

# Hamptons

INTERNATIONAL



**Kings Meadow, Whyteleafe Hill, Whyteleafe, CR3**

2  1 

GUIDE PRICE

**£450,000**

**(£450,000)**

## Property details



### Key features

- Show Home Open-please call to book
- Two Double Bedroom with Fitted Wardrobes
- First Floor Overlooking Communal Garden
- Luxury Kitchens with Quartz Worktops
- High Specification Bathroom with Power Shower
- Separate Utility Cupboard
- Highly Secure with Gated Entrance
- Set within 40 Acres of Landscaped Gardens

### Attributes

- Apartment

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## Description

A two bedroom, first floor apartment located in the 'Spitfire Wing' at Kings Meadow. The Show Home is open Tuesday to Saturday—register your interest to secure your private appointment. Positioned on the first floor of the beautifully restored Spitfire Wing, this two-bedroom apartment offers views across the communal woodland. The layout has been carefully considered to utilise the space. The spacious open-plan kitchen/dining / living space is bright from the double aspect windows. The kitchen spans the back wall and features quartz worktops alongside premium integrated Miele appliances. Both bedrooms are well-proportioned and include fitted wardrobes, whilst the bathroom is completed with Porcelanosa sanitaryware, integrated mirrored cabinetry and a heated, illuminated vanity mirror. The accommodation is completed by a separate utility cupboard. Residents of Kings Meadow benefit from access via a private road, with the development secured through electronic gated entry and an intercom system to each apartment. CCTV within the communal areas provides additional reassurance and peace of mind. Kings Meadow marks the new, exciting chapter of the former Victorian estate of Flintfields and later used as the Officers' Mess at RAF Kenley during the Second World War. Throughout the development, every detail has been carefully considered to restore and preserve the architectural integrity of the original buildings. Now transformed into a collection of 53 beautifully designed apartments, ranging from one to three-bedrooms, along with two unique mews houses and the restored Gate Lodge. Residents will enjoy exclusive on-site amenities including the Lounge and Library; a space for residents to unwind, socialise, welcome their guests or work from home. Set within 40 acres of landscaped communal grounds, Kings Meadow also features a Gym and Racquets Sports Hub as well as the opportunity to secure your own allotment (limited basis). Situation Kings Meadow is ideally positioned just off Whyteleafe Hill and directly beside the open expanse of Kenley Aerodrome. The setting provides direct access to nature trails through Kenley Common and Coulsdon Common, perfect for walkers, cyclists, and wildlife enthusiasts. The development is ideally placed with convenient access to the M25, connecting journeys to London, Gatwick Airport and the South Coast. Caterham town centre is just 1.3 miles distant with a mainline station, plenty of cafes and restaurants and varied high street shopping. The development is well connected to local transport links. Whyteleafe train station (0.7 miles) and Upper Warlingham (0.9 miles) have direct services to London Victoria in as little as 30 minutes. There will be a bus stop adjacent to the development entrance providing access to the local areas as well as further afield Reigate, South Croydon, Godstone. Property Ref Number: HAM-63323 Additional Information \*please note photography is a variation of the show home and computer generated images. Service Charges 2026: to be confirmed Show Home Open - book to view

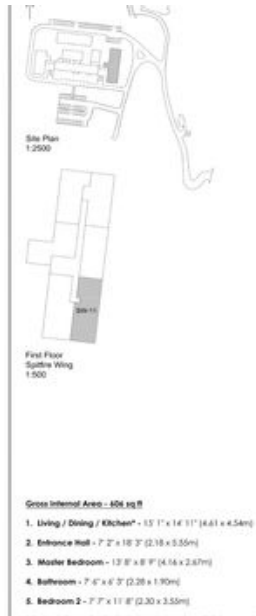








# Floor plan



**KING'S MEADOW**

**Hamptons**  
THE HOME EXPERTS

Property:  
KING'S MEADOW

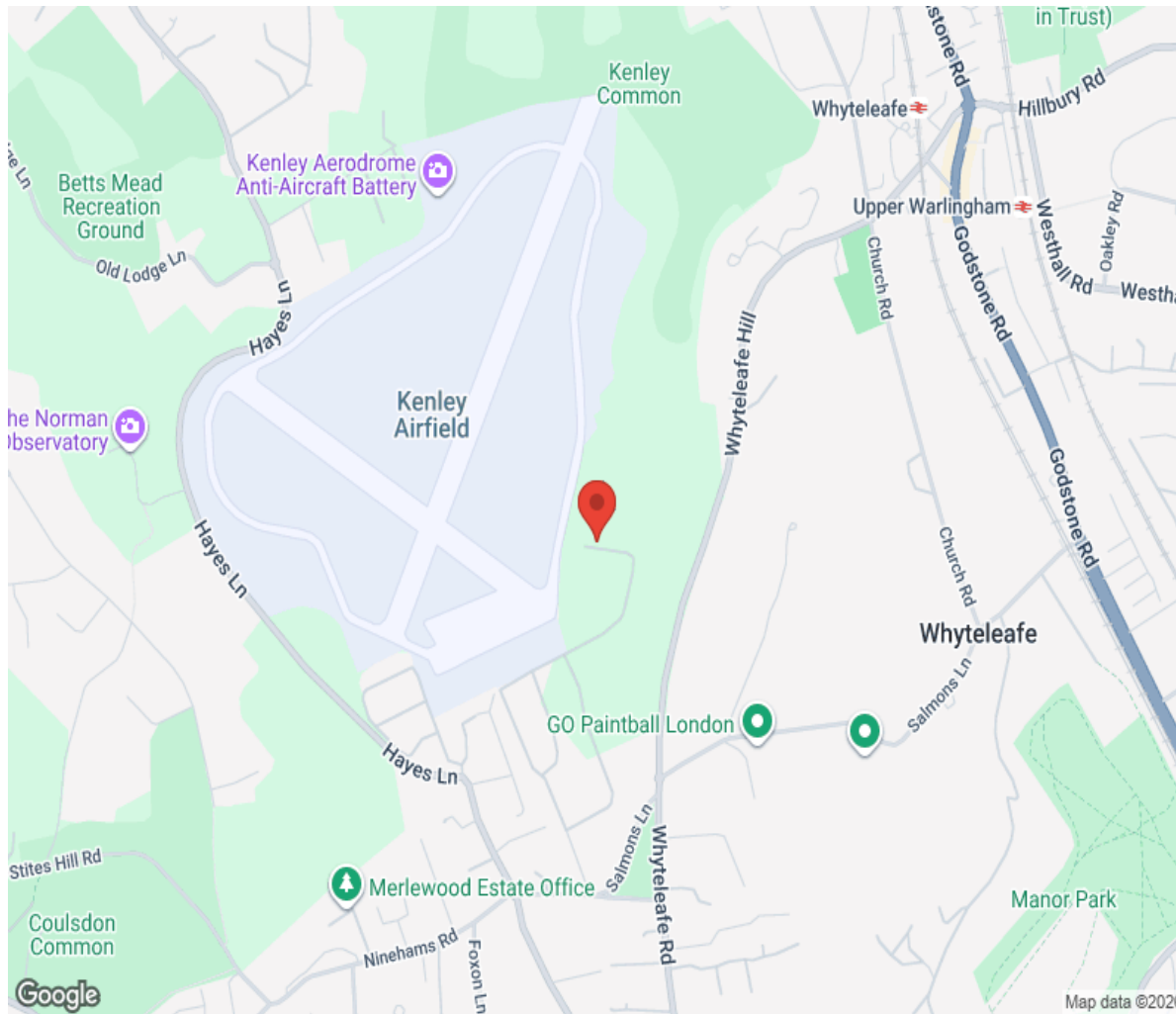
Type:  
SPITFIRE WING  
FIRST FLOOR  
APARTMENT 11 (SW-11)

|         |       |          |              |
|---------|-------|----------|--------------|
| TYPE:   | SW-11 | Size:    | 806 sq ft    |
| STATUS: | NEW   | PRICE:   | £399,950     |
| AGENCY: | IPG   | CONTACT: | 01473 214444 |

IPG INTERNATIONAL PROPERTY GROUP



# Location



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