

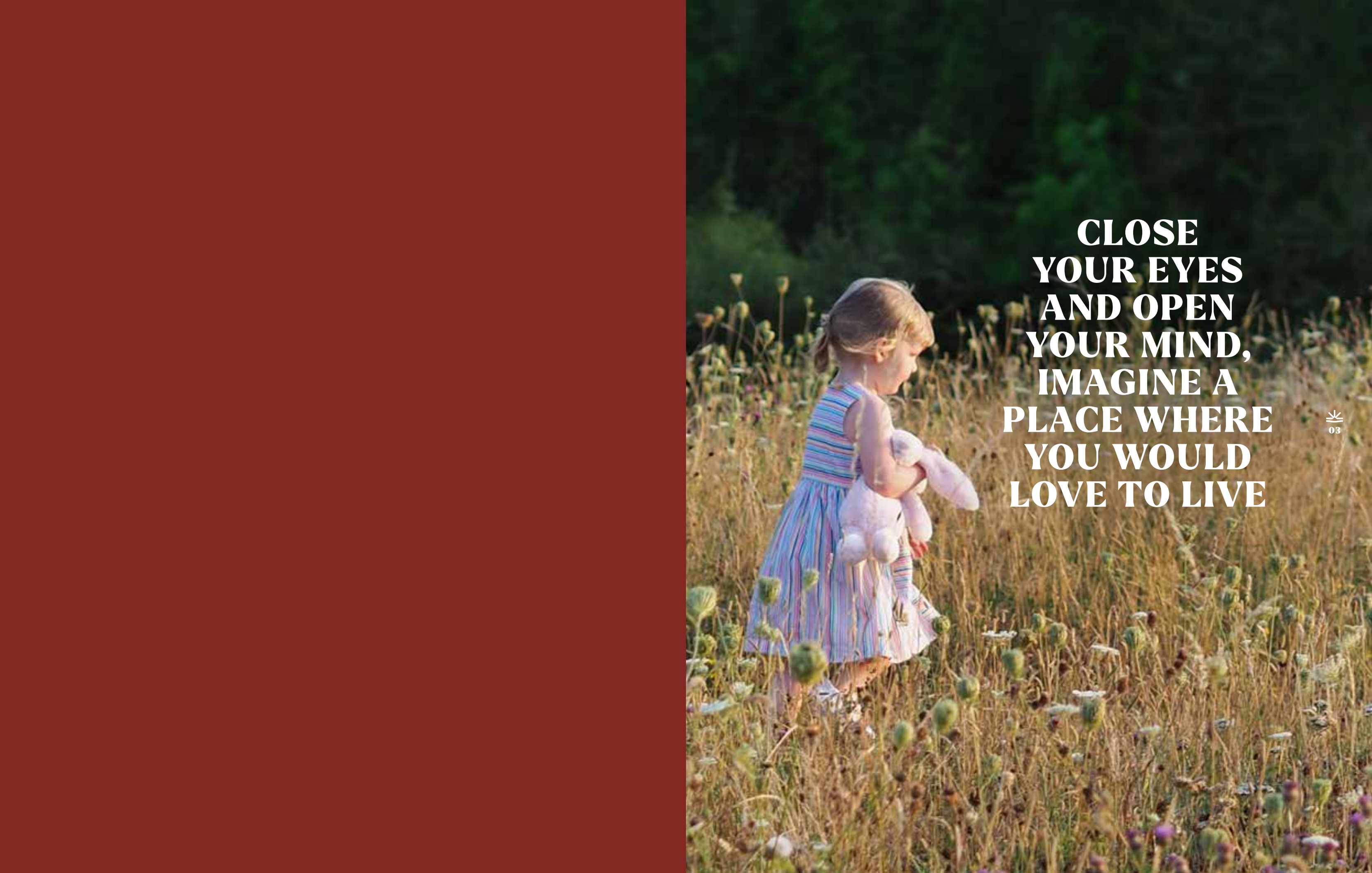


**FARMSTEAD**  
**AT TANNERSBROOK**

CRANBROOK, KENT

**Berkeley**  
Designed for life



A young girl with light brown hair, wearing a sleeveless dress with vertical stripes in shades of blue, pink, and white, is walking through a field of tall, dry grass. She is holding a large, light-colored stuffed animal. The background is a dense wall of green foliage. The overall scene is bathed in warm, golden light, suggesting late afternoon or early morning. The text is overlaid on the right side of the image.

**CLOSE  
YOUR EYES  
AND OPEN  
YOUR MIND,  
IMAGINE A  
PLACE WHERE  
YOU WOULD  
LOVE TO LIVE**





**I KNOW A PLACE  
TO REST MY HEAD.  
I KNOW A PLACE  
CALLED FARMSTEAD**



Nestled in the Garden of England in the quaint town of Cranbrook in Kent, you'll find a place you'll never want to leave.

A place known as Farmstead. A place that's unlike anywhere else.

Set amid rolling countryside, woodlands and streams, this is where you'll discover nature at its finest. A gated collection of 28 private three and four bedroom homes and the 5 bedroom farmhouse – each one thoughtfully designed and inspired by the local surroundings, providing traditional homes but with a contemporary twist.

Time-honoured Shaker-inspired cabinets give kitchens a distinctly traditional look, with living areas opening out onto generous gardens. Stepping into the hallway, luxury fitted carpets lead upstairs and through to spacious bedrooms. With space in abundance, the home office option provides that much-needed flexibility for modern day living.

Open your door onto a panorama of the Kent countryside, with its patchwork fields, rich wildlife and ancient woodlands framing your view. Walk within almost five acres of protected habitats at Farmstead before heading out into open countryside. Or take a stroll along historic bridle paths towards the local farm shop and café. When you need to go that little further afield, the nearby station at Staplehurst offers you regular services into London Bridge in under an hour.

Welcome to Farmstead, a place you have always dreamed of.



**Beautifully designed homes where every detail has been considered**



06

07

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



**Farmstead is enveloped by quintessential English countryside, with its ancient woodland, picturesque ponds and idyllic tree-lined setting**

Lying between historic roads and pathways that cross the county, Farmstead is a considered and complementary addition to the established community of Cranbrook.

Rural views extend across the High Weald in every direction, providing beautiful points of interest and fascinating places to visit.

\*All travel distances are approximate only.





**AN OWL, A ROOK, A WANDER  
AROUND CRANBROOK**





# A COMMUNITY WITH TRUE CHARACTER



1. The George Hotel  
2. Tea Rooms  
3. Cranbrook School



In the delightful town of Cranbrook, you'll find everyday essentials as well as plenty of places to eat and drink such as the Waterloo House Tea Rooms and The George Hotel. Criss-crossing the streets in the centre of town brings you face-to-face with exemplary traditional Kentish buildings, many of which are listed.

Cranbrook itself serves the wider community and there are several schools catering for all age groups – including the highly sought-after Cranbrook School, a boarding and day grammar school.



Photography of Cranbrook Town





**HARTLEY FARM SHOP**

Hartley Coffee House and Farm Shop,  
Hartley Road, Cranbrook, TN17 3QG

01580 715233



**POST OFFICE**

Cranbrook Post Office, 54 High Street,  
Cranbrook, TN17 3DN

01580 715705



**BUTCHER**

Anderson & Sons, Stone Street,  
Cranbrook, TN17 3HE

01580 713352



**VETERINARY**

Medivet Cranbrook, High Street  
Cranbrook, TN17 3DT

01580 713381

**FROM FARM SHOPS TO  
THE MALT AND HOPS**

**Within walking distance from  
Farmstead, the local town of Cranbrook  
offers everything from local treats to  
everyday essentials**



**GROCERIES**

The Co-Op, High Street,  
Cranbrook, TN17 3DQ

01580 714366



**DENTIST**

Cranbrook Dental Practice,  
31 Stone Street, Cranbrook, TN17 3HF

01580 715786



**DOCTOR**

Old School Surgery, Rectory Fields,  
Cranbrook, TN17 3JB

01580 712476



**PUB**

Larkins' Ale House, 7 High Street,  
Cranbrook, TN17 3EB

07917 252585





**Close to some of Kent's most interesting and iconic places, Farmstead also offers easy access onwards to London and the south coast**

**BY CAR FROM FARMSTEAD**

Sissinghurst .....	8 mins
Staplehurst .....	10 mins
Royal Tunbridge Wells .....	24 mins
Leeds Castle .....	27 mins
Ashford International .....	34 mins
Bluewater .....	47 mins
Gatwick .....	52 mins
Canterbury .....	55 mins

**BY TRAIN FROM STAPLEHURST STATION**

Paddock Wood .....	9 mins
Tonbridge .....	18 mins
Sevenoaks .....	28 mins
London Bridge .....	51 mins
Waterloo East .....	57 mins

All travel times are approximate only. Source: Trainline.com and google.co.uk/maps. Map illustration is indicative only.





Lifestyle photography is indicative only.



Lifestyle photography is indicative only.



Lifestyle photography is indicative only.



Lifestyle photography is indicative only.



National Trust Images/ Andrew Butler

1. Hartley Lands Fishery
2. Bedgebury Forest
3. The Hop Farm
4. Chapel Down Winery
5. Royal Tunbridge Wells
6. Sissinghurst Castle Garden

Lifestyle photography is indicative only.

## A LOCAL WAY OF LIFE

Whether it is new discoveries or family days out, the area around Farmstead offers a wealth of interesting places to explore

This part of Kent really does live up to the county's reputation as the Garden of England. To the east lies the wide expanse of Bedgebury National Pinetum and Forest, a 320-acre site that features hiking and bike trails as well as tree-top rope courses. Not to mention the glorious town of Royal Tunbridge Wells.

To the north is the Vera Sackville-West's famed Sissinghurst Castle Garden, with its high tower offering views across themed gardens that are now tended by the National Trust.

Due west is the ever-popular Chapel Down Vineyard. Known for being one of the UK's foremost producers, the winery attracts visitors keen to enjoy walking and tasting tours at a relaxed pace.

Just half a mile away to the south is the Hartley Lands Fishery – perfect for anglers looking for a little peace and tranquillity, with a huge variety of fish available.







# TOP OF THE CLASS

Kent is one of the few English counties that benefits from the grammar school system. Including the renowned and ancient Cranbrook School, one of the few state boarding and day schools in the country catering to children aged 13–18 and just a little over 15 minutes' walk from Farmstead. Founded in 1518 and given its royal charter by Elizabeth I in 1574 the school continues to deliver impressive academic results. School leavers head to a variety of top destinations, including Oxbridge and many Russell Group universities.





Parents of younger pupils also have their pick of several first-rate local primary schools, including Goudhurst & Kildown C of E Primary School – rated Outstanding by Ofsted.







## PRIMARY SCHOOLS

	Cranbrook C of E Primary School Ofsted: Good	<b>1.2</b> MILES
	Sissinghurst Primary School Ofsted: Good	<b>2.8</b> MILES
	Colliers Green C of E Primary School Ofsted: Good	<b>3.1</b> MILES
	Goudhurst & Kildown C of E Primary School Ofsted: Outstanding	<b>3.6</b> MILES





## GRAMMAR SCHOOLS

	Cranbrook Grammar/Boarding School Ofsted: Outstanding	<b>1.1</b> MILES
	The Skinners School Ofsted: Outstanding	<b>15.7</b> MILES
	Tunbridge Wells Girls' Grammar School Ofsted: Outstanding	<b>15.9</b> MILES
	The Judd School Ofsted: Outstanding	<b>17.2</b> MILES

## SECONDARY SCHOOLS

	Bennett Memorial Diocesan School Ofsted: Outstanding	<b>2.8</b> MILES
	Robertsbridge Community College Ofsted: Good	<b>9.6</b> MILES
	Mascalls Academy Ofsted: Good	<b>11.0</b> MILES
	Hillview School for Girls Ofsted: Good	<b>15.7</b> MILES

## PRIVATE SCHOOLS

	Dulwich Prep School ISI: Excellent	<b>2.3</b> MILES
	Marlborough House School ISI: Outstanding	<b>3.2</b> MILES
	Benenden Girls' School ISI: Excellent	<b>4.1</b> MILES
	Bethany School ISI: Good	<b>5.5</b> MILES



**SLOW DOWN THE PACE,  
EXPLORE OPEN SPACE**





# FARMSTEAD



24

25

## 3 BEDROOM

- The Reed**  
1, 3, 5, 10, 11, 12, 19
- The Herne**  
4
- The Glover**  
24

## 4 BEDROOM

- The Davison**  
14, 15, 21, 22
- The Saxtead**  
9, 18
- The Boston**  
2, 7, 13, 16, 17, 37
- The Pitstone**  
6
- The Chesterton**  
23
- The Heckington**  
38, 39
- The Chillenden**  
8, 20

## 5 BEDROOM

- The Farmhouse**

## AFFORDABLE HOUSING

- 25 – 36

Artist's illustration of Farmstead. Landscaping has been enhanced for illustrative purposes. 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.



**Immerse yourself in the vibrant community spirit or retreat to your very own oasis**





**A boutique development  
set across rolling fields,  
woodland and streams**

28

29





# CAREFULLY CONSIDERED IN EVERY WAY

From the initial concept  
through to the materials selected  
for each home, Berkeley has focused  
on every detail at Farmstead

Berkeley has committed to creating high quality and distinctive homes following the traditional Kentish architecture. We are faithfully reconstructing the original Turnden farmhouse, inspired by the form, materials and detailing of the traditional farmhouse that once stood on the development.

Farmstead is all about reconnecting with the great outdoors. Beyond the buildings extra attention has been afforded to net biodiversity gain and recovery.

This starts with protecting the pre-existing woodland and ponds, through to sustainable planting strategies and creating new forests and biodiverse environments.



## HOMES IN THE LOCAL STYLE\*

Familiar eave details, roof pitches, windows and doors across all new homes.



## A SERIES OF NEW PONDS

Three ponds, two of which provide a specially adapted space for Great Crested Newts.



## PROTECTION OF DORMICE

Hedgerow pruning carried out at specific times of the year to ensure their safety.



## BESPOKE BAT BARN

Providing a safe haven for local populations, including a maternity bat roost.



## 42 NEWLY PLANTED TREES

Individually placed trees as well as the retention of the ancient Turnden Woodland.



## ELECTRIC CAR CHARGING

Three visitor charging points and provision for 13 future points\*\*.

\*Artist's illustration of Farmstead. Landscaping has been enhanced for illustrative purposes. Please speak to our sales consultant for more details. \*\*Future provision of charging points to car ports and barns.



**A PLACE TO ROAM,  
A PLACE TO CALL HOME**





**Generous living areas are filled with natural light by day before becoming cosy spaces for evenings spent relaxing or entertaining**

☀️  
34

Entering from the garden or hallway, the immediate sensation is one of brightness and warmth. Large windows invite the sunlight in, while natural tones provide a canvas for expressing the home's individual personality.

Quality wood-effect flooring and painted architraves provide added character, while the SkyQ+, high speed broadband connectivity, telephone and television points make these rooms ideal for homeworking or enjoying time together.



☀️  
35



With Shaker-style cabinetry and Belfast-style sink as well as soft-close doors and built-in appliances, Farmstead kitchens are designed to incorporate a traditional aesthetic with modern convenience.

As well as featuring state-of-the-art Bosch oven, hob and dishwasher, the ergonomic designs and attention to detail include low-maintenance Silestone worktops.



36

**At the heart of every home is a well-appointed kitchen with everything to make entertaining simple and easy**



37



## Interiors draw inspiration from the landscape around Farmstead, reflecting the understated tones of the natural world

Designed to be warm and comfortable sanctuaries, these bedrooms are the perfect place in which to unwind. Bespoke fitted wardrobes in the main bedroom provide ample storage, while soft and sumptuous carpets provide a little extra luxury.

With additions like the Vitra wall-hung washbasins, stone-effect flooring and matt black framed mirrors, Farmstead bathrooms and en suites come complete with attractive features that offer something out of the ordinary.





# FLOORPLANS





# THE REED

## 3 BEDROOM HOUSE

HOUSES 1, 3, 5, 10, 11, 12 & 19

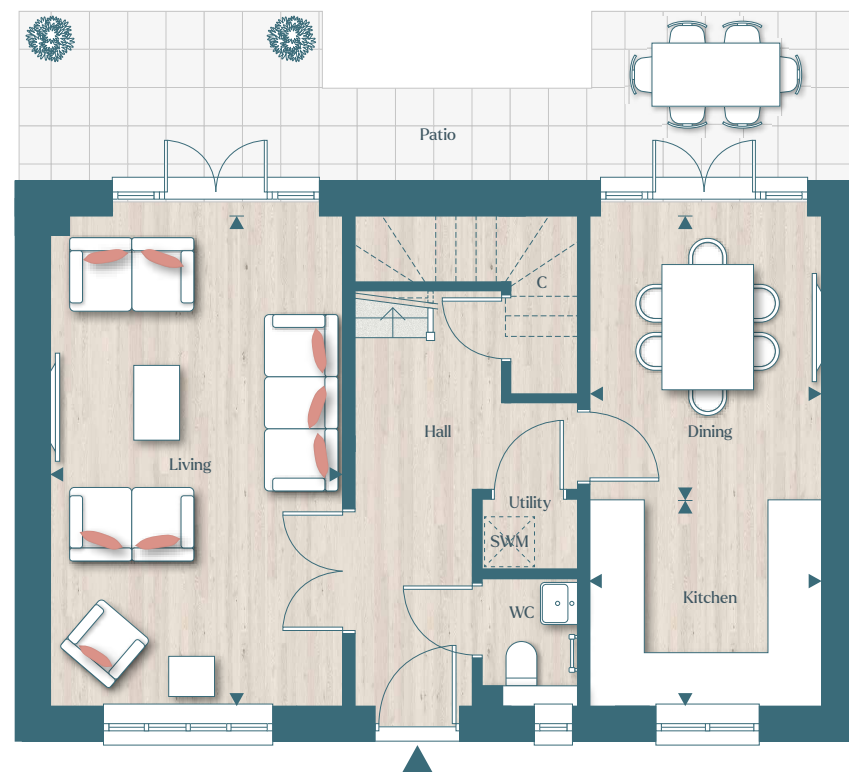
Total Area 110.1 sq m (1,184 sq ft)

### GROUND FLOOR

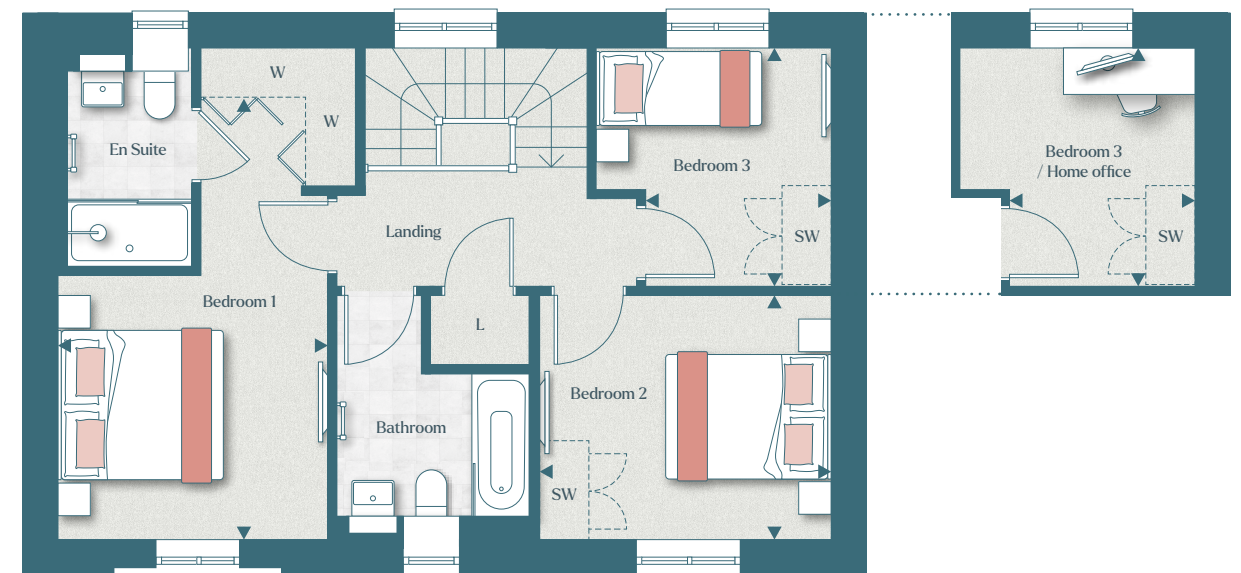
Kitchen	2.50m x 2.80m	8' 2" x 9' 2"
Living	5.92m x 3.52m	19' 5" x 11' 6"
Dining	3.42m x 2.80m	11' 2" x 9' 2"

### FIRST FLOOR

Bedroom 1	3.18m x 3.24m	10' 5" x 10' 6"
Bedroom 2	2.95m x 3.52m	9' 8" x 11' 7"
Bedroom 3 / Home office	2.92m x 2.28m	9' 6" x 7' 5"



GROUND FLOOR



FIRST FLOOR

Artist's impression, for illustrative purposes only. Facade and roof details may vary. Floorplans shown 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. Furniture layouts are indicative only. Kitchen layout indicative only. Garden and patio sizes may vary. Please ask Sales Consultant for further information. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

◀ Measurement Points C Cupboard W Wardrobe SW Space for Wardrobe L Linen Cupboard SWM Space for Washing Machine



# THE HERNE

## 3 BEDROOM HOUSE

### HOUSE 4

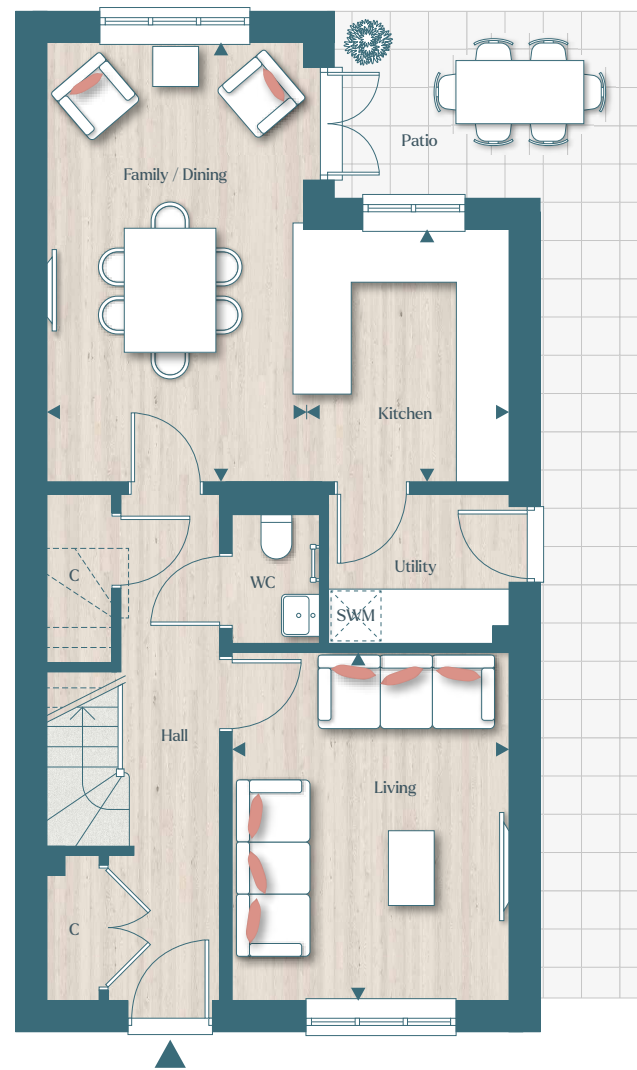
Total Area 117.3 sq m (1,262 sq ft)

#### GROUND FLOOR

Kitchen	3.10m x 2.45m	10' 2" x 8' 0"
Living	4.20m x 3.38m	13' 8" x 11' 1"
Family / Dining	5.35m x 3.13m	17' 6" x 10' 3"

#### FIRST FLOOR

Bedroom 1	3.00m x 3.07m	9' 8" x 10' 1"
Bedroom 2	5.00m x 2.83m	16' 4" x 9' 3"
Bedroom 3 / Home office	3.95m x 2.75m	12' 10" x 9' 0"



GROUND FLOOR



FIRST FLOOR

Artist's impression, for illustrative purposes only. Facade and roof details may vary. Floorplans shown 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. Furniture layouts are indicative only. Kitchen layout indicative only. Garden and patio sizes may vary. Please ask Sales Consultant for further information. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

◀▶ Measurement Points C Cupboard W Wardrobe SW Space for Wardrobe L Linen Cupboard SWM Space for Washing Machine



# THE GLOVER

## 3 BEDROOM HOUSE

### HOUSE 24

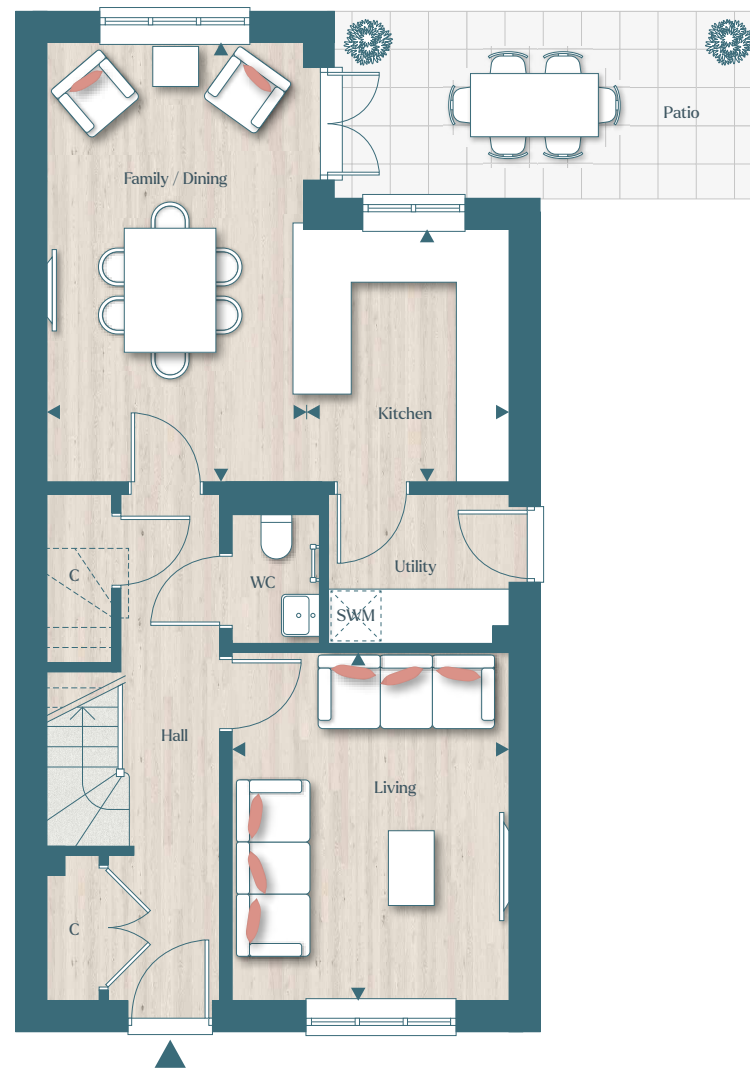
Total Area 117.3 sq m (1,262 sq ft)

#### GROUND FLOOR

Kitchen	3.10m x 2.45m	10' 2" x 8' 0"
Living	4.20m x 3.38m	13' 8" x 11' 1"
Family / Dining	5.35m x 3.13m	17' 6" x 10' 3"

#### FIRST FLOOR

Bedroom 1	3.00m x 3.07m	9' 8" x 10' 1"
Bedroom 2	5.00m x 2.83m	16' 4" x 9' 3"
Bedroom 3 / Home office	3.95m x 2.75m	12' 10" x 9' 0"



GROUND FLOOR



FIRST FLOOR

46

47

Artist's impression, for illustrative purposes only. Facade and roof details may vary. Floorplans shown 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. Furniture layouts are indicative only. Kitchen layout indicative only. Garden and patio sizes may vary. Please ask Sales Consultant for further information. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

◀▶ Measurement Points C Cupboard W Wardrobe SW Space for Wardrobe L Linen Cupboard SWM Space for Washing Machine



# THE PITSTONE

## 4 BEDROOM HOUSE

### HOUSE 6

Total Area 131.4 sq m (1,414 sq ft)

#### GROUND FLOOR

Kitchen	2.90m x 2.75m	9' 6" x 9' 0"
Living	5.97m x 3.10m	19' 6" x 10' 2"
Family / Dining	5.77m x 3.50m	18' 9" x 11' 5"

#### FIRST FLOOR

Bedroom 1	3.56m x 3.50m	11' 7" x 11' 5"
Bedroom 2	2.75m x 3.50m	9' 0" x 11' 5"
Bedroom 3	3.11m x 2.92m	10' 2" x 9' 7"
Bedroom 4 / Home office	2.80m x 2.90m	9' 2" x 9' 5"

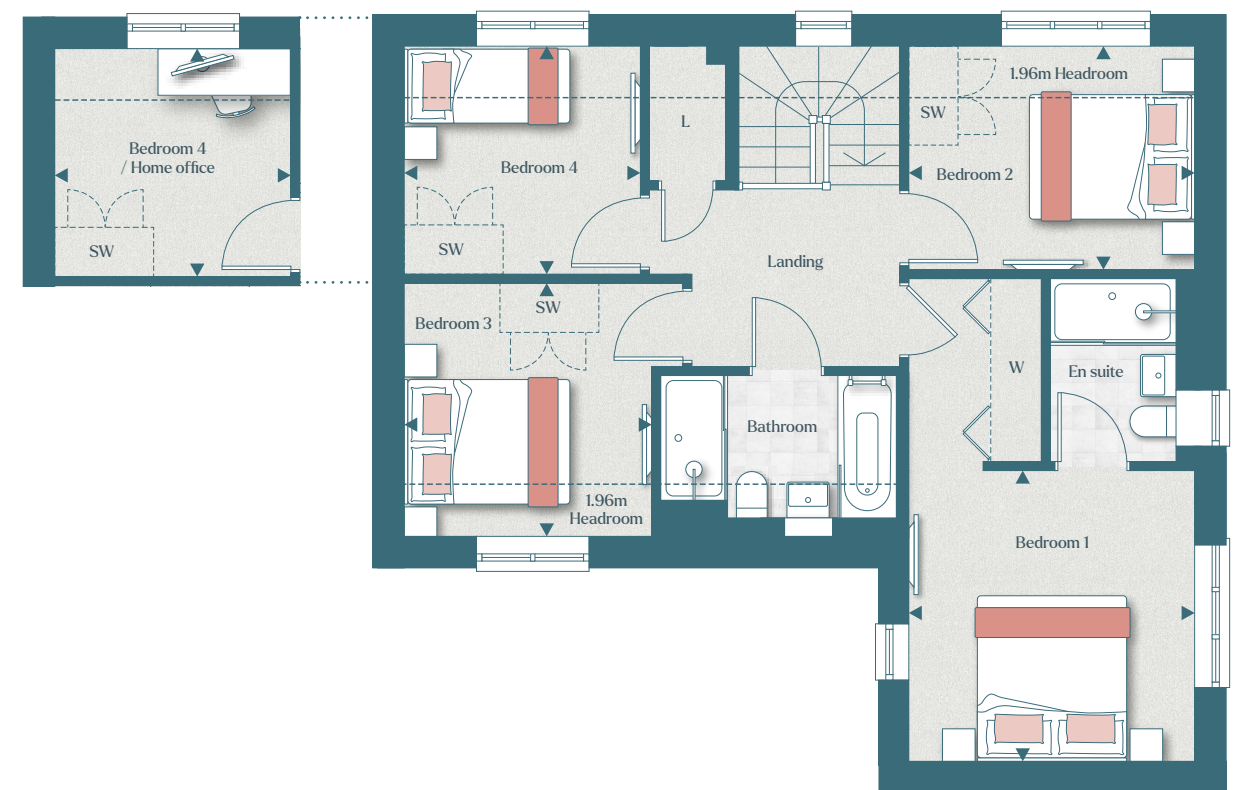


48



GROUND FLOOR

49



FIRST FLOOR

Artist's impression, for illustrative purposes only. Facade and roof details may vary. Floorplans shown 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. Furniture layouts are indicative only. Kitchen layout indicative only. Garden and patio sizes may vary. Please ask Sales Consultant for further information. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

◀▶ Measurement Points C Cupboard W Wardrobe SW Space for Wardrobe L Linen Cupboard SWM Space for Washing Machine



# THE BOSTON

## 4 BEDROOM HOUSE

HOUSES 2, 7, 13, 16\*, 17\* & 37

Total Area 131.4 sq m (1,414 sq ft)

### GROUND FLOOR

Kitchen	3.07m x 2.85m	10' 1" x 9' 4"
Living	5.70m x 3.50m	18' 7" x 11' 5"
Family / Dining	5.97m x 3.33m	19' 6" x 10' 9"

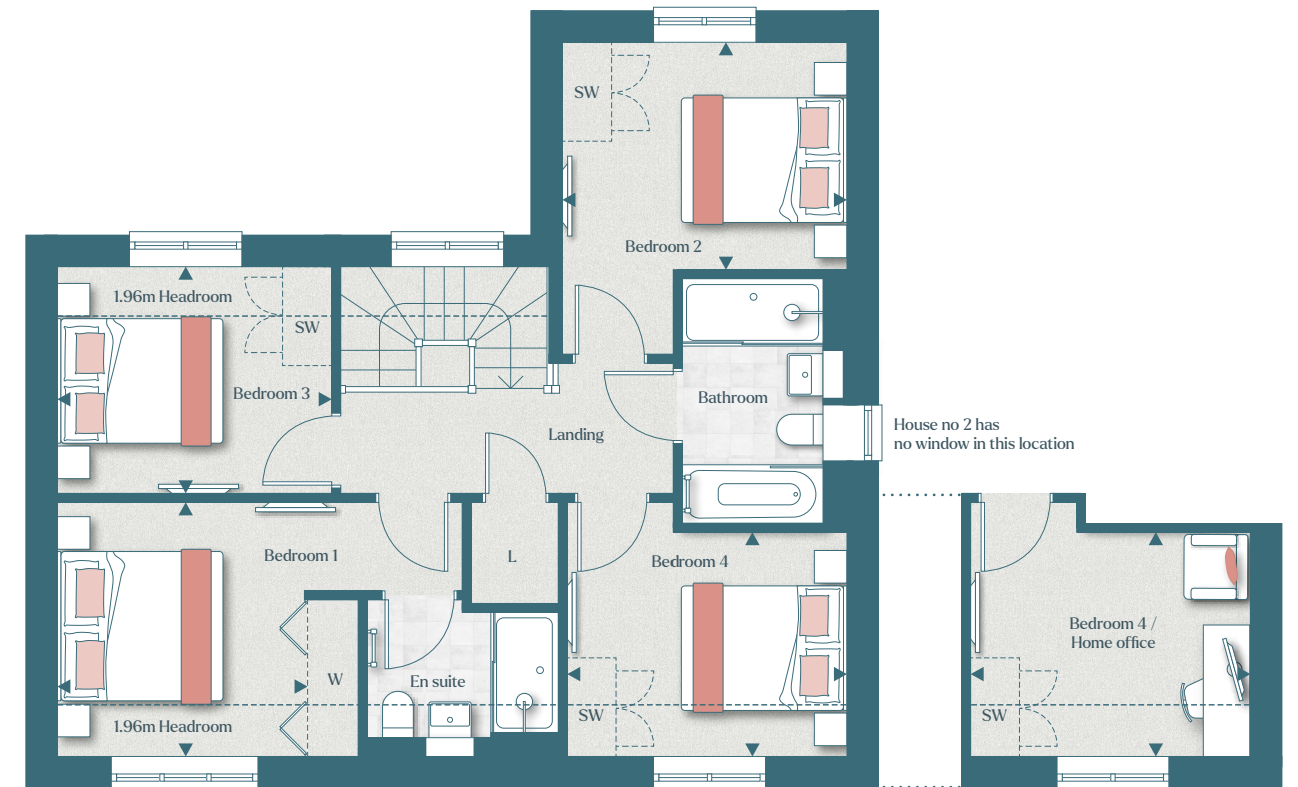
### FIRST FLOOR

Bedroom 1	3.10m x 3.00m	10' 2" x 9' 9"
Bedroom 2	2.80m x 3.50m	9' 2" x 11' 5"
Bedroom 3	2.80m x 3.40m	9' 2" x 11' 2"
Bedroom 4 / Home office	2.80m x 3.44m	9' 2" x 11' 2"



GROUND FLOOR

\*Houses 2, 7, 13 & 37 are as shown above, houses 16 & 17 are as above but handed.



FIRST FLOOR

Artist's impression, for illustrative purposes only. Facade and roof details may vary. Floorplans shown 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. Furniture layouts are indicative only. Kitchen layout indicative only. Garden and patio sizes may vary. Please ask Sales Consultant for further information. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

◀▶ Measurement Points C Cupboard W Wardrobe SW Space for Wardrobe L Linen Cupboard SWM Space for Washing Machine



# THE CHESTERTON

## 4 BEDROOM HOUSE

### HOUSE 23

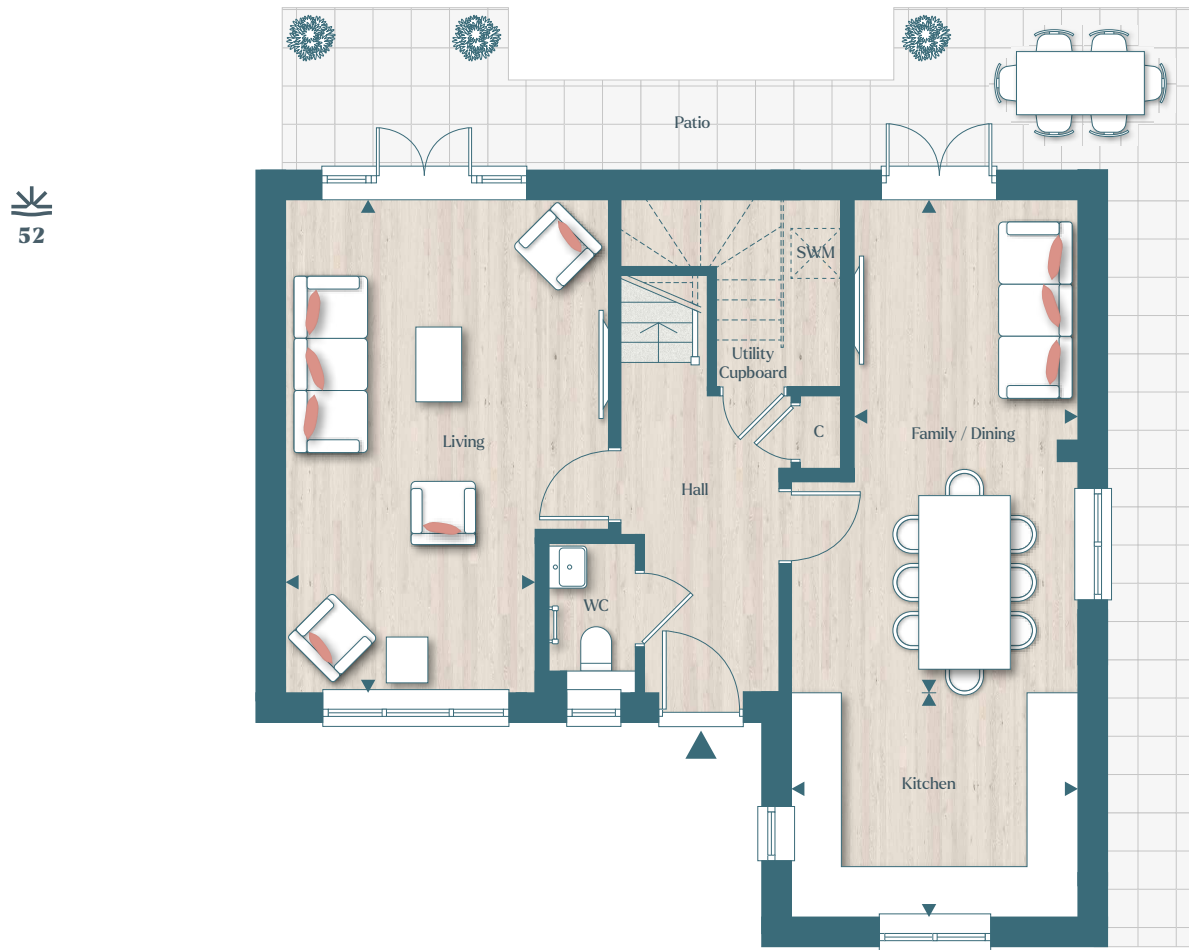
Total Area 131.4 sq m (1,414 sq ft)

#### GROUND FLOOR

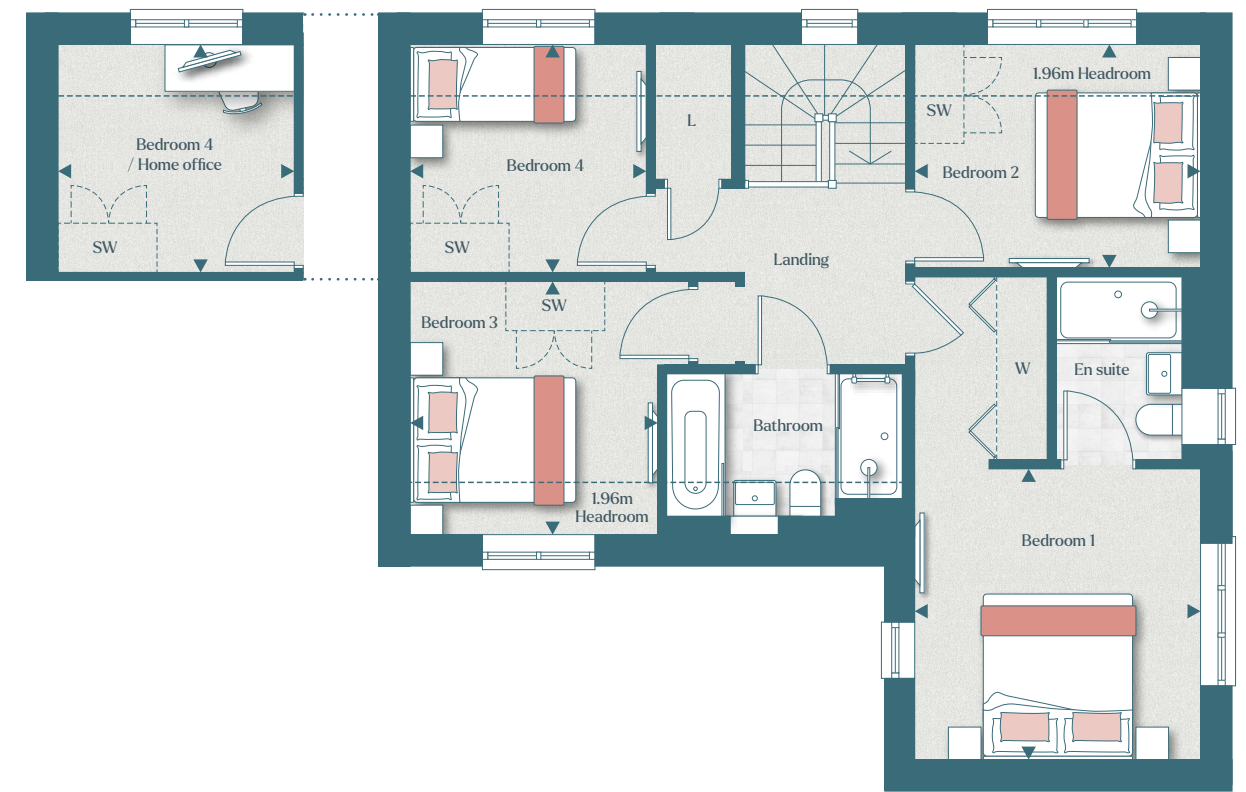
Kitchen	2.70m x 3.50m	8' 10" x 11' 5"
Living	5.97m x 3.05m	19' 6" x 10' 0"
Family / Dining	5.97m x 2.75m	19' 6" x 9' 0"

#### FIRST FLOOR

Bedroom 1	3.56m x 3.50m	11' 7" x 11' 5"
Bedroom 2	2.75m x 3.50m	9' 0" x 11' 5"
Bedroom 3	3.11m x 2.99m	10' 2" x 9' 8"
Bedroom 4 / Home office	2.80m x 2.88m	9' 5" x 9' 4"



GROUND FLOOR



FIRST FLOOR

Artist's impression, for illustrative purposes only. Facade and roof details may vary. Floorplans shown 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. Furniture layouts are indicative only. Kitchen layout indicative only. Garden and patio sizes may vary. Please ask Sales Consultant for further information. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

◀▶ Measurement Points C Cupboard W Wardrobe SW Space for Wardrobe L Linen Cupboard SWM Space for Washing Machine



# THE SAXTEAD

## 4 BEDROOM HOUSE

### HOUSES 9 & 18\*

Total Area 137.8 sq m (1,483 sq ft)

#### GROUND FLOOR

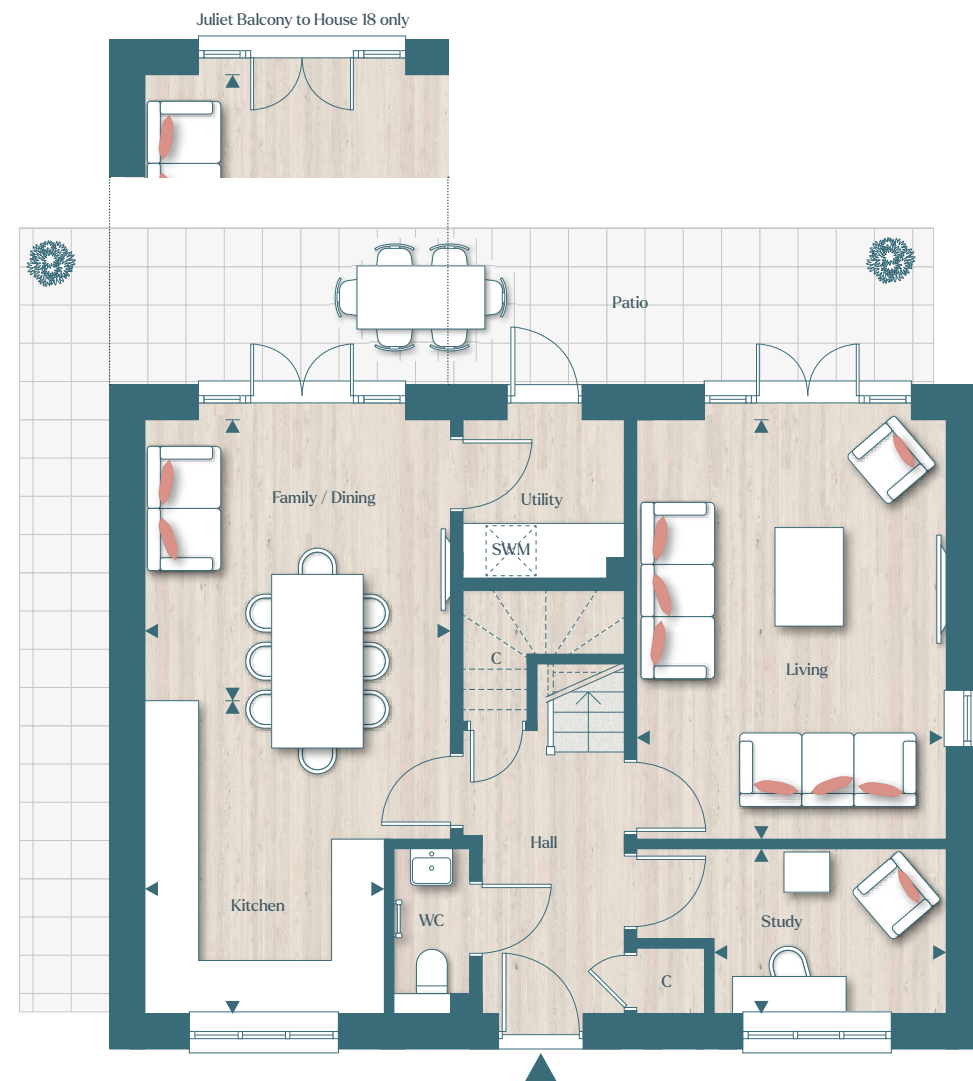
Kitchen	2.83m x 2.91m	9' 3" x 9' 6"
Family / Dining	4.38m x 3.73m	14' 4" x 12' 1"
Living	5.10m x 3.76m	16' 7" x 12' 3"
Study	2.04m x 2.84m	6' 7" x 9' 3"

#### FIRST FLOOR

Bedroom 1	4.37m x 3.73m	14' 3" x 12' 2"
Bedroom 2	3.77m x 3.45m	12' 4" x 11' 3"
Bedroom 3	3.37m x 3.70m	11' 11" x 12' 1"
Bedroom 4 / Home office	2.77m x 2.56m	9' 1" x 8' 4"



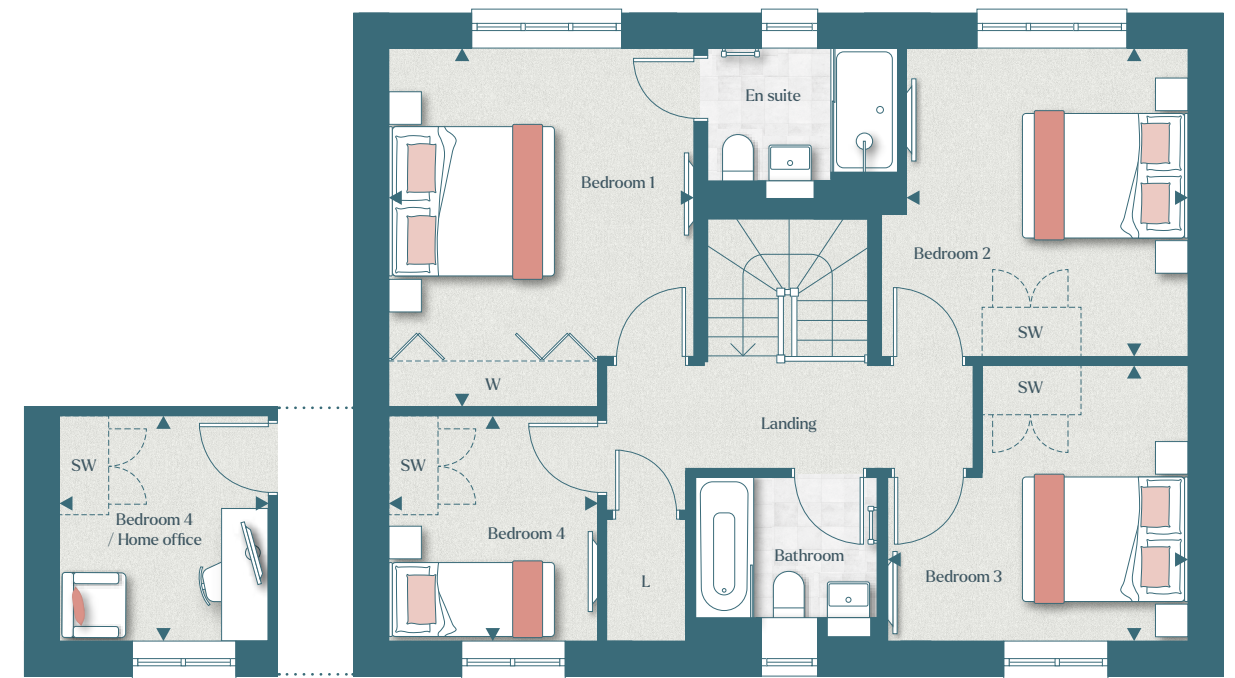
54



**GROUND FLOOR**

\*House 9 is as shown above, house 18 is as above but handed.

55



**FIRST FLOOR**

Artist's impression, for illustrative purposes only. Facade and roof details may vary. Floorplans shown 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. Furniture layouts are indicative only. Kitchen layout indicative only. Garden and patio sizes may vary. Please ask Sales Consultant for further information. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

◄► Measurement Points C Cupboard W Wardrobe SW Space for Wardrobe L Linen Cupboard SWM Space for Washing Machine



# THE DAVISON

## 4 BEDROOM HOUSE

### HOUSES 14, 15, 21\* & 22\*

Total Area 137.9 sq m (1,484 sq ft)

#### GROUND FLOOR

Kitchen	2.89m x 2.70m	9' 5" x 8' 7"
Family / Dining	4.31m x 3.70m	14' 1" x 12' 1"
Living	5.10m x 3.76m	16' 7" x 12' 1"
Study	2.00m x 2.99m	6' 6" x 9' 8"

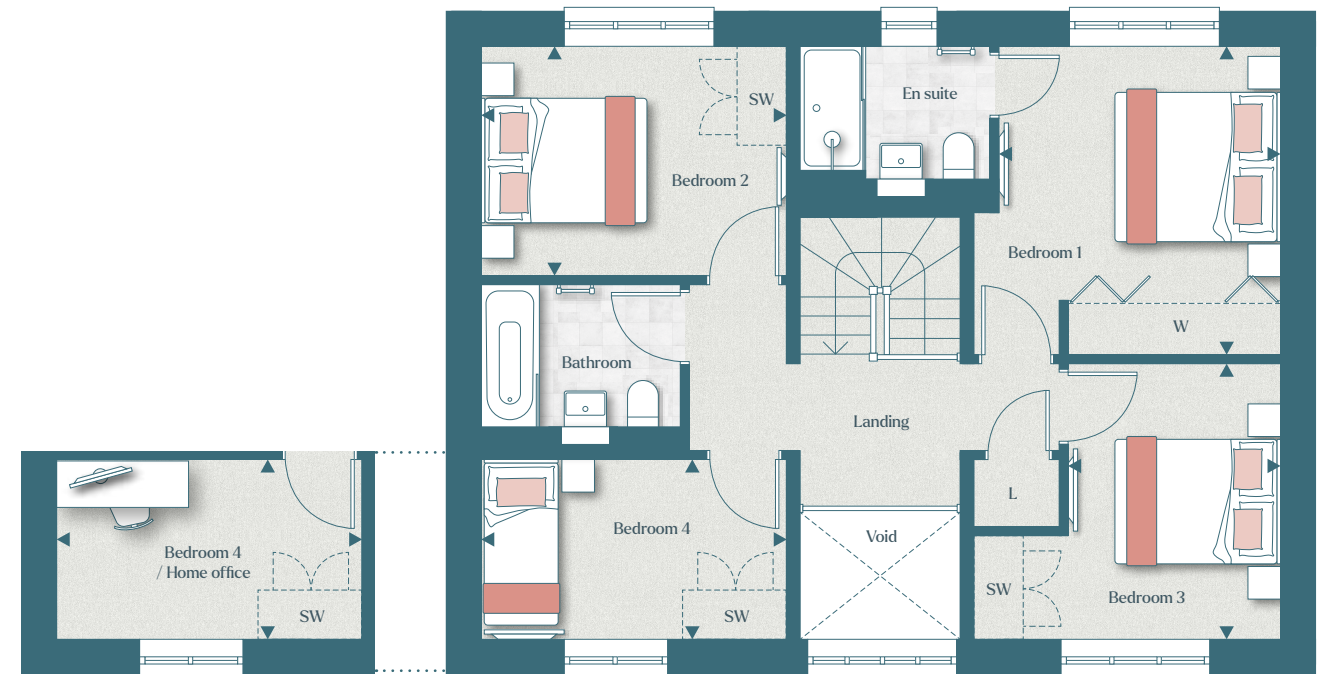
#### FIRST FLOOR

Bedroom 1	3.77m x 3.40m	12' 3" x 11' 2"
Bedroom 2	2.82m x 3.73m	9' 3" x 12' 1"
Bedroom 3	3.33m x 2.69m	10' 9" x 8' 8"
Bedroom 4 / Home office	2.22m x 3.73m	7' 3" x 12' 1"



**GROUND FLOOR**

\*Houses 14 & 15 are as shown above, houses 21 & 22 are as above but handed.



**FIRST FLOOR**

◀▶ Measurement Points C Cupboard W Wardrobe SW Space for Wardrobe L Linen Cupboard SWM Space for Washing Machine

Artist's impression, for illustrative purposes only. Facade and roof details may vary. Floorplans shown 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. Furniture layouts are indicative only. Kitchen layout indicative only. Garden and patio sizes may vary. Please ask Sales Consultant for further information. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.



# THE CHILLENDEN

## 4 BEDROOM HOUSE

### HOUSES 8 & 20\*

Total Area 150.0 sq m (1,614 sq ft)

#### GROUND FLOOR

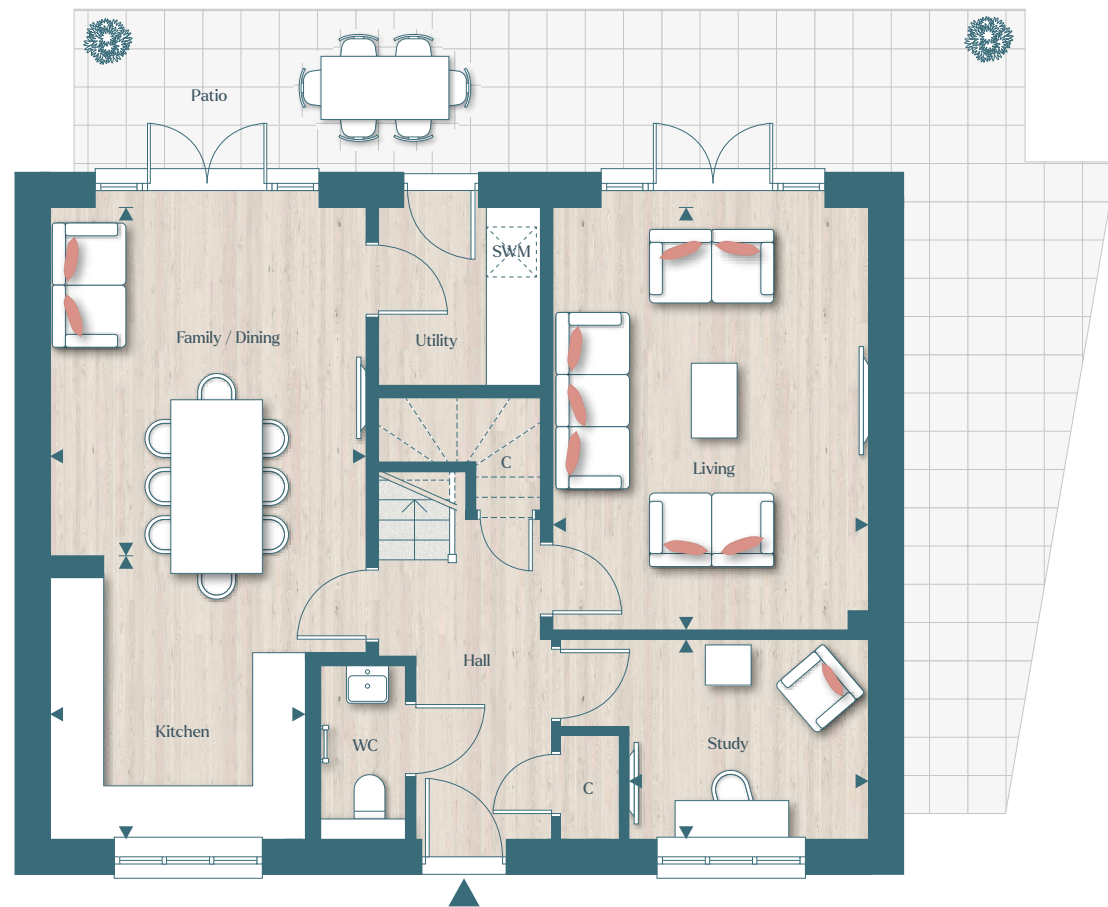
Kitchen	3.41m x 3.14m	11' 2" x 10' 3"
Family / Dining	4.25m x 3.85m	13' 9" x 12' 6"
Living	5.09m x 3.86m	16' 7" x 12' 7"
Study	2.41m x 2.90m	7' 9" x 9' 5"

#### FIRST FLOOR

Bedroom 1	2.90m x 3.85m	9' 5" x 12' 5"
Bedroom 2	2.90m x 3.86m	9' 5" x 12' 7"
Bedroom 3	3.10m x 3.33m	10' 2" x 10' 9"
Bedroom 4 / Home office	2.46m x 3.07m	8' 1" x 10' 1"



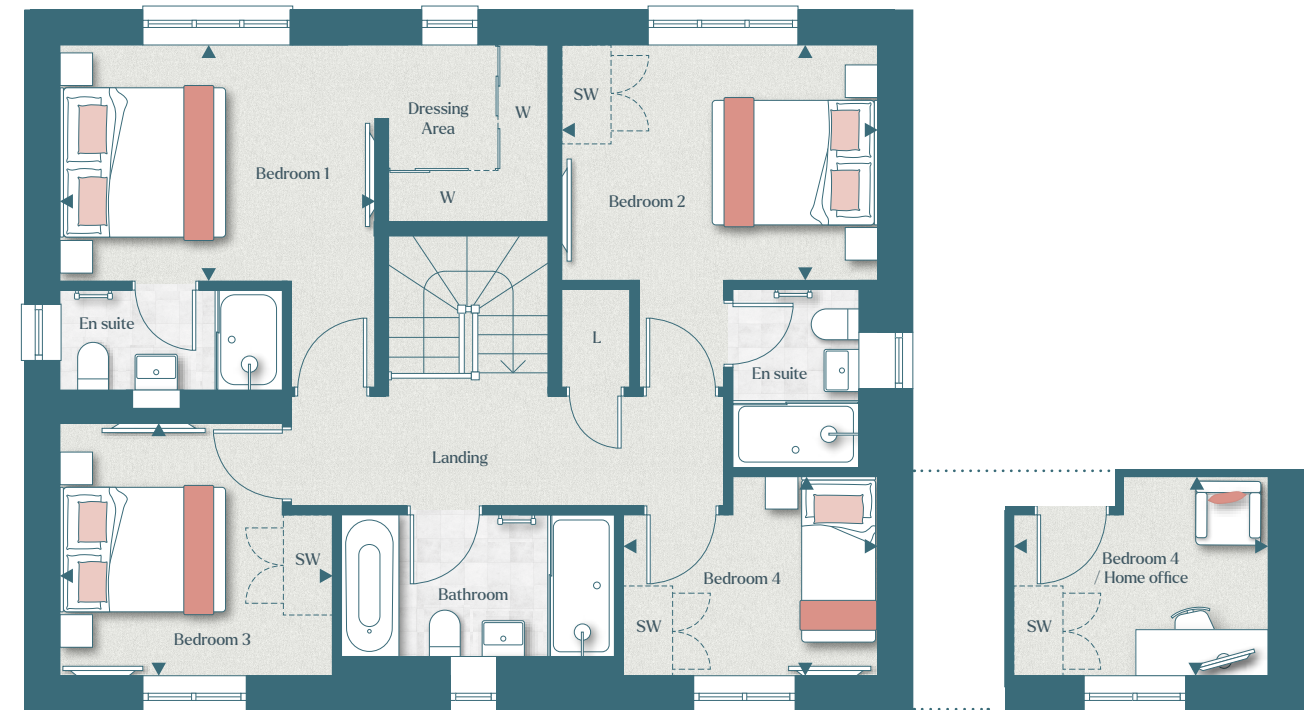
58



**GROUND FLOOR**

\*House 8 is as shown above, house 20 is as above but handed.

59



**FIRST FLOOR**

◀▶ Measurement Points C Cupboard W Wardrobe SW Space for Wardrobe L Linen Cupboard SWM Space for Washing Machine

Artist's impression, for illustrative purposes only. Facade and roof details may vary. Floorplans shown 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. Furniture layouts are indicative only. Kitchen layout indicative only. Garden and patio sizes may vary. Please ask Sales Consultant for further information. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.



# THE HECKINGTON

## 4 BEDROOM HOUSE

### HOUSES 38\* & 39

Total Area 150.8 sq m (1,623 sq ft)

#### GROUND FLOOR

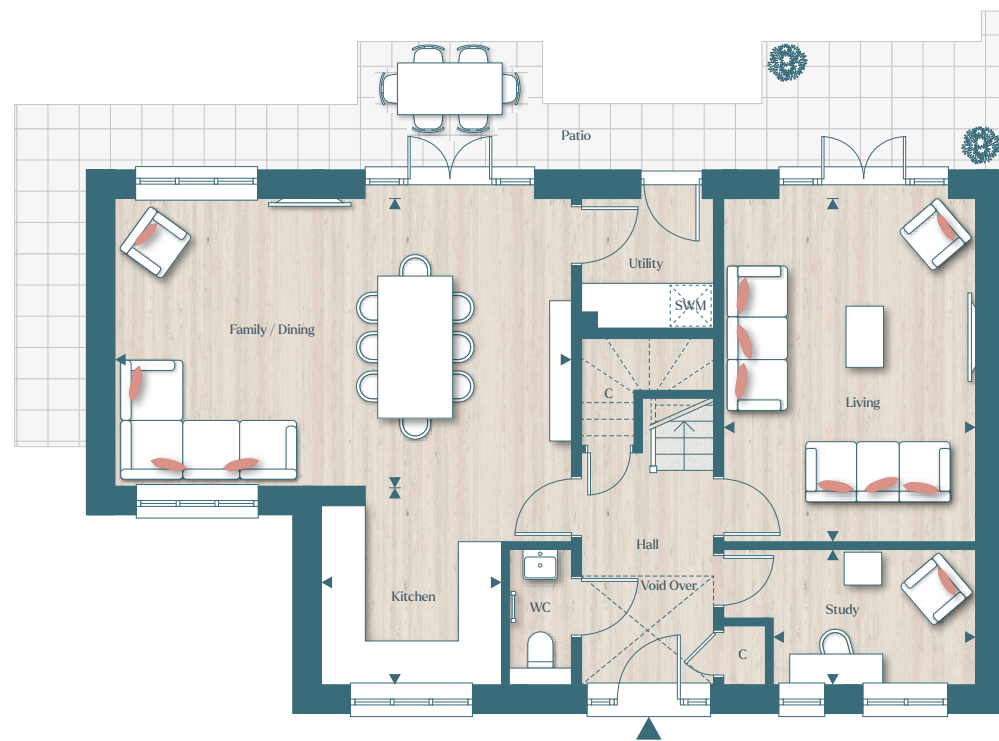
Kitchen	2.89m x 2.70m	9' 5" x 8' 9"
Family / Dining	4.27m x 6.80m	14' 0" x 22' 3"
Living	5.10m x 3.76m	16' 7" x 12' 3"
Study	2.00m x 2.99m	6' 7" x 9' 10"

#### FIRST FLOOR

Bedroom 1	3.77m x 3.40m	12' 4" x 11' 2"
Bedroom 2	2.82m x 3.68m	9' 3" x 12' 1"
Bedroom 3	3.33m x 2.62m	10' 9" x 8' 6"
Bedroom 4 / Home office	2.18m x 3.73m	7' 2" x 12' 2"



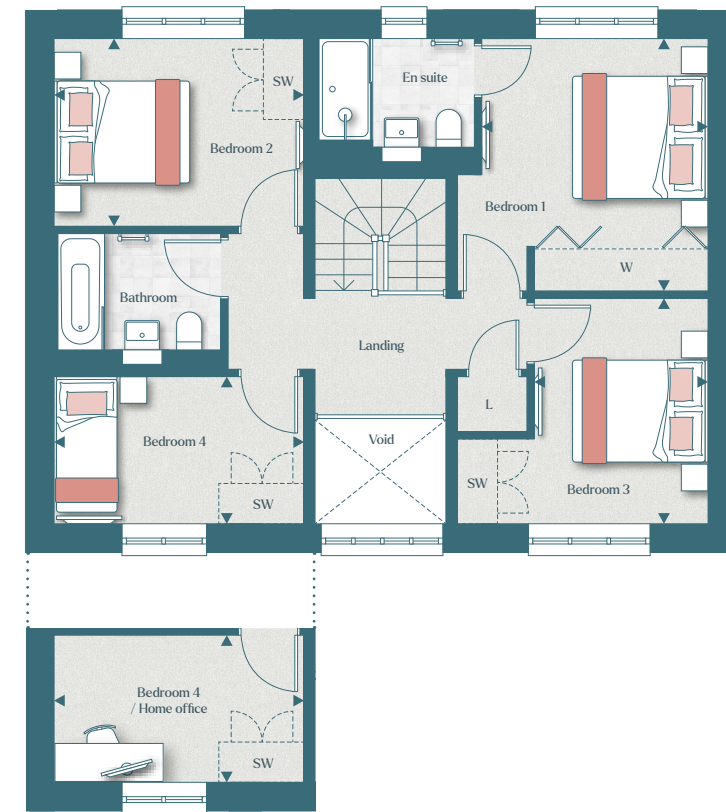
60



#### GROUND FLOOR

\*House 39 is as shown above, house 38 is as above but handed.

61



#### FIRST FLOOR

◀▶ Measurement Points C Cupboard W Wardrobe SW Space for Wardrobe L Linen Cupboard SWM Space for Washing Machine

Artist's impression, for illustrative purposes only. Facade and roof details may vary. Floorplans shown 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. Furniture layouts are indicative only. Kitchen layout indicative only. Garden and patio sizes may vary. Please ask Sales Consultant for further information. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.



# HIGH QUALITY SPECIFICATION

## KITCHEN

- Shaker-style cabinet doors in a choice of colours
- Soft-close cabinet doors and drawers
- Handles to base and tall cabinets
- 20mm Silestone worktops
- Silestone upstands with full height splashback behind hob
- LED strip lighting to underside of wall cabinets
- Stainless steel Belfast-style sink with stylish brushed steel mixer tap
- Integrated waste separation recycling bins
- Bosch built-in single oven
- Bosch built-in compact oven with microwave
- Bosch 60cm induction hob (Houses 1, 3, 4, 5, 10, 11, 12, 19, 24)
- Bosch 80cm induction hob (Houses 2, 6, 7, 8, 9, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 37, 38, 39)
- Siemens telescopic extractor above induction hob
- Bosch fully integrated dishwasher
- Built-in fridge/freezer (Houses 1, 3, 4, 5, 10, 11, 12, 19, 24)
- Built-in separate larder fridge and freezer (Houses 2, 6, 7, 8, 13, 16, 17, 20, 23, 37)
- Built-in separate larder fridge and under counter freezer (Houses 9, 14, 15, 18, 21, 22, 38, 39)

## UTILITY CUPBOARD

(Houses 1, 2, 3, 5, 6, 7, 10, 11, 12, 13, 16, 17, 19, 23, 37)

- Space and plumbing for washing machine/washer dryer

## UTILITY ROOM

(Houses 4, 8, 9, 14, 15, 18, 20, 21, 22, 24, 38, 39)

- Shaker-style cabinet doors in a choice of colours
- Soft-close cabinet doors
- 40mm laminate worktops and laminate upstands
- Single bowl stainless steel sink with stylish brushed steel mixer tap where applicable. Please refer to drawings
- Space and plumbing for washer dryer or separate washing machine and tumble dryer (to suit space). Please refer to floorplans

## WC

- Contemporary matt black aluminium framed mirror above basin
- Vitra wall hung washbasin
- Stylish polished chrome Vado brassware including:
  - Stylish basin mixer
  - Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated chrome towel radiator
- Amtico wood-effect vinyl flooring
- Half height stylish metro tiling to washbasin and WC walls. Timber skirting and painted finish to remaining walls

## FAMILY BATHROOM

- Recessed mirror cabinet with matt black aluminium frame and internal glass shelving. Stylish matt black double wall light installed above mirror cabinet (Houses 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, 24, 37, 38, 39)
- Vanity unit with feature groove detail and soft-close door below washbasin. Contemporary matt black aluminium framed mirror to separate wall (Houses 8, 20)
- Vitra wall hung or countertop washbasin as applicable
- Luxury steel bath with glass screen and multi-function slide rail shower kit (Houses 1, 3, 4, 5, 9, 10, 11, 12, 14, 15, 18, 19, 21, 22, 24, 38, 39)
- Double ended bath with deck mounted shower kit and separate shower enclosure with multi-function slide rail shower kit (Houses 2, 6, 7, 8, 13, 16, 17, 20, 23, 37)
- Stylish polished chrome Vado brassware including:
  - Stylish basin mixer
  - Concealed thermostatic bath/shower valve
  - Robe hook
  - Paper holder
  - Glass shelf fixed to wall opposite shower
- Bath panel with feature groove detail to centre panel and concealed storage baskets
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated chrome towel radiator
- Amtico stone-effect vinyl flooring
- Full height stylish metro tiling to bath/shower area and sanitaryware wall. Tiled skirting and painted finish to remaining walls

Polished chrome detail

Luxury carpets

Ceramic Tiles

Natural coloured flooring





## EN SUITE 2

(Houses 8, 20 only)

- Vanity unit with feature groove detail and soft-close door below washbasin. Contemporary matt black aluminium framed mirror to separate wall
- Vitra countertop washbasin
- Shower enclosure with glass door and thermostatic shower column
- Stylish polished chrome Vado brassware including:
  - Stylish basin mixer
  - Robe hook
  - Paper holder
  - Glass shelf fixed to wall opposite shower
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated chrome towel radiator
- Amtico stone-effect vinyl flooring
- Full height stylish metro tiling to shower area and sanitaryware wall. Tiled skirting and painted finish to remaining walls

## INTERIOR FINISHES

- White painted solid internal doors with polished chrome lever handles
- White painted skirting boards and architraves
- Wire shelving system to linen cupboard (where applicable)
- Painted staircase with oak newel caps and handrail
- Amtico wood-effect vinyl flooring to ground floor
- Luxury carpet fitted to stairs, landings, bedrooms and upper floor cupboards
- Bespoke fitted wardrobes with full height hinged doors to bedroom 1. Internal fittings to include shelf, hanging rail and mirror to inside of hinged door. LED strip light installed to underside of shelf

## EN SUITE 1

- Recessed mirror cabinet with matt black aluminium frame and internal glass shelving. Stylish matt black double wall light installed above mirror cabinet (Houses 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24, 37, 38, 39)
- Vanity unit with feature groove detail and soft-close door below washbasin. Contemporary matt black aluminium framed mirror to separate wall (Houses 6, 23)
- Vitra wall hung or countertop washbasin as applicable
- Shower enclosure with glass door and thermostatic shower column
- Stylish polished chrome Vado brassware including:
  - Stylish basin mixer
  - Robe hook
  - Paper holder
  - Glass shelf fixed to wall opposite shower
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated chrome towel radiator
- Amtico stone-effect vinyl flooring
- Full height stylish metro tiling to shower area and sanitaryware wall. Tiled skirting and painted finish to remaining walls



Computer generated images. Indicative only.



## ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen, dining/family area, utility room, landings, WC, bathroom and en suites
- Pendant lights to living room, study (where applicable) and bedrooms
- Dimmer switch to living room and dining/family area
- Main 'on/off' light switch adjacent to front door
- Lighting to hall cupboards
- 2-way light switch to bedroom 1
- Stainless steel sockets above kitchen worktops
- USB socket to kitchen, living room, bedroom 1 and study (where applicable)
- Shaver socket to bathroom and en suites

## HOME ENTERTAINMENT

- Television point with wiring for Sky Q (subject to future purchaser subscription) provided to living room, dining/family area and bedrooms
- Telephone point provided to hall cupboard, living room, dining/family area and study (where applicable)
- BT or Hyperoptic high speed broadband connectivity\* is available in every property, with convenient USB points around the house

## HEATING & HOT WATER

- Gas fired central heating with combination boiler (Houses 1, 3, 4, 5, 10, 11, 12, 19, 24)
- Gas fired central heating with system boiler and hot water cylinder (Houses 2, 6, 7, 8, 9, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 37, 38, 39)
- Radiators installed to all areas other than where towel radiators are installed
- Mechanical ventilation system

## EXTERNAL

- Carport or allocated parking space(s) to each property
- Landscaped front gardens
- Patio area and turfed rear garden
- External power point and tap to rear gardens

## SECURITY & PEACE OF MIND

- 10-year Premier guarantee
- Mains fed smoke/heat/CO detectors
- Wiring for future installation of wireless security alarm system
- 2-year Berkeley warranty with our dedicated customer service team

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 reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required.

A number of choices and options are available to personalise your home. Choices and options are subject to time frames, availability and change.



## DESIGNED FOR LIFE







# SUSTAINABILITY AT ITS HEART

This is how we are ensuring sustainability at Farmstead

### PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Farmstead.

### NATURE AND BIODIVERSITY

Parkland, trees, flowers, green roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. Within and around Farmstead, we have created natural habitats that encourage wildlife to flourish. We are working with LDA Design Consulting Ltd to engage residents in the natural landscapes that we have created.

### WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

### WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

### ENERGY EFFICIENCY

Efficient use of electricity and gas helps to lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness. All lighting is low energy and kitchen appliances are A rated. There are also Solar Photovoltaic (PV) panels installed to houses.

### NOISE REDUCTION

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

### CLEAN AIR

It is hard to avoid polluted air, particularly in our cities. Throughout Farmstead, we have planted trees, shrubs and flower beds to help create a cleaner air environment.

### SUSTAINABLE TRANSPORT

The local town of Staplehurst offers direct train services to London Bridge. We also encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also help to encourage healthier lifestyles. There are three visitor charging points and provision for 13 future points\* across the development. Individual charging points or ducting to enable installation is included in selected homes.

### STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with RMG and residents to ensure that the development remains in pristine condition.

### FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure that our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.

Lifestyle photography is indicative only.

\*Future provision of charging points to car ports and barns.



# 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 housebuilders, 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.



Hollyfields, Hawkenbury



Fowl Hurst Green, Paddock Wood

# AWARDS



## EVENING STANDARD NEW HOMES AWARDS 2021

- Winner: Best Small Development**  
Berkeley Eastern Counties: Quinton Court
- Winner: Outstanding Architectural Merit**  
Berkeley South East London: South Quay Plaza
- Highly Commended: Best Family Home**  
Berkeley Eastern Counties: Hollyfields



## WHATHOUSE? AWARDS 2021

- Gold**  
Best Large Housebuilder: Berkeley Group
- Silver**  
Best Luxury Development:  
Berkeley, South Quay Plaza
- Gold**  
Best Interior Design: St George, London Dock
- Bronze**  
Best Mixed-use: Berkeley East Thames,  
Royal Arsenal Riverside
- Bronze**  
Best Sustainable Development:  
Berkeley East Thames, Kidbrooke Village



## BRITISH HOMES AWARDS 2021

- Best Landscaping design**  
Berkeley East Thames: Kidbrooke Village
- Judges award for excellence**  
Berkeley East Thames: Kidbrooke Village
- Best Transformation**  
Berkeley East Thames: Royal Arsenal Riverside



## THE ROYAL INSTITUTE OF BRITISH ARCHITECTURE (RIBA)

- Winner**  
South East London Category, Berkeley  
East Thames: Royal Arsenal Riverside



## PREMIER GUARANTEE EXCELLENCE AWARDS 2021

- Berkeley Group won Developer of the Year.
- Berkeley Eastern Counties won Development of the Year (51-100 homes) for Quinton Court.



## PLANNING AWARDS 2021

- Winner**  
Best Mixed-use development Berkeley: Oval village
- Highly Commended**  
Net Biodiversity GAIN: Berkeley Group
- Best housing scheme (500+):** St James, White City Living Partnership Working: Berkeley East Thames, Kidbrooke Village



## UK & INTERNATIONAL PROPERTY AWARDS 2021

- Best Leisure Development**  
Berkeley South East London: South Quay Plaza
- Best Residential High Rise Development**  
Berkeley South East London: South Quay Plaza
- Best Apartment**  
Berkeley South East London: South Quay Plaza

## GOLD AWARD: INVESTOR IN CUSTOMERS 2022

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



# WHY BERKELEY

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.



## QUALITY FIRST TO LAST

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

## GREEN LIVING

For Berkeley, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

## COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.

## CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions. And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

## CHOICE AND DIVERSITY

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

# TRANSFORMING TOMORROW

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten-year plan which sets out how we will achieve this.



## TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



## TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



## TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



## TRANSFORMING FUTURES

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.

OUR VISION  
**2030**  
TRANSFORMING TOMORROW

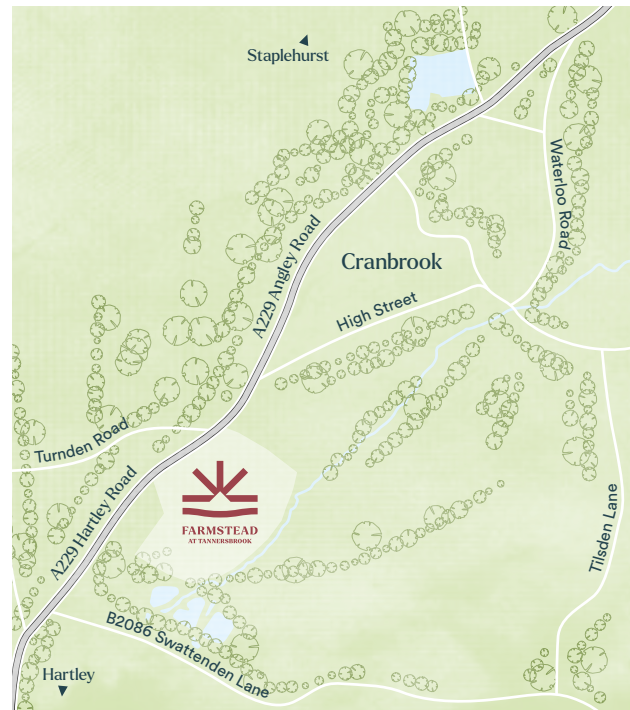


Please scan this QR code for more information on how we are TRANSFORMING TOMORROW



Farmstead  
Hartley Road,  
Cranbrook,  
Kent  
TN17 3QX

For more information please visit our  
website or contact our sales consultants:  
[www.farmsteadtannersbrook.co.uk](http://www.farmsteadtannersbrook.co.uk)  
[farmstead@berkeleygroup.co.uk](mailto:farmstead@berkeleygroup.co.uk)  
T: 01580 428 090



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. Farmstead 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. E074/05CA/0422.







Proud to be a member of the  
Berkeley Group of companies

**Berkeley**  
Designed for life