







PERFECTLY POSITIONED

Green Hedges is a calm oasis offering elegant living and peace of mind. An exclusive haven made up of just 11 two bedroom apartments, with secluded outdoor space and ample parking. Located close to the heart of Oxted, one of Surrey's most desirable towns.



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Computer Generated Image



LIVE LIFE AT YOUR OWN PACE

Surrey is famous for the beauty of its landscape – nowhere more so than in this part of the county, where the rolling North Downs, open fields, woodland and commons are a constant inspiration. Criss-crossed with footpaths and bridleways, there are endless opportunities for walks, riding, cycling and family days out in the countryside. The North Downs Way Pilgrims' Trail passes close to Oxted on its 153-mile route from Farnham to Canterbury.



PERFECTLY PLACED

**Oxted is a quintessentially Surrey town,
known for its picturesque beauty and
close-knit community.**

The perfect place to flourish.



Oxted is a quintessentially English town, full of character and charm, where timberframed façades lend the busy high street a unique appeal. The high street has a wide choice of restaurants and cafés, independent shops and supermarkets, including a Waitrose.

There is also an Everyman cinema and an independent arts group called 'The Barn Theatre', all just a short walk from Green Hedges. With so many amenities close at hand, you won't have to think about using the car.

Oxted town centre is bursting with excellent eateries. For a mouthwatering full English breakfast, a long and lazy weekend brunch, or coffee and cake after shopping, try Robertsons Tea and Coffee House, Toast, Café Papillon or Colairo's. For an evening meal, tempt your taste buds at Cucina Italiana, Thai Pad or Cattle and Cocktail or sample the fish and chips at Deep Blue.

Further afield in Old Oxted, you'll find plenty of traditional country pubs such as The George, an inn dating back to the 15th century, serving good beer and wine in cosy surroundings. Cricket, tennis, football, athletics, rambling





and even sailing are available locally all year-round. Master Park is the focal point for leisure activities, a beautiful open green space framed by the North Downs. Here you will find excellent clubs and sports facilities, while the park itself is a lovely setting for walking and running.

Tandridge Golf Club, with its Harry Colt designed course, is a short drive away. Keen cyclists will love the Yew Tree Way, an 8-mile cycle route through charming country lanes. For indoor activities, the Tandridge Leisure Centre offers a gym, exercise classes and 25 metre pool.

Exploring Oxted's surroundings, rich in history, is one of the joys of living at Green Hedges. Titsey Place is an imposing manor house boasting fine art collections, while the gardens and landscaped lakes are a magnificent sight. Further afield lie Chartwell and Down House, respectively the family homes of Winston Churchill and Charles Darwin.

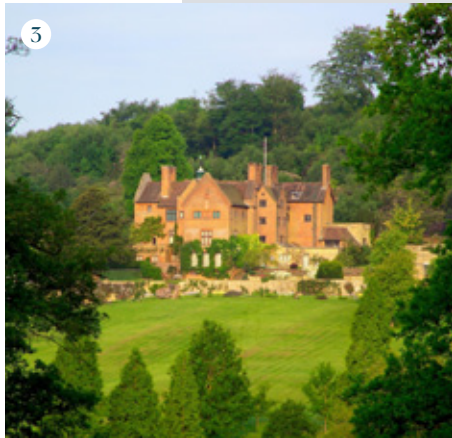
At Lingfield, just 15 minutes by car, you can get close to 40 different native species at the British Wildlife Centre, or enjoy a day at Lingfield Park, one of the UK's busiest racecourses. Horse lovers will also delight in the annual Edenbridge and Oxted Show.



1 | Tandridge Golf Club

2 | Limpsfield Tennis Club

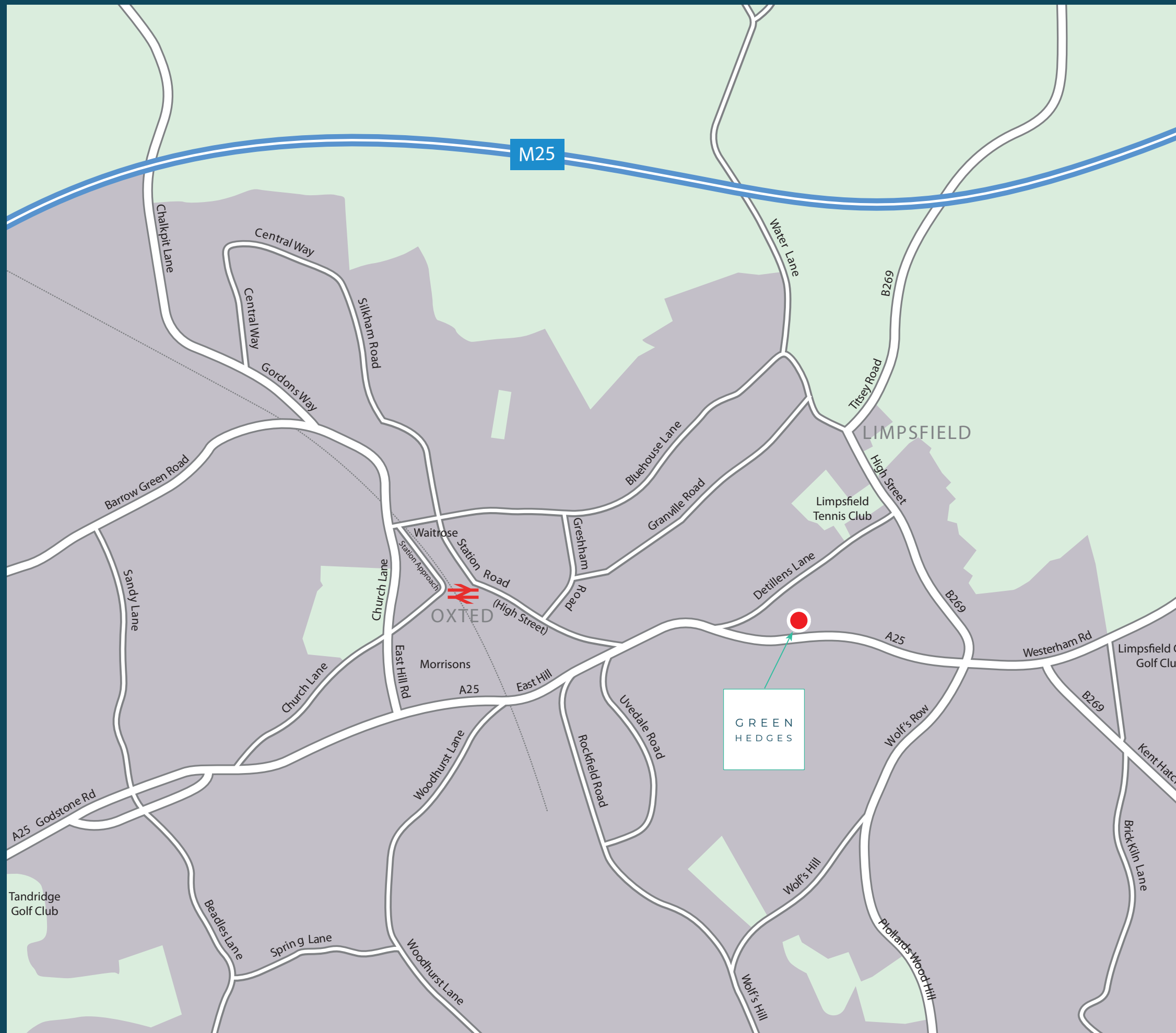
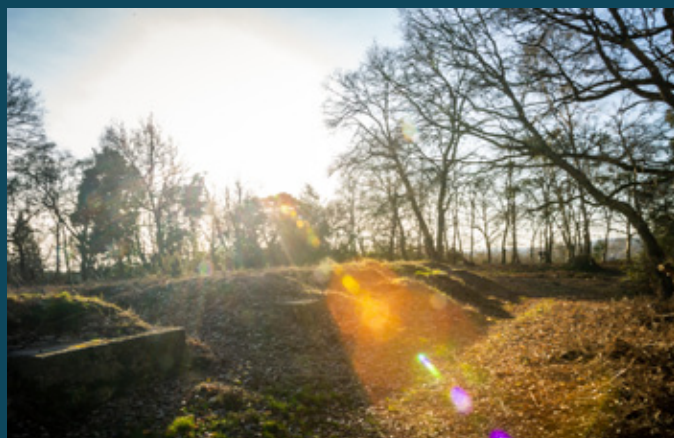
3 | Chartwell





A THRIVING LIFESTYLE

From dining out to shopping
in style and getting active,
there is plenty to enjoy when
you live at Green Hedges.



STAY CONNECTED

With so much to do on the doorstep it would be tempting to stay firmly put at Green Hedges.

Oxted is very well connected by road, rail and air. Train services from the mainline station located in the town centre, run direct to London Bridge and London Victoria stations frequently throughout the day. The M25 (Junction 6) is conveniently just 7 minutes’ drive from the town, linking to Gatwick Airport in approximately 18 minutes.



Bus Stop	0.1 miles
Limpsfield Village	0.6 miles
Oxted Centre	0.7 miles
Oxted Station	1.0 miles



Limpsfield Tennis Club	0.6 miles
Limpsfield	0.6 miles
Supermarket	0.6 miles
Oxted Centre	0.7 miles
Tandridge Golf Club	1.7 miles
M25 (Junc 6)	3.7 miles
Sevenoaks	7.5 miles
Gatwick Airport	15 miles
Heathrow Airport	36 miles



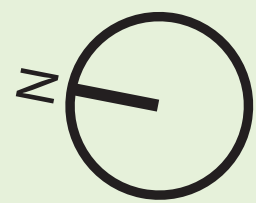
East Croydon	16 mins
East Grinstead	18 mins
London Bridge	34 mins
London Victoria	40 mins

The above journey times are calculated from Oxted using Google Maps and are dependent upon time of day. Train times taken from Trainline.com



These spacious, stylish homes are set in a tranquil and leafy idyll just a short stroll from Oxted town centre.





Westerham Road

Social Space

Social Space

CS

BS

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SPACIOUS LIVING

Each apartment at Green Hedges has been created to appeal to today's design conscious buyer with stylish specifications and thoughtfully planned living spaces.

Perfectly balancing form and function, designer kitchens feature contemporary units and a range of integrated appliances including oven, induction hob, fridge/freezer, dishwasher and washer/dryer.

The high specification continues in the luxury bathrooms and en suite shower rooms (where applicable) with ceramic wall and floor tiling, crisp white sanitaryware, vanity units and heated towel rails.

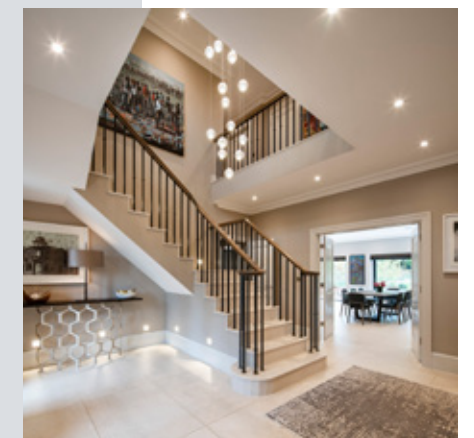
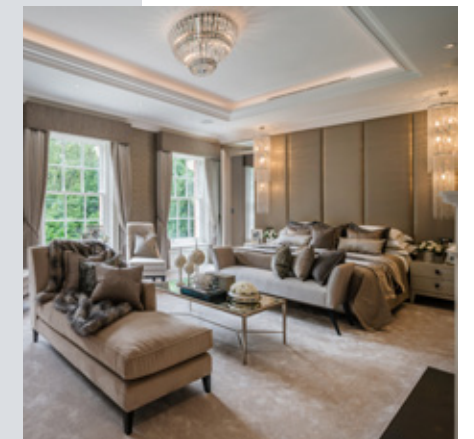
For practicality you'll find laminate flooring in the living areas while bedrooms are fully carpeted. For extra comfort underfloor heating is installed throughout.

Keep up to date and up to speed with each apartment pre-wired for fibre optic broadband and BT/Sky TV with communal satellite dish and TV aerial system.

Extend your living space to the outside with private, paved terraces to all ground floor apartments and private balconies to selected apartments.

For peace of mind each apartment benefits from a 10 year BLP warranty, security alarm and entryphone system. A lift provides access to all floors.

The interior photography featured on this spread was taken at previous Lucas Homes developments.



Ground Floor

APARTMENT 1

Kitchen	3.63m x 2.10m	11'11" x 6'11"
Living Room	7.22m x 6.19m	23'9" x 20'4"
Bedroom 1	4.33m x 3.08m	14'3" x 10'2"
Bedroom 2	3.83m x 3.25m	12'7" x 10'8"

APARTMENT 2

Kitchen	3.63m x 2.40m	11'11" x 7'11"
Living/Dining Area	7.84m x 6.20m	25'9" x 20'4"
Bedroom 1	4.03m x 3.61m	13'3" x 11'11"
Bedroom 2	3.83m x 3.25m	12'7" x 10'8"

APARTMENT 3

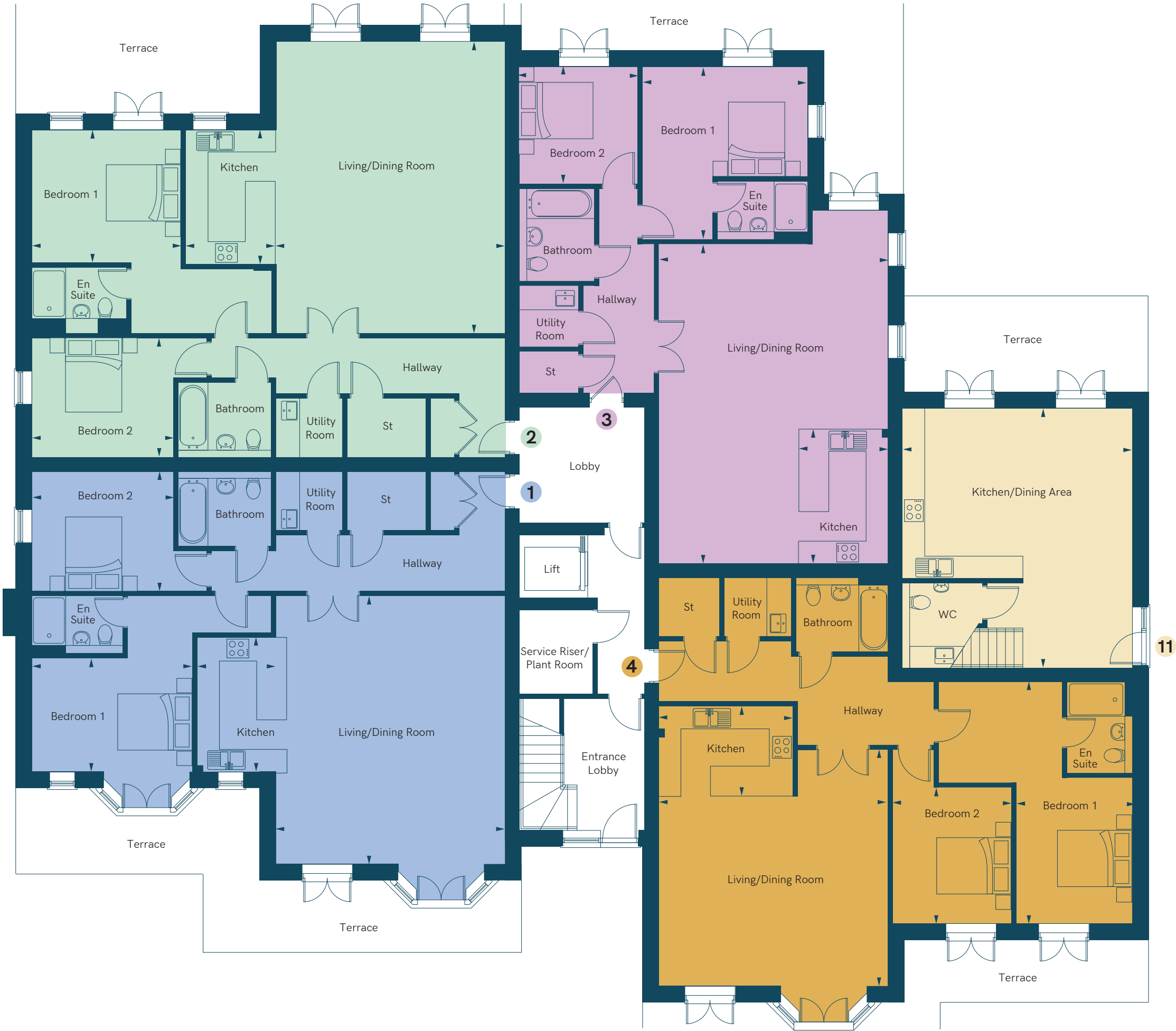
Kitchen	3.63m x 2.40m	11'11" x 7'11"
Living/Dining Area	8.60m x 6.16m max	28'3" x 20'4"
Bedroom 1	4.66m x 4.47m	15'4" x 14'8"
Bedroom 2	3.22m x 3.18m	10'7" x 10'6"

APARTMENT 4

Kitchen	3.60m x 2.40m	11'10" x 7'11"
Living/Dining Area	6.36m x 6.19m max	20'11" x 20'4" max
Bedroom 1	3.94m x 3.15m	12'11" x 10'4"
Bedroom 2	3.68m x 3.21m	12'10" x 10'7"

APARTMENT 11 - DUPLEX (Lower)

Kitchen/Dining Area	7.03m x 6.25m max	23'1" x 20'5" max
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All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

First Floor

APARTMENT 5

Kitchen	
3.63m x 2.10m	11'11" x 6'11"
Living/Dining Area	
7.22m x 6.19m	23'9" x 20'4"
Bedroom 1	
4.33m x 3.08m	14'3" x 10'2"
Bedroom 2	
3.83m x 3.25m	12'7" x 10'8"

APARTMENT 6

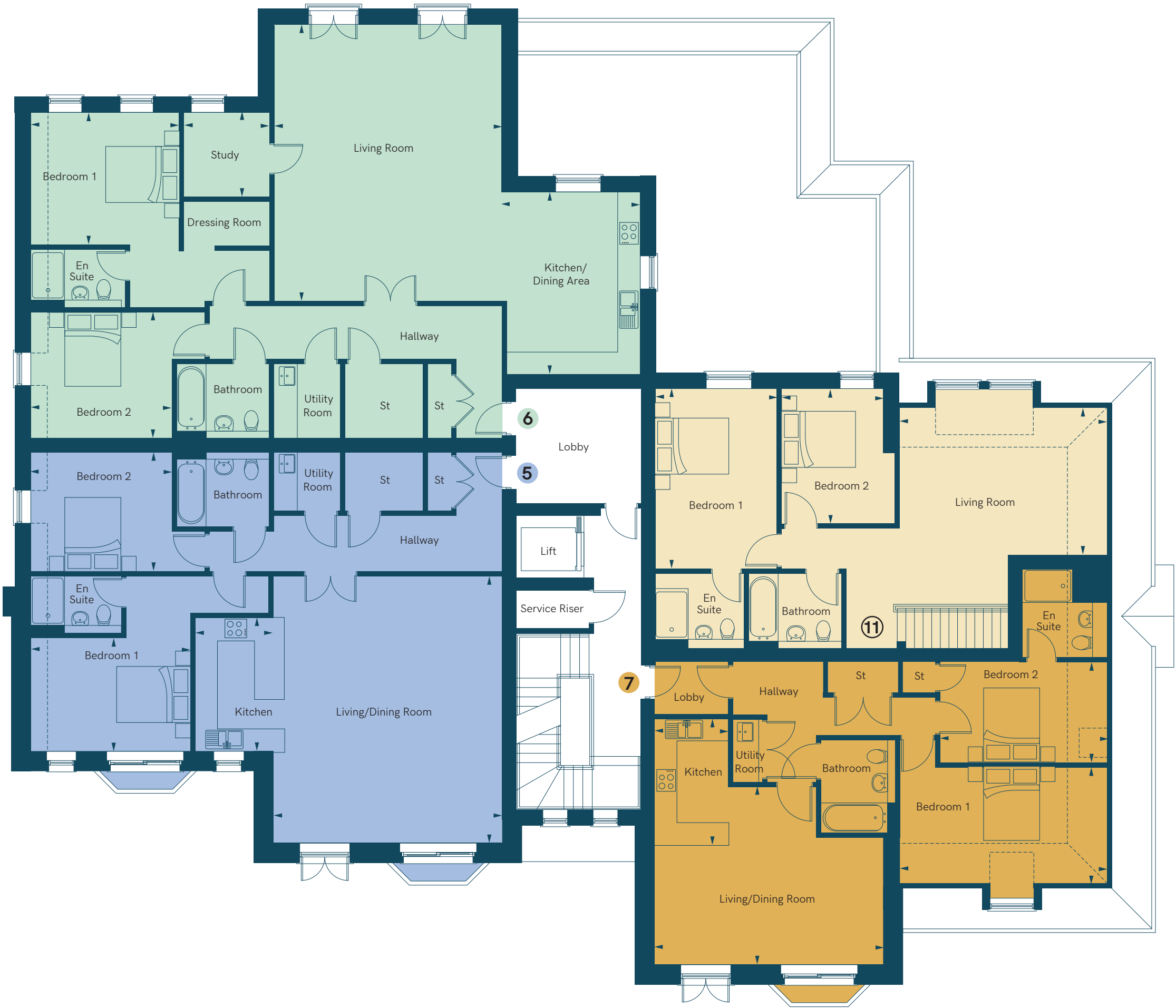
Kitchen/Dining Area	
4.97m x 3.62m	16'4" x 11'11"
Living Room	
7.48m x 6.19m max	24'7" x 20'4" max
Study	
2.32m x 2.31m	7'8" x 7'7"
Bedroom 1	
4.03m x 3.44m	13'3" x 11'4"
Bedroom 2	
3.83m x 3.45m	12'7" x 11'4"

APARTMENT 7

Kitchen	
3.00m x 2.04m	9'11" x 6'9"
Living/Dining Area	
6.19m x 4.82m max	20'4" x 15'10" max
Bedroom 1	
5.62m x 3.16m	18'6" x 10'5"
Bedroom 2	
4.53m x 2.73m	14'11" x 9'0"

APARTMENT 11 - DUPLEX (Upper)

Living Room	
5.62m x 4.02m	23'9" x 15'5"
Bedroom 1	
4.89m x 3.34m	16'1" x 11'0"
Bedroom 2	
3.67m x 3.08m	12'1" x 10'2"



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Second Floor

APARTMENT 8

- Kitchen

4.66m x 3.45m

15'4" x 11'4"
- Living Room/Dining Area

5.28m x 4.15m max

17'5" x 13'8" max
- Bedroom 1

6.92m x 3.01m

22'9" x 9'11"
- Bedroom 2

5.25m x 2.68m

17'3" x 8'10"

APARTMENT 9

- Kitchen

4.79m x 2.30m

15'9" x 7'7"
- Living/Dining Area

6.85m x 4.36m

22'6" x 14'4"
- Bedroom 1

3.37m x 3.20m

11'1" x 10'6"
- Bedroom 2

4.29m x 2.84m

14'1" x 9'4"

APARTMENT 10

- Kitchen

3.07m x 3.76m

16'8" x 12'5"
- Living/Dining Area

4.42m x 4.36m

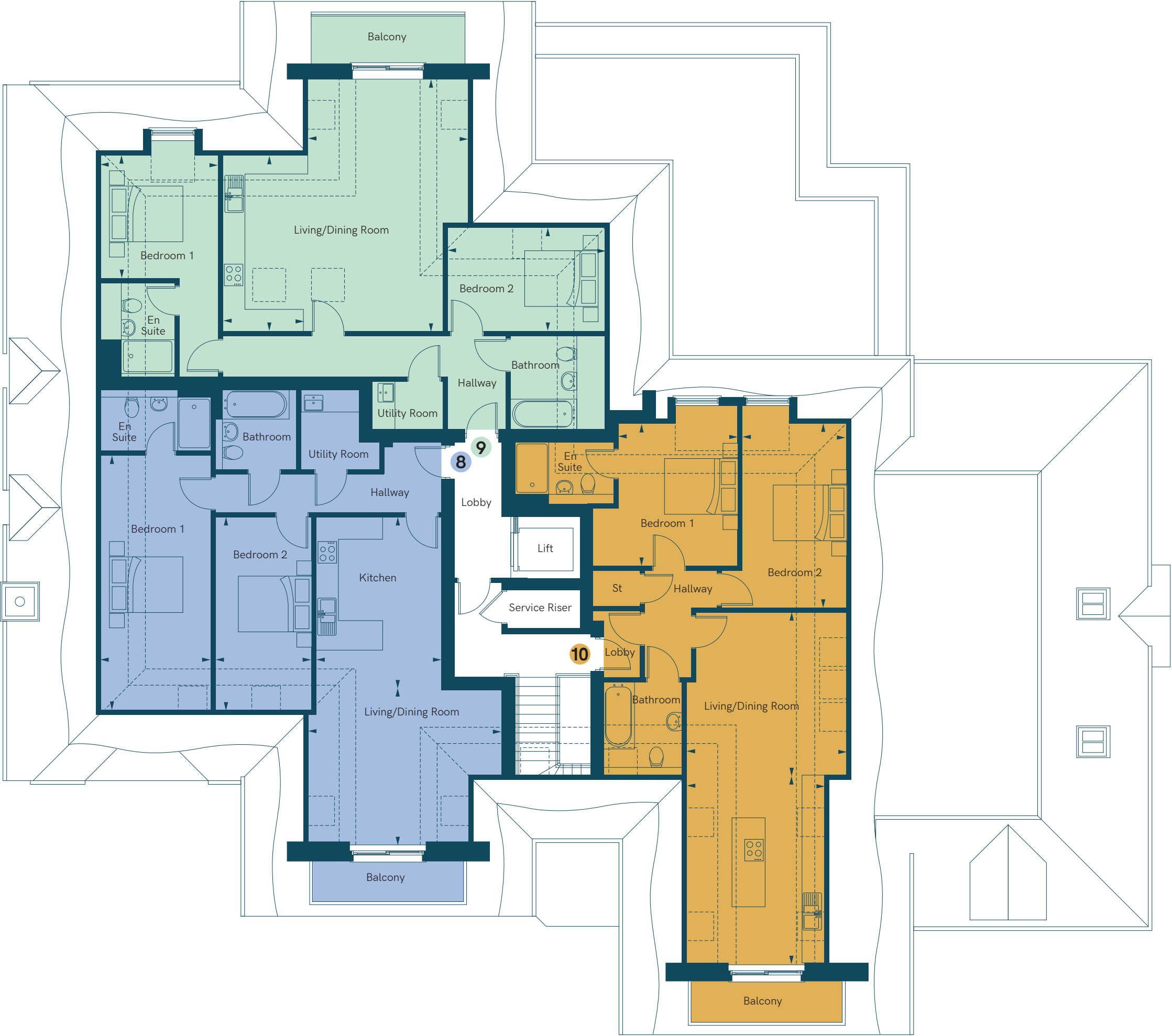
14'7" x 14'4"
- Bedroom 1

3.92m x 3.27m

12'11" x 10'9"
- Bedroom 2

5.02m x 2.85m

16'6" x 9'5"



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Every Detail Considered

Care and attention have been paid to every detail of the apartments at Green Hedges, to ensure that each home seamlessly combines stylish elegance with the practicalities required for day-to-day living.

Kitchen

- Full fitted shake door kitchen with Caesarstone worktop, upstand and splash back
- Blanco Supra 500-U undermount stainless steel sink with Blanco 'Camia' chrome tap
- Siemens single oven, compact oven and microwave, and induction hob
- Integrated Bosch dishwasher
- Integrated Bosch 60:40 fridge/freezer
- Bora induction hob with built in extractor for all islands and peninsulas
- Under wall/cabinet lighting

Lighting & Electrical

- White downlighters fitted to bathrooms, en-suites, hallway and kitchen areas
- Pendant light fittings to lounge/dining and bedrooms
- Mains operated smoke alarms with battery backup
- Double socket with USB charging to kitchen and bedroom one
- Video entry phone system
- Electric car charging points available in selected parking spaces

Bathrooms and En-suites

- Built in Amarii mirrored cabinet
- Topaz white basin with mixer tap
- Charlfont vanity unit with basin and drawer
- Topaz triple outlet concealed bath and shower taps
- Minoli tiled bathroom to walls and floor
- White downlighters
- Chrome towel rail

General Finishes

- Lift to all floors
- Individual post box for each apartment in downstairs lobby area
- UPVC double glazed windows and external doors
- Bike storage

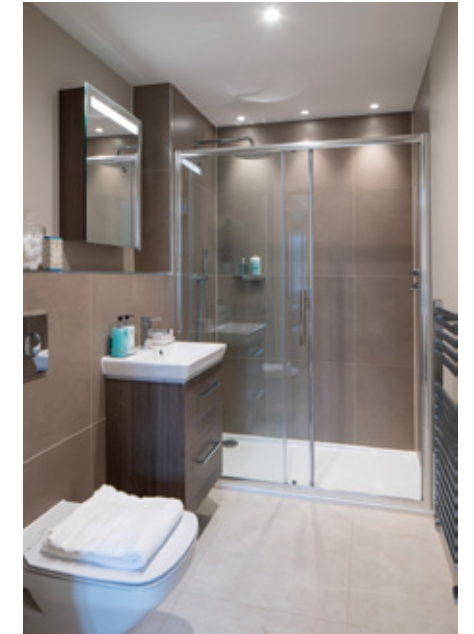
Heating

- Underfloor heating
- Heated towel rails fitted to bathrooms and en-suites

Internal Finishes

- Premdor Premier oak two stile door with satin chrome door furniture
- Engineered oak flooring to hallway, living and kitchen/dining areas
- Carpets fitted to bedrooms
- Internal walls painted in soft white
- Fitted wardrobes with shelf, rail and sliding doors to bedroom one

The information in this specification is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Lucas Homes' policy of continuous improvement, the finished product may vary from the information provided.



Featured interior photography is from a previous Lucas Homes development and is indicative of style only.



PASSION FOR EXCELLENCE

An uncompromising approach to creating superb new homes.

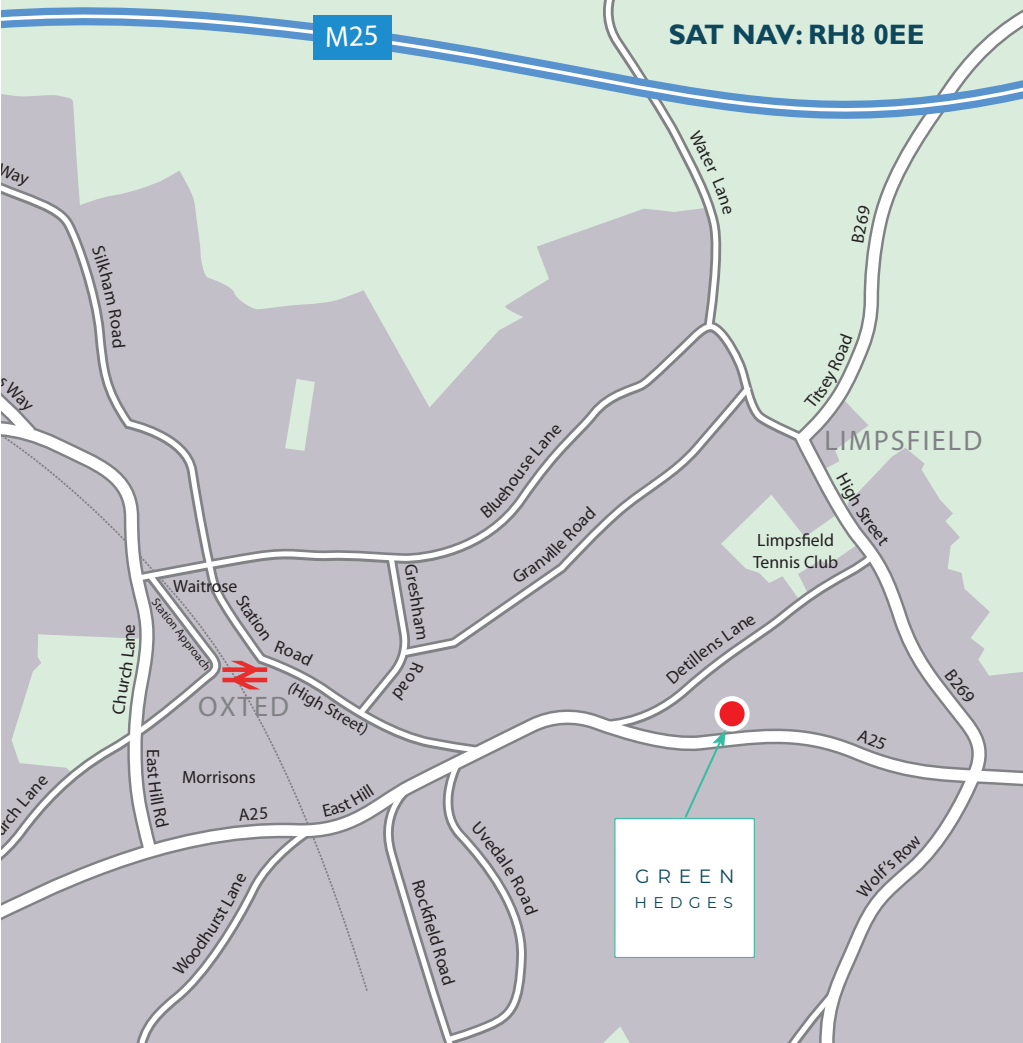
At Lucas Homes, our focus is on creating exclusive homes built to an exacting standard. The finest traditional construction methods are combined with state of the art features, to create individual homes of timeless character.

Our uncompromising approach is delivered across all aspects of the design and construction process, and results in apartments that benefit from our traditional craftsman's attention to detail whilst incorporating the innovative use of technology and design to ensure the best possible living environment.

Our approach to customer service is to try and make buying and moving as enjoyable as possible. We understand that everyone is different, so we take a flexible approach to our customers requirements and try to ensure that we tailor our service around them as much as possible.

For more information, please visit lucas-homes.co.uk

- 1 | Whitelands, St Georges Hil, Weybridge
- 2 | Greys Mews, Reading
- 3 | House In The Wood, Kingswood



For further information or to arrange a viewing, please contact our selling agents:



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