

THE WHISPERS

OXTED

CHARTWELL

UNLOCKING LAND | BUILDING BEAUTIFUL HOMES

A rare opportunity to acquire

AN IMPOSING FIVE BEDROOM HOME

“THE WHISPERS”

Chartwell Land and New Homes are proud to introduce this magnificent home located on one of Oxted's premier roads.



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*London Bridge
is 29 minutes
direct from
Oxted.*



*Oxted -
A place where
oaks grew.*

Oxted is a thriving country town, whose village roots were first recorded in the Domesday Book of 1086 as Acstede, meaning 'Place where oaks grew'. Ancient features abound, particularly around the old town (now Old Oxted) where part of the original village still remains and is a conservation area. With the arrival of the railway in 1884 Oxted boomed around it's station and this development created 'New Oxted'.

The town today is full of boutique shops as well as some well-loved names; Waitrose, Sainsburys, Pizza Express to name but a few. Oxted's cinema "The Screen" first opened its doors in 1926. It's now owned by the Everyman Group and not only hosts the top films but also live streams 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.

With the North Downs forming a magnificent backdrop, Oxted is a town firmly in the heart of green belt countryside surrounded by farmland, bluebell woods, commons and stately parkland. The Downs Link which follows the 142 mile scenic route from Farnham to Dover is a mecca for horse riders, walkers and cyclists. The heart of Oxted is Master Park, a gift from the late Charles Hoskins Master, Lord of the Manor in 1923 and now a haven for the community's recreation and relaxation facilities.

Oxted and the surrounding area have a good selection of both state and private schools catering for all ages, including the highly regarded Oxted School for boys and girls of 11 to 18 years. As well as well known Hawthorns School which is a short drive away.





Superior Specification provided by Chartwell

ATTENTION TO DETAIL

Kitchen

- Bespoke designer kitchen
- High quality Miele appliances
- Wide format induction hob
- Stainless steel integrated extractor hood
- Integrated combi microwave
- 2no. Integrated single ovens
- Integrated coffee machine
- 2no. Integrated warming drawers
- Integrated dishwasher
- 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 washer & dryer

Family Bathrooms and En-suites

- 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 all showers
- Fully tiled shower, half height to other walls
- Fitted mirror above basins
- Polished chrome heated towel rails
- His & Her's sinks in master suite

Heating and Electrical

- Underfloor heating to Ground and First floors (wet system) with individually zoned areas controlled by digital thermostats
- Radiators to 2nd floor attic room

- Solar PV electric panels
- Pressurised water cylinder
- Energy efficient gas boiler
- LED recessed downlights to hallways, living room, dining room, kitchens, utility & bathrooms
- Pendant lighting to hallway, living room, dining room and bedrooms
- Automated dimmable lighting to hallway, living room, dining room, kitchen and master suite
- Wireless playback audio system to living room, dining room, kitchen & master bedroom
- Top of the range home automation system for control of automated lighting, audio system, CCTV system and electric gates.
- Home data network
- HDTV network points to allow for digital and satellite TV distribution to primary rooms
- Fitted burglar alarm & CCTV system
- Mains operated smoke detectors
- Satin chrome switches & sockets to habitable rooms

Internal Fixtures and 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 dressing room to master suite
- Fitted dressing area to bed 2
- Built in cupboard to bedroom 3 and 4
- Large format high polished porcelain tiles to kitchen & utility room, family area
- Oak parquet flooring to hallway, livingroom, dining room and study.

- Luxury carpet to bedrooms, stairs & landings
- Wood burning stove with solid oak mantle

External Features

- Oak veneer front door with full height glazed side lights
- Timber heritage casement windows
- Decorative porch and patio lights
- Electronically operated garage doors
- Electric gates
- Cobble block paving to driveways
- External tap to rear
- Turfed and landscaped front and rear gardens
- Manor Stone paving slabs to pathways and patio
- Large bi-fold doors to rear garden

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 of similar quality.

The Whispers comes with a 10 year NHBC Buildmark Scheme guarantee.

GROUND FLOOR

Ground Floor



Total floor area including garage - 4218 sq ft
Total floor area excluding garage - 3819 sq ft

	Imperial			Metric		
Living Room	21'8	x	16'7	6.64	x	5.40
Dining Room	12'5	x	10'11	3.80	x	3.08
Study	16'7	x	8'11	5.10	x	2.47
Kitchen	21'8	x	11'8	6.64	x	3.60
Utility Room	13'7*	x	9'7*	4.18*	x	2.96
Family Room	17'5	x	12'3	5.33	x	4.05

Ground Floor including garage - 2002 sq ft

* at the maximum measurement

FIRST FLOOR

First Floor



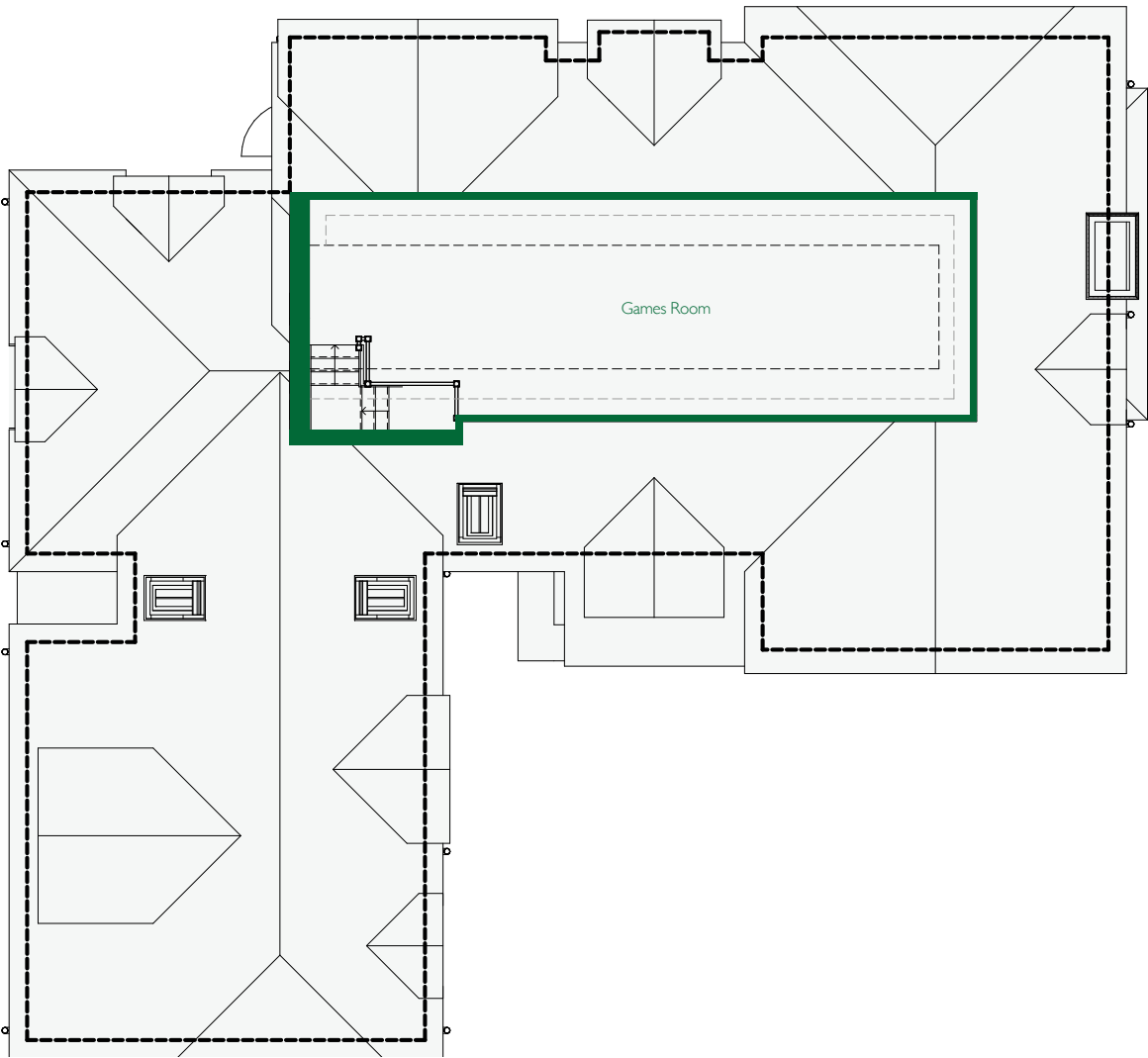
	Imperial			Metric		
Master Bedroom	18'7*	x	13'7	5.60*	x	4.18
Master Changing Room	13'2*	x	11'4	4.02*	x	3.47
Bedroom 2	15'9	x	15'1	4.85	x	4.60
Changing Room (2)	28'6	x	4'11	8.71	x	1.25
Bedroom 3	15'1	x	10'11	4.72	x	3.08
Bedroom 4	15'9	x	10'9	4.85	x	3.32

First Floor - 1785sq ft

* at the maximum measurement

SECOND FLOOR

The Whispers



	Imperial		Metric
Games Room	36'0* x 11'9		11.00* x 3.63

Second Floor - 431 sq ft

* at the maximum measurement

The Whispers

SITE LAYOUT

Site Layout



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