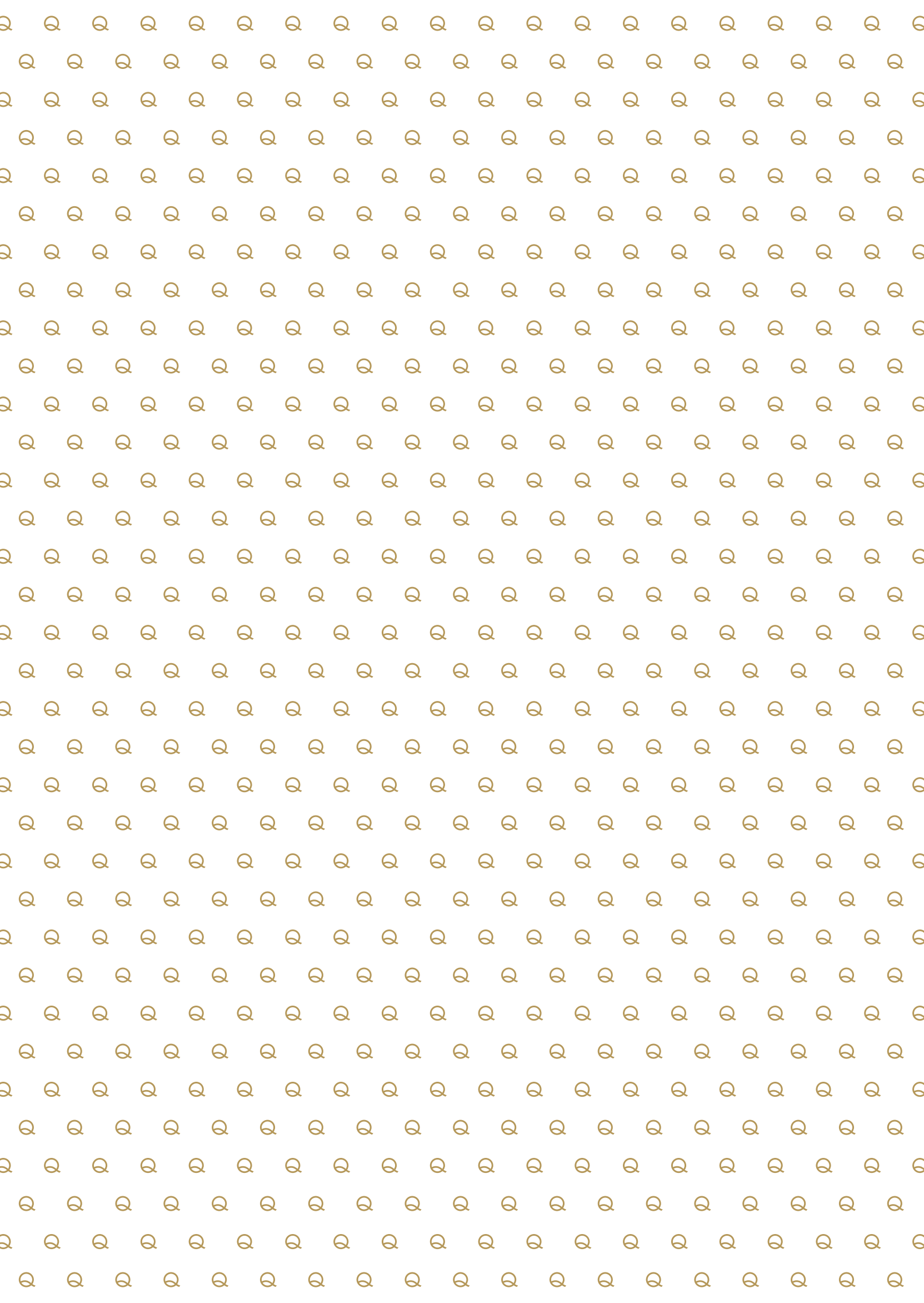




QUINTON
COURT
SEVENOAKS



SEVENOAKS

WELCOME TO

QUINTON COURT SEVENOAKS

SITUATED IN THE BEAUTIFUL TOWN OF SEVENOAKS,
THIS COLLECTION OF SIXTY 1, 2 AND 3 BEDROOM
APARTMENTS OFFERS LUXURY LIVING IN THE
HEART OF THE ROLLING NORTH DOWNS.

These stunning apartments boast designer kitchens, spacious living areas, luxurious master bedroom suites and the highest quality finishes throughout. Many apartments also benefit from secure basement parking and either a terrace or balcony.

Harmoniously in tune with the traditional architecture of Sevenoaks, the apartments feature heritage-inspired details such as bay windows, gables, chimneys and balconies, while local materials are used generously, to charming effect.

The communal courtyard invites you to relax and admire the thoughtful landscaping and beautiful water feature.

Quinton Court is six minutes* walk from Sevenoaks railway station, where frequent connections take you to central London in just 22 minutes**. The town centre location means an array of restaurants, boutiques, picturesque buildings and idyllic green spaces are right on your doorstep.



FIND YOUR
**PERFECT
 BALANCE**
 BY MAKING A HOME AT

**QUINTON
 COURT**
 SEVENOAKS

At Berkeley, we're proud of our reputation for creating incredible homes, where attention to detail and quality of build are undeniable. Quinton Court is no exception.



Computer generated image is indicative only.



THE PERFECT
PLACE
 TO SET YOUR OWN
PACE



Situated between the town's historic centre and well-connected railway station, Quinton Court allows you to enjoy a rural lifestyle – yet with the bright lights of the capital just a short journey away.

Set your own pace at Quinton Court, and create a lifestyle that's perfect for you.

SITUATED IN THE HEART OF SEVENOAKS

▶ LONDON BRIDGE
22 MINS BY TRAIN

SEVENOAKS
WILDLIFE RESERVE

NORTH DOWNS

SEVENOAKS
STATION ➡

QUINTON
COURT

SEVENOAKS
TOWN CENTRE

KNOLE PARK
5 MINS BY CAR ▶

Travel times taken from Google Maps and National Rail.



POSTCARD OF SEVENOAKS PAINTED BY A.R. QUINTON
AND PRINTED & PUBLISHED BY J. SALMON LTD

A FASCINATING TALE TO TELL

UNCOVER A RICH AND
FASCINATING HERITAGE
WITH A LITERARY TWIST

Some would say it's the town's literary heritage which really put Sevenoaks on the map. H.G. Wells wrote *The Time Machine* in Sevenoaks, both Charles Dickens and Jane Austen lived here for a while, and Knole was the childhood home of the author, poet and gardener Vita Sackville-West.

Quinton Court itself is built on the former J. Salmon printworks, once the UK's foremost postcard publishers. The company's most beloved work was painted by A.R. Quinton, who specialised in watercolours of classic English scenes – and inspired the name of this development.



The Black Boy Pub, High Street



The Chequers, Sevenoaks



Traditional architecture, Sevenoaks



YOUR LONDON ROAD

RETREAT

Presenting a striking new addition to London Road, Quinton Court is designed to be harmonious with Kent's traditional local architecture.

Thoughtful landscaping helps to create a warm and welcoming atmosphere, including a stunning communal garden with a designed water feature providing a tranquil setting to sit and relax.

Every home benefits from secure underground car parking, offering convenient access in a dry environment. Cycle spaces and electric charging points are also available.

COMMUNAL
COURTYARD

COMMERCIAL
SPACE

LONDON ROAD

BASEMENT
PARKING ENTRANCE

SEVENOAKS STATION ➡
0.3 MILES / 6 MIN WALK

TOWN CENTRE ➡
0.2 MILES / 5 MIN WALK

Computer-generated image is indicative only.
Distances and travel times taken from Google Maps.

WHERE
HERITAGE
AND LUXURY
MEET



DISCOVER

A BRAND NEW HOME OF THE HIGHEST QUALITY

The building itself draws on the historic context of the area by using materials such as red brick, render and stone and slate detailing. The range of buildings that compose Quinton Court create an intriguing, generously detailed façade that boasts a rare balance of characterful heritage and a contemporary finish.

Each floor is layered with bay windows, terraces or balconies and carefully considered architectural detailing. The building's approach features elegant trees, box hedges and trailing ivy, whilst ornamental shrubs introduce some vibrancy to either side of the imposing formal entrance, welcoming you home.



COURTYARD GARDEN



EXPERIENCE LIVING IN A
**BERKELEY
HOME**

BEAUTIFULLY DESIGNED AND BUILT
TO THE HIGHEST SPECIFICATION

Here, you'll find a home that surpasses any expectation of luxury living, with incredible designer kitchens featuring Silestone quartz worktops, sleek undermount sinks and a host of state-of-the-art Siemens or Miele appliances, including induction hob, single oven, combination microwave, built-in fridge-freezer and integrated dishwasher.

A STRIKING CONTEMPORARY STYLE

NOWHERE FINER TO
RELAX AND RECHARGE

After a busy day in London or an afternoon enjoying the beautiful scenery of the North Downs, retreat to your sumptuous master bedroom with en-suite, fitted with Villeroy & Boch washbasin, drawered vanity unit and full-height illuminated mirror.

Your stylish sanctuary awaits in the main bathroom, with a luxury bath, thermostatic controls, brushed nickel brassware and heated towel radiator.





A LIFE IN
TUNE



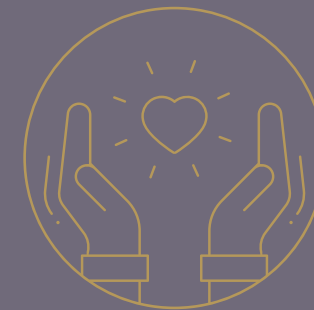
If a happy life is a balanced life, it's no wonder Sevenoaks has been rated the happiest place to live in Britain*.

Historic yet thoroughly modern, the town is renowned for its friendly residents, buzzy shops and restaurants and acres of glorious green space. There's also fantastic schools and brilliant transport connections.

*Homes & Property, 2017



WITH ALL YOU
LOVE



From navigating the local bike trails to tranquil afternoon tea at majestic Knole House, this hilltop town has charms for every taste.

In fact, with so much nearby, it's easy to build a life perfectly suited to you.



THIS CHARMING
TOWN OFFERS
THE PERFECT
COUNTRYSIDE
LIFESTYLE



WITH ALL THE
COSMOPOLITAN
TRIMMINGS

A life in Sevenoaks is certainly a life well-lived. Less than half an hour from London yet a whole world away in terms of tempo, the town offers a superb mixture of idyllic countryside, smart boutiques, award-winning restaurants and world-class schools.

Whatever you like to do, Sevenoaks makes it all possible. So if you're looking for the perfect place to find your own rhythm, a life at Quinton Court is the perfect home for you.



A TOWN
FOR ALL
TASTES

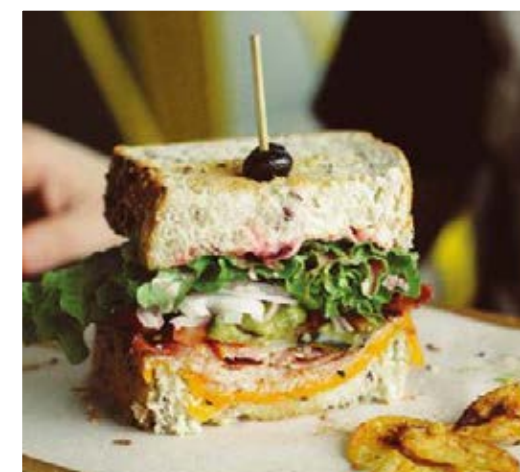


WHATEVER YOU
FANCY, YOU'LL
FIND IT HERE

As befits a town with an illustrious market history, Sevenoaks offers a tempting array of foodie delights. Whether you're looking for a quick bite or three-course à la carte, there's a host of options to whet your appetite.

For the best coffee in Sevenoaks and wonderfully irresistible brunches, pop into family-run Nonna Cappuccini's. Locals rave about the homemade soup and warm, friendly service.

If you're in the mood for something more traditional, then try The Chequers – the place for modernised classics like Posh Fish Finger Sandwiches or Beef and Ale Pie.





FINELY DINE OR KEEP IT CASUAL

Sevenoaks has an array of family-friendly eateries that welcome all ages with open arms. Try Bill's, Pizza Express or Zizzi for fun, lively, casual dining.



If you're celebrating a special occasion, book a table at The Vine, overlooking the historic cricket ground of the same name, where the Sunday roast is famous for miles around.



The sixteenth-century George & Dragon in nearby Chipstead is lauded by the Michelin Guide, Hardens and the Good Pub Guide. Drop in to savour an inventive menu that changes every day to offer the best of seasonal local ingredients.





TRULY
PERSONAL
SHOPPING

WHETHER LEISURELY BROWSING OR
SERIOUSLY SPENDING, YOU'LL FIND
JUST WHAT YOU NEED IN SEVENOAKS



Quinton Court is situated within Sevenoaks' vibrant town centre. Prettily dotted with timber-beamed buildings, you'll find a host of favourite brands alongside quirky independent stores, as well as everything you need for day-to-day life.

At Bligh's Meadow Shopping Centre, there's M&S, Phase Eight, Gap and Jojo Maman Bébé, plus a regular weekend market with arts and crafts stalls, locally-sourced wines, cakes, fudge and more.*



Phase Eight, Bligh's Meadow



Bligh's Meadow Shopping



Bligh's Meadow Shopping



Otto's Coffee House & Kitchen



Gap, Bligh's Meadow

For supermarket shopping, the town centre has a Waitrose and Tesco, with a Sainsbury's superstore nearby. Bluewater is about a 20 minute** drive, offering big names such as John Lewis, House of Fraser, Apple and Next.

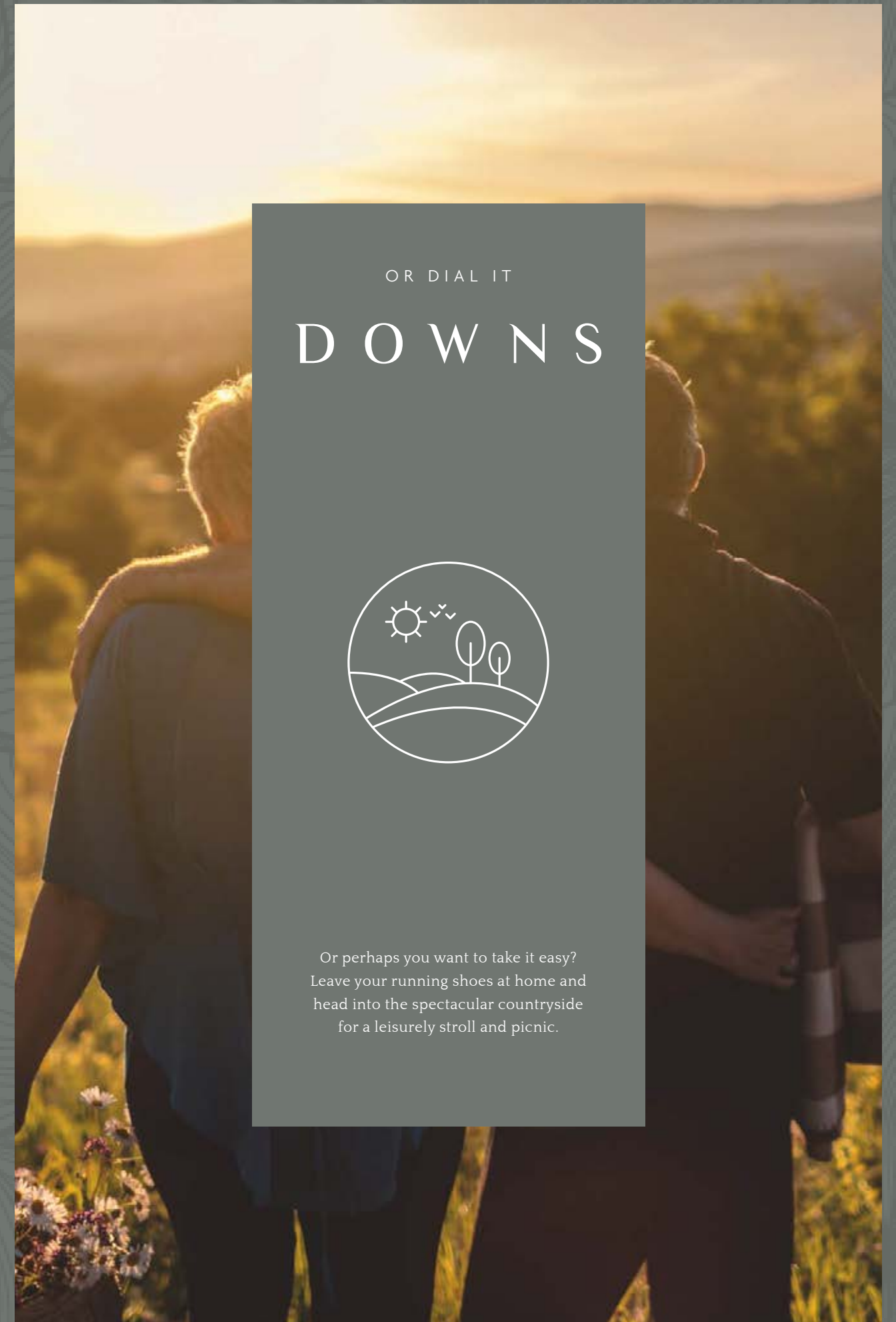
*Shops correct at the time of going to print
**Source: Google Maps



PICK UP THE
P A C E



When you're in need of an adrenaline rush, look no further. From Sevenoaks it's just a hop, skip and jump to the North Downs, perfect for running, cycling, paragliding and more.



OR DIAL IT
D O W N S



Or perhaps you want to take it easy? Leave your running shoes at home and head into the spectacular countryside for a leisurely stroll and picnic.

AMBLE, RAMBLE,
ROLL
OR
STROLL

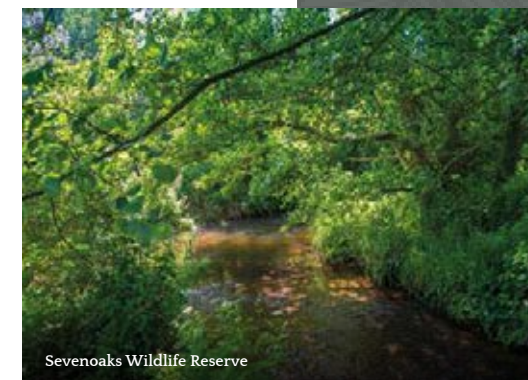


The North Downs



ENJOY COUNTRY WALKS,
BREATHTAKING VIEWS
AND SO MUCH MORE

Situated in the High Weald of Kent, Sevenoaks is nestled within the gorgeous woods, hills and valleys of the North Downs.



Sevenoaks Wildlife Reserve



Sevenoaks Wildlife Reserve

YOUR SEVENOAKS ESCAPE



Deer at Knole Park



Vine Cricket Ground

Within the town itself, you can watch a cricket match on the famous Vine, one of the oldest pitches in England, before heading to Knole Park and exploring Knole House and its ancient grounds on foot, by cycle or via a game of golf. Nature-lovers will adore the birds, wildflowers and lakes at Sevenoaks Wildlife Reserve, while sporty types are catered for at Sevenoaks Leisure Centre, with its fully-equipped gym, exercise classes and 25-metre pool.



Knole House at Knole Park

Just south of Knole are the Riverhill House Himalayan Gardens, reviewed as “the most imaginative gardens in Kent”, offering panoramic views, fine sculptures and – always the perfect accompaniment to nature’s beauty – delicious cream teas.



Sevenoaks Wildlife Reserve

A CLASS
A PART



SEVENOAKS OFFERS A PLETHORA OF OUTSTANDING
STATE AND PRIVATE EDUCATION OPTIONS

A hugely popular town for families, Sevenoaks provides an incredible range of educational opportunities, many renowned not just across the country but the whole world.

Prestigious Sevenoaks School, founded in 1432, offers day and boarding to boys and girls aged 11-18 on a magnificent 100-acre campus. Named The Sunday Times Independent Secondary School of the Year 2018, the school is known for its innovative approach to academic excellence alongside strong pastoral care.

State secondary education options include Knole Academy (Ofsted rated “Good”), and a new grammar school for girls, an annex of the Weald of Kent Grammar School in Tonbridge, opened in September 2017.

At primary level, private options include Walthamstow Hall for girls, Solefield for boys, and co-ed Sevenoaks Preparatory. Popular state primaries include St John’s CofE, rated “Good”, and Lady Boswell’s CofE, rated “Outstanding”.

PRIMARY AND PREP SCHOOLS	MILES FROM QUINTON COURT	OFSTED RATED *
St Thomas' Catholic Primary School	0.3	Outstanding
Lady Boswell's CofE VA Primary School	0.4	Outstanding
Walthamstow Hall	0.7	N/A
Solefield Prep School for Boys	0.9	Good
St John's CofE Primary School	0.9	Good
Amherst Primary School	1.6	Good
Sevenoaks Prep School	2.7	N/A
The Schools at Somerhill	9	N/A
SECONDARY SCHOOLS		
Sevenoaks School	0.7	N/A
Knole Academy	1.2	Good
Trinity School	1.5	Good
Randor House	3.5	Outstanding
Tonbridge School	6.8	N/A
Weald of Kent Grammar School	8	Outstanding

*Source: gov.uk/government/organisations/ofsted





RESTAURANTS			SHOPPING	
1	Pizza Express		1	Waitrose
2	Bill's		2	Marks & Spencer
3	The Little Garden		3	JoJo Maman Bébé
4	Giggling Squid		4	White Stuff
5	Côte Brasserie		5	The Clever Dresser
6	Zizzi		6	Danish Collection
7	The Chequers		7	Seasalt Cornwall
8	Prezzo		8	Laura Ashley
9	Hattusa Restaurant		9	Crew Clothing
10	El Matador		10	Phase Eight
11	Branded		11	The Chocolate Shop
12	The Vine Restaurant		12	Mint Velvet
CAFÉS			PUBS & BARS	
1	Nonna Cappuccini's		1	Oak Tavern & Tap House
2	FEGO		2	The Black Boy
3	Otto's Coffee House & Kitchen		3	The Anchor
4	Malabar Coffee House			
5	Darcey's Coffee Co.			
6	Mimi Bakery			

MONDAY MORNING AND THE

CAPITAL'S CALLING



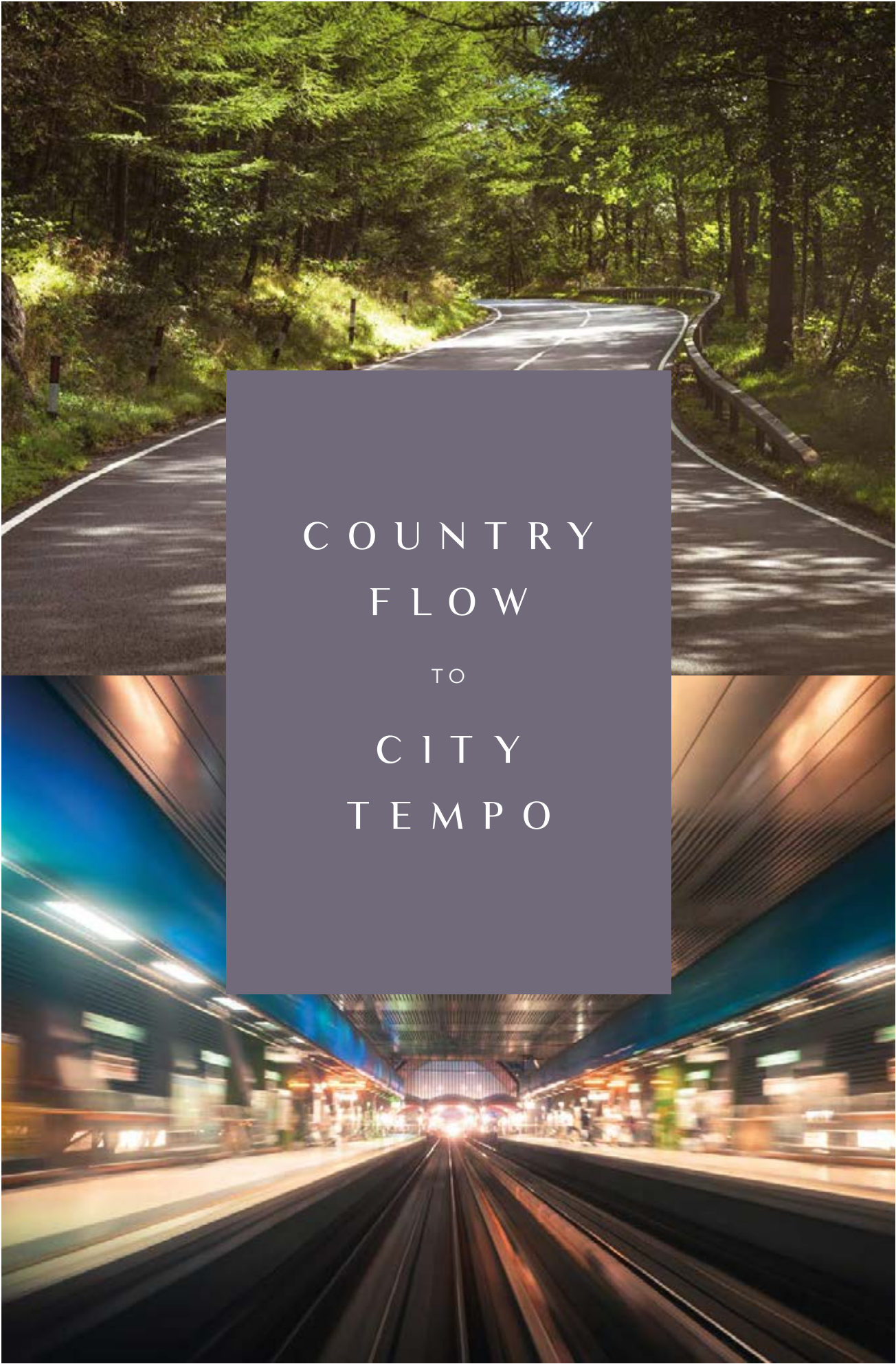
Imagine living in a beautiful rural town – yet just minutes from central London, one of the most exciting cities in the world. From days at your desk to nights on the town, it's all just a quick train ride away.

FRIDAY EVENING AND THE

WEEKEND'S WAITING



Whether you're in the mood for luxury shopping or a globally-renowned restaurant, an uber-cool bar or smash-hit show, at Quinton Court it's all waiting for you.



COUNTRY
FLOW

TO

CITY
TEMPO

The main railway station, just 6 minutes* walk from Quinton Court, is on the South Eastern Main Line, the Thameslink network and the local Hastings line. From here you can catch fast services to London Bridge, Waterloo East, Charing Cross and Cannon Street. Other destinations include Tunbridge Wells and Canterbury, plus Blackfriars, St Albans and Luton.

For international travel, Ebbsfleet International is 18 miles* away, where the Eurostar can whisk you to Paris, Brussels and beyond, while Gatwick is 25 miles* away – both taking less than half an hour via the M25*.

In fact, Sevenoaks is just seven minutes* drive from junction 5 of the M25. And if you're heading south or west, Tonbridge is 7 miles* away, Tunbridge Wells is 14 miles* away, and Maidstone is 20 miles* away, using local A roads and motorways.



06
mins
SEVENOAKS
STATION

11
mins
KNOLE
PARK

25
mins
SEVENOAKS
WILDLIFE RESERVE



19
mins direct
TUNBRIDGE
WELLS

22
mins direct
LONDON
BRIDGE

28
mins direct
WATERLOO
EAST

35
mins direct
CHARING
CROSS

44
mins
CANARY
WHARF



7
mins
M25 JCT 5

16
mins
TONBRIDGE

24
mins
EBBSFLEET INTL

26
mins
GATWICK

22
mins
BLUEWATER

55
mins
BRIGHTON



401
to
CHIPSTEAD

02
to
BAT & BALL
TRAIN STATION

402
to
TUNBRIDGE
WELLS

01
to
DUNTON
GREEN

306/308
to
BLUEWATER

*Distances, walking times, bus times and driving times are taken from Google Maps. Train times are taken from National Rail and TfL.

CUSTOMER SATISFACTION



We want to ensure that you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication. From exchange of contracts, your dedicated Berkeley Customer Relations team will help with any questions you may have.

Here is what you can expect from Berkeley:

- From the day you reserve – until the day you complete – we will update you regularly on the progress of your home
- Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all of our customers
- Our Customer Relations Manager will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style
- We will meet you at the development to demonstrate all the functions and facilities of your new home and will present you with your own bespoke guide
- We personally hand over your key on completion day and make sure everything is to your satisfaction
- The two year warranty with 24-hour emergency service has a dedicated customer service telephone number. And from the 3rd to the 10th year you'll have the added security protection of the Premier Guarantee
- Finally we will contact you throughout your buying journey to ensure that everything progresses smoothly and you are kept up to date with regular information

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

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

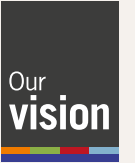
As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes 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

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.

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.

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.

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.

A COMMITMENT TO PEOPLE AND SAFETY

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.



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



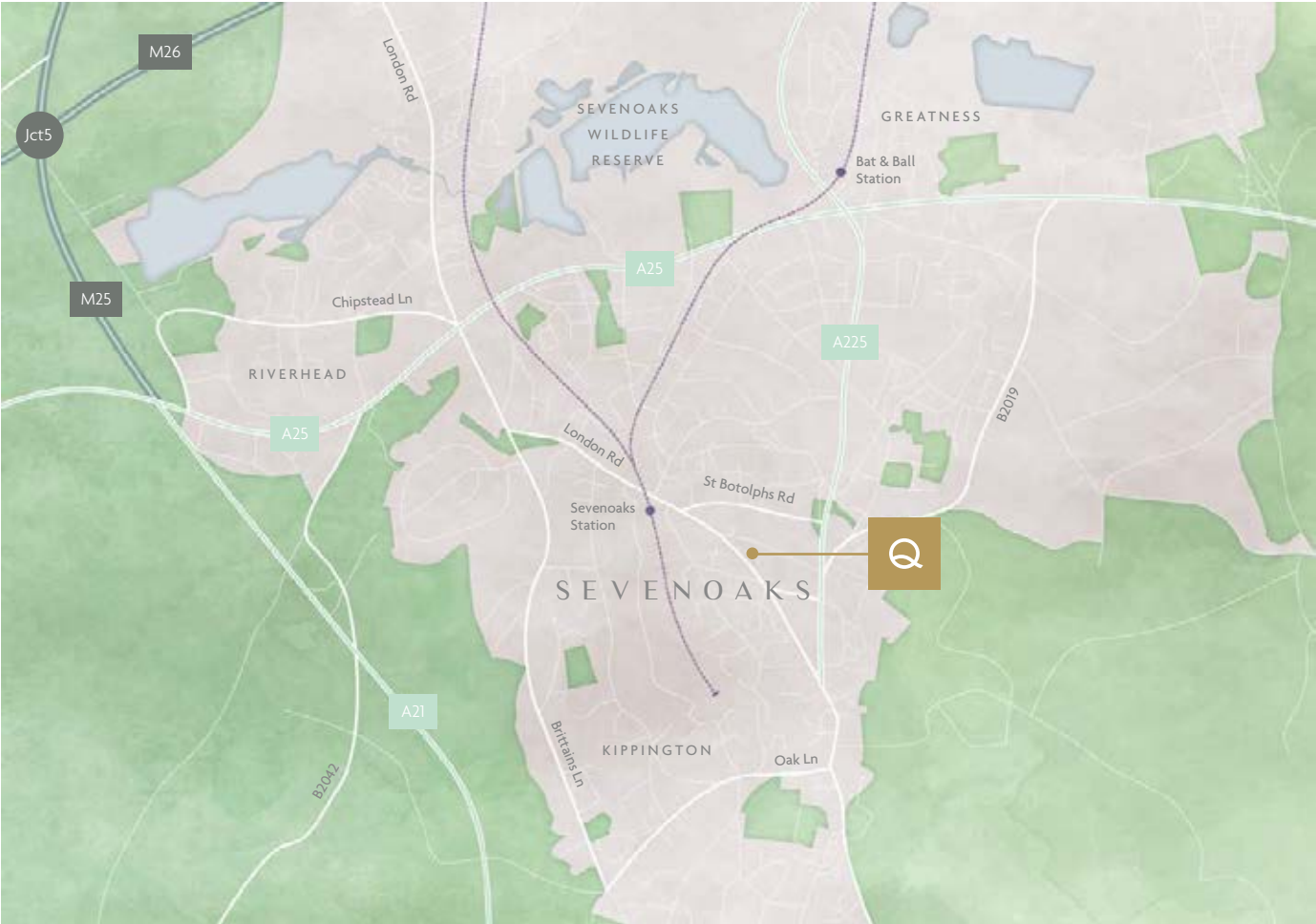
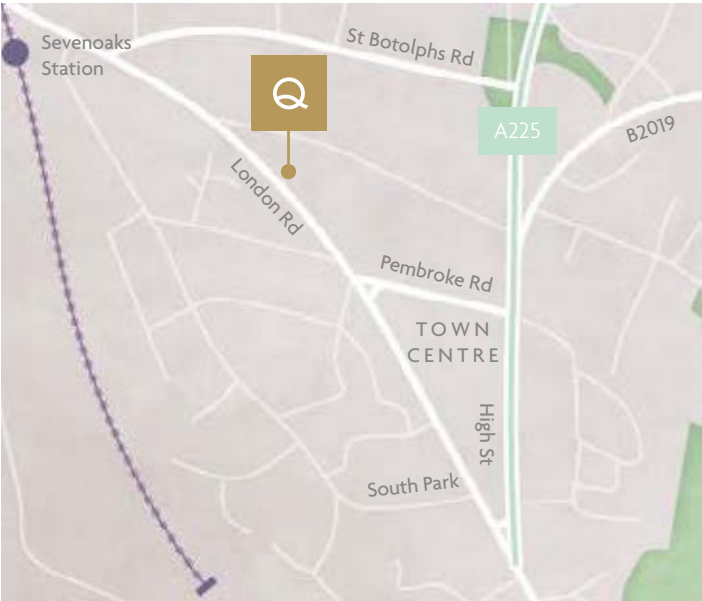
Proud to be a member of the Berkeley Group of Companies



GET IN TOUCH

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