



Hollyfields

HAWKENBURY • ROYAL TUNBRIDGE WELLS

Berkeley
Designed for life

WELCOME TO HOLLYFIELDS

Hollyfields is an elegant collection of 3, 4 and 5 bedroom homes nestled at the foot of the North Downs, just 1.5 miles from the historic and picturesque town centre of Royal Tunbridge Wells.

Spacious, light-filled homes feature high specification kitchens and bathrooms, exquisite living and dining areas and private gardens. Ancient hedgerows allow wildlife to flourish, whilst play areas and wetlands open up plenty of outdoor fun and community activities. St. Peter's* – an Ofsted 'outstanding' school is relocating to Hollyfields, a new primary school sympathetically designed into the development.

London Bridge and Charing Cross are accessible by rail in as little as 42 minutes** at peak times. Close links to the motorway network and Eurostar put national and international destinations within easy reach.

Overlooking beautiful countryside, Hollyfields truly combines a charming rural village with contemporary, connected living.



*Planning consent has been granted for a school and will be built by Kent County Council

**Source: trainline.com

A UNIQUE LOCATION

Hollyfields lies in Hawkenbury, just a few minutes' drive from Royal Tunbridge Wells or a 30 minute walk. The village offers sports and leisure facilities, an Inn, a convenience store and a popular butchers. It's the perfect base for heading out to explore Kent's glorious countryside, ancient castles and famous gardens.

Tunbridge Wells is a busy town centre, renowned for its Georgian architecture and abundant cafés, restaurants and independent shops, many located in the historic Pantiles area. It offers a wide range of fitness and sporting facilities, including golf clubs. Excellent transport links to London, the south east and continental Europe are served from the nearby station.





DEVELOPMENT LAYOUT HOLLYFIELDS

THE KEY

3 BEDROOM

- THE HEATHER
- THE HONEYSUCKLE
- THE POPPY
- THE FOXGLOVE
- THE HAWTHORN

4 BEDROOM

- THE LAVENDER
- THE CLOVER
- THE LUPIN
- THE BLUEBELL
- THE JUNIPER
- THE BETONY
- THE ORCHID
- THE IVY
- THE RAMSON

5 BEDROOM

- THE OXLIP
- THE PRIMROSE

AFFORDABLE HOUSING

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.



IDYLIC LIVING NATURALLY

ELEGANT HOMES SURROUNDED BY GREEN OPEN SPACES AND WOODLANDS MAKE HOLLYFIELDS A VERY SPECIAL PLACE TO LIVE.

Carefully designed to reap the benefit of the natural landscape and far-reaching countryside views, Hollyfields is in its idyllic setting. Taking inspiration from its rural surroundings, delightful homes are set in Kentish styled courtyards, lanes and mews. Open green spaces, a water feature and children's play areas provide the perfect scene for adventurous outdoor fun and discovery.

INSPIRED DESIGN

FROM CLASSIC COUNTRY COTTAGES TO WELL-PROPORTIONED VILLAS, HOMES AT HOLLYFIELDS REFLECT THE ARCHITECTURAL HERITAGE OF THE LOCAL AREA.

Kent's rich architectural history is evident everywhere at Hollyfields. Taking inspiration from sources as varied as the elegant town houses of Royal Tunbridge Wells, the rural cottages of surrounding farms and the imposing gatehouses of local estates. The Kentish vernacular is incorporated into the design of each home exhibiting a mixture of traditional finishes, setting the style seamlessly into the environment.

Interiors are contemporary, light-filled and elegant. All are finished with the same meticulous attention to detail and superior specification.





NATURALLY

LIGHT-FILLED INTERIORS

Exquisite living rooms, flooded with natural light, provide ample space in which to relax with family and friends. Double doors lead out into beautiful gardens and patio areas.



STYLISH DINING

Kitchen/dining areas feature porcelain floor tiling and state-of-the-art Siemens appliances – including multi-zone induction hob, oven, combination microwave and under-counter wine cooler, Silestone worktops and stunning taps.





A HAVEN OF
LUXURY

Bedrooms at Hollyfields are a place of sublime comfort and relaxation. Traditional window uPVC casements and sliding sashes are specified across the scheme. Sumptuous carpets and contemporary fitted wardrobes in the master bedroom create a sense of timeless elegance.

CHIC AND
CONTEMPORARY



Sleek and luxurious, the bathrooms are a place to indulge the senses. En suites feature walk-in showers and floor-to-ceiling tiles. Family bathrooms have concealed vanity storage to maximise space.

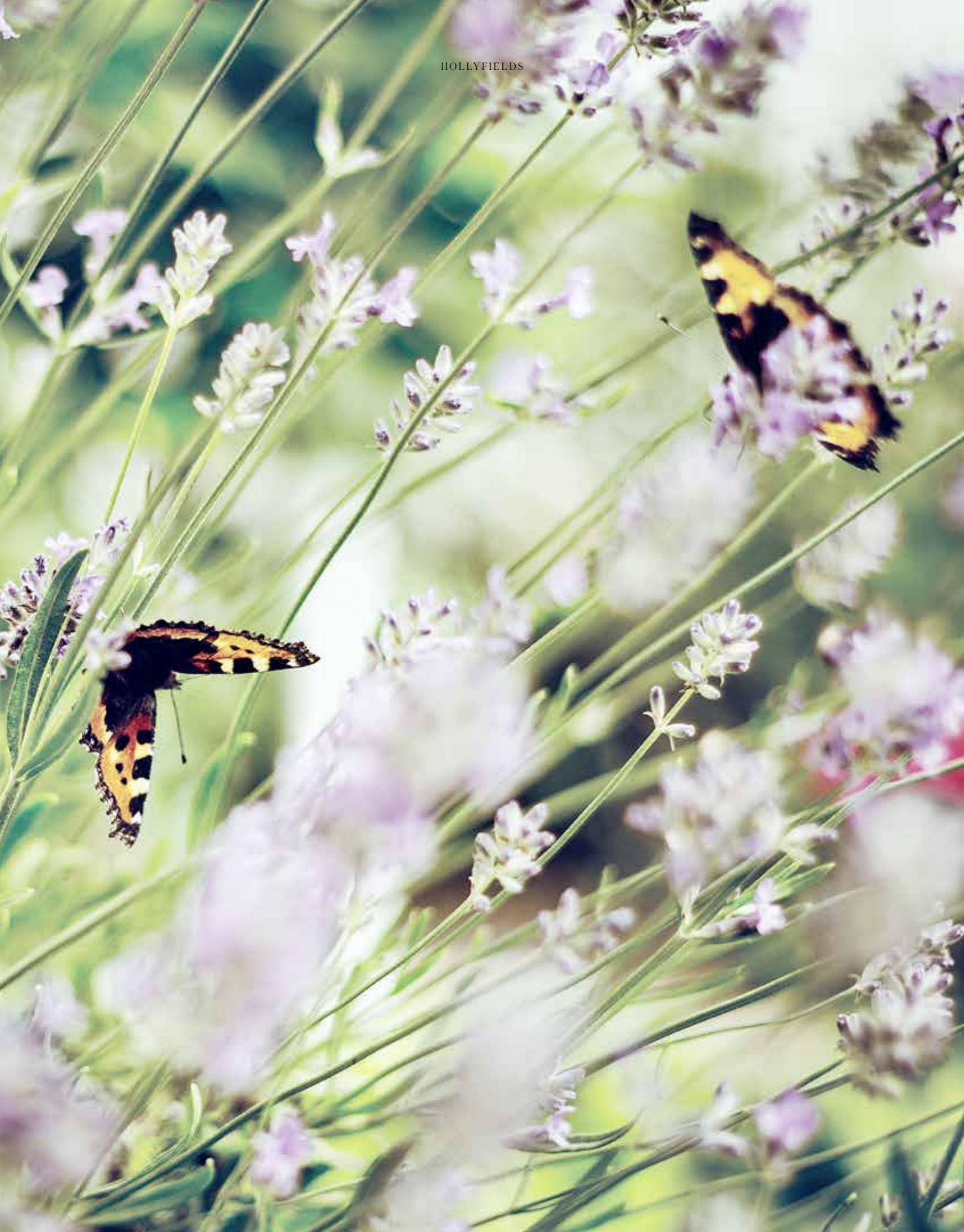




ENJOYING FAMILY LIFE



Time spent relaxing with family and friends is always time well spent. At Hollyfields, you'll find a sanctuary away from the bustle of the town or city, where you can enjoy peace and tranquillity – whether that's relaxing in a sun-filled garden or discovering the wonders of nature with your children.



BEAUTIFUL
LANDSCAPING

NATURALLY

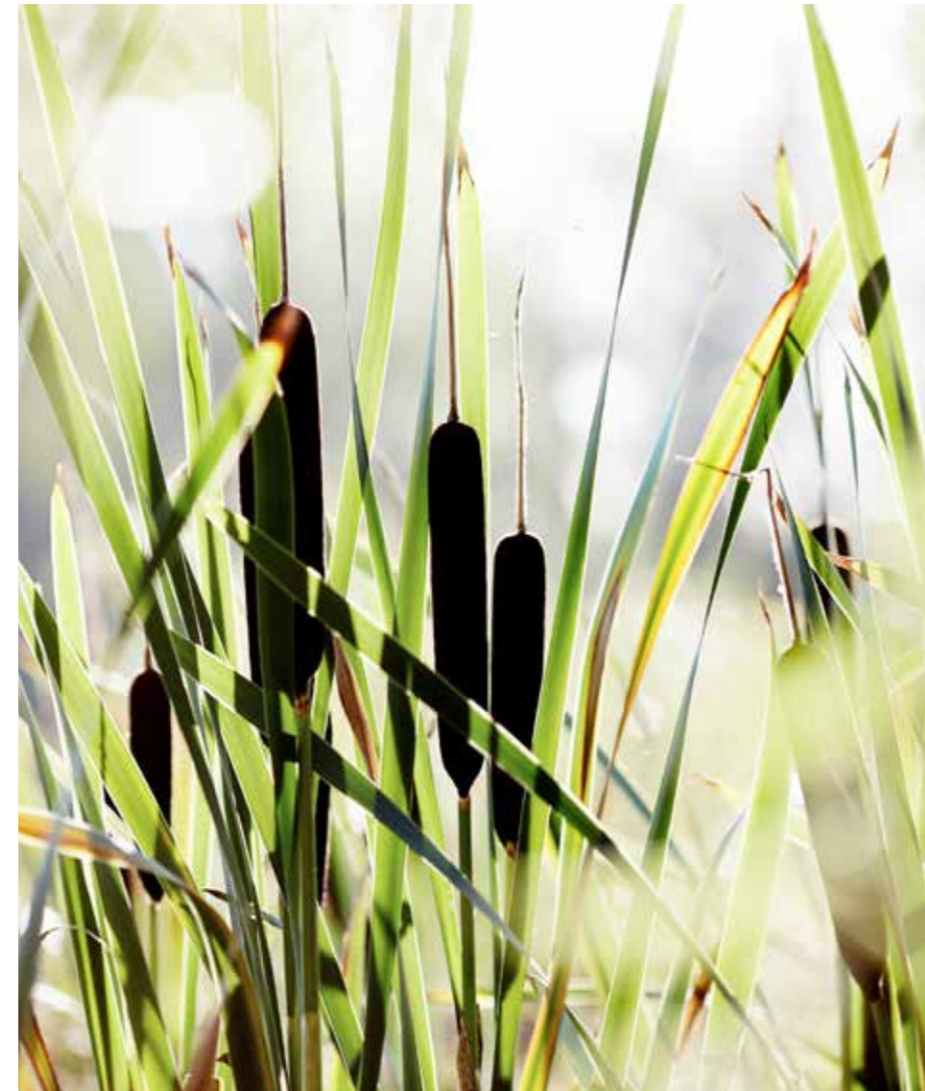
WATCH AS THE SEASONS CHANGE

Three newly created ponds are the ideal place to observe the changing seasons. Feed the ducks, see tadpoles grow into frogs, butterflies hatch and kingfishers dive – nature is right here on your doorstep.



AN ABUNDANCE OF WILDLIFE

Berkeley is the first developer to commit to a net biodiversity gain in each of its new developments, retaining and creating habitats that allow wildlife to thrive.



ENCHANTING WETLANDS

Wetlands will provide a fascinating place for exploration and observation, but they also maintain local ecological character and diversity.

EXCITING PLAY AREAS

Three cleverly-designed outdoor play areas will offer safe but exciting places for children to develop their imagination and grow in confidence.



NATURALLY CREATED HEDGEROWS

Existing mixed and single species hedgerows have been retained and further hedgerows planted to define the area and provide a habitat for wildlife.



HOLLYFIELDS



OUTDOOR LIVING



OUTDOOR
IVING

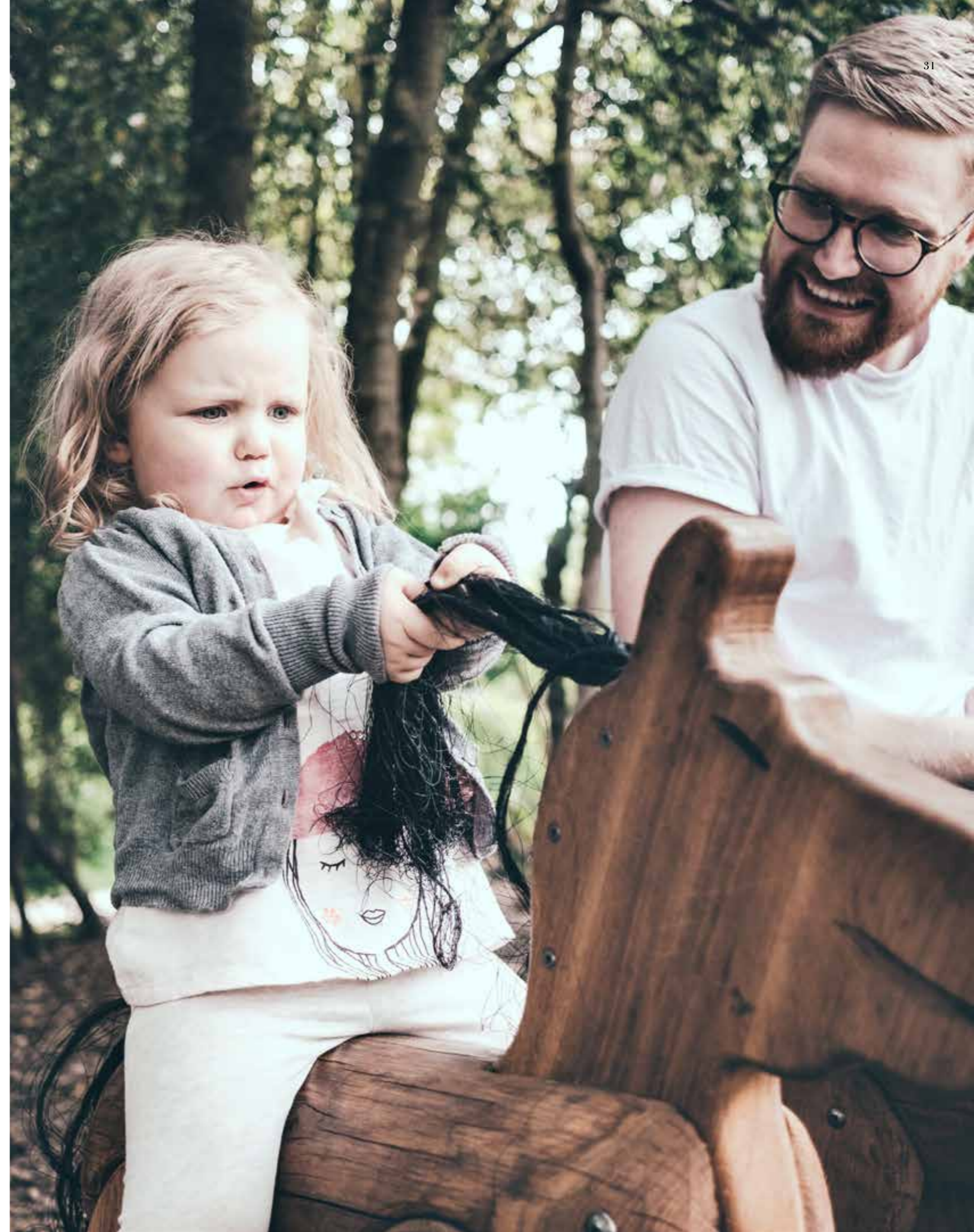
NATURALLY

EMBRACE THE NATURAL LIFE



Peer carefully into the dense leafy hedgerow and you might spot a tiny dormouse. On a balmy summer's evening, you will see bats silhouetted in the dusk. Badgers may come out to play on the nearby heath. At Hollyfields, wildlife is protected and allowed to flourish in our community, in specially-created ponds and wetlands, and preserved natural habitats.

Getting out into nature is easy – everything is right on the doorstep. Enjoy wonderful country walks with the dog, and cycle along pathways through ancient woodland. At Hollyfields, you can access miles of public footpaths straight from the development, safely and easily.





GET CLOSE TO
**THE GREAT
 OUTDOORS**



From the stunning scenery of the Kent High Weald to the many historic parks and gardens, such as Sissinghurst and Penshurst Place, there is always somewhere new to explore in and around Hollyfields.

Nearby Tunbridge Wells and Rusthall Commons offer over 250 acres of woodland and heath, perfect for walking or family days out. Sandstone outcrops, known locally as 'The Rocks', are great for climbing, playing and picnicking.

Explore Dunorlan Park, an award-winning Grade II listed park. It's a welcoming green space for all ages with a boating lake, ponds and café in 78 acres of landscaped gardens. There are also many bridleways, cycle trails and footpaths, allowing you to enjoy the great outdoors your own way.



SENSE OF
ELONGING

NATURALLY



A PICTURE-PERFECT COMMUNITY



Hawkenbury village existed long before the famous spa at Royal Tunbridge Wells was discovered and the town grew in popularity.

Today, the village retains a strong sense of community, with an active village association, well-maintained public amenities and a variety of sports and leisure activities on offer. In summer, its fabulous cricket pitch becomes the sporting and social hub of the village.

A great place for growing families and those seeking a quieter environment with plenty of activity and involvement.



HOLLYFIELDS

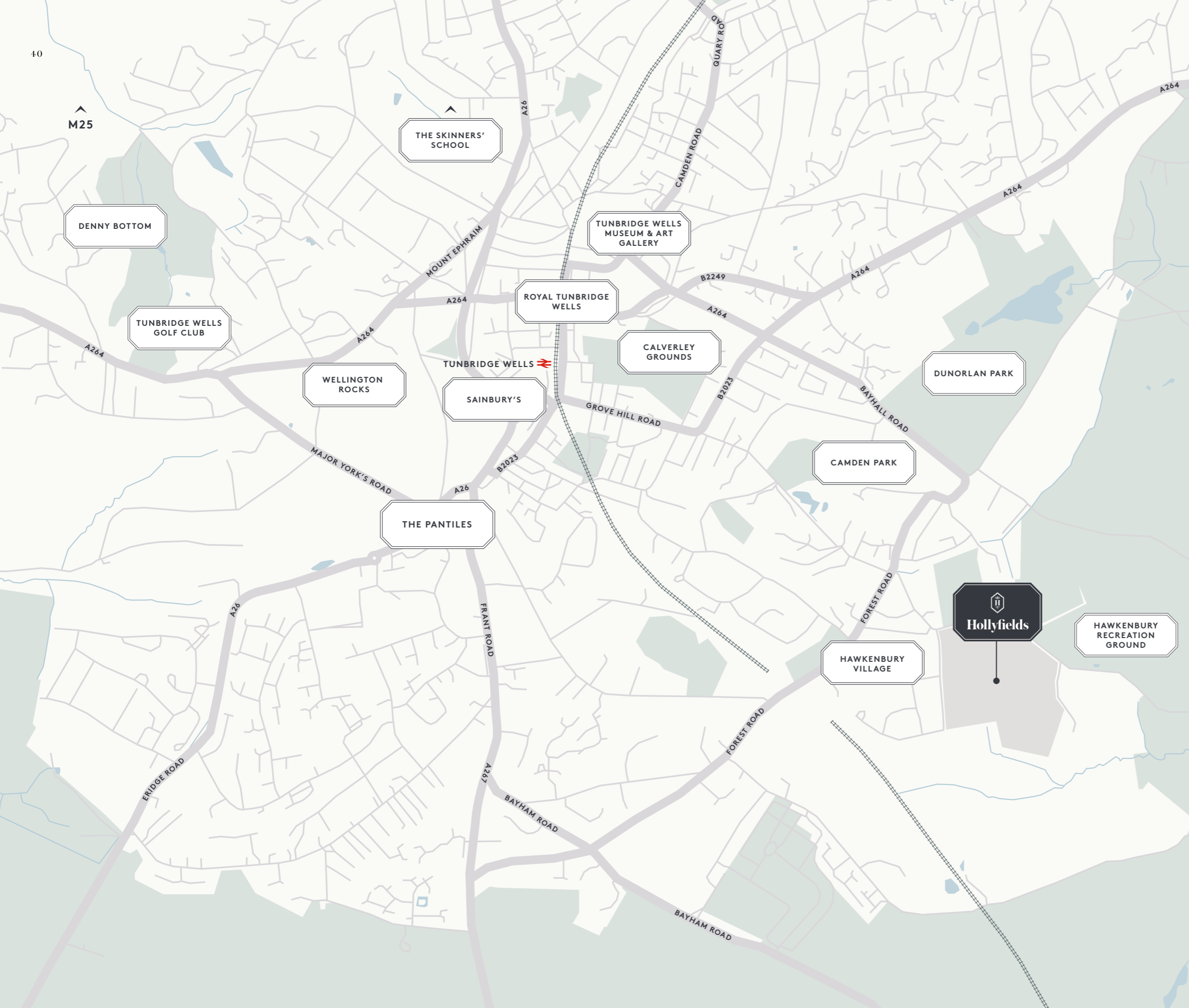
A PLACE TO EXPLORE

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A PLACE TO
XPLORE

NATURALLY



WELL CONNECTED

BY FOOT

TOWN
CENTRE
30
MINUTES

DUNORLAN
PARK
22
MINUTES

BY RAIL

LONDON
BRIDGE
42
MINUTES*

ASHFORD
INTERNATIONAL
51
MINUTES*

LONDON
WATERLOO EAST
52
MINUTES*

CHARING
CROSS
57
MINUTES*

BY CAR

BLUEWATER
38
MINUTES

EBBSFLEET
40
MINUTES

LONDON
GATWICK
42
MINUTES

BRIGHTON
60
MINUTES

Distances taken from Google maps and are approximate only.
*Train times based on an estimated average time.
Journey time may be longer on weekends and holidays.
Rail services correct at the time of print.
Source: trainline.com

NESTLED NEXT TO
**ROYAL
 TUNBRIDGE
 WELLS**



A luxury spa town that once drew Royalty, aristocracy and the celebrities of the day to take the health-giving waters, Royal Tunbridge Wells remains one of south-east England's most desirable locations. It's easy to see why. The charismatic mix of Georgian and Victorian architecture, bow-fronted shops and narrow lanes is quirky and beguiling.

The Pantiles, a magnificent Georgian colonnade little changed since its heyday, is packed with cafés and restaurants. In summer, diners are entertained by outdoor jazz performances. With stylish boutiques, fine dining restaurants, live theatre and street festivals, it's a place people return to time and again.





RETAIL THERAPY RIGHT ON YOUR DOORSTEP



From top name brands to everyday essentials, Royal Tunbridge Wells offers everything you need – and more. There is the Royal Victoria shopping mall for high street names; Hoopers, a traditional department store selling luxury brands; and a host of exclusive shops offering homeware and antiques, fashion and jewellery, food and wine. Head to the Pantiles for some of the best, and quirkiest, independent stores in town – you won't be disappointed.

A UNIQUE LOCATION

CAFÉ CULTURE AND DINING

- 1 THE IVY
- 2 BILL'S
- 3 CARLUCCIO'S
- 4 JULIETS
- 5 HOTEL DU VIN & BISTRO
- 6 SANKEY'S SEAFOOD KITCHEN & BAR
- 7 THACKERAY'S RESTAURANT
- 8 THE BLACK PIG
- 9 GIGGLING SQUID
- 10 THE TUNBRIDGE WELLS BAR & GRILL
- 11 RENDEZ-VOUS
- 12 THE BEACON
- 13 CHAPEL PLACE WINE & GIN
- 14 FUGGLES BEER CAFÉ

SHOPPING


- 1 HOOPERS
- 2 ROYAL VICTORIA PLACE SHOPPING CENTRE
- 3 THE GREAT HALL ARCADE
- 4 THE PANTILES
- 5 FENWICK

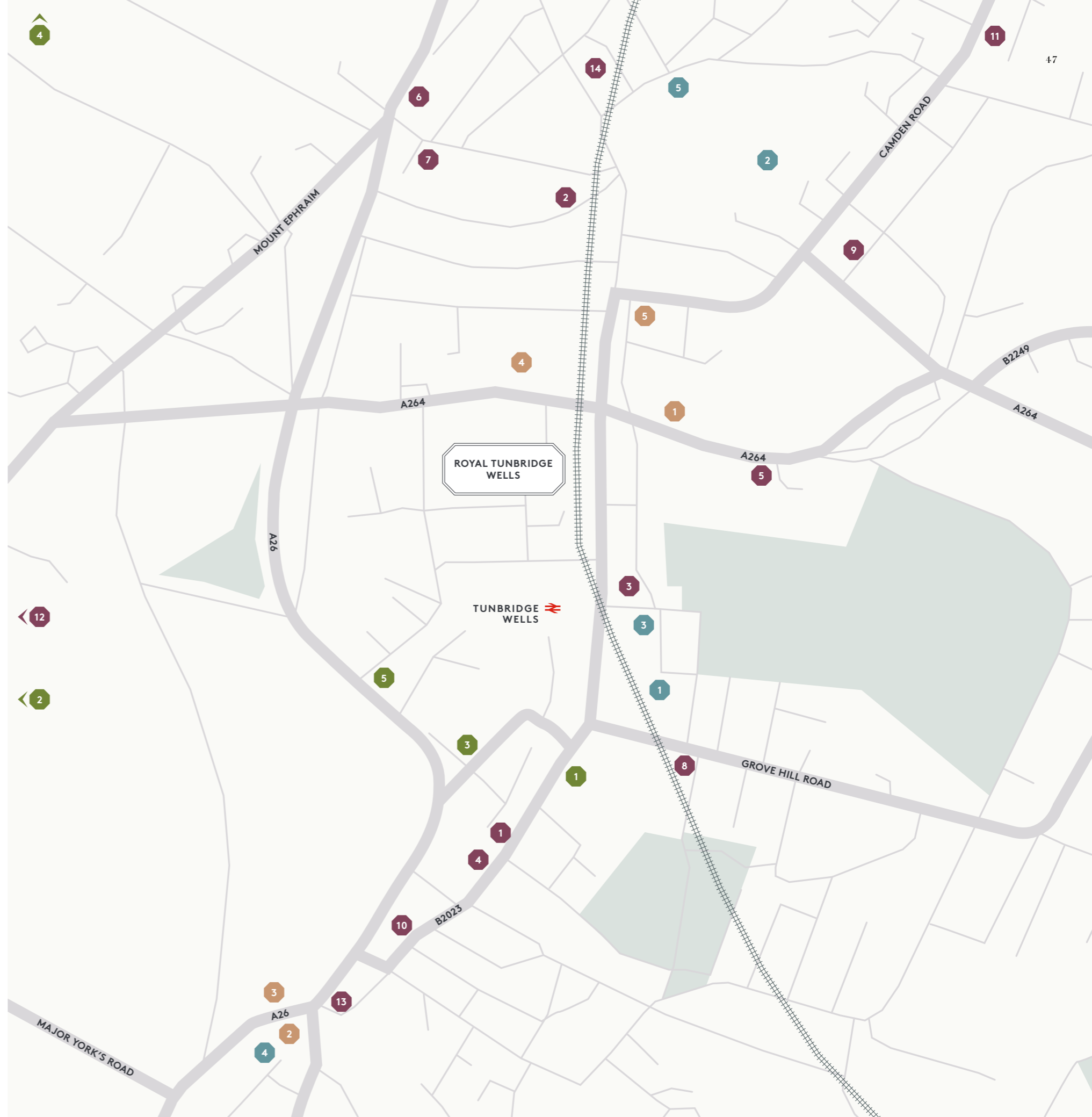
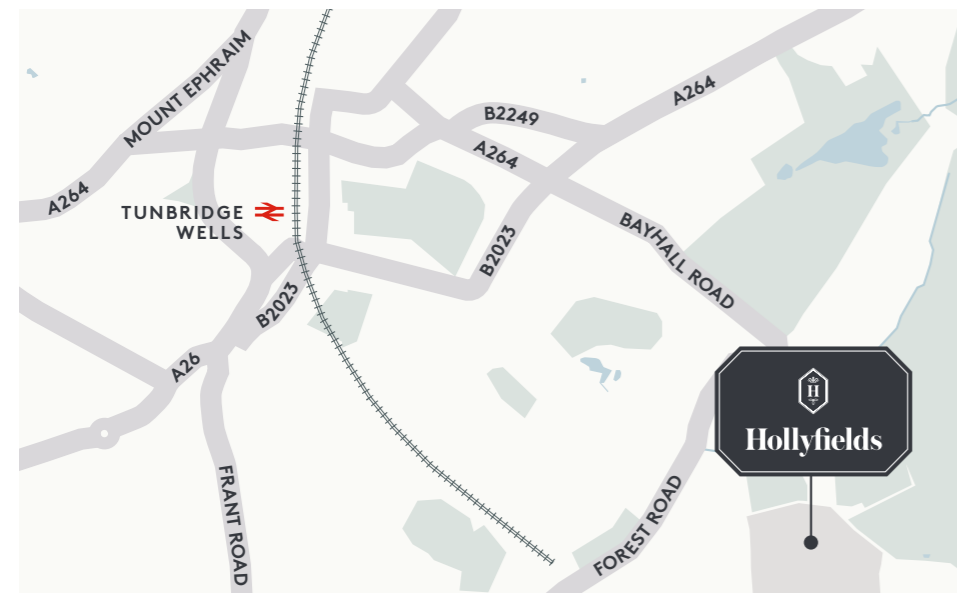
SPORTS AND WELLBEING

- 1 CHAMPNEY'S CITY SPA
- 2 LINDEN PARK CRICKET CLUB
- 3 ROYALE RETREAT
- 4 TUNBRIDGE WELLS FOOTBALL CLUB
- 5 TUNBRIDGE WELLS SQUASH CLUB

ARTS AND THEATRE

- 1 ASSEMBLY HALL THEATRE
- 2 THE CHALYBEATE SPRING
- 3 THE FORUM
- 4 TRINITY THEATRE
- 5 TUNBRIDGE WELLS MUSEUM & ART GALLERY



 FROM HOLLYFIELDS..... 1.5 miles to Tunbridge Wells Station



AN OUTSTANDING EDUCATION

MANY OF KENT'S FINEST INDEPENDENT AND STATE NURSERY, PRIMARY AND SECONDARY SCHOOLS ARE LOCATED IN AND AROUND ROYAL TUNBRIDGE WELLS.



		
1 St Peter's Church of England School	Relocating to Hollyfields	
2 Claremont Primary School	3 mins	0.8 mile
3 The Mead School	4 mins	1.3 miles
4 Beechwood Sacred Heart School	5 mins	1.5 miles
5 St Barnabas Church of England School	5 mins	1.6 miles
6 St James' Church of England School	6 mins	1.6 miles
7 The Wells Free School	8 mins	1.8 miles
8 Broadwater County Primary School	8 mins	2.3 miles
9 The Skinners' School	9 mins	2.5 miles
10 Tunbridge Wells Girls' Grammar School	11 mins	2.5 miles
11 Tunbridge Wells Grammar School for Boys	11 mins	2.9 miles
12 Weald of Kent Grammar School	11 mins	5.7 miles
13 The Judd School	13 mins	6.5 miles
14 Tonbridge School	16 mins	7.7 miles
15 Sevenoaks School	24 mins	13.4 miles
16 Walthamstow Hall School	25 mins	14.5 miles
17 Radnor House School	26 mins	17 miles

There is a cluster of high achieving primary and secondary schools close to, or within around 20 minutes' drive of Hollyfields, including Tonbridge School, the renowned boys' public school, and Sevenoaks School.

The newly-expanded St Peter's Church of England Primary School* will relocate to Hollyfields, offering parents a convenient single-form entry school for children aged 4 to 11. The school was rated outstanding by Ofsted at its last inspection**. St Peter's also links with West Kent Sports Partnership to provide quality physical education and sports provision for pupils.

All travel times are approximate only and taken from www.google.co.uk/maps. Distances are from Hollyfields to destination by road. School places subject to entry criteria.

*Planning consent has been granted for a school and will be built by Kent County Council

**Ofsted rating, 19 March 2014



AT HOLLYFIELDS, BERKELEY HAS CREATED A NEW COMMUNITY OF SUPERBLY DESIGNED HOMES WITHIN A CHARMING RURAL SETTING THAT BRINGS RESIDENTS CLOSER TO NATURE.

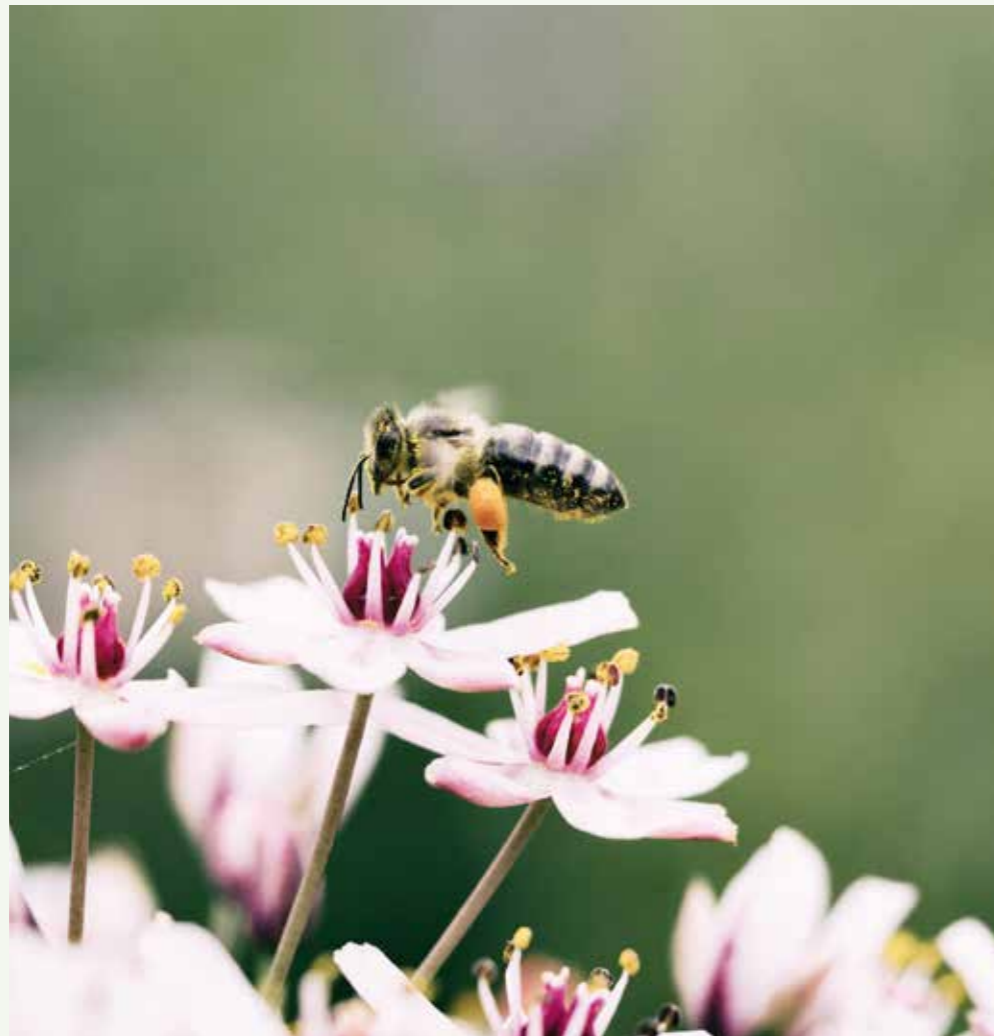
BUILT BY BERKELEY

THE BERKELEY GROUP IS A BUSINESS BUILT ON OVER 40 YEARS OF EXCELLENCE AND WE FOCUS ALL OUR EFFORTS ON CREATING EXCEPTIONAL PLACES TO ENJOY LIFE. AS YOU WANDER THROUGH HOLLYFIELDS AND STEP INSIDE YOUR FRONT DOOR, YOU WILL SEE THE CARE AND ATTENTION WE HAVE TAKEN IN MAKING THIS A PLACE YOU CAN CALL HOME.



SUSTAINABILITY AT ITS HEART

CREATING A SUSTAINABLE LIVING ENVIRONMENT WITHIN EACH HOME IS CENTRAL TO THE ETHOS OF HOLLYFIELDS.



GREEN LIVING AND SUSTAINABLE DEVELOPMENT

As a company, we are committed to reducing waste and lowering energy and water consumption on our construction sites, in our offices and in the homes that we build.

Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability.

We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.

REDUCING WATER USE

Water conserving features include water efficient taps, showers and dual flush toilets along with water efficient white goods.

REDUCING WASTE

Kitchens include integrated recycling bins making it easy for residents to separate and recycle their waste.

ENERGY EFFICIENCY

The homes at Hollyfields are designed to be very energy efficient, which helps to lower fuel bills and reduces carbon dioxide emissions. Some of the ways in which we achieve this include the use of:

- High levels of thermal insulation and airtightness
- 100% low energy lighting
- A and A+ rated white goods
- Photovoltaic solar roof panels
- Energy efficient individual gas boiler and hot water cylinders

ENHANCING ECOLOGY

We've studiously researched, planned and actioned a range of initiatives to take care of the local grassland, hedgerows, trees, woodland and wildlife so you can enjoy them long in to the future.

SUSTAINABLE TRAVEL

- Nearby Tunbridge Wells station provides access to London Bridge in only 42 minutes*



ROYAL WELLS PARK, TUNBRIDGE WELLS



HOLBOROUGH LAKES

BUY WITH CONFIDENCE

AT BERKELEY, QUALITY COMES FIRST. IT INFLUENCES EVERYTHING WE DO – FROM THE LAND WE PURCHASE THROUGH TO THE MATERIALS WE BUILD WITH.

This attention to detail is not just about the properties we build, but the way we treat our customers. It is vital to us that our customers receive unrivalled support throughout the buying process. Our dedicated Customer Care Team is on hand to help look after all our customers' needs every step of the way.

As one of the UK's leading house builders, we are also able to offer our customers an unrivalled range

of properties. We offer everything from a city penthouse or a country retreat, to a modern studio apartment or a traditional family home.

Our homes are designed to enhance the neighbourhoods and communities in which they are located. We achieve this through excellence in design, sensitive landscaping, sympathetic restoration and impeccable standards of sustainability.

Green living and sustainable developments are also top of our agenda. We are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Our driving aim is to create exceptional places for people to live, work and relax in, and establish communities that will thrive today and for years to come.

AWARDS

GOLD AWARD: INVESTOR IN CUSTOMERS 2018

An independent assessment of attitudes towards customer service by surveying our customers, employees and the management team.



EVENING STANDARD AWARDS 2018

Winner: Best Apartment
Winner: Best Family Home
Winner: Best Luxury Home
Winner: Best Large Development



SUNDAY TIMES BRITISH HOMES AWARDS 2018

Winner: Best Garden/Landscaped Design at Fitzroy Gate
Winner: Best Placemaking at Kidbrooke Village

EG AWARDS: RESIDENTIAL COMPANY OF THE YEAR 2018

Berkeley Group was successful in winning one of the industry's most prestigious accolades.



WHAT HOUSE? AWARDS 2017

Winner: House Builder of the Year
Gold: Large House Builder of the Year
Gold: Best Partnership Scheme
Gold: Best Mixed-use Development
Gold: Best Regeneration Scheme
Gold: Best Exterior Design
Gold: Best Public Realm

PREMIER GUARANTEE EXCELLENCE AWARD 2016

Winner: Apartment Scheme of the Year for St Joseph's Gate

THE INSTITUTE OF CUSTOMER SERVICE 2016

The Best Customer Focus Award – Large Enterprise 2016

WHAT HOUSE? AWARDS 2016

Gold: Best Public Realm
Gold: Best Regeneration Scheme
Gold: Best Large House Builder
The Berkeley Group Holdings plc

THE QUEEN'S AWARDS FOR ENTERPRISE: SUSTAINABLE DEVELOPMENT 2014

The Berkeley Group Holdings plc

DESIGNED FOR LIFE

OUR CUSTOMERS ARE AT THE HEART OF ALL OUR DECISIONS. WE AIM TO UNDERSTAND THEIR NEEDS AND CONSISTENTLY MEET OR EXCEED THEIR EXPECTATIONS. THE SERVICE WE PROVIDE IS PROFESSIONAL, EFFICIENT AND HELPFUL TO MAKE THE HOME BUYING PROCESS AS STRAIGHTFORWARD AND ENJOYABLE AS POSSIBLE. OUR LEVELS OF CUSTOMER SERVICE AIM TO BE COMPARABLE TO OTHER TOP BRANDS.

CUSTOMER SERVICE IS OUR PRIORITY

All our customers are provided with a commitment that when they buy a new home from Berkeley they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

QUALITY IS AT THE HEART OF EVERYTHING WE DO

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10-year warranty all new homes receive, Berkeley operates a 2-year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



A COMMITMENT TO THE FUTURE

OVER THE YEARS, THE BERKELEY GROUP HAS WON MANY PRESTIGIOUS AWARDS FOR THE QUALITY, DESIGN AND SUSTAINABILITY OF ITS DEVELOPMENTS.

OUR VISION IS BERKELEY'S STRATEGIC PLAN FOR THE BUSINESS, DESIGNED TO RAISE STANDARDS HIGHER STILL. OUR GOAL IS TO BE A WORLD-CLASS BUSINESS, DEFINED BY THE QUALITY OF THE PLACES WE CREATE, GENERATING LONG-TERM VALUE AND HAVING A POSITIVE IMPACT ON SOCIETY.

WE TAKE OUR RESPONSIBILITIES TOWARDS OUR CUSTOMERS, THE ENVIRONMENT, OUR WORKFORCE AND THE COMMUNITIES IN WHICH WE WORK VERY SERIOUSLY. OUR PLAN FOR THE BUSINESS HAS FIVE AREAS OF STRATEGIC FOCUS:

CUSTOMERS, HOMES, PLACES, OPERATIONS AND OUR PEOPLE.



OUR VISION

To be a world-class business, defined by the quality of the places we create, generating long-term value and having a positive impact on society.

AN EXCEPTIONAL CUSTOMER EXPERIENCE

We put customers at the heart of our decisions. Dedicated Sales Teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

HIGH QUALITY HOMES

We aim to build high quality, well-designed homes with low environmental impact, where customers have the opportunity to achieve healthy, comfortable and sustainable lifestyles, now and in the future. Attention to detail in design is paramount to ensure our homes meet the needs of our customers.

GREAT PLACES

We seek to create strong communities where people choose to live, work and spend their time and which directly encourage people's wellbeing and quality of life. These are places characterised by the quality of their design, external spaces, transport and access to jobs and amenities.

EFFICIENT AND CONSIDERATE OPERATIONS

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

A COMMITMENT TO PEOPLE

The safety, health, wellbeing and development of our people is a high priority. We aim to have a positive impact on society through our support of the Berkeley Foundation.

THE BERKELEY FOUNDATION

We set up the Berkeley Foundation in 2011. It supports voluntary sector organisations to improve people's lives in the communities where we work, and last year worked with 49 different organisations and their beneficiaries.

Our staff have been instrumental in making the Foundation grow, with over 60% getting involved last year and raising over £935k. They also give their time and skills, for example by mentoring young people to help them become more confident and job ready.

Since its launch, the Foundation has committed over £14.9 million to more than 100 charities and worthy causes. Berkeley Group covers all overhead costs, so all money raised goes directly to charitable causes.

www.berkeleyfoundation.org.uk
www.berkeleygroup.co.uk



CONTACT US

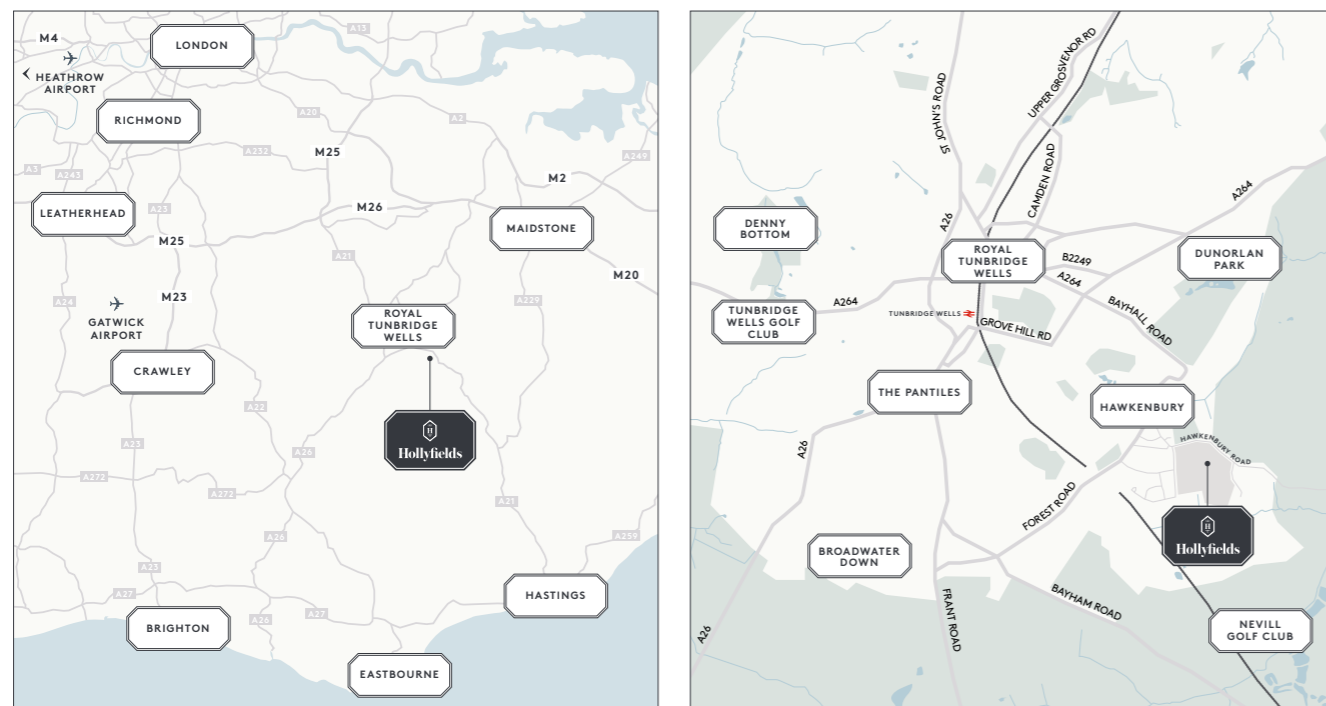
Berkeley Homes
Hollyfields
Sales and Marketing Suite
Hawkenbury Road
Tunbridge Wells TN2 5BW

Open daily 10am – 6pm

For more information please visit our
website or contact our Sales Team:

www.hollyfields-hawkenbury.co.uk
hollyfields@berkeleygroup.co.uk

T: 01892 886991



How to find us

Hollyfields is located on Hawkenbury Road, off Forest Road.

From Junction 5 of the M25, take the A21 Sevenoaks bypass and turn off onto the A264 to Royal Tunbridge Wells. Pass Dunorlan Park and turn left onto Bayhall Road. Continue onto Forest Road and then turn left onto Hawkenbury Road. Alternatively, from Sevenoaks, head South on the A225 to the A21 and follow the above directions.

Sat Nav postcode: TN2 5BW



Berkeley
Designed for life

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 Homes' 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. Hollyfields is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property. All computer generated images are indicative only. Lifestyle photography images are indicative only. All distances sourced from www.google.co.uk/maps.
Issue 1 - E054/0519





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