

Nº 1 Pastens

Pastens Road Oxted RH8 0RD

LAND & NEW HOMES
Robert Leech.

An exceptional opportunity to acquire a brand-new luxury family home by Chartwell Land & New Homes, set within a plot exceeding one acre with south-facing gardens and outstanding views towards Ashdown Forest and the South Downs.

Occupying an enviable position on the fringe of Limpsfield Common, the property enjoys a peaceful semi-rural setting within easy reach of Oxted town centre.

The beautifully designed accommodation is spacious and adaptable, arranged over two floors with scope for a second-floor addition. Offered on a CUSTOM BUILD basis, buyers have the rare opportunity to influence the internal layout and specification, creating a truly bespoke home tailored to their requirements. CUSTOM BUILD PURCHASE allows you to have some involvement is in the design decisions: layout, room sizes, finishes, and fittings of the new home. This makes it appealing to buyers who want a genuinely bespoke home without taking on the risk, stress, or time commitment of project-managing a self-build from scratch. The buyer normally purchases the plot and at the same time enters into a build contract with the developer.

Planning Reference: 2025/1476 Tandridge Planning Portal.
Local Authority: Tandridge District Council
Proposed House Size: 5360 Sq.ft or 5834 Sq.ft to include garage.

Upgrade Potential: The quoted price is for a 2 story residence, but Plot 1 has been thoughtfully designed to accommodate the conversion of the loft space to second floor residential accommodation. This would add an additional 1076 Sq.ft of living space. This versatile space could be utilised for additional bedrooms, games room or cinema - the beauty of a custom property is the ability to consider all of these potential personalised additions and upgrades.

Plot Size: Circa 1.2 acres. The garden measures approximately 150ft from the back of the house to the hedge and include a patio. There is additional land beyond the garden measuring approximately 60m.

NB: The floorplans and CGI's included in this listing are representative of the planning permission in place. Full room dimensions and more detailed plans are available from the agent on request - please contact us for more information about existing plans and potential to customise layouts. Images used in the listing are GGI representations and subject to change.

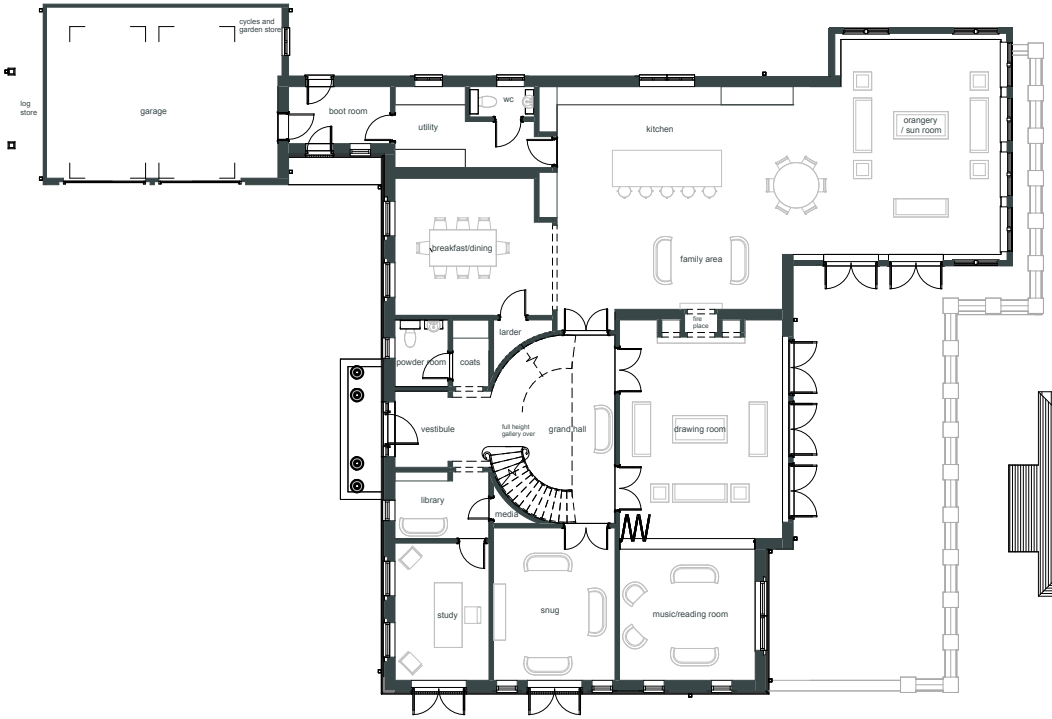








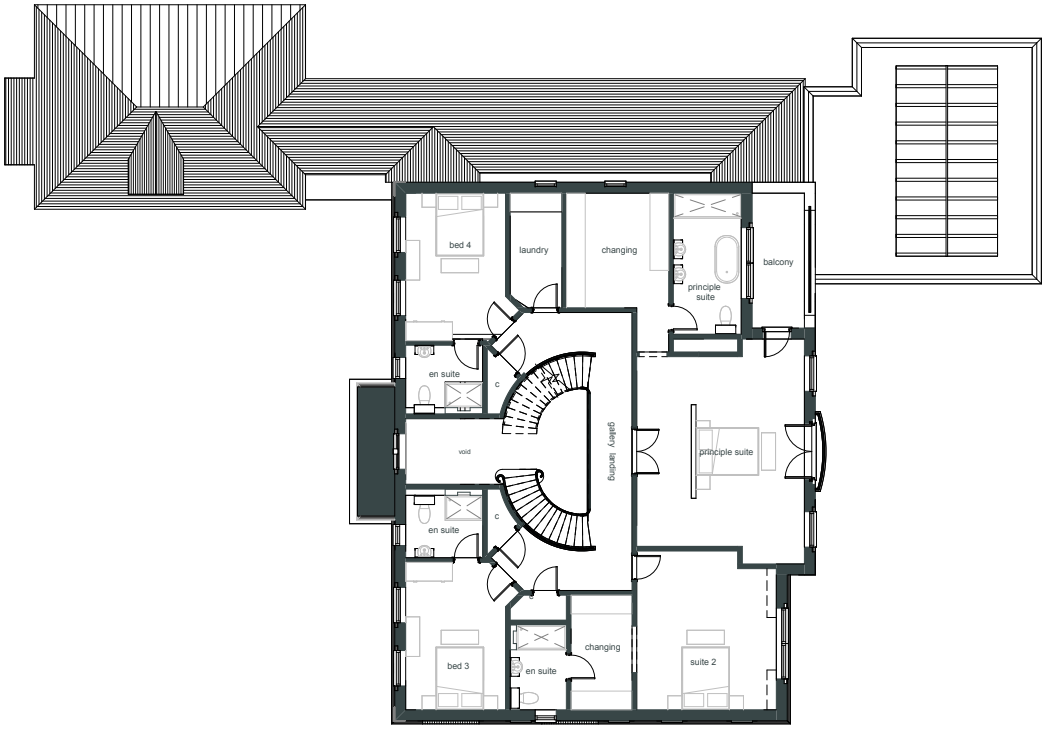
Floor Plans



GROUND FLOOR

DIMENSIONS	METRIC	IMPERIAL
Kitchen / family area	9.36m x 8.05m	30'9 x 26'5
Orangery	5.28m x 7.09m	17'4 x 23'3
Drawing room	5.38m x 7.21m	17'8 x 23'8
Dining / breakfast room	5.20m x 4.53m	17'1 x 14'10
Music room	4.48m x 4.68m	14'8 x 15'4
Snug	4.01m x 5.03m	13'2 x 15'4
Study	3.10m x 4.53m	10'2 x 14'10
Library	3.10m x 2.20m	10'2 x 7'3
Utility	5.20m x 2.67m	17'1 x 8'9
Boot room	3.36m x 1.88m	11'1 x 6'2
Entrance hall	6.21m x 5.36m	20'5 x 17'7

DIMENSIONS	METRIC	IMPERIAL
Suite 1	5.38m x 7.21m	17'8 x 23'8
Suite 1 changing room	3.28m x 3.68m	10'9 x 12'1
Suite 2	4.48m x 5.09m	14'8 x 16'9
Suite 2 changing room	1.96m x 3.68m	6'5 x 12'1
Bedroom 3	3.20m x 4.73m	10'6 x 15'6
Bedroom 4	3.20m x 4.73m	10'6 x 15'6
Laundry	1.66m x 3.68m	5'5 x 12'1



FIRST FLOOR

Specification

KITCHEN

- Bespoke designed kitchen and utility, individual to each plot
- Large format induction hob with integrated extraction (Bora Pure)
- Twin single ovens, oven/microwave and steam oven (Siemens)
- Full-height integrated fridge and integrated freezer (Siemens)
- Under-counter wine cabinet and two dishwashers (Siemens)
- Freestanding washing machine and tumble dryer (Siemens)
- Dekton or quartz worktop
- Quooker boiling/chilled water tap
- Upgrade options available: Miele appliances; natural stone worktop

BATHROOMS & EN SUITES

- White sanitaryware (Duravit); brassware (Hansgrohe)
- Vanity units throughout
- Wet-floor showers to principal suite and second en suite; slimline trays to secondary bathrooms
- Electric heated towel rails (two to principal suite)
- Full-height tiling to shower and bath areas, half-height to appliance walls, tiled skirting elsewhere
- Minoli Italian porcelain tiles

HEATING, ELECTRICAL & TECHNOLOGY

- Underfloor heating throughout, with individual room control
- Energy-efficient air source heat pump with air conditioning to principal rooms, or MVHR with comfort cooling (subject to Building Regulations)
- LED downlights throughout; pendants to principal rooms
- Mains-wired smoke detectors; screwless finished faceplates
- Fibre connection; network data to most rooms with additional data wiring for enhanced Wi-Fi coverage
- Home automation - Rako or similar to drawing/dining room and kitchen
- Intruder alarm; EV charging point; external CCTV

FIXTURES & FINISHES

- Enhanced 2.6m ceiling height to ground
- Over-height doors to ground floor, with oversized main entrance door
- Timber panelling to snug and study
- Coffered ceilings to drawing room, dining room and kitchen, with plaster cornice to principal rooms
- Full-height fitted wardrobes to all rooms with dressing space
- Natural wood flooring, carpet and porcelain tiles throughout
- Feature staircase with ornate metal spindles, and oak handrail/treads

EXTERNAL & SITE

- Timber hardwood (or metal) sliding sash or casement windows
- Electric entrance gates with video intercom
- Sectional automated garage doors
- Porcelain paving to terraces and paths
- Block paved driveway
- External lighting to house, garden and driveway
- Turf to rear gardens with soft landscaping - including native shrubs, trees and ornamental hedging - in accordance with the approved planning permission and landscaping scheme
- Upgrade option available: natural stone paving.
- The garden measures approximately 150ft from the back of the house to the hedge and include a patio.

WARRANTY

- 10-year new-build structural warranty
- 2-year developer defects period



COMPUTER GENERATED IMAGE



VIEW TO THE SOUTH

PURCHASE OPTIONS

Pastens 1

Price £3,750,000
Or
Land £1,875,000
Build £1,875,000

Robert Leech Estate Agents
72 Station Road East Oxted
Surrey RH8 0PG
oxted@robertleech.com
01883 717272
robertleech.com

Disclaimer: Certain details may have changed since printing. We would like to point out that the computer generated images, floor plans, layout, pictures and photographs are for guidance/illustrative purposes only. This specification does not constitute a part of any contract. RLEA Ltd reserve the right to make alterations to the specification of the property at any time during the course of construction, without prior notice.

LAND & NEW HOMES
Robert Leech.