



# OAK GROVE

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**Hollyfields**

HAWKENBURY • ROYAL TUNBRIDGE WELLS

**Berkeley**  
Designed for life





# OAK GROVE



Introducing Oak Grove, an exclusive collection of two bedroom apartments in the tranquil countryside location of Hollyfields. This charming countryside location is just 1.2 miles from Royal Tunbridge Wells town centre with its wealth of retail, restaurants and excellent transport links. Located in the village of Hawkenbury, the development benefits from the nearby convenience stores.

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 brand 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.

\*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

The design of Oak Grove combines a natural blend of traditional Kentish architecture externally, with modern interior design touches. The apartment interiors are contemporary, light-filled and elegant. All are finished with meticulous attention to detail and an outstanding specification. All the apartments have allocated parking.

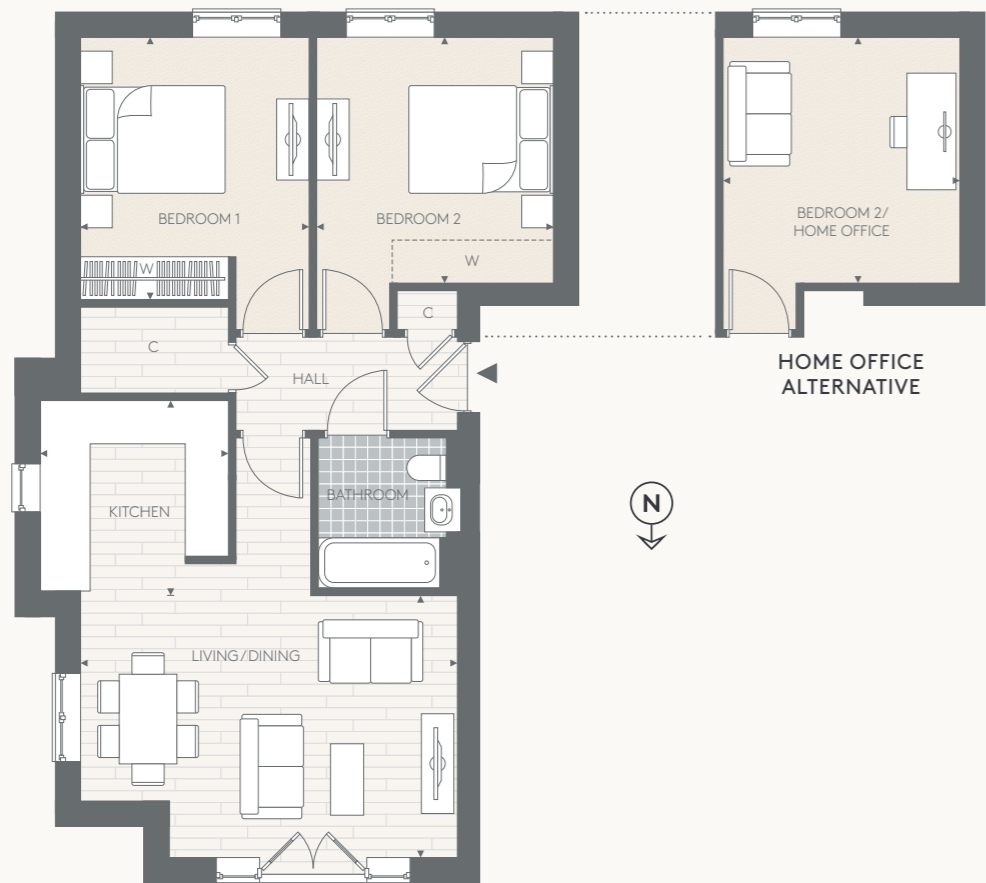


# TWO BEDROOM APARTMENT

**APARTMENT NUMBER**  
**176**

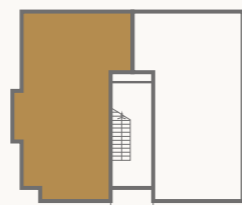
TOTAL AREA:  
65.3 SQ M / 703 SQ FT

Kitchen	2628mm x 2718mm	8' 7" x 8' 11"
Living / Dining	5253mm x 3656mm	17' 3" x 12' 0"
Bedroom 1	3186mm x 3660mm	10' 5" x 12' 0"
Bedroom 2 / Home Office	3302mm x 3434mm	10' 10" x 11' 3"



ELEVATION

GROUND FLOOR SHOWN BELOW



GF

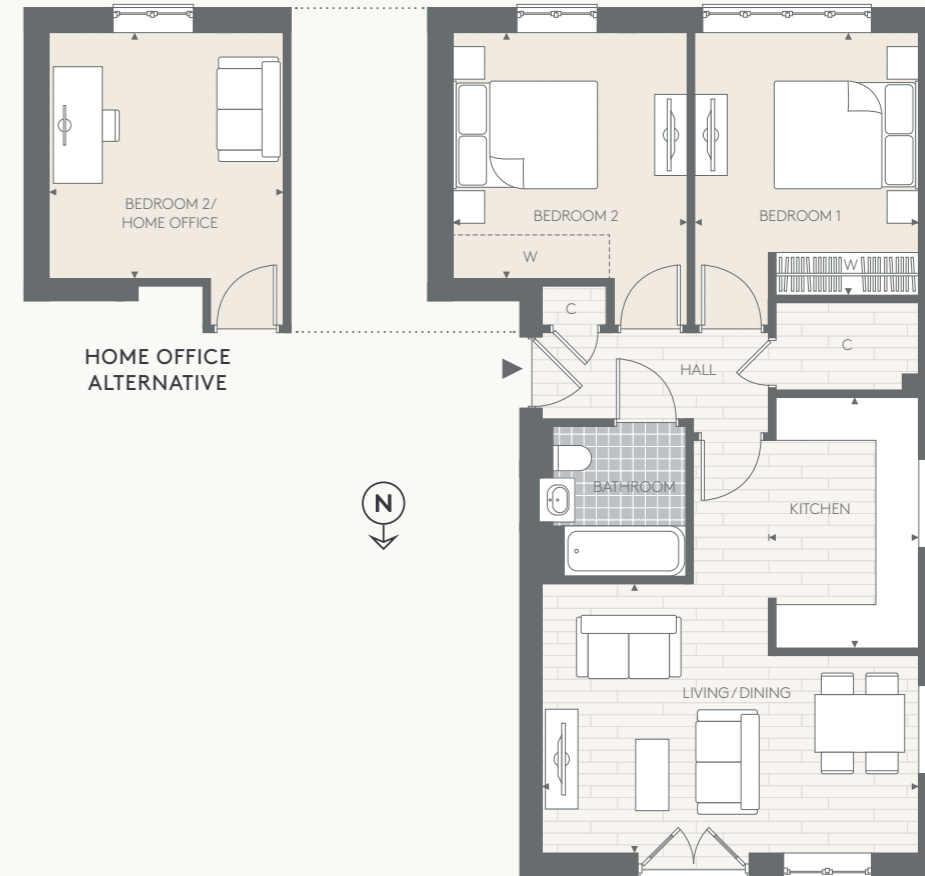
◄► Measurement Points W Wardrobe C Cupboard [W] Space for Wardrobe

# TWO BEDROOM APARTMENT

**APARTMENT NUMBERS**  
**177 & 179\***

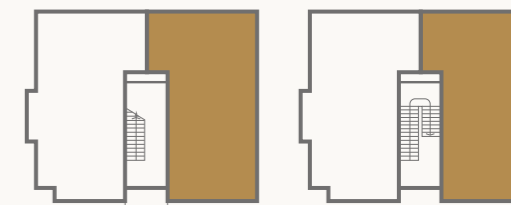
TOTAL AREA:  
64.4 SQ M / 693 SQ FT

Kitchen	2099mm x 3500mm	6' 11" x 11' 6"
Living/Dining	5252mm x 3756mm	17' 3" x 12' 4"
Bedroom 1	3125mm x 3660mm	10' 3" x 12' 0"
Bedroom 2 / Home Office	3277mm x 3434mm	10' 9" x 11' 3"



ELEVATION

GROUND FLOOR AND FIRST FLOOR SHOWN BELOW



GF

FF

◄► Measurement Points W Wardrobe C Cupboard [W] Space for Wardrobe

\* Plot 179 has a Juliette balcony

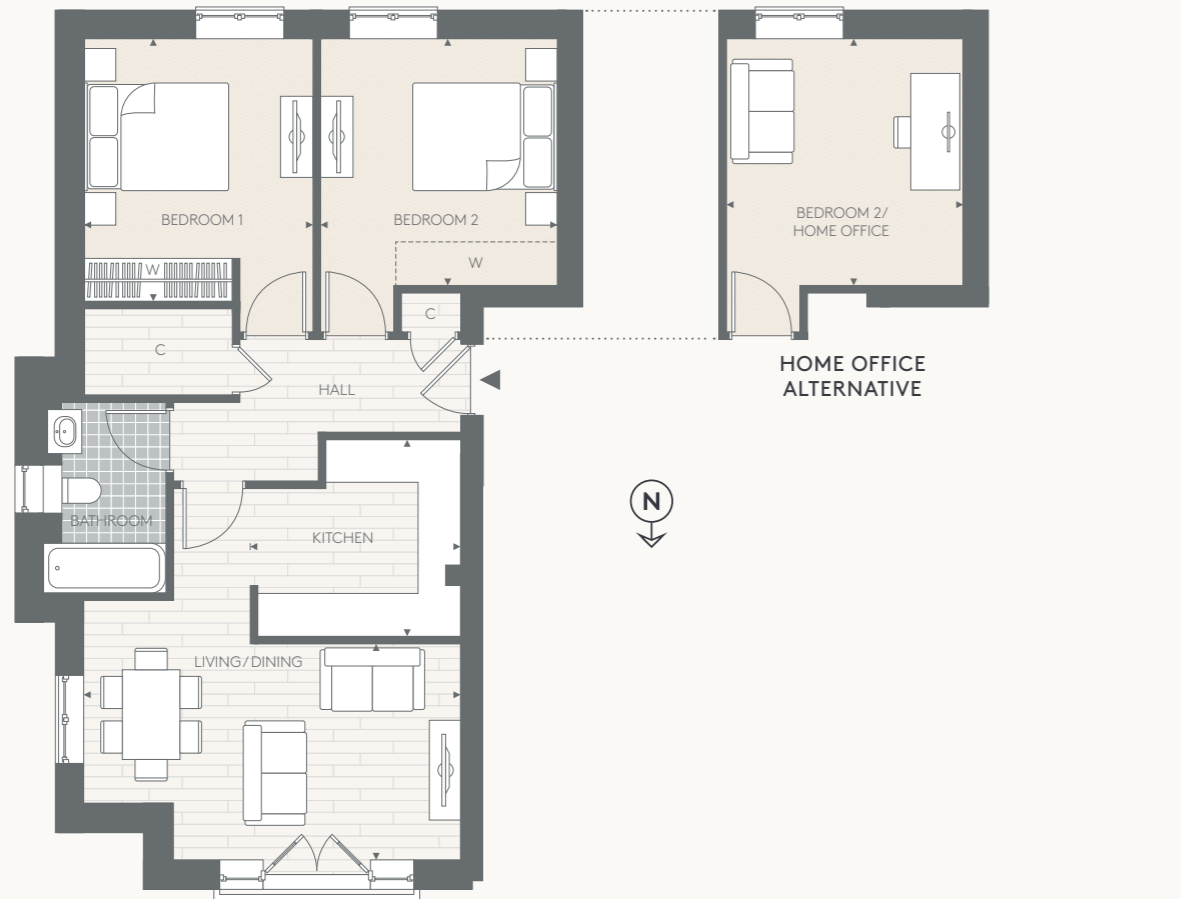


# TWO BEDROOM APARTMENT

**APARTMENT NUMBER**  
**178**

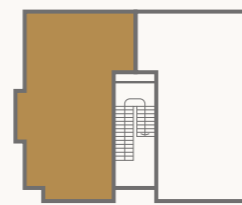
TOTAL AREA:  
65.3 SQ M / 703 SQ FT

Kitchen	2946mm x 2741mm	9' 8" x 9' 0"
Living/Dining	5252mm x 3013mm	17' 3" x 9' 11"
Bedroom 1	3191mm x 3660mm	10' 6" x 12' 0"
Bedroom 2 / Home Office	3303mm x 3434mm	10' 0" x 11' 3"



ELEVATION

FIRST FLOOR SHOWN BELOW



FF

◀▶ Measurement Points W Wardrobe C Cupboard [W] Space for Wardrobe

# SPECIFICATION

## KITCHEN

- Matt finish cabinet doors in a choice of colours and profiles\*
- Soft-close cabinet doors and drawers
- Handles to base and tall cabinets
- 40mm laminate worktops
- Glass splashback behind hob with laminate upstands elsewhere
- Stainless steel, single bowl inset sink and stylish polished chrome mixer tap
- Integrated waste separation recycling bins
- Bosch built-in single oven
- Bosch compact oven with microwave
- Bosch 4-zone induction hob
- Siemens telescopic extractor
- Built-in fridge freezer
- Bosch fully integrated dishwasher
- Recessed LED strip lighting to underside of wall cabinets
- Space and plumbing for washing machine/washer dryer

## BATHROOM

- Villeroy & Boch inset basin and basin waste
- Vado single lever polished chrome basin mixer
- Bespoke vanity unit with soft-close door
- Full height mirror behind basin with feature LED downlights
- WC with soft-close seat cover and concealed cistern with dual flush
- Luxury enamelled steel bath with glass screen and bath panel
- Thermostatic bath/shower controls
- Multi-function slide rail shower kit
- Chrome robe hook and paper holder
- Heated chrome towel radiator
- Stylish floor tiles
- Full height tiling to walls above bath. Half height tiling to sanitaryware wall. Tiled skirting and painted finish to remaining walls

## INTERIOR FINISHES

- White painted solid core doors
- Chrome door furniture
- White painted skirting boards and architraves
- Wire shelving system to linen cupboard (where applicable)
- Contemporary wood-effect laminate flooring to hallway, hall cupboards and kitchen/living/dining room
- Luxury carpet fitted to bedrooms
- Bespoke fitted wardrobes to bedroom 1 with finger pull handles. Internal fittings include mirror to rear of door, hanging rail and shelf with LED strip lighting

## HOME ENTERTAINMENT

- Wiring for Sky Q (subject to future purchaser subscription) to living area and bedrooms
- Television point provided to living area and bedrooms
- Telephone point provided to hall cupboard and living area

## ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen and bathroom
- Pendant lights to bedrooms and living/dining area
- Main 'on/off' light switch adjacent to front door
- 2-way light switch to bedroom 1
- Dimmer switch to living area
- Chrome switch plates and sockets at high level, white sockets at low level
- USB socket to kitchen, living area and bedroom 1
- Shaver socket to bathroom

## HEATING & HOT WATER

- Gas boiler central heating and hot water system
- Mechanical ventilation system

## EXTERNAL

- Allocated parking space to all apartments

## COMMUNAL AREAS

- Fitted carpet to corridors and staircases
- Cycle storage
- Bin storage

## SECURITY & PEACE OF MIND

- 10-year Premier guarantee
- Mains fed smoke/heat/CO detectors
- Chain and spy hole to apartment entrance door
- Video entry system linked to main entrance doors
- 2-year Berkeley warranty with our dedicated customer service team

Floorplans shown for Hollyfields 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. Electrical positions shown are indicative only. Please ask our Sales Consultants 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.

For the detailed specification, please contact our Sales Consultants. 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 timeframes, availability and change.

## CONTACT US

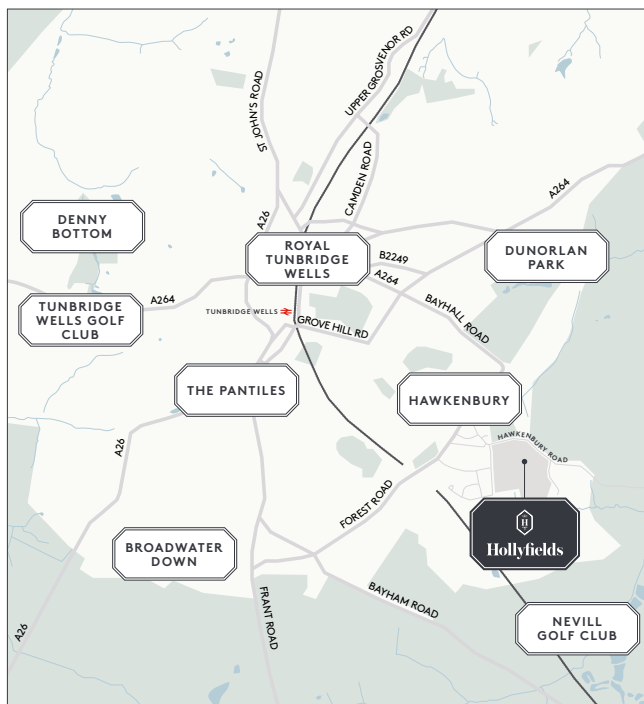
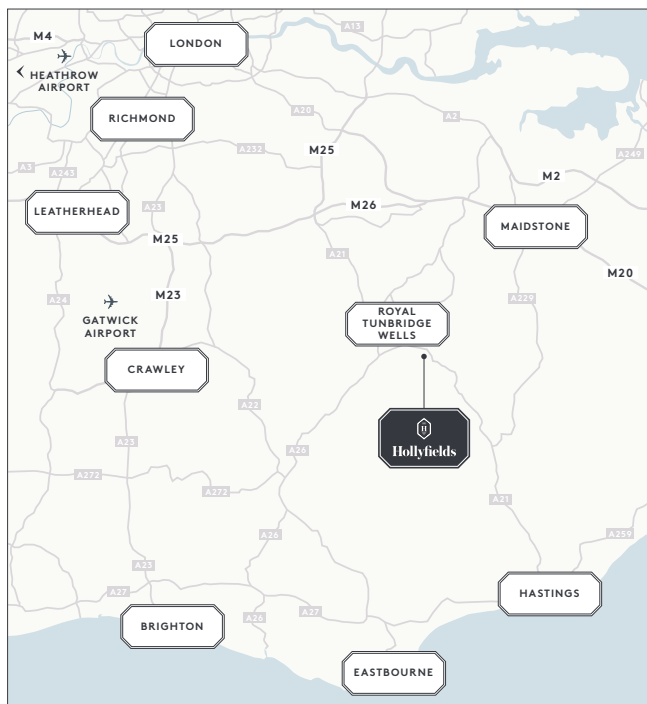
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[hollyfields@berkeleygroup.co.uk](mailto:hollyfields@berkeleygroup.co.uk)

Open daily 10am – 5pm

T: 01892 886991



### How to find us

Hollyfields is located on Hawkenbury Road, off Forest Road.

From Junction 5 of the M25, take the A21 Sevenoaks bypass and turn off onto the A264 to Royal Tunbridge Wells. Pass Dunorlan Park and turn left onto Bayhall Road. Continue onto Forest Road and then turn left onto Hawkenbury Road. Alternatively, from Sevenoaks, head South on the A225 to the A21 and follow the above directions.

Sat Nav postcode: TN2 5BW

OUR VISION  
**2030**  
TRANSFORMING TOMORROW

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Gold 2022

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Designed for life

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