



Foal Hurst Green

Paddock Wood

The Apartments

Berkeley
Designed for life

Starling House and Osprey House provide an impressive entrance to the development, both attractively designed in the sought-after Kent vernacular. Every apartment has a dedicated parking space and there are also cycle and visitor parking spaces.

Welcome to Foal Hurst Green





Welcome to Starling House and Osprey House. Individually designed apartments and crafted in the Kentish rural architectural style, both form an impressive gateway to Fol Hurst Green, a stunning new development in Paddock Wood, Kent.

Together, Starling House and Osprey House provide an exclusive and limited collection of just 12, one and two bedroom apartments. Stylish and sophisticated interiors feature high specification kitchens and bathrooms. Generously proportioned rooms and open-plan living areas provide the freedom and flexibility to adapt to modern lifestyles, including working from home.

Fol Hurst Green boasts an idyllic rural location, surrounded by fields, vineyards, meadows and ancient woodland. This is where you can reconnect with nature – the open countryside is literally on your doorstep including the neighbouring 29 acres of Fol Hurst Wood. Berkeley has also created a 5 acre nature reserve on the development, with nesting bird boxes and beehives that encourage wildlife to flourish, and for you to explore.

Transport connections are excellent with Paddock Wood station less than a mile away, with direct services to London Bridge in just 41 minutes*. The motorway network and international rail links are also close by, providing easy access to the coast and European destinations.

Discover apartments at Fol Hurst Green –
the epitome of stylish country living.



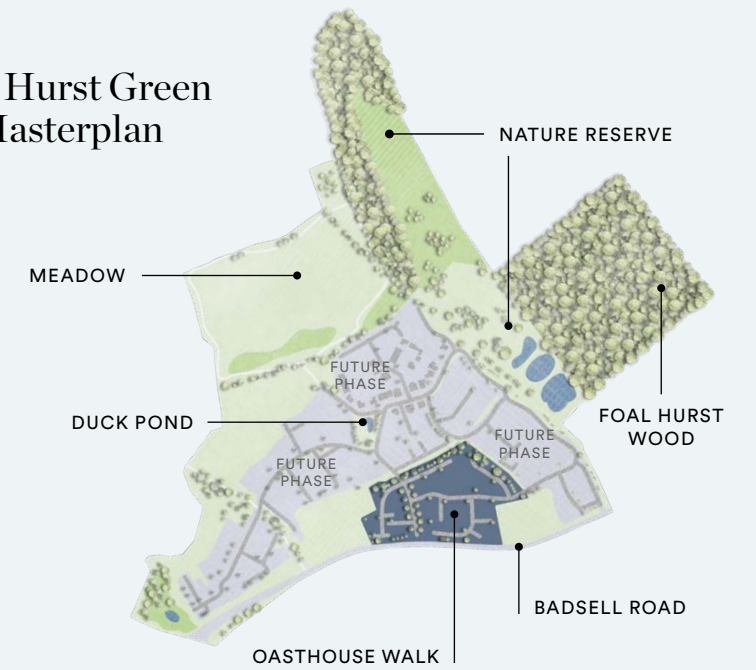
Foal Hurst Green apartments

The apartment buildings are conveniently placed for access to Paddock Wood town, which offers excellent shops and amenities, and the mainline station. For a more extensive range of shops, historic Royal Tunbridge Wells is a short drive away. This area is also renowned for the quality of its schools.

The Apartments



Foal Hurst Green Masterplan



The key

- STARLING HOUSE
- OSPREY HOUSE
- AFFORDABLE HOUSING
- S SUBSTATION

← Paddock Wood

Maidstone/Tunbridge Wells to A228 →

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.

Starling House & Osprey House



Computer generated image shows a typical five bedroom home. Indicative only.



Computer generated image. Indicative only.

Apartments at Foal Hurst Green are meticulously designed to provide everything a modern lifestyle demands. High specification appliances, technology connectivity, space-saving storage, quality contemporary fixtures and fittings – all finished to Berkeley's hallmark exacting standards and attention to detail. You can adapt any room into a private working space at Foal Hurst Green, with high speed fibre broadband* connectivity available.

*Subject to owner connection. Download speeds vary with BT Fibre 2.

FLOORPLANS

Starling House

Starling House takes its architectural cues from the classic Kentish oast houses with its distinctive tall conical roof and traditional styling. The beautiful red brick building features six, one and two bedroom apartments, finished to Berkeley's high standards.



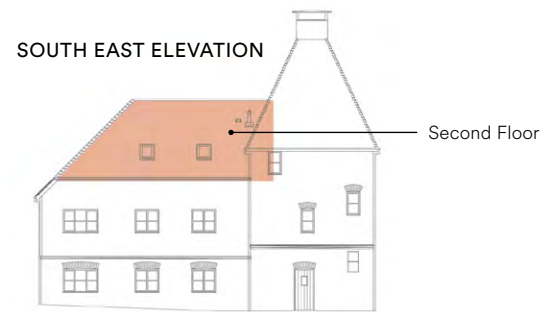
Computer generated image of Starling House. Indicative only.

One bedroom apartment

APARTMENT 05

Total Area 60.0 sq m 645 sq ft

Kitchen	2512mm x 3169mm	8' 3" x 10' 5"
Living / Dining	5777mm x 7153mm	19' 0" x 23' 6"
Bedroom	3369mm x 3811mm	11' 1" x 12' 6"



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

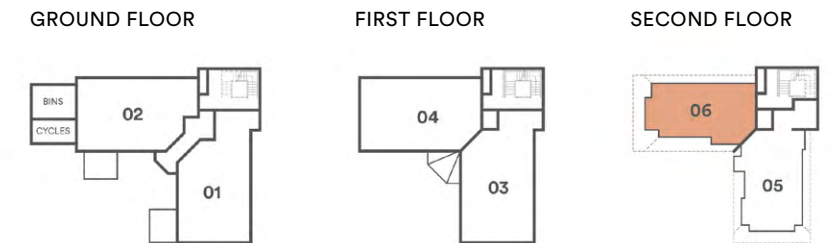
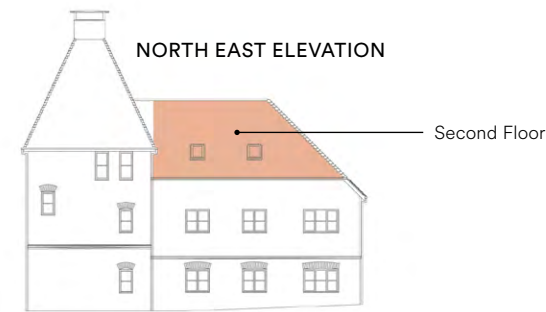
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One bedroom apartment

APARTMENT 06

Total Area 51.2 sq m 544 sq ft

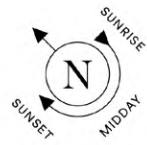
Kitchen	1193mm x 4965mm	3' 11" x 16' 4"
Living / Dining	3886mm x 5665mm	12' 9" x 18' 7"
Bedroom	2799mm x 4060mm	9' 2" x 13' 4"



- ◄► Measurement Points
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- C Cupboard
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Two bedroom apartment



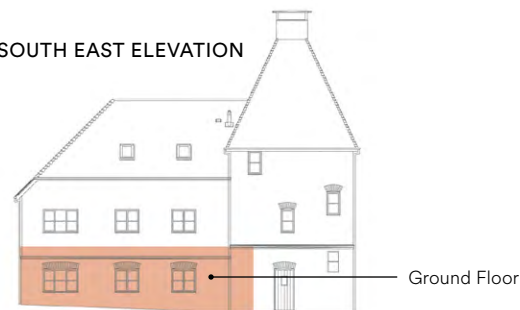
APARTMENT 01

Total Area 71.1 sq m 765 sq ft

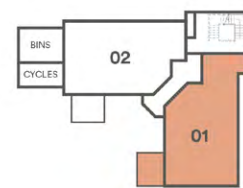
Kitchen	2850mm x 3160mm	9' 4" x 10' 5"
Living/Dining	3609mm x 6659mm	11' 10" x 21' 10"
Bedroom 1	3100mm x 3399mm	10' 2" x 11' 2"
Bedroom 2/ Home Office	3100mm x 3399mm	10' 2" x 11' 2"
Private Terrace	3000mm x 2400mm	9' 10" x 7' 10"



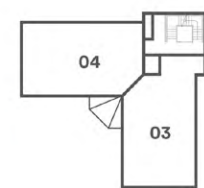
SOUTH EAST ELEVATION



GROUND FLOOR



FIRST FLOOR



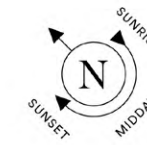
SECOND FLOOR



- ◀▶ Measurement Points
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe
- LH Loft Hatch
- AC Airing Cupboard
- B Boiler
- RL Roof Light
- SWM Space for Washing Machine

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Two bedroom apartment



APARTMENT 02

Total Area 69.5 sq m 748 sq ft

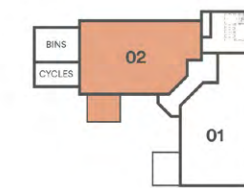
Kitchen	2000mm x 3450mm	6' 7" x 11' 4"
Living/Dining	3325mm x 6659mm	10' 11" x 21' 10"
Bedroom 1	2900mm x 3409mm	9' 6" x 11' 2"
Bedroom 2/ Home Office	2650mm x 3409mm	8' 8" x 11' 2"
Private Terrace	2400mm x 3000mm	7' 10" x 9' 10"



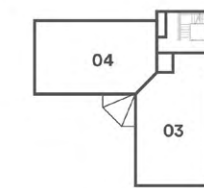
NORTH EAST ELEVATION



GROUND FLOOR



FIRST FLOOR



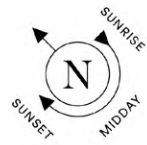
SECOND FLOOR



- ◀▶ Measurement Points
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe
- LH Loft Hatch
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Two bedroom apartment



APARTMENT 03

Total Area 74.7 sq m 803 sq ft

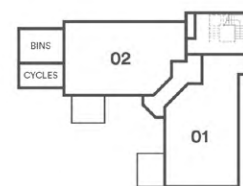
Kitchen	2850mm x 3160mm	9' 4" x 10' 5"
Living / Dining	3609mm x 6659mm	11' 10" x 21' 10"
Bedroom 1	3100mm x 3399mm	10' 2" x 11' 2"
Bedroom 2 / Home Office	3100mm x 3399mm	10' 2" x 11' 2"



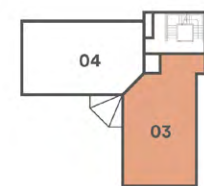
SOUTH EAST ELEVATION



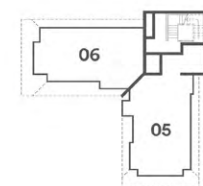
GROUND FLOOR



FIRST FLOOR



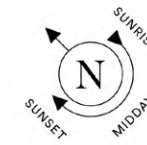
SECOND FLOOR



- ◀▶ Measurement Points
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe
- LH Loft Hatch
- AC Airing Cupboard
- B Boiler
- RL Roof Light
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Two bedroom apartment

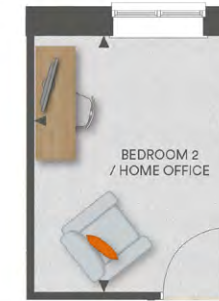


APARTMENT 04

Total Area 73.5 sq m 791 sq ft

Kitchen	2000mm x 3450mm	6' 7" x 12' 4"
Living/Dining	3325mm x 6659mm	10' 11" x 21' 10"
Bedroom 1	2900mm x 3409mm	9' 6" x 11' 2"
Bedroom 2 / Home Office	2650mm x 3409mm	8' 8" x 11' 2"
Home Office		

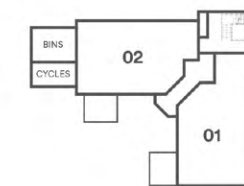
HOME OFFICE OPTION



NORTH EAST ELEVATION



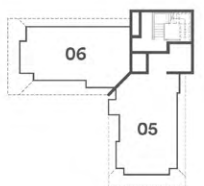
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



- ◀▶ Measurement Points
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe
- LH Loft Hatch
- AC Airing Cupboard
- B Boiler
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FLOORPLANS

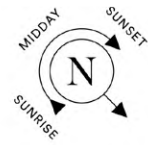
Osprey House

Across the way from Starling House is Osprey House, whose attractive white façade reflects a traditional mill house yet with an interior that is designed with modern living in mind. The superb collection of six quality, one and two bedroom apartments, have been thoughtfully designed to maximise space and light to suit your taste and lifestyle.



Computer generated image of Osprey House. Indicative only.

One bedroom apartment



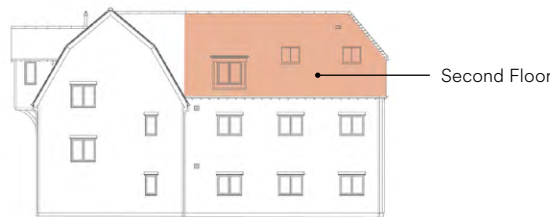
APARTMENT 11

Total Area 47.2 sq m 508 sq ft

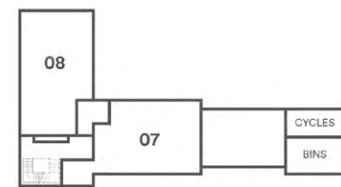
Kitchen/Living	3400mm x 4496mm	11' 2" x 14' 9"
Dining	2893mm x 3400mm	9' 6" x 11' 2"
Bedroom	3666mm x 4425mm	12' 0" x 14' 6"



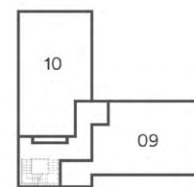
NORTH EAST ELEVATION



GROUND FLOOR



FIRST FLOOR



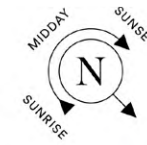
SECOND FLOOR



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- ◄► Measurement Points
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe
- LH Loft Hatch
- AC Airing Cupboard
- B Boiler
- RL Roof Light
- SWM Space for Washing Machine

One bedroom apartment



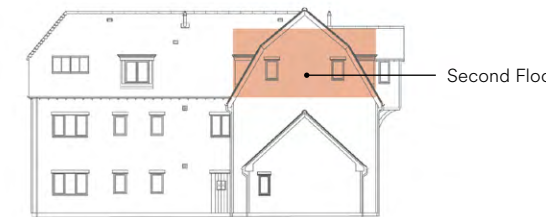
APARTMENT 12

Total Area 58.3 sq m 627 sq ft

Kitchen	2420mm x 2984mm	7' 11" x 9' 10"
Living / Dining	4331mm x 5458mm	14' 3" x 17' 11"
Bedroom	3234mm x 4112mm	10' 7" x 13' 6"
Dressing Room	1820mm x 2028mm	6' 0" x 6' 8"



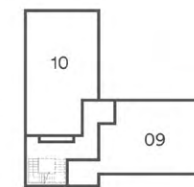
SOUTH EAST ELEVATION



GROUND FLOOR



FIRST FLOOR



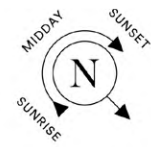
SECOND FLOOR



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Two bedroom apartment



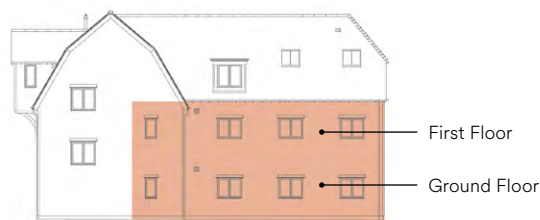
APARTMENTS 07 & 09

Total Area 70.0 sq m 743 sq ft

Kitchen	2600mm x 3409mm	8' 6" x 11' 2"
Living/Dining	3250mm x 5017mm	10' 8" x 16' 6"
Bedroom 1	2817mm x 3309mm	9' 3" x 10' 10"
Bedroom 2/ Home Office	2800mm x 3309mm	9' 2" x 10' 10"



NORTH EAST ELEVATION

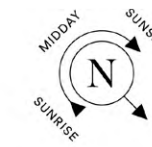


- ◄► Measurement Points
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Two bedroom apartment



APARTMENTS 08 & 10

Total Area 71.8 sq m 766 sq ft

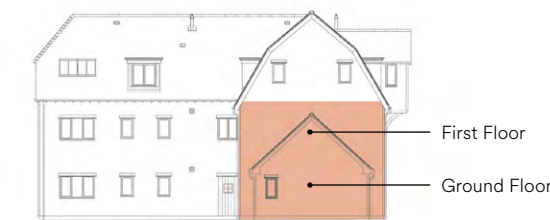
Kitchen/Dining	3200mm x 5300mm	10' 6" x 17' 5"
Living	3379mm x 3459mm	11' 1" x 11' 4"
Bedroom 1	3180mm x 3359mm	10' 5" x 11' 0"
Dressing Room	1700mm x 1775mm	5' 7" x 5' 10"
Bedroom 2/ Home Office	3000mm x 3359mm	9' 10" x 11' 0"



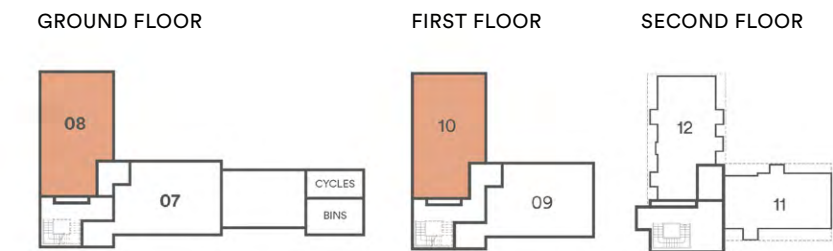
HOME OFFICE OPTION



SOUTH EAST ELEVATION



- ◄► Measurement Points
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Contemporary specification

KITCHEN

- Gloss, matt or Shaker-style cabinet doors in a choice of colours*
- Soft-close cabinet doors and drawers
- Handles to base and tall cabinets
- 40mm laminate worktops and laminate upstands
- Full height glass splashback behind hob
- LED strip lighting to underside of wall cabinets
- Stainless steel inset sink with stylish polished chrome mixer tap
- Integrated waste separation recycling bins
- Zanussi single oven
- Zanussi 4-zone induction hob with telescopic extractor
- Zanussi built-in fridge/freezer or under counter fridge and freezer
- Zanussi fully integrated dishwasher

UTILITY CUPBOARD

- Space and plumbing for washing machine/washer dryer

BATHROOM

- Wall hung mirrored cabinet with internal shelving (where applicable)
- Sottini wall hung washbasin
- Stylish polished chrome Vado brassware including:
 - Single lever basin mixer
 - Robe hook
 - Thermostatic bath/shower controls
 - Multi-function slide rail shower kit
- Luxury steel bath with glass screen and bath panel
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated chrome towel radiator
- Stylish floor tiles
- Full height tiling to walls above bath. Vanity panel to sanitaryware wall. Tiled skirting and painted finish to remaining walls

BEDROOM 1 ENSUITE

- Wall hung mirrored cabinet with internal shelving (where applicable)
- Sottini wall hung washbasin
- Stylish polished chrome Vado brassware including:
 - Single lever basin mixer
 - Robe hook
 - Thermostatic shower controls
 - Multi-function slide rail shower kit
- Shower enclosure with sliding glass door
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated chrome towel radiator
- Stylish floor tiles
- Full height tiling to walls above shower. Vanity panel to sanitaryware wall. Tiled skirting and painted finish to remaining walls

INTERIOR FINISHES

- White painted solid internal doors with polished chrome door levers
- White painted skirting boards and architraves
- Wire shelving system to linen cupboard (bespoke to individual property)
- Contemporary laminate wood flooring to hallway, hall cupboards, kitchen/dining area and living room
- Luxury carpet fitted to bedrooms
- Bespoke fitted wardrobes with sliding doors to bedroom 1. Internal fittings to include shelf and hanging rail
- Home Entertainment
- Wiring for Sky Q (subject to future purchaser subscription) to living room and bedrooms
- Television point provided to living room and bedrooms
- Telephone point provided to living room and bedrooms
- High speed broadband connectivity**

ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen, bedroom 1, bathroom and ensuite
- Pendant lights to living room, dining area and remaining bedrooms
- Main 'on/off' light switch adjacent to front door
- Lighting to hall cupboards
- 2-way light switch to bedroom 1
- Chrome sockets above kitchen worktops
- USB socket to kitchen, living room and bedroom 1
- Shaver socket to bathroom and ensuite

HEATING & HOT WATER

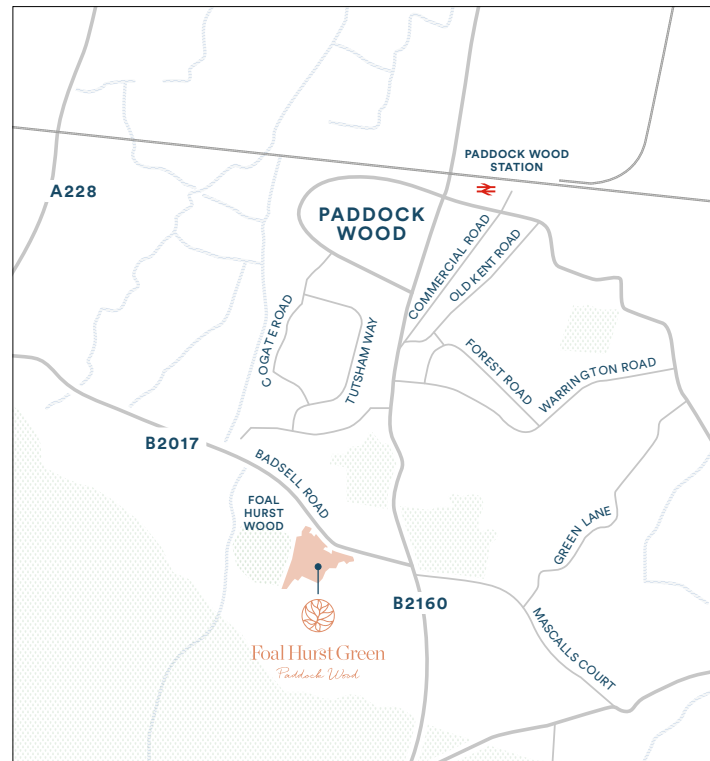
- Gas combination boiler
- Mechanical ventilation system

SECURITY & PEACE OF MIND

- 10-year Premier guarantee
- Mains fed smoke/heat/CO detectors
- Wiring for future installation of wireless security alarm system
- Chain and spy hole to apartment entrance door
- Video/audio system linked to main entrance doors
- 2-year Berkeley warranty with our dedicated customer service team

Berkeley
 Foal Hurst Green
 Sales and Marketing Suite
 Badsell Road
 Paddock Wood TN12 6LP
 Open daily 10am – 6pm

For more information please visit our
 website or contact our sales team:
www.foalhurstgreen.co.uk
foalhurstgreen@berkeleygroup.co.uk
 T: 01892 887224



Maps not to scale and show approximate positions only.



Maps are not to scale and show approximate locations only. 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 policy of continuous improvement, the finished product may vary from the information provided. 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 the 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. EO60/05CA/0321.





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Berkeley Group of companies

Berkeley
Designed for life