

Foal Hurst Green

Paddock Wood

Meadow Rise

Three, Four & Five Bedroom Houses

50 YEARS

Berkeley

Designed for life

Welcome to

Foal Hurst Green

Photography of Foal Hurst Green



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.

Computer enhanced image. Indicative only.

Meadow Rise

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



Foal Hurst Green Masterplan



The key

3 BEDROOM	4 BEDROOM	5 BEDROOM
THE KINGFISHER	THE HERON	THE HARRIER
THE FALCON	THE DUNNOCK	
THE CURLEW	THE EIDER	
THE GREENFINCH		

V - VISITOR PARKING

CP - CAR PORT

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 Kingfisher

Three Bedroom House



Computer generated image. Indicative only.

The Kingfisher

Three Bedroom House

HOUSES 327 & 336

Total Area 105.30 sq m 1,134 sq ft







GROUND FLOOR

Kitchen / Dining Room	5063mm x 3794mm	16' 7" x 12' 5"
Living Room	5985mm x 3734mm	19' 8" x 12' 3"

FIRST FLOOR

Bedroom 1	3803mm x 3097mm	12' 6" x 10' 2"
Bedroom 2	3565mm x 2890mm	11' 8" x 9' 6"
Bedroom 3	3000mm x 2860mm	9' 10" x 9' 5"

Floorplans shown for Foal Hurst Green 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.

◄ ► Measurement Points W Wardrobe C Cupboard SW Space for Wardrobe
RL Roof Light LH Loft Hatch SWM Space for Washing Machine

The Curlew & The Greenfinch

Three Bedroom House

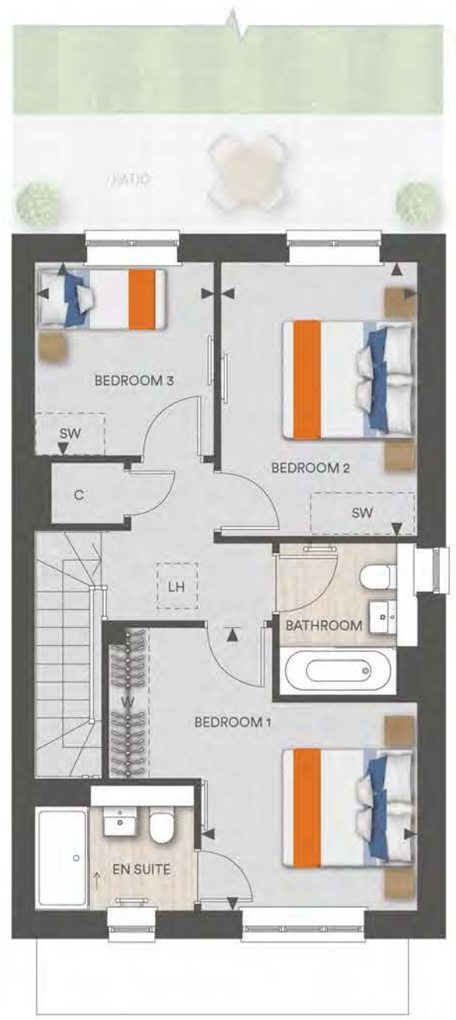
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The Curlew

Three Bedroom House

HOUSES 318*, 319, 321* & 322
Total Area 105.56 sq m 1,136 sq ft







GROUND FLOOR

Kitchen / Dining Room	5535mm x 3771mm	18' 2" x 12' 5"
Living Room	4107mm x 3335mm	13' 6" x 10' 11"
Utility Room	2107mm x 1805mm	6' 11" x 5' 11"

FIRST FLOOR

Bedroom 1	3147mm x 4079mm	10' 4" x 13' 5"
Bedroom 2	3962mm x 2860mm	13' 0" x 9' 5"
Bedroom 3	2796mm x 2587mm	9' 2" x 8' 6"

*House 318 & 321 are handed
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RL Roof Light LH Loft Hatch SWM Space for Washing Machine

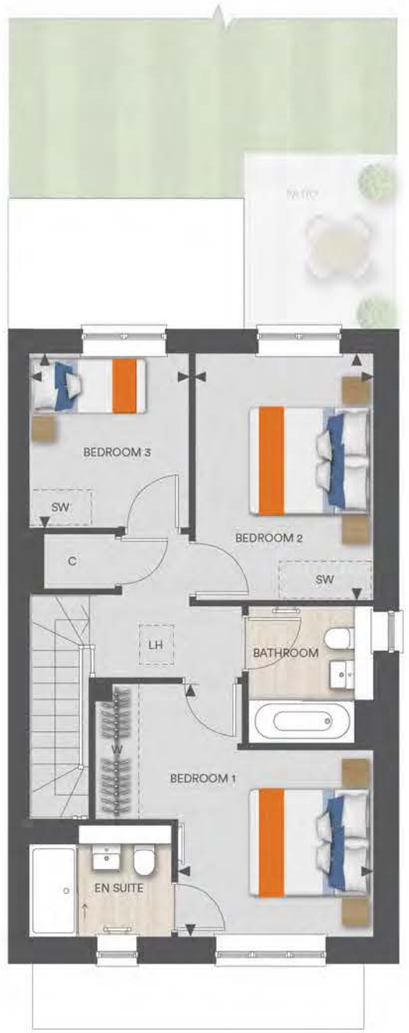
The Greenfinch

Three Bedroom House

HOUSES 323*, 324, 328* & 329

Total Area 112.44 sq m 1,210 sq ft







GROUND FLOOR

Kitchen / Dining Room	5535mm x 5515mm	18' 2" x 18' 1"
Living Room	4100mm x 3335mm	13' 6" x 10' 11"
Utility Room	2107mm x 1805mm	6' 11" x 5' 11"

FIRST FLOOR

Bedroom 1	3140mm x 4079mm	10' 4" x 13' 5"
Bedroom 2	3960mm x 2860mm	13' 0" x 9' 5"
Bedroom 3	2796mm x 2580mm	9' 2" x 8' 6"

*House 323 & 328 are handed

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The Falcon

Three Bedroom House

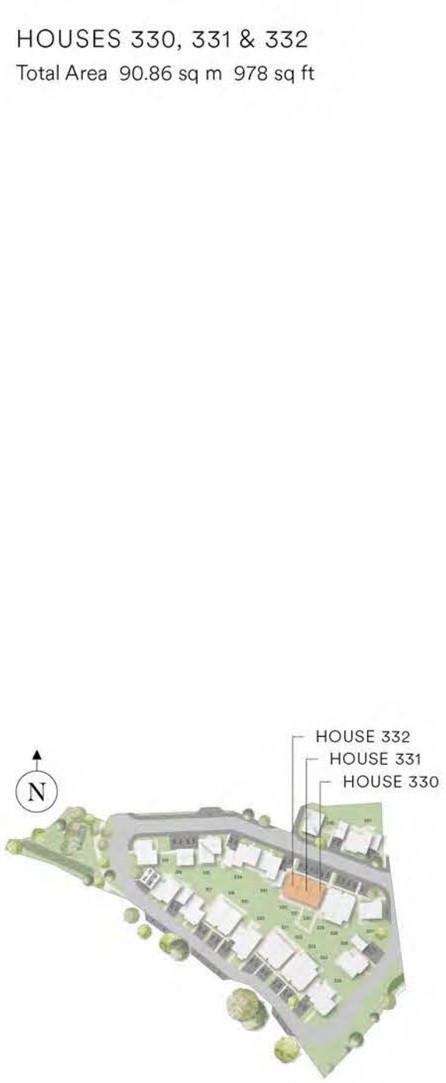
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The Falcon

Three Bedroom House

HOUSES 330, 331 & 332

Total Area 90.86 sq m 978 sq ft





GROUND FLOOR

Kitchen	3746mm x 2533mm	12' 4" x 8' 4"
Living / Dining Room	5140mm x 4973mm	16' 11" x 16' 4"



FIRST FLOOR

Bedroom 1	3015mm x 3785mm	9' 11" x 12' 5"
Bedroom 2	3282mm x 2650mm	10' 9" x 8' 8"
Bedroom 3	2181mm x 2235mm	7' 2" x 7' 4"

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The Heron

Four Bedroom House

Computer generated image indicative only

The Heron

Four Bedroom House

HOUSES 316*, 317, 325, 326 & 335*

Total Area 137.19 sq m 1,477 sq ft





GROUND FLOOR

Kitchen / Dining Room	5310mm x 3747mm	17' 5" x 12' 4"
Living Room	5310mm x 3393mm	17' 5" x 11' 2"
Study / Family Room	3215mm x 3202mm	10' 7" x 10' 6"
Utility Room	1992mm x 2000mm	6' 7" x 6' 7"



FIRST FLOOR

Bedroom 1	4660mm x 3747mm	15' 4" x 12' 4"
Bedroom 2	3384mm x 2700mm	11' 2" x 8' 11"
Bedroom 3	3256mm x 2865mm	10' 8" x 9' 5"
Bedroom 4	3384mm x 2515mm	11' 2" x 8' 3"

*Houses 316 & 335 are handed. **No internal garage door to house 317 & 325.
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The Dunnock

Four Bedroom House

Computer generated image. Indicative only.

The Dunnock

Four Bedroom House

HOUSE 320

Total Area 151.19 sq m 1,627 sq ft





GROUND FLOOR

Kitchen / Dining Room	5985mm x 4436mm	19' 8" x 14' 7"
Living Room	4797mm x 3510mm	15' 9" x 11' 6"
Utility Room	2430mm x 1910mm	8' 0" x 6' 3"
Garage	6148mm x 3188mm	20' 2" x 10' 6"



FIRST FLOOR

Bedroom 1	4893mm x 3510mm	16' 1" x 11' 6"
Bedroom 2	4272mm x 3003mm	14' 0" x 9' 10"
Bedroom 3	3510mm x 3125mm	11' 6" x 10' 3"
Bedroom 4	3162mm x 3000mm	10' 5" x 9' 10"

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The Eider

Four Bedroom House

Computer generated image. Indicative only.

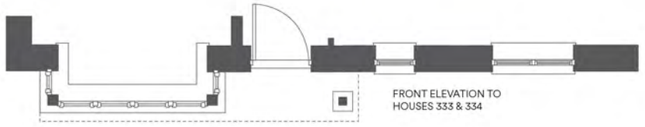
The Eider

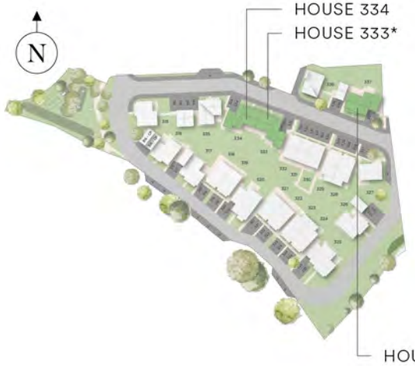
Four Bedroom House

HOUSES 333*, 334 & 337

Total Area 134.28 sq m 1,445 sq ft









GROUND FLOOR

Dining/Family Room	5399mm x 3510mm	17' 9" x 11' 6"
Kitchen	3286mm x 2593mm	10' 9" x 8' 6"
Living Room	5984mm x 3248mm	19'8" x 10' 8"

FIRST FLOOR

Bedroom 1	4872mm x 3086mm	16'0" x 10' 2"
Bedroom 2	3753mm x 3510mm	12' 4" x 11' 6"
Bedroom 3	3343mm x 2804mm	11' 0" x 9' 2"
Bedroom 4	3365mm x 3086mm	11' 1" x 10' 2"

*House 333 is handed.
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The Harrier

Five Bedroom House

Computer generated image. Indicative only.

The Harrier

Five Bedroom House

HOUSE 315

Total Area 168.12 sq m 1810 sq ft









GROUND FLOOR

Kitchen / Dining Room	7673mm x 3173mm	25' 2" x 10' 5"
Living Room	5760mm x 3585mm	18' 11" x 11' 9"
Utility Room	1723mm x 1723mm	5' 8" x 5' 8"

FIRST FLOOR

Bedroom 1	3410mm x 3680mm	11' 2" x 12' 1"
Bedroom 2	3588mm x 3173mm	11' 9" x 10' 5"
Bedroom 5	3570mm x 2852mm	11' 9" x 9' 4"

SECOND FLOOR

Bedroom 3	3959mm x 3268mm	13' 0" x 10' 9"
Bedroom 4	3959mm x 3680mm	13' 0" x 12' 1"

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Contemporary Specification

INDIVIDUALLY DESIGNED KITCHEN

- Soft-close cabinet doors and drawers in a choice of colours
- Montelli worktop and upstand
- LED lighting to underside of wall cabinets
- One and a half bowl sink with mixer tap
- Bosch single oven
- Bosch induction hob with touch controls
- Integrated extractor
- Integrated fridge freezer
- Integrated dishwasher
- Provisions for free standing washer/dryer when within utility cupboard or utility room – see sales plans for location
- Power sockets above worktops

KITCHEN ENHANCEMENT TO 5 BEDROOM HOMES ONLY

- Quartz worktop
- Bosch combination microwave oven
- 5 ring Bosch induction hob with touch controls and canopy extractor
- Integrated in-column fridge
- Integrated in-column freezer
- Wine cooler

QUALITY BATHROOM

- Contemporary style bathrooms and bathroom furniture
- Washbasin with chrome taps
- Mirrored vanity cabinet to en suite where applicable
- Vanity drawer to bathroom where applicable
- Walk-in shower with fixed head to en suite
- Walk in shower with fixed head to four piece bathroom
- Bath with shower head and screen to three piece bathroom
- WC with chrome dual flush, concealed cistern and soft-close seat
- Chrome heated towel rail
- Ceramic wall tiles to selected areas

INTERIOR FINISHES

- Painted 2-panel interior doors
- Painted staircase with oak handrail
- Full-height wardrobe to bedroom 1
- Walk in wardrobe with internal fit out to 5 bedroom home only
- Amtico flooring throughout the ground floor (except where living room is separate to dining area)
- Amtico flooring to bathroom and en suite
- Fitted carpet to the remainder of the property

HOME ENTERTAINMENT

- Wiring for Sky Q (subject to future purchaser subscription) to living room, and bedroom 1
- Television point provided to living room, dining/family area, home office and all bedrooms
- FTTP (fibre) and Hyperoptic Fibre to all plots located in hall cupboard
- Cat 6 prewired home network points to selected rooms

HEATING, ELECTRICAL AND LIGHTING

- Energy efficient gas-fired central heating and hot water system
- Radiators with thermostatic controls, controlled by zones
- LED downlights to hallway, kitchen, family/dining area, all bathrooms and cloakroom
- Pendant lights to living room and bedrooms

EXTERNAL

- Feature entrance door with chrome door furniture
- Garage/Carport with power and light provided to selected plots
- Allocated parking
- Landscaped front gardens
- Patio area and turfed rear garden
- External tap and water butt
- External power point
- Cycle storage provided to selected plots
- Solar Photovoltaic panels to roof
- Electric vehicle car charging point to selected homes

SECURITY AND PEACE OF MIND

- High security front entrance door with mult-point locking system
- External light
- Mains fed smoke detector
- Facility for future wireless alarm system
- 10-year Premier Guarantee scheme and 2-year Berkeley guarantee

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 Homes reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. Berkeley Homes 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 timeframes, availability and change.







Photography is indicative only.

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 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 nature, 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.

GREEN LIVING

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. Our homes are designed to be water and energy efficient, promote recycling and enable residents to choose sustainable transport options.

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.

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.

Sustainability

This is how we are ensuring sustainability at Foal Hurst Green

CLIMATE ACTION, NATURE AND COMMUNITIES

Sustainability is fundamental to Berkeley. In simple terms, our approach is to develop the homes and places of the future without compromising the ability of younger generations to meet their needs. 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

We believe a new development should enhance nature, not take away from it. Parkland, trees, flowers, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that bring nature to people. Within and around Foal Hurst Green, we have created natural habitats that encourage wildlife to flourish. We worked 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. For our business operations we've had a strong commitment to waste and reducing our impact for many years, and we strive to embed efficient waste management within our operations.

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 lower fuel bills and reduces carbon emissions. Our homes have been designed to be energy efficient. They have enhanced levels of thermal insulation and air-tightness, and have been fitted with mechanical extract ventilation units in our two and three bedroom homes (MEV) and mechanical ventilation units with heat recovery (MVHR) in our four and five bedroom homes. All lighting is low energy and kitchen appliances are selected to deliver high levels of energy efficiency.

SUSTAINABLE MATERIALS

We commit to sourcing the materials for the construction of our buildings in a sustainable and responsible way. All timber and wood-based products used to build your home should be certified to either the Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC) scheme. This means it will have come from a responsibly managed forest. Our focus on materials doesn't just stop there – as a business we are committed to measuring and reducing the embodied carbon of our buildings, which where possible, includes sourcing low carbon materials, and those with high levels of recycled content.

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. Promoting walking and cycling as methods of transport also help encourage healthier lifestyles.

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 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.

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.

Leighwood Fields



Transforming Places

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



Transforming Lifestyle

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes and utilising lower carbon technologies for heating, 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

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation

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

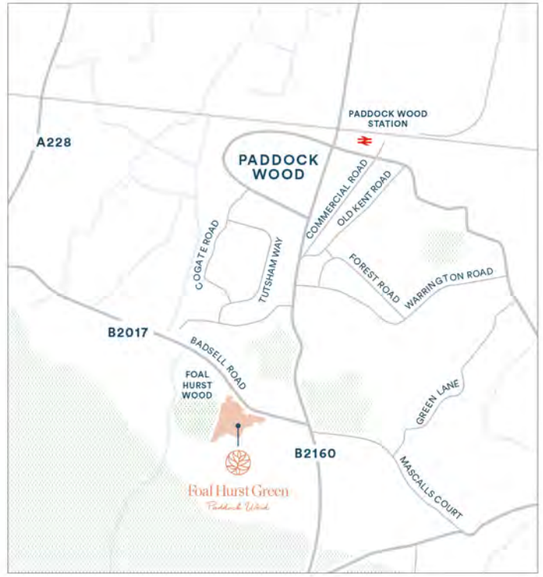
OUR VISION 2030
TRANSFORMING TOMORROW

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Maps not to scale and show approximate positions only.

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

ctsi APPROVED CODE — TradingStandards.uk —

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. We 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 our Sales Team to ascertain the availability of any particular property. E062/54CA/0226

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OUR VISION 2030 TRANSFORMING TOMORROW

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