



Foal Hurst Green
Paddock Wood

Berkeley
Designed for life

Welcome to
**Foal Hurst
Green**





Foal Hurst Green is the perfect place to connect with nature.

An outstanding collection of three, four and five bedroom houses in an idyllic location. Foal Hurst Green is located in Paddock Wood, part of the borough of Royal Tunbridge Wells and is surrounded by 12 acres of beautiful meadows, a 5 acre nature reserve and 29 acres of ancient woodland.

With Paddock Wood station less than one mile away, London Bridge can be reached in just 40 minutes*. The motorway network and international rail links are also close by, giving easy access to the coast and European destinations.

Meticulously crafted homes in a range of architectural styles based on the traditional Kent vernacular, featuring modern kitchens and bathrooms.

Open-plan living areas are designed with freedom and flexibility in mind for all the family. Considered design throughout means that home office options are available.

The green open spaces and private gardens provide places where children can play, run and explore. With a great range of schools on offer, this is where you can put down roots and become part of an established community,

Step out of your front door into the beautiful Kent countryside. A place to breathe in the fresh air and explore all of the amazing sights and sounds that the garden of England has to offer.



*Travel time is approximate only. Source: Trainline.com



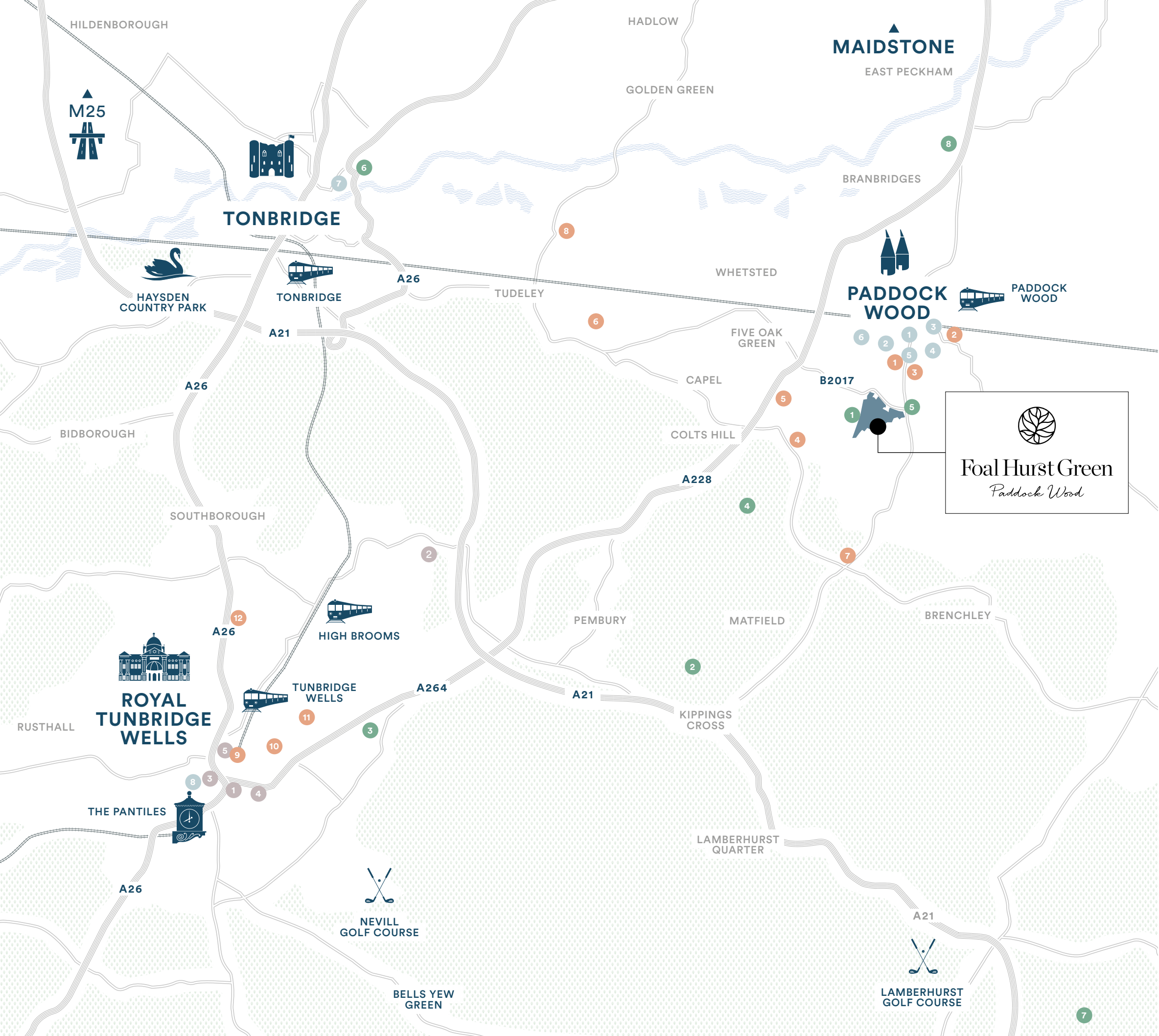
A place with
everything
you need

Less than a mile along the road is the thriving rural town of Paddock Wood, an established community with a mainline train station with services to London Bridge in only 40 minutes*. An excellent range of amenities can be found, supplying all your daily needs.



*Travel time is approximate only. Sources: trainline.com





What's close by

PUBS & DINING

- 1 Foresters Arms
- 2 John Brunt VC
- 3 Woodies Café
- 4 The Dovecoat Inn
- 5 The George & Dragon
- 6 Turmeric Gold
- 7 The Poet
- 8 The Poacher and Partridge
- 9 The Ivy
- 10 Hotel du Vin & Bistro
- 11 Giggling Squid
- 12 Sankey Seafood

ARTS & THEATRE

- 1 Assembly Hall Theatre
- 2 The Odeon
- 3 The Forum
- 4 Trinity Theatre
- 5 Tunbridge Wells Museum & Art Gallery

SPORTS, WELL-BEING & ENTERTAINMENT

- 1 Foal Hurst Wood
- 2 Wellgrove Farm Stables
- 3 Dunorlan Park
- 4 Cinderhill Nature Reserve
- 5 Putlands Sports and Leisure Centre
- 6 Tonbridge Golf Centre
- 7 Bedgebury National Pinetum and Forest
- 8 The Hop Farm

SHOPPING

- 1 Waitrose
- 2 Tesco Express
- 3 Paddock Wood Pharmacy
- 4 Pomfret Bros (Butchers)
- 5 Costa
- 6 Esquires coffee
- 7 Tonbridge M&S Foodhall
- 8 The Pantiles Colonnade Walkway

Map is not to scale and is for indication only.

Where do
you want to
go today?

04 Minutes
by car

WAITROSE

High-end supermarket for
all your grocery needs.

16 Minutes
by car

ROYAL TUNBRIDGE WELLS

Visit the historic Pantiles and stay for coffee,
lunch or dinner. Discover a town centre
packed with boutique shops.

04 Minutes
by car

PADDOCK WOOD
STATION

Up to six trains an hour
at morning peak times.

31 Minutes
by car

ASHFORD
INTERNATIONAL
STATION

Pick up the early Eurostar here
and be in Paris, Brussels or
Amsterdam in time for lunch.

37 Minute
drive

BLUEWATER

One of Europe's biggest shopping
malls, with 300 shops and 50 cafés,
bars and restaurants.

40 Minutes
by train

LONDON BRIDGE STATION

Fast access to London and the coast. Trains also stop
at Cannon Street, Charing Cross and Waterloo,
all within an hour.

43 Minutes
by car

GATWICK
AIRPORT

Conveniently located for
getting away to hundreds
of destinations worldwide.

39 Minute
drive

EBBSFLEET
STATION

For trains to Europe, London St Pancras
and north Kent coastal resorts.



Post Office

PADDOCK WOOD POST OFFICE
19-23 Commercial Road,
Paddock Wood, TN12 6EN
T 0345 611 2970



Groceries

WAITROSE
Church Road,
Paddock Wood, TN12 6EX
T 01892 836647



Dentist

AYCLIFFE DENTISTRY
49 Maidstone Road,
Paddock Wood, TN12 6DG
T 01892 833926



Butchers

POMFRET BROS
45 Commercial Road,
Paddock Wood, TN12 6EN
T 01892 833737



Pharmacy

PADDOCK WOOD PHARMACY
12 Commercial Road,
Paddock Wood, TN12 6EL
T 01892 833203



Library

PADDOCK WOOD LIBRARY
9 Commercial Road,
Paddock Wood, TN12 6EN
T 03000 41 31 31



Doctor

WOODLANDS HEALTH CENTRE
7 Allington Road,
Paddock Wood, TN12 6AX
T 01892 833331



Coffee shop

COSTA COFFEE
41 Commercial Road,
Paddock Wood, TN12 6EN
T 01892 837452



Veterinary

PUTLANDS VETERINARY SURGERY
Maidstone Road,
Paddock Wood, TN12 6DZ
T 01892 835456

Your local amenities

From fresh veg and locally reared meat, to pet food, flowers, as well as medical and veterinary services, all the essentials of daily living are available in Paddock Wood, just under a mile away.

*Distance is approximate only. Source: Google Maps

An active lifestyle

PARKS AND LEISURE

Explore Dunorlan Park, Tunbridge Wells, only 6 miles away. A welcoming green space with a boating lake, ponds and café, set in 78 acres of landscaped gardens. Nearby Calverley Grounds offers landscaped gardens, a café, sports courts and an ice rink in winter.

Bedgebury in Goudhurst, is an award-winning visitor attraction with something for everyone. Open all year, Bedgebury is the perfect place for healthy outdoor activity.

Bedgebury Forest has miles of family cycling and mountain-biking, walking and running trails, as well as Go Ape tree-top adventure, and an adventure play trail. They also hold live music events in a relaxed and atmospheric backdrop.



Foal Hurst Green

Lifestyle photography, indicative only.

WELLGROVE FARM STABLES

For experienced riders or those wanting to try a new hobby, Wellgrove Farm Stables, Pembury offer a variety of equestrian challenges for all. Ride some of the many bridle paths around the area or for those younger riders, a jaunt in their own small area of woodland.



Paddock Wood



THE HOP FARM

Just 2 miles away is The Hop Farm, Kent's iconic and historic landmark. From attractions for the children such as the ever-popular Giant Jumping Pillows to watching big name music artists, there really is a multitude of fabulous entertainment options on offer.

PUTLANDS SPORTS & LEISURE CENTRE



Located within walking distance from Foal Hurst Green, the leisure centre offers a fully equipped gym, fitness studios perfect for group classes and a large sports hall.



Primary Schools

	Paddock Wood Primary Academy	0.5 MILE		Horsmonden Primary Academy	3.1 MILES
	Capel Primary School	1.8 MILES		St Peter's CEP	5.6 MILES

Secondary Schools

	Mascalls Academy	0.3 MILES
	Hugh Christie School	5.4 MILES

Private Schools

	Somerhill	4.7 MILES
	Tonbridge School	8.0 MILES

Grammar Schools

	The Skinners School	4.1 MILES		The Judd School	6.3 MILES
	Tunbridge Wells Grammar School	7.8 MILES		Cranbrook Grammar School	11.8 MILES

Universities

	University of Sussex	36.2 MILES		University of Kent	41.2 MILES
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All distances are approximate only. Sources: Google Maps

A first-class education

This area of Kent is renowned for the quality of its schools. It is one of only a handful of counties in England that still operates the 11+ grammar school system. Its selective secondary schools, including The Skinners School, Tunbridge Wells Grammar School, The Judd School and Cranbrook Grammar School, are among the highest-performing in the country and many have an Ofsted Outstanding rating. There is also an excellent range of state and independent primary and secondary schools within a few miles of Paddock Wood.



Foal Hurst Green

Paddock Wood

Royal Tunbridge Wells

Brick Kiln
Wood

Meadow

Foal Hurst Wood

Nature Reserve

A228 ▼
Tunbridge Wells/
Maidstone

Badsell Road

Putlands Sports & Leisure Centre

Paddock Wood ►
town centre
and train station

The perfect location

Foal Hurst Green is set in the heart of the Kent countryside, along a hedge-lined country road that winds through farmland, meadows and hop fields. Traditional oast houses dot the landscape along with mature woodland that has stood for centuries providing shelter for wildlife. The far-reaching countryside views are simply stunning. For shopping, transport and entertainment, the town of Paddock Wood and historic Royal Tunbridge Wells are both close by.

Meadow Rise

Meadow Rise is the latest release at Foal Hurst Green comprising of three and four bedroom homes.



Foal Hurst Green Masterplan



The key

3 BEDROOM	4 BEDROOM
● THE KINGFISHER	● THE ROBIN
● THE CHAFFINCH	● THE HERON
● THE FALCON	● THE DUNNOCK
● THE RAVEN	
V - VISITOR PARKING	

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.

The nature reserve



Computer generated image of Foal Hurst Green. Indicative only.

The traditional architecture of rural Kent has inspired the design at Foal Hurst Green. Great care has been taken to select materials and external finishes that reflect time-honoured styles providing interesting, individual street scenes and open spaces.

The duck pond

There is a unique sense of place, a quiet escape from a hectic world – safe, peaceful and surrounded by a picturesque backdrop of green open space. The duck pond along with a traditional bandstand forms the serene centrepiece at Fol Hurst Green – a charming outlook with focus on community, open space and natural habitat for wildlife.



A place to explore

This is a place to immerse yourself in the delights of the English countryside and truly connect with nature. You and your family can discover all the pleasures of rural living and build a lifetime of memories.



Discover
your very
own 5 acre
nature
reserve...



...and the neighbouring 29 acre Foal Hurst Wood



Play

A childhood with the freedom to play outdoors is something your children will relish as they grow up. Here they will find acres of wide-open places to enjoy all year round outside their front door. Play areas on site will keep them entertained for hours.



Experience



There is a whole world to discover in this lovely part of Kent, right in the heart of the hop-growing countryside. Historic houses, areas of outstanding natural beauty, country parks, cycle trails and miles of fabulous country walks mean you will never be short of places to explore.

A place with style

Enjoy relaxing and entertaining with style and ease in the spacious living areas. Large windows let natural light flood the space, making it light-filled and airy. Neutral hues allow you to add your own style and individuality.

Working from home is easy here. High speed fibre broadband connectivity* is available in every property, with convenient USB points located in key areas within each home, giving the opportunity to create desk space and even set up your own office.



Computer generated image of Foal Hurst Green. Indicative only.

*Subject to owner connection. Download speeds vary

The heart of
the home

As one of the most important areas of the home, kitchens are stylish, ergonomically-designed and superbly finished. Specification features include oven and hob, integrated fridge/freezer and dishwasher. Soft-close cabinet doors with Montelli worktops and upstand.



Relax and unwind
in your home



Showhome photography at Foal Hurst Green. Indicative only.



Computer generated image of Foal Hurst Green. Indicative only.

Bedrooms are a haven of peace and relaxation, where you can truly unwind at the end of a busy day. Carpets are soft underfoot, while generous fitted wardrobes to bedroom one provide vital storage space. Contemporary bathrooms and en suites feature wall-hung basins, polished chrome brassware and heated chrome towel rail.

Love life indoors and out

At Fol Hurst Green, indoor and outdoor living are seamlessly connected. Each house has full-height glazed doors that open onto a private enclosed lawned and paved garden. It's the ideal space for children to play, summer barbecues with friends or relaxing moments soaking up the sun.



Showhome photography at Fol Hurst Green. Indicative only.

Designed for
life

Berkeley excels at creating amazing places that people love to call home, and where well-being and sustainability are prioritised.





Sustainability at its heart

This is how we are ensuring sustainability at Foal Hurst Green

People, planet, prosperity

Sustainability is fundamental to Berkeley’s ethos. In simple terms, we want to ensure the long-term health, well-being 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 Foal Hurst Green.

Nature and biodiversity

Parkland, trees, flowers, 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 Foal Hurst Green, we have created natural habitats that encourage wildlife to flourish. We are working with Fabrik 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 Foal Hurst Green we have planted trees, shrubs and flower beds to help create a cleaner air environment.

Sustainable transport

Paddock Wood train station offers rapid services to London and the coast. 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 20 active charging points across the development three of which are communal. 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.

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 well-being and quality of life for residents and visitors. Where people feel a sense of community.

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.

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.

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.



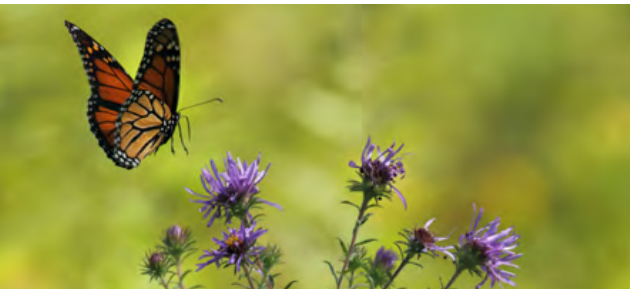
TRANSFORMING PLACES

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.



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

We are committed to making a real and lasting difference to the communities we serve.

The Berkeley Foundation supports voluntary organisations in tackling long-term social issues in their local community. Working together, we help people choose a different life path, develop confidence and skills, and find hope for the future.

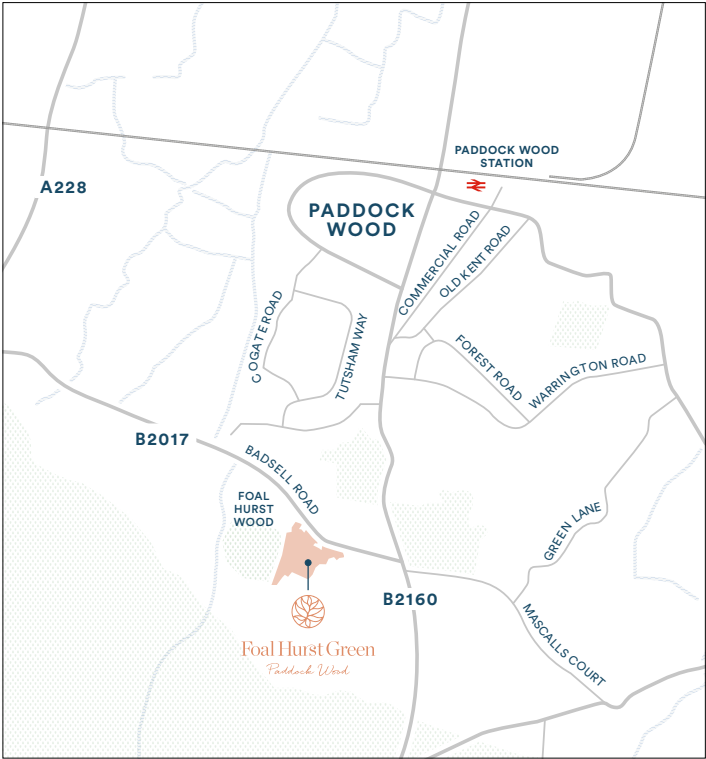
Since we established the Berkeley Foundation in 2011, we have committed many millions of pounds to hundreds of charities and organisations. A significant proportion of our donations are raised through the tireless efforts of our own staff.

berkeleyfoundation.org.uk | berkeleygroup.co.uk



Sales and Marketing Suite
Foal Hurst Green
Badsell Road
Paddock Wood TN12 6LP
Open daily 10am – 6pm
until 8pm Thursdays

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



Maps not to scale and show approximate positions only.

CONSUMER
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Protection for new-build home buyers

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's policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. Berkeley reserves the right to make these changes as required. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Foal Hurst Green is a 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. E060/05CA/1025

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OUR VISION
2030
TRANSFORMING TOMORROW

Proud member of the
Berkeley Group

MEMBER

Berkeley
Designed for life



