



SYLVA MEWS

BLUEHOUSE LANE, OXTED

CHARTWELL

UNLOCKING LAND | BUILDING BEAUTIFUL HOMES

FOUR BESPOKE HOUSES IN THE HEART OF OXTED

An exciting new development of four bespoke semi-detached houses laid over three floors benefitting from impressive open plan kitchen / dining area with Neff fully fitted appliances and Fisher & Paykel Fridge Freezer, contemporary bathroom suites and south facing gardens.

Bluehouse Lane is situated in a sought-after and convenient address within walking distance to Oxted mainline station and Oxted Town Centre, boasting a selection of restaurants, supermarkets, cafes and designer boutiques. For families, there is an excellent choice of schools, from pre-prep and nursery through to secondary state, private and the popular comprehensive Oxted School.



LIVING IN OXTED



Oxted is a popular town located in the Tandridge district of Surrey, located at the foot of the beautiful North Downs.

Oxted is well placed for rail connections and motorways with London less than 30 minutes from nearby Oxted railway station. There is easy access by car from the A25, and the M25 and M23 are only a few minutes away, making the village the perfect location for any excursion.

Within walking distance from the development is Oxted Town Centre which offers a range of shops from a number of specialist boutiques as well

as some well-loved brands such as Waitrose, Sainsbury's, Pizza Express to name but a few.

Oxted cinema, now owned by Everyman, has been in existence since 1926 and still hosts a number of top films together with a live stream shows. For food lovers there is an extensive choice of restaurants including the award winning Gurkha Kitchen, Cattle and Cocktail and Cucina Italian.

There are many excellent schools close by including Hazelwood School, Caterham School, Woldingham School and Oxted School.

PERFECTLY LOCATED

Sylva Mews offers an exceptional setting that combines the benefits of a connected community, the tranquility of a secluded location and easy access to central London by train.

You will find yourself immersed in the charm of an English village, complete with independent boutiques, cafes, and gift shops, as well as a library, cinema, doctors' surgery and local pub.

Just a mile away lies the breathtaking Limpsfield conservation area and its surrounding countryside, awaiting your exploration.



- 1 Library
- 2 Doctors' Surgery
- 3 High Street
- 4 Morrisons
- 5 Leisure Centre
- 6 Oxted Train Station
- 7 Everyman Cinema
- 8 Waitrose

ATTENTION TO DETAIL

Kitchens

- Bespoke designed kitchen
- Wide format induction hob
- Built-in Neff combination oven
- Built in Neff single oven
- Fisher & Paykel Fridge Freezer, with integrated water and ice maker
- Integrated Neff dishwasher
- Integrated Neff washer/dryer
- Stainless steel sink and black mixer tap
- Calcatta Gold Quartz worktop with full height splashbacks

Bathrooms & En-suites

- Contemporary white sanitaryware
- Wall-hung vanity units with storage
- Fitted mirrors above sinks
- Modern black brassware and thermostatic showers
- Slimline shower trays
- Contemporary ceramic floor and wall tiles
- Fully tiled shower, half height to basin and pans, skirting to all other walls
- Electric heated towel rails

Internal Fixtures & Fittings

- Cottage style white painted doors
- Modern skirting and architraves
- Black door furniture/ironmongery
- Fitted wardrobes to Bedrooms 1 and 2
- Landing storage cupboard with fitted shelves
- 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*

Heating & Electrical

- Underfloor heating throughout ground floors
- Radiators with TRVs to first floors and second floors
- Smart digital thermostats within habitable rooms (for underfloor heating)**
- Gas condensing boilers
- Mechanical Ventilation Heat Recovery System
- PV solar panels
- LED recessed downlights to living areas, dining areas, master bedrooms, kitchens, bathrooms and hallway
- Feature pendant lighting to bedrooms
- Mains operated smoke detectors
- Modern black switches and sockets to visible areas
- Wired for Virgin Media Fibre
- Pre-wired for TV aerial
- Home network data points
- Fitted burglar alarms

External Features

- Multipoint locking system to front doors
- Bi-fold doors to patios
- Decorative patio/terrace lights
- Granite style 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 (depending on lawn size)

Additional Information

*Colour options are available

**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.

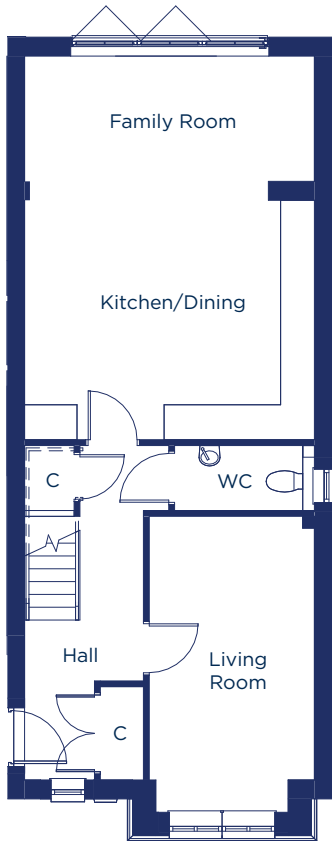
EXQUISITE INTERIORS



PLOT 1



PLOT 1 FLOORPLANS & DIMENSIONS



GROUND FLOOR

Family Room

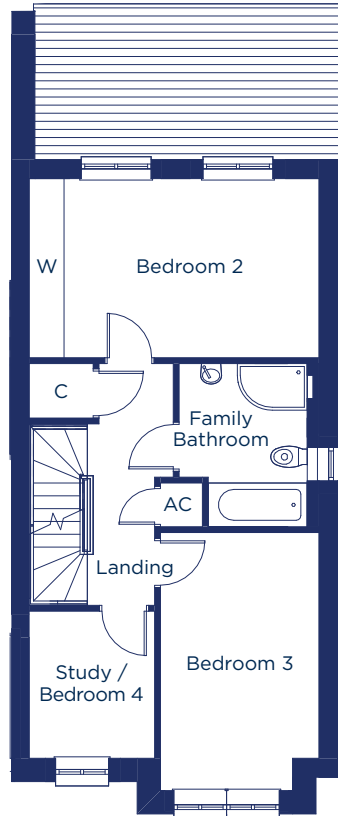
16' 2" x 6' 11" | 4.92m x 2.11m

Kitchen / Dining Room

16' 2" x 13' 4" | 4.92m x 4.06m (max)

Living Room

9' 2" x 16' 6" | 2.79m x 5.02m



FIRST FLOOR

Bedroom 2

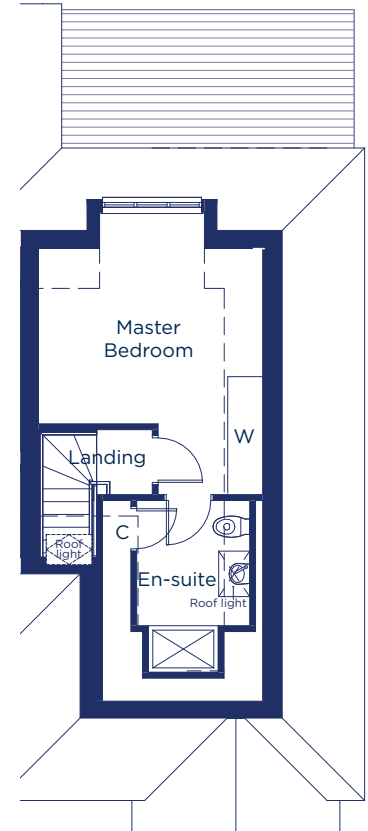
16' 2" x 9' 11" | 4.92m x 3.02m

Bedroom 3

8' 10" x 14' 5" | 2.69m x 4.39m (max)

Study / Bedroom 4

6' 11" x 8' 2" | 2.11m x 2.49m



SECOND FLOOR

Master Bedroom

12' 7" x 15' 9" | 3.84m x 4.8m (max)

Plot 1 Total Size: 1480 Square Foot

PLOT 2



PLOT 2 FLOORPLANS & DIMENSIONS



GROUND FLOOR

Family Room

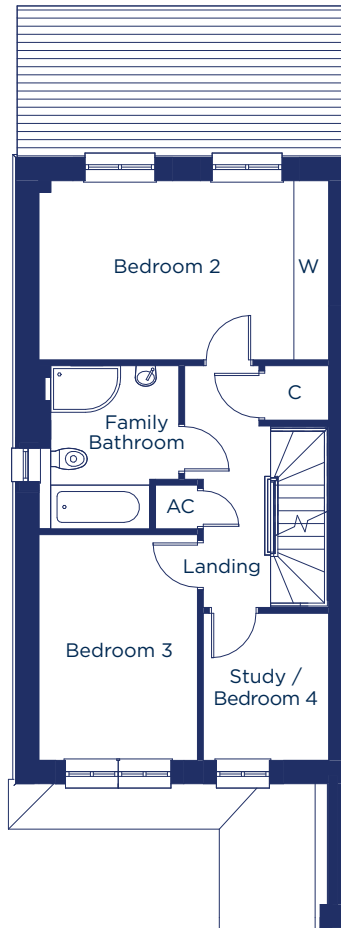
16' 2" x 6' 11" | 4.92m x 2.11m

Kitchen / Dining Room

16' 2" x 13' 4" | 4.92m x 4.06m

Living Room

9' 2" x 16' 6" | 2.79m x 5.02m



FIRST FLOOR

Bedroom 2

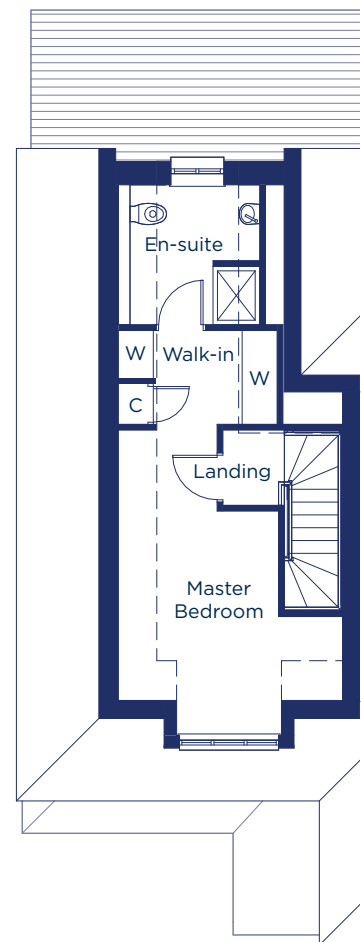
16' 2" x 9' 11" | 4.92m x 3.02m

Bedroom 3

8' 10" x 12' 7" | 2.69m x 3.84m

Study / Bedroom 4

6' 11" x 8' 2" | 2.11m x 2.49m



SECOND FLOOR

Master Bedroom

12' 6" x 17' 1" | 3.81m x 5.2m (max)

Walk-In Wardrobe Area

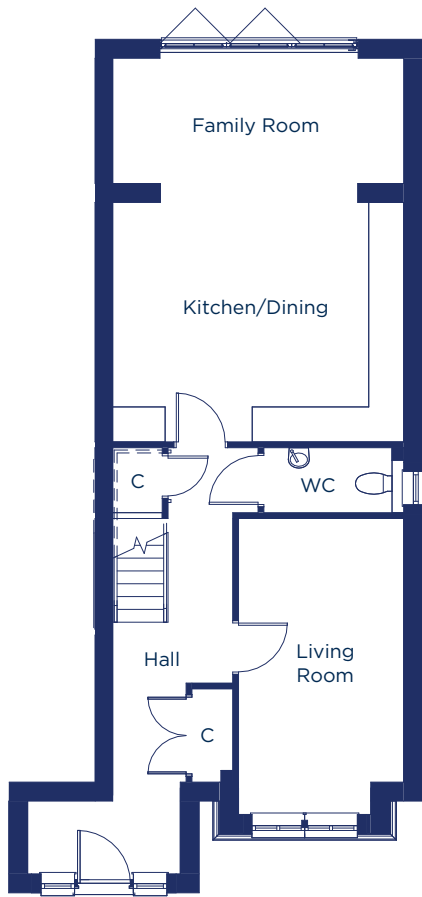
8' 10" x 5' 2" | 2.69m x 1.57m

Plot 2 Total Size: 1530 Square Foot

PLOT 3



PLOT 3 FLOORPLANS & DIMENSIONS



GROUND FLOOR

Family Room

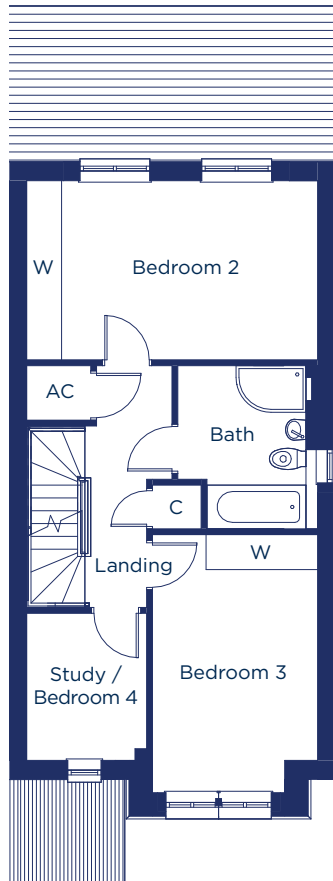
16' 3" x 6' 11" | 4.95m x 2.11m

Kitchen / Dining Room

16' 3" x 13' 4" | 4.95m x 4.06m

Living Room

9' 2" x 16' 6" | 2.79m x 5.03m (max)



FIRST FLOOR

Bedroom 2

16' 3" x 9' 11" | 4.95m x 3.02m

Bedroom 3

9' 2" x 14' 5" | 2.79m x 4.39m (max)

Study / Bedroom 4

6' 8" x 8' 2" | 2.03m x 2.49m



SECOND FLOOR

Master Bedroom

12' 6" x 16' 6" | 3.81m x 5.03m (max)

Walk-In Wardrobe Area

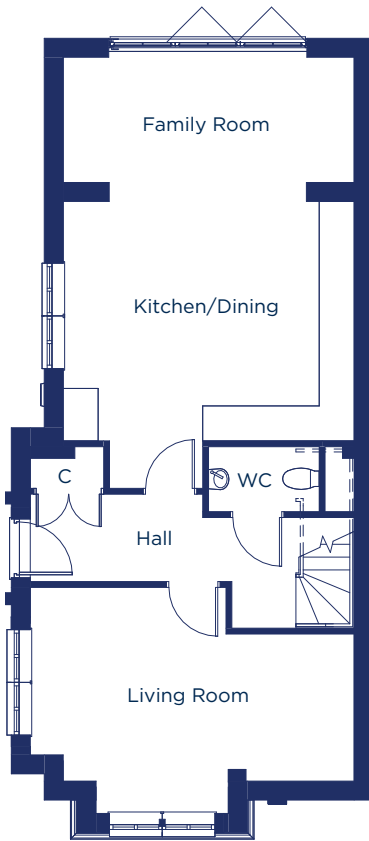
8' 11" x 6' 2" | 2.72m x 1.88m

Plot 3 Total Size: 1590 Square Foot

PLOT 4



PLOT 4 FLOORPLANS & DIMENSIONS



GROUND FLOOR

Family Room

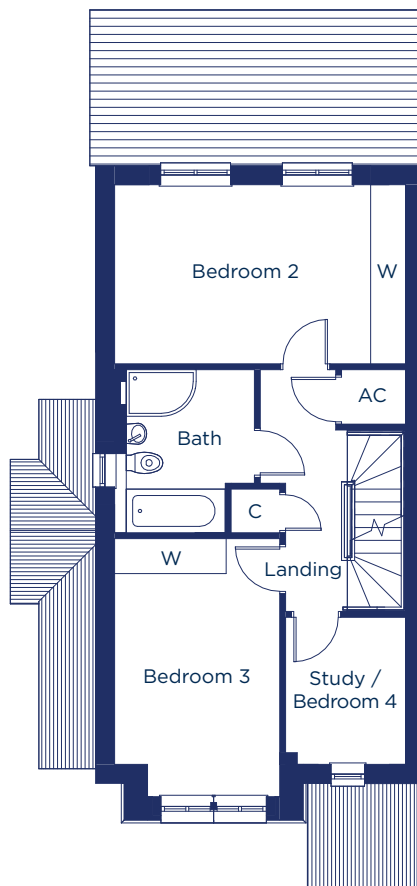
16' 3" x 6' 11" | 4.95m x 2.11m

Kitchen / Dining Room

16' 3" x 13' 4" | 4.95m x 4.06m

Living Room

18' 1" x 12' 7" | 5.51m x 3.84m (max)



FIRST FLOOR

Bedroom 2

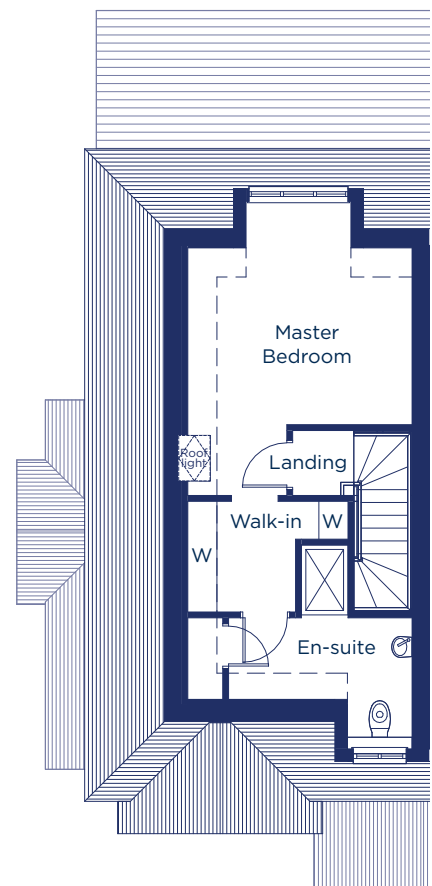
16' 3" x 9' 11" | 4.95m x 3.02m

Bedroom 3

9' 2" x 14' 5" | 2.79m x 4.39m (max)

Study / Bedroom 4

6' 8" x 8' 2" | 2.03m x 2.49m



SECOND FLOOR

Master Bedroom

12' 6" x 16' 6" | 3.81m x 5.03m (max)

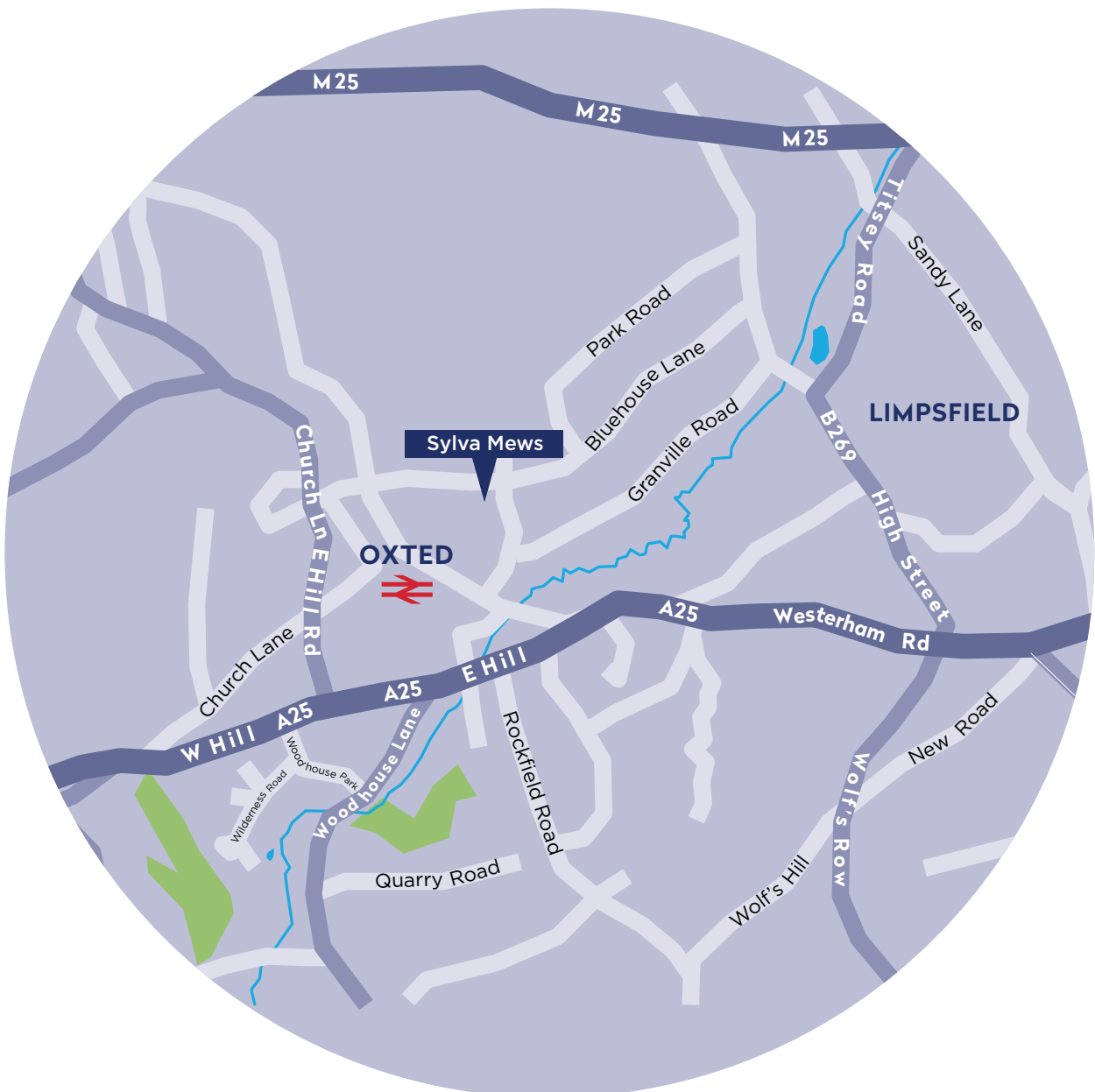
Walk-In Wardrobe Area

8' 11" x 6' 2" | 2.72m x 1.88m

Plot 4 Total Size: 1590 Square Foot

SYLVA MEWS LOCATION

From the bottom of Oxted Town Centre (Station Road East), turn into Gresham Road (between Natwest and Tandridge District Council Offices). Follow the road to the end and turn left into Bluehouse Lane, the development will be found immediately on your left hand side just past the zebra crossing.



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