

PARK ROAD

OXTED

CHARTWELL

UNLOCKING LAND | BUILDING BEAUTIFUL HOMES

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## ABOUT THE DEVELOPMENT AND THE AREA

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An exciting new development of two bespoke highly specified 4 bedroom detached houses benefitting from luxurious interiors including impressive open plan kitchen / dining area with vaulted ceiling and fully fitted appliances, contemporary bathroom suites and fantastic sized south facing gardens.

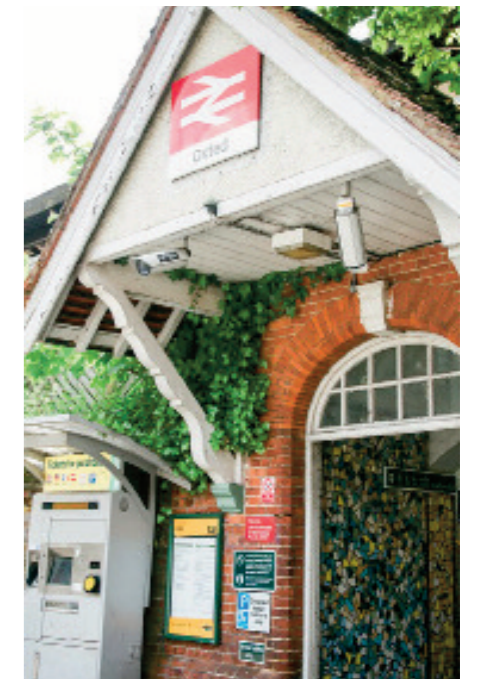
Park Road is situated in a sought-after and convenient address within half a mile of Oxted Railway Station and Oxted Town Centre, which provides an excellent range of educational, recreational and shopping facilities. The shops range from a number of specialist boutiques as well as some well-loved brands such as Waitrose, Sainsburys, Pizza Express to name but a few. Oxted's cinema 'The Screen' first opened its doors in 1926 and still hosts a number of top films together with a live stream shows from The ENO and The Met in New York. For food lovers there is an extensive choice of restaurants including the award winning Gurkha Kitchen and Thai Pad.

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## ABOUT OXTED

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The development is within walking distance to Oxted mainline station serving London Bridge and London Victoria in approximately 30/35 minutes. There are many excellent schools close by including Hazelwood School, Caterham School, Woldingham School and Oxted School. Other schools include the local primaries in Oxted and Grammar Schools in Tonbridge and Tunbridge Wells. The A22 is easily accessible giving direct connections to the M25, other motorway networks, Gatwick, Heathrow, City and Stansted airports. The Channel Tunnel, Ebbsfleet International station and Bluewater Shopping Centre (Ebbsfleet: Services to London St Pancras in 17 minutes).



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Superior Specification provided by Chartwell

# ATTENTION TO DETAIL

## Kitchens

- Bespoke designed kitchen
- Induction hob or gas option
- Stainless steel extractor hood
- Built in microwave/ two single ovens
- Quooker kettle tap
- Stainless steel sink and mixer tap
- High quality appliances
- Quartz composite worktop with upstands
- Porcelanosa floor tiles – large format
- Glass splashback

## Family Bathrooms & En-suites

- Contemporary white sanitaryware
- Chrome brassware and thermostatic showers
- Porcelanosa floor and wall tiles
- Fully tiled shower, half height to other walls
- Heated towel rails

## Heating & Electrical

- Underfloor heating throughout
- PV electric solarpanels
- Sealed / pressurised water cylinder
- Gas central heating
- LED recessed downlights to kitchens and bathrooms
- Pendant lighting to living rooms and bedrooms
- Mains operated smoke detectors
- Brushed chrome switches and sockets
- BT Freeview and Virgin Media
- Fitted burglar alarm system

## Internal Fixtures & Fittings

- Oak veneer doors
- Moulded skirting and architraves
- Satin chrome door furniture
- Cornice to all rooms except bathroom/en-suite/kitchen
- Fitted wardrobes to master bedroom

- PVCu double glazing featuring multipoint security locking systems to all doors
- Large format tiles to hallway, kitchen and family room
- Carpet to bedrooms, reception room, stairs and landing

## External Features

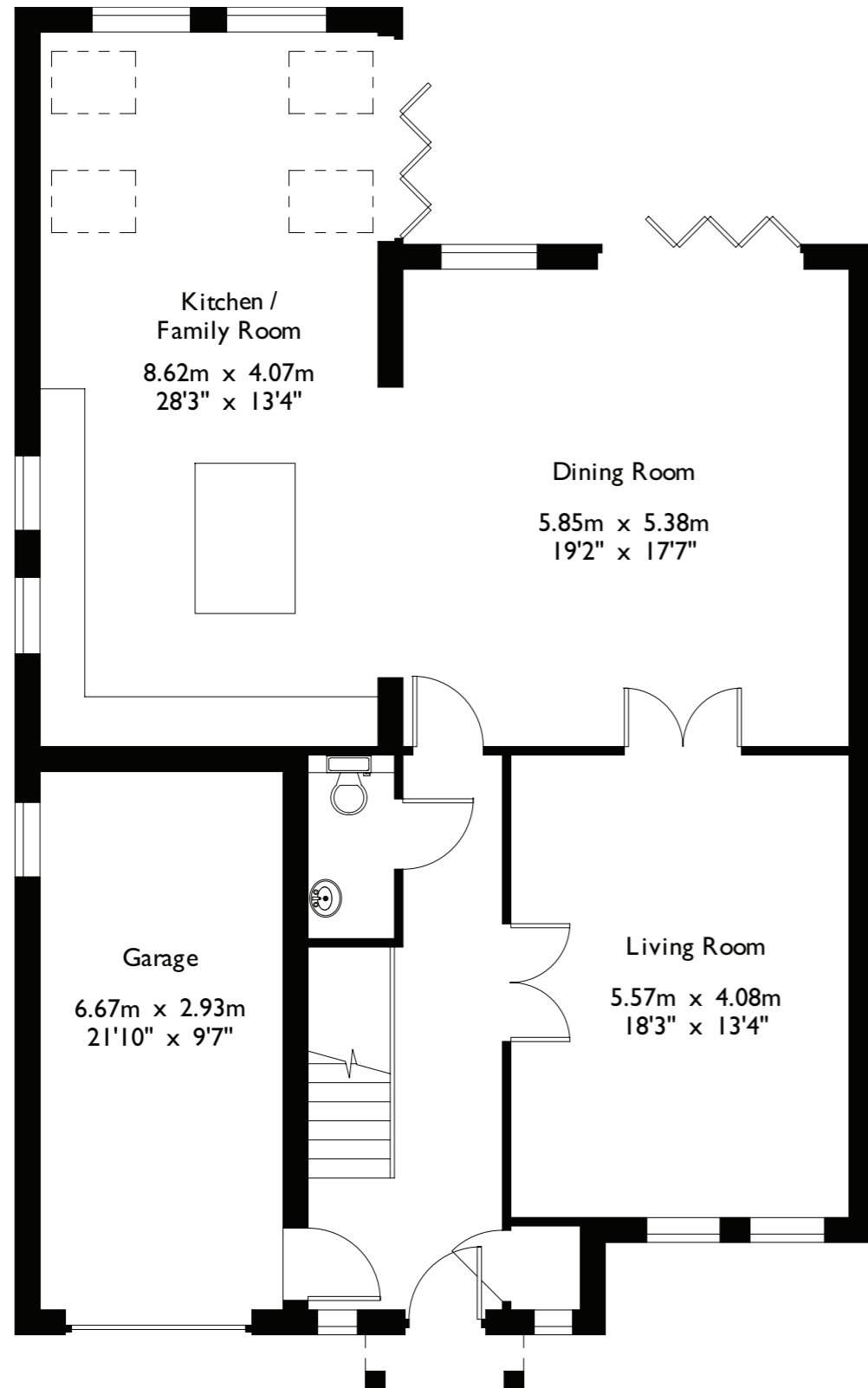
- Multipoint locking system to front door
- Large bi-folding patio doors
- Decorative porch light
- Electronically operated garage doors
- Cobble block paving to driveways
- External tap to rear
- Turfed front and rear gardens
- Manor Stone paving slabs to pathways and patio

## Additional Information

- Colour and product options are available to off-plan purchasers depending upon the stage of construction

# GROUND FLOOR

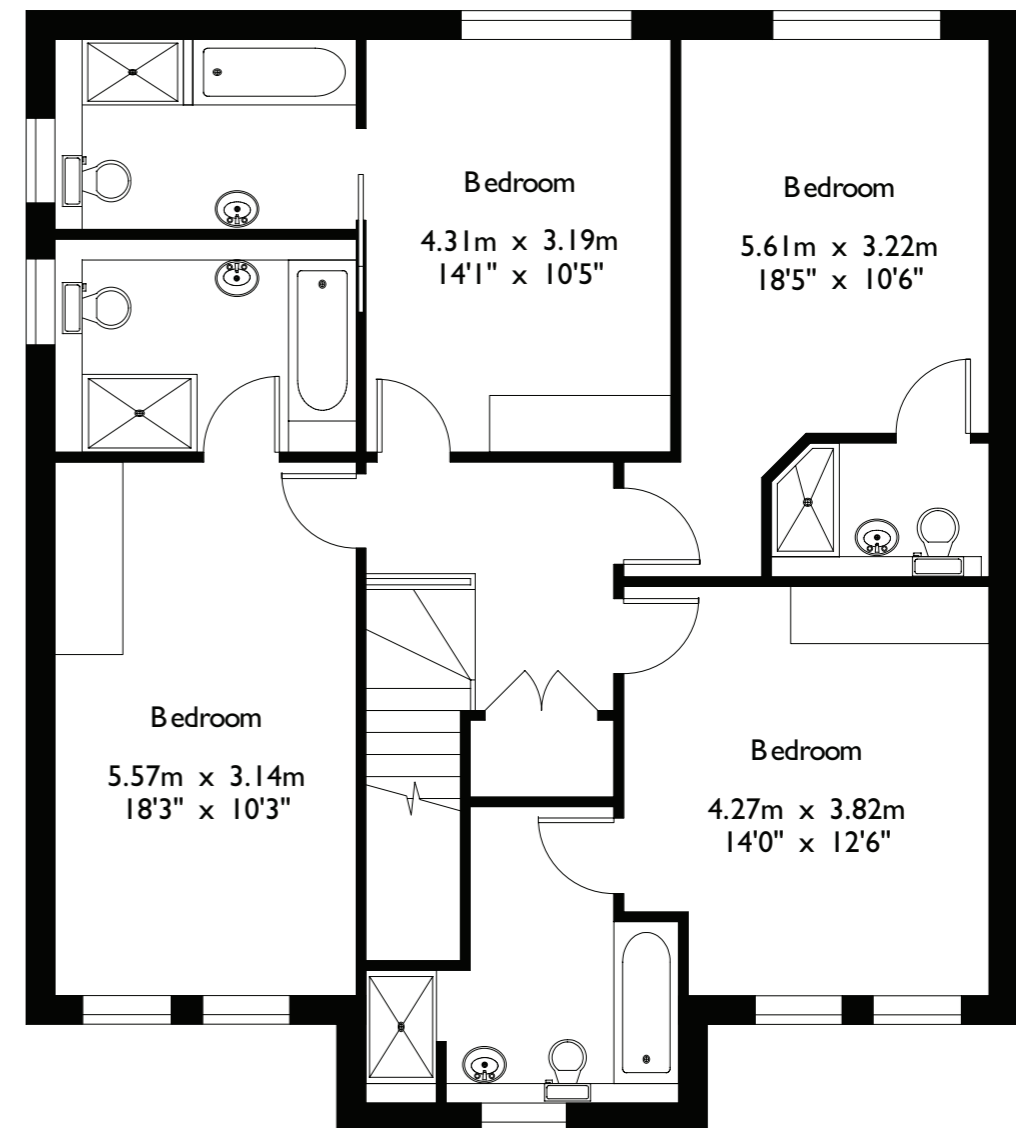
Ground Floor



# FIRST FLOOR

First Floor

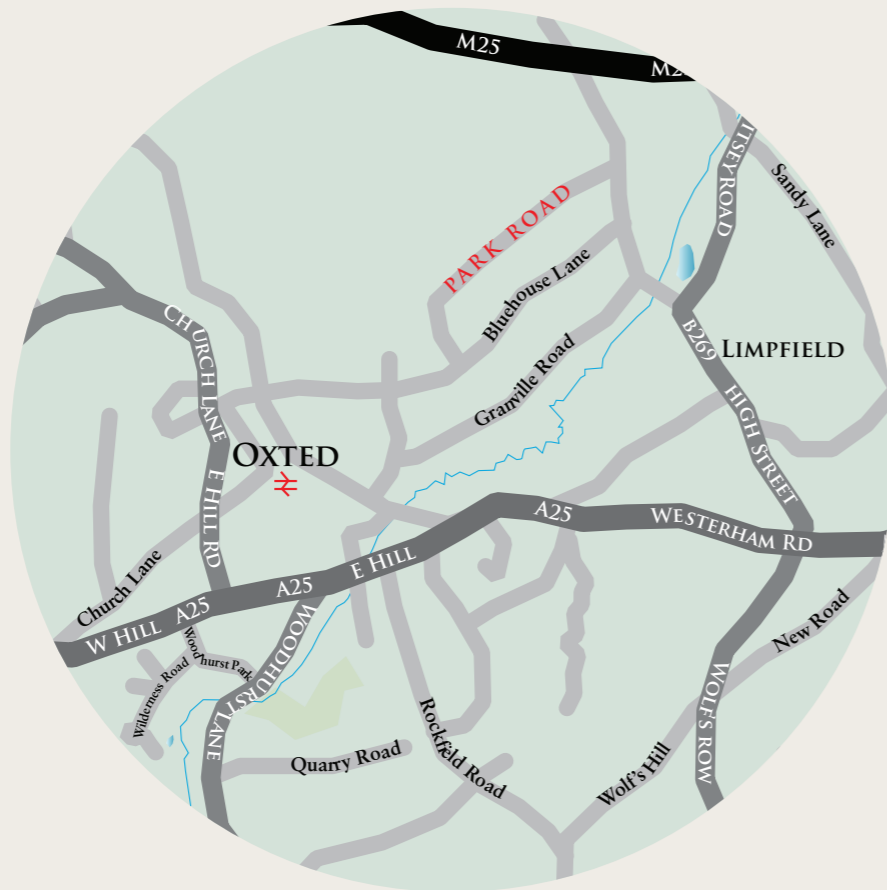
Gross Internal Area : 233.3 sq.m (2511 sq.ft.)



## How to

# FIND PARK ROAD

From Oxted town centre turn right onto Bluehouse Lane and past Oxted Secondary School and The Barn Theatre. Take the next left into Park Road and the development is located towards the end of the road on the right hand side.



For all enquiries call our selling agents Jackson Stops & Staff on 01883 712375 or email [oxted@jackson-stops.co.uk](mailto:oxted@jackson-stops.co.uk)

[www.jackson-stops.co.uk](http://www.jackson-stops.co.uk)



## Get to know

# THE TEAM BEHIND PARK ROAD

It is important to know and trust who you are buying from. We at Chartwell pride ourselves on our attention to detail united by our desire to innovate and deliver the finest quality.



### Rob Anderson

Rob was one of the founders of Chartwell and was an integral part of the planning and design team for this development. Rob is a keen golfer and family man.



### Martyn Avery

Martyn purchased the land at Park Road on behalf of Chartwell and oversees all land purchases and new home sales within the company. A talented golfer and keen hockey player.



### Richard Tuxford

Richard was in charge of the architecture and design of Park Road. He enjoys all aspects of eating.



### Andrew Fenning

Andrew oversees the specification, construction and aftercare of all Chartwell homes. He enjoys rock climbing and surfing.

## ABOUT CHARTWELL

Chartwell is an active residential development company building beautiful homes throughout Surrey, Sussex and Kent.

We take pride in every single house we build using the latest construction methods integrating bespoke features and technologies.

Our dedicated sales and after care team are on hand to walk you through the workings of your house on the day of completion and are there as a support should you have any questions or queries once you have moved in.

The majority of our projects are built locally here in Oxted and we therefore ensure that the quality of our workmanship and level of customer service is second to none. All of our houses come with a 10 year builders warranty giving the buyer the peace of mind to relax and enjoy their new home.

"I was thankfully introduced to Chartwell by a colleague, I uncharacteristically bought off plan, the property prospectus was inspiring, the outcome was even better. Chartwell made the whole process uncomplicated, from the options on finishes to the handover, a process that was handled with great efficiency, affording as much time as needed. Chartwell have been a delight to work with, being both professional and honest, they kept me advised of the build process at regular intervals, so I had no surprises! I would certainly recommend them to anyone looking for a top quality property, built by professional, trustworthy people."

*Mr Buckingham - Purchaser of 25 Gresham Road, Oxted*

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