



Foal Hurst Green

*Paddock Wood*

Meadow Rise

Three & Four Bedroom Houses

**Berkeley**  
Designed for life

Foal Hurst Green

Welcome to  
Foal Hurst  
Green



2-3

Foal Hurst Green

Meadow Rise

Royal Tunbridge Wells



Foal Hurst Green

*Paddock Wood*

Brick Kiln  
Wood

Meadow

Foal Hurst Wood

Nature Reserve

A228 ▼  
Tunbridge Wells/  
Maidstone

Badsell Road

Putlands Sports & Leisure Centre

Paddock Wood ►  
town centre  
and train station

# 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                                           | 4 BEDROOM                                            |
|-----------------------------------------------------|------------------------------------------------------|
| <span style="color: blue;">●</span> THE KINGFISHER  | <span style="color: teal;">●</span> THE ROBIN        |
| <span style="color: orange;">●</span> THE CHAFFINCH | <span style="color: purple;">●</span> THE HERON      |
| <span style="color: red;">●</span> THE FALCON       | <span style="color: lightblue;">●</span> THE DUNNOCK |
| <span style="color: pink;">●</span> THE RAVEN       |                                                      |
| 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



# 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" |

\*House 345 is handed.  
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### 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"  |

◀▶ 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



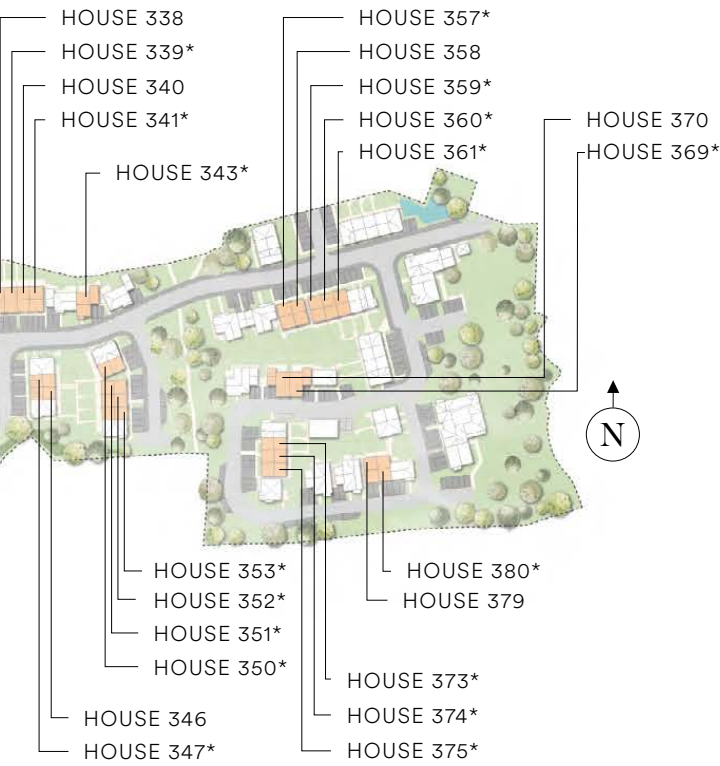
Computer generated image. Indicative only.

# 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" |

\*Houses 339, 341, 343, 347, 350, 351, 352, 353, 357, 359, 360, 361, 369, 373, 374, 375 & 380 are handed.  
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**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"   |

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

# The Chaffinch

Three Bedroom House



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" |

\*House 349 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.



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"  |

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

# The Robin

Four Bedroom House



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"   |

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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"  |

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

# The Heron

Four Bedroom House



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"   |

\*Houses 356 & 371 are handed. \*\* No internal garage door to house 356.  
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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.



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"  |

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

The Dunnock  
Four Bedroom House



# 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 multi-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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