



THE OAKS

BLUEHOUSE LANE, OXTED, SURREY

JUST THREE SPACIOUSLY
ARRANGED EXECUTIVE NEW HOMES



A DESIRABLE LOCATION



INTRODUCING BLUEHOUSE LANE

These three luxury homes are located in the heart of Oxted, a quaint town in Surrey that nestles itself into the base of the North Downs, approximately 30 minutes from London. A privileged lifestyle comes with this combination of impressive homes and a picturesque location, making Bluehouse Lane an attractive prospect for commuters, families, and everyone in between.

OXTED - A TOWN WITH FLAIR

Oxted has a huge amount to offer its residents, including a pretty high street filled with characterful Tudor buildings and a host of useful amenities, from Waitrose to Boots. This town also boasts its own boutique cinema showing all the new releases with the added bonus of an accompanying wine bar. A short walk from here is the Tandridge Trust Leisure Centre, which provides a pool, a gym and fitness classes. For drinks and a bite to eat you're spoilt for choice, with four enticing pubs and a range of restaurants and cafés to while away the hours with family and friends. Shopping opportunities are also abundant; Sevenoaks and East Grinstead are both within 12 miles of the homes, or the spoils of London are never far away.

OUT IN THE OPEN AIR

With delightful scenery surrounding Oxted and Limpsfield on all sides, residents will quickly become accustomed to countryside living - long winter walks and beautiful summer picnics will be your bread and butter. Master Park in Oxted is a great place to take children to play and is host to a number of annual events,

like the Oxted Beer & Music Festival. Two miles east is Limpsfield Common - perfect for getting a view of the local wildlife while strolling in the fresh air. Slightly north of Oxted is Titsey Place and Gardens, a 16th Century manor house and one of the largest surviving estates in Surrey. There are also at least three golf courses nearby, a good way to take in the scenery whilst exercising some friendly rivalry. There is certainly no shortage of things to see and do in this part of the world.

FAMILIES CAN FLOURISH

Those thinking of moving their family to Oxted will be comforted by the excellent range of educational facilities available here. Oxted Pre-School and Woodlands Day Care cater for youngsters, while St Mary's C of E Junior School or Limpsfield C of E Infants School are two nearby primary schools. Hazlewood is an independent school for children aged 3-13 years, and Oxted School is the main secondary school in the town.

QUICK COMMUNICATIONS

Oxted is only 23 miles from Central London - a commuter's dream. An efficient train station in the town centre offers direct trains to London Bridge in 33 minutes, or London Victoria in 39 minutes and also has lines to East Grinstead and Uckfield. There are very convenient road links here too, with the A25 close at hand, leading to the M25. Air travel is also easy, as Gatwick Airport is a mere 13 miles from the homes, allowing residents a straightforward start to any holiday or business trip.





Previous Whelan Homes development



KITCHEN

- A high quality Italian shaker-style kitchen with a classic smooth painted finish accompanied with composite stone surfaces, upstands and splashbacks.
- Miele dishwasher; steam oven, warming drawer; induction hob, self-cleaning standard oven, microwave and an AEG wine cooler and a Siemens American style fridge freezer including ice and water dispenser.
- Quooker polished chrome combination boiling water and mixer tap with hose spray.
- Free Standing Bosch washing machine and condensing tumble dryer to utility room, together with stainless steel sink and chrome mixer tap.
- Porcelanosa large format floor tiles.

BATHROOM & EN SUITES

- Quality Duravit white sanitaryware and vanity units, together with award winning Vado chrome fittings and thermostatic showers (vanity unit not applicable to bedroom 3 en suite in Plots 1 and 2).
- Heated chrome towel rails.
- Illuminated mirrors with integrated shaver point.

HEATING

- Remote control heating system via mobile phone.
- Underfloor heating to complete house (wet system), with individually zoned areas controlled by digital thermostats, with the exception of Bedroom 2 where the heating is by conventional radiators.
- Energy efficient Worcester Bosch gas boiler.

- Worcester Bosch solar thermal roof panel.
- Pressurised hot and cold mains pressure water system.

ELECTRICAL & LIGHTING

- Lutron lighting in Living Room, Master Bedroom, Master En Suite and external lighting is capable of being controlled remotely.
- Recessed chrome LED energy saving dimmable downlights in Kitchen, Dining Area, Master Bedroom, Bedroom 2, Bathrooms, Entrance Hall and Staircase areas.
- Hard wired computer point in Kitchen, Study and Master Bedroom.
- Freeview television system to all habitable rooms is provided, complete with aerial. Also, HD digital compliant cabling is provided for future connection to cable/satellite provider.
- USB charging facility provided in all habitable rooms.
- Virgin Media and British Telecom will be provided for the purchaser to subscribe to, if required, upon completion.
- Electronically remote controlled roof windows.

INTERIOR FINISHES

- Porcelanosa ceramic floor tiling to entrance hall, kitchen, dining area, utility room, cloakroom, bathrooms and shower rooms. Carpet/wood flooring to remainder of house.
- Porcelanosa ceramic wall tiling to cloakroom, bathroom and shower rooms.
- 44mm thick solid oak veneer doors, together with satin chrome door furniture. Glazed doors to living room and dining area.
- Feature oak staircase, including treads and risers.

- Fitted wardrobes to all bedrooms.
- Multi-fuel stove in living room.
- Satin chrome switch plates (except in cupboard areas and garage).
- White finished moulded skirting and co-ordinating architraves.
- Cornice and coving throughout (except wet areas).

EXTERNAL FEATURES

- Landscaped front and rear gardens.
- Raised rear terrace area with feature balustrade and steps down to garden on Plots 1 and 2. Rear patio area to Plot 3.
- Block paved front forecourt area with space for parking, together with energy efficient bollard lighting.
- Tandem garage to Plots 1 and 2, double garage to Plot 3, all with Secured by Design compliant powder coated electric roller shutter doors, with remote control.
- External tap to front and rear of each house.
- External lighting and power sockets.

SECURITY & PEACE OF MIND

- Security camera is provided to the front door area, linked to mobile telephone.
- Hard wired alarm system, with external alarm box/strobe light.
- Mains operated smoke and carbon monoxide detectors.
- UPVC double glazed casement windows with feature leaded light perimeter detail.
- Multi-point locking system to front door.

AFTERCARE

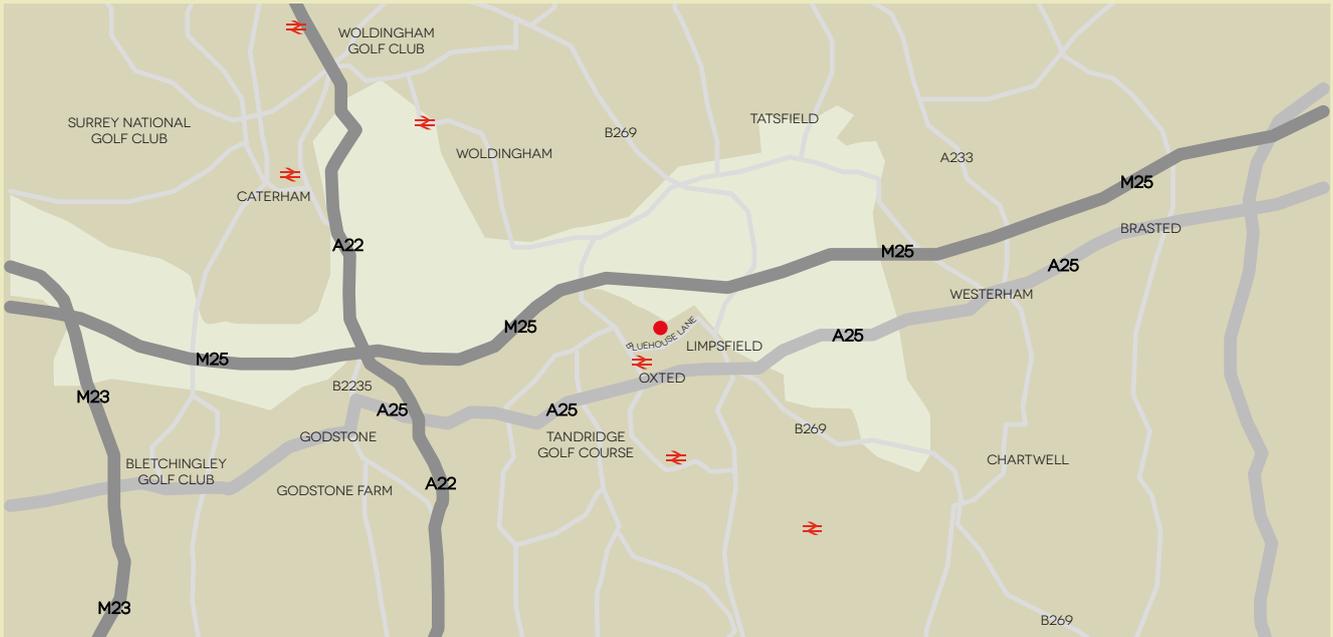
- 10 Year LABC warranty.
- 2 Year JPWhelan Homes warranty.
- 2 Year British Gas boiler cover.





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