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MELVILLE  
MEWS

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WARLINGHAM

CHARTWELL

UNLOCKING LAND | BUILDING BEAUTIFUL HOMES



## WHY IS THE DEVELOPMENT CALLED 'MELVILLE MEWS'?

*Warlingham Village School was formerly known as Farleigh Road School and opened in September 1912. Mr Melville Perry was the first headmaster to welcome children to the new school. It seems entirely fitting to name this new development as a legacy of Melville Perry's contribution to the Warlingham area.*

{ FIRST INTAKE OF CHILDREN, WARLINGHAM VILLAGE SCHOOL, 14TH SEPTEMBER 1912. }  
PICTURE COURTESY OF SURREY MUSEUM ARCHIVES.



“At Chartwell we take pride in every single property we build using the latest construction methods integrating bespoke features and technologies to provide beautiful homes throughout Surrey, Sussex and Kent.”

#### A BIT ABOUT MELVILLE MEWS

Chartwell are proud to present an exclusive development of twelve stunning apartments and two semi-detached family homes. Nestled in the heart of Warlingham, just a short distance from the picturesque village centre and with easy access to beautiful open greenbelt space, Melville Mews offers the very best of both worlds!

Bespoke designed kitchens, contemporary white sanitaryware, private allocated parking and landscaped communal gardens, are just some of the features which establishes Melville Mews as a place to live with special appeal.

#### A BIT ABOUT THE NEW DEVELOPMENT

The development is conveniently located a short walk from a number of shops and amenities including Tesco Express and Sainsbury's as well as a local pharmacy, Post Office and doctors' surgery. There are various pubs, cafes and eateries nearby including The Horseshoe, India Dining and Smoque Turkish Grill, to name a few.

#### CHARTWELL LAND & NEW HOMES LTD

Chartwell Land & New Homes Ltd is an active residential development company building beautiful homes throughout Surrey, Sussex and Kent.

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

Our dedicated after care team will be on hand to walk you through the workings of your new home prior to completion, and are there as a support should you have any questions or queries once you have moved in.

All of our new homes come with a 10 year Buildzone builders warranty giving the buyer the peace of mind to relax and enjoy their new home.

Melville Mews is built to the usual high Chartwell specification with the opportunity for early reservations to make bespoke choices (dependent on build stage at point of reservation).



Featured images are of recently completed developments, intended to show the high specification and finish of a new Chartwell Home.





“Melville Mews is an exclusive development of two houses and twelve flats nestled in the heart of Warlingham, boasting a tranquil setting and easy access to open greenbelt spaces.”



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# ATTENTION TO DETAIL

## KITCHENS

- Bespoke designed kitchen\*
- Induction hob
- Integrated extractor hood
- Integrated combination oven
- Integrated single oven
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer
- Stainless steel sink
- Matte black mixer tap\* (Quooker hot tap optional upgrade)
- Neff, Elica and CDA appliances (or similar)
- Quartz composite stone worktop with 100mm upstands\*
- Full height/width stone splashback in kitchen

## BATHROOMS & EN-SUITES

- Contemporary white sanitaryware
- Wall hung vanity units with storage under
- Fitted mirrors above sinks (700mm x 900mm as standard – full width optional upgrade)
- Gunmetal grey brassware and thermostatic showers (chrome option available)\*
- Slimline shower trays
- Contemporary Porcelanosa ceramic floor and wall tiles\*
- Fully tiled shower, half height to pan and basin walls, timber skirting to other wall
- Electric heated towel rails (colour to match brassware)

## HEATING & ELECTRICAL

- Underfloor heating throughout (radiators only to first floors in houses)
- Smart digital thermostats within habitable rooms\*\* (standard thermostat to landing in houses for first floor)
- Air Source Heat Pump with water cylinder (in houses)
- Exhaust Air Heat Pump with integrated water cylinder (in flats)
- 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 (communal aerial fitted to flats)
- Wired for BT Openreach Full Fibre to the premises
- Home network data points
- Fitted burglar alarms (Ground floor plots only)
- Colour video entry phone (doorbell only to flat 1 and houses)

## INTERNAL FIXTURES & FITTINGS

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

## EXTERNAL FEATURES

- Multipoint locking system to front doors
- Double doors to patios, and balconies (where applicable)
- Decorative patio/terrace lights (where applicable)
- Landscaped communal gardens
- Stone paving slabs to pathways and patios
- External communal lighting
- Private parking
- Secure communal bicycle storage
- Communal electric vehicle charging points (Pay as you go)
- Private electric vehicle charging points to houses

## OPTIONAL UPGRADES (SUBJECT TO COST)\*

- Quooker mixer hot tap
- CDA 300mm wide wine cooler
- Waterfall stone bar end (timber as standard)
- Full width fitted mirrors in bathrooms / en-suite
- Amtico Spacia flooring to Living, kitchen, hallway
- Carpet to bedrooms
- Full height fitted wardrobes to bedroom 1
- Fitted burglar alarm (1st and 2nd floors)

## 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.



# LIVING IN WARLINGHAM

Enjoying life to the full begins when you have somewhere special to call home. The charming, historic village of Warlingham is one of the more desirable residential locations in the Surrey Downs with its small and friendly community.

This picturesque village offers a variety of local independent businesses, amenities, restaurants and gastro pubs all on the cusp of the beautiful Surrey countryside making Warlingham the ideal spot for those who enjoy the outdoors.

Located less than 5 miles from the M25 and M23, Warlingham offers easy access to both Gatwick and Heathrow airports as well as the whole of the South-East of England right down to the coast.

Warlingham is popular with commuters too as there are regular services from Upper Warlingham\* and Whyteleafe† train stations with trains direct into London Victoria and London Bridge in around 29 minutes and East Croydon in 12 minutes\*\*.

Families are drawn to the area, with its choice of excellent primary and secondary schools in the private and state sectors.

The area also benefits from a selection of recreational and leisure facilities. These include leisure centres in Oxted and Caterham as well as cricket, football, rugby, tennis and squash clubs in Warlingham. There is also a choice of stunning local golf clubs.



\* Upper Warlingham Station  
0.6 miles (2 minutes by car,  
14 min walk)  
† Whyteleafe Station  
0.8 miles (3 minutes by car,  
15 min walk)  
\*\* thetrainline.com



# SITE LAYOUT



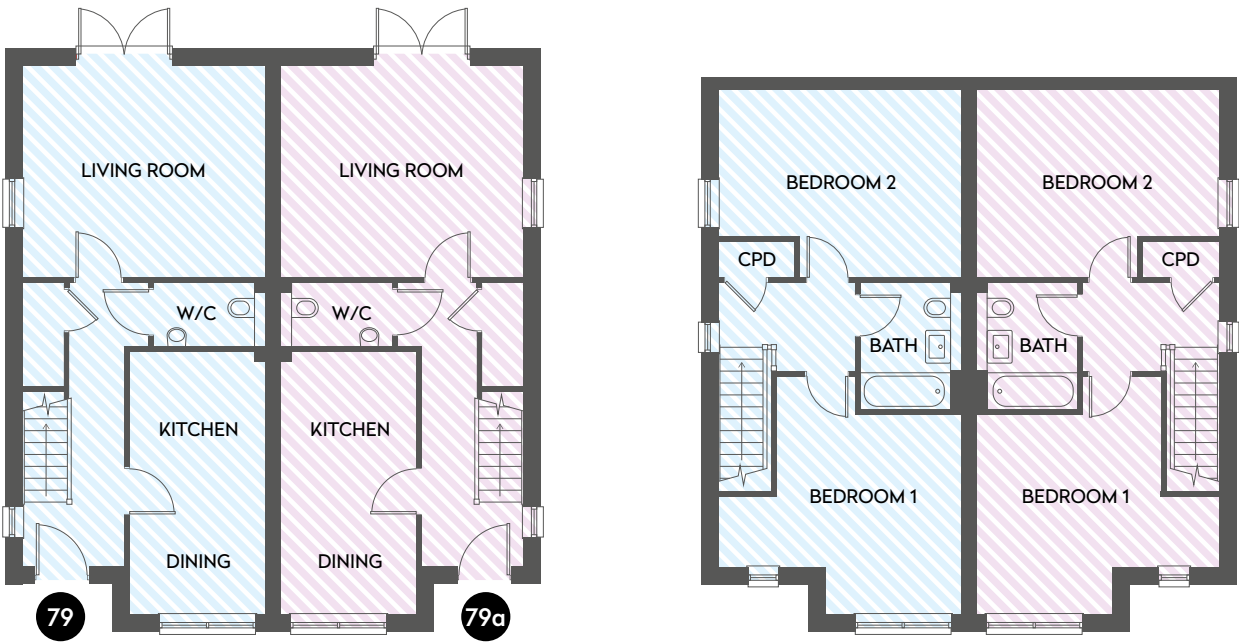


*Picturesque Warlingham offers a variety of local businesses, amenities, restaurants and gastro pubs all set within the beautiful Surrey countryside. An ideal place for those who enjoy being outdoors.*

Disclaimer:  
The image is a CGI image to be used as a guide only  
as final finishes may differ when the build is complete.



SEMI-DETACHED HOUSES



PROPERTY 79		PROPERTY 79a	
Living Room 14' 10" x 12' 11" / 4.53 x 3.95m	Bedroom 1 12' 2" x 11' 3" / 3.72 x 3.43m	Living Room 14' 10" x 12' 11" / 4.53 x 3.95m	Bedroom 1 12' 2" x 11' 3" / 3.72 x 3.43m
Kitchen/Dining 16' 2" x 8' 3" / 4.92 x 2.51m	Bedroom 2 14' 10" x 10'* / 4.53 x 3.04m*	Kitchen/Dining 16' 2" x 8' 3" / 4.92 x 2.51m	Bedroom 2 14' 10" x 10'* / 4.53 x 3.04m*
TOTAL SPACE 87.1m <sup>2</sup> / (938sqft) * Maximum		TOTAL SPACE 87.1m <sup>2</sup> / (938sqft) * Maximum	

“Melville Mews is built to the usual high Chartwell specification with the opportunity for early reservations to make bespoke interior design choices.”



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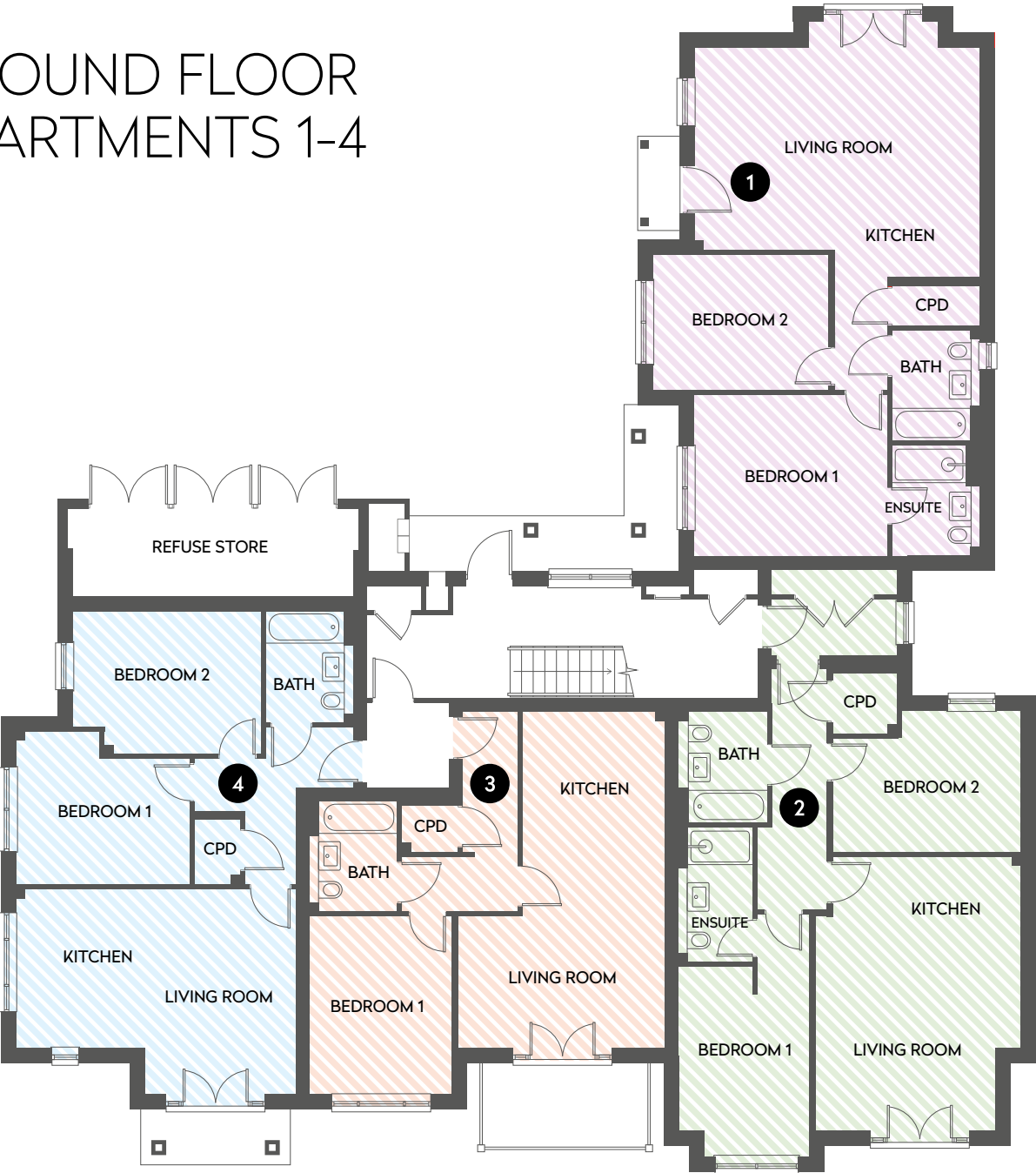


*Located less than five miles from the M25 and M23, Warlingham offers easy access to both Gatwick and Heathrow airports as well as the whole of the South-East coast of England.*

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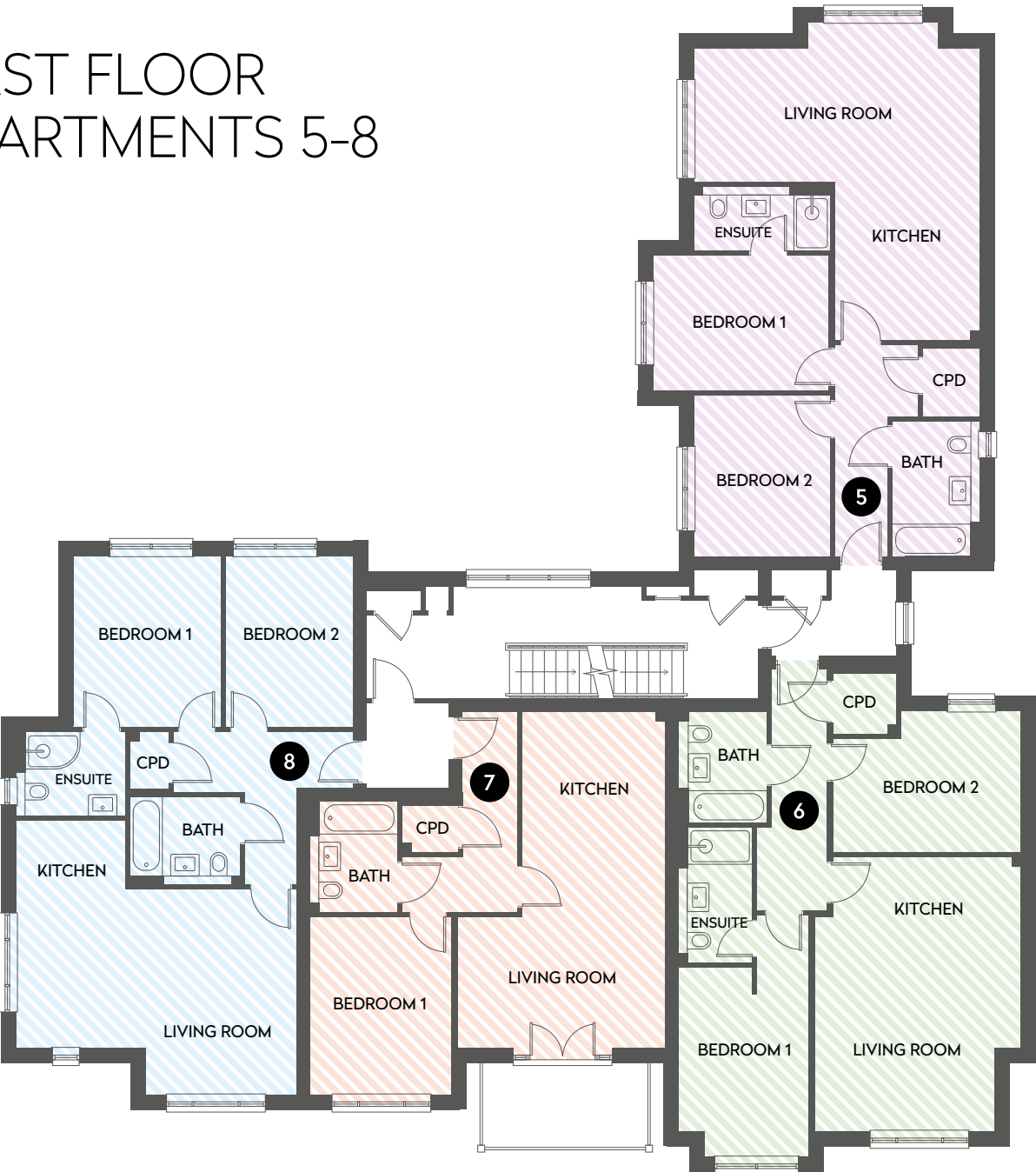


GROUND FLOOR  
APARTMENTS 1-4



APARTMENT 01	APARTMENT 02	APARTMENT 03	APARTMENT 04
Living Room 20' 2" x 14' 3" / 6.15 x 4.35m*	Living Room 12' 8" x 10' 10" / 3.86 x 3.31m	Living Room 14' 7" x 9' 3" / 4.45 x 2.81m	Living Room 14' 6" x 10' 7" / 4.42 x 3.23m
Kitchen 10' 2" x 8' 10" / 3.09 x 2.70m	Kitchen 14' 6" x 8' 6" / 4.42* x 2.60m	Kitchen 14' 7" x 10' / 4.45 x 3.05m	Kitchen 11' 2" x 9' 3" / 3.40 x 2.81m
Bedroom 1 13' 7" x 11' 4" / 4.15 x 3.45m	Bedroom 1 11' 5" x 9' 1" / 3.48 x 2.78m	Bedroom 1 12' 6" x 9' 11" / 3.82 x 3.03m	Bedroom 1 12' 3" x 8' 9" / 3.72 x 2.68m
Bedroom 2 12' 5" x 9' 6" / 3.77 x 2.89m	Bedroom 2 13' 3" x 9' 11" / 4.03 x 3.02m		Bedroom 2 13' 3" x 10' / 4.04 x 3.06m
TOTAL SPACE 72.7m <sup>2</sup> / (783sqft)	TOTAL SPACE 76.4m <sup>2</sup> / (822sqft)	TOTAL SPACE 53.0m <sup>2</sup> / (570sqft)	TOTAL SPACE 62.6m <sup>2</sup> / (674sqft)
* Maximum	* Maximum		

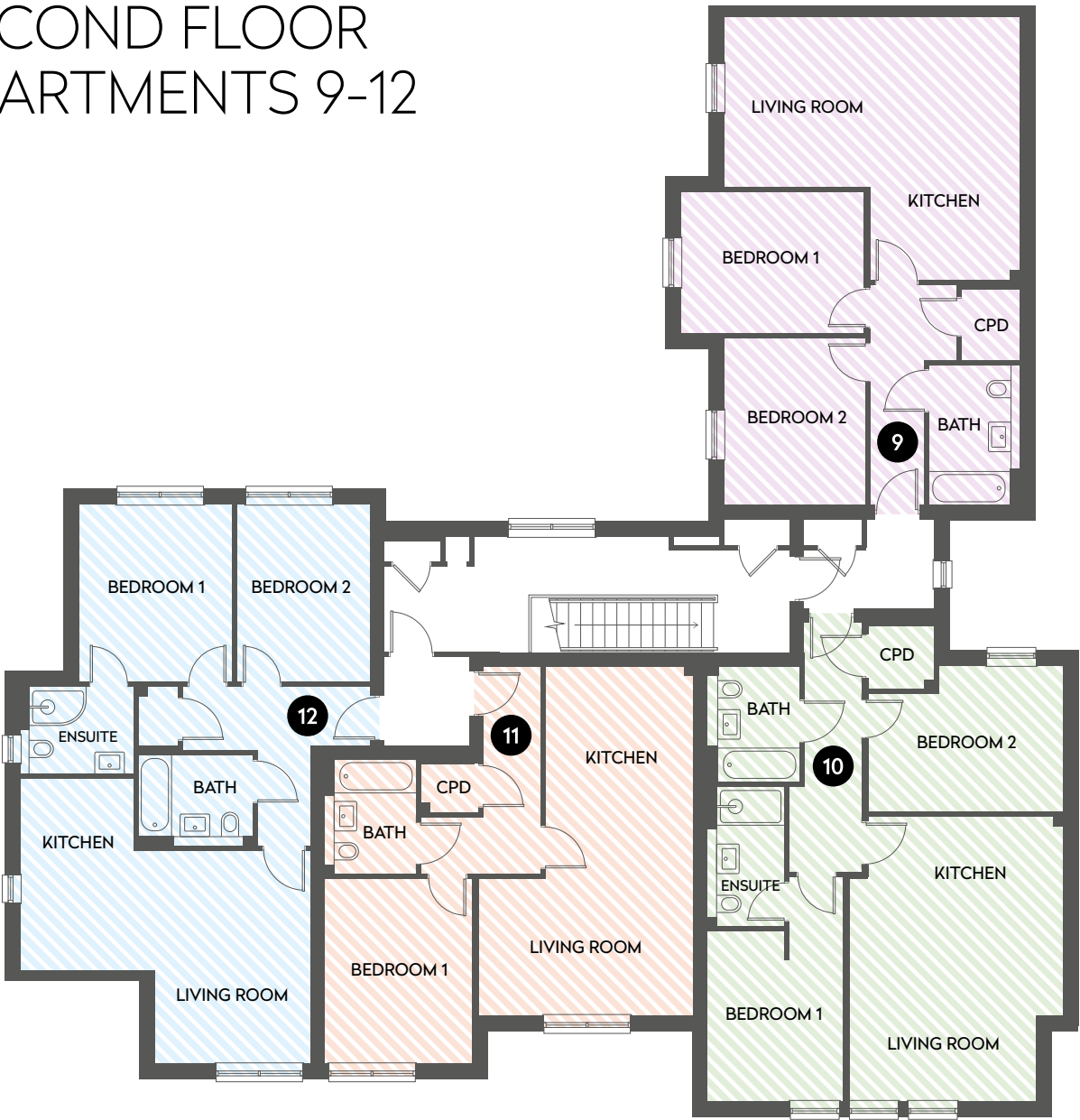
FIRST FLOOR  
APARTMENTS 5-8



APARTMENT 05	APARTMENT 06	APARTMENT 07	APARTMENT 08
Living Room 20' 2" x 11' 2" / 6.15 x 3.41m*	Living Room 12' 8" x 10' 10" / 3.86 x 3.30m	Living Room 14' 7" x 9' 3" / 4.45 x 2.81m	Living Room 14' 6" x 12' 2" / 4.42 x 3.72m*
Kitchen 10' 11" x 10' 2" / 3.32 x 3.09m	Kitchen 14' 6" x 8' 6" / 4.42 x 2.60m	Kitchen 14' 7" x 10' / 4.45 x 3.05m	Kitchen 16' 1" x 7' 7" / 4.90* x 2.32m
Bedroom 1 12' 5" x 9' 6" / 3.77 x 2.89m	Bedroom 1 11' 5" x 9' 1" / 3.48 x 2.78m	Bedroom 1 12' 6" x 9' 11" / 3.82 x 3.03m	Bedroom 1 12' 1" x 10' 4" / 3.68 x 3.16m
Bedroom 2 11' 4" x 9' 7" / 3.45 x 2.91m	Bedroom 2 13' 3" x 9' 11" / 4.03 x 3.02m		Bedroom 2 12' 1" x 9' / 3.68 x 2.74m
TOTAL SPACE 72.7m <sup>2</sup> / (783sqft)	TOTAL SPACE 70.6m <sup>2</sup> / (760sqft)	TOTAL SPACE 53.0m <sup>2</sup> / (570sqft)	TOTAL SPACE 70.0m <sup>2</sup> / (753sqft)
* Maximum			* Maximum



SECOND FLOOR  
APARTMENTS 9-12



APARTMENT 09	APARTMENT 10	APARTMENT 11	APARTMENT 12
Living Room 10' 8" x 10' 1" / 3.24 x 3.06m	Living Room 12' 8" x 10' 10" / 3.86 x 3.31m	Living Room 14' 7" x 9' 3" / 4.45 x 2.81m	Living Room 14' 6" x 12' 2" / 4.42 x 3.72m*
Kitchen/Dining 16' 6" x 10' 2" / 5.03* x 3.09m	Kitchen 14' 6" x 8' 6" / 4.42* x 2.60m	Kitchen 14' 7" x 10' / 4.45 x 3.05m	Kitchen 12' 1" x 7' 7" / 3.69 x 2.32m
Bedroom 1 12' 5" x 9' 6" / 3.77 x 2.89m	Bedroom 1 9' 7" x 9' 1" / 2.91 x 2.78m	Bedroom 1 12' 6" x 9' 11" / 3.82 x 3.03m	Bedroom 1 12' 1" x 10' 4" / 3.68 x 3.16m
Bedroom 2 11' 4" x 9' 7" / 3.45 x 2.91m	Bedroom 2 13' 3" x 9' 11" / 4.03 x 3.02m*		Bedroom 2 12' 1" x 9' / 3.68 x 2.74m
TOTAL SPACE 64.1m <sup>2</sup> / (690sqft)	TOTAL SPACE 69.3m <sup>2</sup> / (746sqft)	TOTAL SPACE 53.0m <sup>2</sup> / (570sqft)	TOTAL SPACE 66.0m <sup>2</sup> / (710sqft)
* Maximum	* Maximum		* Maximum

LOCATION



Address

MELVILLE MEWS  
81FARLEIGH ROAD,  
WARLINGHAM CR6 9EJ

The property is located on Farleigh Road adjacent to Warlingham Village Primary School, conveniently located within walking distance to Warlingham Village Centre.

HOW TO FIND MELVILLE MEWS:  
Travelling east from Warlingham Village Green, turn left at The White Lion Pub, onto Farleigh Road. You will find Melville Mews located 0.3 miles on the left-hand side, just before Warlingham Village School.







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