



WATER TOWER PLACE
SEVENOAKS



WATER TOWER PLACE | PLATT | SEVENOAKS

A RARE AND EXCLUSIVE DEVELOPMENT OF EIGHT HOMES NESTLED INTO THE BEAUTIFUL KENT COUNTRYSIDE





PRIME LOCATION

Platt is a charming Kent village that offers a peaceful countryside lifestyle with excellent access to nearby Sevenoaks and to London. Surrounded by lush greenery and steeped in history, Platt is ideal for families, professionals, and retirees seeking a well-connected yet tranquil place to call home



FUTURE PROOF LIVING

Each home is designed to endure, equipped with advanced technology systems and versatile living spaces that cater to the needs of growing families and multi-generational living.



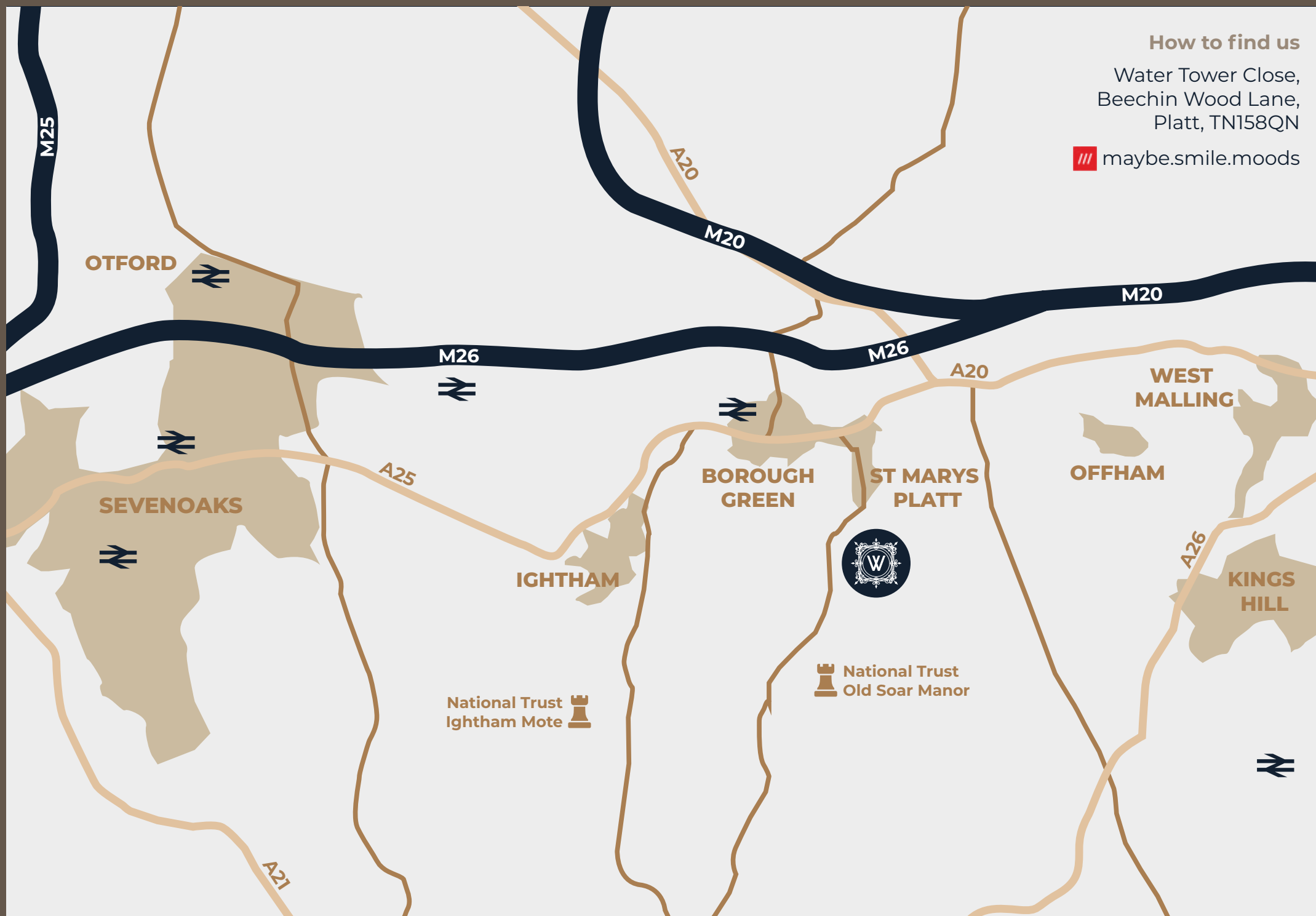
VIBRANT COMMUNITY

Known for its vibrant and welcoming community, the local villages and nearby towns host a variety of events and activities throughout the year, from farmers' markets to music festivals and charity fundraisers. Local clubs and societies provide opportunities for residents to connect and engage in shared interests, whether it is sports, the arts, or environmental initiatives.

How to find us

Water Tower Close,
Beechin Wood Lane,
Platt, TN158QN

 maybe.smile.moods



OUTDOOR LIVING ON YOUR DOORSTEP

For those who appreciate nature and the outdoors, Platt offers an abundance of green spaces and picturesque countryside surroundings. Platt Woods is just a short walk of approximately 150 metres from your front door, providing easy access to peaceful woodland walks, cycling routes, bridle paths, with 82 miles of scenic trails showcasing the beautiful natural landscapes of the North and South Downs.

For more information visit: plattparishcouncil.gov.uk/platt-woods

Nearby, Great Comp Garden offers beautifully landscaped gardens and tranquil surroundings, along with a wonderful programme of events including jazz afternoons and theatre evenings, all within easy walking distance. With so many opportunities to explore, relax, and enjoy the outdoors, Platt provides the perfect setting to unwind and embrace a more connected countryside lifestyle.

For more information visit: greatcomparden.co.uk





CULTURE SHOPPING AND LEISURE

Whilst the village of Platt boasts an historic village church and active community events, perfect for integrating into village life, its neighbours, Borough Green & Wrotham, provide an abundance of facilities from independent shops to high street favourites. Reynolds Retreat, a 17 acre members' club with a gym, spa and restaurant, provides a luxurious setting for both fitness and relaxation whilst Wrotham Heath Golf club is just a 5 minute drive away.

For a broader range of amenities, Sevenoaks Town is just a short journey away and offers a vibrant cultural and leisure scene. The Stag Theatre hosts a variety of performances providing entertainment for all ages, art lovers can explore exhibitions at local galleries, while history enthusiasts will enjoy visiting heritage sites like Knole House. The town centre features a mix of high-street retailers, independent boutiques, and cosy cafés alongside fabulous dining options from traditional British pubs to international cuisines.



EXCELLENT SCHOOLS AND FAMILY APPEAL

Families are increasingly drawn to Kent due to its outstanding educational opportunities. The immediate area boasts three primary schools rated from Good to Outstanding as well as a Wrotham School (served by a local bus route) for secondary education which is rated Good by Ofsted. Further state provisions include Tunbridge Wells Grammar School for Boys and Weald of Kent Grammar School for Girls whilst internationally renowned Sevenoaks School remains one of the top-performing independent schools in the UK.

With such strong educational credentials, Sevenoaks and its surrounding villages continues to attract families looking to invest in their children's future while enjoying a high quality of life. The abundance of parks, green spaces, and extracurricular activities further adds to the family-friendly charm of the area.



A THRIVING LOCAL COMMUNITY

Sevenoaks is known for its vibrant and welcoming community. The town hosts a variety of events and activities throughout the year, from farmers' markets to music festivals and charity fundraisers. Local clubs and societies provide opportunities for residents to connect and engage in shared interests, whether it is sports, the arts, or environmental initiatives.

The sense of community is further strengthened by the presence of independent shops, family-run cafés, and bustling pubs that bring residents together. This strong community spirit makes Sevenoaks not just a best place to live, but a place to feel truly at home.



STRONG TRANSPORT LINKS AND EASY LONDON COMMUTE

Just over 1 mile away, Borough Green & Wrotham Station provides an exceptional service. A regular service to Central London ensures commuters are well served with journey times of 39 minutes to London Bridge continuing onto Waterloo East and London Charing Cross as well as a separate service to London Victoria within 49 minutes. There are also several local bus routes connecting neighbouring villages as well as Tunbridge Wells & Sevenoaks. The M25, M26 and M20 motorways are also easily accessible, making it an ideal location for those who travel by car.

This seamless connectivity to London and beyond makes Sevenoaks highly appealing for professionals who work in the capital but prefer to retreat to a quieter environment at the end of the day.

BY CAR

M25 (J5) – 15 MINS | 8.6 MILES

M23 – 18 MINS | 11.9 MILES

M26 – 5 MINS | 1.5 MILES

BOROUGH GREEN AND WROTHAM STATION - 1.6 MILE

SEVENOAKS – 20 MINS | 8.4 MILES

GATWICK AIRPORT – 26 MINS | 15.7 MILES

TUNBRIDGE WELLS – 26 MINS | 14.1 MILES

BY RAIL

BOROUGH GREEN AND WROTHAM STATION | 1.6 MILE WALK

SEVENOAKS | 29 MINS

GATWICK AIRPORT | 30 MINS

LONDON BRIDGE | 39 MINS

LONDON VICTORIA | 49 MINS

PLOT ONE THE WATER TOWER

An exceptional 3,821 sq ft residence, The Water Tower seamlessly blends distinctive stone architecture with sleek, contemporary interiors and premium modern conveniences.

The ground floor opens with a striking entrance hall, featuring large-format tiled flooring that sets a refined tone throughout. Full-height aluminium and glass doors reveal an elegant formal dining room, while the spacious main living room includes a bespoke built-in fireplace and custom-designed alcoves.

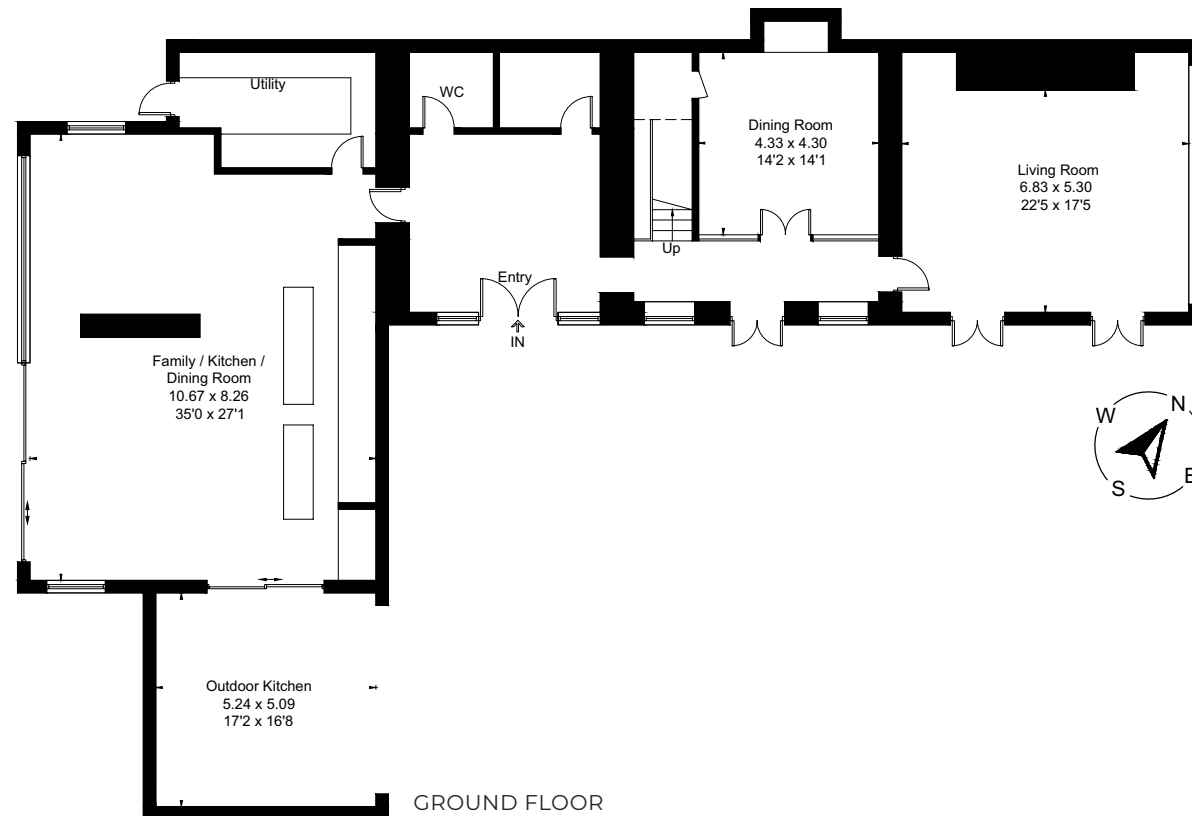
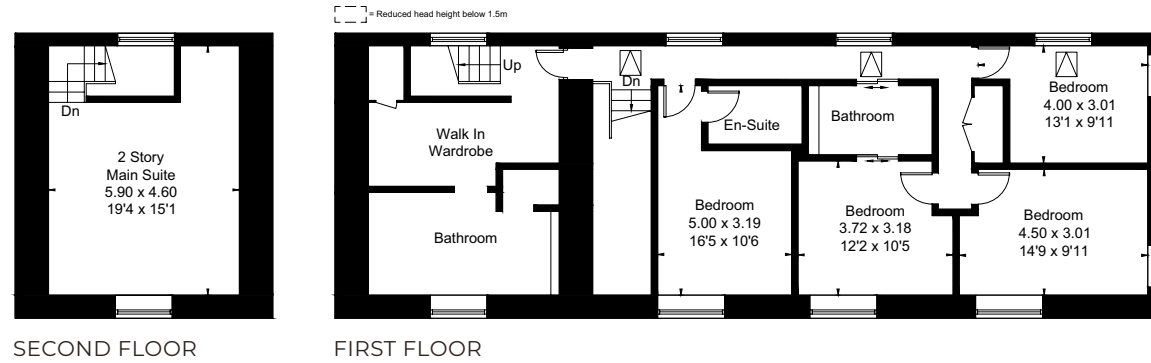
At the heart of the home lies an expansive open-plan kitchen and family living area, wrapped in glass to maximise natural light and views. A stunning dual-sided glass fireplace subtly defines the space, offering warmth and ambiance to both areas. This floor also provides internal access to a well-appointed utility room, and an outdoor BBQ pergola, perfect for entertaining.

Upstairs, the pièce de résistance is the principal duplex suite, uniquely situated within the historic turret. This luxurious retreat features a private dressing room and a spa-style bathroom on the first floor, with the master bedroom positioned above to take full advantage of the tower's character. Four additional generously-sized bedrooms complete the first floor, offering ample space for family and guests.





PLOT ONE
355 SQ M / 3,821 SQ FT







PLOTS TWO TO FIVE

Contemporary Living **4 Bedroom + Study Homes (2,274 sq ft)**

These striking contemporary homes offer 2,267 sq ft of beautifully crafted living space, combining refined architecture with exceptional comfort and thoughtfully curated interior design.

Every home has been finished to an outstanding specification, with premium materials and high-quality products throughout. A sophisticated lighting scheme includes discreet LED uplighting to the ceilings, provision for statement chandeliers above the staircase and dining area, and elegant wall lighting beside the beds in both the principal suite and second bedroom suite.

The welcoming entrance hall leads to a private study, creating the perfect space for home working or a peaceful retreat. At the heart of the home is a stunning bespoke kitchen with a central island, flowing seamlessly into a bright and spacious open-plan dining and living area. A striking media wall with a built-in fireplace subtly separates the living space while maintaining the open-plan feel.

Designed to maximise natural light, this impressive room features full-height windows and expansive sliding doors spanning the rear of the property, opening onto a generous patio. The interior designers have carefully selected matching indoor and outdoor floor tiles to create a seamless transition between the living space and the garden. Beyond, a beautifully proportioned 39-metre long rear garden provides an exceptional setting for entertaining, family life, or simply relaxing outdoors.

A separate formal living room offers an elegant additional reception space, ideal for entertaining guests or unwinding in comfort.

Upstairs, the luxurious principal suite features a walk-in wardrobe and a beautifully appointed en-suite bathroom. The second bedroom also benefits from its own en-suite. Both the principal and second bedroom enjoy dramatic wall-to-wall, full-height glazing with sliding doors opening onto a stunning glass-fronted balcony, creating light-filled spaces with wonderful views over the garden.

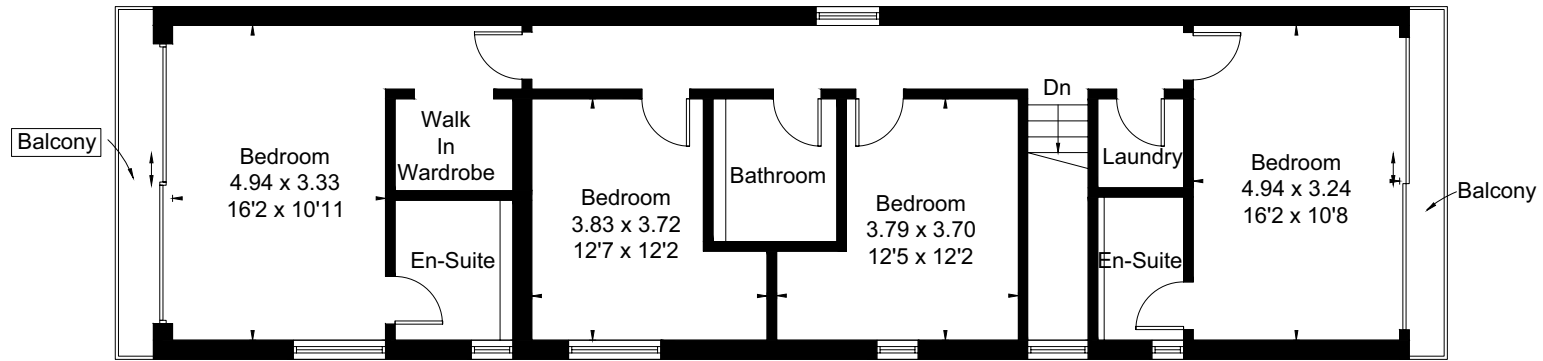
2 further generously sized bedrooms and a dedicated laundry room complete the first floor, providing outstanding practicality for modern family living. There is a large attic with pull down stairs in the 3d bedroom so ample storage.

Every home is designed with sustainability and efficiency in mind, featuring an air source heat pump, solar panels, EV charging provision, and two designated parking spaces. In addition, the development offers ample visitor parking, ensuring convenience for both homeowners and guests.

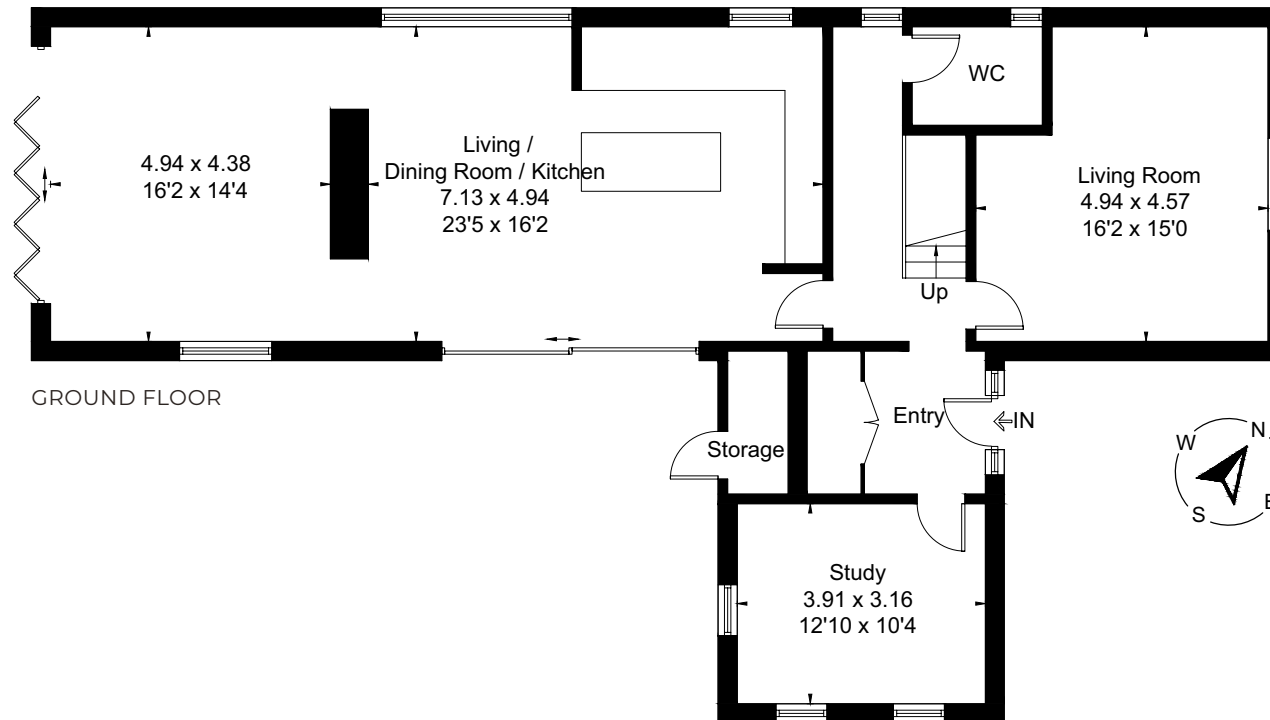
These exceptional homes combine striking contemporary design, luxurious interiors, energy-efficient technology, and outstanding family accommodation to create a truly impressive place to call home.



PLOTS TWO - FIVE
211.3 SQ M / 2,274 SQ FT



FIRST FLOOR



GROUND FLOOR





PLOTS SIX AND SEVEN

Elegant 4 Bedroom Homes (1,959 sq ft)

Offering 1,959 sq ft of beautifully crafted living space, these exceptional homes have been thoughtfully designed to accommodate modern family life with style, comfort, and flexibility.

Finished to an outstanding specification, every detail has been carefully considered. Premium materials and high-quality finishes are complemented by a sophisticated lighting scheme, featuring discreet LED ceiling uplighting and subtle illuminated stair lighting, creating a warm and elegant ambience throughout.

At the heart of each home is a stunning bespoke kitchen with a central island, flowing seamlessly into a spectacular open-plan dining and living area. Designed to maximise natural light, this impressive space features full-height glazing, expansive sliding doors spanning the rear of the property, and an orangery-style glazed ceiling, opening directly onto a generous patio.

The interior designers have carefully selected complementary indoor and outdoor floor tiles to create a seamless transition between the living space and the beautifully landscaped wrap-around garden, providing an exceptional setting for entertaining, family life, or simply relaxing outdoors.

A separate formal living room offers an elegant additional reception space, ideal for both entertaining guests and quiet relaxation.

The first floor is dedicated to luxurious family accommodation, featuring an impressive principal suite with a spacious walk-in wardrobe and stylish en-suite bathroom, alongside a generous second bedroom with extensive fitted wardrobes. A dedicated study provides an ideal home office or reading room, while a well-appointed family bathroom and separate laundry room add everyday practicality.

The second floor offers two further spacious bedrooms, served by an additional contemporary bathroom, providing flexible accommodation for family members or guests.

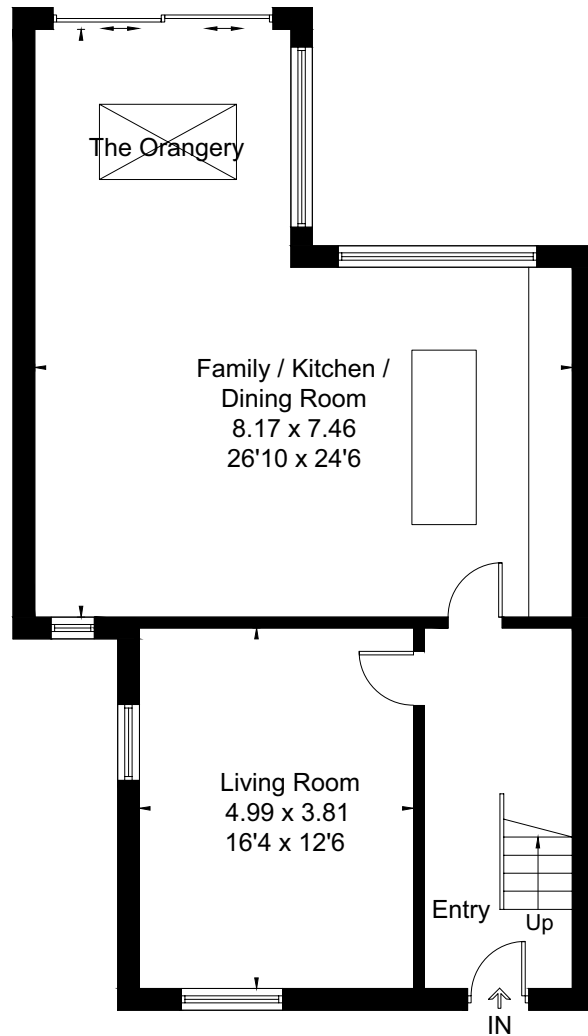
Designed with sustainability and energy efficiency in mind, each home benefits from an air source heat pump, solar panels, EV charging provision, and two designated parking spaces. The development also offers ample visitor parking for the convenience of residents and guests.

Plots 6 and 7 further benefit from both front and rear gardens, enhancing the sense of space and outdoor enjoyment.

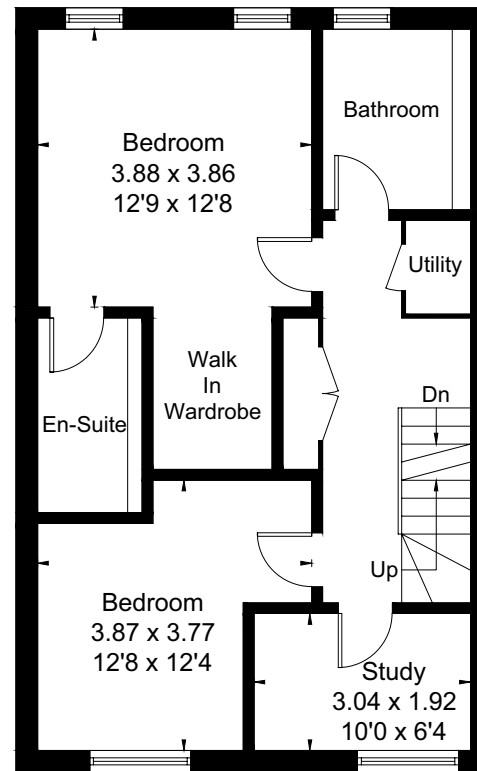
Combining striking contemporary architecture, luxurious interiors, energy-efficient technology, and versatile family accommodation, these outstanding homes offer an exceptional standard of modern living.



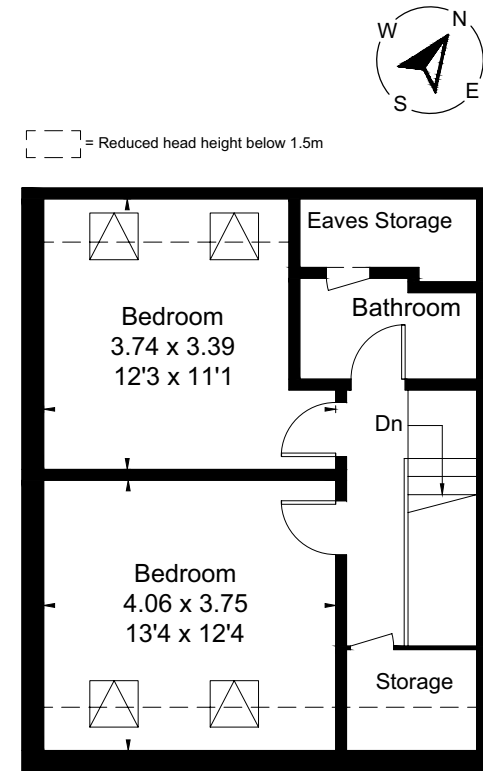
PLOTS SIX - SEVEN
182 SQ M / 1.959 SQ FT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

[] = Reduced head height below 1.5m







PLOT EIGHT THE CHALET

(4 Bedroom – 1,916 sq ft)

This beautiful detached chalet offers 1,913 sq ft of beautifully crafted living space, combining refined architecture with exceptional comfort and thoughtfully curated interior design.

Finished to an outstanding specification, every detail has been carefully considered. Premium materials and high-quality finishes are complemented by a sophisticated lighting scheme, featuring discreet LED uplighting to the ceilings and subtle stair lighting, creating a warm and elegant atmosphere throughout.

At the heart of the home is a stunning bespoke kitchen with a central island, seamlessly flowing into a spectacular double-height open-plan dining and living area. Designed to maximise natural light, this impressive space is enhanced by full-height glazing and expansive sliding doors spanning the rear of the property, opening onto a generous patio.

The interior designers have thoughtfully selected complementary indoor and outdoor floor tiles to create a seamless transition between the living space and the beautifully landscaped wrap-around garden, providing an exceptional setting for entertaining, family life, or simply relaxing outdoors.

A separate formal living room, complete with sliding doors opening onto the garden, offers an elegant additional reception space, perfect for both entertaining and quiet relaxation.

The ground floor also accommodates two generously sized bedrooms, served by a beautifully appointed family bathroom.

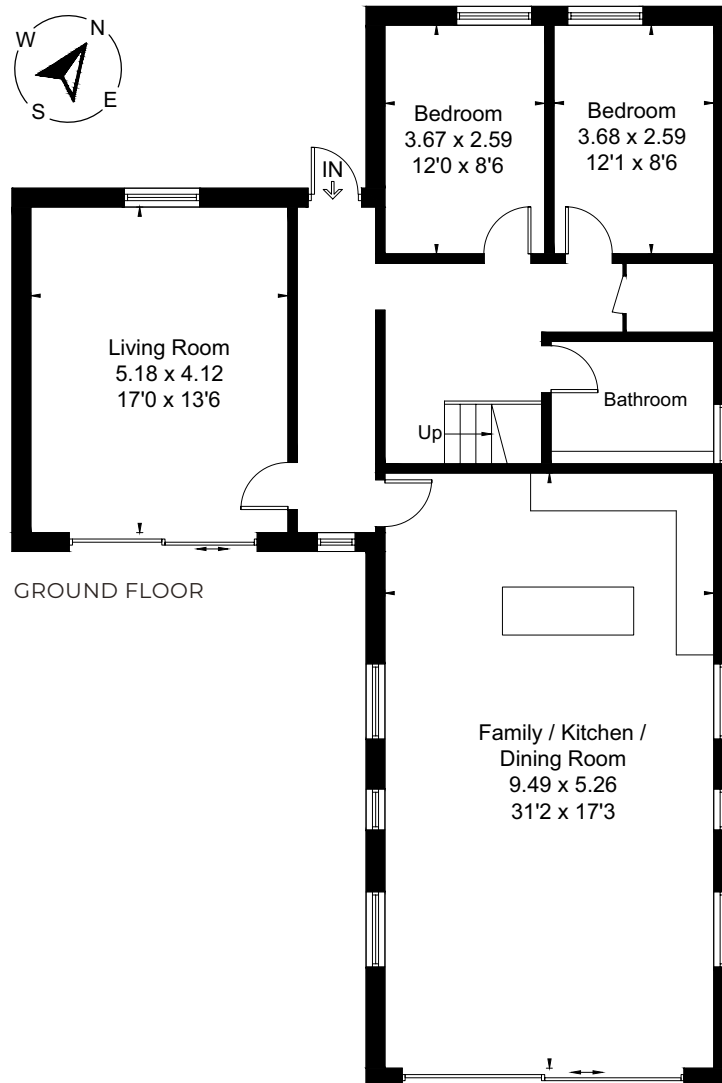
Upstairs, the luxurious principal suite benefits from a stylish en-suite bathroom, while the second bedroom also enjoys its own private en-suite. A dedicated laundry room completes the first floor, adding practicality to this thoughtfully designed home.

Designed with sustainability and efficiency in mind, The Chalet features an air source heat pump, solar panels, EV charging provision, and three designated parking spaces. The development also provides ample visitor parking, ensuring convenience for both residents and guests.

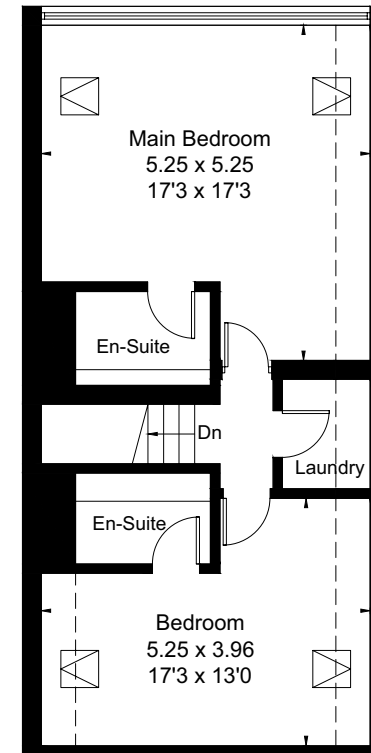
Combining striking contemporary design, luxurious interiors, energy-efficient technology, and flexible family accommodation, The Chalet offers an exceptional lifestyle in a truly distinctive home



PLOT EIGHT
178 SQ M / 1,916 SQ FT



[] = Reduced head height below 1.5m



BEECHIN WOOD LANE

Existing Entrance

Existing Entrance



- Application Boundary (1:5000 scale)
- Outline of Existing Boundary for comparison
- Outline of Existing Trees
- Outline of Proposed Trees
- Outline of Proposed Boundary Hedge
- Outline of Existing Boundary Hedge
- Outline of Trees to be removed

Plot	Bedrooms	Sq M	Sq Ft
1	5	355	3,821
2	4 + Study	211.3	2,274
3	4 + Study	211.3	2,274
4	4 + Study	211.3	2,274
5	4 + Study	211.3	2,274
6	4 + Study	182	1,959
7	4 + Study	182	1,959
8	4	178	1,916





Water Tower Place Design: An exquisitely exclusive development of only eight large-scale residences.

Mac Group goes beyond the expected and offers an opportunity to buyers with a taste for superior construction and exceptional attention to detail. Offering contemporary, voluminous residences that are the epitome of understated luxury, Water tower place by Mac Group is refined in its design and practical in its nature. These impressive dwellings came from the Architects desire for light, open spaces and a modern, streamlined look. This allowed architects Sense of Space to create spectacular living zones and ability to bring the outdoors inside in every room.

KITCHEN & APPLIANCES

Stylish designer contemporary kitchen
Under unit LED lighting wall hung units
Under unit LED lighting lower level units
Undermounted sink unit
Quartz worktops and full height backsplash
Full range of Bosch appliances to include;
Bosch Induction Hob with Boost Zone hob
Bosch Dishwasher
Bosch Electric oven
Bosch Microwave
Wine fridge
Contemporary extractor hood
Full height integrated Fridge
Full height integrated Freezer
Fully fitted utility and boot room with own access door (plot 1)

LAUNDRY ROOM

Plots 2-8 second floor laundry rooms (appliances not supplied)

PLOT 1 FORMAL DINING ROOM

Crittall doors
Hardwood flooring
Decorative paneling
Recessed LED lighting
Provision for chandelier

BATHROOMS

All bathrooms are individually designed by Cheeca Interior designs
Plot 1 (Crosswater brushed brass hardware)
Plots 2-8 (Crosswater hardware)
Underfloor heating
Wall hung basin / cabinet (Double vanity in plot 1 master bathroom)
Freestanding bath with floor standing brushed brass tap (plot 1 master bathroom)
Mirrored, recessed vanity unit
Porcelain tiling to walls and floor
Glass hinged bath shower screen
White Roca sanitaryware
Crosswater fixed head shower plus handheld spray attachment controlled by thermostatic diverter valve
Oversized Ceramic bath with combined water filler and overflow fixtures
Grohe Wall hung WC with dual flush concealed cistern and soft close seat
Heated contemporary towel rail
Shaver socket

HEATING & ELECTRICAL

All lighting is designed by Cheeca interior designs using fully recessed linear black lightings with options for attachments
Provision for chandelier on plot 1 hall/stairs / formal dining room
Provision for chandelier on stairs of plots 2-5
Underfloor heating throughout each home
Recessed LED lighting throughout kitchen
Pendant lighting on islands
Recessed LED in living area
Low level stairs and hallway lighting
Mains powered smoke and heat detectors with battery backup
Lights at front and rear of the property
Master bedroom recessed lighting and drop down lights or sconces each side of the bed
NICEIC/ECA certified
Fully automated and programmable heating and hot water using air source heat pumps

FIREPLACES

Plot 1 kitchen dual view fireplace 1200 Foco opti- mist with fireplaces with built in alcoves on lounge side
Plot 1 Living room built in fireplace and recessed alcoves with led lighting
Plots 2-5 Built in fireplace and recessed alcoves with led lighting

FLOORING

Large format Italian tiles to the ground floor kitchen hallway
Living room and bedrooms Comary luxury carpet
Stairs runner with black border

CONNECTIVITY

All House are pre-wired for Sky
High speed fibre optic broadband is direct into the property BT
Kitchen, lounge and bedrooms prewired with Cat5 data network cabling

GARDEN

Contemporary style paved patio with fence panels and turfed garden
Outdoor lighting
Outdoor tap
Outdoor socket

DRIVEWAY

Private paved driveway
EV charging point

GENERAL

Built and certified to comply with all relevant current Building Regulations
10 year ICW warranty
2 year fixture and fittings warranty

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified, the developer reserves the right to replace the brand with another of equal quality or better.



Plot	Type	Storeys	Bedrooms	Bathroom	Receps	Parking	Outside	Sq M	Sq Ft
1	Detached	2	5	4	3	3 x OSP	Garden	355	3,821
2	Detached	2	4 plus study	4	2	2 x OSP	Garden	211.3	2,274
3	Detached	2	4 plus study	4	2	2 x OSP	Garden	211.3	2,274
4	Detached	2	4 plus study	4	2	2 x OSP	Garden	211.3	2,274
5	Detached	2	4 plus study	4	2	2 x OSP	Garden	211.3	2,274
6	Semi Detached	3	4 plus study	3	2/3	2 x OSP	Garden	182	1,959
7	Semi Detached	3	4 plus study	3	2/3	2 x OSP	Garden	182	1,959
8	Detached	2	4	3	1	3 x OSP	Garden	178	1,916

PREDICTED A RATED HOMES AT WATER TOWER CLOSE (PLOTS 2-8)

From concept to completion, your new home has been designed with the highest energy conservation standards. Mac Group strive to build all new homes with an A-rated EPC to keep heating costs as low as possible. Below is a list of system explanations included on our newest development Water Tower Place.

AIR SOURCE HEAT PUMPS ASHP or GSHP: Are alternatives to standard gas boilers and can provide hot water and heating to homes in the same way. They only use electricity to operate and reduce the carbon footprint significantly. Typically homes with one of these systems will not require mains gas and therefore benefit from no gas bill.

PHOTOVOLTAICS SOLAR PANELS – SOLAR PVS: Commonly referred to as renewable energy, Solar electricity panels, also known as photovoltaics (PV), capture the sun's energy and convert it into electricity you can use in your home. A solar PV panel consists of many cells made from layers of semi-conducting material, most commonly silicon. When light shines on this material, a flow of electricity is created.

EVCP: Each home at Watertower close will come with 1 EVCP located in 1 of your car parking bays Home charging is the most convenient and cost-effective way to charge an electric vehicle. That's why the Government brought out a new law to help facilitate home charging for EV drivers across the country.





Established in 2011, Mac Group Ltd is a distinguished property development company dedicated to creating exceptional homes across London and the South East. Renowned for their professionalism, efficiency, and unwavering commitment to quality, the company combines innovative design with environmental sensitivity to deliver outstanding living spaces.

Their experienced team comprises highly qualified professionals, including seasoned specialists, expert consultants, and skilled tradespeople, ensuring excellence at every stage of the development process with several projects shortlisted for the British Homes Awards. They were also proud winners of the 2025 Surrey Property Awards, recognising their dedication to outstanding design and quality.

With a commitment to high-end design, superior craftsmanship, and meticulous attention to detail, Mac Group creates homes that consistently attract strong demand, sell quickly, and remain among the most desirable properties on the market.



A DEVELOPMENT BY



FOR MORE INFORMATION

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EMAIL: SALES@MACGROUPLTD.CO.UK

HOW TO FIND US: WATER TOWER CLOSE, BEECHIN WOOD LANE, PLATT, TN158QN



MAYBE.SMILE.MOODS

Disclaimer: Whilst every effort is made to provide an accurate and comprehensive description of the properties under construction, we can only provide plans, illustrations, CGI's, dimensions and details of the specification that are accurate at the time of going to press. Please, therefore, view the contents of this brochure as being for guidance only and appreciate that as a development progresses some changes may become necessary. This brochure does not constitute a contract or warranty and the developer reserves the right to make changes as it sees fit without notice. Unless otherwise stated, all images used in this brochure do not depict the development presented here but have been provided to offer a guide and are therefore for illustrative purposes only.

Floor plans and dimensions stated in the brochure are indicative and whilst correct at time of press should be confirmed with the developer.

Important Notice: Building sites are dangerous places and therefore no visitor is allowed on site without a safety briefing, full Personal Protective Equipment and unless accompanied by a representative. No admittance will be given to unauthorised visitors.