



# KINGS MEADOW

THE FORMER RAF KENLEY OFFICERS' MESS  
CATERHAM-ON-THE-HILL | SURREY | ENGLAND

[www.imperiet.co.uk/kings-meadow](http://www.imperiet.co.uk/kings-meadow)



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# A CENTURY IN THE MAKING

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**Once the grand Victorian estate of Flintfields, the Grade II listed site of the former Officers' Mess at RAF Kenley was acquired for military use during the First World War.**

Shortly after, in 1925-1926, it was developed to meet the evolving needs of the time, specifically catering for the Officers of the expanding Royal Flying Corps.

Despite a chequered post war history of multiple governmental uses and a more recent period of neglect, vandalism and arson, fortunately today there still remain the original designs and construction that were guided by the Royal Fine Arts Commission and notable architects including Sir Edwin Lutyens, Reginald Blomfield and Giles Gilbert Scott.



The buildings, with their striking Neo-Georgian elevations, are of high architectural and historic significance, contributing significantly to what Historic England classifies as one of the most complete surviving fighter airfields associated with the Battle of Britain.

Today, guided by Imperiet Property Group and Kendall Contracts, Kings Meadow is the exciting new chapter, with the buildings restored to their former glory, as well as creating a series of new-build eco-properties that have been sympathetically designed to complement the existing architecture and to recreate the original Flintfields property.

When fully complete, Kings Meadow will be a truly unique, and arguably the most prestigious, residential address in the Home Counties.

# THE NEXT CHAPTER

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## KINGS MEADOW

Nestled within 40 acres of private woodlands and meadows, our meticulous design process is creating a collection of 53 elegant apartments, two townhouses and the reinstatement of the breathtaking Gate Lodge as a standalone family home with private gardens.



Every detail has been carefully considered to ensure the architectural integrity of the original buildings are restored and preserved for future generations, whilst creating an unparalleled living experience that pays homage to the historical significance of the site.

## LONG-TERM PEACE OF MIND

Kings Meadow offers a 999-year leasehold for every apartment and townhouse, essentially providing ownership security that lasts a lifetime; and the detached Gate Lodge is sold as a freehold.



All properties at Kings Meadow are provided with a 10-year purchaser warranty from Advantage AHCI. As part of this, iPG+KCL is a registered member of, and adheres to, the AHCI Code for developers of homes for sale.



# HERITAGE AMENITIES

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## THE BALLROOM

The beautifully restored Officers' Ballroom at Kings Meadow has been given a new lease of life with the transformation into a residents' lounge and library, offering a unique blend of heritage and contemporary comfort. As a communal space, it will serve as a welcoming environment to socialise with friends and neighbours, unwind with a book, or work remotely in peaceful surroundings. This distinctive setting will celebrate its storied past while providing residents with a stylish and versatile space that enhances community living.



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## THE OLD SQUASH COURTS

The old squash courts at Kings Meadow, once a quirky remnant of a bygone era and built before modern court-size regulations, will be thoughtfully transformed into a vibrant residents' gym and racquet-sports hub. This exclusive, on-site facility will offer residents the convenience of staying active without the need for memberships fees or off-site travel. Private and purpose-built for the Kings Meadow community, it will blend character with contemporary functionality to support a healthy and connected lifestyle.





# LOCAL AREA

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Adjacent to Caterham-on-the-Hill, with views across the historic RAF Kenley airfield, Kings Meadow offers the perfect blend of relaxation and countryside tranquillity without forgoing the buzz of the city or the convenience of a Surrey village life.

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## RAF KENLEY HERITAGE TRAIL AND KENLEY COMMON

Residents will be able to benefit from direct access to the RAF Kenley Heritage Trail and Kenley Common areas, popular with the public for walks and exercising. This 2-mile long loop around the airfield features informative signs telling the story of the historic RAF station and its personnel, offering a fascinating walk through history.



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## LOCAL TOWN CENTRES

With several town centres, including Caterham, Whyteleafe, Warlingham and Oxted, within easy reach, residents will be able to find a mixture of quaint village atmospheres and high street buzz, with a wide range of shopping, eateries, activities and entertainment for all ages and interests.

# SPECIFICATIONS

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## INTERIOR ARCHITECTURE & DESIGN

- A selection of highly considered and design-led internal layouts offering a range of efficiently organised apartments through to multi-zoned family living with flexibility for working from home.
- Architecturally designed multi-scene lighting scheme, including low voltage LED downlights, feature kitchen lighting, complemented by a 5amp table and floor lamps switch system.
- Retained or restored historic architectural features throughout.
- Modern replacement double glazed windows, replicating the design, proportions and functionality of the original Crittall windows.
- Maximised storage throughout, with built-in wardrobes and utility cupboards. Selected apartments have access to large private loft storage areas.
- Private gardens and outside spaces to selected apartments.

## INTERIOR FINISHES

- High quality specifications and craftsmanship throughout.
- Herringbone engineered timber flooring to main living areas.
- Large format tiling to bathroom and ensuite areas.
- High quality carpet flooring to bedrooms.

## TECHNICAL

- Ultrafast Fibre internet connectivity from both Openreach and Hyperoptic.
- CAT6 data network with future proofed design to allow upgrades to the Audio Visual / IT installations.
- Adaptable smart lighting capabilities.
- Multiple TV data points, including to bedroom areas.
- USB and USBC sockets to key locations.
- After-sales management process allowing for the Audio-Visual, IT, lighting and security systems to be enhanced.

## ECO-HOMES & ENVIRONMENTAL CREDENTIALS

- Each apartment is served by an individual energy efficient and smart enabled Exhaust Air Heat Pump ('EAHP') heating system, or Air Source Heat Pump ('ASHP') serving the Dowding Wing and Gate Lodge.
- Mechanical Ventilation system coordinated with the EAHP to ensure improved air quality and maximised heating efficiency.
- Energy efficient multi-zonal underfloor heating throughout.
- Existing buildings retrofitted with high levels of insulation and airtightness to maximise comfort and minimise running costs.
- New build apartments benefit from levels of insulation and airtightness that considerably exceed modern standards to offer superior energy efficiency.
- Lower water consumption appliances and fittings.
- Allocated parking for each apartment, with provisions to install private EV charging.

## SECURITY AND PEACE OF MIND

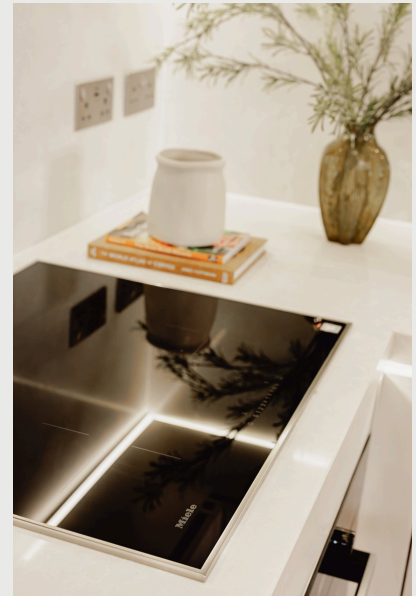
- Private road with secured electronic entry gates and intercom system connected to each apartment as well as with capabilities for mobile phone app connectivity.
- Communal areas benefitting from CCTV.
- Smart parcel delivery management system.
- Hardwired smoke and fire alarm systems.
- Properties are underwritten by a 10-year new build purchaser warranty scheme.





## KITCHENS

- Contemporary take on the traditional English style kitchen design incorporating multi-scene and functional lighting.
- Bespoke design and construction for each apartment to offer optimum functionality of use and maximised storage capacity.
- Heat, stain and scratch resistant quartz worktops.
- Miele integrated appliances, including electric induction hob and integrated fridge-freezer.
- Instant boiling water tap.
- Wine fridge.





## BATHROOMS & ENSUITES

- Contemporary sanitaryware designs from Porcelanosa.
- Large format porcelain floor and wall tiling.
- Ample storage capacity offered by large integrated mirrored wall cabinets and vanity units.
- Heated and lit mirrors to vanity sink areas.
- Electric towel radiators in addition to zonal underfloor heating.
- Electric shaving / toothbrush charging points.



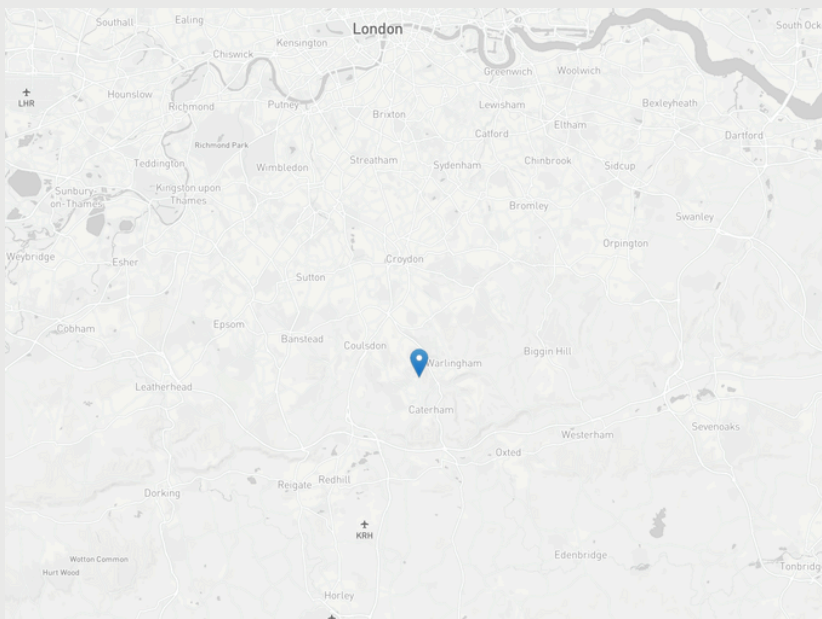
# LOCATION & VISITING

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## LOCATION

Kings Meadow Drive, the private gated road serving Kings Meadow, is located off Whyteleafe Hill - adjoining Whyteleafe Road and which connects our neighbouring towns of Whyteleafe and Caterham.

For SatNav it is recommended that the old post code of CR3 5FX is used (in due course Kings Meadow will be CR3 0FQ). Alternatively, use What-3-Words [///blitz.vibe.loops](https://blitz.vibe.loops)



## VISITING

Sections of Kings Meadow will remain an active construction site during the initial period of sales viewings and when first residents move in, access for viewings is strictly **By Appointment Only**. Advice and direction for your viewing will be provided by your applicable contact ahead of your visit.



## BY TRAIN

Kings Meadow is well positioned for access to strong commuting options into Central London. Trains from Whyteleafe, Whyteleafe South and Upper Warlingham offer up to six services per hour into Central London within less than half an hour.

## BY BUS

With bus stops adjacent to the development entrance, Kings Meadow is well connected to the local areas as well as further afield to South Croydon, Reigate and Godstone.

## BY ROAD

An accessible location offering several direct routes into London to the north. To go further afield, Junction 6 of the M25 is less than 10 minutes to the south.

Each home benefits from allocated parking, with infrastructure in place to install private EV charging.

## BY PLANE

Easy access to Gatwick Airport which is a 25 minute-drive away.

## EDUCATION

**Primary** – Audley Primary (Ofsted Good), St Francis Primary (Ofsted Good), Hillcroft Primary (Ofsted Good) and Whyteleafe Primary (Ofsted Good).

**Secondary** – Sunnydown (Ofsted Outstanding) and De Staffod (Ofsted Good).

**Independent** – Caterham, Oakhyrst Grange, Caterham Prep, Essendene Lodge and OneSchool Global.



# RESERVING YOUR NEW HOME

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## A GUIDE TO RESERVING YOUR HOME & ASSOCIATED LEGAL PROCESS

When purchasing your new home at Kings Meadow, our team is here to make the process as smooth as possible and to assist whenever possible. This guide explains what to expect and what you'll need to provide to secure your reservation quickly and confidently.

### STEP 1: RESERVATION

To secure your home, you will need to complete and sign the development reservation form. This can be done via hard copy or electronic format. Please refer to our separate guidance note on the information you will need to provide for the reservation form.

A reservation fee of £2,000 will be payable to ensure the property is held for you while the legal process begins. Payments can be made by card or electronic transfer and all funds will be held in a protected client account.

### STEP 2: APPOINTING YOUR SOLICITOR

You are free to choose your own solicitor. For your convenience, we have approached two independent legal firms to act as a panel of solicitors who are familiar with the development and can help streamline the process:

- Joe Kennedy at SO Legal ([www.solegal.co.uk](http://www.solegal.co.uk))  
T: 01323 407561      E: [jkennedy@solegal.co.uk](mailto:jkennedy@solegal.co.uk)
- Lorraine Pearce at Kingsley Bond Solicitors ([www.kingsleybond.co.uk](http://www.kingsleybond.co.uk))  
T: 01732 444150      E: [lorraine.pearce@kingsleybond.co.uk](mailto:lorraine.pearce@kingsleybond.co.uk)

### STEP 3: LEGAL PACK

Our solicitors, DAC Beachcroft, have prepared a comprehensive sales pack containing all the necessary legal documentation. This will be sent to your appointed solicitor promptly after reservation.



## STEP 4: EXCHANGE OF CONTRACTS

Once your solicitor has reviewed the legal pack and completed the necessary checks, you will be asked to exchange contracts within an agreed timeframe. At this point, a deposit (minus the reservation fee which will now count towards the purchase) will be payable.

## STEP 5: BETWEEN EXCHANGE & COMPLETION

The timescales between exchange and completion will vary depending on the building or phase you are purchasing. From the outset, our team will provide you with an outline of the anticipated completion date and will keep you regularly updated throughout the process. We'll also share any guidance you may need to help you prepare for moving into your new home.

Where possible, we will invite you to visit the site so you can see the progress first-hand and begin to picture yourself in your new home.

## STEP 6: COMPLETION

On completion day, your solicitor will arrange the transfer of the balance of the purchase price and, depending on your method of purchase, will coordinate with you, your mortgage provider, and any other relevant parties.

Once completed, you will receive the keys and we will provide you with all the warranties and paperwork necessary for you to take up residence at Kings Meadow.

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*iPG is a professional member of, and regulated by, the RICS.*



# SITE PLAN



## KINGS MEADOW

### SITE

1. COMMUNAL OUTDOOR AMENITIES
2. COXES WOOD
3. THE OLD SQUASH COURTS GYM FACILITY
4. TENNIS & PICKLEBALL COURTS
5. RESIDENTS ALLOTMENTS
6. RESIDENTS ACCESS TO KENLEY COMMON & AERODROME
7. KENLEY COMMON AND AERODROME (OUTSIDE KINGS MEADOW PERIMETER)
8. PORTCULLIS CLUB (OUTSIDE KINGS MEADOW PERIMETER)

### BUILDINGS

- A. HURRICANE WING
- B. LUTYENS WING
- C. BALLROOM
- D. DOWDING WING
- E. SPITFIRE WING
- F. FLINTFIELDS
- G. GAUNTLET WING
- H. THE GATE LODGE





