



THE KEY

- | | | |
|------------------|------------------|-----------------------------|
| 2 BEDROOM | 4 BEDROOM | 5 BEDROOM |
| THE JASMINE | THE LUPIN | THE VIOLA |
| THE PEONY | THE RAMSON | THE SAFFRON |
| THE ASTER | THE LAVENDER | THE PRIMROSE |
| | THE VIOLET | |
| 3 BEDROOM | THE IRIS | VP - VISITOR PARKING |
| THE FOXGLOVE | THE CAMELLIA | |
| THE POPPY | THE ORCHID | |
| THE FUCHSIA | THE BLUEBELL | |
| THE BUTTERCUP | THE CLOVER | |
| THE DANDELION | | |

DEVELOPMENT LAYOUT



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.

CONTACT US

Berkeley
Hollyfields
Sales and Marketing Suite
Hawkenbury Road
Tunbridge Wells TN2 5BW

Open daily 10am – 5pm

For more information please visit our website or contact our sales team:

www.hollyfields-hawkenbury.co.uk
hollyfields@berkeleygroup.co.uk

T: 01892 886 991



Photography of Hollyfields is indicative only.



Hollyfields

HAWKENBURY • ROYAL TUNBRIDGE WELLS



WELCOME TO HOLLYFIELDS

Hollyfields is a beautiful collection of 2, 3, 4 and 5 bedroom homes nestled at the foot of the scenic North Downs. This charming countryside location is just 1.2 miles from Royal Tunbridge Wells town centre with its wealth of shops, restaurants and excellent transport links. It is close to the village of Hawkenbury, which boasts traditional shops and convenience stores.

The latest phase of homes to be released comprises of a limited collection of spacious 2 bedroom coach houses and 3, 4 and 5 bedroom family homes. High specification kitchens and bathrooms combine with generous living and dining areas. The majority of the properties feature outdoor space set in beautiful surroundings. Internal features include availability of high speed BT broadband* connectivity, ideal for working from home.

Hedgerows and ponds allow wildlife to flourish, while open green spaces and mature woodland close to the development provide ample opportunity for walks and other outdoor activities. Opposite the development, there is a cricket pitch, playground and sports facilities.

St Peter's Church of England Primary School** (rated outstanding by Ofsted) is located at Hollyfields, providing a new school at the heart of the community.

With Royal Tunbridge Wells train station within walking distance†, or 6 minutes by our exclusive residents-only shuttle bus service††, train journeys to London Bridge and Charing Cross take as little as 44 minutes‡. The motorway network and Eurostar are close by for national commuter coach and international travel.

Hollyfields perfectly combines a charming rural village and contemporary, connected living.



BEST OF BOTH TOWN AND COUNTRY



Hawkenbury Village is only a short walk from Hollyfields where you'll find all the essentials of everyday life and so much more.

Head to Tunbridge Wells, just six minutes' drive away, for Sainsbury's, the Royal Victoria Shopping Centre, quirky boutiques and designer stores. The Pantiles, a magnificent Georgian colonnade, is a destination in its own right for excellent shops, restaurants and cafés.

TUNBRIDGE WELLS STATION

BY CAR	BY BIKE	BY FOOT
06 MINUTES	09 MINUTES	25 MINUTES

SAINSBURY'S

BY CAR	BY BIKE	BY FOOT
06 MINUTES	10 MINUTES	29 MINUTES

PANTILES

BY CAR	BY BIKE	BY FOOT
06 MINUTES	08 MINUTES	27 MINUTES

DUNORLAN PARK

BY CAR	BY BIKE	BY FOOT
06 MINUTES	09 MINUTES	26 MINUTES

Distances taken from Google maps and are approximate only.

AN OUTSTANDING EDUCATION IN THE LOCAL AREA AND ON SITE

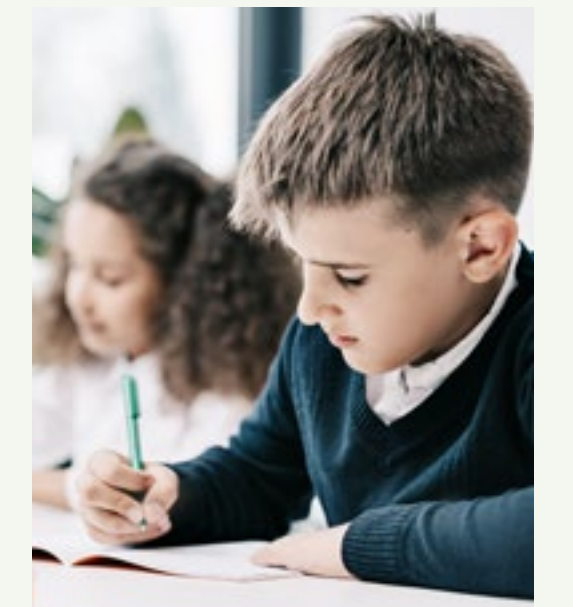
Hollyfields is well served for excellent independent and state schools, from infants through to secondary and beyond. The highly respected St Peter's Church of England School is on the development* and offers a well-rounded education for local children up to age 11, within a short walk from home.

School Name	Distance	Location
St Peter's Church of England Primary School*	Located at Hollyfields	
Claremont Primary School	3 mins	0.8 mile
The Mead School	4 mins	1.3 miles
Beechwood Sacred Heart School	5 mins	1.5 miles
St Barnabas Church of England School	5 mins	1.6 miles
St James' Church of England School	6 mins	1.6 miles
The Wells Free School	8 mins	1.8 miles
Broadwater County Primary School	8 mins	2.3 miles
The Skinners' School	9 mins	2.5 miles
Tunbridge Wells Girls' Grammar School	11 mins	2.5 miles
Tunbridge Wells Grammar School for Boys	11 mins	2.9 miles
Weald of Kent Grammar School	11 mins	5.7 miles
The Judd School	13 mins	6.5 miles
Tonbridge School	16 mins	7.7 miles
Sevenoaks School	24 mins	13.4 miles
Walthamstow Hall School	25 mins	14.5 miles
Radnor House School	26 mins	17 miles

All travel times are approximate only and taken from www.google.co.uk/maps. Distances are from Hollyfields to destination by road. School places subject to entry criteria.

*School was built by Kent County Council. Places subject to availability and entry criteria. Ofsted rating outstanding, 19 March 2014.

Many of Kent's high-achieving primary and secondary schools are within a 26-minute drive of Hollyfields, including Sevenoaks School, and Tonbridge School, the renowned boys' public school.



*Subject to customer connectivity. BT broadband download speeds may vary. **St Peter's Church of England Primary School was built by Kent County Council. Places subject to availability and entry criteria. †Royal Tunbridge Wells train station is 1.2 miles from Hollyfields. †† The commuter bus travels to and from the train station Monday to Friday at commuter hours only. ‡Train times correct at time of print. Source: trainline.com