



RIVER MILL  
HAXTED, TN8 6QA





# RIVER MILL

## WELCOME TO COUNTRY LIVING WITH A MODERN TWIST

Experience the country life in a riverside location surrounded by fields and meadows. Nestled in the quiet hamlet of Haxted and set along the high side of the River Eden, River Mill is made up of six detached new build dwellings formed of two no. 3 bedroom, one no. 4 bedroom and three no. 5 bedroom homes.

In designing these properties we wanted to ensure that all homes at River Mill were packed with high quality features and specifications, suited for modern living. From our smallest 3 bed to our largest 5 bed dwelling, all plots feature a master bedroom with glass gable and balcony with views of the English countryside, walk-in-wardrobe and en-suite. Each unit also features the best of both worlds, with a separate snug living room with log burning stove, as well as a large open plan kitchen & living area. To add to this there is a utility room and study to each of the ground floors as well as plenty of built in storage throughout each property.



# HAXTED, KENT

## COUNTRYSIDE ON YOUR DOORSTEP

Charming, quiet and characterful, Haxted is a quintessentially English hamlet in the parish of Lingfield with a fascinating historical background thanks to the nearby Haxted Mill (Watermill Museum). Dating back to 1680, this is the oldest mill in Surrey with legend suggesting it was built on the foundations of the original mill dating as far back as 1361.

Although Haxted has a very rural feel to it, it is fortunate to be situated in close proximity to other villages and towns offering all of the necessary amenities and requirements for modern day living. The village of Lingfield sits just three miles to the west of the site, with the town of Edenbridge just two miles to the east and the town of Oxted 5.5 miles to the north. With fantastic transport routes you can be in exciting London by train in 40 minutes and drive to Gatwick Airport, to jet off on holiday, in under 30 minutes.

With an abundance of National trusts you are spoilt for choice when it comes to nature walks and historical buildings to discover in your local surrounding area. Lingfield racecourse is home to an exciting racetrack and also hosts many a musical concert for your entertainment.

If you want to know more about the local area, whether that's places to dine or shopping then please ask any member of our team and we would be happy to recommend from our personal experiences.







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# RIVER MILL

## SITE PLAN

The below development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative and may differ. Please confirm the most up-to-date details with our sales consultant prior to reservation.



Plot No.	Bedrooms	SqFt*	Plot (Acres)	Riverside
1	3	1411	0.11	No
2	5	2437	0.26	No
3	4	1677	0.44	No
4	5	2437	0.63	Yes
5	3	1411	0.08	Yes
6	5	2167	0.18	Yes

\*includes garages for Plot 2, 4 & 6

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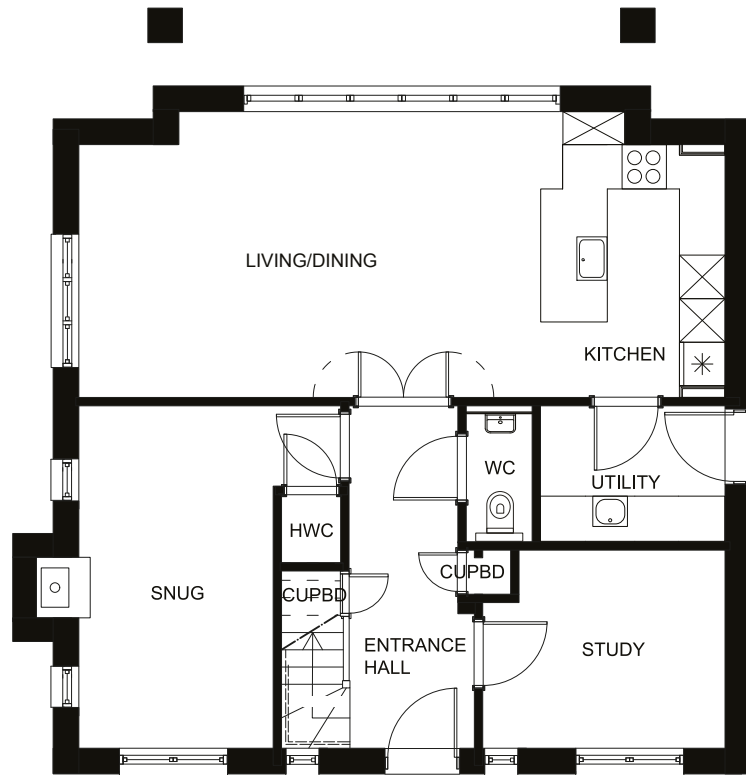
No. 1 River Mill, Dwelly Lane, Haxted, TN8 6QA  
3 Bedroom Detached House  
(Front View)



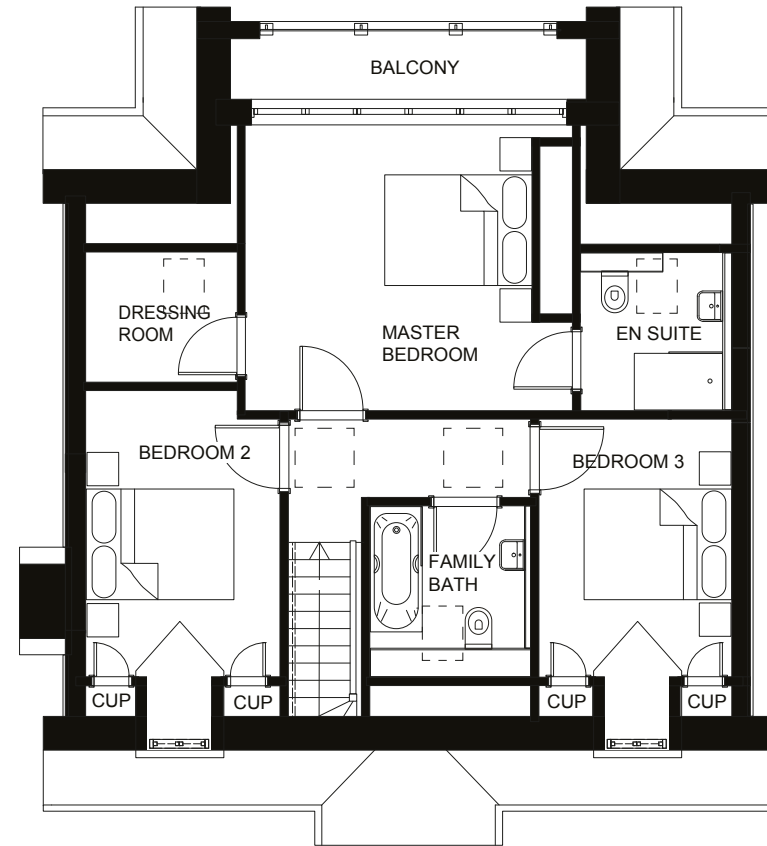


# No. 1 River Mill

## 3 Bedroom Detached House



Ground Floor

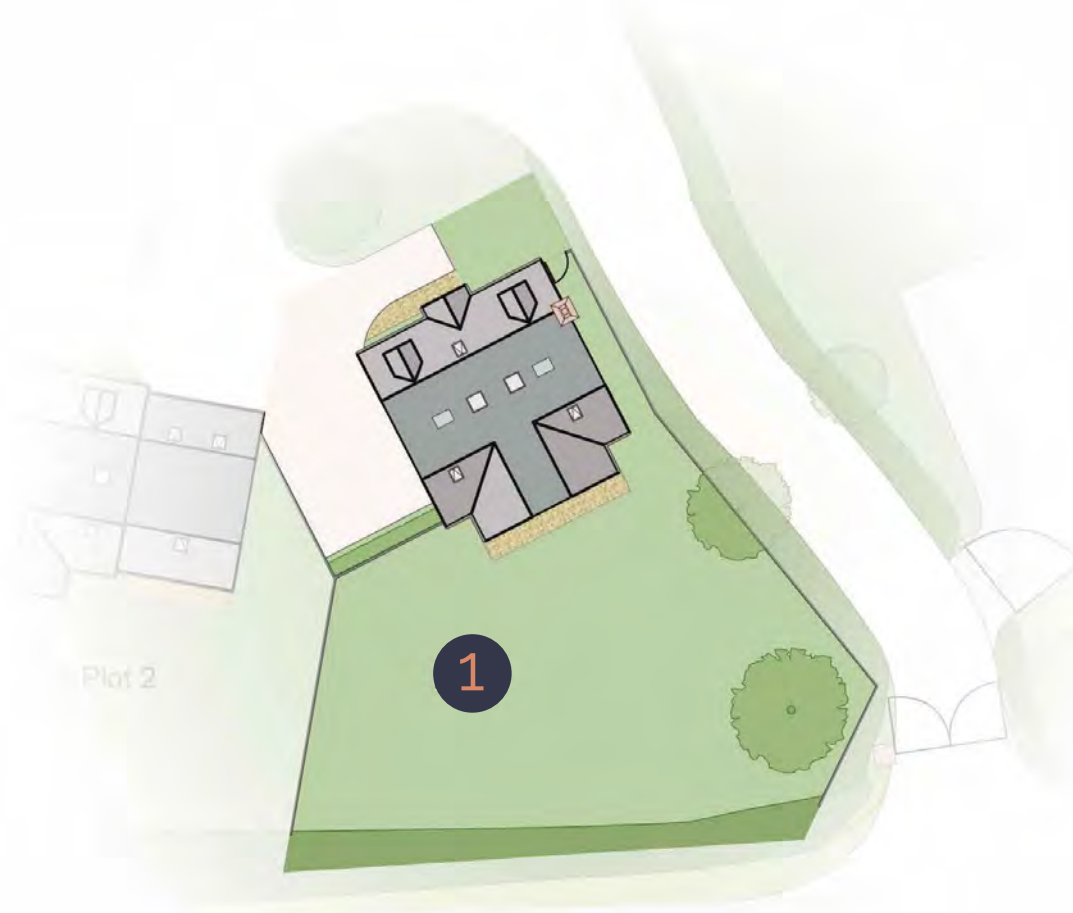


First Floor

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# No. 1 River Mill

## 3 Bedroom Detached House



PLOT SIZE - 0.11 Acres

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No. 1 River Mill, Dwelly Lane, Haxted, TN8 6QA  
3 Bedroom Detached House  
(Rear View)





No. 2 River Mill, Dwelly Lane, Haxted, TN8 6QA  
5 Bedroom Detached House with Double Garage  
(Front View)

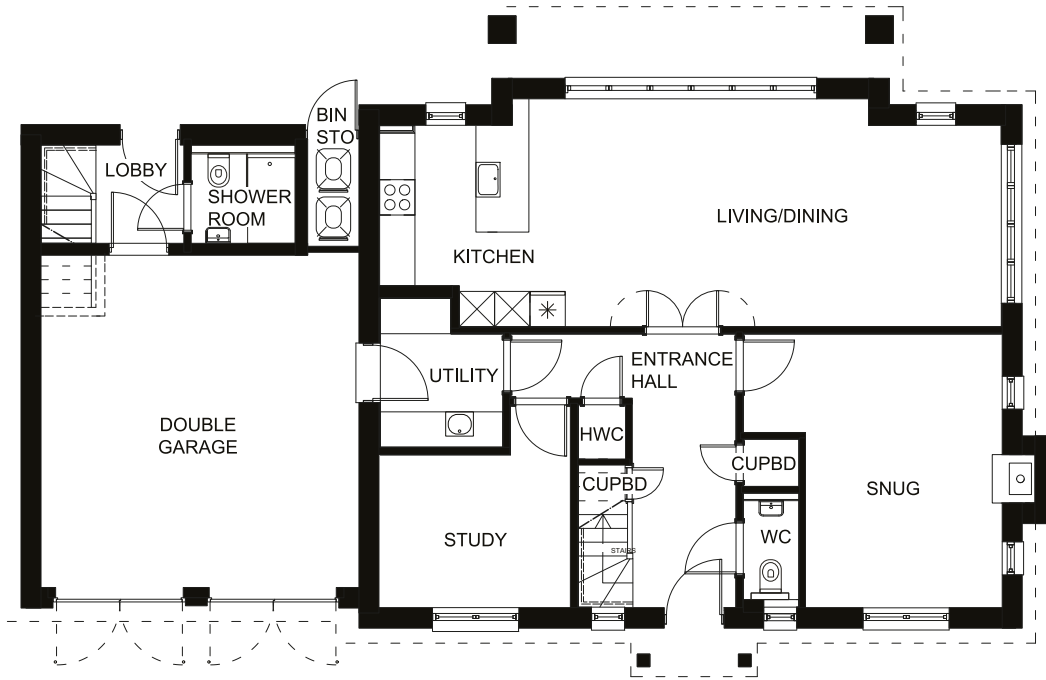


# No. 2 River Mill

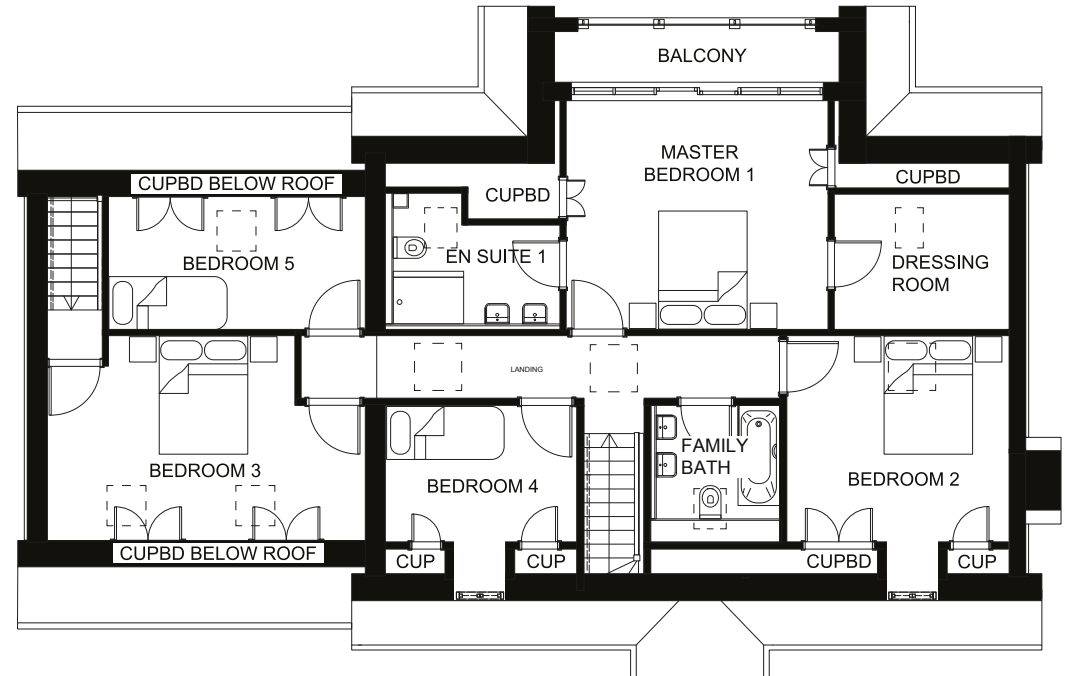
## 5 Bedroom Detached House with Double Garage



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Ground Floor



First Floor

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# No. 2 River Mill

## 5 Bedroom Detached House with Double Garage



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No. 2 River Mill, Dwelly Lane, Haxted, TN8 6QA  
5 Bedroom Detached House with Double Garage  
(Rear View)





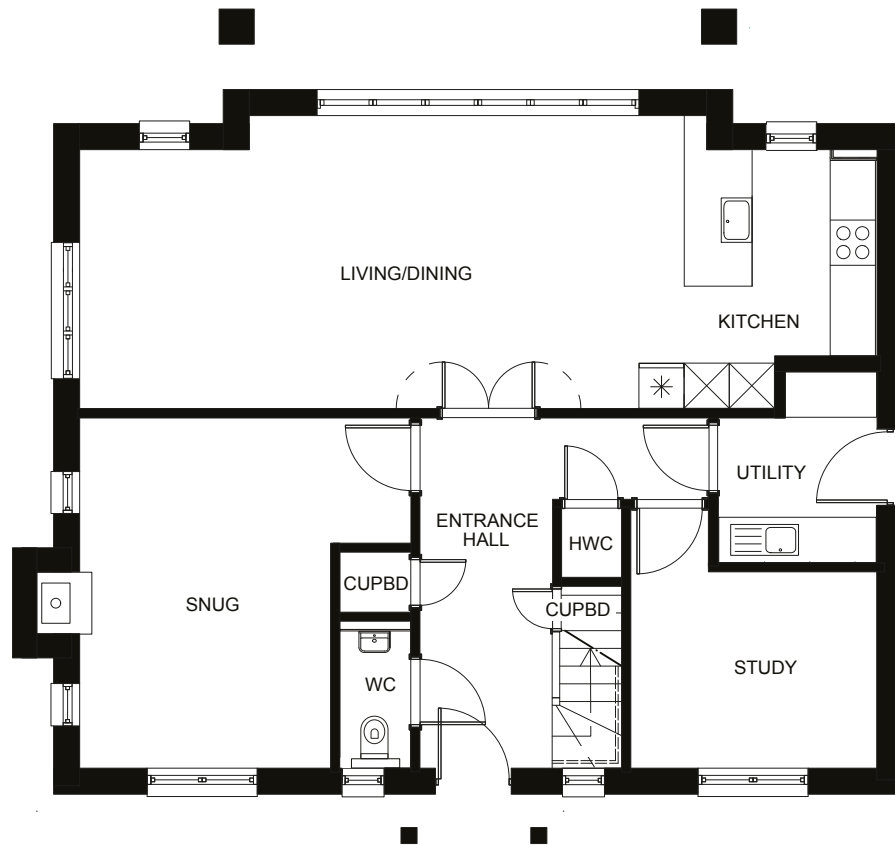
No. 3 River Mill, Dwelly Lane, Haxted, TN8 6QA  
4 Bedroom Detached House  
(Front View)



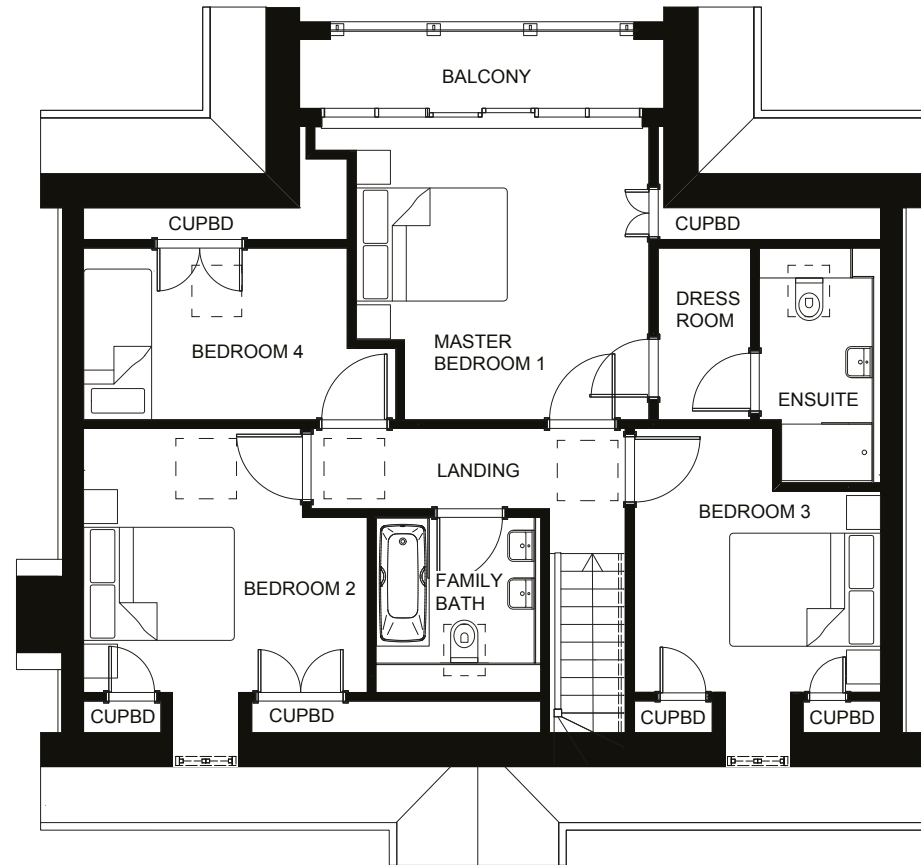


# No. 3 River Mill

## 4 Bedroom Detached House



Ground Floor

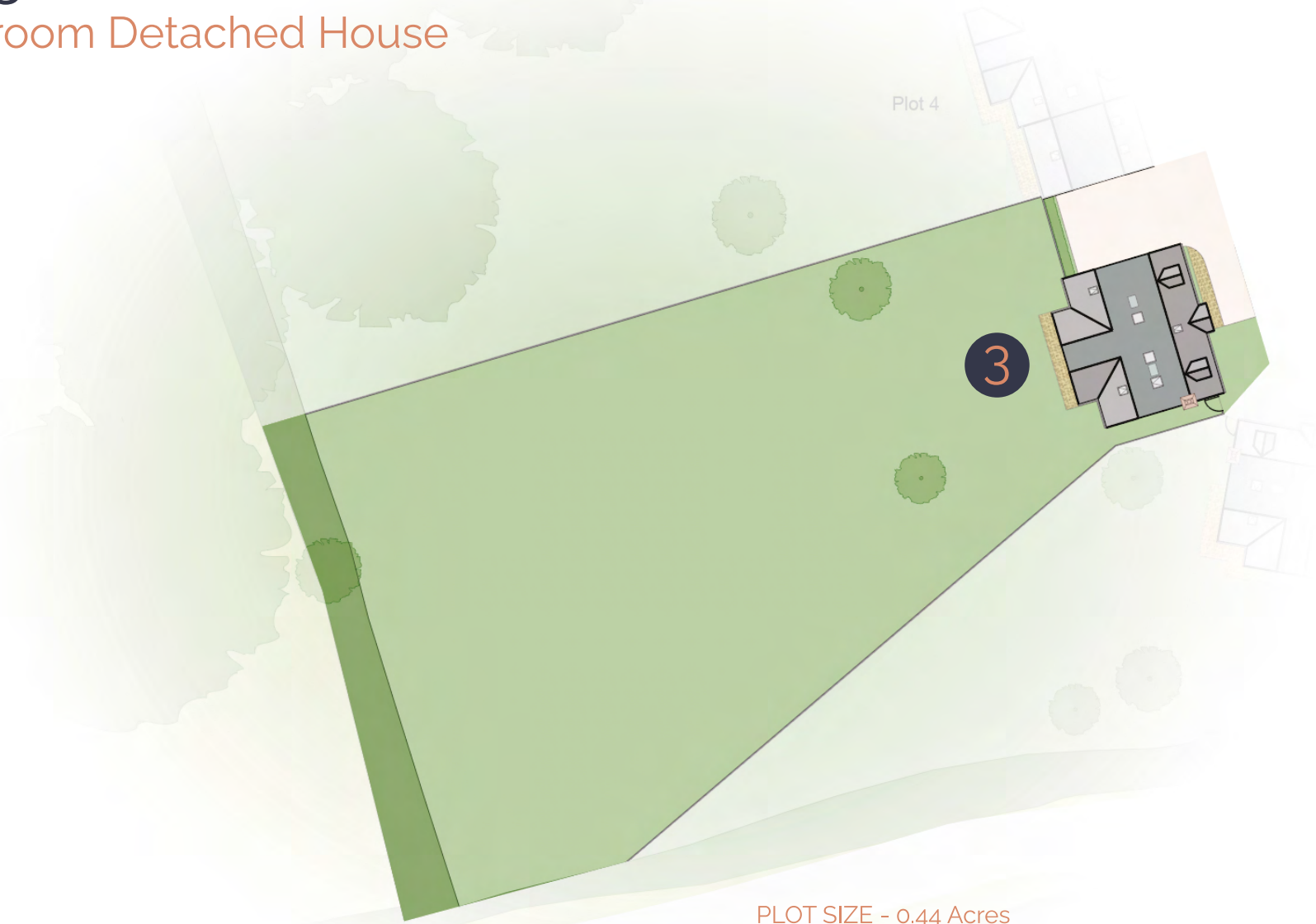


First Floor

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# No. 3 River Mill

## 4 Bedroom Detached House



PLOT SIZE - 0.44 Acres

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No. 3 River Mill, Dwelly Lane, Haxted, TN8 6QA  
4 Bedroom Detached House  
(Rear View)





No. 4 River Mill, Dwelly Lane, Haxted, TN8 6QA  
5 Bedroom Detached House with Double Garage  
(Front View)

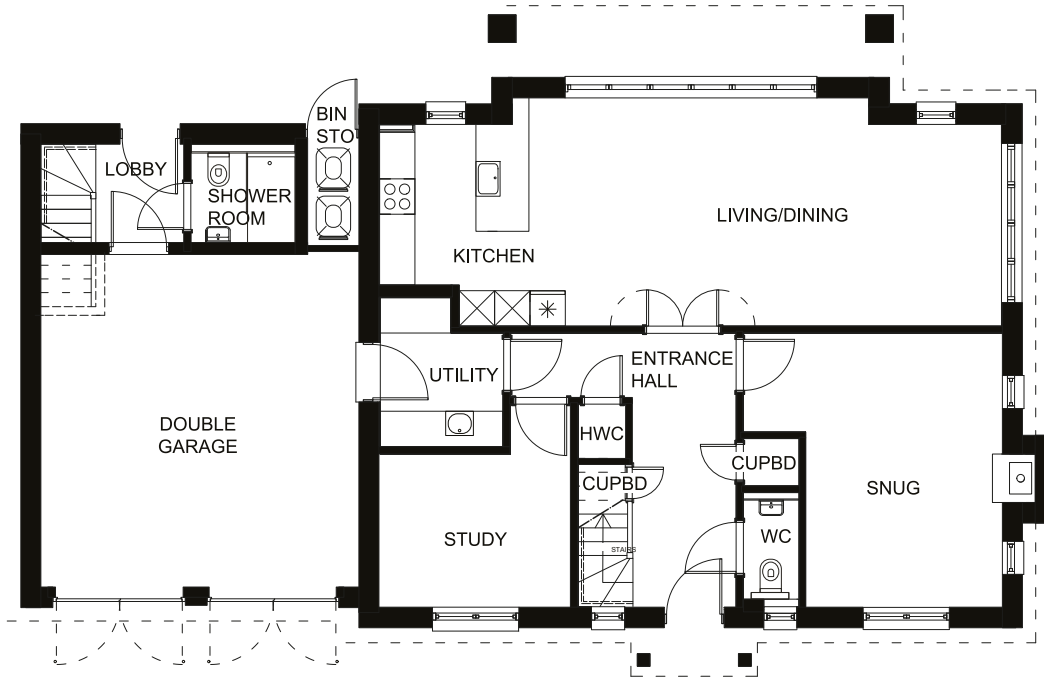


# No. 4 River Mill

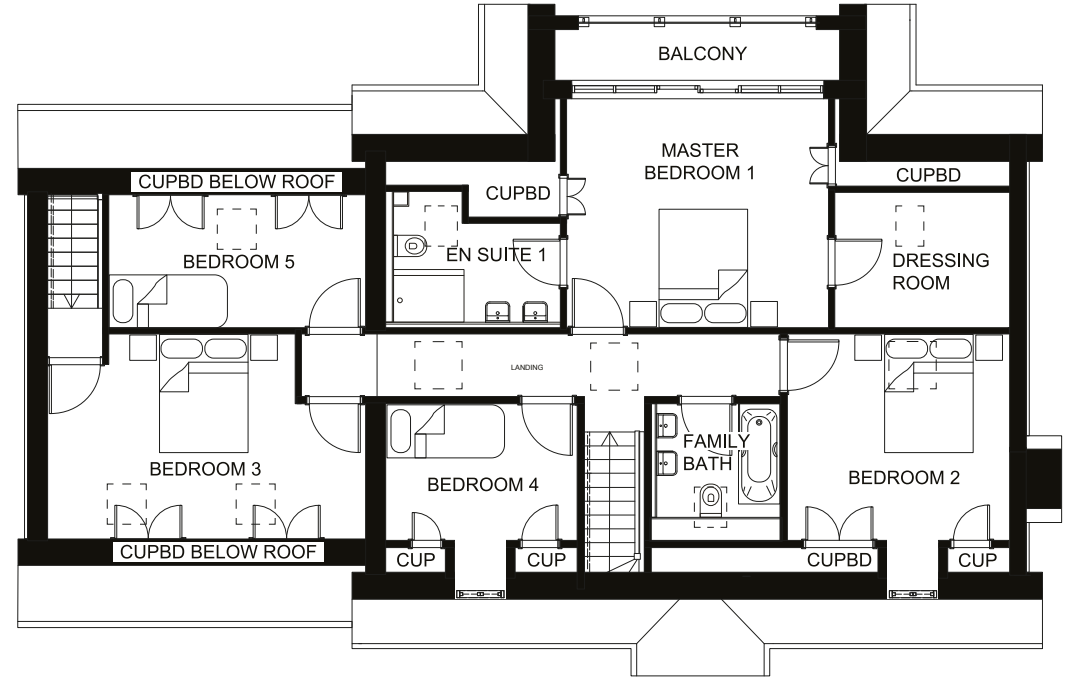
## 5 Bedroom Detached House with Double Garage



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Ground Floor



First Floor

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# No. 4 River Mill

## 5 Bedroom Detached House with Double Garage



PLOT SIZE - 0.63 Acres

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No. 4 River Mill, Dwelly Lane, Haxted, TN8 6QA  
5 Bedroom Detached House with Double Garage  
(Rear View)





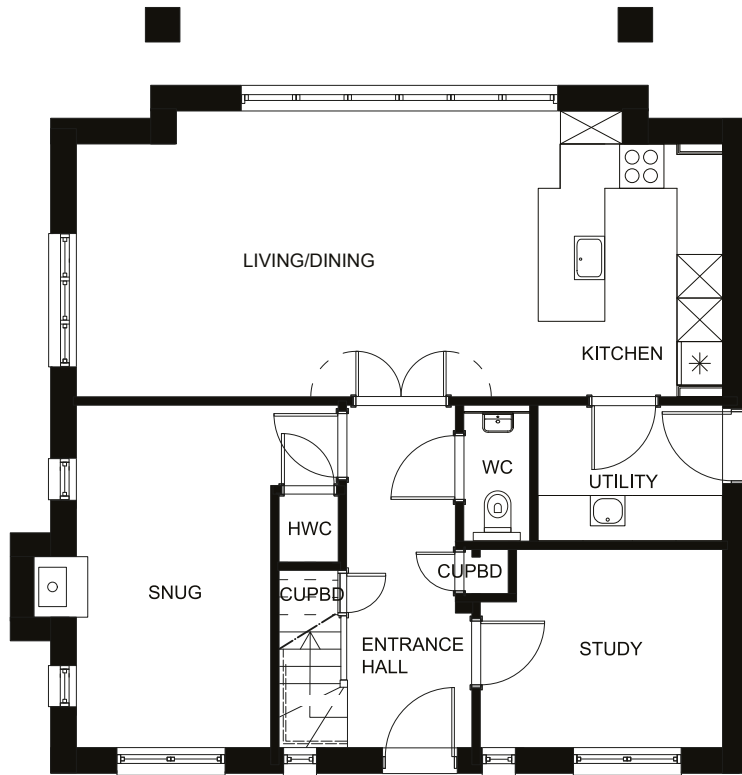
No. 5 River Mill, Dwelly Lane, Haxted, TN8 6QA  
3 Bedroom Detached House  
(Front View)



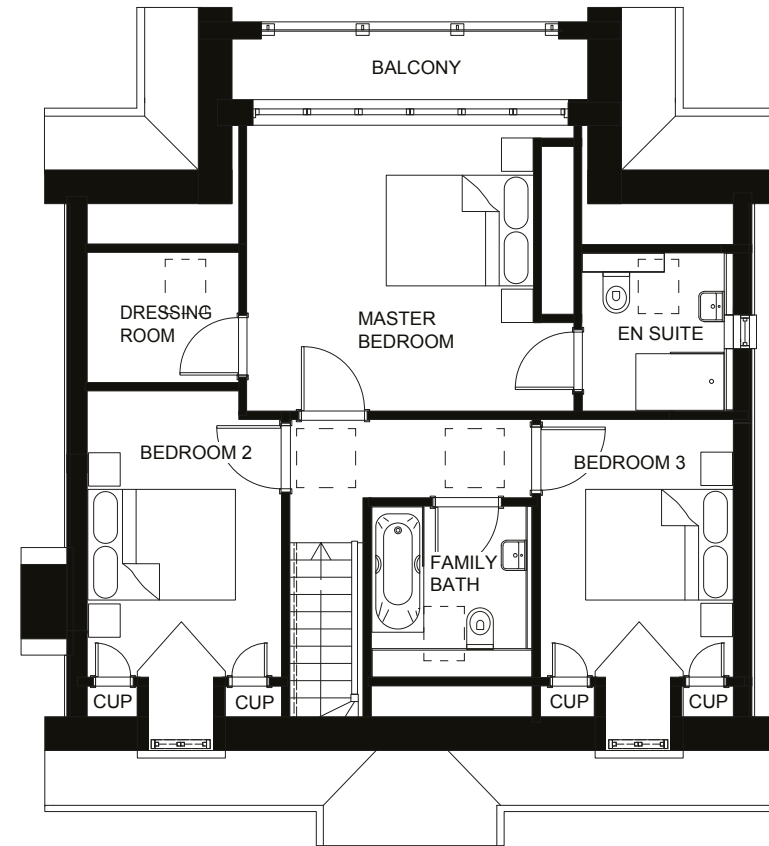


# No. 5 River Mill

## 3 Bedroom Detached House



Ground Floor

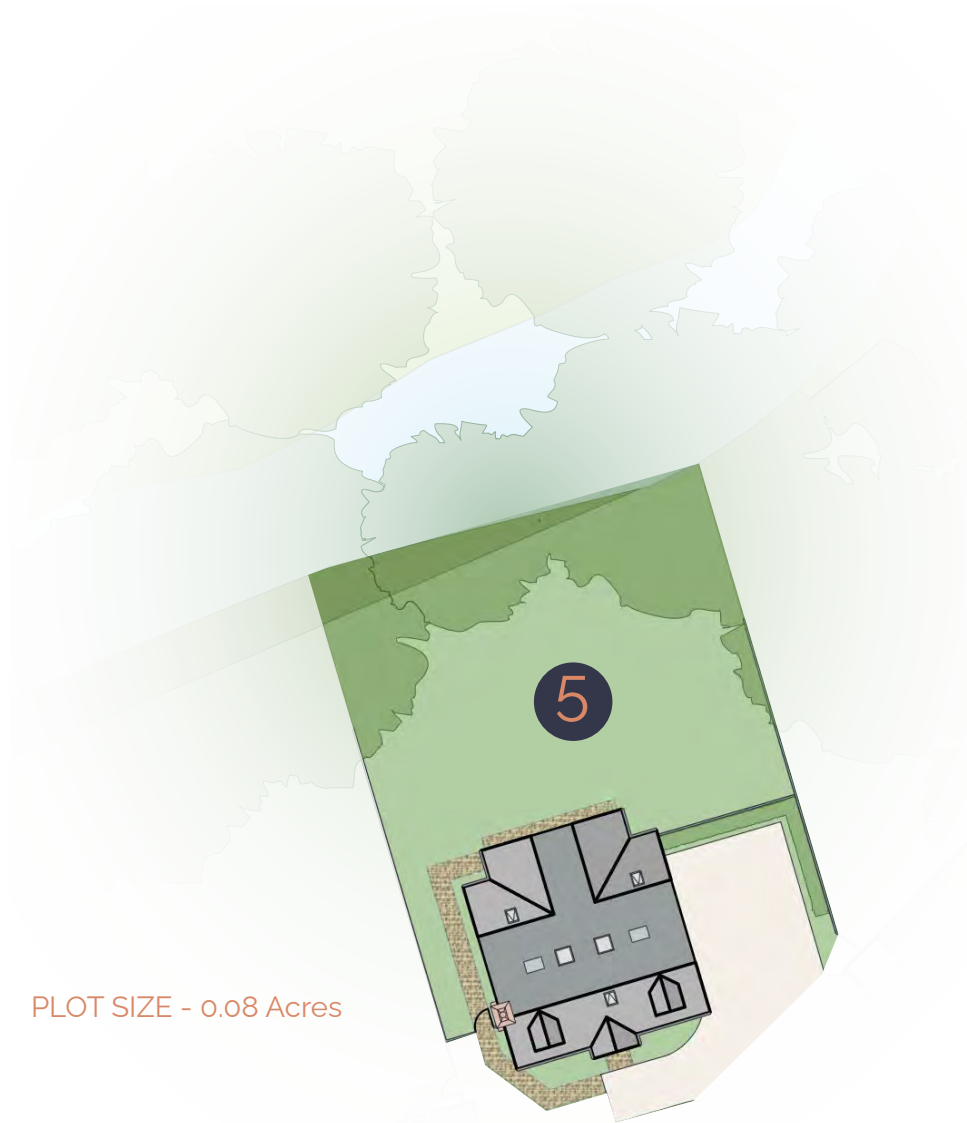


First Floor

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# No. 5 River Mill

## 3 Bedroom Detached House



PLOT SIZE - 0.08 Acres

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No. 5 River Mill, Dwelly Lane, Haxted, TN8 6QA  
3 Bedroom Detached House  
(Rear View)



No. 6 River Mill, Dwelly Lane, Haxted, TN8 6QA  
5 Bedroom Detached House with Double Garage  
(Front View)

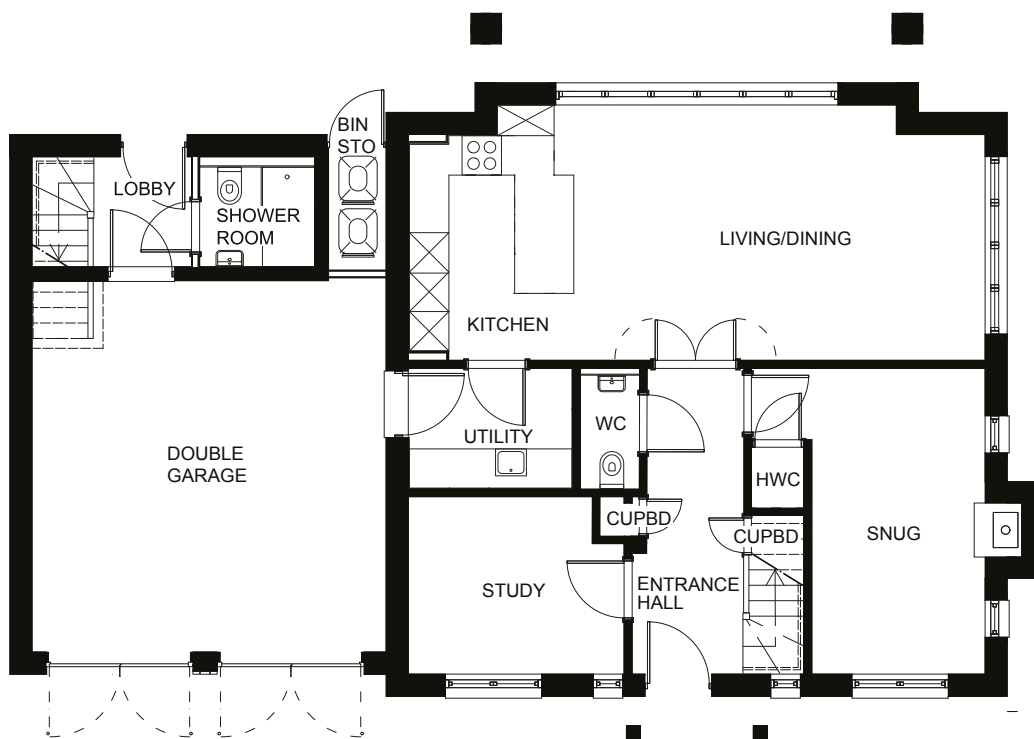


# No. 6 River Mill

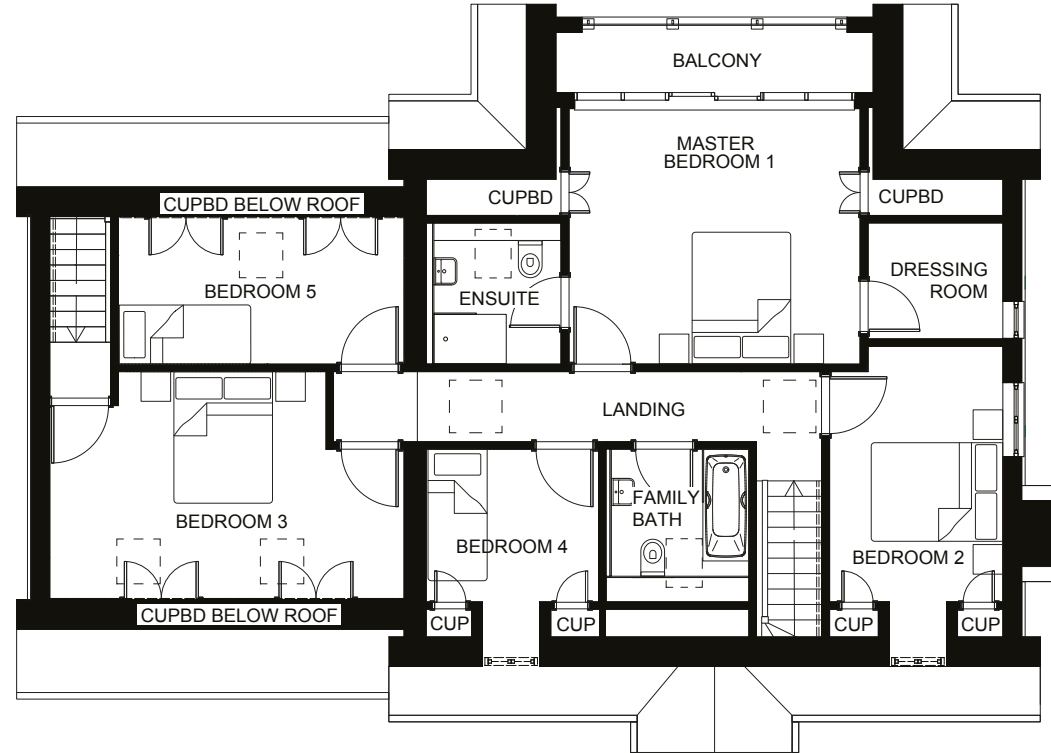
## 5 Bedroom Detached House with Double Garage



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Ground Floor



First Floor

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# No. 6 River Mill

## 5 Bedroom Detached House



PLOT SIZE - 0.21 Acres

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No. 6 River Mill, Dwelly Lane, Haxted, TN8 6QA  
5 Bedroom Detached House with Double Garage  
(Rear View)



# Wow...

I wasn't expecting that!

From our 3 beds through to our largest 5 beds, all homes at River Mill come packed with 'wow factor' features balanced by fantastic functionality for practical living as standard:

- ✓ Glass gable with balcony to Master Bedroom
- ✓ En-suite to Master with walk in wardrobe
- ✓ Utility room with separate entrance
- ✓ Groundfloor study/home office
- ✓ In-frame shaker kitchen with Belfast sink & breakfast bar
- ✓ Open plan kitchen/diner, living space with 4m bifold doors
- ✓ Separate living room/snug with wood burning stove
- ✓ Reduced carbon footprint through Air Source Heat Pumps
- ✓ Underfloor heating to ground floor
- ✓ Multiple cupboard spaces in the entrance hall
- ✓ Downstairs WC
- ✓ Superfast fibre broadband ready (up to 1GBps)







Plot 2, 3 & 4 Living Room\*

# SPECIFICATION

## BECAUSE IT'S THE LITTLE THINGS THAT CAN MAKE A BIG DIFFERENCE

### KITCHEN

- Fully in-frame shaker style kitchen units with black cup handles to drawers and black knobs to cupboards.
- Free-standing breakfast bar unit, with undercounter Belfast kitchen sink.
- Matching wall cabinets with under cabinet down lighting.
- White quartz worktops with matching up-stands.
- Full height double storey integrated 70/30 fridge/freezer.
- Fully integrated dish washer.
- Electric fan wall mounted double oven integrated into full height unit.
- Electric induction hob with integrated extractor fan.

### UTILITY ROOM

- Fully in-frame shaker style kitchen units with black cup handles to match kitchen.
- White quartz worktops matching the kitchen and under-counter sink.
- Matching wall cabinets with under cabinet down lighting.
- White quartz worktops with matching up-stand.
- Space for undercounter washing machine and separate space for undercounter tumble dryer.

### BATHROOMS, EN SUITES & CLOAKROOMS

- Back to wall WC's with wall mounted semi-pedestal basins.
- Chrome mono basin mixers.
- Heated dual fuel chrome towel rails to bathrooms and en-suites for warm & dry towels in both winter and summer.
- Shaver socket and automatic night light to first floor bathrooms and en-suites.
- Thermostatic shower to shower units.
- Shower over bath and separate handset to all showers.
- Ceramic wall tiles to showers, baths and boxing to the back of WC and basins.
- Extractor fans.

### MEDIA & COMMUNICATIONS

- Low level and high level TV sockets to living room, snug and all double bedrooms.
- Pre-wired HDMI link from data cupboard to living room TV points.
- Data cabling to living room, study, snug and all double bedrooms.
- All plots are superfast fibre broadband ready (speeds of up to 1Gbps - please check with your provider) with incoming connection into the data cupboard.





Plot 2, 3 & 4 Kitchen\*



Plot 3 Master En-Suite\*



Plot 2, 3 & 4 Snug Room with Wood Burning Stove\*



Plot 2 & 4 Master Bedroom\*

# SPECIFICATION

## BECAUSE IT'S THE LITTLE THINGS THAT CAN MAKE A BIG DIFFERENCE

### HEATING, LIGHTING AND SECURITY

- Eco-friendly air source heat pump heating system with underfloor heating to ground floor and radiators throughout first floor.
- Fully insulated to current building regulation standards, creating an energy efficient home.
- Mains operated smoke detectors.
- Recessed down-lights to entire ground floor, master bedroom, en-suite, walk in wardrobe, and all double bedrooms
- Pendant lights to single bedrooms
- Front external porch lighting with integrated PIR photocell sensor;
- Wired for external lights to patio doors;
- Multi-point locking system to front door.

### INTERNAL FINISHES

- LVT flooring to hallway, kitchens, bathrooms, en-suites and cloakroom.
- Carpet to all other rooms and first floor.
- Cottage-style white painted internal doors with black handles throughout.
- Built in storage cupboards as indicated with matching cottage style doors.
- Ceilings and walls, finished in matt brilliant white.
- Skirting, architrave and joinery finished in satin white.
- Softwood staircase with spindles and balustrade painted in satin brilliant white.
- Garages to Plots 2, 4 & 6 all fully decorated finish with plasterboarded walls and skirting board.
- Painted floor finish to garage.

### EXTERNAL FINISHES

- Plot 4, 5 & 6 feature river side gardens.
- UPVC anthracite double glazed windows.
- External water tap.
- 4.2m bi-fold doors to all living areas (second set to side of living room of plot 2, 4 & 6).
- External electrical point to rear patio.
- Closed board fence boundaries.
- Tarmac drives and parking areas.
- External planting and landscaping to communal areas and front gardens.

### ENVIRONMENTAL DETAILS

- Reduced carbon footprint through air source heat pump heating and hot water system with underfloor heating to groundfloors.
- Smartphone and wifi enabled thermostats.
- UPVC double glazed windows providing a high level of thermal insulation and reduced heat loss.
- A+ & A rated kitchen appliances to reduce water and energy use\*.
- Dual flush mechanisms to WCs to reduce water use.
- High levels of insulation within external walls and roof to limit heat loss in the winter and reduce heat gain in the summer.
- PIR sensor to front external lighting to reduce electricity usage.
- Low energy down-lights where applicable.
- Significant amount of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development.



Plot 1, 5 & 6 Kitchen\*



Plot 1, 5 & 6 Main Bathroom



Plot 1, 5 & 6 Utility\*



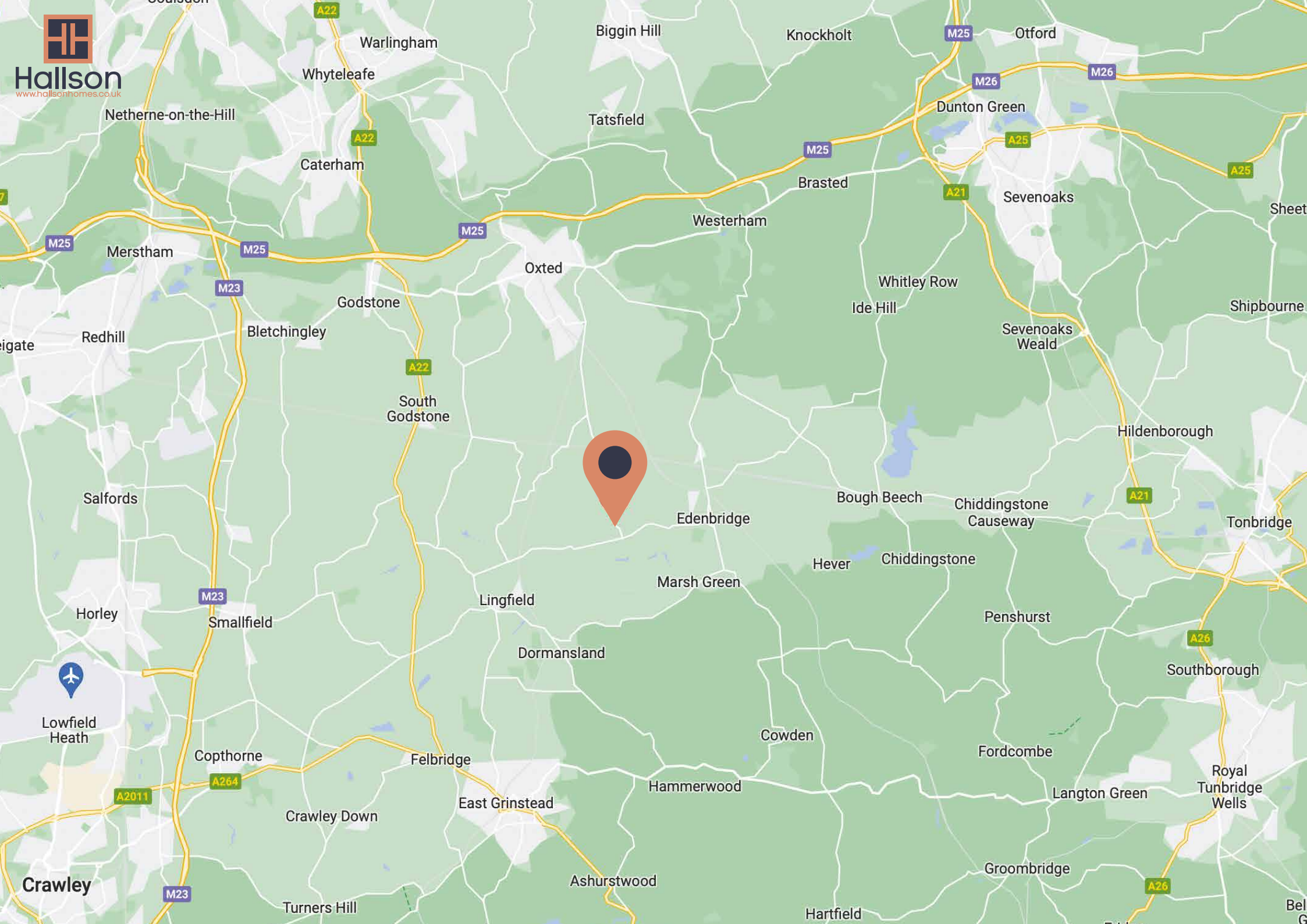
Plot 1, 5 & 6 Study\*



Plot 3 Master Bedroom\*



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# EDENBRIDGE, LINGFIELD & OXTED

## HISTORY, CULTURE, LEISURE & SHOPPING

Just 3.7 miles away is Lingfield racecourse which is full of activity and entertainment from raceday experiences to live music entertainment there is something for everyone.

If you feel like doing some shopping or fancy a spot of lunch or dinner then you can head to the pretty town of Oxted just 5 miles to the north. From the many colourful vintage shops to nose through, to its boutique cinema and an array of restaurants and cafes to pick from, you will find plenty to keep you busy.

Edenbridge sits just 3 mile east of Haxted and has plenty of village shops, a Waitrose supermarket to cover all your needs, a leisure centre, a number of sports clubs and even a small hospital. The surrounding areas also boast an array of well sought after primary and secondary schools.





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www.lennoxcato.com

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Tel: 01732 863934  
Mobile: 07700 222 417

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# Hever Castle and Chartwell House

## History, Education, Family fun and Beautiful landscapes

Right on your doorstep is the beautiful and historical Hever Castle. Built in 1270 it was the childhood home of Anne Boleyn and regularly visited by Henry VIII, it is a must visit to appreciate its beauty and its history. With stunning gardens, life-size outdoor play castle for children, water maze, guided tours and jam-packed seasonal events such as the summer jousting shows, there is something for everyone at Hever Castle.

A short drive away is the National Trust treasure that is Chartwell House, which was home to Sir Winston Churchill and his family for over 40 years. Here you can have a guided tour around the home, have tea and scones in the café, visit the beautiful Walled Garden or walk around the extensive grounds. There is even a bomb crater that children can play in which is located by the children's tree house. There is so much to do and enjoy, we highly recommend a visit for this enjoyable day out for all the family.



# HALLSON HOMES

Passionate about our homes and our customers

We understand that buying a home is one of the most important decisions you will ever make. The care and passion that goes into our properties means you can purchase your new home with complete confidence. When purchasing a Hallson home you can be safe in the knowledge that it is built to very high standards of design and quality.

We place the highest priority on customer service and will manage the whole moving in process for you. Our customer care team will assist you during your reservation experience through to completion. Shortly after you have moved into your new home our after sales team will contact you to ensure that everything in your new home is to your liking, and any queries you may have are dealt with promptly.

Quality takes precedence, from choosing the right location and style of homes, to the construction processes we practice, the materials we use and the specifications we put into our properties. For extra piece of mind, in addition to the 10 year warranty all new homes receive, Hallson operates a 2 year policy with a dedicated Customer Service team to deal with queries promptly and effectively.

# White Est. 1817 & Sons

Hallson Homes have teamed up with White & Sons Estate Agents to bring this exciting development to the market. For all River Mill sales enquiries, please contact White & Sons Oxted Office on 01883 712 315.



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