



**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 induction hob (excluding plots 19-22)
- Stainless steel extractor hood (built in dependant on layout)
- Built-in combination oven
- Built in single oven
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer (in plots without separate utility rooms)
- Ready plumbed space in separate utility room for washer and condensing dryer
- Stainless steel sink and mixer tap
- High-quality Neff or Siemens appliances
- Quartz composite stone worktop with upstands in kitchens
- Glass splashback behind hob

Bathrooms and En-suites

- Contemporary white sanitaryware
- Wall hung vanity units with storage under
- Fitted mirrors above sinks
- Chrome brassware and thermostatic showers
- Slimline shower trays
- Contemporary ceramic floor and wall tiles*
- Fully tiled shower, half height to bath and basins and skirting to other walls
- Electric heated towel rails

Heating and Electrical

- Underfloor heating throughout ground floors
- Underfloor heating on first floors (plots 1-9 & 14-16)
- Radiators with TRVs to first floors (plots 10-13 & 17-22)
- Smart digital thermostats within habitable rooms (for underfloor heating)**

- On-site renewable primary heating (system type TBC)
- 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
- Multi-fuel burner to living room (dependant on layouts)

Internal Fixtures and Fittings

- Cottage style doors
- Modern skirting and architraves
- Chrome door furniture
- Full height fitted wardrobes to Bedrooms 1 & 2
- Hallway storage cupboards with fitted shelf
- Double glazed windows
- Fitted hard flooring to hallway, kitchen and living areas*
- Carpet to bedrooms, stairs and landings*

External Features

- Multipoint locking system to front doors
- Bi-fold doors to patios (dependant on layouts)
- Decorative patio/terrace lights (where applicable)
- Stone paving slabs to pathways and patios
- Car charge supply points (ready for final connector by others)
- Landscaped front gardens

*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

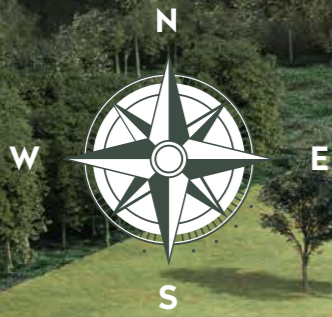
fact. They do not form the basis of a contract or any part thereof.

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



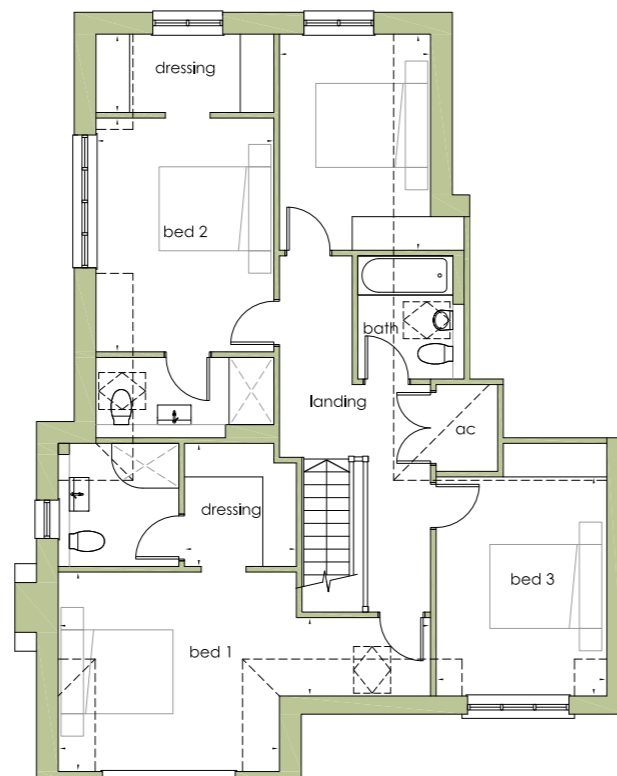
Site Plan

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 1



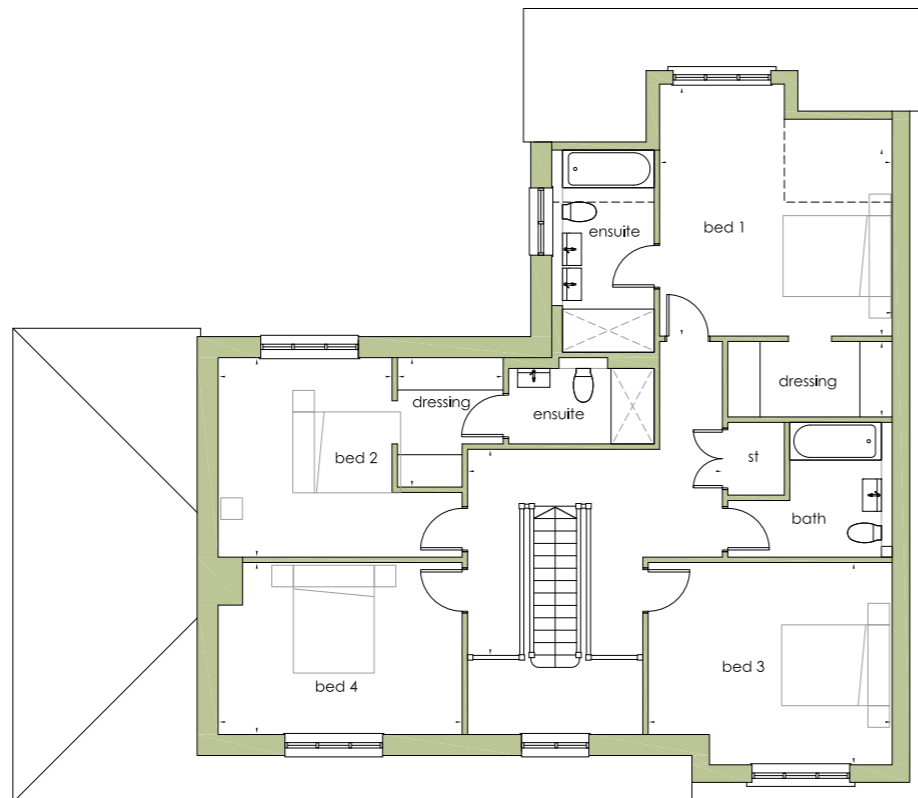
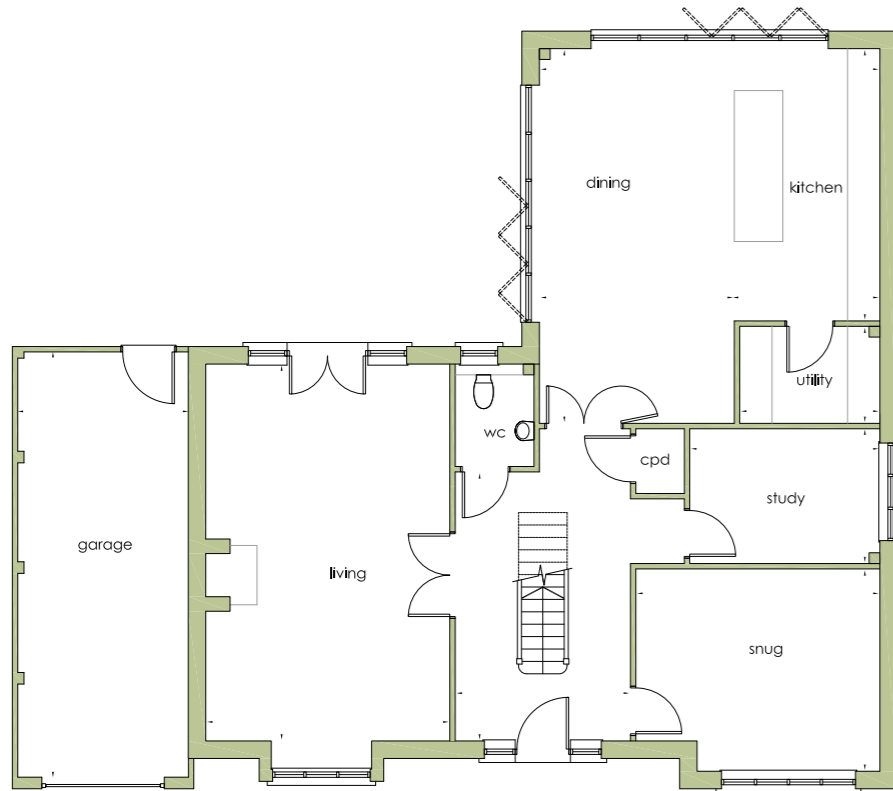
Kitchen / Dining Room	6.50m* x 5.63m	21'4" x 18'6"
Family Room	3.00m x 5.28m	9'10" x 17'4"
Living Room	4.21m x 5.82m	13'10" x 19'1"
Utility	2.53m x 1.39m	8'4" x 4'7"
Study	3.00m x 3.65m	9'10" x 12'0"
Garage	6.99m x 3.05m	22'11" x 10'0"

Bedroom One	6.60m* x 3.53m	21'8" x 11'7"
Dressing Room	1.97m x 2.17m	6'6" x 7'1"
Bedroom Two	3.14m x 4.15m	10'4" x 13'7"
Dressing Room	3.14m x 1.36m	10'4" x 4'6"
Bedroom Three	3.00m x 3.88m	9'10" x 12'9"
Bedroom Four	2.66m x 3.82m	8'9" x 12'6"

* at the maximum measurement

Gross internal floor area
208 sq m 2242 sq ft
Garage
21sq m 228 sq ft

PLOT 2



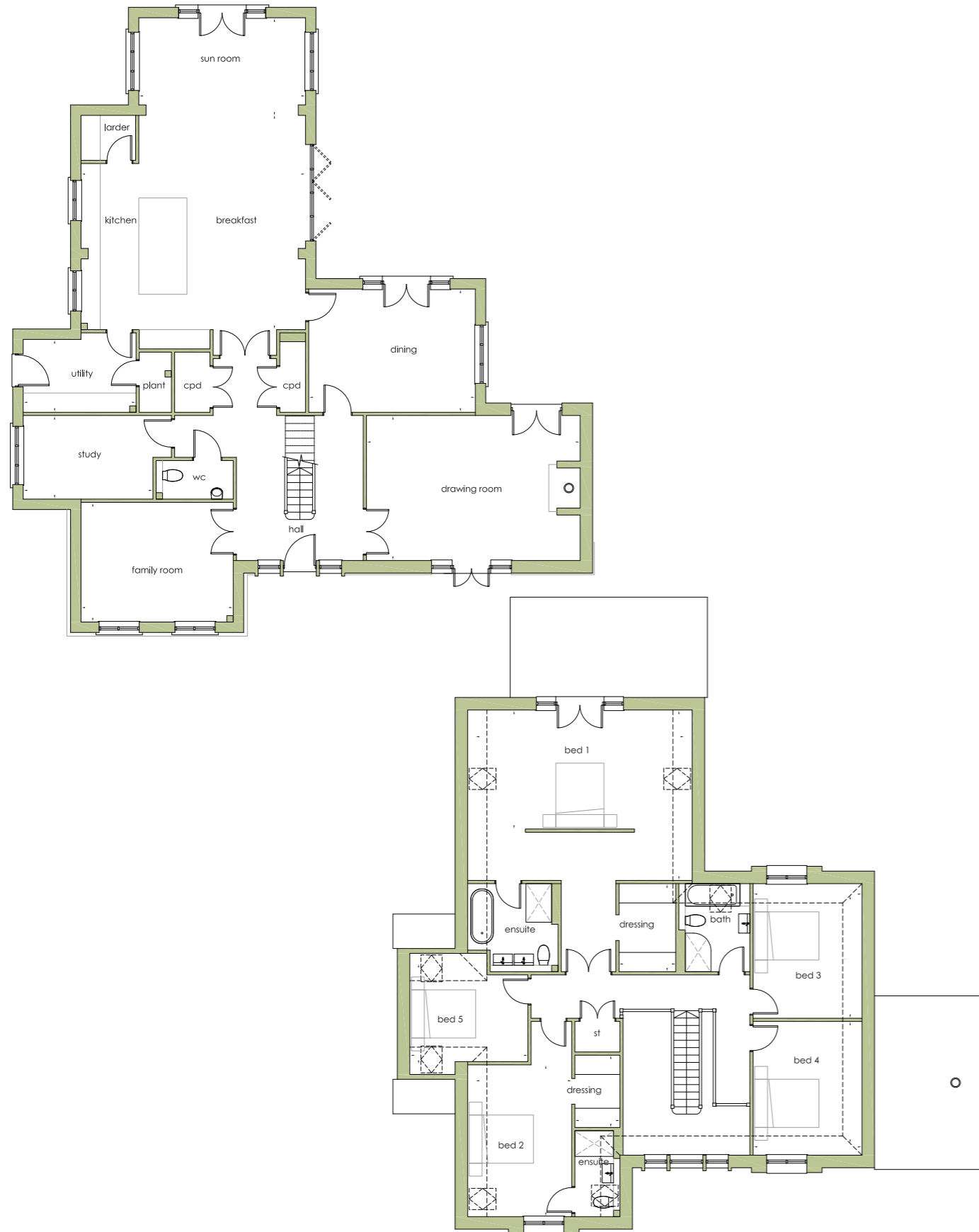
Kitchen / Dining Room	6.90m* x 6.27m	22'8" x 20'7"
Living Room	4.48m x 6.94m	14'8" x 22'9"
Study	3.48m x 2.46m	11'5" x 8'1"
Snug	4.48m x 3.70m	14'8" x 12'2"
Utility	2.55m x 1.75m	8'4" x 5'9"
Garage	3.16m x 7.89m	10'5" x 25'11"

Bedroom One	4.60m* x 4.28m*	15'1" x 14'0"
Dressing Room	3.01m x 1.37m	9'11" x 4'6"
Bedroom Two	4.49m x 3.66m	14'9" x 12'0"
Dressing Room	1.93m* x 2.37m*	6'4" x 7'9"
Bedroom Three	4.49m x 3.71m*	14'9" x 12'2"
Bedroom Four	4.49m x 3.20m	14'9" x 10'4"

* at the maximum measurement

Gross internal floor area
242 sq m 2608 sq ft
Carbarn
24.90 sq m 268 sq ft

PLOT 3



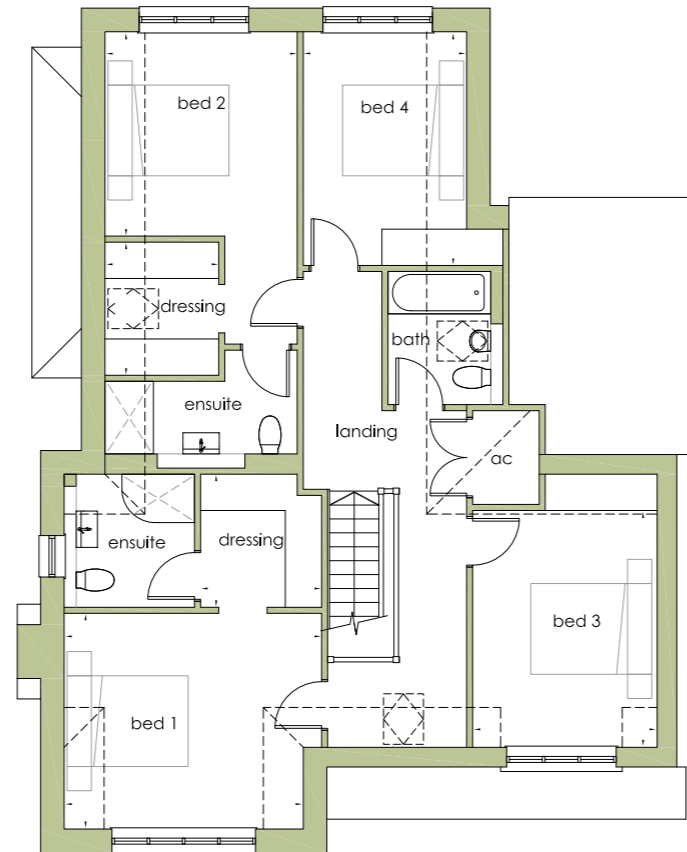
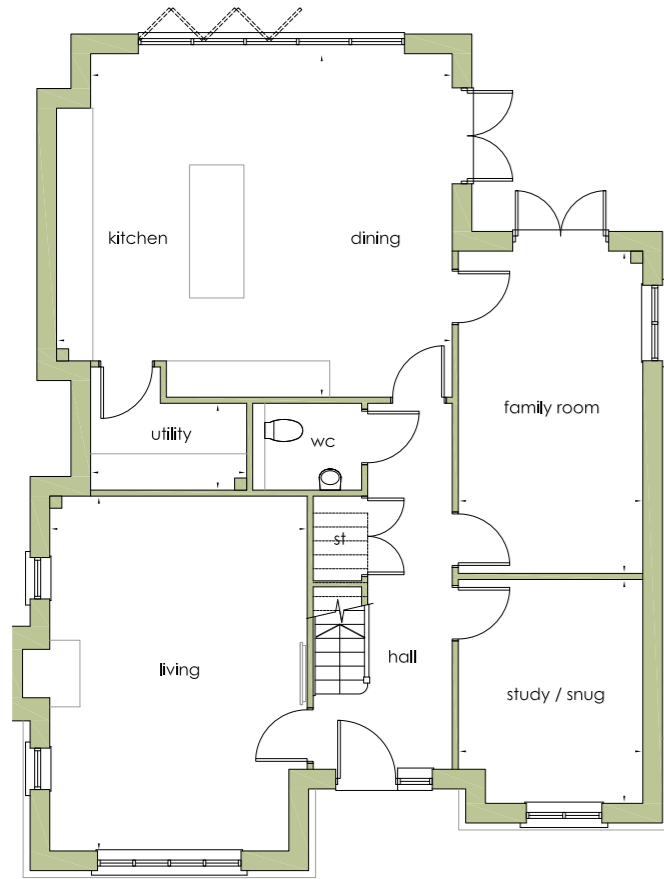
Kitchen / Breakfast	6.94m	x	6.65m	229	x	21'10
Sun Room	5.14m	x	3.01m	16'10	x	9'11
Dining Room	5.14	x	3.79m	16'10	x	12'5
Drawing Room	6.60m	x	4.47m	21'8	x	14'8
Family Room	4.69m	x	3.68m	15'5	x	12'1
Study	4.00m	x	2.55m	13'1	x	8'4
Utility	3.47m	x	2.22m	11'4	x	7'3

Bedroom One	6.47m	x	5.26m*	21'3	x	17'3*
Dressing Room	1.73m	x	2.70m	5'8	x	8'10
Bedroom Two	2.97m	x	4.69m	9'9	x	15'4
Dressing Room	1.37m	x	2.22m	4'6	x	7'3
Bedroom Three	3.34m	x	3.79m	10'11	x	12'5
Bedroom Four	3.34m	x	3.76m	10'11	x	12'4
Bedroom Five	3.64m	x	3.10m	11'11	x	10'2

Gross internal floor area
336 sq m 3616 sq ft
Carbarn
33.45 sq m 360 sq ft

* at the maximum measurement

PLOT 4



Kitchen / Breakfast	6.50m* x 5.63m	21'4" x 18'6"
Living Room	4.21m x 5.82m	13'10" x 19'1"
Family Room	3.00m x 5.28m	9'10" x 17'4"
Study / Snug	3.00m x 3.65m	9'10" x 12'0"
Utility	2.53m x 1.39m	8'4" x 4'7"

Bedroom One	4.22m x 5.53m	13'10" x 11'7"
Dressing Room	1.97m x 2.17m	6'6" x 7'1"
Bedroom Two	3.14m x 3.34m	10'4" x 10'11"
Dressing Room	1.84m x 2.17m	6'0" x 7'1"
Bedroom Three	3.00m x 3.87m	9'10" x 12'8"
Bedroom Four	2.66m x 3.82m	8'9" x 12'6"

Gross internal floor area
 206 sq m 2220 sq ft
 Car barn
 33.45 sq m 360 sq ft

* at the maximum measurement

PLOT 5



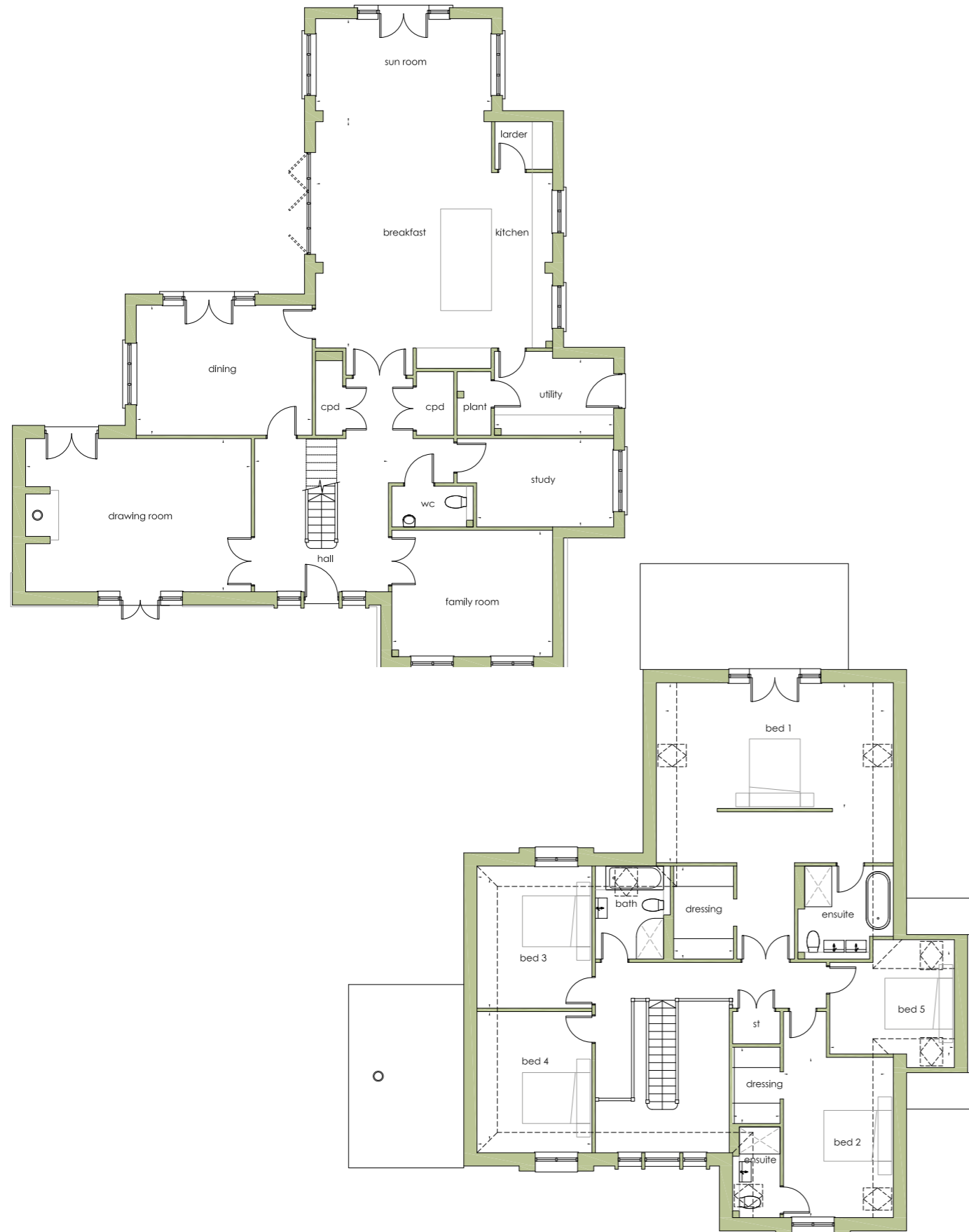
Kitchen / Dining	6.27m	x	6.90m*	20'7"	x	22'8"
Living Room	4.48m	x	6.94m	14'8"	x	22'9"
Snug	4.48m	x	3.14m	14'8"	x	10'4"
Study	3.48m	x	2.46m	11'5"	x	8'1"
Utility	2.55m	x	1.75m	8'4"	x	5'9"

Bedroom One	4.28m	x	4.60m*	14'0"	x	15'1"
Dressing Room	3.01m	x	1.37m	9'11"	x	4'6"
Bedroom Two	4.49m*	x	3.66m*	14'9"	x	12'0"
Dressing Room	1.93m	x	2.37m	6'4"	x	7'9"
Bedroom Three	4.49m	x	3.15m	14'9"	x	10'4"
Bedroom Four	4.49m	x	3.15m	14'9"	x	10'4"

* at the maximum measurement

Gross internal floor area
239 sq m 2571 sq ft
Carbarn
33.45 sq m 360 sq ft

PLOT 6 & 9

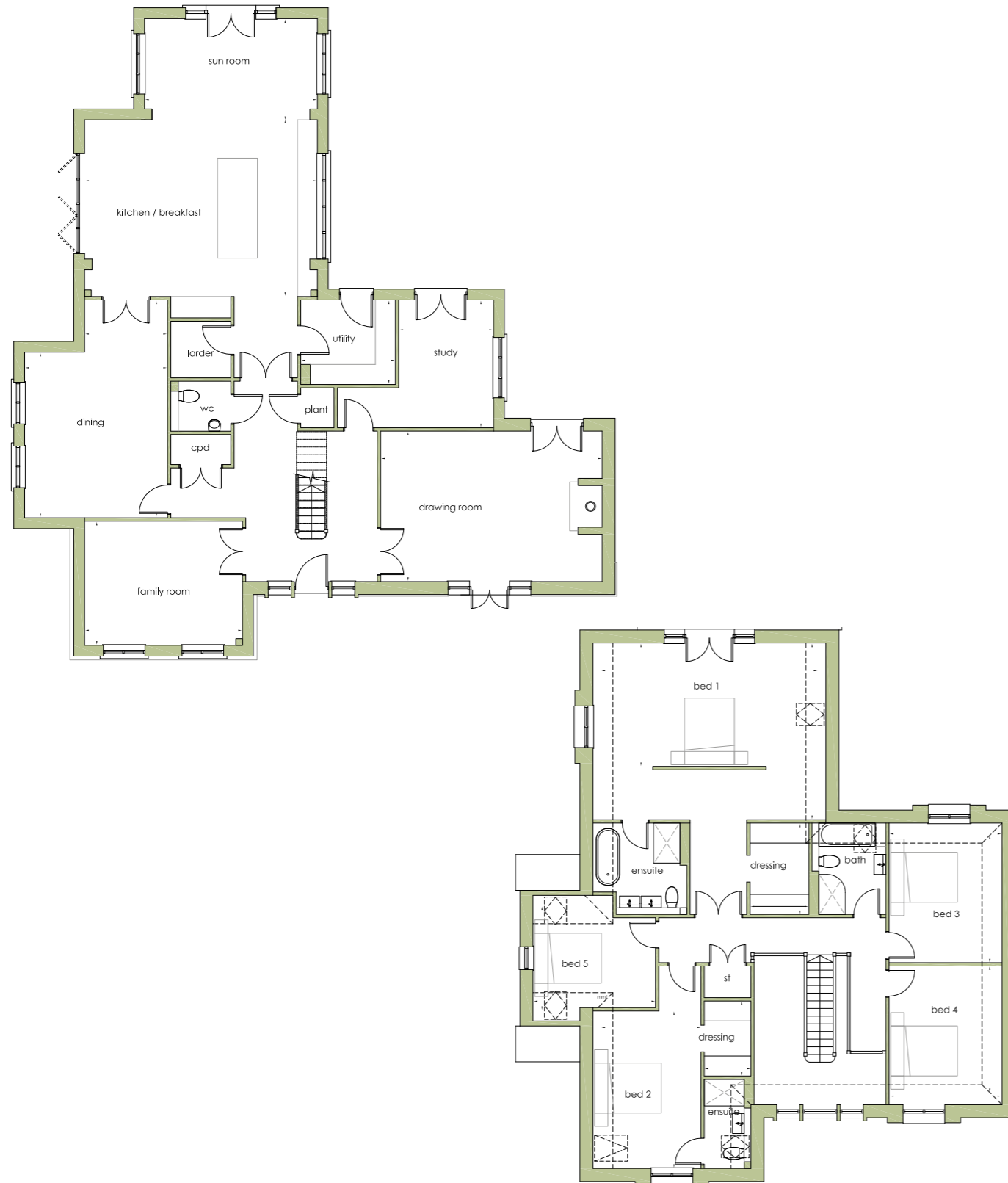


Kitchen / Breakfast	6.94m	x	6.65m	22'9"	x	21'10"
Sun Room	5.14m	x	3.01m	16'10"	x	9'11"
Dining Room	5.14m	x	3.79m	16'10"	x	12'5"
Drawing Room	6.60m	x	4.47m	21'8"	x	14'8"
Family Room	4.69m	x	3.68m	15'5"	x	12'1"
Study	4.00m	x	2.55m	13'1"	x	8'4"
Utility	3.47m	x	2.22m	11'4"	x	7'3"
Bedroom One	6.47m	x	5.26m*	21'3"	x	17'3"
Dressing Room	1.73m	x	2.70m	5'8"	x	8'10"
Bedroom Two	2.97m	x	4.69m	9'9"	x	15'4"
Dressing Room	1.37m	x	2.22m	4'6"	x	7'3"
Bedroom Three	3.34m	x	3.79m	10'11"	x	12'5"
Bedroom Four	3.34m	x	3.76m	10'11"	x	12'4"
Bedroom Five	3.64m	x	3.10m	11'11"	x	10'2"

* at the maximum measurement

Gross internal floor area
336 sq m 3616 sq ft

PLOT 7

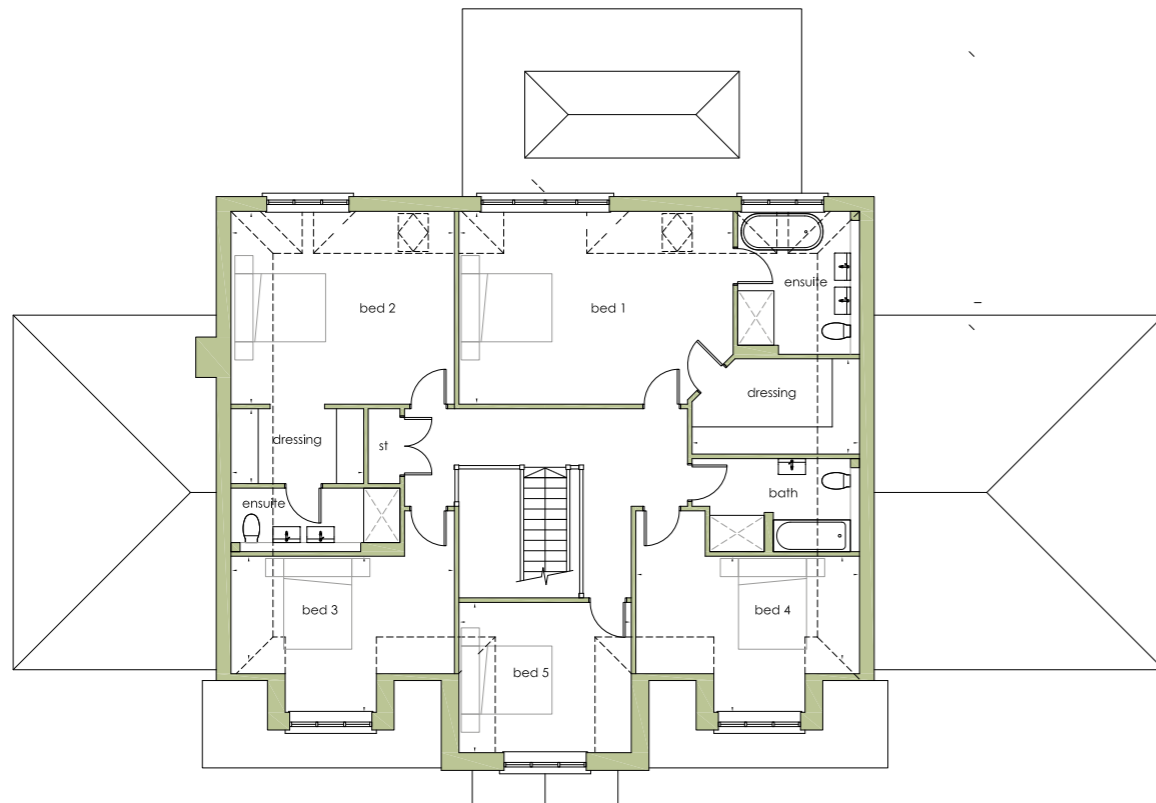
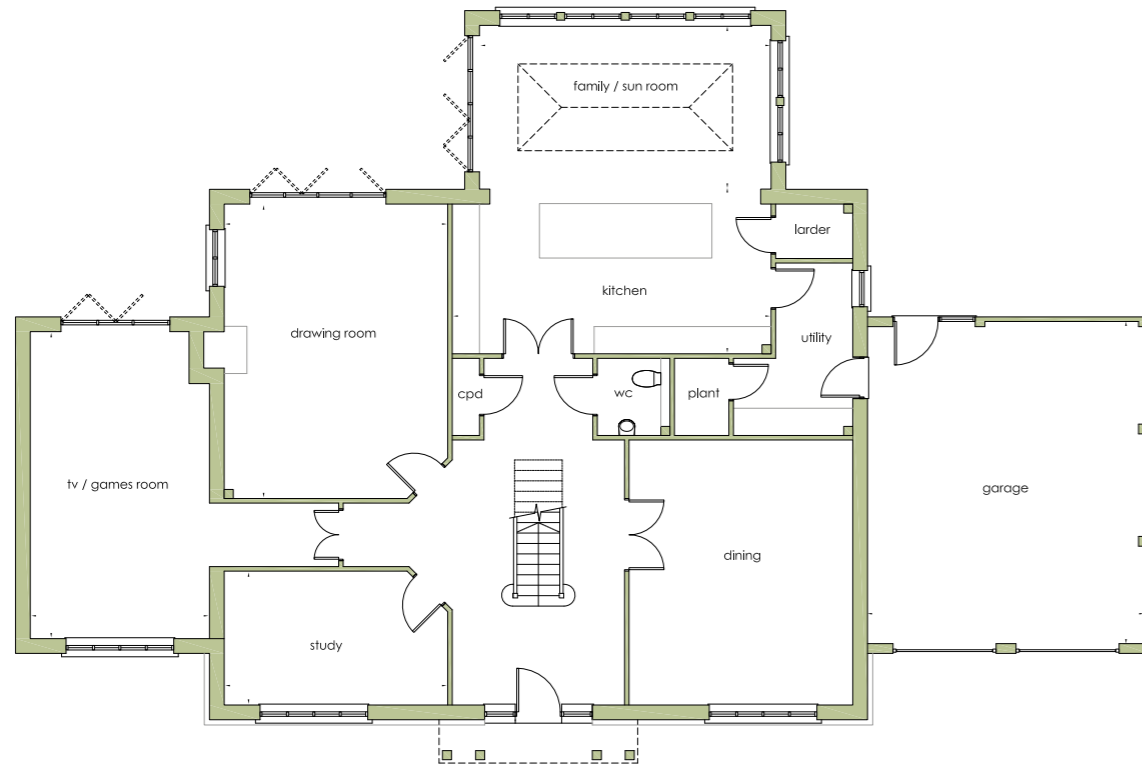


Kitchen / Breakfast	6.94m	x	5.28m	22'9"	x	17'4"
Sun Room	5.14m	x	3.01m	16'10"	x	9'11"
Dining Room	4.24m	x	6.49m*	13'11"	x	21'4"
Drawing Room	6.60m	x	4.47m	21'8"	x	14'8"
Family Room	4.69m	x	3.68m	15'5"	x	12'1"
Study	2.79m	x	3.79m	9'2"	x	12'5"
Utility	2.79m	x	2.49m	9'2"	x	8'2"
Bedroom One	6.47m	x	5.26m*	21'3"	x	17'3"
Dressing Room	1.73m	x	2.70m	5'8"	x	8'10"
Bedroom Two	2.97m	x	4.69m	9'9"	x	15'4"
Dressing Room	1.37m	x	2.22m	4'6"	x	7'3"
Bedroom Three	3.34m	x	3.79m	10'11"	x	12'5"
Bedroom Four	3.34m	x	3.76m	10'11"	x	12'4"
Bedroom Five	3.64m	x	3.10m	11'11"	x	10'2"

* at the maximum measurement

Gross internal floor area
336 sq m 3616 sq ft

PLOT 8



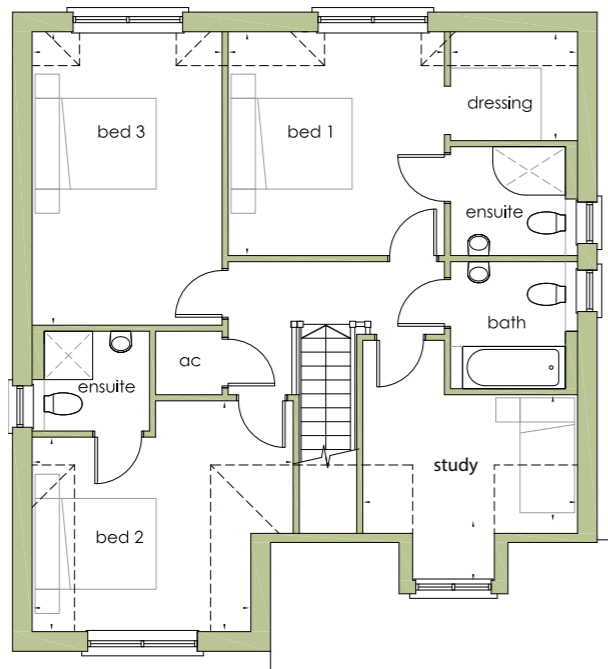
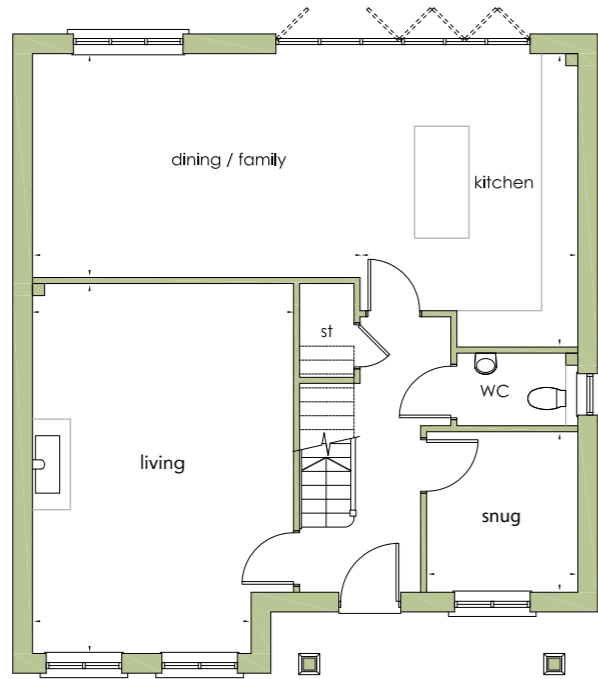
Kitchen	6.98m	x	3.63m	22'11	x	11'11
Family / Sun Room	6.38m	x	3.56m	20'11	x	11'8
Dining Room	4.88m	x	5.79m	16'0	x	19'0
Drawing Room	4.88m	x	6.44m	16'0	x	21'2
TV / Games Room	3.90m	x	6.72m	12'10	x	22'0
Study	4.88m	x	2.90m	16'0	x	9'6
Utility	2.58m	x	3.75m	8'6	x	12'4
Garage	6.09m	x	7.10m	20'0	x	23'4

Bedroom One	6.00m	x	4.20m*	19'8	x	13'9*
Dressing Room	3.65m	x	2.07m	12'0	x	6'9
Bedroom Two	4.88m	x	4.21m	16'0	x	13'10
Dressing Room	2.89m	x	1.62m	9'6	x	5'4
Bedroom Three	4.88m	x	3.41*m	16'0	x	11'2
Bedroom Four	4.88m	x	3.41*m	16'0	x	11'2
Bedroom Five	3.75m	x	3.28m	12'4	x	10'9

Gross internal floor area
356 sq m 3837 sq ft
Garage
42.82sq m 461 sq ft

* at the maximum measurement

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 sq m 1773 sq ft
Carbarn
16.44 sq m 177 sq ft

PLOT 14 & 15



Plot 14
Plot 15 Handed

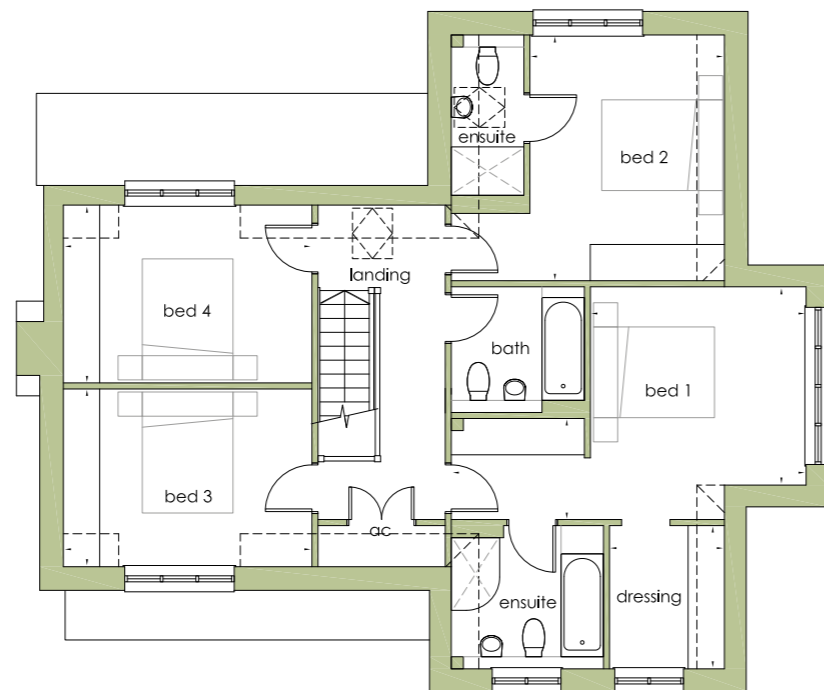
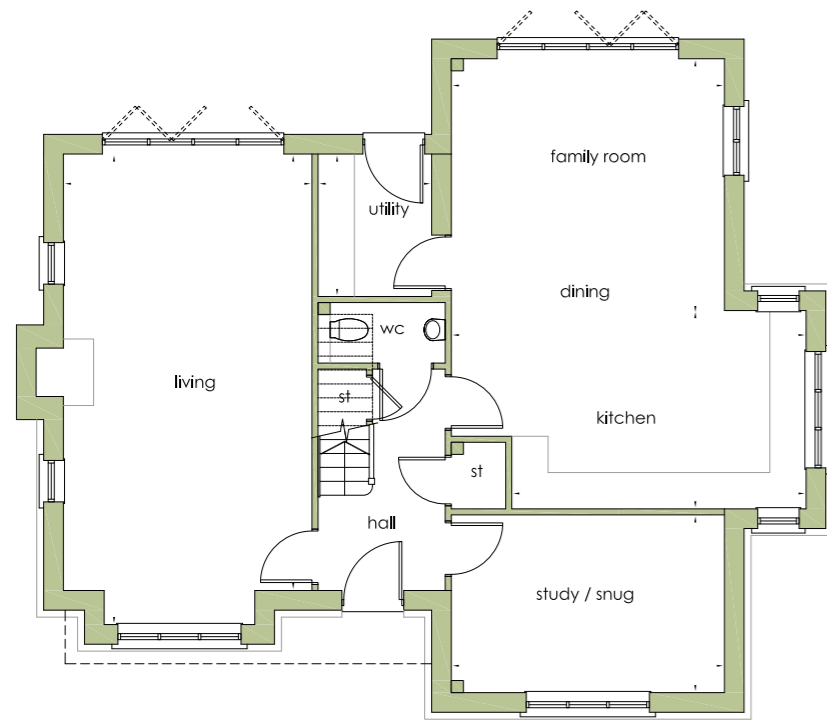


Kitchen / Dining Room	5.93m	x	5.98m	19'5	x	19'7
Living Room	4.31m*	x	5.82m	14'1*	x	19'1
Family Room	3.00m	x	3.68m	9'10	x	12'1
Study / Snug	3.00m	x	4.47m	9'10	x	14'8
Bedroom One	3.09m	x	4.39m	10'2	x	14'5
Dressing Room	3.09m	x	1.27m	10'2	x	4'2
Bedroom Two	3.42m*	x	4.13m	11'2*	x	13'6
Dressing Room	1.67m	x	2.11m	5'6	x	6'11
Bedroom Three	3.01m	x	4.47m	9'11	x	14'8
Bedroom Four	3.24m	x	2.71m	10'7	x	8'11

* at the maximum measurement

Gross internal floor area
201 sq m 2167 sq ft
Carbarn
16.44 sq m 177 sq ft

PLOT 16



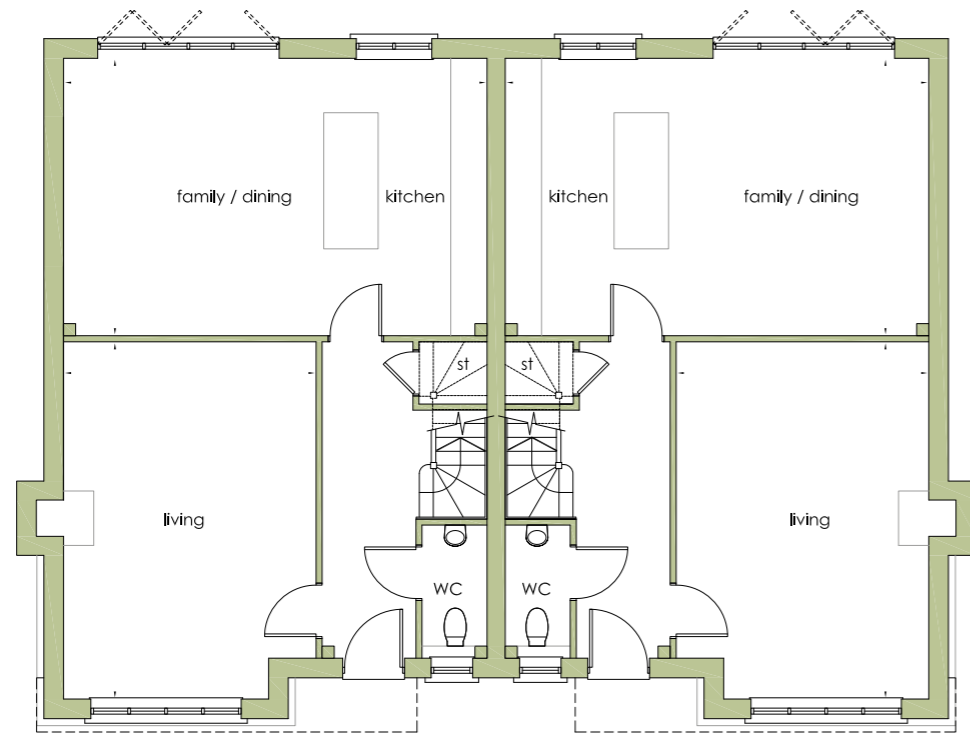
Kitchen	5.82m*	x	3.23m	19'1*	x	10'7
Dining / Family Room	4.47m	x	4.16m	14'8	x	13'8
Living Room	4.06m	x	7.73m*	13'4	x	25'4*
Study / Snug	4.47m	x	2.89m	14'8	x	9'6
Utility	1.83m	x	2.31m	6'0	x	7'7

Bedroom One	5.82m*	x	3.23m	19'1*	x	10'7
Dressing Room	1.86m	x	2.33m	6'1	x	7'8
Bedroom Two	3.18m	x	4.02m	10'5	x	13'2
Bedroom Three	4.06m	x	2.90m	13'4	x	9'6
Bedroom Four	4.06m	x	2.90m	13'4	x	9'6

Gross internal floor area
 189 sq m 2039 sq ft
 Car barn
 16.44 sq m 177 sq ft

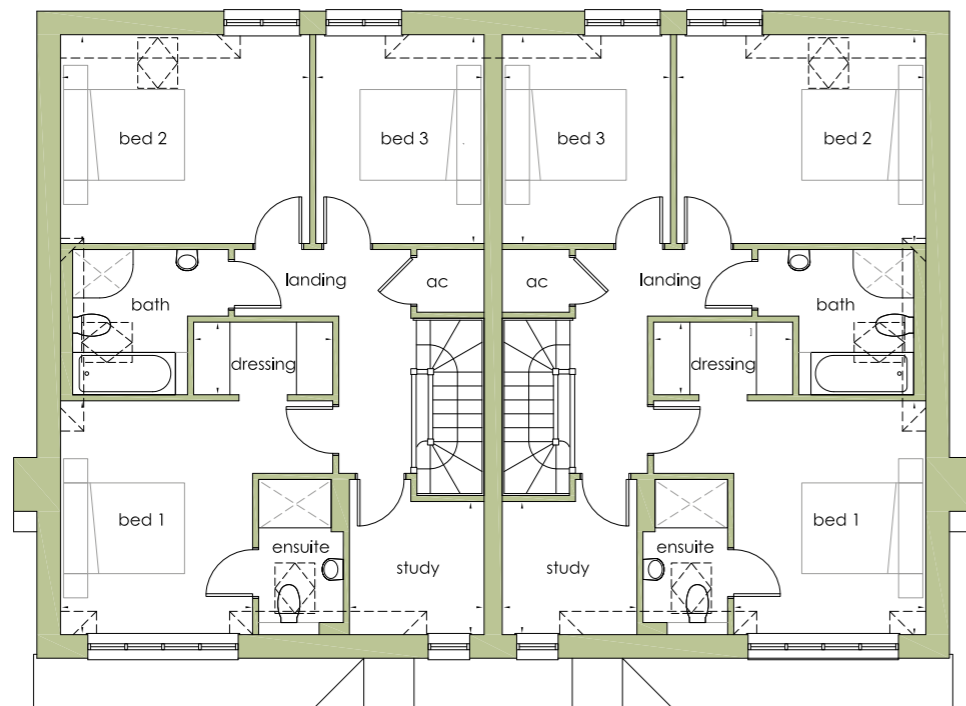
* at the maximum measurement

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 sq m 1519 sq ft
 Car barn
 16.44 sq m 177 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.

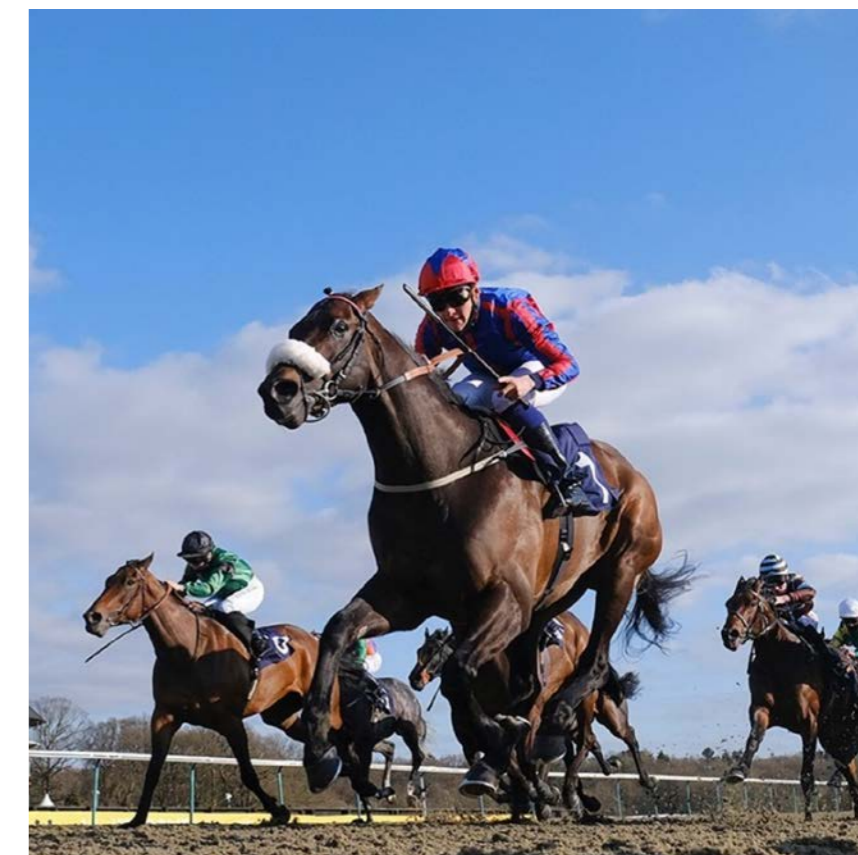
The village has a great sense of community and runs many events including Lingfest, a family led festival which welcomed over 3000 festival goers in 2019, and the annual Edenbridge & Oxted Agricultural Show, which celebrated its 170th anniversary in 2017 and attracts over 45,000 visitors over the August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

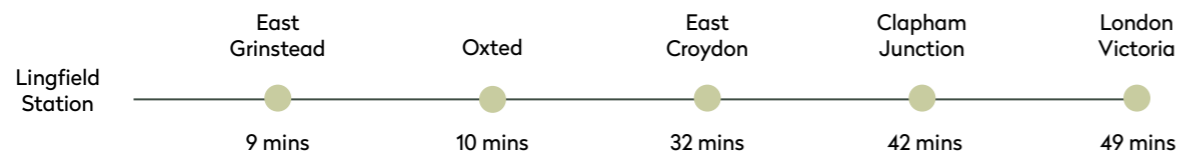
The village has a centrally located primary school and the highly regarded Lingfield College Independent Day School, a fully co-educational, independent school for children aged 2-18, set in 40 acres is situated on the edge of the village.

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.





DIRECT TRAIN TIMES FROM LINGFIELD STATION



DISTANCE FROM OLDENCRAIG MEWS



LINGFIELD GEORGIAN VILLAGE CAGE



oldencraigmews.com t: 01342 837783

CHARTWELL

UNLOCKING LAND | BUILDING BEAUTIFUL HOMES



SEPTEMBER 2022