



THE RAREST OF OPPORTUNITIES

www.25greshamroad.co.uk

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Welcome to 25 Gresham Road, a unique residential development in the heart of Oxted, in Surrey. Defined by its quality, location and founding partnership, 25 Gresham Road provides owner-occupiers and investors with a rare opportunity.

25 Gresham Road will provide eight spacious, high-specification modern apartments. Owners will enjoy dedicated parking and a superior finish rarely seen in comparable apartment properties. Located in the heart of Oxted, 25 Gresham Road provides luxury living within one of Surrey's most historic but also well-connected settings. The last similar development of equal quality was built over 10 years ago. If you enjoy the peacefulness of village life and the proximity to London then look no further than 25 Gresham Road.

25 Gresham Road is the latest residential development born of a highly innovative, local partnership between Chartwell Land & New Homes and Move Revolution. As local house builders and agents respectively, both partners believe in quality and breaking the mould.

- 1,004 – 1,196 sq.ft
- Bespoke Kitchens
- Share of Freehold
- 10-year house builders warranty
- Wired for audio visual system, Virgin or Sky TV including HD digital TV playback and pre-wired for speakers to main living areas
- Intelligent underfloor heating system which includes optional smart phone/tablet control
- Touch screen video entry system for main building access which includes optional smart phone/tablet control
- Landscaped and maintained gardens
- Marble entrance hall with residents' lift

QUALITY FIRST, SECOND & ALWAYS

25 Gresham Road will provide eight spacious, high-specification modern apartments. Early purchasers will enjoy the freedom to tailor their own bespoke kitchen. Selecting from a wide choice of cupboard and worktop finishes, to go alongside Neff appliances, stainless steel sink and instant hot tap. Early buyers can also personalise their kitchen floor tiles from Porcelanosa.

Bathrooms at 25 Gresham Road will exude luxury and modern-day convenience with thermostatic showers, fully tiled shower and bath enclosures and heated towel rails.

READY FOR YOU AND
YOUR LIFESTYLE

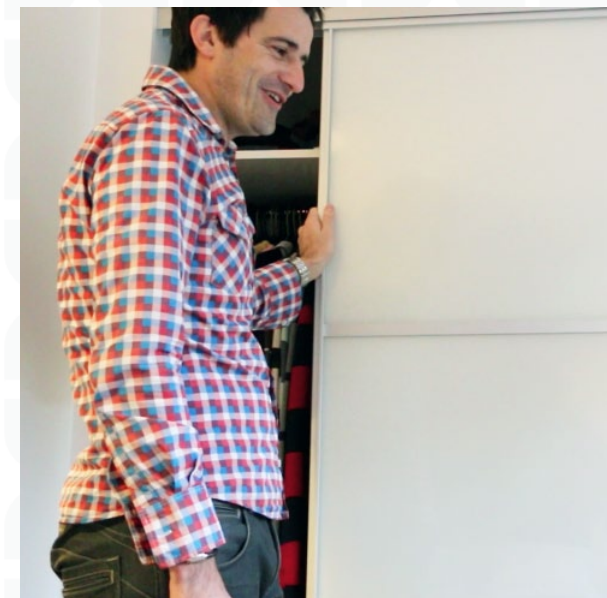
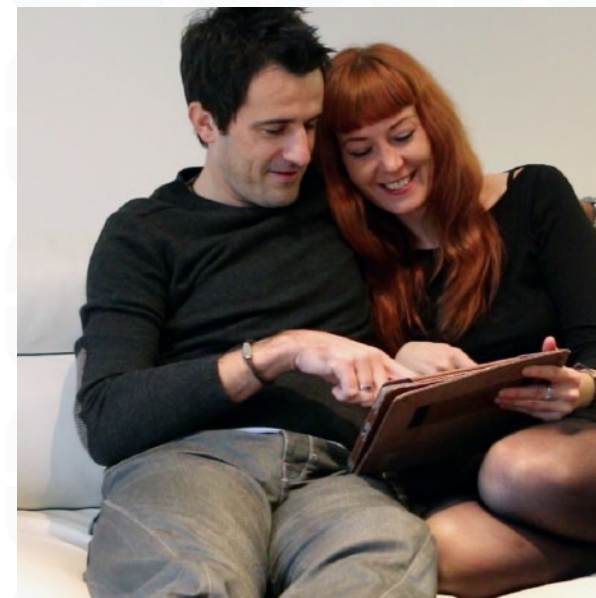


A TOUCH OF SOPHISTICATION

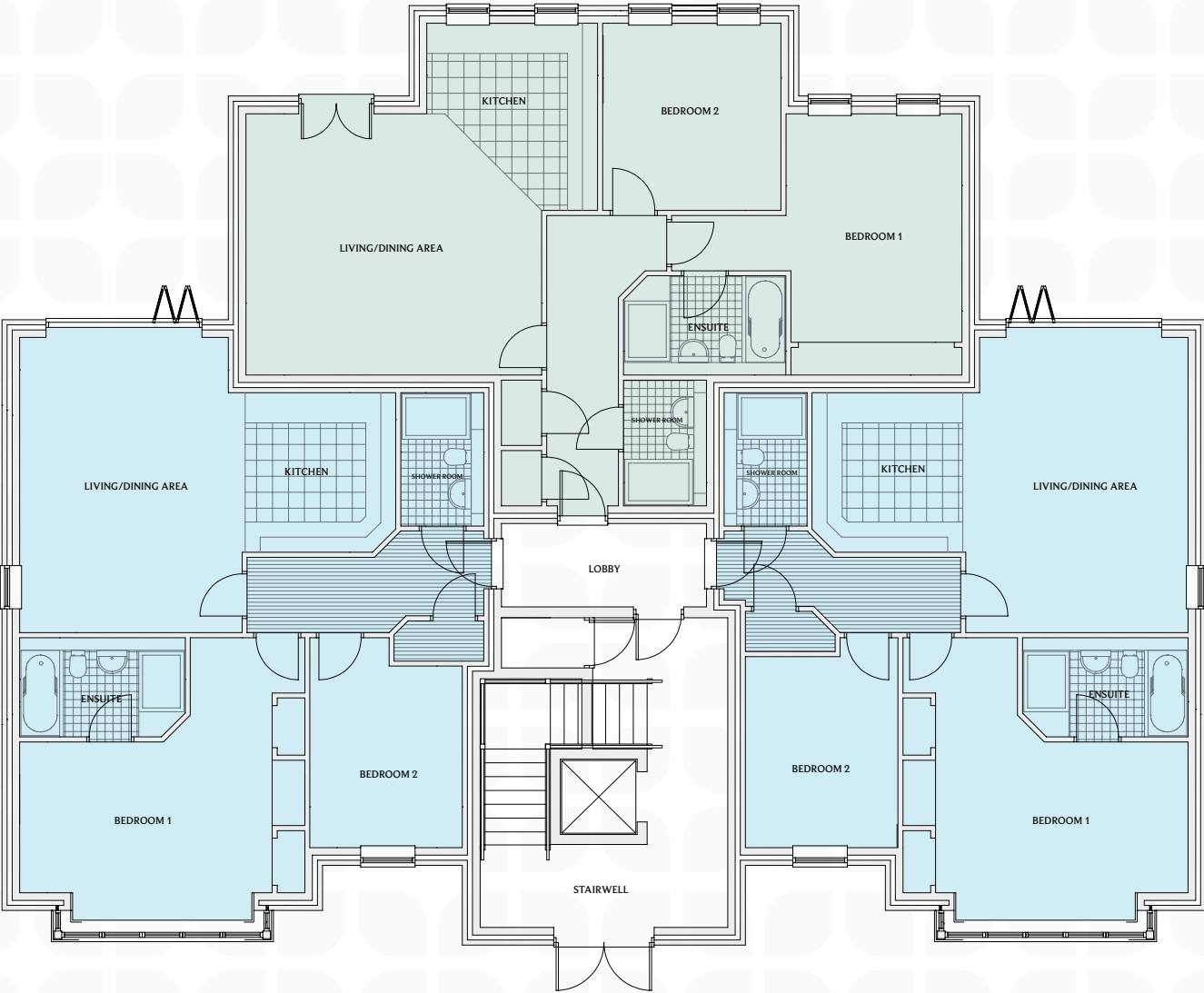
All eight apartments at 25 Gresham Road will be ready for your lifestyle. They will be wired for audio visual, Virgin or Sky TV including HD digital TV playback and pre-wired for speakers to main living areas. Underfloor heating will provide warmth and comfort and brushed chrome switches and sockets will provide a touch of sophistication.

25 Gresham Road purchasers will own a share of the freehold and a contract with a Management Company to maintain communal areas and gardens. The communal lobby area will comprise of an imposing front door with video entry phone system, marble entrance hall and lift. The communal gardens are professionally designed with feature paved patios and a bespoke planting scheme.

25 GRESHAM ROAD
WILL EXUDE LUXURY



FLOOR PLANS



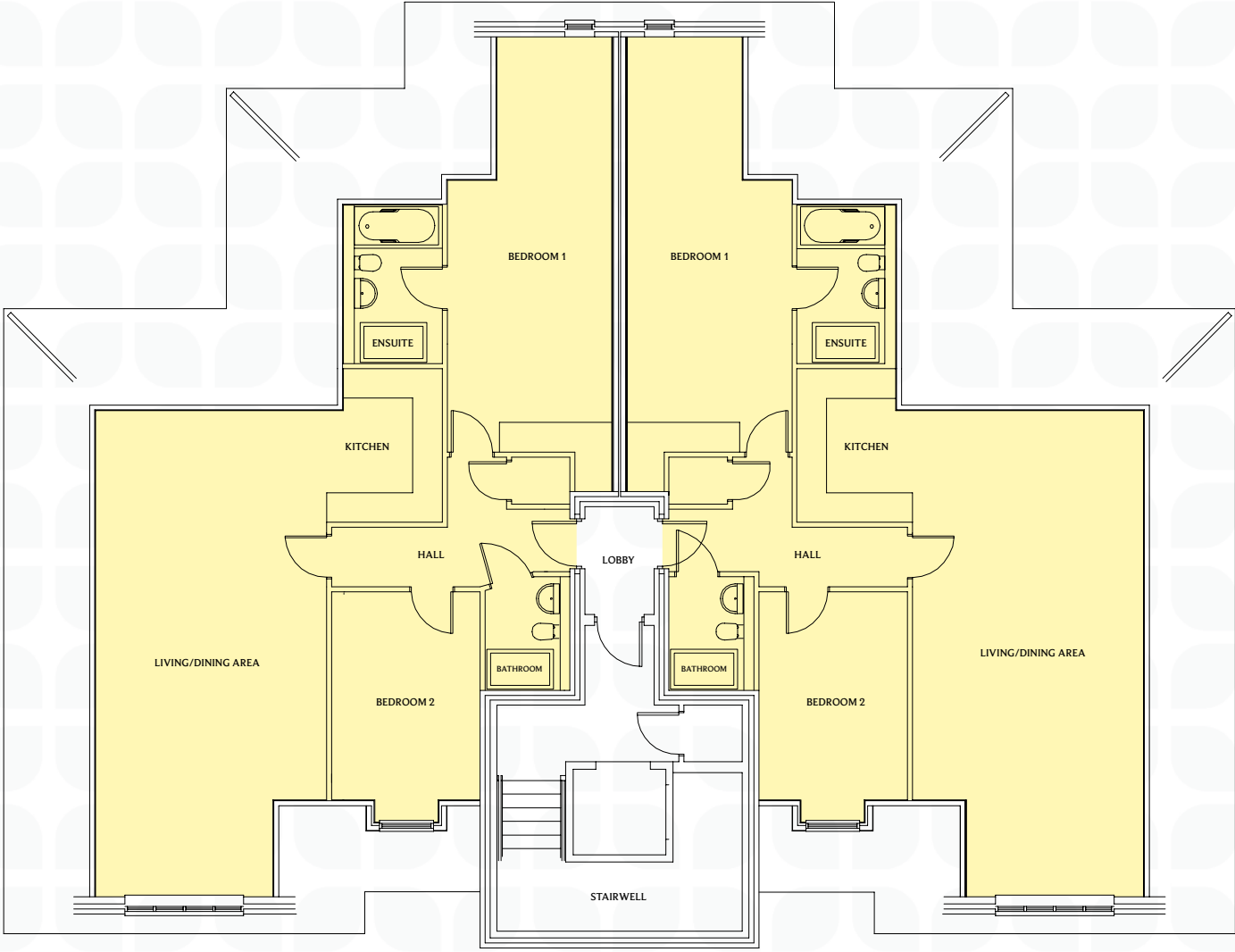
GROUND/FIRST FLOOR APARTMENTS

TYPE A - 1004 SQ FT (93.3 SQ M)

LIVING / DINING AREA	13' 7" x 19' 3"	4.15m x 5.88m
KITCHEN	10' 11" x 10' 5"	3.34m x 3.76m
BEDROOM 1	18' 7" x 18' 2" (max)	5.68m x 5.56m (max)
BEDROOM 2	9' 11" x 13' 8" (max)	3.04m x 4.18m (max)
ENSUITE	10' 9" x 6' 5" (max)	3.30m x 1.98m (max)
SHOWER ROOM	5' 4" x 8' 8" (max)	1.65m x 2.65m (max)

TYPE B - 1048 SQ FT (97.4 SQ M)

LIVING / DINING AREA	19' 3" x 17' 7" (max)	5.89m x 5.20m (max)
KITCHEN	11' 2" x 12' 2" (max)	3.40m x 3.73m (max)
BEDROOM 1	11' 5" x 17' 1"	3.50m x 5.20m
BEDROOM 2	11' 8" x 12' 3" (max)	3.55m x 3.73m (max)
ENSUITE	10' 7" x 6' 6" (max)	3.23m x 1.98m (max)
SHOWER ROOM	5' 4" x 8' 2" (max)	1.65m x 2.50m (max)



PENTHOUSE APARTMENTS

TYPE C - 1196 SQ FT (111 SQ M) INTO EAVES / 1076 SQ FT (100 SQ M)*

LIVING / DINING AREA	15' 4" (max) x 33' 6"	4.67m (max) x 10.2m
KITCHEN	7' 8" x 10' 2"	2.34m x 3.11m
BEDROOM 1	10' 11" x 27' 3" (max)	3.33m x 8.30m (max)
BEDROOM 2	9' 10" x 13' 9"	3.00m x 4.21m
ENSUITE	5' 10" x 10' 6"	1.77m x 3.20m
BATHROOM	5' 8" x 7' 7"	1.72m x 2.30m

*measured to RICS Code of Measuring Practice (6th Edition)

PEACEFUL BEAUTIFUL LUXURIOUS

The idyllic setting of Oxted dates back to 1086 and a mention in the Domesday Book. In those days, Oxted was known as Acstede, which meant 'Where the Oaks grow'.

Today, Oxted is no less picturesque with tree-lined lanes and wood-covered Tudor buildings. Old Oxted High Street boasts four country pubs whilst Oxted Town Centre offers plenty of boutique stores, cafes and restaurants. While the mainline rail station can whisk you to work or the bright lights of London's West End in just 30 minutes. Little wonder the Daily Telegraph named Oxted among Britain's top 20 wealthiest towns.

Oxted's idyllic village life is complemented by:

- Grade 1 listed church
- Waitrose, Sainsbury's Local and Morrisons supermarkets
- Surrounded by open countryside including stunning Limpsfield Common (managed by the National Trust)
- Master Park
- Tennis Clubs - Oxted & Limpsfield
- Tandridge and Limpsfield Golf Clubs
- Library
- Doctors
- Cinema
- Leisure Centre and Pool
- Oxted School
- Hazelwood School
- Mainline Railway Station
- M25 junction 6 within a few minutes drive



PERFECTLY LOCATED

25 Gresham Road can count boutiques and cafes, gift shops and a library as charming and delightful neighbours. While the sheer beauty of the surrounding countryside and a 30-minute rail journey to London, guarantee tranquillity and entertaining in equal measure.

25 Gresham Road affords owners a unique feeling; the twin senses of being connected to a community and the comfort of being away from it all. Step outside, stroll down the street and you'll experience the wonder of an English village: independent boutiques cafes and gift shops, a library and cinema, the Doctor's surgery and the local pub.

You'll pass people prepared to smile and say hello. Then your view will widen as Master Park introduces herself. Within a mile you can be amongst Limpsfield conservation area, National Trust land and the sheer beauty that is Oxted.

- 1 BEAUTIFUL COUNTRY WALKS
- 2 MASTER PARK
- 3 TOWN HIGH STREET
- 4 EVERYMAN CINEMA
- 5 OXTED TRAIN STATION
- 6 WAITROSE
- 7 LOCAL DOCTORS SURGERY
- 8 OXTED LIBRARY

AN INNOVATIVE LOCAL PARTNERSHIP

25 Gresham Road is brought to you via local house builder Chartwell Land and New Homes Ltd. Chartwell have hand-picked selling agents Move Revolution for their innovative and creative approach to selling homes.

Quality residential developments such as 25 Gresham Road are not built overnight. They require a singular vision, careful planning, a thorough process and excellence in construction, design and delivery. In short, quality new homes need a superlative set of partners to take them from plans to private ownership.

Chartwell first identified the potential of 25 Gresham Road, and quickly invited Move Revolution to act as agents. The companies offer complementary experience and expertise but are united by a desire to innovate and deliver only the finest quality.

25 GRESHAM ROAD.
BUILT ON A PARTNERSHIP
OF UNIQUE QUALITY

Three individuals complete the perfect partnership for 25 Gresham Road. As lead architect, interior designer and surveyor respectively, Nigel Bradbury, Kathryn Woodham and Gavin Bradley bring a host of skills and capabilities to deliver the Chartwell vision.

What is even more exciting is the fact that each member of this unique partnership is a local. They live and work in the Oxted area. So delivering quality goes beyond the professional to become a personal quest.



ROB ANDERSON
CHARTWELL



MARTYN AVERY
CHARTWELL



JULIE WELLER
CHARTWELL



CLIFF COOPER
MOVE REVOLUTION

GAVIN BRADLEY
CONTRACTOR / SURVEYOR



KATHRYN WOODHAM
INTERIOR DESIGNER

NIGEL BRADBURY
HEAD ARCHITECT



 **Chartwell**
Land & New Homes


move|revolution

PLEASE GET IN TOUCH

25 Gresham Road is a rare opportunity to purchase a high quality apartment in the heart of historic Oxted.

Potential buyers should contact Move Revolution to discuss their requirements and availability.

CONTACT:

Move Revolution Estate Agents

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GRESHAM ROAD

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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. 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. We reserve the right to alter the specification without notice and substitute materials, equipment or fittings for similar quality.