

# OAKHILL

HILDENBOROUGH | KENT

## OAKHILL COPSE

Berkeley  
Designed for life

# OAKHILL

## AN EXCLUSIVE PARKLAND ESTATE

Tucked away in the heart of the countryside, Oakhill in Hildenborough is one of Kent's best-kept secrets.

Enter the gated estate to discover an exquisite collection of 1, 2 & 3 bedroom apartments and 3, 4 & 5 bedroom houses. They are set in 30 acres of beautiful parkland, surrounding the original 19th-century Oakhill House, which has now been converted into six exclusive apartments. Explore the private Residents' Club with its cinema, gym, BBQ area, padel court and a spacious co-working space. With every step, a new view of the Kentish countryside unfolds.

The 30-acre parkland estate has a grand history. It's been at the heart of Hildenborough village life since its foundation in 1804. Today, Oakhill continues this legacy by returning the Grade II listed Oakhill House to its original residential use, converting existing buildings into elegant apartments, and building new homes inspired by the traditional English style.

Explore further afield and you will discover the vibrant market town of Tonbridge with its medieval castle; wonderful gardens and country walks in the Kentish wilderness; and excellent primary, secondary, private and grammar schools.

The enchanting towns of Sevenoaks and Royal Tunbridge Wells are just 6 and 9 miles away\*, respectively. There, you will find impressive stately homes and Georgian architecture, as well as a selection of galleries, theatres, and Michelin-starred restaurants.

With trains to London Bridge in just 32 minutes\*\* from Hildenborough, Oakhill combines the best of contemporary living with a rural escape in the Garden of England.

**THE COUNTRY PARK**

A large part of Oakhill's 30 acres is a private country park, offering picturesque views and a green escape right on your doorstep. With walking trails and big open spaces for picnics and play, this is a parkland estate at its finest.



# THIRTY ACRE PARKLAND ESTATE

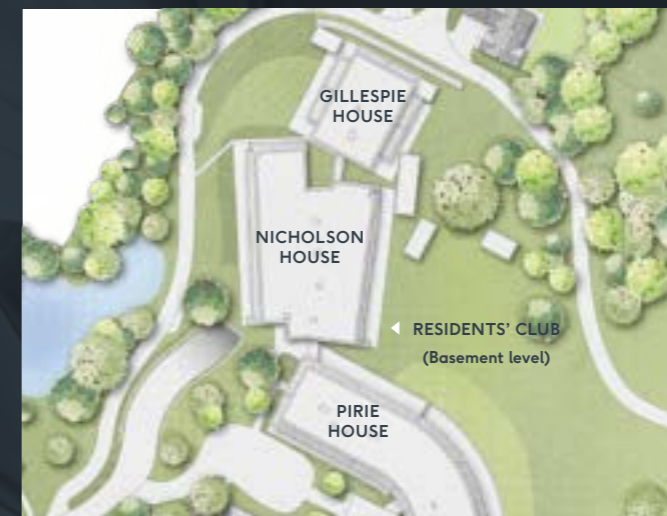


# THE RESIDENTS' CLUB



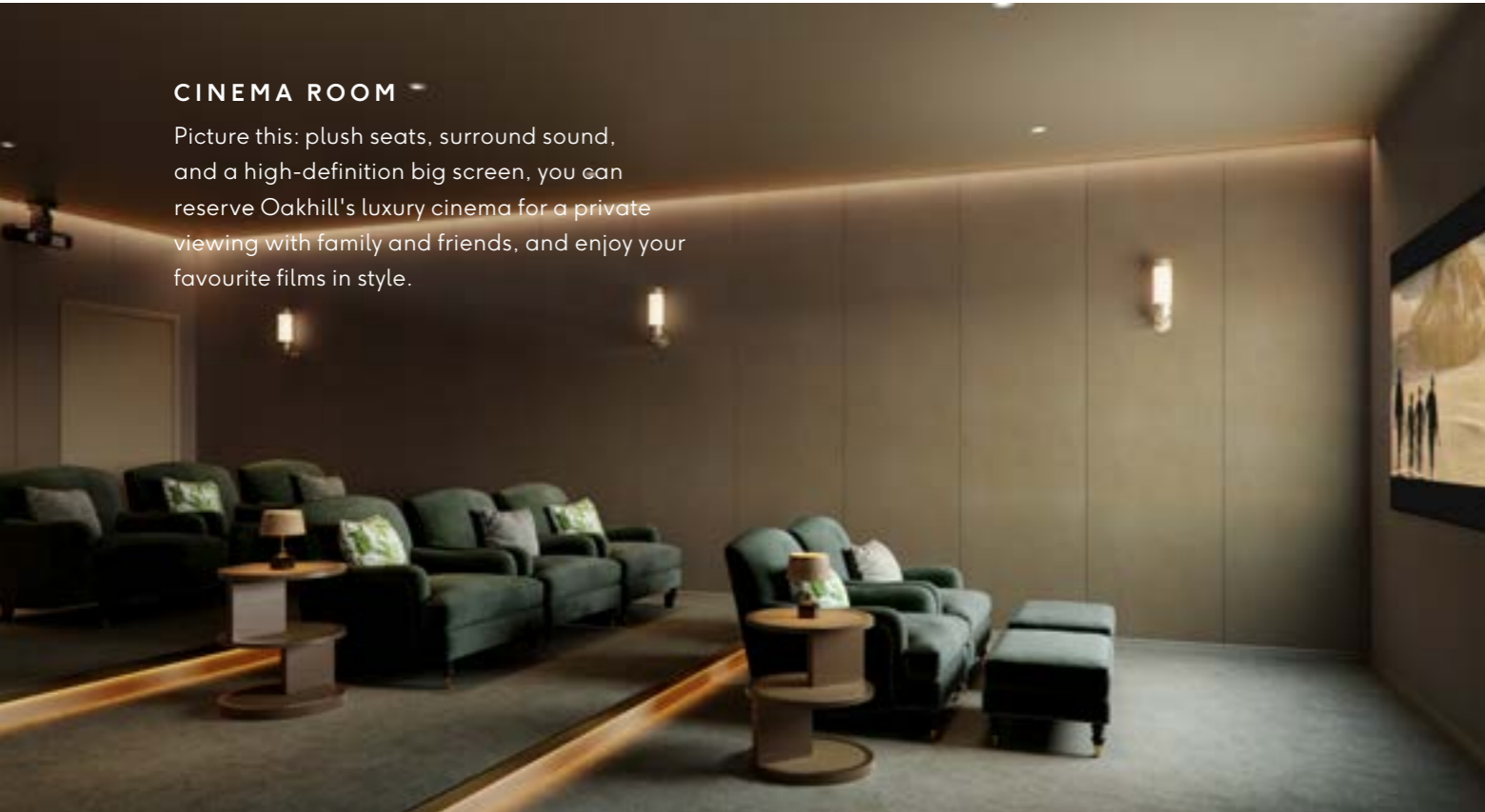
# EXCLUSIVE RESIDENTS' CLUB

THE RESIDENTS' CLUB, CENTRALLY LOCATED WITHIN THE APARTMENT BUILDINGS, IS JUST MOMENTS AWAY FROM YOUR FRONT DOOR. FIND A QUIET SPOT FOR WORK, WATCH YOUR FAVOURITE FILMS IN THE CINEMA, AND CATCH UP WITH FRIENDS. TAKE PART IN A SPIRITED MATCH ON THE PADEL COURT, GET YOUR HEART PUMPING ON THE TREADMILL, OR HOST A FAMILY DINNER AT THE BBQ AREA. WITH ON-SITE AMENITIES ON A SCALE RARELY SEEN OUTSIDE OF LONDON, YOU DON'T HAVE TO COMPROMISE ON COMFORT TO LIVE OUT YOUR RURAL ESCAPE DREAMS.

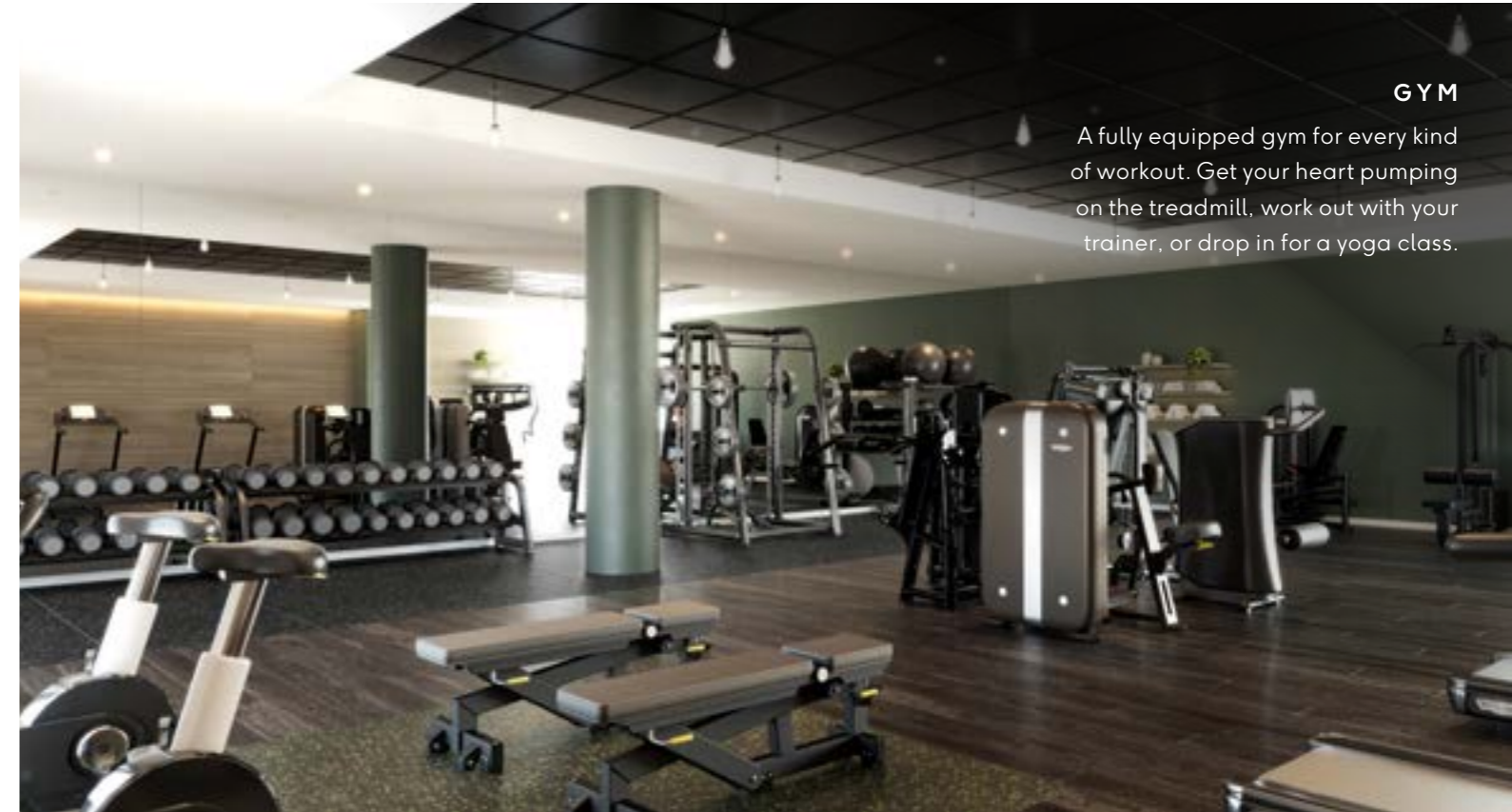


**CINEMA ROOM**

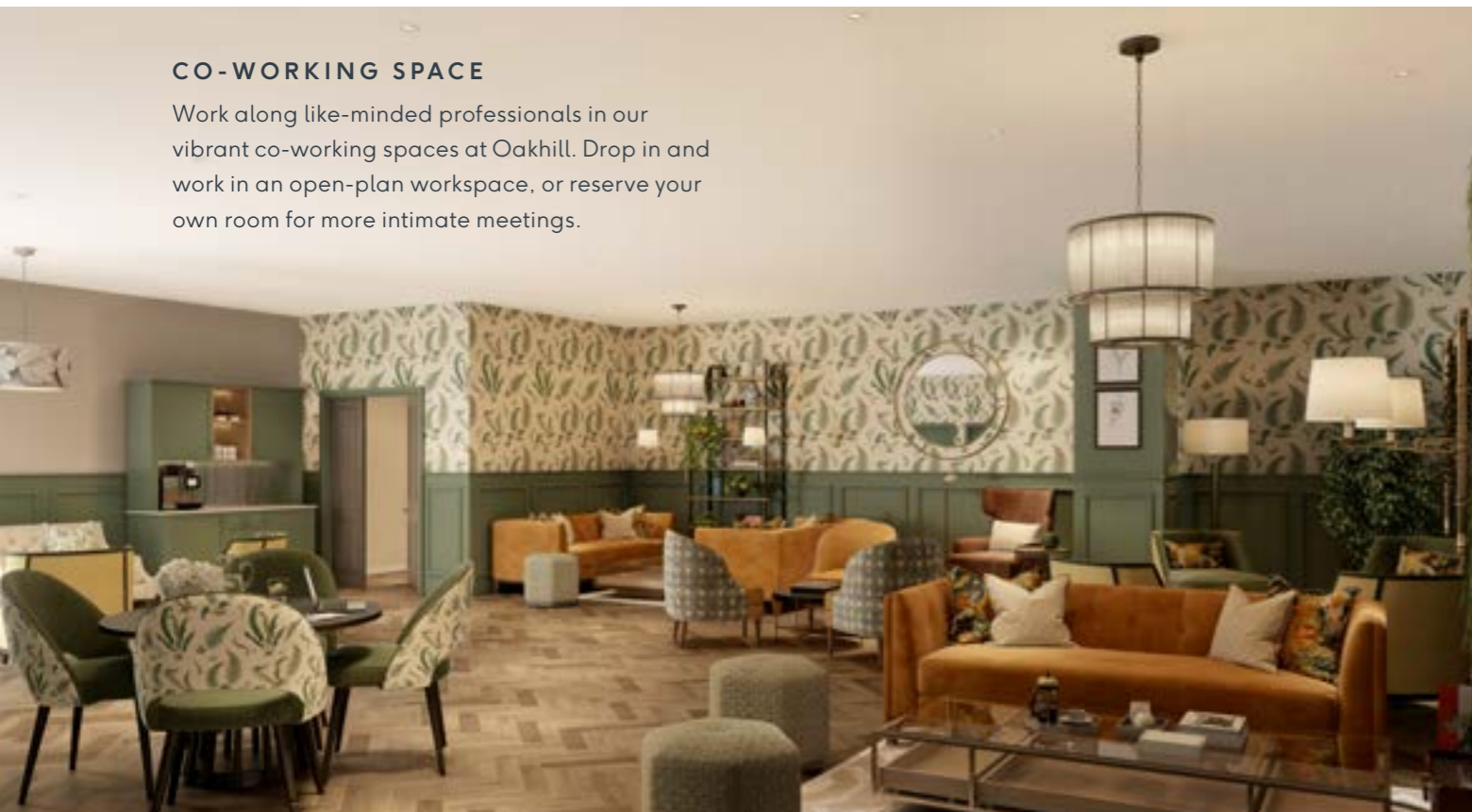
Picture this: plush seats, surround sound, and a high-definition big screen, you can reserve Oakhill's luxury cinema for a private viewing with family and friends, and enjoy your favourite films in style.

**GYM**

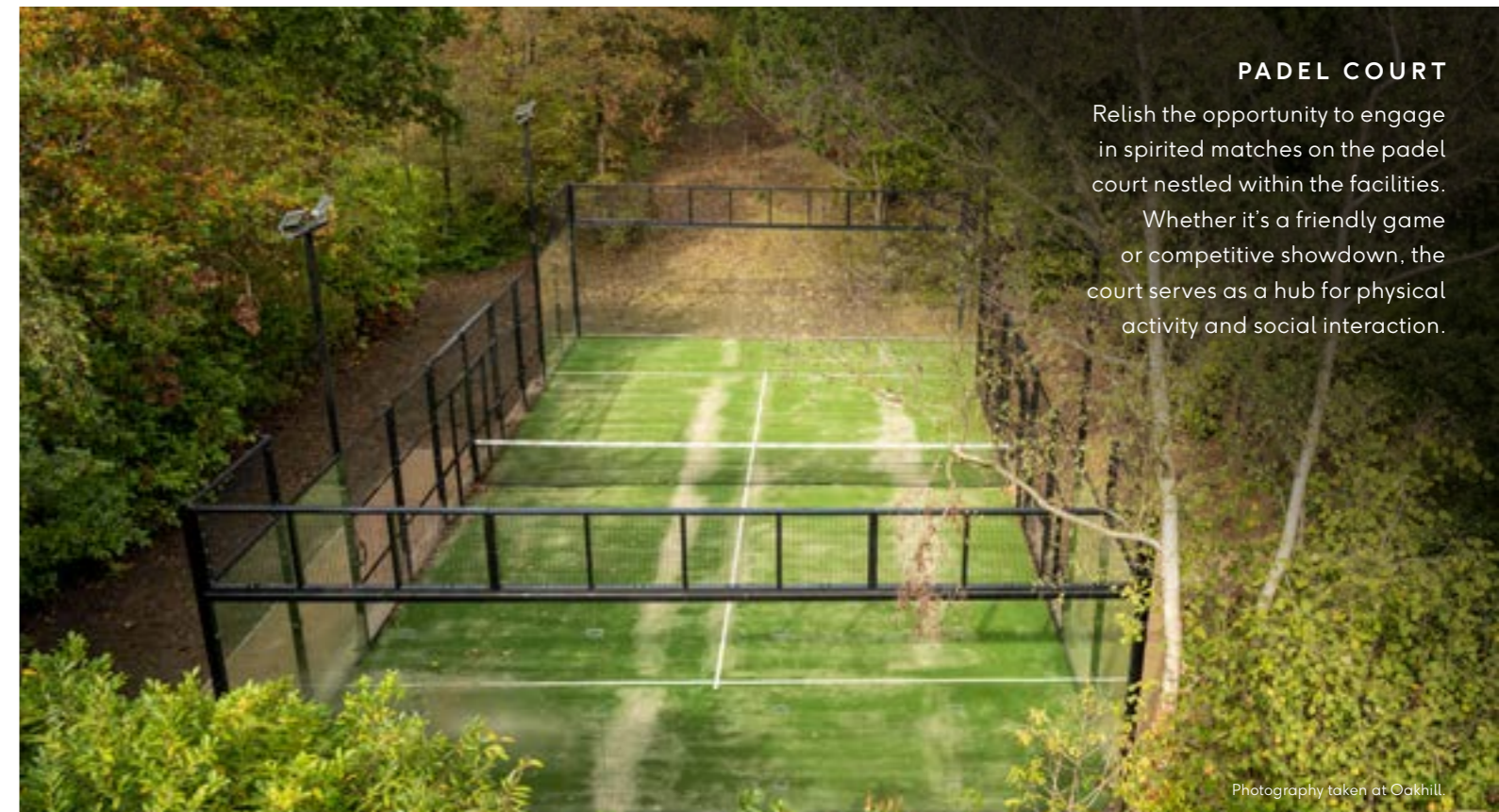
A fully equipped gym for every kind of workout. Get your heart pumping on the treadmill, work out with your trainer, or drop in for a yoga class.

**CO-WORKING SPACE**

Work along like-minded professionals in our vibrant co-working spaces at Oakhill. Drop in and work in an open-plan workspace, or reserve your own room for more intimate meetings.

**PADEL COURT**

Relish the opportunity to engage in spirited matches on the padel court nestled within the facilities. Whether it's a friendly game or competitive showdown, the court serves as a hub for physical activity and social interaction.



Photography taken at Oakhill.

**THIS IS HOME**

Modern, yet timeless. The living room is a space filled with potential, designed for relaxing, entertaining, and spending quality time with family and friends.





Computer generated images of Oakhill. Indicative only.



Showhome photography, indicative only.

## A HOUSE WITH A SOUL

From Silestone worktops in the kitchen to the bespoke finishes in the bathrooms; nothing is accidental here. Materials, textures, and colours create beautifully balanced interiors.





Computer generated image. Indicative only.

# OAKHILL COPSE

Thanks to carefully considered materials, new build homes beautifully complement the surrounding nature and heritage architecture. All houses come with generous private gardens – a secluded pocket of greenery to make your own.



Sitemap, indicative only and subject to change.

THE COPSE

OAKHILL

THE  
ELM & EVERGREEN

3 BEDROOM HOMES



# THE ELM

## 3 BEDROOM HOME

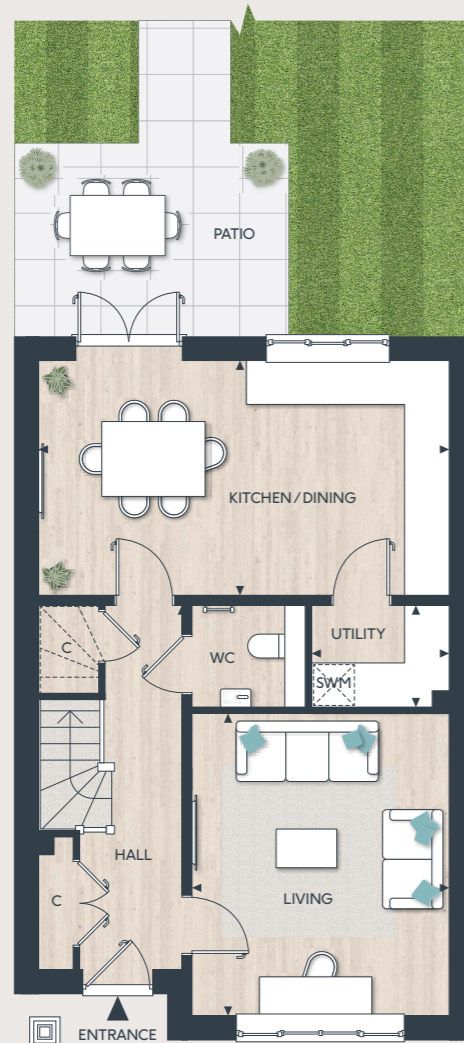
HOUSE NO.155

TOTAL AREA: 113.4 SQ M 1,220 SQ FT

- The open plan kitchen and dining area enjoys access to utility room and private patio
- Kitchen fitted with premium appliances
- Entrance hall offers convenient storage space and downstairs cloakroom
- Bedroom 1 has a fitted wardrobe and ensuite with large shower
- Bespoke family bathroom design
- Detached shared carport
- Private south-facing garden

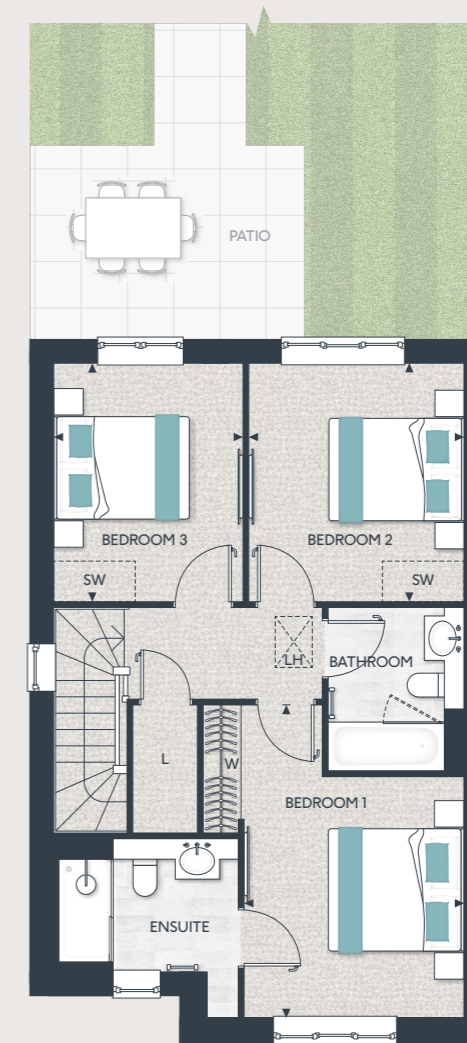


### GROUND FLOOR

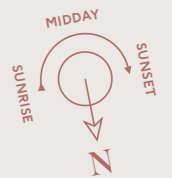


KITCHEN/DINING	3455 X 6040 MM	11'4" X 19'10"
LIVING	4455 X 3790 MM	14'7" X 12'5"
UTILITY	1500 X 2025 MM	4'11" X 6'8"

### FIRST FLOOR



BEDROOM 1	4605 X 3240 MM	15'1" X 10'8"
BEDROOM 2	3510 X 3170 MM	11'6" X 10'5"
BEDROOM 3	3510 X 2780 MM	11'6" X 9'1"



◀▶ Measurement Points W Wardrobe C Cupboard SW Space for Wardrobe  
LH Loft Hatch L Linen Cupboard SWM Space for Washing Machine

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# THE EVERGREEN

## 3 BEDROOM HOME

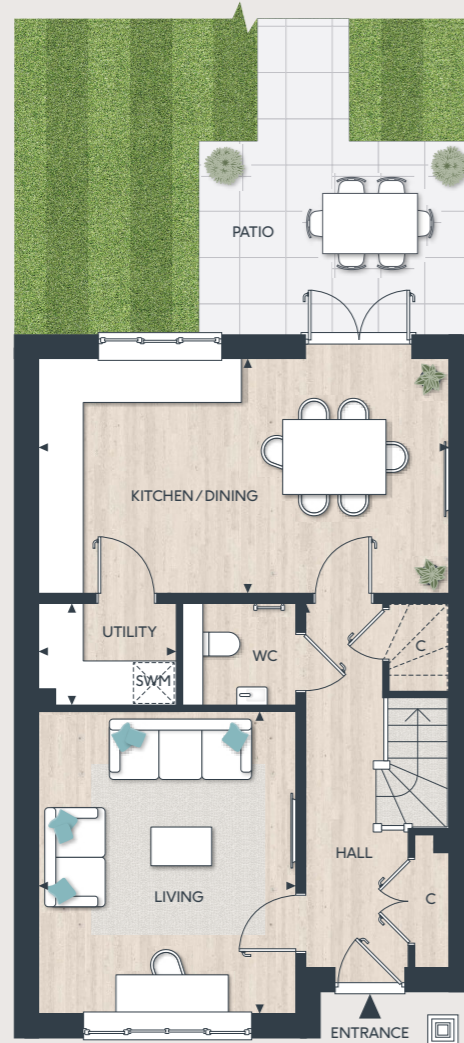
HOUSE NO.154

TOTAL AREA: 113.4 SQ M 1,220 SQ FT

- The open plan kitchen and dining area enjoys access to utility room and private patio
- Kitchen fitted with premium appliances
- Entrance hall offers convenient storage space and downstairs cloakroom
- Bedroom 1 has a fitted wardrobe and ensuite with large shower
- Bespoke family bathroom design
- Detached shared carport
- Private south-facing garden

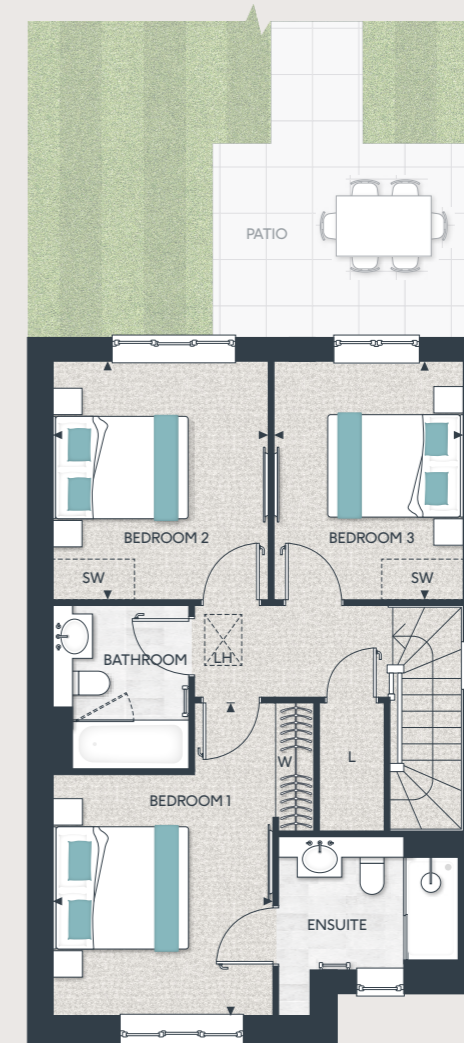


### GROUND FLOOR

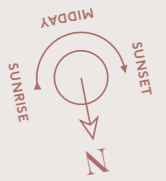


KITCHEN/DINING	3455 X 6040 MM	11'4" X 19'10"
LIVING	4455 X 3790 MM	14'7" X 12'5"
UTILITY	1500 X 2025 MM	4'11" X 6'8"

### FIRST FLOOR



BEDROOM 1	4605 X 3240 MM	15'1" X 10'8"
BEDROOM 2	3510 X 3170 MM	11'6" X 10'5"
BEDROOM 3	3510 X 2780 MM	11'6" X 9'1"



◀▶ Measurement Points W Wardrobe C Cupboard SW Space for Wardrobe  
LH Loft Hatch L Linen Cupboard SWM Space for Washing Machine

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THE COPSE

OAKHILL

THE  
SCARLET & FALLOW

4 BEDROOM HOMES



# THE SCARLET

## 4 BEDROOM HOME

HOUSE NO.157

TOTAL AREA: 159.3 SQ M 1,714 SQ FT

- Large, separate dining room is ideal for special occasions and entertaining
- Adjoining utility room between kitchen and dining area adds extra accessibility
- Downstairs cloakroom provides convenience for you and your guests
- Bedroom 1 enjoys an ensuite shower room
- Family bathroom comes with steel bath, contemporary lighting and bespoke cabinetry
- Large double garage houses two vehicles alongside storage space

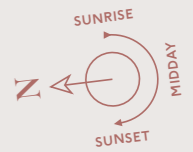
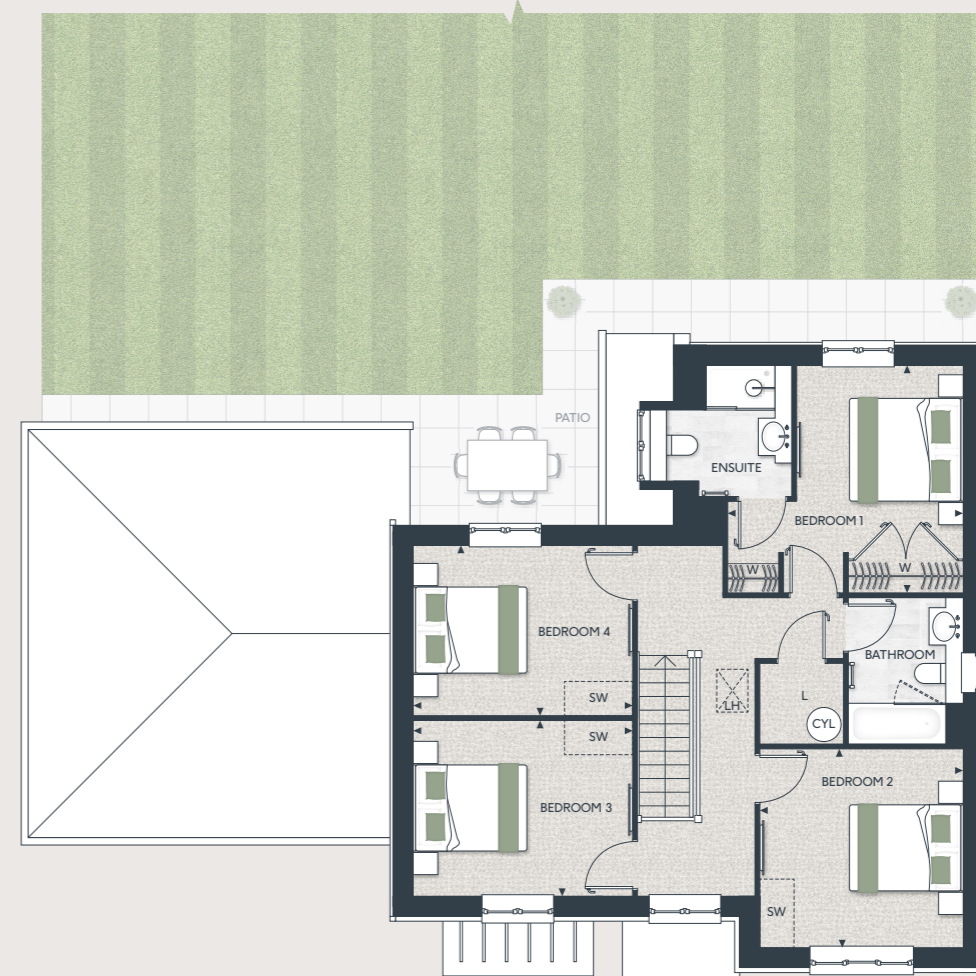


### GROUND FLOOR



KITCHEN/BREAKFAST	4690 X 5705 MM	15'4" X 18'7"
LIVING	7055 X 3795 MM	23'1" X 12'5"
DINING	3480 X 3565 MM	11'4" X 11'7"
UTILITY	1800 X 2375 MM	5'9" X 7'8"

### FIRST FLOOR



BEDROOM 1	3985 X 4130 MM	13'1" X 13'5"
BEDROOM 2	3480 X 3565 MM	11'4" X 11'7"
BEDROOM 3	3075 X 3850 MM	10'1" X 12'6"
BEDROOM 4	2990 X 3850 MM	9'8" X 12'6"

◀▶ Measurement Points W Wardrobe C Cupboard WC Water Cylinder SW Space for Wardrobe  
LH Loft Hatch L Linen Cupboard SWM Space for Washing Machine

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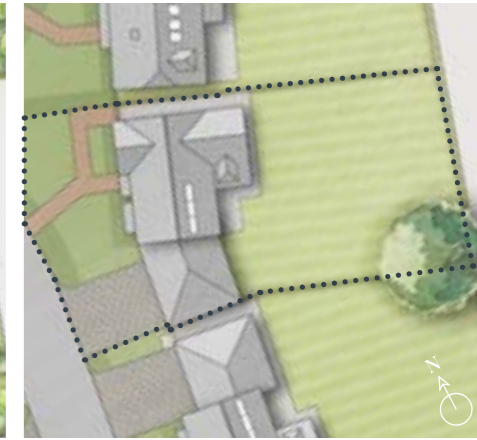
# THE FALLOW

## 4 BEDROOM HOME

HOUSE NO.158

TOTAL AREA: 159.3 SQ M 1,714 SQ FT

- Large, separate dining room is ideal for special occasions and entertaining
- Adjoining utility room between kitchen and dining area adds extra accessibility
- Downstairs cloakroom provides convenience for you and your guests
- Bedroom 1 enjoys an ensuite shower room
- Family bathroom comes with steel bath, contemporary lighting and bespoke cabinetry
- Large double garage houses two vehicles alongside storage space

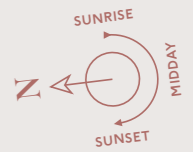
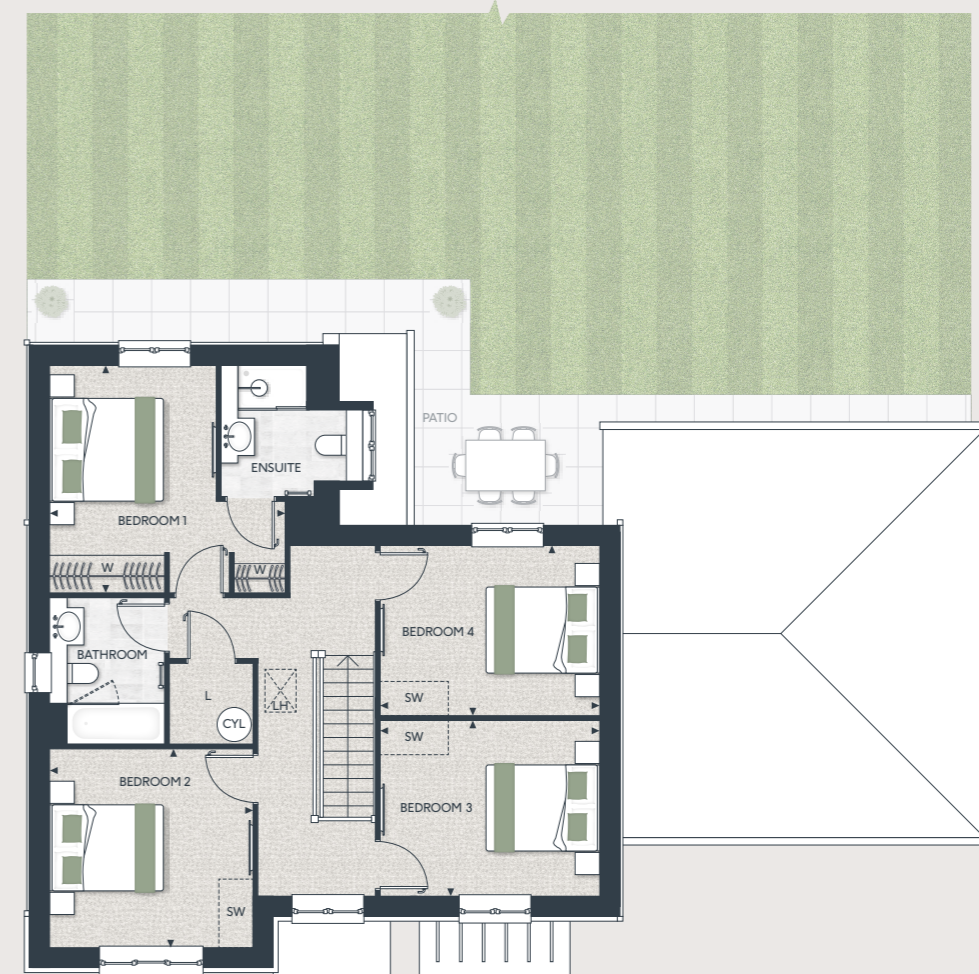


### GROUND FLOOR



KITCHEN/BREAKFAST	4690 X 5705 MM	15'4" X 18'7"
LIVING	7055 X 3795 MM	23'1" X 12'5"
DINING	3480 X 3565 MM	11'4" X 11'7"
UTILITY	1800 X 2375 MM	5'9" X 7'8"

### FIRST FLOOR



BEDROOM 1	3985 X 4130 MM	13'1" X 13'5"
BEDROOM 2	3480 X 3565 MM	11'4" X 11'7"
BEDROOM 3	3075 X 3850 MM	10'1" X 12'6"
BEDROOM 4	2990 X 3850 MM	9'8" X 12'6"

◀▶ Measurement Points W Wardrobe C Cupboard Water Cylinder SW Space for Wardrobe LH Loft Hatch L Linen Cupboard SWM Space for Washing Machine

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THE COPSE

OAKHILL

THE  
GRAYLING, SWALLOWTAIL  
& SILVERLEAF

4 BEDROOM HOMES





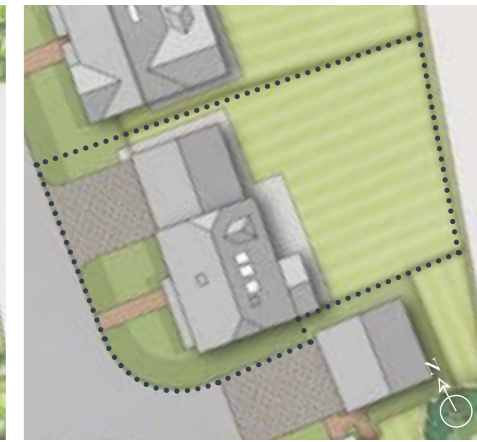
# THE GRAYLING

## 4 BEDROOM HOME

HOUSE NO.156

TOTAL AREA: 171.5 SQ M 1,846 SQ FT

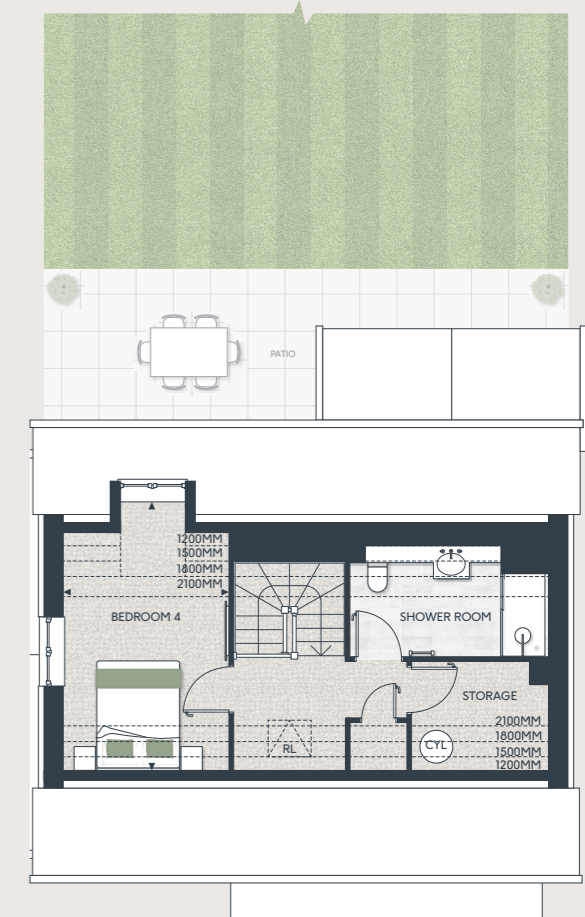
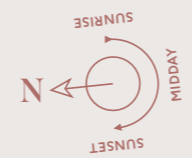
- A large 4 bedroom family home with attached double garage
- A separate study provides the perfect work-from-home privacy
- Dining area and kitchen with adjoining utility room, opens out onto patio
- Three bedrooms and three bathrooms on first floor
- Living space on second floor includes double bedroom, shower room and storage



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



KITCHEN/DINING	7050 X 2960 MM	23'2" X 9'8"
LIVING	5395 X 3580 MM	17'8" X 11'8"
STUDY	2910 X 3450 MM	9'7" X 11'4"
UTILITY	1800 X 2035 MM	5'11" X 6'8"

BEDROOM 1	4950 X 3020 MM	16'3" X 9'8"
BEDROOM 2	3650 X 3330 MM	12'0" X 11'10"
BEDROOM 3	3315 X 3255 MM	10'10" X 10'8"

BEDROOM 4	5100 X 3020 MM	15'10" X 9'11"
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◀▶ Measurement Points W Wardrobe C Cupboard Ⓞ Water Cylinder - - - - Reduced Ceiling Height  
 SW Space for Wardrobe LH Loft Hatch SWM Space for Washing Machine RL Roof Light

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# THE SWALLOWTAIL

## 4 BEDROOM HOME

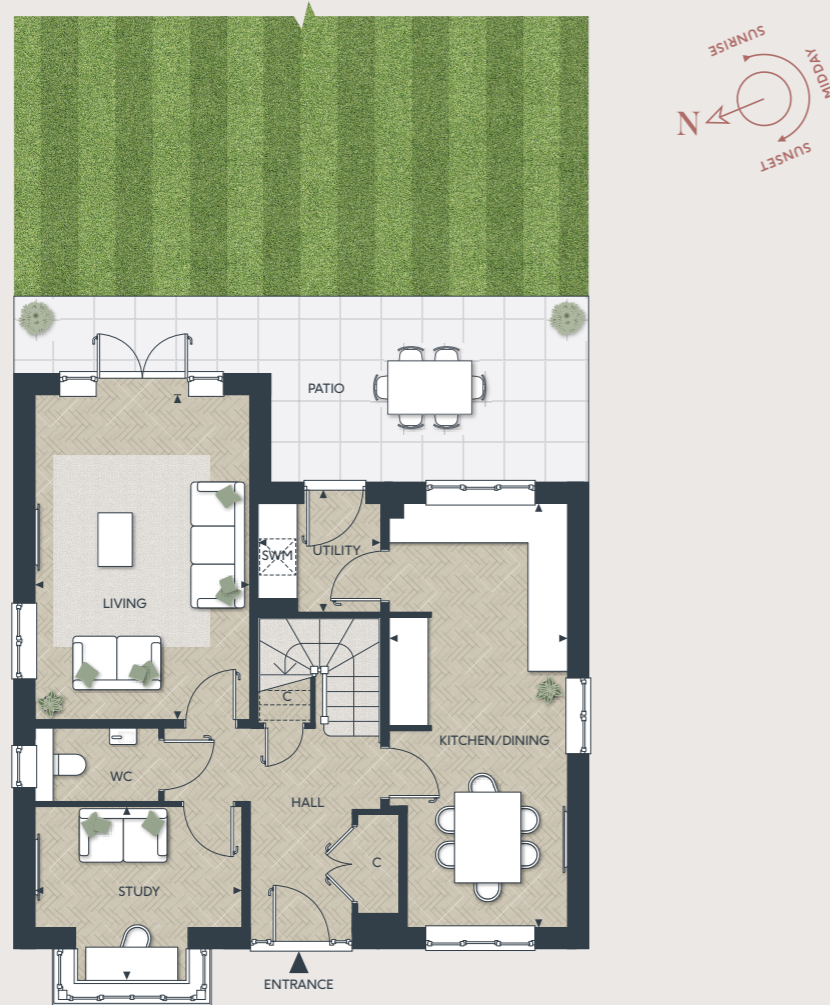
HOUSE NO.159

TOTAL AREA: 171.5 SQ M 1,846 SQ FT

- A large 4 bedroom family home with detached double garage
- A separate study provides the perfect work-from-home privacy
- Dining area and kitchen with adjoining utility room, opens out onto patio
- Three bedrooms and three bathrooms on first floor
- Living space on second floor includes double bedroom, shower room and storage



### GROUND FLOOR



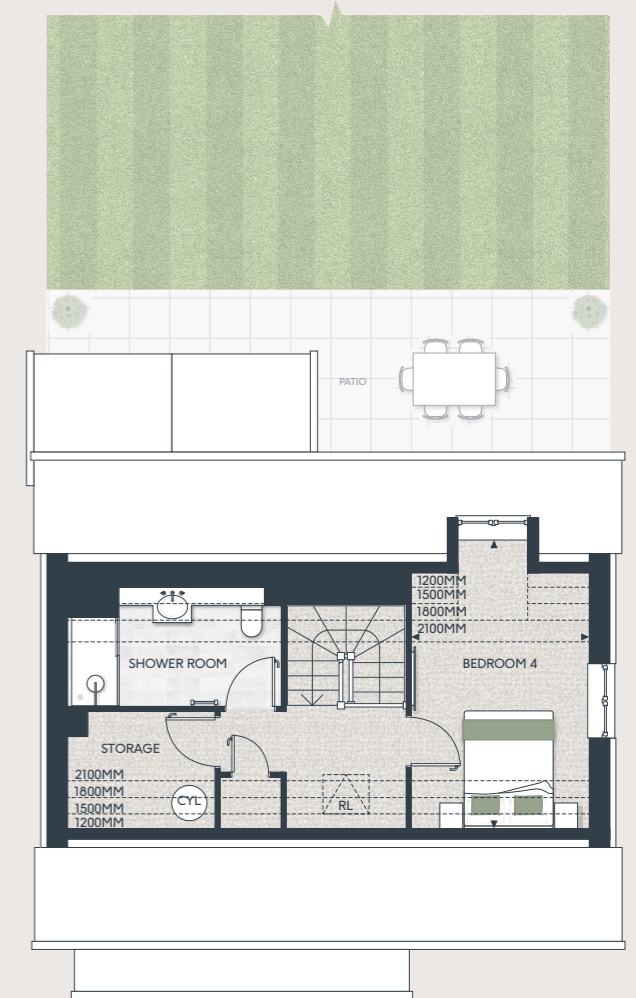
KITCHEN/DINING	7050 X 2960 MM	23'2" X 9'8"
LIVING	5395 X 3580 MM	17'8" X 11'8"
STUDY	2910 X 3450 MM	9'7" X 11'4"
UTILITY	1800 X 2035 MM	5'11" X 6'8"

### FIRST FLOOR



BEDROOM 1	4950 X 3020 MM	16'3" X 9'8"
BEDROOM 2	3650 X 3330 MM	12'0" X 11'10"
BEDROOM 3	3315 X 3255 MM	10'10" X 10'8"

### SECOND FLOOR



BEDROOM 4	5100 X 3020 MM	15'10" X 9'11"
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◀▶ Measurement Points W Wardrobe C Cupboard Ⓒ Water Cylinder - - - - Reduced Ceiling Height  
 SW Space for Wardrobe LH Loft Hatch SWM Space for Washing Machine RL Roof Light

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# THE SILVERLEAF

## 4 BEDROOM HOME

HOUSE NO.162

TOTAL AREA: 171.5 SQ M 1,846 SQ FT

- A large 4 bedroom family home with detached double garage
- A separate study provides the perfect work-from-home privacy
- Dining area and kitchen with adjoining utility room, opens out onto patio
- Three bedrooms and three bathrooms on first floor
- Living space on second floor includes double bedroom, shower room and storage



GROUND FLOOR



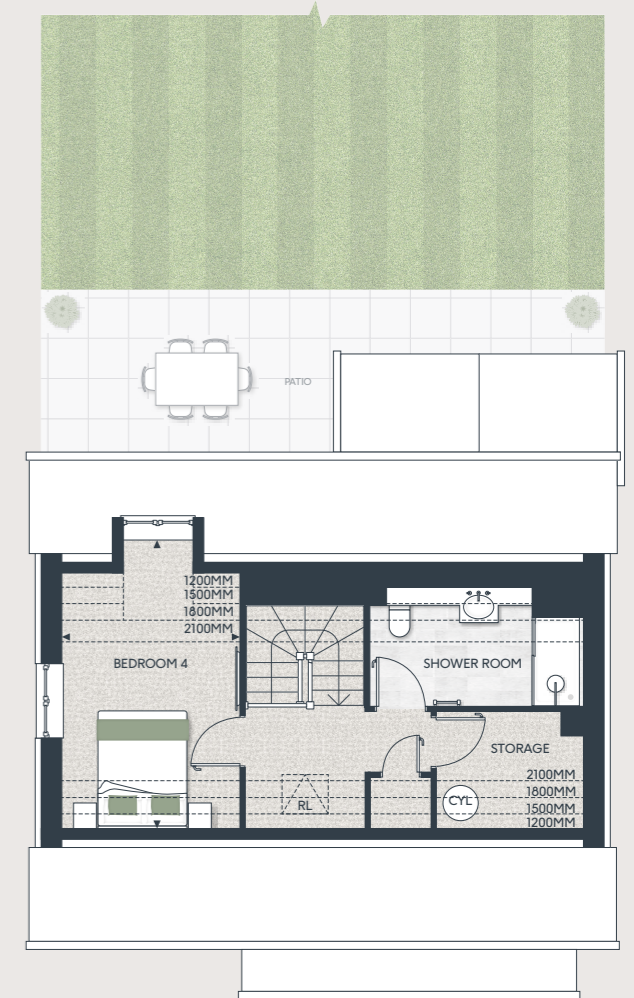
KITCHEN/DINING	7050 X 2960 MM	23'2" X 9'8"
LIVING	5395 X 3580 MM	17'8" X 11'8"
STUDY	2910 X 3450 MM	9'7" X 11'4"
UTILITY	1800 X 2035 MM	5'11" X 6'8"

FIRST FLOOR



BEDROOM 1	4950 X 3020 MM	16'3" X 9'8"
BEDROOM 2	3650 X 3330 MM	12'0" X 11'10"
BEDROOM 3	3315 X 3255 MM	10'10" X 10'8"

SECOND FLOOR



BEDROOM 4	5100 X 3020 MM	15'10" X 9'11"
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◀▶ Measurement Points W Wardrobe C Cupboard Ⓞ Water Cylinder - - - - Reduced Ceiling Height  
 SW Space for Wardrobe LH Loft Hatch SWM Space for Washing Machine RL Roof Light

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THE COPSE

OAKHILL

THE  
BEECH, EMORY & LAUREL

5 BEDROOM HOMES



# THE BEECH

## 5 BEDROOM HOME

HOUSE NO.163

TOTAL AREA: 208.4 SQ M 2,244 SQ FT

- A large 5 bedroom family home with attached double garage
- Contemporary open plan kitchen/family/dining area with French doors opening to extensive patio and garden
- Hallway leads to separate 20' 5" living room and study
- Double aspect bedroom 1 has dressing room and ensuite bathroom
- Bedrooms 2 and 3 have ensuite shower rooms

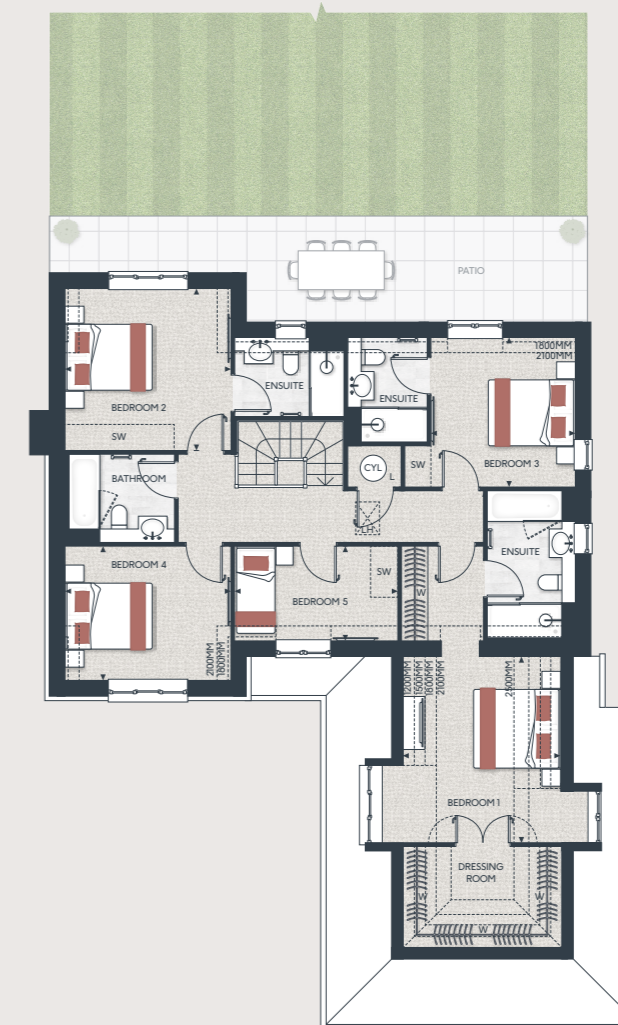


### GROUND FLOOR

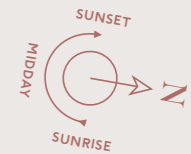


KITCHEN/FAMILY/DINING	8630 X 5140 MM	28'4" X 16'10"
LIVING	6215 X 3790 MM	20'5" X 12'5"
STUDY	2660 X 3790 MM	8'9" X 12'5"
UTILITY	1755 X 2445 MM	5'9" X 8'0"

### FIRST FLOOR



BEDROOM 1	4242 X 3626 MM	13'10" X 11'10"
BEDROOM 2	3710 X 3790 MM	12'2" X 12'5"
BEDROOM 3	3415 X 3300 MM	11'2" X 12'9"
BEDROOM 4	3070 X 3790 MM	10'1" X 12'5"
BEDROOM 5	2170 X 3730 MM	7'1" X 12'3"



◀▶ Measurement Points W Wardrobe C Cupboard Ⓞ Water Cylinder - - - - Reduced Ceiling Height  
 SW Space for Wardrobe LH Loft Hatch L Linen Cupboard SWM Space for Washing Machine

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# THE EMORY

## 5 BEDROOM HOME

HOUSE NO.164

TOTAL AREA: 208.4 SQ M 2,244 SQ FT

- A large 5 bedroom family home with attached double garage
- Contemporary open plan kitchen/family/dining area with French doors opening to extensive patio and garden
- Hallway leads to separate 20'5" living room and study
- Double aspect bedroom 1 has dressing room and ensuite bathroom
- Bedrooms 2 and 3 have ensuite shower rooms



### GROUND FLOOR

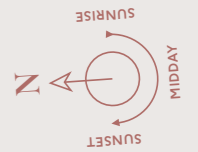


KITCHEN/FAMILY/DINING	8630 X 5140 MM	28'4" X 16'10"
LIVING	6215 X 3790 MM	20'5" X 12'5"
STUDY	2660 X 3790 MM	8'9" X 12'5"
UTILITY	1755 X 2445 MM	5'9" X 8'0"

### FIRST FLOOR



BEDROOM 1	4242 X 3626 MM	13'10" X 11'10"
BEDROOM 2	3710 X 3790 MM	12'2" X 12'5"
BEDROOM 3	3415 X 3300 MM	11'2" X 12'9"
BEDROOM 4	3070 X 3790 MM	10'1" X 12'5"
BEDROOM 5	2170 X 3730 MM	7'1" X 12'3"



◀▶ Measurement Points W Wardrobe C Cupboard Ⓞ Water Cylinder - - - - Reduced Ceiling Height  
 SW Space for Wardrobe LH Loft Hatch L Linen Cupboard SWM Space for Washing Machine

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# THE LAUREL

## 5 BEDROOM HOME

HOUSE NO.151

TOTAL AREA: 208.4 SQ M 2,244 SQ FT

- A large 5 bedroom family home with attached double garage
- Contemporary open plan kitchen/family/dining area with French doors opening to extensive patio and garden
- Hallway leads to separate 20' 5" living room and study
- Double aspect bedroom 1 has dressing room and ensuite bathroom
- Bedrooms 2 and 3 have ensuite shower rooms

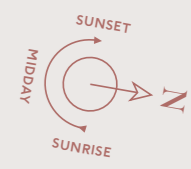
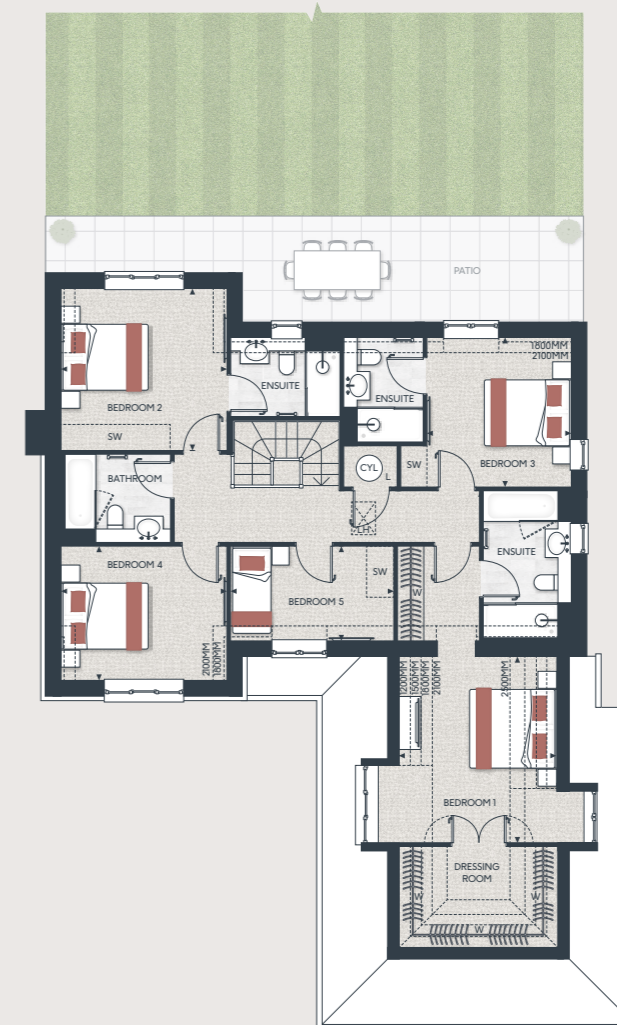


### GROUND FLOOR



KITCHEN/FAMILY/DINING	8630 X 5140 MM	28'4" X 16'10"
LIVING	6215 X 3790 MM	20'5" X 12'5"
STUDY	2660 X 3790 MM	8'9" X 12'5"
UTILITY	1755 X 2445 MM	5'9" X 8'0"

### FIRST FLOOR



BEDROOM 1	4242 X 3626 MM	13'10" X 11'10"
BEDROOM 2	3710 X 3790 MM	12'2" X 12'5"
BEDROOM 3	3415 X 3300 MM	11'2" X 12'9"
BEDROOM 4	3070 X 3790 MM	10'1" X 12'5"
BEDROOM 5	2170 X 3730 MM	7'1" X 12'3"

◀▶ Measurement Points W Wardrobe C Cupboard Ⓞ Water Cylinder - - - - Reduced Ceiling Height  
 SW Space for Wardrobe LH Loft Hatch L Linen Cupboard SWM Space for Washing Machine

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THE COPSE

OAKHILL

THE  
FOXGLOVE,  
BLACKTHORN & HAZEL

5 BEDROOM HOMES





# THE FOXGLOVE

## 5 BEDROOM HOME

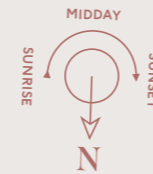
HOUSE NO.165

TOTAL AREA: 208 SQ M 2,239 SQ FT

- A large 5 bedroom family home with detached double garage
- Elegant portico opens into generous entrance hall for excellent first impressions
- Separate living and dining rooms provide ideal spaces for entertaining
- Kitchen/breakfast area with double doors leading to the patio and garden
- Bedroom 1 has a fitted wardrobe and ensuite shower room
- Two further bedrooms and family bathroom on the first floor
- Two bedrooms and one shower room on the second floor provide perfect guest rooms



GROUND FLOOR



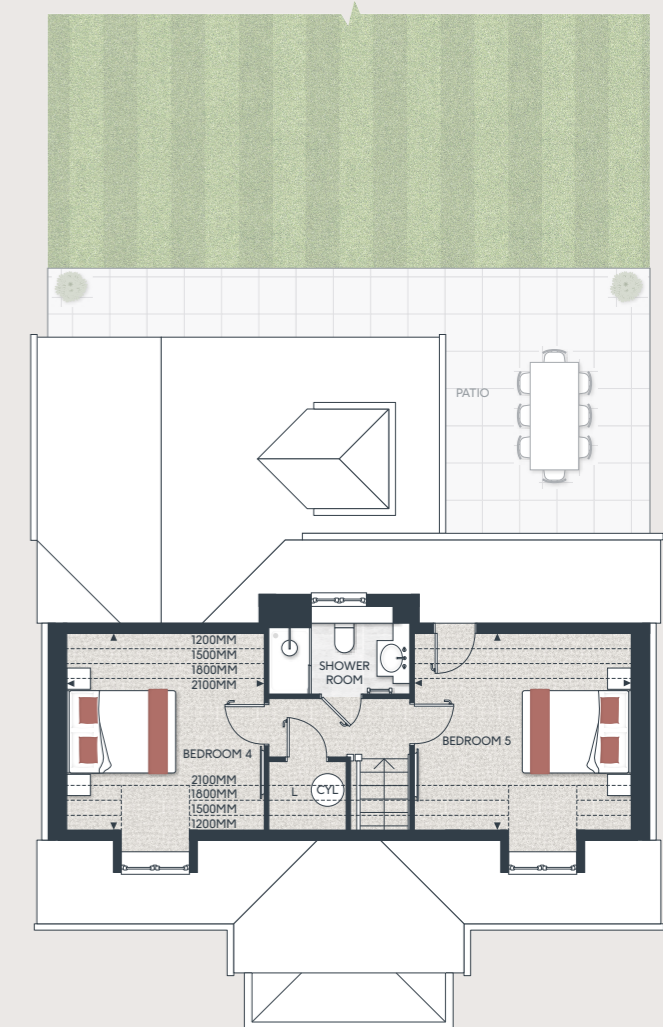
KITCHEN/BREAKFAST	3568 X 6265 MM	11'8" X 20'6"
DINING	3405 X 3905 MM	11'2" X 12'10"
LIVING	5930 X 3905 MM	19'5" X 12'10"
UTILITY	2435 X 2480 MM	8'0" X 8'2"

FIRST FLOOR



BEDROOM 1	5930 X 3905 MM	19'5" X 12'10"
BEDROOM 2	3565 X 5480 MM	11'8" X 17'11"
BEDROOM 3	3405 X 4030 MM	11'2" X 13'3"

SECOND FLOOR



BEDROOM 4	3649 X 3607 MM	12'8" X 11'8"
BEDROOM 5	3649 X 3967 MM	12'8" X 13'0"

◀▶ Measurement Points W Wardrobe C Cupboard ⚙ Water Cylinder - - - - Reduced Ceiling Height  
 SW Space for Wardrobe LH Loft Hatch L Linen Cupboard SWM Space for Washing Machine B Boiler

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# THE BLACKTHORN

## 5 BEDROOM HOME

HOUSE NO.150

TOTAL AREA: 208 SQ M 2,239 SQ FT

- A large 5 bedroom family home with double carport and 2 parking spaces
- Elegant portico opens into generous entrance hall for excellent first impressions
- Separate living and dining rooms provide ideal spaces for entertaining
- Kitchen/breakfast area with double doors leading to the patio and garden
- Bedroom 1 has a fitted wardrobe and ensuite shower room
- Two further bedrooms and family bathroom on the first floor
- Two bedrooms and one shower room on the second floor provide perfect guest rooms



GROUND FLOOR



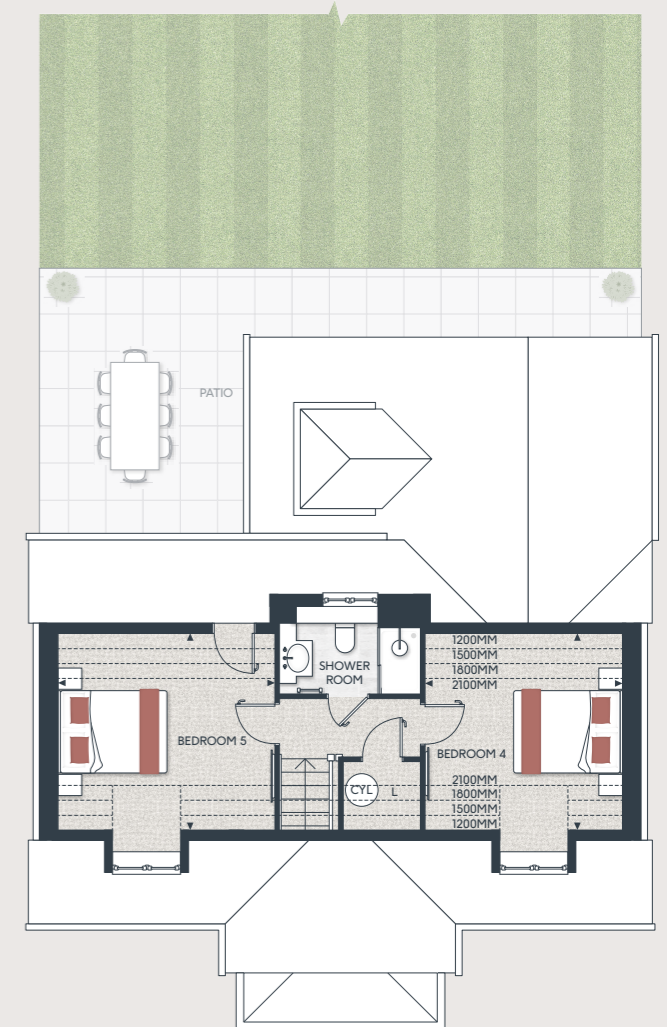
KITCHEN/BREAKFAST	3568 X 6265 MM	11'8" X 20'6"
DINING	3405 X 3905 MM	11'2" X 12'10"
LIVING	5930 X 3905 MM	19'5" X 12'10"
UTILITY	2435 X 2480 MM	8'0" X 8'2"

FIRST FLOOR



BEDROOM 1	5930 X 3905 MM	19'5" X 12'10"
BEDROOM 2	3565 X 5480 MM	11'8" X 17'11"
BEDROOM 3	3405 X 4030 MM	11'2" X 13'3"

SECOND FLOOR



BEDROOM 4	3649 X 3607 MM	12'8" X 11'8"
BEDROOM 5	3649 X 3967 MM	12'8" X 13'0"

◀▶ Measurement Points W Wardrobe C Cupboard ⚙ Water Cylinder - - - - Reduced Ceiling Height  
 SW Space for Wardrobe LH Loft Hatch L Linen Cupboard SWM Space for Washing Machine B Boiler

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# THE HAZEL

## 5 BEDROOM HOME

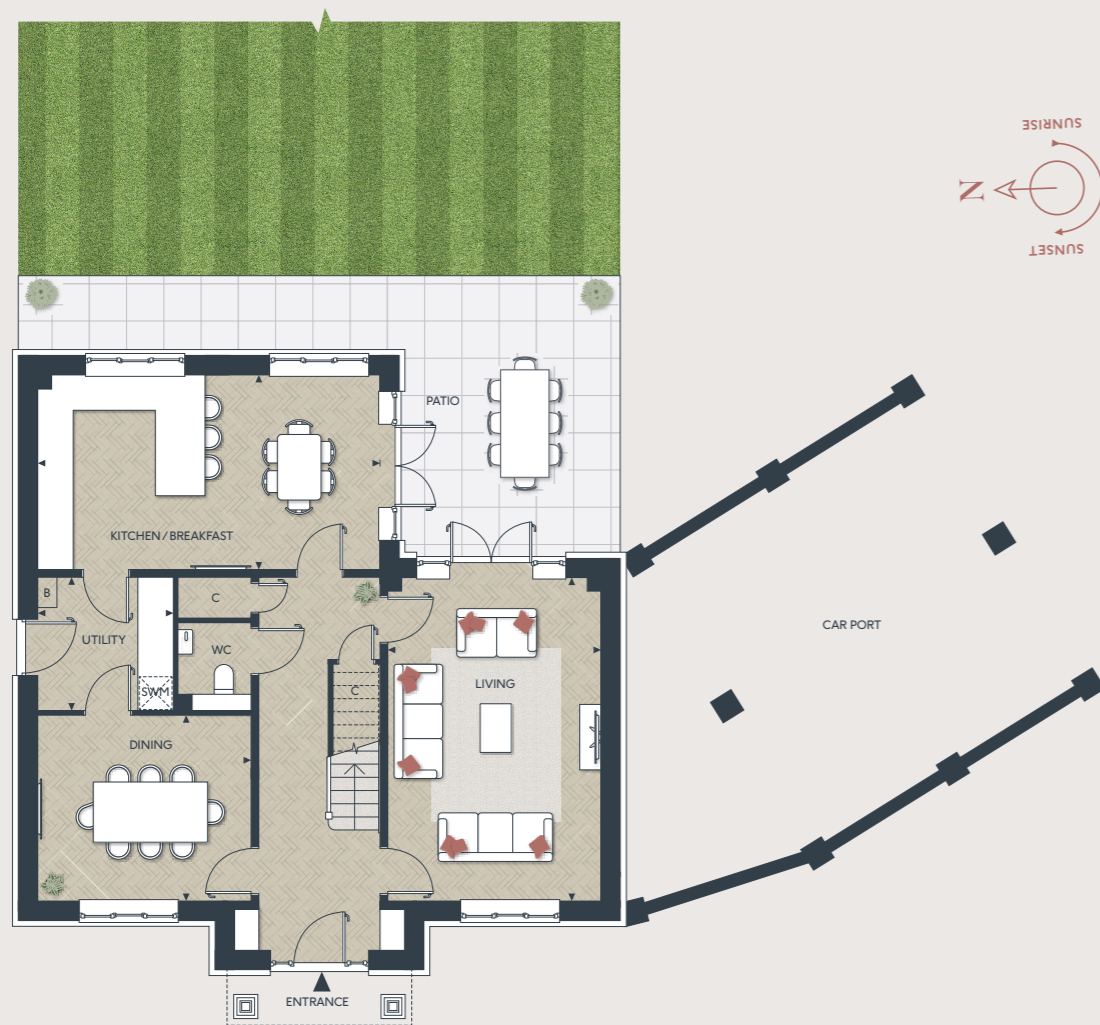
HOUSE NO.161

TOTAL AREA: 208 SQ M 2,239 SQ FT

- A large 5 bedroom family home with double car port
- Elegant portico opens into generous entrance hall for excellent first impressions
- Separate living and dining rooms provide ideal spaces for entertaining
- Kitchen/breakfast area with double doors leading to the patio and garden
- Bedroom 1 has a fitted wardrobe and ensuite shower room
- Two further bedrooms and family bathroom on the first floor
- Two bedrooms and one shower room on the second floor provide perfect guest rooms



### GROUND FLOOR



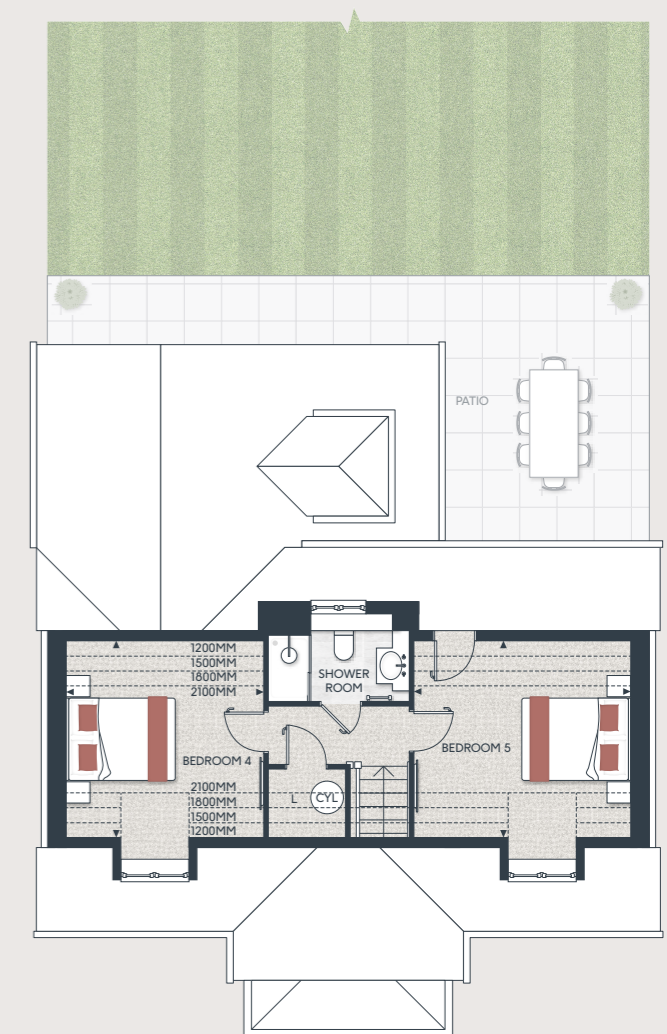
KITCHEN/BREAKFAST	3568 X 6265 MM	11'8" X 20'6"
DINING	3405 X 3905 MM	11'2" X 12'10"
LIVING	5930 X 3905 MM	19'5" X 12'10"
UTILITY	2435 X 2480 MM	8'0" X 8'2"

### FIRST FLOOR



BEDROOM 1	5930 X 3905 MM	19'5" X 12'10"
BEDROOM 2	3565 X 5480 MM	11'8" X 17'11"
BEDROOM 3	3405 X 4030 MM	11'2" X 13'3"

### SECOND FLOOR



BEDROOM 4	3649 X 3607 MM	12'8" X 11'8"
BEDROOM 5	3649 X 3967 MM	12'8" X 13'0"

◀▶ Measurement Points W Wardrobe C Cupboard Ⓞ Water Cylinder - - - - Reduced Ceiling Height  
 SW Space for Wardrobe LH Loft Hatch L Linen Cupboard Ⓞ CYL Water Cylinder - - - - Reduced Ceiling Height  
 SWM Space for Washing Machine B Boiler

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THE COPSE

OAKHILL

THE  
PEACOCK & ALDER

5 BEDROOM HOMES



# THE PEACOCK

## 5 BEDROOM HOME

HOUSE NO.148

TOTAL AREA: 258.3 SQ M 2,779 SQ FT

- Spacious open plan kitchen and family dining space leading onto extensive patio
- Dedicated study and separate living room complete downstairs living space
- Bedroom 1 enjoys a dressing room and ensuite shower room
- Bedroom 2 comes with an ensuite shower room
- Large double garage houses two vehicles alongside storage space



### GROUND FLOOR

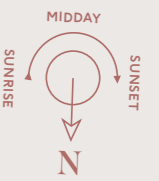


KITCHEN/FAMILY/DINING	5470 X 12005 MM	17'11" X 39'5"
LIVING	6050 X 4240 MM	19'10" X 13'11"
UTILITY	2355 X 1800 MM	7'9" X 5'11"
STUDY	3105 X 3905 MM	10'2" X 12'10"

### FIRST FLOOR



BEDROOM 1	3855 X 3960 MM	12'6" X 13'0"
BEDROOM 2	6430 X 5930 MM	21'1" X 19'5"
BEDROOM 3	4105 X 3962 MM	13'5" X 12'11"
BEDROOM 4	3905 X 3405 MM	12'10" X 11'2"
BEDROOM 5	2870 X 3960 MM	9'5" X 13'0"



◀▶ Measurement Points W Wardrobe C Cupboard Ⓞ Water Cylinder - - - - Reduced Ceiling Height  
 SW Space for Wardrobe LH Loft Hatch L Linen Cupboard SWM Space for Washing Machine

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# THE ALDER

## 5 BEDROOM HOME

HOUSE NO.149

TOTAL AREA: 258.3 SQ M 2,779 SQ FT

- Spacious open plan kitchen and family dining space leading onto extensive patio
- Dedicated study and separate living room complete downstairs living space
- Bedroom 1 enjoys a dressing room and ensuite shower room
- Bedroom 2 comes with an ensuite shower room
- Large double garage houses two vehicles alongside storage space



### GROUND FLOOR

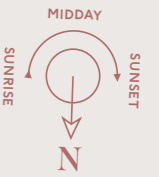


KITCHEN/FAMILY/DINING	5470 X 12005 MM	17'11" X 39'5"
LIVING	6050 X 4240 MM	19'10" X 13'11"
UTILITY	2355 X 1800 MM	7'9" X 5'11"
STUDY	3105 X 3905 MM	10'2" X 12'10"

### FIRST FLOOR



BEDROOM 1	3855 X 3960 MM	12'6" X 13'0"
BEDROOM 2	6430 X 5930 MM	21'1" X 19'5"
BEDROOM 3	4105 X 3962 MM	13'5" X 12'11"
BEDROOM 4	3905 X 3405 MM	12'10" X 11'2"
BEDROOM 5	2870 X 3960 MM	9'5" X 13'0"



◀▶ Measurement Points W Wardrobe C Cupboard Ⓞ Water Cylinder - - - - Reduced Ceiling Height  
 SW Space for Wardrobe LH Loft Hatch L Linen Cupboard SWM Space for Washing Machine

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Garden and patio sizes may vary. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages. Direction of the parquet flooring may vary.

## CONTEMPORARY SPECIFICATION



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### KITCHEN (3 BEDROOMS)

- Flat panel cabinet doors in a matt lacquer finish
- Soft-close cabinet doors and drawers
- Handles to base and tall cabinets
- 20mm Silestone worktops
- Full height Silestone splashback from worktop to underside of wall units with 100mm high upstand elsewhere
- LED strip lighting to underside of wall cabinets
- Stainless steel undermount sink with stylish brushed steel mixer tap
- Integrated waste separation recycling bins
- Bosch built-in single oven
- Bosch built-in compact oven with microwave function
- Bosch 4 zone induction hob
- Elica concealed extractor above induction hob
- Bosch fully integrated dishwasher
- Built-in fridge freezer

### KITCHEN (4 & 5 BEDROOMS)

- Shaker cabinet doors in a matt lacquer finish
- Soft-close cabinet doors and drawers
- Handles to base and tall cabinets
- 20mm Silestone worktops
- Silestone upstands with full height splashback behind hob
- LED strip lighting to underside of wall cabinets
- Stainless steel undermount sink with stylish brushed steel mixer tap
- Integrated waste separation recycling bins
- Siemens built-in single oven
- Siemens built-in oven with microwave function
- Siemens 5 zone induction hob
- Elica concealed extractor above induction hob
- Bosch fully integrated dishwasher
- Built-in separate larder fridge and freezer (freezer within utility to some types)\*
- Undercounter single zone wine cooler

### UTILITY ROOM (3 BEDROOMS)

- Flat panel cabinet doors in a matt lacquer finish
- Soft-close cabinet doors
- 20mm Silestone worktops and Silestone upstands
- Stainless steel undermount sink with stylish brushed steel mixer tap
- Space and plumbing for washing machine and tumble dryer

### UTILITY ROOM (4 & 5 BEDROOMS)

- Shaker cabinet doors in a matt lacquer finish
- Soft-close cabinet doors
- 20mm Silestone worktops and Silestone upstands
- Stainless steel undermount sink with stylish brushed steel mixer tap
- Space and plumbing for washing machine and tumble dryer

### WC

- Framed mirror above basin
- Roca wall hung hand-washbasin
- Stylish polished chrome Vado brassware including:
  - Single lever basin mixer
  - Paper holder
  - Hand towel rail
- Dual flush WC with concealed cistern, soft-close seat and cover
- Amtico wood-effect vinyl flooring, laid in stripwood pattern
- Half height feature tiling to washbasin and WC wall. Timber skirting and paint finish to remaining walls

### FAMILY BATHROOM\*

- Bespoke cabinetry to bathroom including:
  - Recessed mirror cabinet with feature framing, complete with internal shelving and shaver socket
  - Drawer unit with soft closing function below washbasin
  - Bath panel with removable front fascia and feature groove detail
- Bespoke family bathroom design
- Contemporary wall lights to frame either side of mirror cabinet
- Silestone vanity top
- Roca under countertop washbasin
- Luxury steel bath with glass screen, bath filler waste and overflow, and multi-function slide rail shower kit
- Stylish polished chrome Vado brassware including:
  - 3 hole basin mixer
  - Concealed thermostatic bath/shower valve
  - Robe hooks
  - Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated stainless steel towel radiator
- Contemporary floor tiles
- Full height wall tiling to walls above bath. Half height feature tiling to washbasin and WC wall. Tiled skirting and paint finish to remaining walls

\*All, but note that there may be slight variances. Please speak to Sales Consultant for more information.

### EN SUITE

- Bespoke cabinetry to en suite including:
  - Recessed mirror cabinet with feature framing, complete with internal shelving and shaver socket (excludes plots 151, 156, 162, 163, 164)
  - Drawer unit with soft closing function below washbasin
- Contemporary wall lights to frame either side of mirror cabinet (excludes plots 151, 156, 162, 163, 164)
- Silestone vanity top
- Roca under countertop washbasin
- Shower enclosure with ceiling mounted shower head and hand-held shower
- Stylish polished chrome Vado brassware including:
  - 3 hole basin mixer
  - Concealed thermostatic shower valve
  - Robe hooks
  - Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated stainless steel towel radiator
- Contemporary floor tiles
- Full height wall tiling to shower enclosure. Half height feature tiling to washbasin and WC wall. Tiled skirting and paint finish to remaining walls

### INTERIOR FINISHES

- White painted 2 panel internal doors with feature groove detail
- White painted glazed door between hallway and kitchen
- Stylish polished chrome lever handles
- White painted skirting boards and architraves with stepped chamfer profile
- Wire shelving system to linen cupboard (where possible)\*
- Contemporary painted staircase with feature groove detail to newel posts and spindles
- Amtico wood-effect vinyl flooring to ground floor, laid in stripwood pattern (3 bed)
- Amtico wood-effect vinyl flooring to ground floor, laid in parquet pattern (4 & 5 beds)
- Luxury carpet fitted to stairs, landing, bedrooms and upper floor cupboards. Stair runner to 4 & 5 beds
- Bespoke fitted wardrobes with full height hinged doors to bedroom 1. Internal fittings to include shelf, hanging rail and mirror to inside of hinged door. LED strip light installed to underside of shelf

### HOME ENTERTAINMENT

- Television point with wiring for Sky Q (subject to future purchaser subscription) provided to living room, dining area, bedrooms, family area and dining rooms (where applicable)\*\*
- Data point provided to hall cupboard, living room, dining area, bedrooms and family area (where applicable)\*\*

### ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen, dining area, utility room, landings, WC, bathroom and en suite
- Pendant lights to living room, study, dining room and bedrooms (where applicable)\*
- Smart lighting system offering App controllable lighting to kitchen, dining area and living room
- Main 'on/off' light switch adjacent to front door
- 2-way light switch to bedroom 1
- Stainless steel sockets above kitchen worktops
- USB socket to kitchen, living room, bedrooms 1, 2, 3 and study (where applicable)\*
- Shaver socket to bathroom and en suite

### HEATING & HOT WATER

- Gas fired central heating system with combination boiler (3 bed)
- Gas fired central heating system with system boiler and cylinder (4 & 5 beds)
- Underfloor heating installed to ground floor
- Radiators installed to first floor. Towel radiators to bathroom and en suites.
- Smart heating system offering App controlled heating and hot water
- Mechanical ventilation system

### EXTERNAL

- Carport or garage with power and lighting (shared carport to plots 154 & 155)
- Landscaped front gardens
- Patio area and turfed rear garden
- External power point and tap to rear gardens

### SECURITY & PIECE OF MIND

- 10-year Premier guarantee
- Mains fed smoke/heat/CO detectors
- Wiring for future installation of wireless security alarm system
- 2-year Berkeley warranty with our dedicated customer service team

\*\*Please speak to Sales Consultant for more information.



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Maps not to scale and show approximate positions only.

Oakhill, Sales and Marketing Suite  
 Tonbridge Road, Hildenborough,  
 Tonbridge TN11 9EW

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[oakhill@berkeleygroup.co.uk](mailto:oakhill@berkeleygroup.co.uk)  
 T: 01732 608603



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