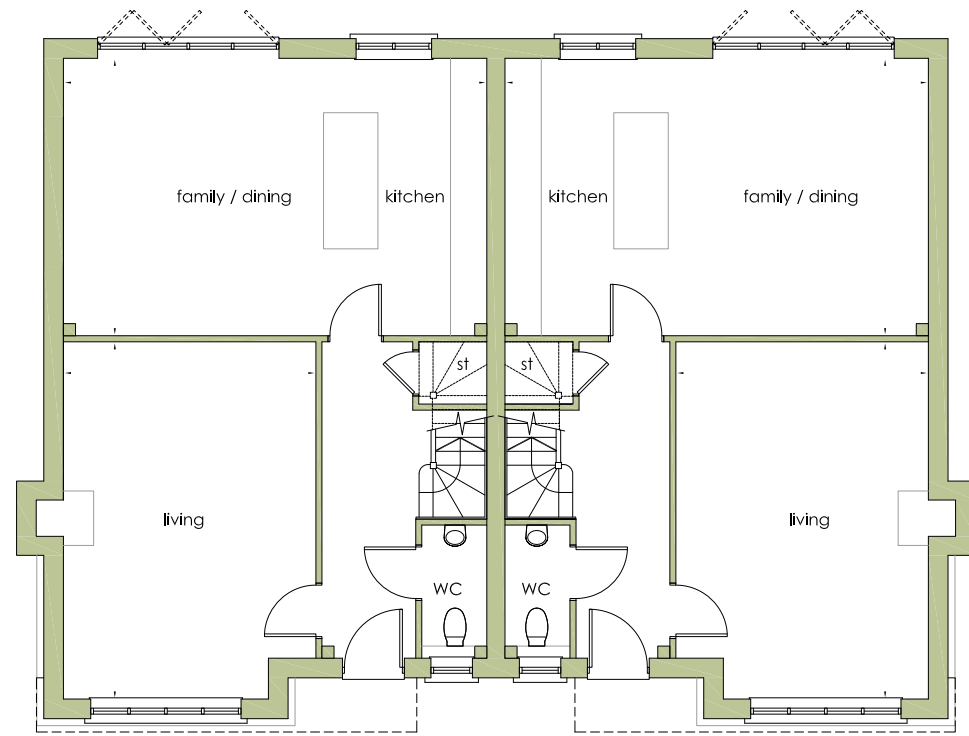
\* at the maximum measurement

Gross internal floor area  
165 sqm 1773 sq ft  
Carbarn  
16.44 sqm 177 sq ft

**Total**  
**181.44 sqm 1,950 sq ft**

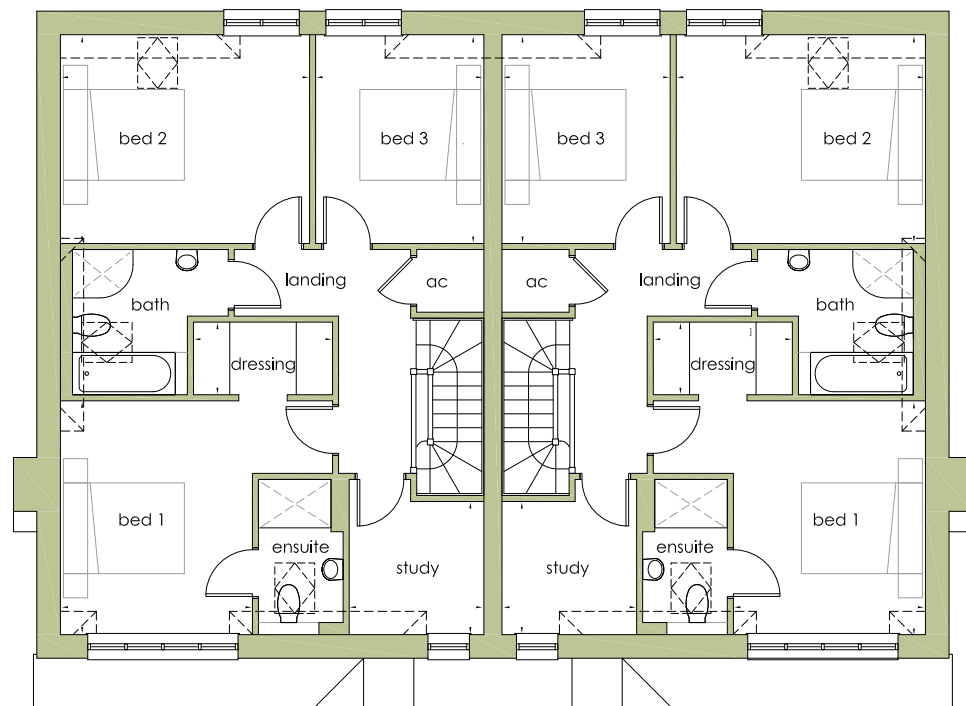


# PLOT 17 & 18



Plot 17

Plot 18



Plot 17

Plot 18



Kitchen / Family / Dining	6.95m	x	4.54m	22'10	x	14'11
Living Room	5.86m	x	4.13m	19'2	x	13'6

Bedroom One	3.14m	x	3.83m	10'3	x	12'7
Dressing Room	2.27m	x	1.17m	7'5	x	3'10
Bedroom Two	4.08m	x	3.41m	13'5	x	11'2
Bedroom Three	2.74m	x	3.41m	9'0	x	11'2
Study	2.19m	x	2.16m	7'2	x	7'1

Gross internal floor area  
 141 sqm 1519 sq ft  
 Car barn  
 16.44 sqm 177 sq ft  
**Total**  
**157.44 sqm 1696 sq ft**

\* at the maximum measurement



“LINGFIELD IS A PRETTY EQUESTRIAN VILLAGE COMBINING COUNTRYSIDE, HORSE RACING, A PLETHORA OF TUDOR ARCHITECTURE AND ITS VERY OWN ‘VILLAGE CAGE’ CHILDREN BEWARE... DISORDERLY ADULTS BEWARE TOO!! LINGFIELD TRULY IS A UNIQUELY BEAUTIFUL PLACE TO LIVE.

The Village of Lingfield, in the south east corner of Surrey abutting Kent and West Sussex is surrounded by areas of beautiful greenbelt countryside.

The village centre boasts good local shopping, with a combination of independent traders and larger grocery stores. There are three pubs, two golf courses and several highly regarded restaurants in the village too. The village proudly achieved its Fairtrade status nearly 20 years ago.

Within walking distance of Oldencraig Mews, on Tandridge Lane, is The Red Barn a wonderful pub in a 500 year old barn serving fresh seasonal food and an array of drinks.

The village has a great sense of community and runs many events including Lingfest, a family led festival which welcomed over 3000 festival goers in 2019, and the annual Edenbridge & Oxted Agricultural Show, which celebrated its 170<sup>th</sup> anniversary in 2017 and attracts over 45,000 visitors over the August Bank Holiday.

Close to the centre of the village are the Lingfield Nature Reserves a 26-acre site which is a mixture of meadows, hedges and woodland copses and also boasts a wetland area, an orchid and wildflower meadow and a butterfly garden. The public have free access to the Reserves for country walks, picnics and nature trails.

When you think of Lingfield you cannot help but think of Lingfield Park or “Lovely Lingfield”, as it is often referred to by the racing fraternity. Home to the famous racecourse and one of the oldest established in the country. It holds regular race meetings and combines national hunt and flat racing.

The village has a centrally located primary school and the highly regarded Lingfield College Independent Day School, a fully co-educational, independent school for children aged 2-18, set in 40 acres is situated on the edge of the village.

A prime location for commuters looking to avoid the village’s busier neighbouring towns, Lingfield’s mainline station offers direct services to East Croydon, London Bridge and Victoria. The nearby M25 can be accessed at Godstone, providing easy access to London, Brighton and Gatwick airport.

CHURCH GATE, LINGFIELD



LINGFIELD HIGH STREET



THE RED BARN







DIRECT TRAIN TIMES FROM LINGFIELD STATION



DISTANCE FROM OLDENCRAIG MEWS



LINGFIELD GEORGIAN VILLAGE CAGE





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