



The Paddocks

OLDENCRAIG MEWS
LINGFIELD

CHARTWELL

UNLOCKING LAND | BUILDING BEAUTIFUL HOMES



The Paddocks

Oldencraig Mews is the landmark development by renowned local developers, Chartwell Land & New Homes Ltd, offering a rare opportunity to own a home in a secluded and picturesque setting near the village of Lingfield.

This exclusive collection features 24 individually designed houses set within 21 acres of lush woodland and meadowland, teeming with wildlife. The highly anticipated final phase, The Paddocks, presents four exquisite five-bedroom detached properties. Formerly the land was occupied by a world-renowned Equestrian Centre called 'Oldencraig', which hosted a number of prestigious events visited by a number of Olympic horse riders. In homage to its rich history, the final four houses are named to reflect the site's prestigious equestrian past.

Oldencraig Mews's charm lies in its tranquil rural surroundings within the heart of the Greenbelt. Chartwell Land & New Homes Ltd has adopted an environmentally friendly approach, emphasizing the protection and enhancement of this beautiful countryside, which residents can directly enjoy. Special care has been taken to preserve the local swan habitat, a cherished feature of the area.



Specification

Kitchen

- Bespoke designed kitchen
- Wide format 800mm wide induction hob
- Integrated venting hob (dependant on layout)
- Built-in combination oven
- Built in single oven
- American style fridge/freezer
- Integrated dishwasher
- Separate utility room with spaces for free-standing washing machine and tumble dryer
- Stainless steel sink
- Franke mixer tap (colour to match handleless rail)
- Neff or Siemens integrated appliances
- Quartz composite stone worktop with upstands in kitchens

Bathrooms and En-suites

- Contemporary white sanitaryware
- Wall hung vanity units with storage under
- Matte black brassware and thermostatic showers
- Slimline shower trays
- Contemporary ceramic floor and wall tiles
- Fully tiled shower enclosures, half height tiling around baths. Half height tiling to basin and pan walls. Tiled skirting to other walls
- Electric heated towel rails

Heating and Electrical

- Underfloor heating throughout
- Smart digital thermostats within habitable rooms (for underfloor heating)**
- Air source heat pumps
- Intermittent extractor fans within bathrooms and utilities

- LED recessed downlights to master bedroom, kitchen, bathrooms and hallway
- Pendant lighting to bedrooms
- Mains operated smoke detectors
- Matte black switches and sockets to visible areas
- Wired for BT Fibre
- Pre-wired for TV aerial fitted in loft area
- Home network data points
- Fitted burglar alarms

Internal Fixtures and Fittings

- Modern style doors
- Modern stepped skirting and architraves
- Matte black door furniture
- Upgrade option for full height fitted wardrobes to bedrooms 1 & 2
- Landing storage cupboards with fitted shelf
- Double glazed windows
- Upgrade option for fitted Amtico flooring to hallway, kitchen and living areas
- Upgrade option for fitted carpet to bedrooms, stairs and landing

External Features

- Multipoint locking system to front doors
- Large bi-fold doors to patios (dependant on layouts)
- Decorative patio/terrace lights (where applicable)
- Flagstone paving slabs to pathways and patios
- Provision for EV charge supply points (ready for final connection by others)

Warranty

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



** Subject to internet connection and/or subscription.

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.



The Farriers

The Gallops

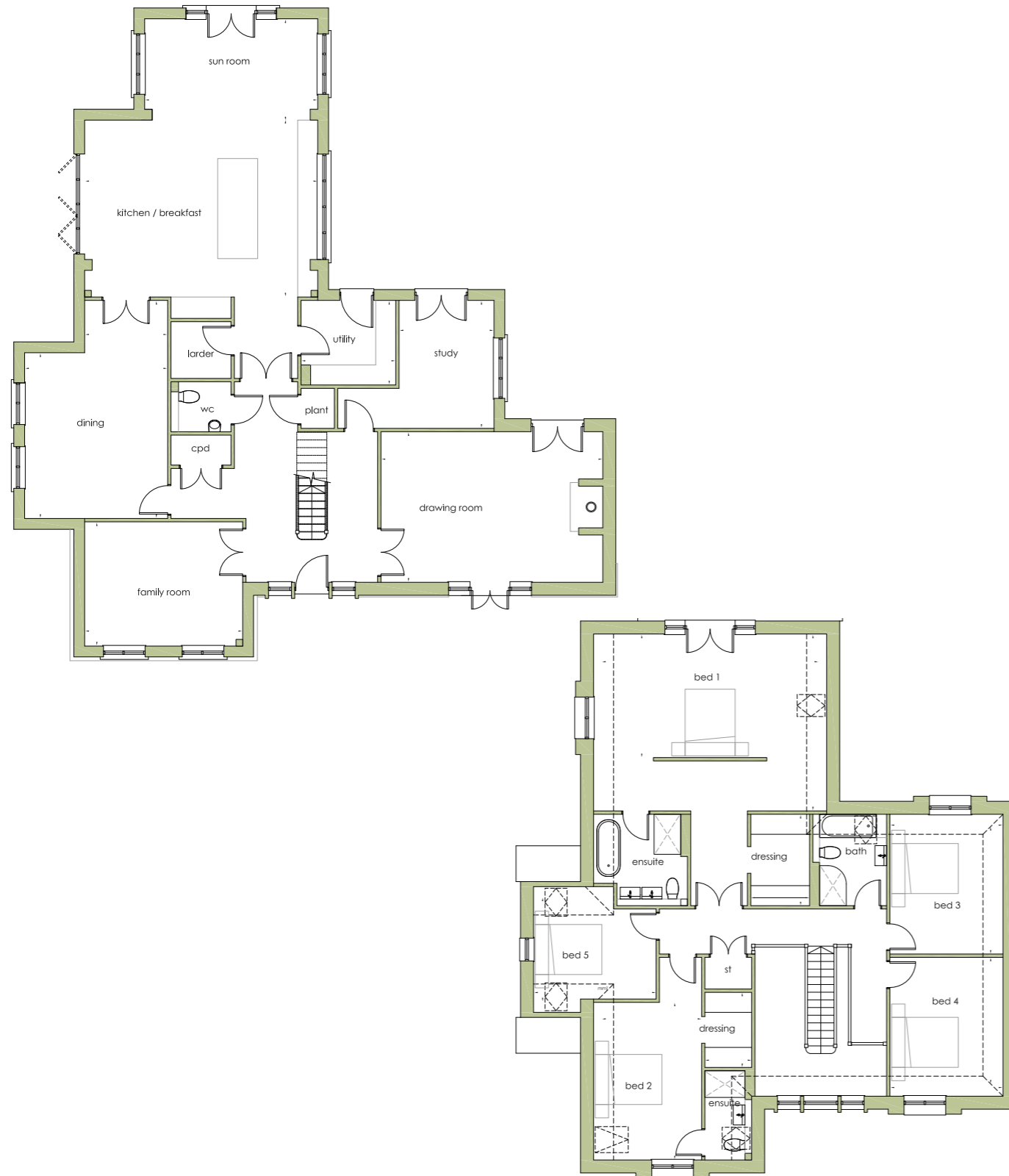
Bridle Barn

Chestnut Barn



The Paddocks

The Farriers

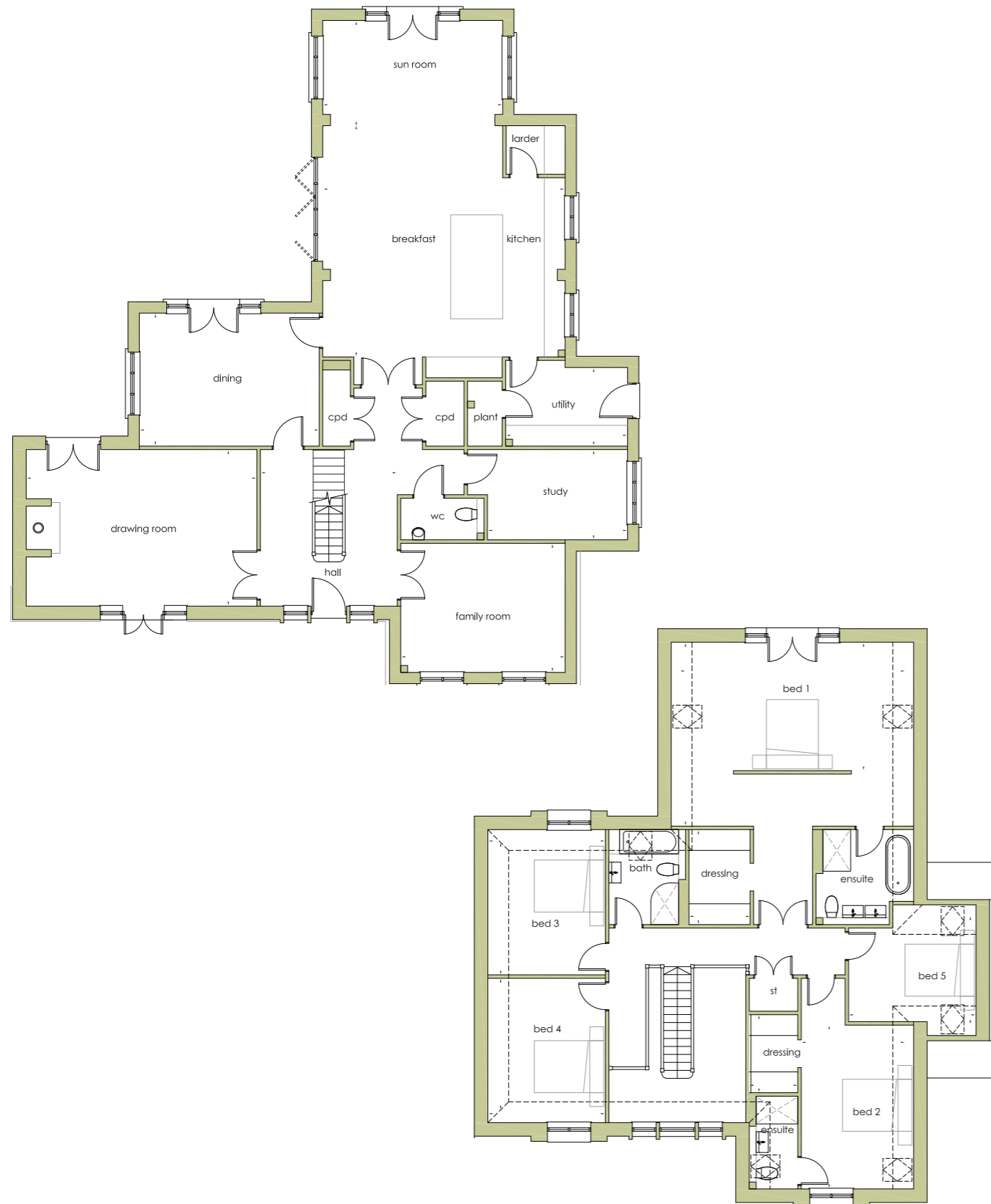


Kitchen / Breakfast	6.94m	x	5.28m	22'9	x	17'4
Sun Room	5.14m	x	3.01m	16'10	x	9'11
Dining Room	4.24m	x	6.49m*	13'11	x	21'4*
Drawing Room	6.60m	x	4.47m	21'8	x	14'8
Family Room	4.69m	x	3.68m	15'5	x	12'1
Study	2.79m	x	3.79m	9'2	x	12'5
Utility	2.79m	x	2.49m	9'2	x	8'2
Bedroom One	6.47m	x	5.26m*	21'3	x	17'3*
Dressing Room	1.73m	x	2.70m	5'8	x	8'10
Bedroom Two	2.97m	x	4.69m	9'9	x	15'4
Dressing Room	1.37m	x	2.22m	4'6	x	7'3
Bedroom Three	3.34m	x	3.79m	10'11	x	12'5
Bedroom Four	3.34m	x	3.76m	10'11	x	12'4
Bedroom Five	3.64m	x	3.10m	11'11	x	10'2

Gross internal floor area
 336 sqm 3616 sq ft
 Car Barn
 33.45 sqm 360 sq ft
Total
 369.45 sqm 3976 sq ft

* at the maximum measurement

The Gallops

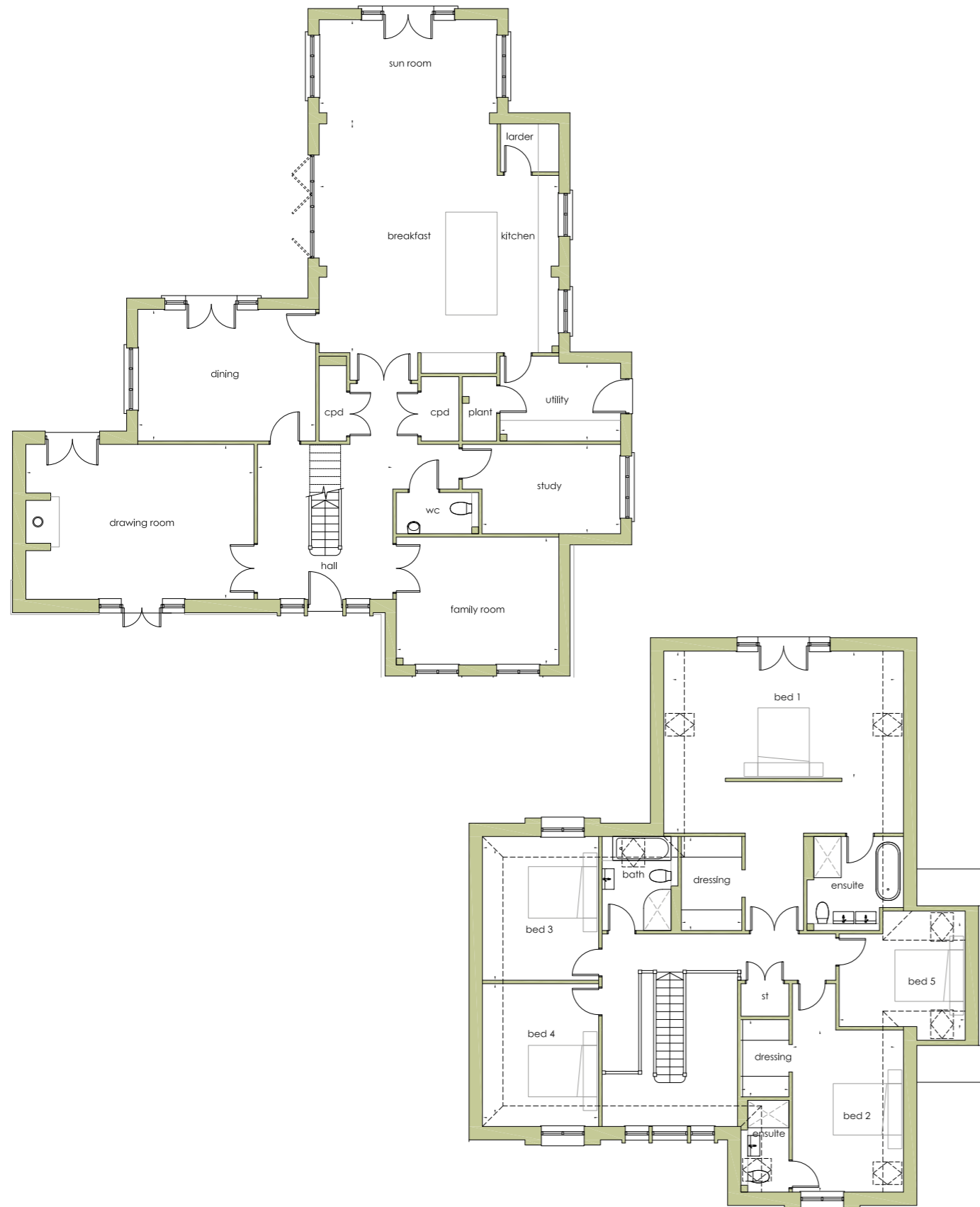


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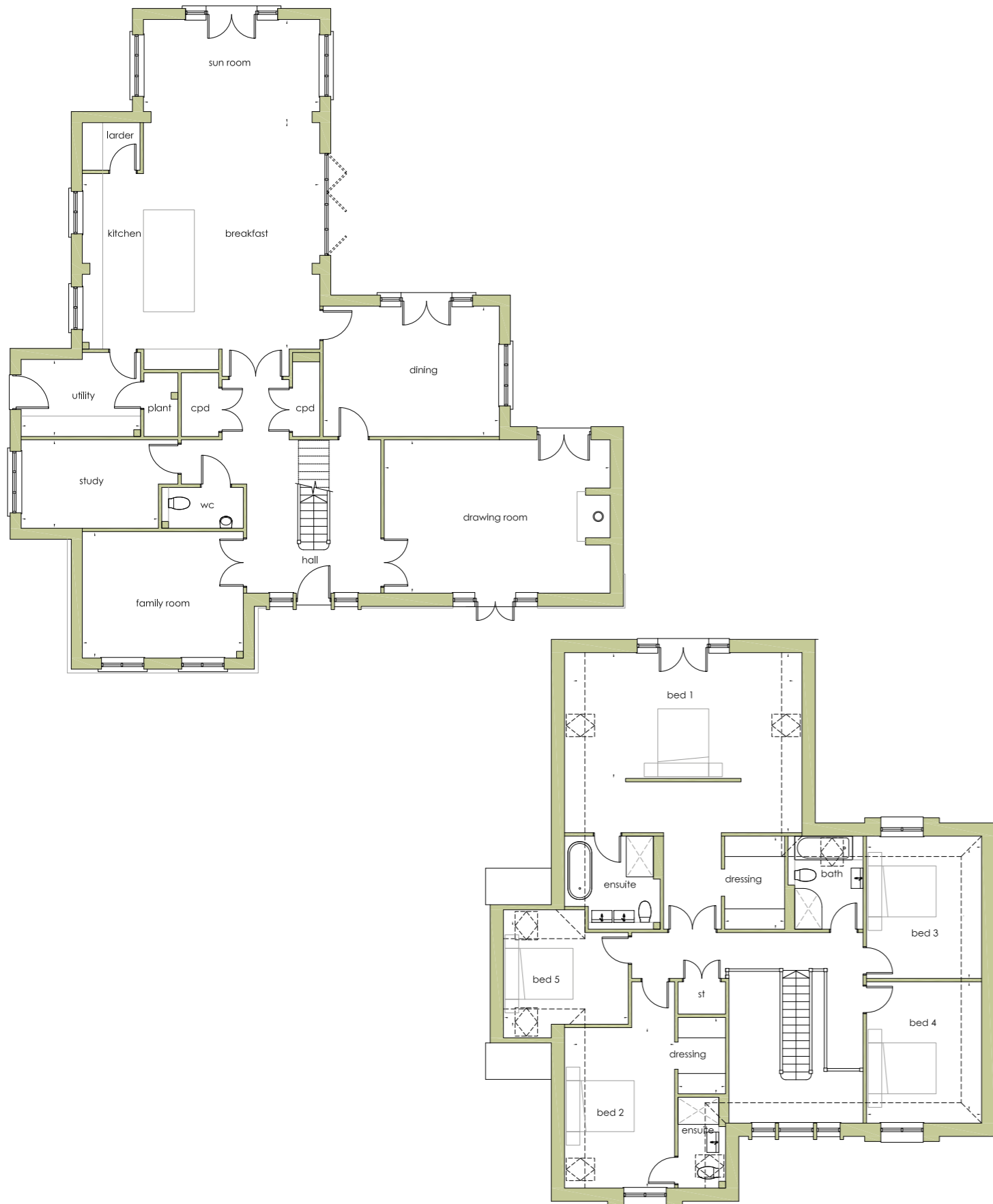


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Family Room	4.69m	x	3.68m	15'5"	x	12'1"
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Lingfield is a pretty equestrian village combining countryside, horse racing, a plethora of Tudor architecture and its very own 'Village Cage'

The Village of Lingfield, in the south east corner of Surrey abutting Kent and West Sussex is surrounded by areas of beautiful greenbelt countryside.

The village centre boasts good local shopping, with a combination of independent traders and larger grocery stores. There are three pubs, two golf courses and several highly regarded restaurants in the village too. The village proudly achieved its Fairtrade status nearly 20 years ago.

Within walking distance of The Paddocks, on Tandridge Lane, is The Red Barn a wonderful pub in a 500 year old barn serving fresh seasonal food and an array of drinks.

The village has a great sense of community and runs many events including Lingfest, a family led festival which welcomed over 3000 festival goers in 2019, and the annual Edenbridge & Oxted Agricultural Show, which celebrated its 170th anniversary in 2017 and attracts over 45,000 visitors over the August Bank Holiday.

Close to the centre of the village are the Lingfield Nature Reserves, a 26-acre site which is a mixture

of meadows, hedges and woodland copses and also boasts a wetland area, an orchid and wildflower meadow and a butterfly garden. The public have free access to the Reserves for country walks, picnics and nature trails.

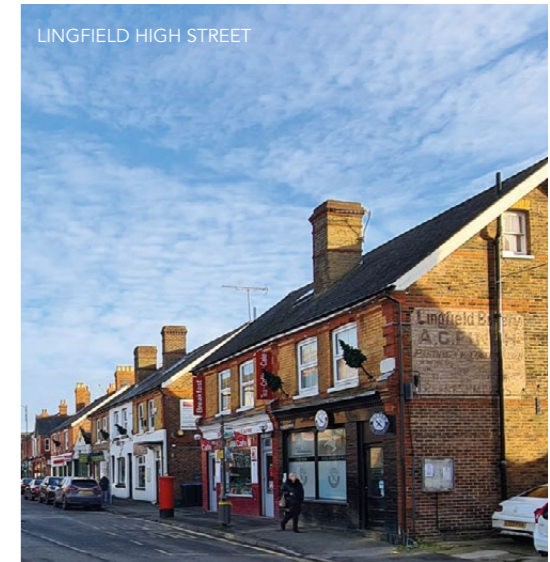
When you think of Lingfield you cannot help but think of Lingfield Park or "Lovely Lingfield", as it is often referred to by the racing fraternity. Home to the famous racecourse and one of the oldest in the country, it holds regular race meetings and combines national hunt and flat racing.

The village has a centrally located primary school and the highly regarded Lingfield College Independent Day School, a fully co-educational, independent school for children aged 2-18, set in 40 acres is situated on the edge of the village.

A prime location for commuters looking to avoid the village's busier neighbouring towns, Lingfield's mainline station offers direct services to East Croydon, London Bridge and Victoria. The nearby M25 can be accessed at Godstone, providing easy access to London, Brighton and Gatwick airport.



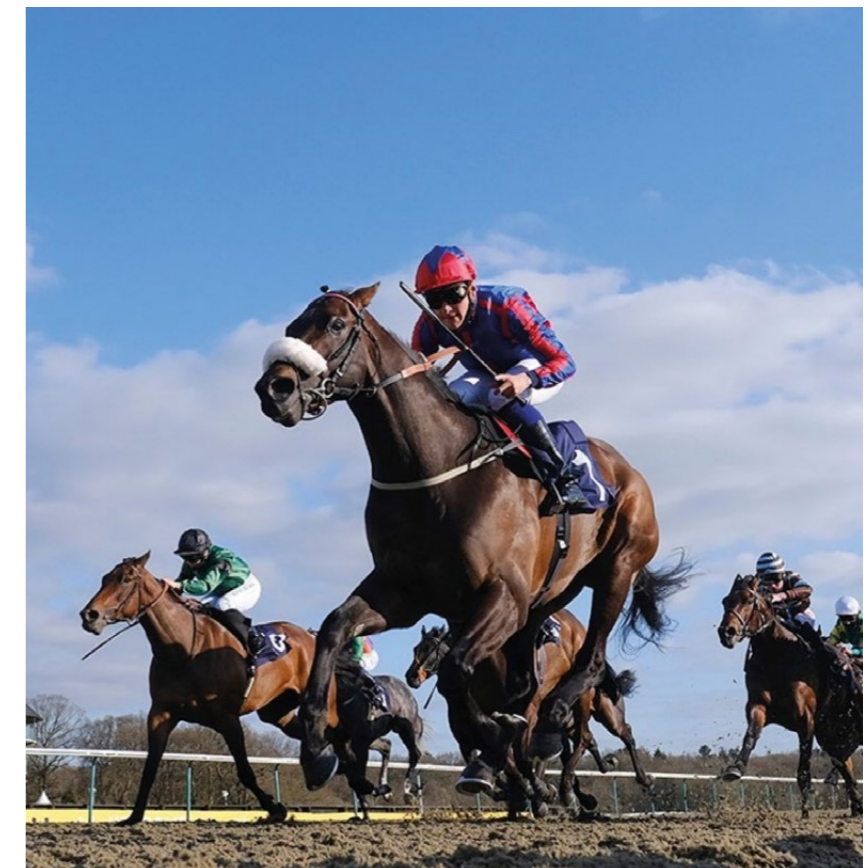
CHURCH GATE, LINGFIELD



LINGFIELD HIGH STREET



THE RED BARN





DIRECT TRAIN TIMES FROM LINGFIELD STATION



DISTANCE FROM THE PADDOCKS





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robertleech.com

CHARTWELL
UNLOCKING LAND | BUILDING BEAUTIFUL HOMES

Hamptons
THE HOME EXPERTS

**Robert
Leech.** 

JUNE 2024