



ARCHERFIELD

QUARRY ROAD, OXTED, SURREY RH8 9HE

THE PROPERTY

An imposing family home by Chartwell Land & New Homes, with well-balanced and proportioned accommodation amounting to just over 3,845 sq ft plus double car barn of about 340 sq ft.

Set in a much sought after road and offering 5 bedrooms, 4 reception rooms, kitchen/breakfast/family room, utility room, 4 bathrooms, a level rear garden, detached double car barn and parking, whilst enjoying excellent access to Oxted's thriving town centre and mainline station.

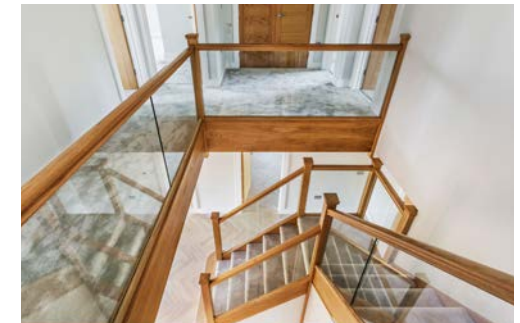
Archerfield is situated in a highly convenient location within one of Oxted's most sought-after locations. Oxted provides a comprehensive range of educational, recreational and shopping facilities including Waitrose together with the mainline station serving London Bridge/Victoria in about 30/35 minutes. The M25 is easily accessible at Godstone (Junction 6) giving access to other motorway networks, Gatwick, Heathrow, City and Stansted airports, The Channel Tunnel, Bluewater Shopping Centre and Ebbsfleet International station with the high speed rail links into Central London and into Europe.



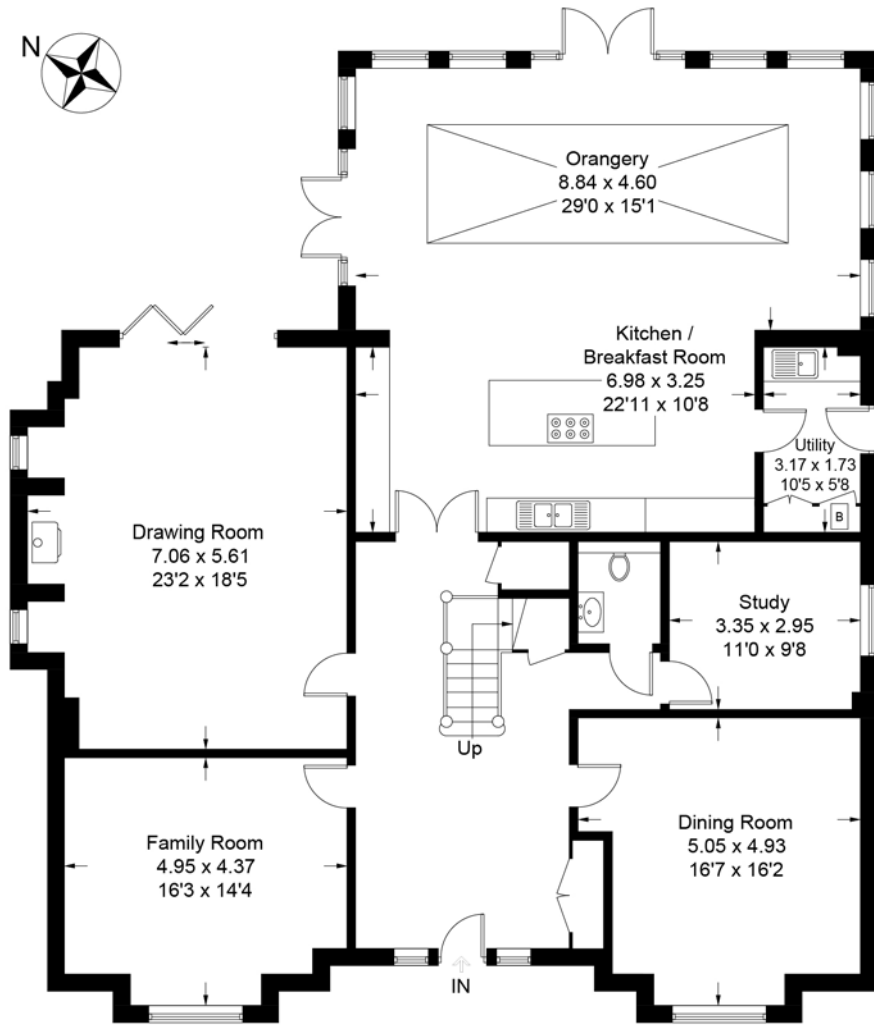
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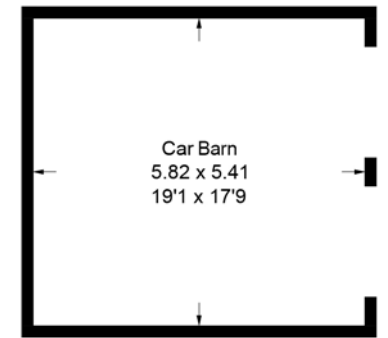
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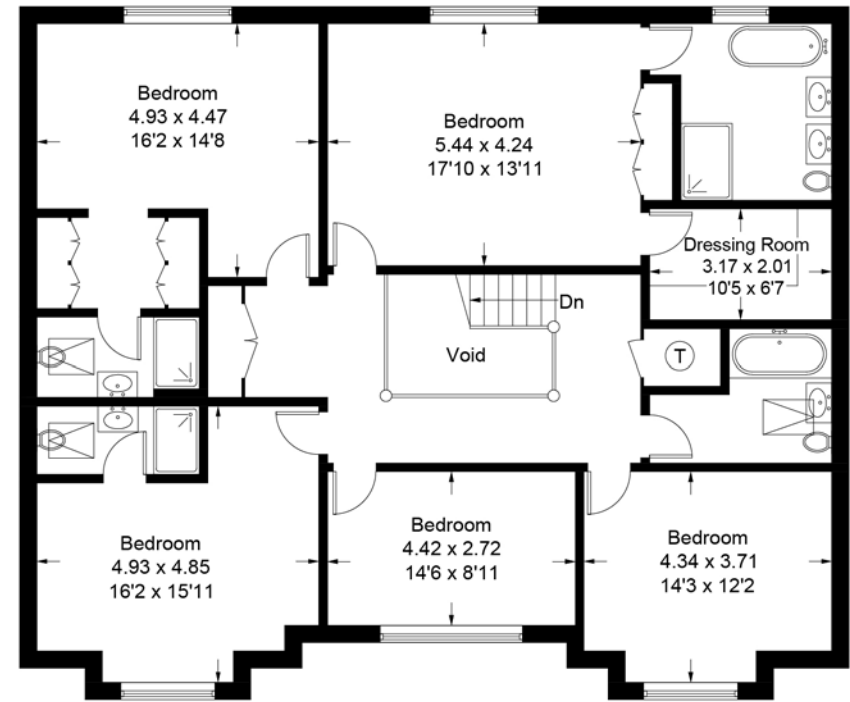
FLOOR PLAN



GROUND FLOOR



(Not Shown In Actual Location / Orientation)



FIRST FLOOR

SPECIFICATION

KITCHENS

- Bespoke designer kitchen
- High quality Miele appliances
- Wide format induction hob
- Stainless steel integrated extractor hood
- Integrated combination oven
- 2no. Integrated single ovens
- Integrated coffee machine
- Integrated warming drawer
- Integrated dishwasher
- Wine cooler
- Quooker kettle mixer tap
- Stainless steel double sink
- 20mm quartz stone worktop with upstands
- Separate utility room with fitted cupboards, worktop & stainless steel single sink with mixer tap
- Pre-plumbed spaces for washing machine & condensing dryer

FAMILY BATHROOMS & EN-SUITES

- Contemporary white sanitaryware
- Polished chrome brassware & thermostatic showers
- Wall mounted vanity unit with storage drawers
- Contemporary floor & wall tiles
- Walk in tiled shower to master en-suite
- Tiled shelf within showers (excludes bed 3)
- Fully tiled shower, half height to other walls
- Fitted mirror above basins
- Polished chrome heated towel rails

HEATING & ELECTRICAL

- Underfloor heating (wet system) with individually zoned areas controlled by digital thermostats and smart device*
- Solar PV electric panels
- Pressurised water cylinder

- Energy efficient condensing boiler
- LED recessed downlights to hallways, living room, dining room, kitchens, utility & bathrooms
- Feature pendant lighting to hallway, living room, dining room and bedrooms
- Smart control lighting to feature rooms including hallway/landing, living room, kitchen/sunroom and master bedroom - dimming and wireless control by smart device*
- Wireless playback audio system (Sonos) to living room, dining room, kitchen & master bedroom*
- Home data network (wired to all TV points)
- HDTV network points to allow for digital TV distribution to primary rooms
- Fitted burglar alarm (can be linked to central station if purchaser want to take up package with the alarm company)
- CCTV system
- Electric gates
- Mains operated smoke detectors
- Satin chrome switches & sockets to habitable rooms

INTERNAL FIXTURES & FITTINGS

- Oak veneer doors
- Oak staircase with glass balustrade
- Modern skirting & architraves
- Satin/Polished chrome door furniture
- Cornice to all ground floor rooms
- Fully fitted wardrobes to master suite and bedroom 1
- Oak parquet flooring to hallway, living room, dining room, family room
- Large format porcelain tiles to Kitchen, utility room and WC
- Luxury carpet to bedrooms, stairs & landings
- Wood burning stove with slate heart External Features

- Oak veneer front door with full height glazed side lights
- Timber casement windows
- Decorative porch and patio lights
- Electronically operated entrance gates
- Double bay car barn with external log store
- Block paved driveway
- External power sockets and water tap to rear
- Turfed and landscaped front and rear gardens
- Manor Stone paving slabs to pathways and patio
- Large aluminium bi-fold doors to rear patio

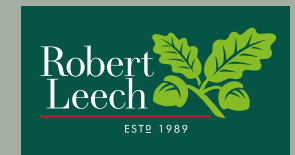
AFTERCARE

- Buildzone 10 Year Construction Warranty
- 2 Year Defect Liability Period
- Full Comprehensive Home User Manual

EPC RATING - B



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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 or similar quality.

*internet connection and local network required