

*Stunning views from all plots*



MANOR  
LIVERY

TATSFIELD

CHARTWELL

UNLOCKING LAND | BUILDING BEAUTIFUL HOMES





# WELCOME TO MANOR LIVERY

Welcome to an exclusive collection of three beautifully crafted new-build bungalows by Chartwell. Thoughtfully designed and meticulously finished, each home offers a blend of modern comfort and refined craftsmanship. All three properties benefit from uninterrupted views across protected greenbelt land offering a sense of space, privacy and natural beauty.

Manor Livery enjoys an enviable setting within easy walking distance of the highly desirable village of Tatsfield. Nestled amid rolling countryside, this distinguished development provides a rare opportunity to enjoy the best of village life while remaining well connected to nearby towns and transport links.

The surrounding area is rich in heritage, with attractions such as Chartwell House, Hever Castle and Penshurst Place close at hand, ensuring there is always somewhere inspiring to explore.

For those who enjoy the outdoors, the landscape provides superb walking and riding opportunities through an extensive network of footpaths and bridleways. Sporting enthusiasts will appreciate the diverse local facilities, from tennis, rugby and football clubs to renowned golf courses at Westerham, Tandridge and Park Wood.

With excellent schools nearby and fast rail connections to London from Oxted, Woldingham and Sevenoaks, this exceptional development offers a harmonious balance of country charm, comfort and accessibility.





# LIVING IN TATSFIELD

Set on the edge of the North Downs in the highly regarded district of Tandridge, Tatsfield is a sought-after Surrey village offering an exceptional balance of countryside living and commuter convenience. Within the M25 and surrounded by open countryside, the village is known for its strong community feel, attractive architecture and far-reaching views.

The village centre forms the social heart of Tatsfield, arranged around the green and offering a well-supported range of local amenities including a village shop and tearoom, Post Office, charity shop, village club and two popular establishments: The Bakery, a highly regarded restaurant and bar, and The Old Ship, a traditional country pub. Regular events and activities hosted at the village hall and green further reinforce the village's strong sense of community.

Surrounded by rolling farmland, woodland and bridleways, with direct access to the North Downs Way, Tatsfield is ideal for walking, cycling and outdoor pursuits. Despite its peaceful setting, the village is superbly connected, with the M25 (Junctions 5 and 6) just minutes away and fast rail services from nearby stations providing direct links to London.

Families are particularly well served, with the highly regarded Tatsfield Primary School located within the village. A strong selection of respected state and independent secondary schools are also easily accessible, including Oxted School, Warlingham School, Woldingham School for Girls, Charles Darwin Secondary School and Caterham School, making the area a popular choice for families seeking long-term educational options.





# ATTENTION TO DETAIL

## Kitchens

- Bespoke designed kitchen\*
- Induction hob
- Integrated extractor hood
- Integrated combination oven
- Integrated single oven
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel sink
- Brass mixer tap\* (Quooker hot tap optional upgrade)
- Neff, Elica and CDA appliances (or similar)
- Quartz composite stone worktop with full height splashbacks
- Waterfall stone peninsula bar end
- Plumbed space for washing machine in utility cupboard

## Bathrooms & En-suites

- Contemporary white sanitaryware
- Wall hung vanity units with storage under
- Full width fitted mirrors to vanities in bathrooms / en-suite
- Gunmetal grey brassware and thermostatic showers (chrome/black options available)\*
- Slimline shower trays
- Contemporary Porcelanosa ceramic floor and wall tiles\*
- Fully tiled shower, half height to pan and basin walls, tiled skirting to other wall
- Electric heated towel rails (colour to match brassware)

## Heating & Electrical

- Underfloor heating throughout
- Smart digital thermostats within habitable rooms\*\*
- Air Source Heat Pump with water cylinder
- LED recessed downlights to living areas, dining areas, bedroom 1, kitchens and bathrooms, hallway
- White pendant lighting to bedrooms
- Mains operated smoke detectors
- Black switches and sockets to visible areas (chrome option available)\*
- Wired only for Freeview Digital TV
- Wired for BT Openreach Full Fibre to the premises
- Home network data points
- Fitted burglar alarm

## Internal Fixtures & Fittings

- Contemporary white doors
- Modern white skirting and architraves
- Black door furniture (chrome option available)\*
- Double glazed windows

## External Features

- Multipoint locking system to front doors
- French doors to patios
- Decorative patio lights
- Landscaped front gardens
- Stone paving slabs to pathways and patios
- External communal lighting
- Private parking
- Private electric vehicle charging points

## Optional upgrades (subject to cost)

- Quooker mixer hot tap
- CDA 300mm wide wine cooler
- Amtico First flooring to living, kitchen, hallway
- Carpet to bedrooms
- Full height fitted wardrobes to bedrooms

## Additional Information

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

\*\*Subject to internet connection and/or subscription

- Buildzone 10 year structural warranty
- 2 year developer defects warranty

**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. Chartwell reserve the right to revise this specification during construction.

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.





\*Photo taken by drone from above the plots

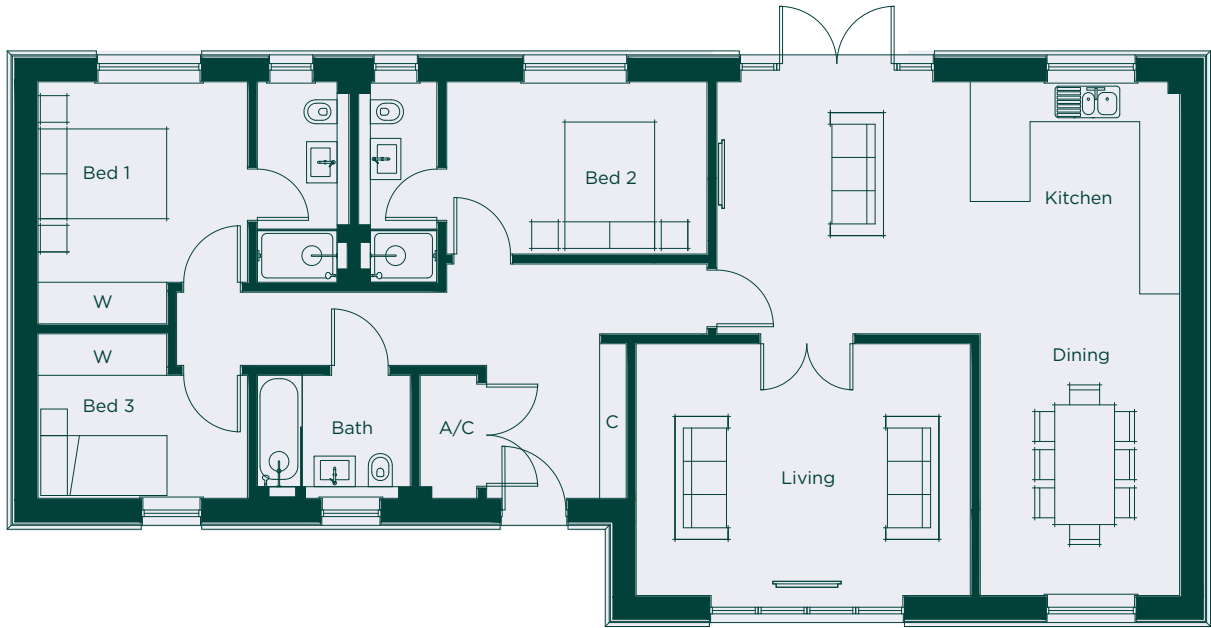
## SITE LAYOUT







# PLOT 1 SYCAMORE BARN



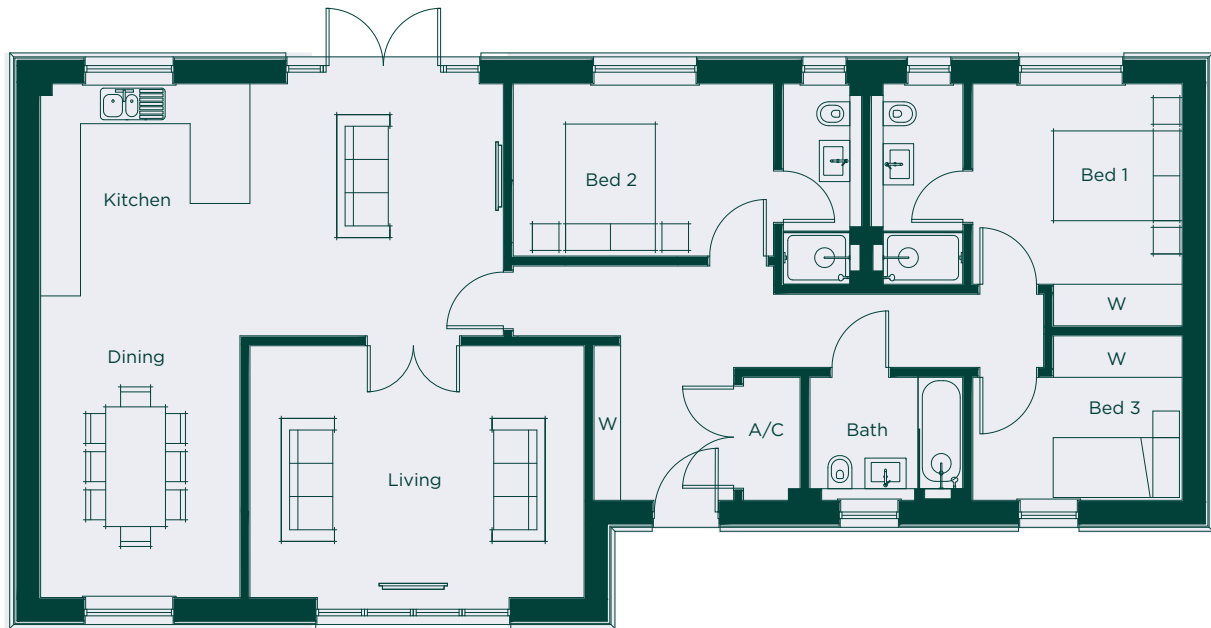
## DIMENSIONS

1 Plot 1 – 1287 sq ft

Kitchen Area:  
22'10" x 12'5" | 6.96m x 3.79m  
Dining Area:  
9'10" x 12'11" | 3m x 9.94m  
Living Area:  
16'6" x 12'5" | 5.03m x 3.79m

Bedroom 1:  
10'4" x 11'11" | 3.15m x 3.64m  
Bedroom 2:  
12'10" x 8'6" | 3.92m x 2.59m  
Bedroom 3:  
10'4" x 8'1" | 3.15m x 2.48m

PLOT 2 CYPRESS BARN



DIMENSIONS

- 2

Plot 2 – 1287 sq ft

**Kitchen Area:**  
22'10" x 12'5" | 6.96m x 3.79m

**Dining Area:**  
9'10" x 12'11" | 3m x 9.94m

**Living Area:**  
16'6" x 12'5" | 5.03m x 3.79m

- Bedroom 1:**  
10'4" x 11'11" | 3.15m x 3.64m

**Bedroom 2:**  
12'10" x 8'6" | 3.92m x 2.59m

**Bedroom 3:**  
10'4" x 8'1" | 3.15m x 2.48m

PLOT 3 MAPLE BARN



DIMENSIONS

- 3

Plot 3 – 1287 sq ft

**Kitchen Area:**  
8'4" x 14'7" | 2.55m x 4.45m

**Family Area:**  
10'7" x 12'6" | 3.22m x 3.8m

**Living Area:**  
13'3" x 20'7" | 4.05m x 6.27m

- Bedroom 1:**  
10' x 11'2" | 3.05m x 3.4m

**Bedroom 2:**  
13' x 11'4" | 3.95m x 3.45m

**Bedroom 3:**  
8'9" x 13' | 2.67m x 3.95m



# MANOR LIVERY LOCATION

The address is Manor Livery, Manor Road, Tatsfield, Westerham, TN16 2ND

**By car:** From the centre of the village, proceed east along Ship Hill to the crossroads. Turn left to head north onto Old Lane, then immediately bear right onto Ricketts Hill Road. After approximately 600 metres, turn right onto Manor Road, an unmade private road. The site is located on the right-hand side after a further 200 metres.

**On foot:** The site is accessible from the village centre via a pleasant walk of approximately 1.3km. Head north along Paynesfield Road and, after around 350 metres, turn right onto John's Road, a Public Right of Way bridleway. At the next junction, turn left, following the Public Right of Way footpath. After approximately 375 metres, this leads to Ricketts Hill Road. Carefully cross the road and continue for around 200 metres along Manor Road, where the site will be found on the right.



# THE TEAM BEHIND CHARTWELL

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, also a founding member of Chartwell, was responsible for successfully securing planning permission for Manor Livery and oversees all land purchases and new home sales within the company. A talented golfer and keen hockey player.



**Andrew Fenning**

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



**Richard Tuxford**

Richard was in charge of the architecture and design of Manor Livery. He enjoys fine dining.



**David James**

David is a chartered quantity surveyor who manages the resourcing and costs of all Chartwell Construction Projects. He is a fellow of both RICS and CIOB and often lectures at the local college. He likes golf and football.



**Andy Wilkins**

Andy was the Land and Planning manager on Chartwell's purchase of Manor Livery so delighted to see the project coming to life. He enjoys cricket and spending time with his young family.



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