Foal Hurst Green

Paddock Wood

Berkeley

Designed for life



Welcome to

Foal Hurst Green

Photography of 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.

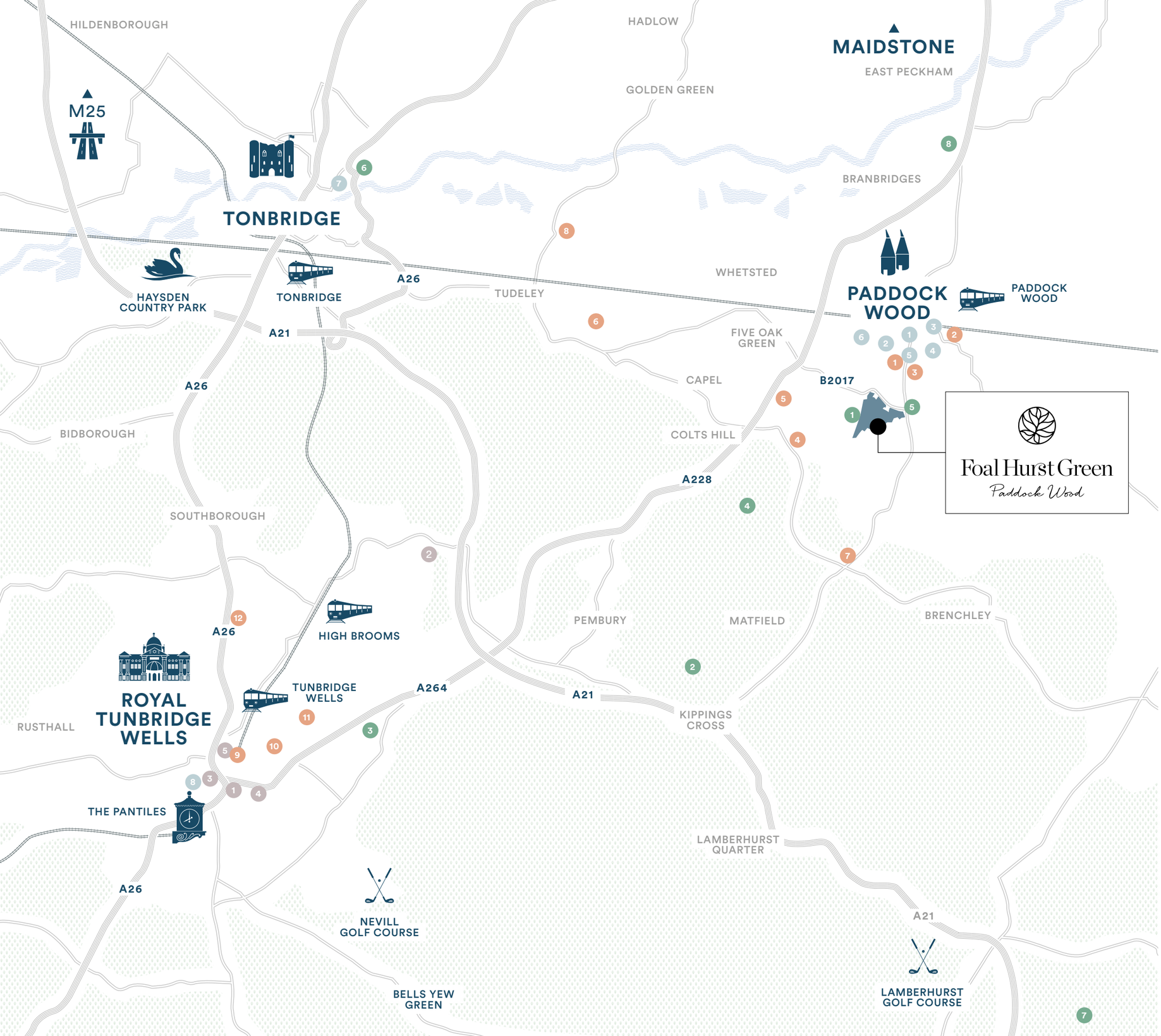




*Travel time is approximate only. Sources: trainline.com



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

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

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

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.

All travel times are approximate only. Sources: Google Maps and trainline.com



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


Foal Hurst Green

Lifestyle photography, indicative only.

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.


Paddock Wood

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.



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

All distances are approximate only. Sources: Google Maps

Paddock Wood

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.



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.

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 Foal Hurst Green – a charming outlook with focus on community, open space and natural habitat for wildlife.



Photography at Foal Hurst Green. Indicative only.



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

Local authority land.

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.

Foal Hurst Green



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.



Showhome photography at 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.

Showhome photography at Foal Hurst Green. Indicative only.

Relax and unwind in your home



Showhome photography at Foal Hurst Green. Indicative only.



Showhome photography at 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 Foal 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 Foal Hurst Green. Indicative only.

Why Berkeley?

Our mission is to create high-quality homes, enrich communities, and leave a lasting, positive impact on people's lives. The homes at Foal Hurst Green are undeniably beautiful, but we offer more than just aesthetics. With innovative sustainable solutions, wildlife-friendly landscapes, and a commitment to fostering vibrant communities, we go above and beyond in every aspect.



Holborough Lakes.

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 airtightness, and have been fitted with mechanical extract ventilation units in our 2 and 3 bedroom homes (MEV) and mechanical ventilation units with heat recovery (MVHR) in our 4 and 5 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 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.

Designed for life

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.

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
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.

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 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

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

Berkeley Group
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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**

Berkeley Foundation

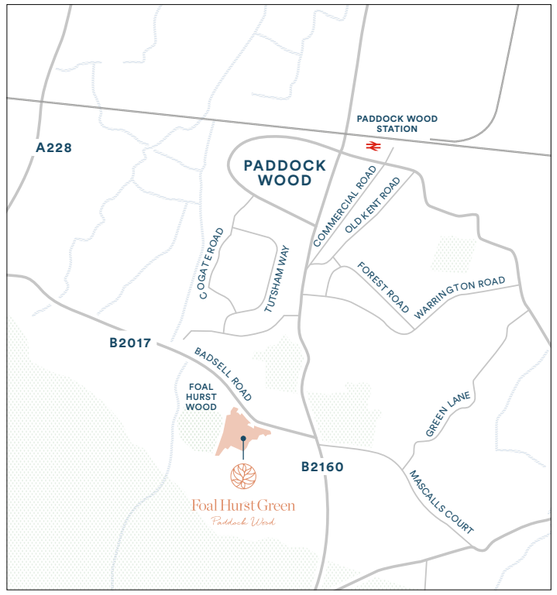
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Maps not to scale and show approximate positions only.



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Berkeley Designed for life

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