Foal Hurst Green

Paddock Wood

Meadow Rise

Three & Four Bedroom Houses

Berkeley

Designed for life

Welcome to Foal Hurst Green

Photography of Foal Hurst Green.

The perfect location

Foal Hurst Green is set in the heart of the Kent countryside, along a hedge-lined country road that winds through farmland, meadows and hop fields. Traditional oast houses dot the landscape along with mature woodland that has stood for centuries providing shelter for wildlife. The far-reaching countryside views are simply stunning. For shopping, transport and entertainment, the town of Paddock Wood and historic Royal Tunbridge Wells are both close by.

Computer enhanced image. Indicative only.

Meadow Rise

Meadow Rise is the latest release at Foal Hurst Green comprising of three and four bedroom homes.

Foal Hurst Green Masterplan

The key

3 BEDROOM

- THE KINGFISHER
- THE CHAFFINCH
- THE FALCON
- THE RAVEN

4 BEDROOM

- THE ROBIN
- THE HERON
- THE DUNNOCK

V - VISITOR PARKING

The development layout is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.

The Kingfisher & The Raven

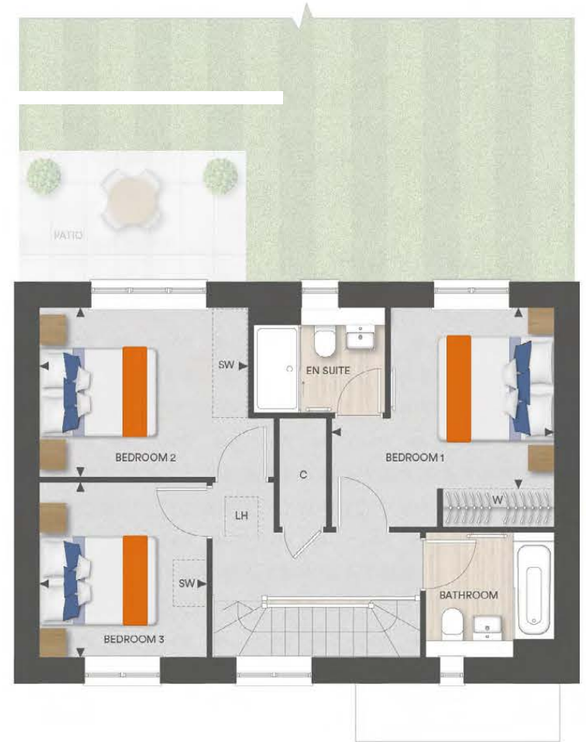
Three Bedroom Houses

Computer generated image. Indicative only.

The Kingfisher

Three Bedroom House

HOUSES 342*, 344, 381
Total Area 105.30 sq m 1,133 sq ft



GROUND FLOOR

Kitchen / Dining Room	5063mm x 3794mm	16' 7" x 12' 5"
Living Room	5985mm x 3734mm	19' 8" x 12' 3"

FIRST FLOOR

Bedroom 1	3803mm x 3097mm	12' 6" x 10' 2"
Bedroom 2	3565mm x 2890mm	11' 8" x 9' 6"
Bedroom 3	3000mm x 2860mm	9' 10" x 9' 5"

*House 342 is handed.
Floorplans shown for Foal Hurst Green 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.

◄ ► Measurement Points W Wardrobe C Cupboard SW Space for Wardrobe
LH Loft Hatch SWM Space for Washing Machine

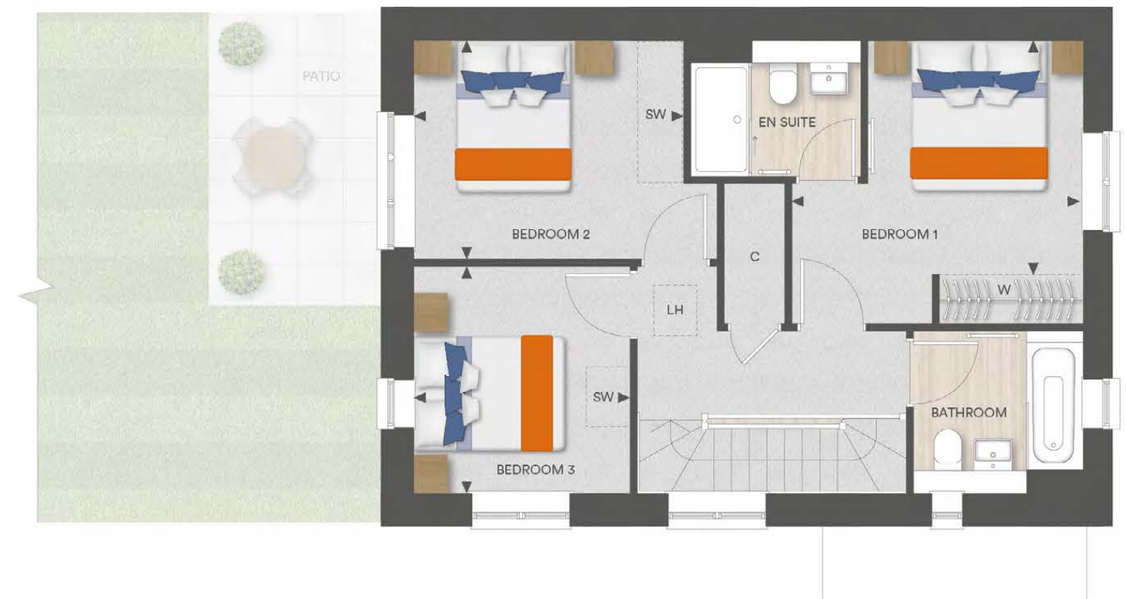
The Raven

Three Bedroom House

HOUSES 345*, 348, 354

Total Area 105.30 sq m 1,133 sq ft

GARDEN AND PATIO SIZES MAY VARY



GROUND FLOOR

Kitchen	3794mm x 2995mm	12' 5" x 9' 10"
Dining Room	3734mm x 2191mm	12' 3" x 7' 2"
Living Room	5803mm x 3794mm	19' 1" x 12' 5"

FIRST FLOOR

Bedroom 1	3803mm x 3097mm	12' 6" x 10' 2"
Bedroom 2	3565mm x 2890mm	11' 8" x 9' 6"
Bedroom 3	3000mm x 2860mm	9' 10" x 9' 5"

*House 345 is handed.
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◄ ► Measurement Points W Wardrobe C Cupboard SW Space for Wardrobe
LH Loft Hatch SWM Space for Washing Machine

Foal Hurst Green

Meadow Rise

The Falcon

Three Bedroom House

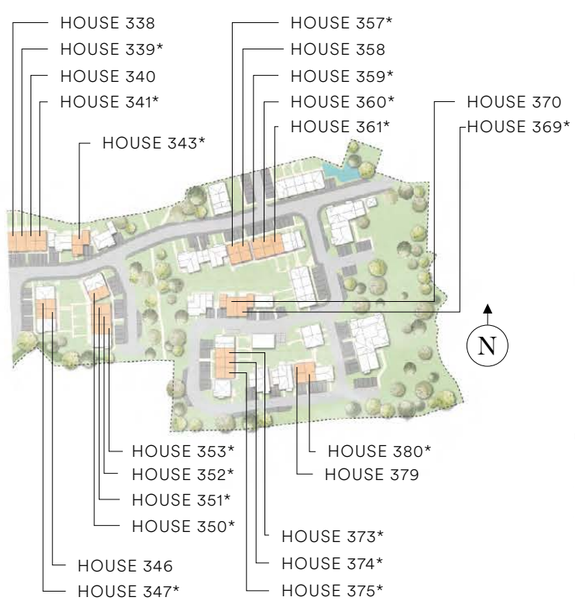
Computer generated image. Indicative only.

The Falcon

Three Bedroom House

HOUSES 338, 339*, 340, 341*, 343*, 346, 347*, 350*, 351*, 352*, 353*, 357*, 358, 359*, 360*, 361*, 369*, 370, 373*, 374*, 375*, 379, 380*

Total Area 90.86 sq m 978 sq ft



GROUND FLOOR

Kitchen	3746mm x 2533mm	12' 4" x 8' 4"
Living / Dining Room	5140mm x 4973mm	16' 11" x 16' 4"

FIRST FLOOR

Bedroom 1	3006mm x 3778mm	9' 11" x 12' 5"
Bedroom 2	3282mm x 2650mm	10' 9" x 8' 8"
Bedroom 3	2181mm x 2235mm	7' 2" x 7' 4"

*Houses 339, 341, 343, 347, 350, 351, 352, 353, 357, 359, 360, 361, 369, 373, 374, 375 & 380 are handed.
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◄ ► Measurement Points W Wardrobe C Cupboard SW Space for Wardrobe
LH Loft Hatch SWM Space for Washing Machine

The Chaffinch

Three Bedroom House

Computer generated image. Indicative only.

The Chaffinch

Three Bedroom House

HOUSES 349* & 372
Total Area 105.56 sq m 1,136 sq ft

GROUND FLOOR

Kitchen / Dining Room	5535mm x 2980mm	18' 2" x 9' 9"
Living Room	5535mm x 3365mm	18' 2" x 11' 1"

FIRST FLOOR

Bedroom 1	4935mm x 3365mm	16' 2" x 11' 1"
Bedroom 2	3605mm x 2750mm	11' 10" x 9' 0"
Bedroom 3	2531mm x 2690mm	8' 4" x 8' 10"

*House 349 is handed.
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◄ ► Measurement Points W Wardrobe C Cupboard SW Space for Wardrobe
LH Loft Hatch SWM Space for Washing Machine

The Robin

Four Bedroom House

Computer generated image. Indicative only.

The Robin

Four Bedroom House

HOUSE 376

Total Area 121.5 sq m 1,308 sq ft

GROUND FLOOR

Kitchen / Dining / Family	7560mm x 2843mm	24' 10" x 9' 4"
Living Room	3520mm x 5314mm	11' 7" x 17' 5"
Utility Room	1648mm x 1080mm	5' 5" x 3' 7"

FIRST FLOOR

Bedroom 1	3520mm x 4941mm	11' 7" x 16' 3"
Bedroom 2	2840mm x 3068mm	9' 4" x 10' 1"
Bedroom 3	2757mm x 3311mm	9' 1" x 10' 10"
Bedroom 4	2615mm x 3350mm	8' 7" x 11' 0"

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◄ ► Measurement Points W Wardrobe C Cupboard SW Space for Wardrobe
LH Loft Hatch SWM Space for Washing Machine

The Heron

Four Bedroom House

Computer generated image indicative only.

The Heron

Four Bedroom House

HOUSES 355, 356*, 371*

Total Area 137.19 sq m 1,477 sq ft

GROUND FLOOR

Kitchen / Dining Room	5310mm x 3747mm	17' 5" x 12' 4"
Living Room	5310mm x 3393mm	17' 5" x 11' 2"
Study / Family Room	3215mm x 3202mm	10' 7" x 10' 6"
Utility Room	1992mm x 2000mm	6' 7" x 6' 7"

FIRST FLOOR

Bedroom 1	4660mm x 3747mm	15' 4" x 12' 4"
Bedroom 2	3384mm x 2700mm	11' 1" x 8' 11"
Bedroom 3	3256mm x 2865mm	10' 8" x 9' 5"
Bedroom 4	3384mm x 2515mm	11' 2" x 8' 3"

*Houses 356 & 371 are handed. ** No internal garage door to house 356.
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◄ ► Measurement Points W Wardrobe C Cupboard SW Space for Wardrobe
LH Loft Hatch SWM Space for Washing Machine

The Dunnock

Four Bedroom House

Computer generated image. Indicative only.

The Dunnock

Four Bedroom House

HOUSES 377 & 378

Total Area 151.19 sq m 1,627 sq ft

GROUND FLOOR

Kitchen / Dining Room	5985mm x 4436mm	19' 8" x 14' 7"
Living Room	4797mm x 3510mm	15' 9" x 11' 6"
Utility Room	2430mm x 1910mm	8' 0" x 6' 3"
Garage	6148mm x 3188mm	20' 2" x 10' 6"

FIRST FLOOR

Bedroom 1	4983mm x 3510mm	16' 1" x 11' 6"
Bedroom 2	4272mm x 3003mm	14' 0" x 9' 10"
Bedroom 3	3510mm x 3125mm	11' 6" x 10' 3"
Bedroom 4	3162mm x 3000mm	10' 5" x 9' 10"

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◄ ► Measurement Points W Wardrobe C Cupboard SW Space for Wardrobe
RL Roof Light LH Loft Hatch SWM Space for Washing Machine

Contemporary Specification

INDIVIDUALLY DESIGNED KITCHEN

- Soft-close cabinet doors and drawers in a choice of colours*
- Montelli worktop and upstand
- LED lighting to underside of wall cabinets
- One and a half bowl sink with mixer tap
- Bosch single oven
- Bosch induction hob with touch controls
- Integrated extractor
- Integrated fridge freezer
- Integrated dishwasher
- Provisions for free standing washer/dryer when within utility cupboard or utility room – see sales plans for location
- Power sockets above worktops

QUALITY BATHROOM

- Contemporary style bathrooms and bathroom furniture
- Washbasin with chrome taps
- Mirrored vanity cabinet to en suite where applicable
- Vanity drawer to bathroom where applicable
- Walk-in shower with fixed head to en suite
- Bath with shower head and screen to bathroom
- WC with chrome dual flush, concealed cistern and soft-close seat
- Chrome heated towel rail
- Ceramic wall tiles to selected areas

INTERIOR FINISHES

- Painted 2-panel interior doors
- Painted staircase with oak handrail
- Full-height wardrobe to bedroom 1
- Amtico flooring throughout the ground floor (except where living room is separate to dining area)
- Amtico flooring to bathroom and en suite
- Fitted carpet to the remainder of the property

HOME ENTERTAINMENT

- Wiring for Sky Q (subject to future purchaser subscription) to living room, and bedroom 1
- Television point provided to living room, dining/family area, home office and all bedrooms
- FTTP (fibre) & Hyperoptic Fibre to all plots located in hall cupboard
- Cat 6 prewired home network points to selected rooms

HEATING, ELECTRICAL & LIGHTING

- Energy efficient gas-fired central heating and hot water system
- Radiators with thermostatic controls, controlled by zones
- LED downlights to hallway, kitchen, family/dining area, all bathrooms and cloakroom
- Pendant lights to living room and bedrooms

EXTERNAL

- Feature entrance door with chrome door furniture
- Garage with power and light provided to selected plots
- Parking space(s) provided
- Landscaped front gardens
- Patio area and turfed rear garden
- External tap and water butt
- External power point
- Cycle storage provided to selected plots
- PV panels to roof
- EV car charging point to selected homes

SECURITY & PEACE OF MIND

- High security front entrance door with mult-point locking system
- External light
- Mains fed smoke detector
- Facility for future wireless alarm system
- 10-year Premier warranty scheme and 2-year Berkeley warranty

* A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley Homes reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. Berkeley Homes reserves the right to make these changes as required.

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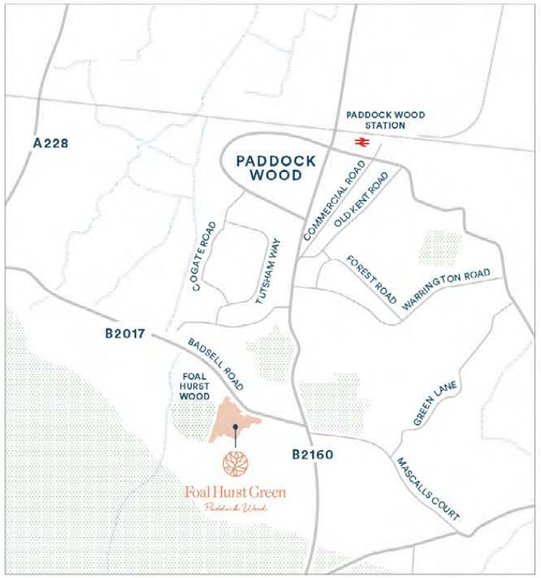

Maps not to scale and show approximate positions only.

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

APPROVED CODE
TRADINGSTANDARDS.UK

Protection for new-build home buyers

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley's policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. Berkeley reserves the right to make these changes as required. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Foal Hurst Green is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property.
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OUR VISION 2030 TRANSFORMING TOMORROW

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