



WATER TOWER PLACE

SEVENOAKS



WATER TOWER PLACE | PLATT | SEVENOAKS

A RARE AND EXCLUSIVE DEVELOPMENT OF EIGHT HOMES NESTLED INTO THE BEAUTIFUL KENT COUNTRYSIDE





PRIME LOCATION

Platt is a charming Kent village that offers a peaceful countryside lifestyle with excellent access to nearby Sevenoaks and to London. Surrounded by lush greenery and steeped in history, Platt is ideal for families, professionals, and retirees seeking a well-connected yet tranquil place to call home



FUTURE PROOF LIVING

Each home is designed to endure, equipped with advanced technology systems and versatile living spaces that cater to the needs of growing families and multi-generational living.



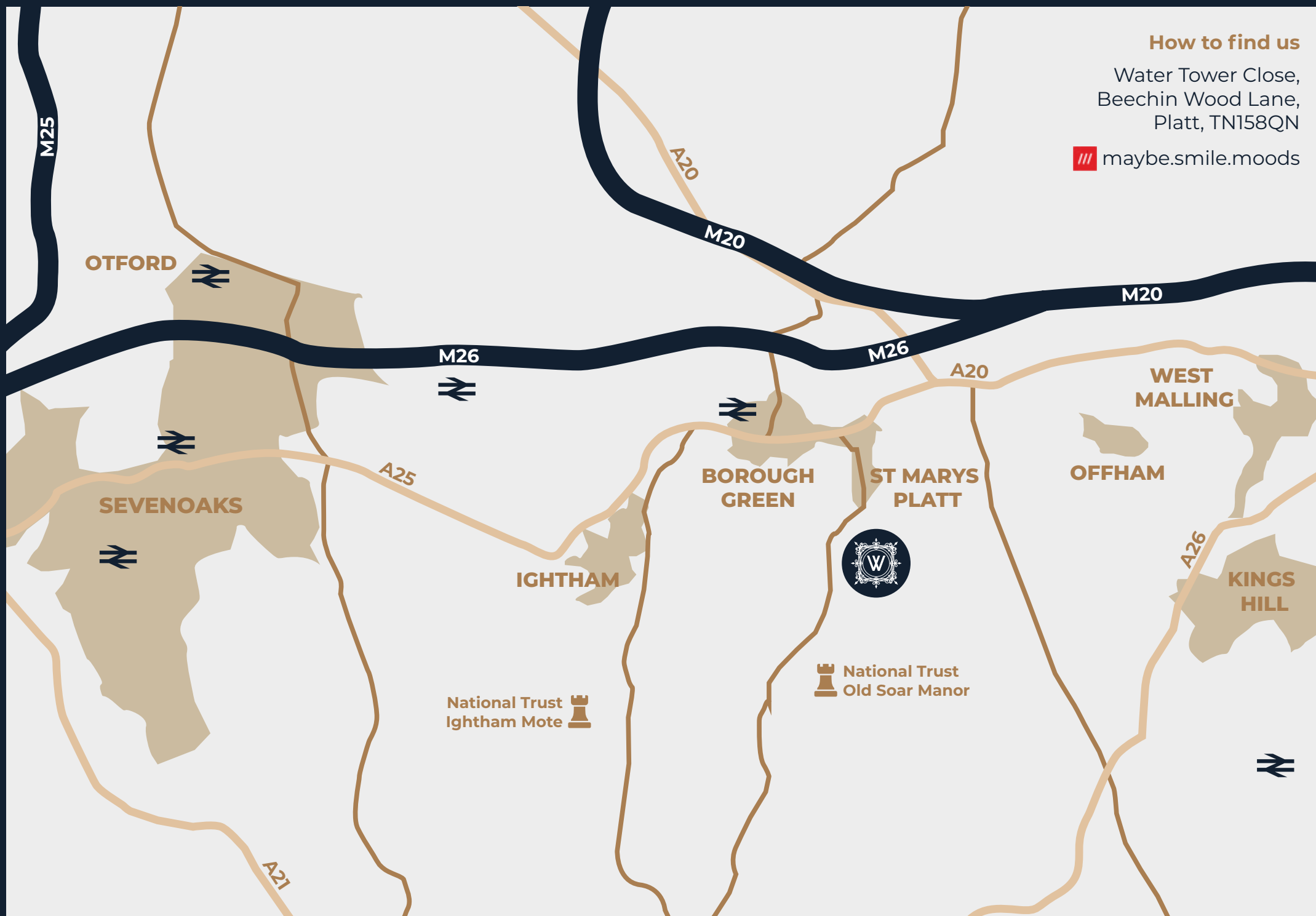
VIBRANT COMMUNITY

Known for its vibrant and welcoming community, the local villages and nearby towns host a variety of events and activities throughout the year, from farmers' markets to music festivals and charity fundraisers. Local clubs and societies provide opportunities for residents to connect and engage in shared interests, whether it is sports, the arts, or environmental initiatives.

How to find us

Water Tower Close,
Beechin Wood Lane,
Platt, TN158QN

 maybe.smile.moods



A VILLAGE OF CHARM, CONNECTION, COMMUNITY

Welcome to Platt, a picturesque village nestled in the heart of Kent. Surrounded by rolling countryside and rich heritage, Platt offers a peaceful lifestyle with all the benefits of modern connectivity.

RANKED AMONG THE TOP TEN PLACES TO LIVE IN THE UK

The area of Sevenoaks has once again cemented its position as one of the most desirable places to live in the South East. With its picturesque landscapes, strong community atmosphere, and easy connectivity to London, it is no surprise that Sevenoaks is being recognised as a top choice for families and professionals alike. As 2025 approaches, The area's popularity continues to grow, making it an attractive location for homebuyers.

GREEN SPACES AND OUTDOOR LIVING

For those who appreciate nature, Platt offers an abundance of green spaces and picturesque surroundings. Platt Woods and Great Comp Garden provide wonderful scenic walks and outdoor relaxation whilst further afield Knole Park, a 1,000-acre deer park, provides a stunning backdrop for long walks, picnics, and outdoor activities. The nearby North Downs and River Darent offer opportunities for hiking, cycling, and exploring the scenic countryside. Outdoor enthusiasts are spoilt for choice with activities that promote an active lifestyle. Whether it's a leisurely stroll around the historic grounds of Knole House or Tonbridge Castle, or an adventurous hike through the surrounding woodlands the area offers something for everyone. The availability of these green spaces makes the town ideal for families, retirees, and those seeking a healthier and more relaxed lifestyle.





CULTURE SHOPPING AND LEISURE

Whilst the village of Platt boasts an historic village church and active community events, perfect for integrating into village life, its neighbours, Borough Green & Wrotham, provide an abundance of facilities from independent shops to high street favourites. Reynolds Retreat, a 17 acre members' club with a gym, spa and restaurant, provides a luxurious setting for both fitness and relaxation whilst Wrotham Heath Golf club is just a 5 minute drive away.

For a broader range of amenities, Sevenoaks Town is just a short journey away and offers a vibrant cultural and leisure scene. The Stag Theatre hosts a variety of performances providing entertainment for all ages, art lovers can explore exhibitions at local galleries, while history enthusiasts will enjoy visiting heritage sites like Knole House. The town centre features a mix of high-street retailers, independent boutiques, and cosy cafés alongside fabulous dining options from traditional British pubs to international cuisines.



EXCELLENT SCHOOLS AND FAMILY APPEAL

Families are increasingly drawn to Kent due to its outstanding educational opportunities. The immediate area boasts three primary schools rated from Good to Outstanding as well as a Wrotham School (served by a local bus route) for secondary education which is rated Good by Ofsted. Further state provisions include Tunbridge Wells Grammar School for Boys and Weald of Kent Grammar School for Girls whilst internationally renowned Sevenoaks School remains one of the top-performing independent schools in the UK.

With such strong educational credentials, Sevenoaks and its surrounding villages continues to attract families looking to invest in their children's future while enjoying a high quality of life. The abundance of parks, green spaces, and extracurricular activities further adds to the family-friendly charm of the area.



A THRIVING LOCAL COMMUNITY

Sevenoaks is known for its vibrant and welcoming community. The town hosts a variety of events and activities throughout the year, from farmers' markets to music festivals and charity fundraisers. Local clubs and societies provide opportunities for residents to connect and engage in shared interests, whether it is sports, the arts, or environmental initiatives.

The sense of community is further strengthened by the presence of independent shops, family-run cafés, and bustling pubs that bring residents together. This strong community spirit makes Sevenoaks not just a best place to live, but a place to feel truly at home.



STRONG TRANSPORT LINKS AND EASY LONDON COMMUTE

Just over 1 mile away, Borough Green & Wrotham Station provides an exceptional service. A regular service to Central London ensures commuters are well served with journey times of 39 minutes to London Bridge continuing onto Waterloo East and London Charing Cross as well as a separate service to London Victoria within 49 minutes. There are also several local bus routes connecting neighbouring villages as well as Tunbridge Wells & Sevenoaks. The M25, M26 and M20 motorways are also easily accessible, making it an ideal location for those who travel by car.

This seamless connectivity to London and beyond makes Sevenoaks highly appealing for professionals who work in the capital but prefer to retreat to a quieter environment at the end of the day.

BY CAR

M25 (J5) – 15 MINS | 8.6 MILES

M23 – 18 MINS | 11.9 MILES

M26 – x MINS | 1.5 MILES

BOROUGH GREEN AND WROTHAM STATION - 1.6 MILE

SEVENOAKS – 20 MINS | 8.4 MILES

GATWICK AIRPORT – 26 MINS | 15.7 MILES

TUNBRIDGE WELLS – 26 MINS | 14.1 MILES

BY RAIL

BOROUGH GREEN AND WROTHAM STATION | 1.6 MILE WALK

SEVENOAKS | 29 MINS

GATWICK AIRPORT | 30 MINS

LONDON BRIDGE | 39 MINS

LONDON VICTORIA | 49 MINS

PLOT ONE

THE WATER TOWER

An exceptional 4,000 sq ft residence, The Water Tower seamlessly blends distinctive stone architecture with sleek, contemporary interiors and premium modern conveniences.

The ground floor opens with a striking entrance hall, featuring large-format tiled flooring that sets a refined tone throughout. Full-height aluminium and glass doors reveal an elegant formal dining room, while the spacious main living room includes a bespoke built-in fireplace and custom-designed alcoves.

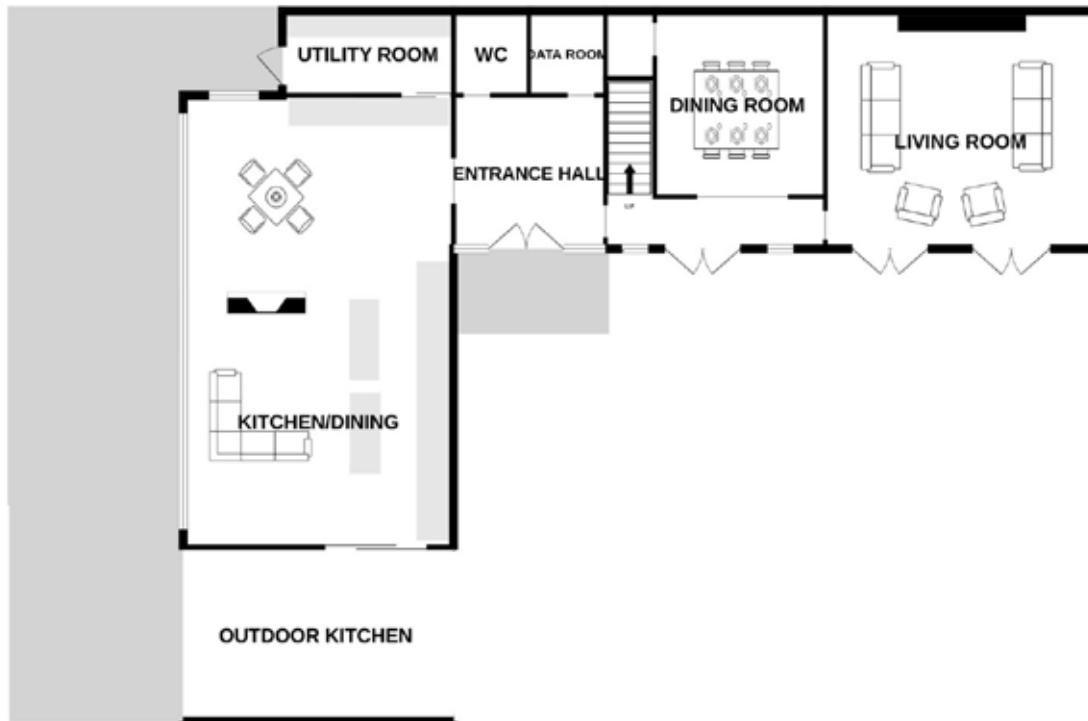
At the heart of the home lies an expansive open-plan kitchen and family living area, wrapped in glass to maximise natural light and views. A stunning dual-sided glass fireplace subtly defines the space, offering warmth and ambiance to both areas. This floor also provides internal access to a well-appointed utility room, and an outdoor BBQ pergola, perfect for entertaining.

Upstairs, the pièce de résistance is the principal duplex suite, uniquely situated within the historic turret. This luxurious retreat features a private dressing room and a spa-style bathroom on the first floor, with the master bedroom positioned above to take full advantage of the tower's character. Four additional generously-sized bedrooms complete the first floor, offering ample space for family and guests.

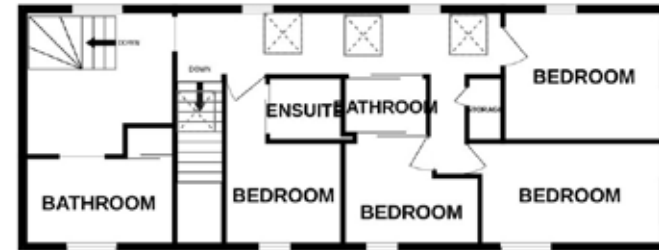




PLOT ONE
366 SQ M / 3,940 SQ FT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

KITCHEN / DINING / LIVING: 10.5 X 8 M
UTILITY / BOOT ROOM: 4.7 X 1.8
COVERED OUTDOOR KITCHEN / TERRACE: 5.3 X 5.1 M
FORMAL DINING: 4.5 X 4.4 M
LIVING ROOM: 7 X 6 M
HALL: 4.5 X 4.2 M

2ND FLOOR

BEDROOM 2: 3.6 X 3.2M
BEDROOM 3: 3.6X 3.1M
BEDROOM 4: 4.6 X 3M
BEDROOM 5: 3.2 X 3M

MASTER SUITE

1ST FLOOR WALK IN WARDROBE : 4.6 X 2.1M
MASTER SUITE BATHROOM
AND SEPARATE WC: 4.6 X 2.4M
2ND FLOOR MASTER BEDROOM: 4.6 X 6 M



PLOTS TWO TO FIVE

Contemporary Living 4 Bedroom + Study Homes (2,120 sq ft)

These striking contemporary homes offer 2,120 sq ft of refined design and exceptional comfort. The spacious entrance hall flows into a private study, enclosed with full-height black glass doors - ideal for home working or quiet retreat.

The heart of the ground floor features a stunning Kreider bespoke kitchen, seamlessly connecting to a light-filled open-plan dining and living area. A separate formal living room provides an additional space for entertaining or relaxing in style.

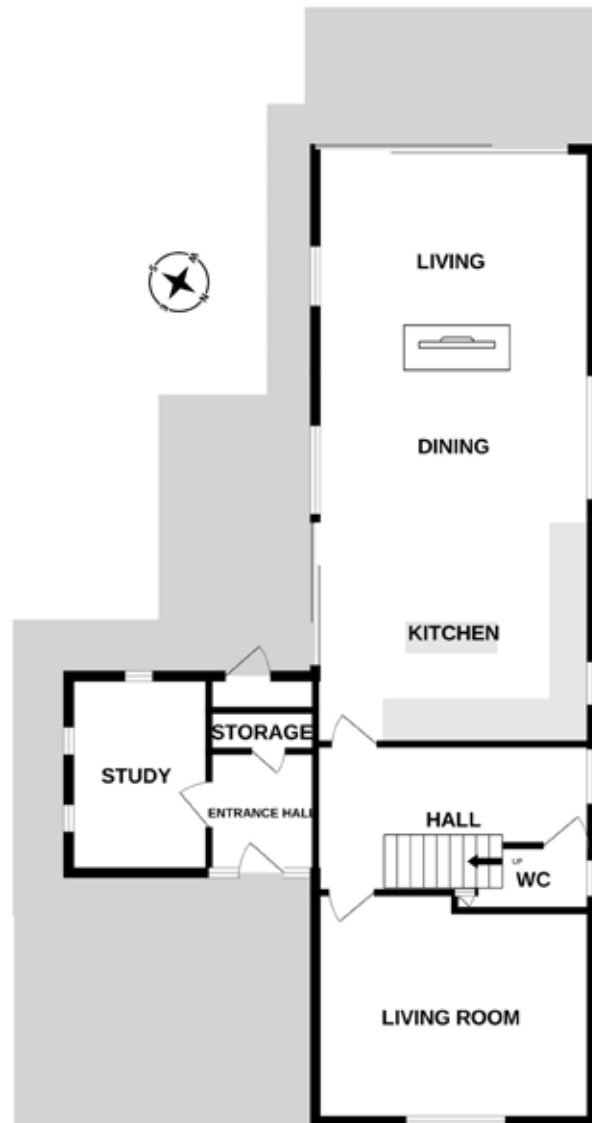
Upstairs, the generous master suite includes a walk-in wardrobe and luxurious en-suite bathroom. Three further bedrooms and a dedicated laundry room complete this floor, offering space and functionality for modern family living.



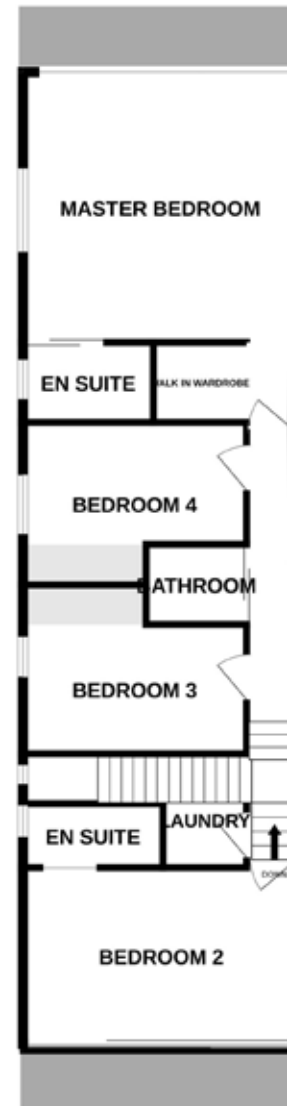


PLOTS TWO - FIVE

197 SQ M / 2.120 SQ FT



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

KITCHEN / DINING / LIVING: 12 X 4.85M

UTILITY / BOOT ROOM: 3.7 X 3M

LIVING ROOM: 4.85 X 4M

HALL: 2.5 X 2M

1ST FLOOR

MASTER BEDROOM: 4.85 X 3.5M

ENSUITE: 2.2 X 1.4M

BEDROOM 2: 4.85 X 3.3M

ENSUITE: 2.2 X 1.2M

BEDROOM 3: 3.8 X 2.9M

BEDROOM 4: 3.8 X 2.8M

BATHROOM: 2.2 X 1.7M

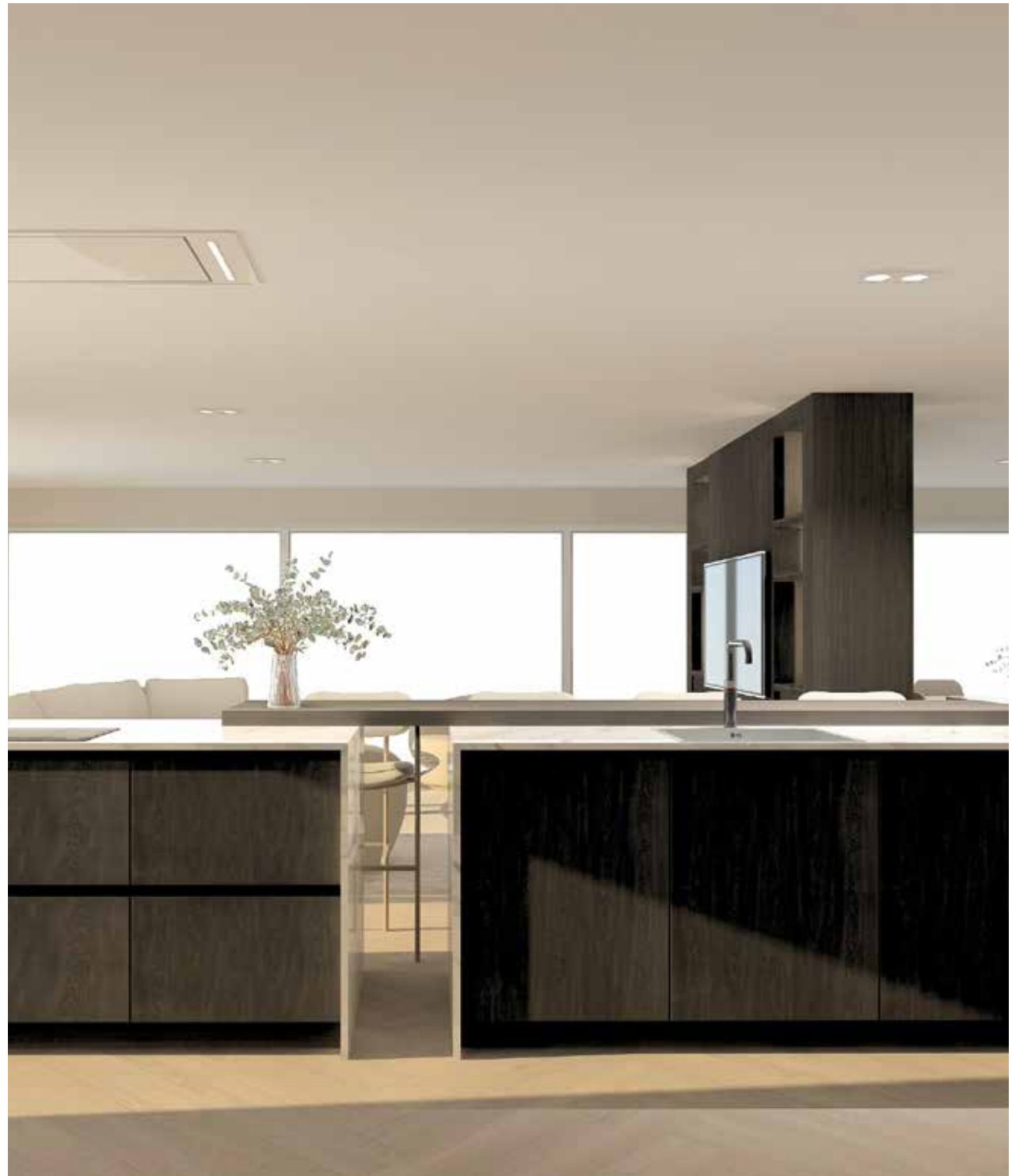


PLOTS SIX AND SEVEN

Elegant 5 Bedroom Homes (1,937 sq ft)

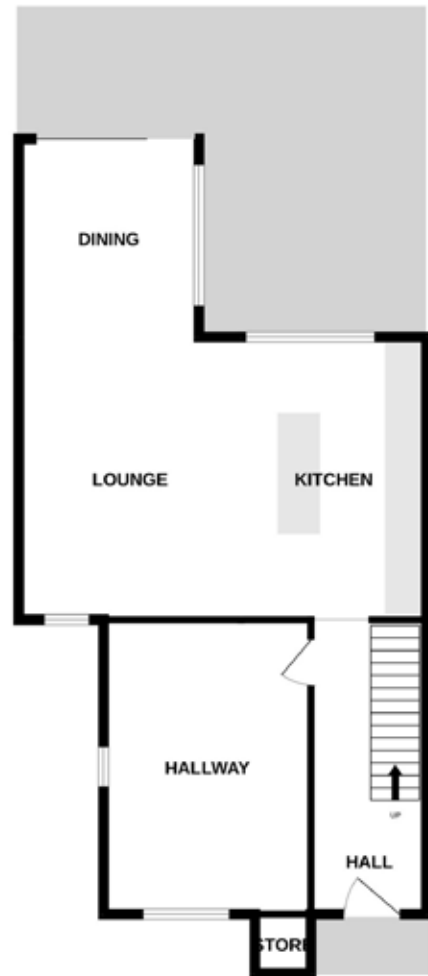
With 1,937 sq ft of beautifully crafted space, these homes are designed to accommodate growing families with style and ease. The ground floor showcases a sleek Kreider bespoke kitchen at the centre of an open-plan dining and living area, perfect for everyday living and entertaining. A separate formal living room adds further versatility and comfort.

Upstairs features a sophisticated master suite with a walk-in wardrobe, four additional bedrooms, and a convenient laundry room.





PLOTS SIX - SEVEN
190 SQ M / 1.937 SQ FT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

KITCHEN / LIVING: 7.4 X 4.9M

ORANGERY / DINING ROOM: 3.6 X 3.3M

LIVING ROOM: 5 X 3.9M

HALL: 2 X 4.8M

1ST FLOOR

MASTER BEDROOM: 3.9 X 3.9M

WALK IN WARDROBE: 2.6 X 1.65M

ENSUITE: 2.7 X 1.2M

BEDROOM 2: 3.7 X 2.9M

BATHROOM: 2.2 X 1.2M

STUDY: 3.1 X 2.0M

2ND FLOOR

BATHROOM 2.2 X 1.7M

BEDROOM 3: 4.0 X 3.6M

BEDROOM 4: 3.6 X 3.0M



PLOT EIGHT THE CHALET

(4 Bedroom – 1,610 sq ft)

The ground floor showcases a breathtaking sense of space and light, highlighted by a stunning double-height window and full-width bi-folding doors that seamlessly connect the kitchen and dining areas to the garden beyond. The result is a bright, airy living environment perfect for entertaining or relaxing with family.

This level also includes two well-proportioned bedrooms, a sleek family bathroom, and a cleverly designed under-stair storage closet. The open-plan kitchen and dining room flow effortlessly onto the patio and landscaped garden, while a separate living room enjoys abundant natural light through its sliding doors to the garden.

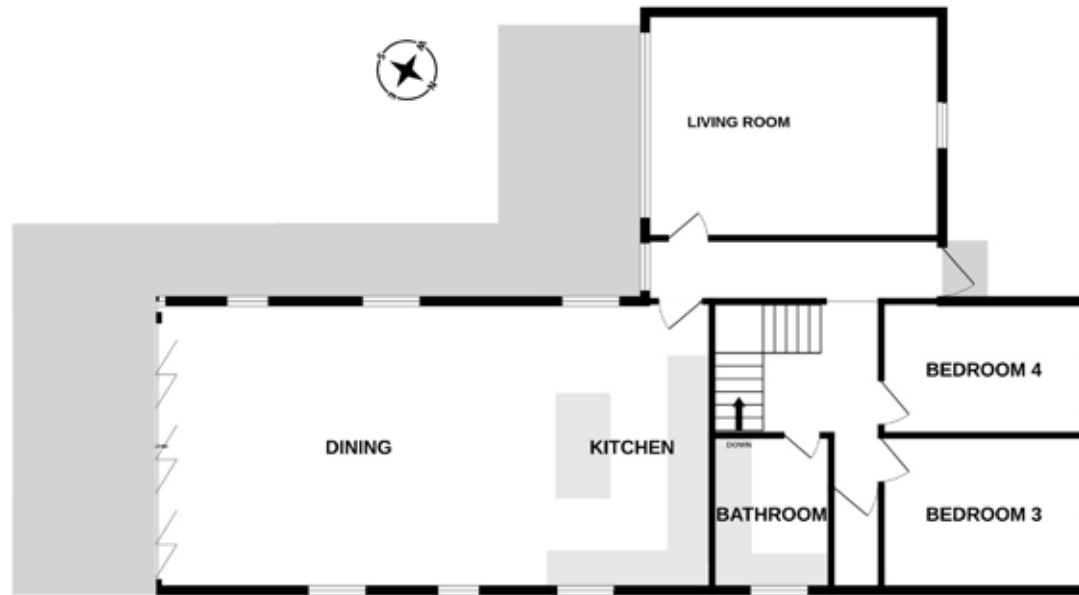
The bespoke Kreider kitchen, complete with premium Bosch appliances and a generous island unit, provides a perfect blend of style, functionality, and craftsmanship.

On the first floor, the layout is thoughtfully designed to balance privacy and practicality, featuring a luxurious master suite with ensuite bathroom, a second double bedroom with ensuite, and a convenient laundry room. Every detail has been carefully considered to maximise light, space, and effortless modern living.





PLOT EIGHT
149 SQ M / 1.610 SQ FT



GROUND FLOOR

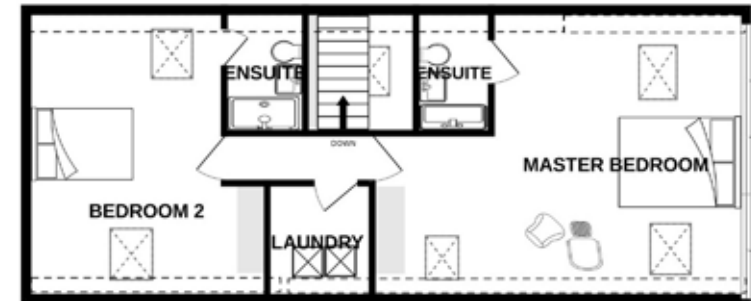
GROUND FLOOR

KITCHEN - DINING: 5250/9500

LIVING ROOM: 5100/4000

BEDROOM 3: 2580/3680

BEDROOM 4: 2580/3680



FIRST FLOOR

1ST FLOOR

LAUNDRY: 1770/1390

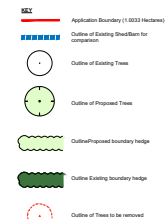
MASTER BEDROOM: 4100 X 4600

2ND BEDROOM: 3800 X 4600

BEECHIN WOOD LANE

Existing Entrance

Existing Entrance



Proposed House Schedule

House 1	4 Bedroom	300sq2	340sqft
House 2	3 Bedroom	160sq2	187sqft
House 3	4 Bedroom	187sq2	215sqft
House 4	4 Bedroom	187sq2	215sqft
House 5	4 Bedroom	187sq2	215sqft
House 6	4.5 Bedroom	180sq2	187sqft
House 7	4.5 Bedroom	180sq2	187sqft
House 8	3 Bedroom	110sq2	125sqft
Total Areas GFA		1620sq2	1715sqft





Water Tower Place Design: An exquisitely exclusive development of only nine large-scale residences.

Mac Group goes beyond the expected and offers an opportunity to buyers with a taste for superior construction and exceptional attention to detail. Offering contemporary, voluminous residences that are the epitome of understated luxury, Water tower place by Mac Group is refined in its design and practical in its nature. These impressive dwellings came from the Architects desire for light, open spaces and a modern, streamlined look. This allowed architects Sense of Space to create spectacular living zones and ability to bring the outdoors inside in every room.

KITCHEN & APPLIANCES

Stylish designer Kreider contemporary kitchen
Under unit LED lighting wall hung units
Under unit LED lighting lower level units
Undermounted sink unit
Quartz worktops and full height backsplash
Full range of Bosch appliances to include;
Bosch Induction Hob with Boost Zone hob
Bosch Electric oven
Bosch Microwave
Wine fridge
Contemporary extractor hood
Full height integrated Fridge
Full height integrated Freezer
Fully fitted utility and boot room with own access door (plot 1)

LAUNDRY ROOM

2nd floor to have laundry room and areas for side by side or stackable units (Not provided) on plots 2 & 8 only

PLOT 1 FORMAL DINING ROOM

Crittall doors
Hardwood flooring
Decorative paneling
Recessed LED lighting
Provision for chandelier

BATHROOMS

All bathrooms are individually designed by Cheeca Interior designs
Plot 1 (Crosswater brushed brass hardware)
Plots 2-8 (Crosswater matt black hardware)
Underfloor heating
Wall hung basin / cabinet (Double vanity in plot 1 master bathroom)
Freestanding bath with floor standing brushed brass tap (plot 1 master bathroom)
Mirrored, recessed vanity unit
Porcelain tiling to walls and floor
Glass hinged bath shower screen
White Roca sanitaryware
Crosswater fixed head shower plus handheld spray attachment controlled by thermostatic diverter valve
Oversized Ceramic bath with combined water filler and overflow fixtures
Grohe Wall hung WC with dual flush concealed cistern and soft close seat
Heated contemporary towel rail
Shaver socket

HEATING & ELECTRICAL

All lighting is designed by Cheeca interior designs using fully recessed linear black lightings with options for attachments
Provision for chandelier on plot 1 hall/stairs / formal dining room
Provision for chandelier on stairs of plots 2-5
Underfloor heating throughout each home
Recessed LED lighting throughout kitchen
Pendant lighting on islands
Recessed LED in living area
Low level stairs and hallway lighting
Mains powered smoke and heat detectors with battery backup
Lights at front and rear of the property
Master bedroom recessed lighting and drop down lights or sconces each side of the bed
NICEIC/ECA certified
Fully automated and programmable heating and hot water using air source heat pumps

FLOORING

Large format Italian tiles to the ground floor kitchen hallway
Living room and bedrooms Comary luxury carpet
Stairs runner with black border

CONNECTIVITY

All House are pre-wired to for Sky
High speed fiber optic broadband is direct into the property BT
Kitchen, lounge and bedrooms prewired with Cat5 data network cabling

GARDEN

Contemporary style paved patio with fence panels and turfed garden
Outdoor lighting
Outdoor tap
Outdoor socket

DRIVEWAY

Private paved driveway
EVPC charging point

GENERAL

Built and certified to comply with all relevant current Building Regulations
10 year ICW warranty
2 year fixture and fittings warranty

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified, the developer reserves the right to replace the brand with another of equal quality or better.



Plot	Type	Storeys	Bedrooms	Bathroom	Receps	Parking	Outside	Sq M	Sq Ft
1	Detached	2	4	4	3	3 x OSP	Garden	366	3,940
2	Detached	2	4 plus study	4	2	2 x OSP	Garden	197	2,120
3	Detached	2	4 plus study	4	2	2 x OSP	Garden	197	2,120
4	Detached	2	4 plus study	4	2	2 x OSP	Garden	197	2,120
5	Detached	2	4 plus study	4	2	2 x OSP	Garden	197	2,120
6	Semi Detached	3	4/5	3	2/3	2 x OSP	Garden	180	1,937
7	Semi Detached	3	4/5	3	2/3	2 x OSP	Garden	180	1,937
8	Detached	2	4	3	1	3 x OSP	Garden	149	1,610

PREDICTED A RATED HOMES AT WATER TOWER CLOSE (PLOTS 2-8)

From concept to completion, your new home has been designed with the highest energy conservation standards. Mac Group strive to build all new homes with an A-rated EPC to keep heating costs as low as possible. Below is a list of system explanations included on our newest development Water Tower Place.

AIR SOURCE HEAT PUMPS ASHP or GSHP: Are alternatives to standard gas boilers and can provide hot water and heating to homes in the same way. They only use electricity to operate and reduce the carbon footprint significantly. Typically homes with one of these systems will not require mains gas and therefore benefit from no gas bill.

PHOTOVOLTAICS SOLAR PANELS – SOLAR PVS: Commonly referred to as renewable energy, Solar electricity panels, also known as photovoltaics (PV), capture the sun's energy and convert it into electricity you can use in your home. A solar PV panel consists of many cells made from layers of semi-conducting material, most commonly silicon. When light shines on this material, a flow of electricity is created.

EVCP: Each home at Watertower close will come with 1 EVCP located in 1 of your car parking bays Home charging is the most convenient and cost-effective way to charge an electric vehicle. That's why the Government brought out a new law to help facilitate home charging for EV drivers across the country.





Mac group Ltd, established in 2011, is a distinguished property development firm dedicated to crafting exceptional homes across London and the South East. Renowned for their professionalism, efficiency, and unwavering commitment to quality, they seamlessly blend innovation with environmental sensitivity. Their team consists of highly qualified professionals, including seasoned specialists, expert consultants, and skilled tradespeople, ensuring excellence at every stage of development.

Mac group have completed over 100 homes in the last couple of years some of which have been shortlisted on the British homes awards and the Surrey property awards.

Their commitment to high-end design and meticulous attention to detail ensures their homes sell out quickly and remain among the most sought-after on the market.





A DEVELOPMENT BY



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MAYBE.SMILE.MOODS

Disclaimer: Whilst every effort is made to provide an accurate and comprehensive description of the properties under construction, we can only provide plans, illustrations, CGI's, dimensions and details of the specification that are accurate at the time of going to press. Please, therefore, view the contents of this brochure as being for guidance only and appreciate that as a development progresses some changes may become necessary. This brochure does not constitute a contract or warranty and the developer reserves the right to make changes as it sees fit without notice. Unless otherwise stated, all images used in this brochure do not depict the development presented here but have been provided to offer a guide and are therefore for illustrative purposes only.

Floor plans and dimensions stated in the brochure are indicative and whilst correct at time of press should be confirmed with the developer.

Important Notice: Building sites are dangerous places and therefore no visitor is allowed on site without a safety briefing, full Personal Protective Equipment and unless accompanied by a representative. No admittance will be given to unauthorised visitors.