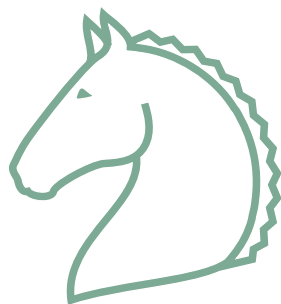


contemporary

2 & 3
BEDROOMS

Country
Living

modern



FAMILY

MEWS

community

SURREY



BRIGHT

SPACIOUS

high
quality

private gardens



VILLAGE

RH7

LINGFIELD

Racecourse

GATED



OPEN
spaces

RACING

VERSATILE

GNINUNTS



A22

St. Peter &
St. Paul

houses

six



Made For You

Majors Mews has arrived to Lingfield.
A collection of six stunning two and three
bedroom houses.

All furniture is computer generated

The homes provide generous contemporary living spaces within a versatile village living location.

Kitchen



Perfectly nestled behind Lingfield High Street, Majors Mews combines a mix of two and three bedroom terrace and end-of-terrace houses. The homes provide generous contemporary living spaces set within a versatile village location.

Each home has been carefully designed and crafted to ensure natural light floods through the rooms.

To the ground floor, the accommodation comprises, modern kitchens fashioned with quartz worktops, grey floors and wall cabinets and AEG integrated appliances. Spacious open-plan dining/living rooms all benefit from direct access through double doors to the private gardens.

All furniture is computer generated



Reception room



WC



Master bedroom



To the first floor are the luxurious bedrooms, the master of which benefits from an en-suite. All bedrooms are carpeted and the family bathrooms come with a modern, three piece suite. All homes are offered with underfloor heating throughout, private parking (selected homes also have covered parking) and a 10 year build warranty.

The image shows a bright, modern interior space, likely a hallway or entrance area. On the left, there is a white door with a small square window and a silver handle. The floor is made of light-colored wood planks. A brown doormat is placed in front of the door. To the right, a staircase with a wooden handrail and white balusters leads upwards. The walls are a neutral, light color, and the ceiling has recessed lighting. A green semi-transparent box is overlaid on the right side of the image, containing the text 'Specification' and a paragraph about natural light.

Specification

Each home has been carefully designed and crafted to ensure natural light floods through the rooms.



Bathroom



Kitchen

- Quartz worktops and grey cabinets
- AEG oven, hob, integrated washer/dryer, dishwasher & fridge/freezer
- Undermounted sink
- Monobloc taps

Shower/Bathrooms

- Wall hanging basins
- Grohe Eurocube taps & thermostatically controlled shower
- Grey/Kursaal slate wall/floor tiles

Heating

- Underfloor heating (ground & first floor)
- Bosch combination boilers

Windows, Doors & Internal Security

- Colour coded cream UPVC windows, soffits & fascias
- Dordogne internal doors
- Brushed chrome ironmongery
- Lacquered engineered wood flooring to entrance hall & lounge/diner
- Carpet to stairs, landing & bedrooms

Electrical & Lighting

- Brushed chrome LED downlights
- Pendants to bedrooms
- TV points for wall-mounted TVs
- LED lighting strip to underside of kitchen worktops

Security & Peace of mind

- 10 Year Build-Zone warranty
- Smoke alarms
- Intruder alarm

The image shows a lush green golf course under an overcast sky. In the background, a long, white clubhouse with a dark roof and several large windows is visible, partially obscured by trees. In the foreground, a large, well-maintained green is the focus. A sand trap is located in the lower right corner of the green. Four people are on the green: two people in purple shirts and dark pants stand near the center, while two other people in light-colored clothing are further to the right. A semi-transparent green rectangular box is overlaid on the right side of the image, containing the text 'Local Area' and a short paragraph. The text is white and centered within the box. The overall atmosphere is peaceful and scenic.

Local Area

Lingfield offers the perfect rural setting within easy reach of many key amenities.



Lingfield Park Resort & Racecourse

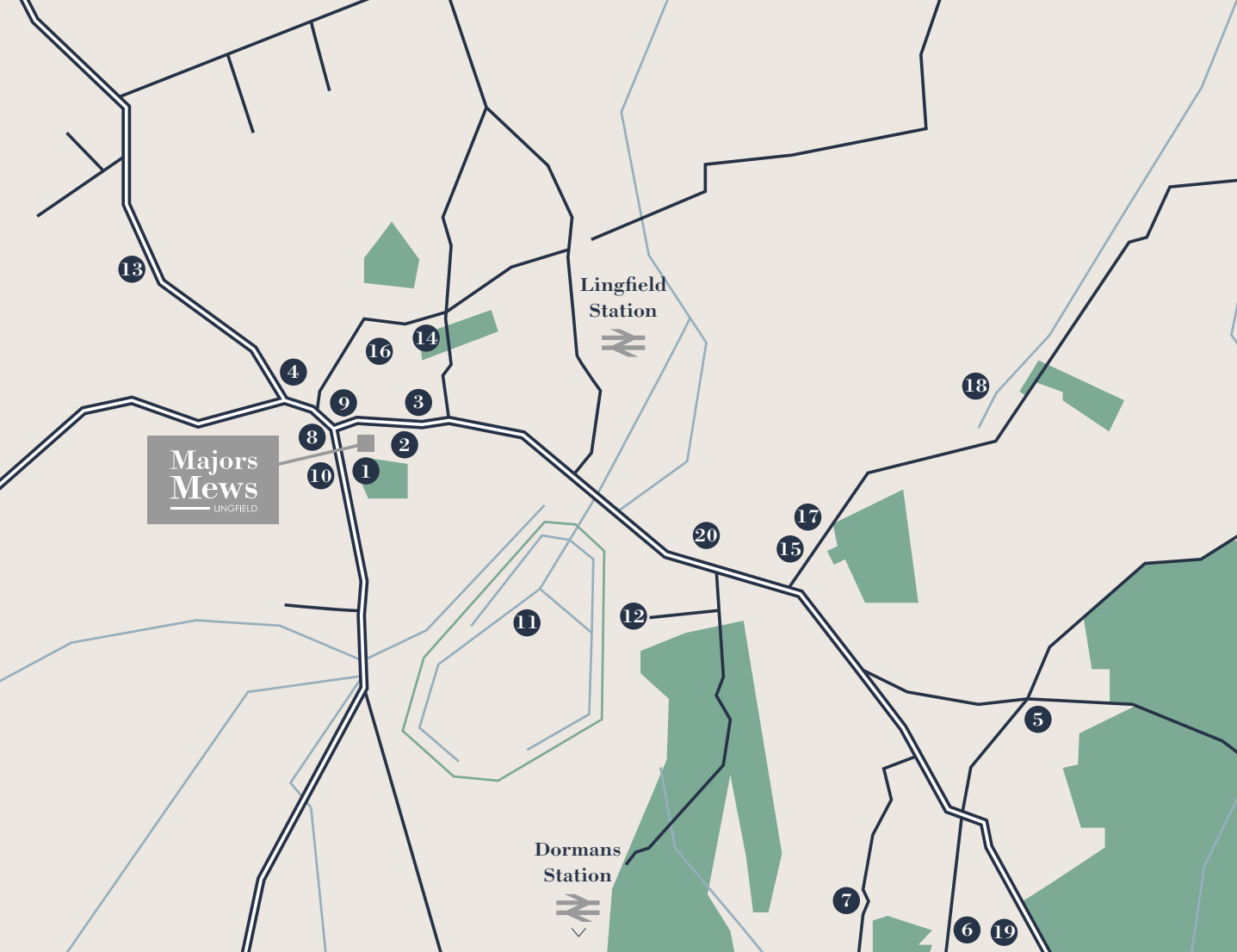
Situated in Surrey, the ancient parish of Lingfield offers the idyllic village setting. You don't have to travel far to reach a variety of attractions from the National Trust Standen House with its formal garden and woodland estate, to the famous Lingfield Park racecourse which holds an array of events all year round. For the golf enthusiasts, Majors

Mews is surrounded by a number of golf clubs, including Lingfield Park Golf Club, Chartham Park Golf and Country Club and Horne Park Golf Course.

Schools for all ages are on offer including Lingfield Primary, Lingfield College Prep School and Lingfield College.

Majors Mews is close to the famous Lingfield Park Racecourse which holds an array of events all year round.





Eateries

- 1 Costa Coffee
- 2 The Red Rum Café
- 3 Konak Restaurant
- 4 Rosie's Coffee Lounge
- 5 The Plough
- 6 The Royal Oak
- 7 Old House at Home

Amenities

- 8 Boots Pharmacy
- 9 The Co-operative Food
- 10 McColl's

Leisure

- 11 Lingfield Park Resort & Racecourse
- 12 Lingfield Park Marriott Hotel & Country Club
- 13 Lingfield Cricket Club
- 14 Lingfield Library
- 15 St. Piers Badminton Club

Education

- 16 Lingfield Primary School
- 17 Lingfield College
- 18 St. Piers School
- 19 Dormansland Primary School
- 20 Lingfield College Prep Club



A blurred high-speed train, likely a Shinkansen, is shown in motion at a station platform. The train is white with a red stripe and is moving from left to right. The background shows a blue sky, bare trees, and a blue fence. A green semi-transparent box is overlaid on the right side of the image, containing the text "Connections" and a short paragraph.

Connections

With easy links to many key destinations,
Majors Mews is fully connected.



London St Pancras Intl



London Bridge Station

By train from Lingfield Station*

London Bridge	51 mins
Clapham Junction	42 mins
London Blackfriars	58 mins
London Victoria	49 mins
City Thameslink	60 mins
London St Pancras Intl.	67 mins

By car from Majors Mews**

Gatwick Airport	20 mins
Royal Tunbridge Wells	30 mins
Sevenoaks	33 mins
Croydon	38 mins
Bluewater Shopping Centre	47 mins
Brighton	50 mins

*Source: National Rail. Overall journey times, may include changes.
 **Source: Google.



Royal Tunbridge Wells

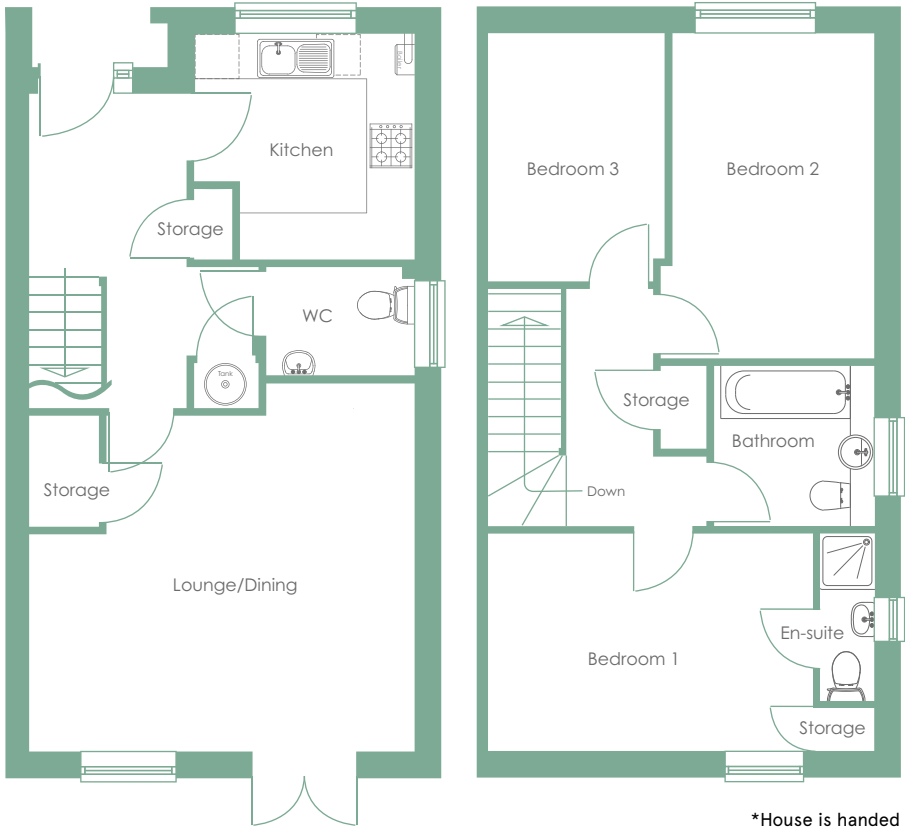
Majors Mews is conveniently located just 0.7 miles from Lingfield Station, which provides direct links to London Victoria (via East Croydon) and London Bridge.
 The M23 is under 7 miles away (Junction 10) giving access to other motorway networks, links to Gatwick airport as well as Brighton and other coastal towns.



Plans

With open-plan living and an abundance of space, these make the perfect family homes.

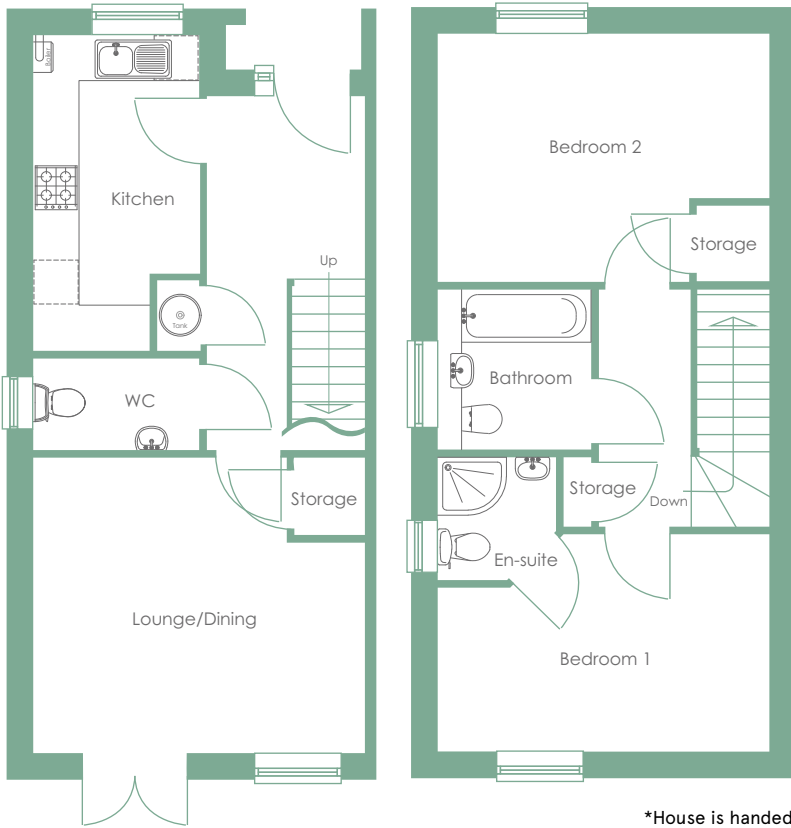
Houses 1*, 2 & 3



*House is handed

Kitchen	Lounge/Dining	Bedroom 1	Bedroom 2	Bedroom 3
2.9m x 3m 9ft 6 x 9ft 10	5.1m x 4m 16ft 9 x 13ft 1	5m x 2.9m 16ft 5 x 9ft 6	4.3m x 2.7m 14ft 1 x 8ft 10	3.3m x 2.3m 10ft 10 x 7ft 7

Houses 4*, 5 & 6



*House is handed

Kitchen	Lounge/Dining	Bedroom 1	Bedroom 2
2.2m x 4.3m 7ft 3 x 14ft 1	4.4m x 3.9m 14ft 5 x 12ft 10	2.9m x 4.4m 9ft 6 x 14ft 5	4.4m x 3.3m 14ft 5 x 10ft 10

Site plan



Selling agents:



020 8315 6996
acorngroup.co.uk/newhomes



01342 837783
robertleech.com

Developer:



These particulars are provided as a guide to what is being offered and are subject to contract and availability. Whilst showing the general specification and design of the properties we reserve the right and liberty at our discretion to amend or vary. All measurements are approximate and taken at the maximum points and should not be relied upon. Layouts, sizes and specification are not final and may change at the developer's discretion. We advise that any prospective purchasers employ their own independent experts to verify the statements herein. Map for reference purposes only. Not to scale. All information and images provided are the property of Acorn and may not be used or replicated in part or full without prior permission from Acorn.