



# LIFE IN KENT THE GARDEN OF ENGLAND

London on one side and the English coastline on the other, this sunny, popular county offers an exceptional quality of life

**Berkeley**  
Designed for life

*Kent, the ‘Garden of England’, so called because of its acres of orchards and hop gardens. The iconic Kent Oast Houses which dot the landscape are historically where the hops were dried, ready for the brewing process.*



# A Brief History of Kent

*Kent has a rich and colourful history, which dates back thousands of years. Many people have raced to these shores and have quite rightly fallen in love with our green fields and glorious beaches, including the Romans and the Vikings.*

Kent was given the title 'The Garden of England' by Henry VIII around 400 years ago. Allegedly, the Monarch tried a bowl of Kentish cherries and was so delighted by the flavour of the fruits that the title became associated with the county.



HENRY VIII



THE GREENGROCERS OF OLD WOULD TAKE THEIR FRESHLY PICKED FRUIT AND VEGETABLES TO LONDON

# QUINTESSENTIAL ENGLAND

*Beautiful rural landscapes and idyllic towns and villages.*

Sevenoaks, Kent



# *Village life*

Cricket Match in Hawkenbury, Royal Tunbridge Wells, Kent





# *Coastline*

Stone Bay, Broadstairs, Kent



# *Rolling fields*

High Weald Area of Natural Beauty (AONB), Kent



# *The wildlife*

Sevenoaks, Kent





# *Rich local area*

Woodchurch Windmill, Kent

# *Village pubs*

The Chequers on the Green pub in the village of High Halden, Kent



# *The rural idyll of the south east*

*From its majestic coastline and white chalk cliffs,  
to the two Areas of Outstanding Natural Beauty, Kent  
offers some of Britain's most varied and beautiful landscapes,  
just a short distance from London.*

## *White Cliffs of Dover*



▶ The **White Cliffs of Dover** overlook the English Channel, providing sweeping views across the sea to France. These striking chalk cliffs played a pivotal role in Britain's defence during the war.



*350 miles of coastline*



## *The North Downs*

▲ Stretching from Surrey to the White Cliffs of Dover, **the North Downs** are a ridge of chalk hills which make up one of Kent's Areas of Natural Beauty.



## *High Weald*

▲ **High Weald** is a Medieval landscape of rolling hills, historic woodlands and picturesque villages, just waiting to be explored.



## *Chapel Down Winery*

▲ As well as endless beaches – including **Dungeness Beach**, Britain's only desert – the Kentish coast is filled with peaceful bays and nature reserves.

◀ The award-winning **Chapel Down Winery** is England's leading wine producer, open to the public for tours and tastings all year round.



# *Britain's oldest county*

*Filled with castles, cathedrals and over  
1700 Listed buildings, Kent's rich heritage stretches  
back to before the Roman invasion.*





*Canterbury Cathedral*

▲ Founded in 597, **Canterbury Cathedral** has been a place of pilgrimage for over 1,400 years. Now the seat of the Church of England, its awe-inspiring architecture and history make it a must-see.

► King Henry VIII transformed the Norman **Leeds Castle** into a pleasure palace for himself and his first wife, Catherine of Aragon.



*Leeds Castle*

Described as the 'Key to England,' **Dover Castle** stands in the iconic white cliffs, overlooking the Channel. The main castle was built soon after 1066, but the site also includes a Roman lighthouse.



*Dover Castle*

*Oast houses*



Historically used for drying hops as part of the brewing process, **Oast Houses** are scattered throughout the county, with the oldest one located at Golford, Cranbrook, dating back to the 17th century.



*Ightham Mote*



**Ightham Mote** is a 14th-century manor house with an impressive moat and gardens, which provides a perfect example of what life would have looked like in the Middle Ages.



# *Towns and villages*

*Discover a more relaxed pace  
of life among quaint coastal  
villages and rural hamlets.*

## WHY LIVE IN KENT

► Named the best place to live in the South East 2022 by The Times. The leafy commuter town of **Sevenoaks** is a favourite among Kent residents and tourists alike, with a picturesque town centre and world-renowned schools.



*Sevenoaks*

*Broadstairs*



▲ Picture a British seaside town, and you'll be thinking of somewhere like **Broadstairs**. Its sandy beaches, clifftop walks and plentiful eateries make for a perfect day out.



*Canterbury*

▲ As well as being steeped in history, **Canterbury** is a bustling, modern town, with shops, restaurants, and a respected university



*Whitstable*

▲ **Whitstable** is famous for its oysters, as well as its colourful beach huts and sandy shoreline.



*Margate*

◀ The seaside town of **Margate** is enjoying a surge in popularity, with new bars and restaurants popping up to enhance its timeless charm.





*Aylesford*

◀ The idyllic riverside village of **Aylesford** is accessed by a Medieval bridge, and is home to an ancient priory dating back to the 13th century.

▼ The county town of Kent, bustling **Maidstone** offers an eclectic mix of independent and high street shops to explore.



*Maidstone*

# *Easy Connections*

*A rural location with excellent  
transport connections for both  
business and leisure.*



WHY LIVE IN KENT

# CONNECTIONS



*Ebbfleet & Ashford  
International*

Kent has two international  
stations allowing travel to  
France in just 35 minutes\*



*Gatwick  
Airport*

46 million passengers  
230 destinations in 70 countries

\*Travel times taken from eurostar.com

# CONNECTIONS



*Good connections  
to London*

Many journey times to London  
in under 40 minutes\*\*



*Good connections  
across South-East*

M20, M2, M26, M25 motorways  
pass through Kent linking London  
and South-East England

\*\*Travel times taken from nationalrail.co.uk



# MAJOR EMPLOYERS IN KENT

**P&O Ferries**

*Dover*

**BAE Systems**

*Rochester*

**Shepherd Neame**

*Faversham*

**Gallagher Group**

*Faversham*

**Saga Group**

*Folkestone*

**Laing O'Rourke**

*Dartford*

**Abbott Laboratories**

*Sittingbourne*

**KM Media Group**

*Rochester*

# *Brilliant futures*

*An array of exemplary  
schooling options.*



# EDUCATION



Many of the country's finest independent and state nursery, primary and secondary schools are located in and around Kent. It is also the largest remaining grammar school area in the country, with 32 wholly selective grammar schools.

## *Grammar Schools*

Grammar schools play a prominent role in the UK education system and historically, have their roots tracing back to the 16th century.

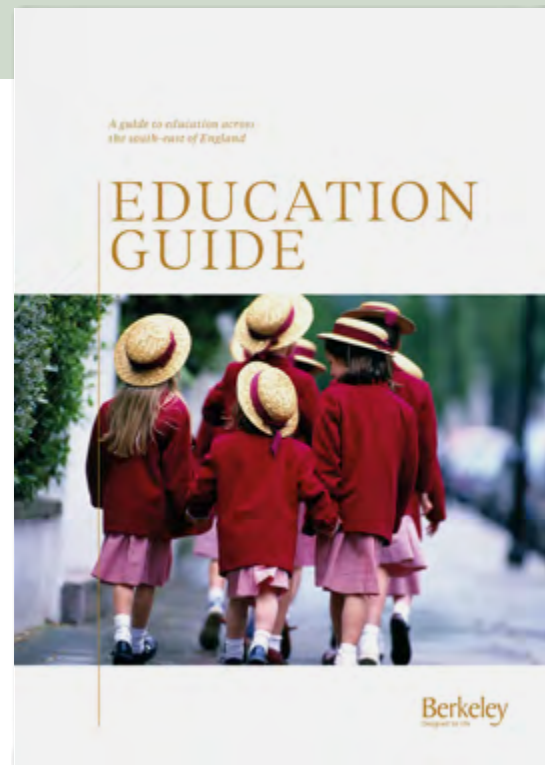
## *Private Schools*

Kent boasts some of the UK's most impressive independent schools, including Tonbridge, The Kings School, Canterbury and Sevenoaks.

## *Universities*

East Kent is perfectly located for further education opportunities. It allows easy transport links to London's top-class universities.

[See education guide for more information](#)



# OVERVIEW

## *UK's Gateway to Europe*



Kent hosts the Eurotunnel enabling travel to France in just 35 minutes\*

\*Travel times taken from eurostar.com

## *Rich Local Area*



Kent is home to one of only 3 'Royal' Towns in the UK

## *Connections to London*



Excellent transport connections into London with many journeys in under 40 minutes\*

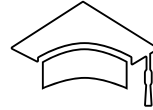
\*Travel times taken from nationalrail.co.uk

## *Countryside*



Immersed in countryside, Kent is known as 'The Garden of England'

## *Exceptional for Education*



Kent has 32 Grammar Schools. Home to Kent University, a top-50 university in the UK with 20,000+ students\*

\*The Times and Sunday Times Good University Guide 2022

## *Coastline*



Kent's coastline boasts the most blue flag beaches in the UK. One of the warmest parts of Britain.

## *Inward Investment*

# Disneyland London

Future plans to open a UK Disneyland with proposals to create 48,000 jobs

## *Flights Worldwide*



Gatwick Airport - conveniently located for getting away to hundreds of destinations worldwide



GREATER  
LONDON



# DEVELOPMENTS

At Berkeley Group, we're proud to offer a range of property options across Kent.

# BERKELEY'S FOUR DEVELOPMENTS IN KENT

*Within Kent are Farmstead at Tannersbrook in Cranbrook, Hollyfields in Tunbridge Wells, Foal Hurst Green in Paddock Wood and Oakhill in Hildenborough.*







## FARMSTEAD

AT TANNERSBROOK

CRANBROOK, KENT

*A gated collection of 28 private, 3 & 4 bedroom homes and a 5 bedroom farmhouse – each one thoughtfully designed and inspired by the local surroundings, providing traditional homes but with a contemporary twist.*



Artist's illustration of Farmstead. Landscaping has been enhanced for illustrative purposes. Please speak to our sales consultant for more details.



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**FARMSTEAD**  
AT TANNERSBROOK  
CRANBROOK, KENT

**HIGHLIGHTS**

- Green open spaces and ponds
- Protection and enhancement of Ancient Woodland
- Town centre close by with retail and leisure facilities
  - Excellent school catchment area including Cranbrook Grammar School
  - Commuter links to nearby Maidstone and Royal Tunbridge Wells

Prices From £630,000



WHY LIVE IN KENT

# CRANBROOK

- Set in the High Weald Area of Outstanding Natural Beauty
- Town centre with a selection of local stores and leisure facilities
- A whole host of good pubs and restaurants nearby
- Cranbrook is well known for its wide variety of sports facilities, from rugby and football to lacross and equestrian
- Cranbrook village is just 4 minutes\* from Farmstead at Tannersbrook



Cranbrook Windmill

\*Travel times by car taken from googlemaps.co.uk



The Crown Hotel



The Small Holding Farm & Kitchen





# Hollyfields

HAWKENBURY • ROYAL TUNBRIDGE WELLS

*Hollyfields is a distinctive collection of 3 & 4 bedroom family homes and 1, 2 & 3 bedroom apartments in the heart of the glorious Kent countryside in Royal Tunbridge Wells.*









# Hollyfields

HAWKENBURY • ROYAL TUNBRIDGE WELLS

## HIGHLIGHTS

- St Peter's C of E primary school on the development
- Play areas, ponds and wetlands, with natural landscaping
  - Exclusive residents' commuter shuttle to and from Tunbridge Wells train station
  - 1.2 miles to Royal Tunbridge Wells town centre offering an array of restaurants, bars, shopping and entertainment

Prices From £355,000



# ROYAL TUNBRIDGE WELLS

- Eclectic mix of high street brands and boutique shops
- Historic town centre enriched with elegant architecture
- A wide range of restaurants and bars, from fine dining to cafés and pubs
- Over 20 historic locations to explore, including Hever Castle and Calverley Grounds
- Surrounded by beautiful green open spaces, woodlands and vineyards
- Just 42 minutes to London Bridge\*
- Local amenities including supermarkets for daily groceries

\*Travel times taken from [nationalrail.co.uk](http://nationalrail.co.uk)



The Pantiles





# Foal Hurst Green

*Paddock Wood*

*Foal Hurst Green is an outstanding development of homes set in an idyllic countryside location in Paddock Wood in the heart of Kent.*









# Foal Hurst Green

*Paddock Wood*

## HIGHLIGHTS

- Private gardens with patios and lawns
- Play areas, ponds, natural landscaping and hedgerows
  - Surrounded by excellent educational facilities
  - Adjoining the 29-acre Foal Hurst Wood
- Royal Tunbridge Wells historic town centre is nearby providing retail shopping, entertainment and reputable restaurants
- Direct train links into London Bridge in 41 minutes\*

Prices From £495,000

\*Travel times taken from [nationalrail.co.uk](http://nationalrail.co.uk)



# PADDOCK WOOD

- Traditional Oast Houses dot the landscape, and mature woodlands and fields provide stunning views
- Local butchers, Waitrose and other daily amenities all within 1 mile
- Surrounded by excellent educational facilities, including Tonbridge Grammar School for Girls and Somerhill Independent School close by
- An abundance of open space to explore
- Close to renowned Bedgebury National Pinetum and Forest and 29-acre Foal Hurst Wood



Typical Oast House in Paddock Wood



Foal Hurst Wood – 29-acre nature reserve



Paddock Wood town centre



# OAKHILL

HILDENBOROUGH | KENT

*Oakhill is an exquisite collection of luxury  
3, 4 & 5 bedroom family houses and 1, 2 & 3 bedroom  
apartments set within 17 acres of beautiful,  
mature landscaping.*









# OAKHILL

HILDENBOROUGH | KENT

## HIGHLIGHTS

- Set in gated mature landscaping with existing ponds
- Private underground parking for apartments and separate parking for houses
  - Excellent school catchment area including Tonbridge and Sevenoaks Schools
- Trains to London Bridge from Hildenborough station in 32 minutes\*

\*Travel times taken from [nationalrail.co.uk](http://nationalrail.co.uk)

# HILDENBOROUGH

- A host of independent cafés and eateries in the village
- Home to a number of scenic walking routes
- Well connected to neighbouring towns of Sevenoaks, Tonbridge and Tunbridge Wells
- Good connections into London and beyond in just 32 minutes\*

\*Travel times taken from [nationalrail.co.uk](http://nationalrail.co.uk)



Tonbridge School



Tonbridge Castle





# WHAT OUR CUSTOMERS ARE SAYING



**Tania and Pantelis**  
Hollyfields

*“The biggest difference I’ve noticed since moving here has been the air – it’s so clean, and I just can’t emphasise how life-changing this has been for me given I’m asthmatic and used to get ill every other week while living in London.”*



**Karan and Isha Chadha**  
Hollyfields

*“My office is London, whereas Isha can work from both Leatherhead or London, which meant having fast and reliable transport links was a key priority”, said Karan. “It takes 45 minutes to get to London from Tunbridge Wells, so commuting to the office won’t be a problem for either of us once the world returns to some kind of normality.”*

# WHAT OUR CUSTOMERS ARE SAYING



**Yvonne & Collin**  
Holborough Lakes

*“A new build with a sizeable site which provides a safe neighbourhood with a main entrance to the site. The high quality housing standard, and excellent customer service team over competitors in the industry. We have another property purchased with Berkeley for buy to let.”*



**Marcus and Caroline Millichope**  
Hollyfields

*“We love living at Hollyfields. There’s a fantastic restaurant – The Lyle – right on our doorstep”, said Marcus. “My favourite thing about living here is having open green spaces right on our doorstep, which is great for dog walking.”*



# WHY WE ARE DEVELOPING IN KENT

*Strong local market and railway connection into central London for commuters*



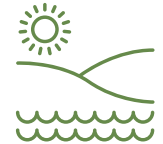
*Opportunity to provide unique, high quality and exclusive developments set within landscaped grounds*



*Support from Local Authority to deliver much needed housing*



*Attractive coast and countryside*



# THE BERKELEY DIFFERENCE



## *Designed for Life*

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light filled, adaptable and finished to very high standards. Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors. Where people feel a sense of community

## *Exceptional Customer Service*

As a first-class business we place the highest priority on customer service and will help and support you throughout the buying process and beyond. Our levels of customer service exceed that of other premium brands, recently receiving a Gold Award by In-house Research



## *High Specification*

Individually designed kitchens with high quality appliances and a carefully selected range of luxury choices and finishes allow you to personalise your home. Quality comes as standard in all our homes

## *Placemaking*

We are renowned for our commitment to quality and it starts with choosing desirable locations, be the city, village or countryside. Each development is different. We partner with world-leading architects to devise a wide choice of individually-designed homes, and with interiors specialists to create beautiful rooms using quality materials



# THE BERKELEY DIFFERENCE



## *Attention to Detail*

With 40 years of experience, our expertise shines through in everything we do. From fitted wardrobes to the style of the kitchen cabinets and handles, our attention to detail is where we make a difference

## *Award Winning*

With a richly deserved reputation, the Berkeley Group has won a number of prestigious awards including the UK's highest accolade for business success - Britain's most admired companies 2020 - and the Investor in Customers Gold Award

## *10-Year Premier Warranty*

For your peace of mind, our homes benefit from a 10-Year Premier Warranty or NHBC. This is complemented by a warranty from Berkeley for the first two years and a dedicated Customer Service Team on hand

## *Sustainability*

Our homes are designed for the future, and include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods to create a more sustainable, eco-friendly way of life for you and the environment

