



# THE ORCHARDS

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**Hollyfields**

HAWKENBURY • ROYAL TUNBRIDGE WELLS

**Berkeley**  
Designed for life



## WELCOME TO HOLLYFIELDS

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Introducing The Orchards, an exclusive collection of one, two and three bedroom apartments in the tranquil development of Hollyfields. 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. 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.

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

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.







## THE ORCHARDS



The Orchards is located in the heart of Hollyfields close to one of the picturesque ponds, surrounded by the relaxing communal gardens.

In keeping with many of the homes at Hollyfields, The Orchards evokes the traditional local vernacular, with decorative brickwork and tile hanging to give the building distinctive character.

Each of the apartments has a private balcony or terrace, reached through double doors opening from the open plan kitchen/dining/living room. In the two and three bedroom apartments, the second bedroom could also be used as a

home office, ideal for those who choose to work from home. The interiors are contemporary, light-filled and elegant. All are finished with meticulous attention to detail and a modern specification. The kitchens have a full range of appliances, while the bathrooms are luxurious spaces with bespoke vanity units and quality sanitaryware. Wood-effect flooring, bespoke fitted wardrobes to bedroom one, and luxury bedroom carpets all add to the stylish and sophisticated finish of the apartments.

All the apartments have allocated parking.







# LOORPLANS

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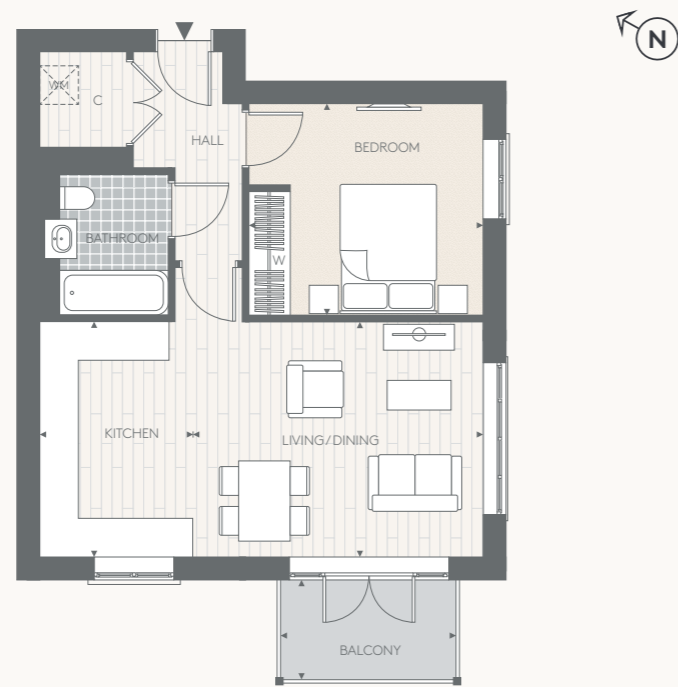
NATURALLY

# ONE BEDROOM APARTMENT

**APARTMENT NUMBER**  
**246**

TOTAL AREA:  
548 SQ FT / 51 SQ M

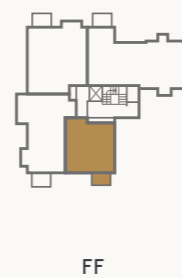
Kitchen	2380mm x 3661mm	7' 8" x 12' 0"
Living / Dining	4522mm x 3661mm	14' 8" x 12' 0"
Bedroom	3652mm x 3304mm	11' 9" x 10' 8"
Balcony	2894mm x 1465mm	9' 4" x 4' 8"



ELEVATION



FIRST FLOOR SHOWN BELOW



FF

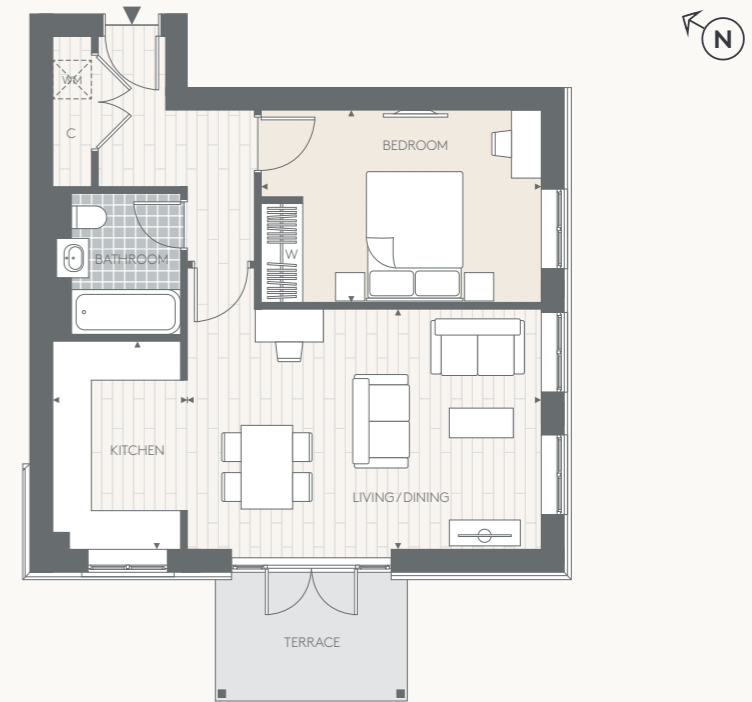
◄► Measurement Points W Wardrobe C Cupboard WM Space for Washing Machine

# ONE BEDROOM APARTMENT

**APARTMENT NUMBER**  
**237**

TOTAL AREA:  
582 SQ FT / 54.1 SQ M

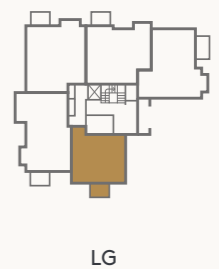
Kitchen	2100mm x 3250mm	6' 8" x 10' 6"
Living / Dining	5515mm x 3750mm	18' 0" x 12' 3"
Bedroom	4365mm x 3005mm	14' 3" x 9' 8"



ELEVATION



LOWER GROUND FLOOR SHOWN BELOW



LG

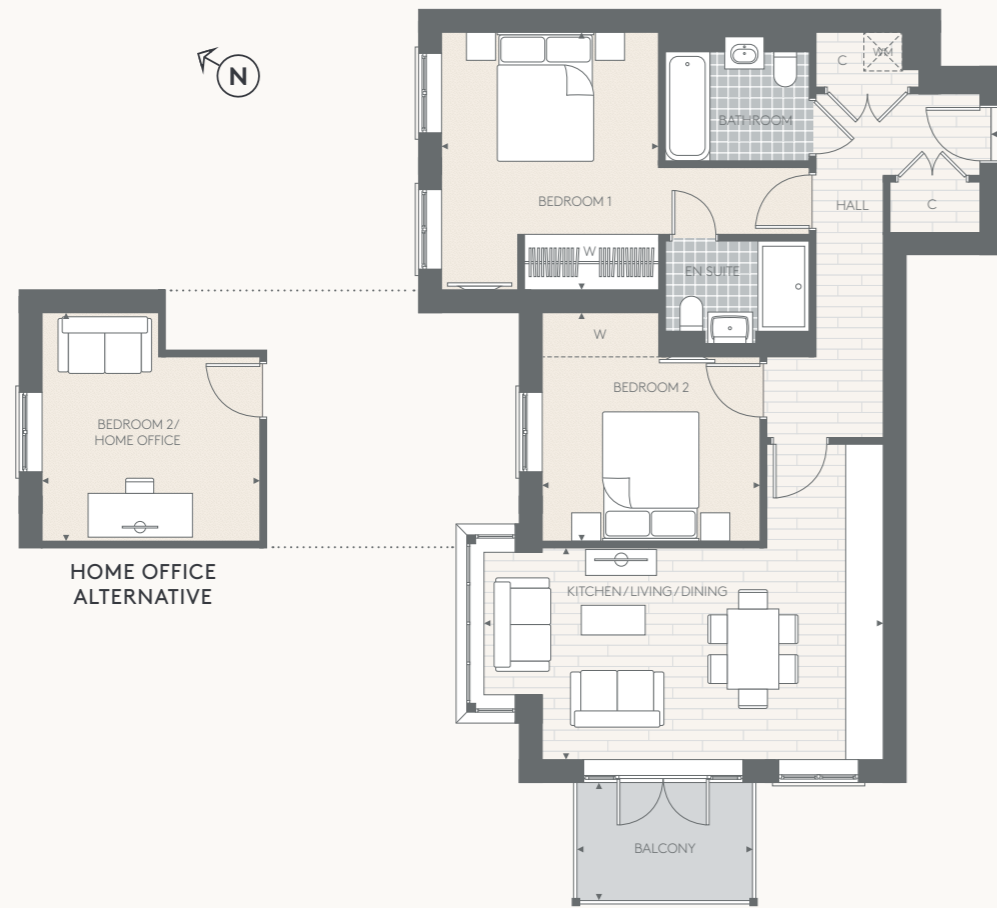
◄► Measurement Points W Wardrobe C Cupboard WM Space for Washing Machine

# TWO BEDROOM APARTMENT

**APARTMENT NUMBER**  
**247**

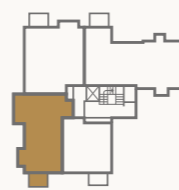
TOTAL AREA:  
779 SQ FT / 72.4 SQ M

Kitchen / Living / Dining	6218mm x 3303mm	20' 4" x 10' 8"
Bedroom 1	3390mm x 4013mm	11' 1" x 13' 1"
Bedroom 2 / Home Office	3395mm x 3567mm	11' 1" x 11' 7"
Balcony	2894mm x 1926mm	9' 4" x 6' 3"



ELEVATION

FIRST FLOOR SHOWN BELOW



FF

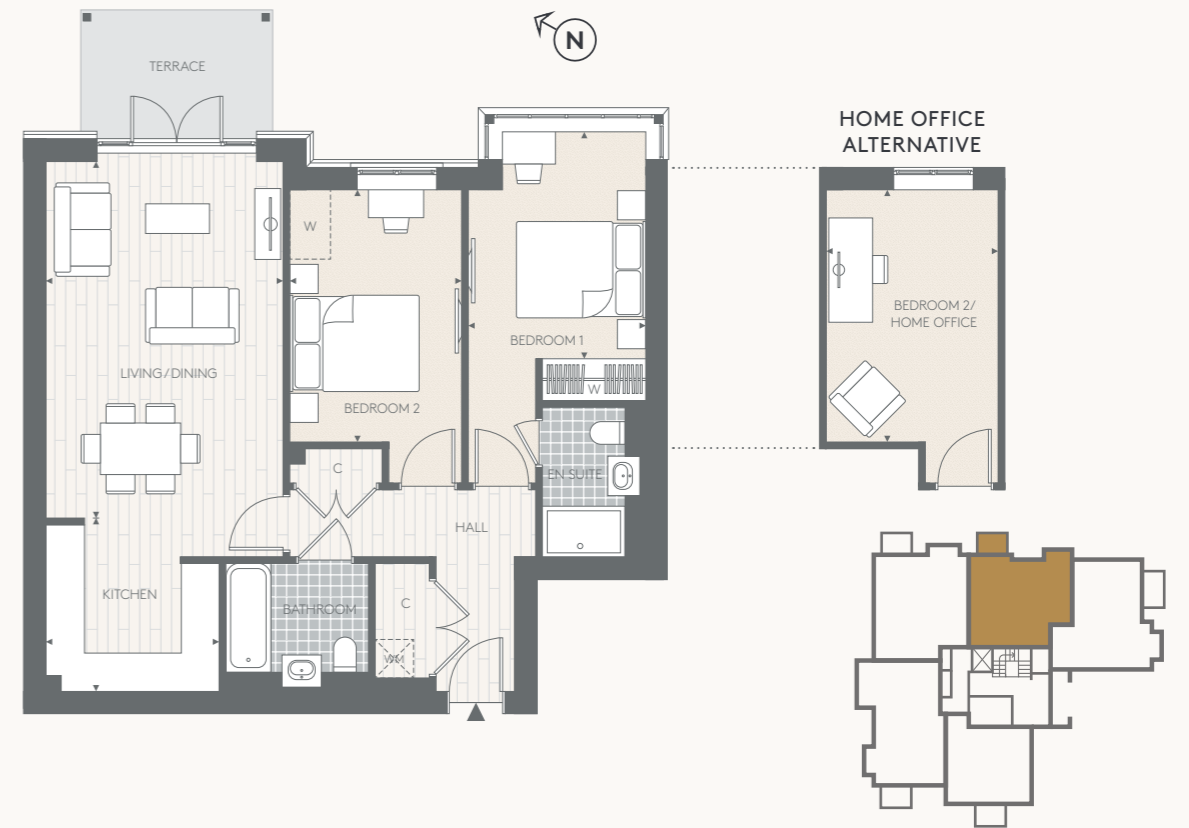
◄► Measurement Points W Wardrobe C Cupboard WM Space for Washing Machine [W] Space for Wardrobe

# TWO BEDROOM APARTMENT

**APARTMENT NUMBERS**  
**240 & 244\***

TOTAL AREA:  
778 SQ FT / 72.3 SQ M

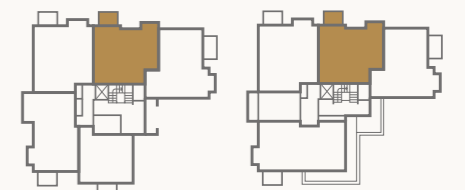
Kitchen	2703mm x 2700mm	8' 8" x 8' 8"
Living / Dining	3703mm x 5575mm	12' 1" x 18' 2"
Bedroom 1	2750mm x 3835mm	9' 0" x 12' 5"
Bedroom 2 / Home Office	2675mm x 3930mm	8' 7" x 12' 8"
Balcony (Apartment 244)	2894mm x 1935mm	9' 4" x 6' 3"



\*Apartment 244 has a balcony in place of terrace area

ELEVATION

LOWER GROUND AND UPPER GROUND FLOORS SHOWN BELOW



LG

UG

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



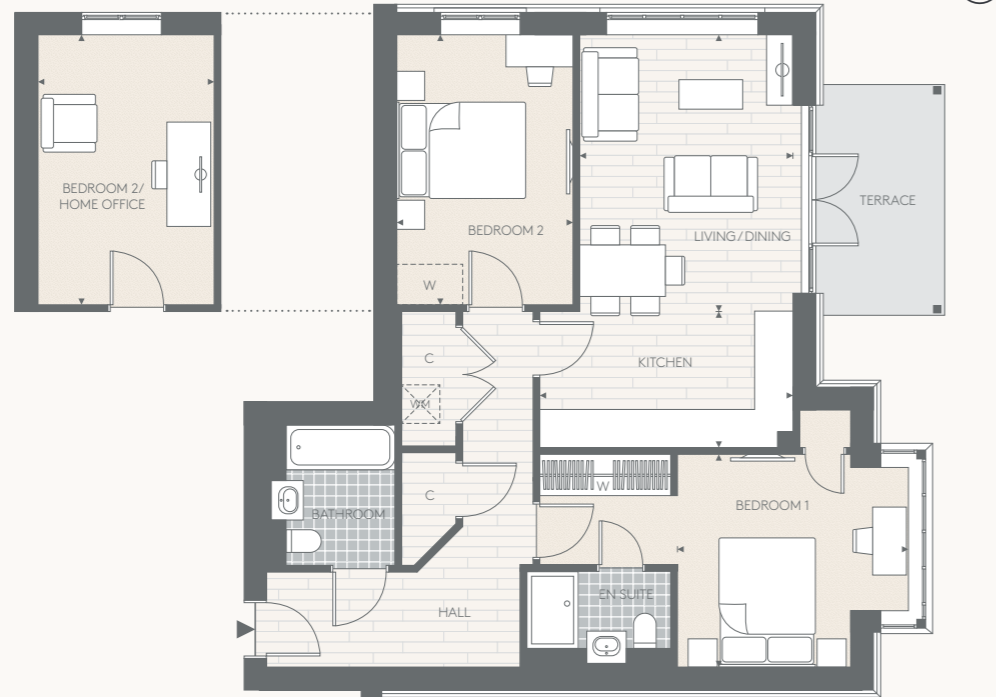
# TWO BEDROOM APARTMENT

**APARTMENT NUMBERS**  
241 & 245\*

TOTAL AREA:  
796 SQ FT / 74.0 SQ M

Kitchen	3948mm x 2131mm	12' 9" x 6' 9"
Living / Dining	3325mm x 4310mm	10' 9" x 14' 1"
Bedroom 1	3600mm x 3329mm	11' 8" x 10' 9"
Bedroom 2 / Home Office	2750mm x 4210mm	9' 0" x 13' 8"
Balcony (Apartment 245)	3500mm x 1960mm	11' 4" x 6' 4"

HOME OFFICE ALTERNATIVE

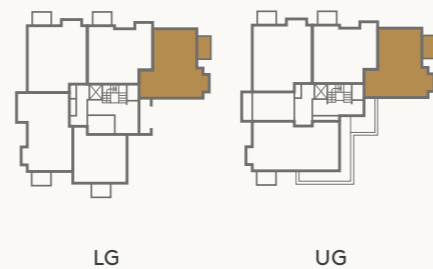


\*Apartment 245 has a balcony in place of terrace area

ELEVATION



LOWER GROUND AND UPPER GROUND FLOORS SHOWN BELOW



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

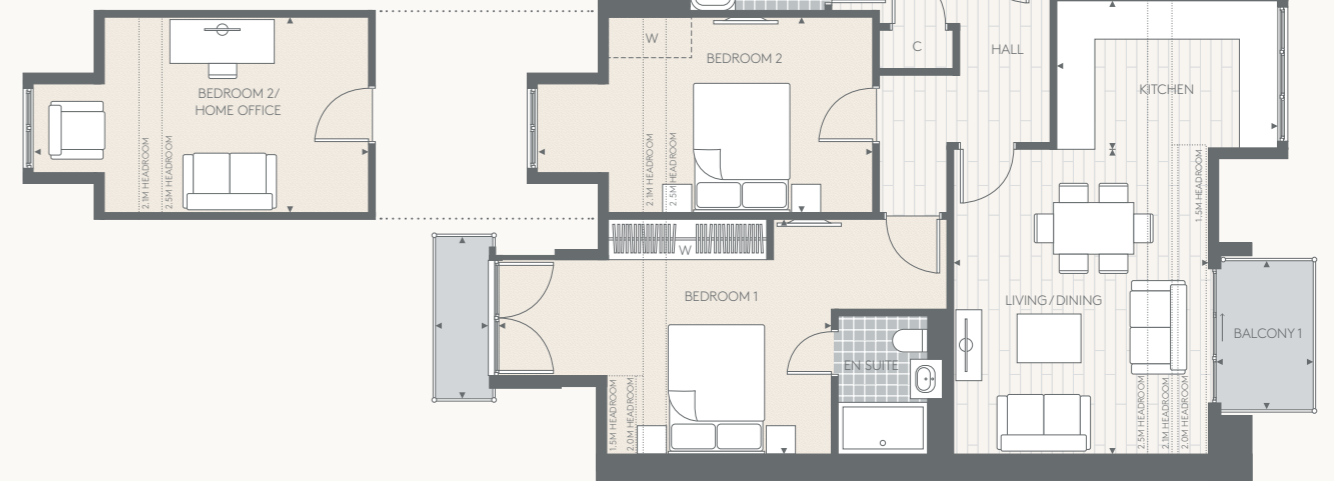
# TWO BEDROOM APARTMENT

**APARTMENT NUMBER**  
250

TOTAL AREA:  
804 SQ FT / 74.7 SQ M

Kitchen	3444mm x 2300mm	11' 2" x 7' 5"
Living / Dining	3974mm x 4765mm	13' 0" x 15' 6"
Bedroom 1	5183mm x 3659mm	17' 0" x 12' 0"
Bedroom 2 / Home Office	5225mm x 3046mm	17' 1" x 9' 9"
Balcony 1	2400mm x 1477mm	7' 8" x 4' 8"
Balcony 2	2736mm x 922mm	8' 9" x 3' 0"

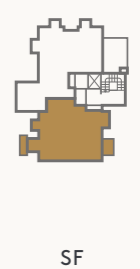
HOME OFFICE ALTERNATIVE



ELEVATION



SECOND FLOOR SHOWN BELOW



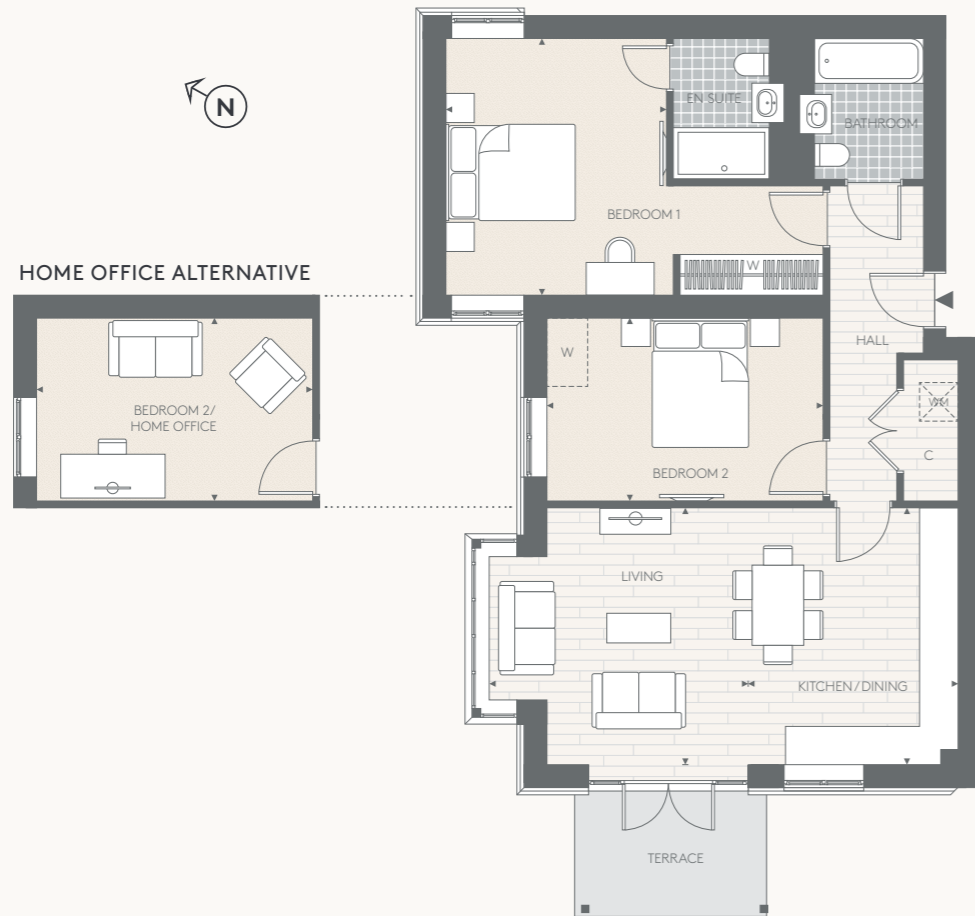
◀▶ Measurement Points W Wardrobe C Cupboard WM Space for Washing Machine [W] Space for Wardrobe ●●● Reduced Ceiling Height

# TWO BEDROOM APARTMENT

**APARTMENT NUMBER**  
**238**

TOTAL AREA:  
840 SQ FT / 78.1 SQ M

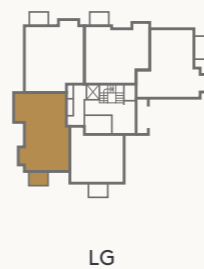
Kitchen / Dining	3268mm x 4025mm	10' 7" x 13' 2"
Living	4038mm x 4025mm	13' 2" x 13' 2"
Bedroom 1	3440mm x 4013mm	11' 2" x 13' 1"
Bedroom 2 / Home Office	4298mm x 2858mm	14' 1" x 9' 3"



ELEVATION



LOWER GROUND FLOOR SHOWN BELOW



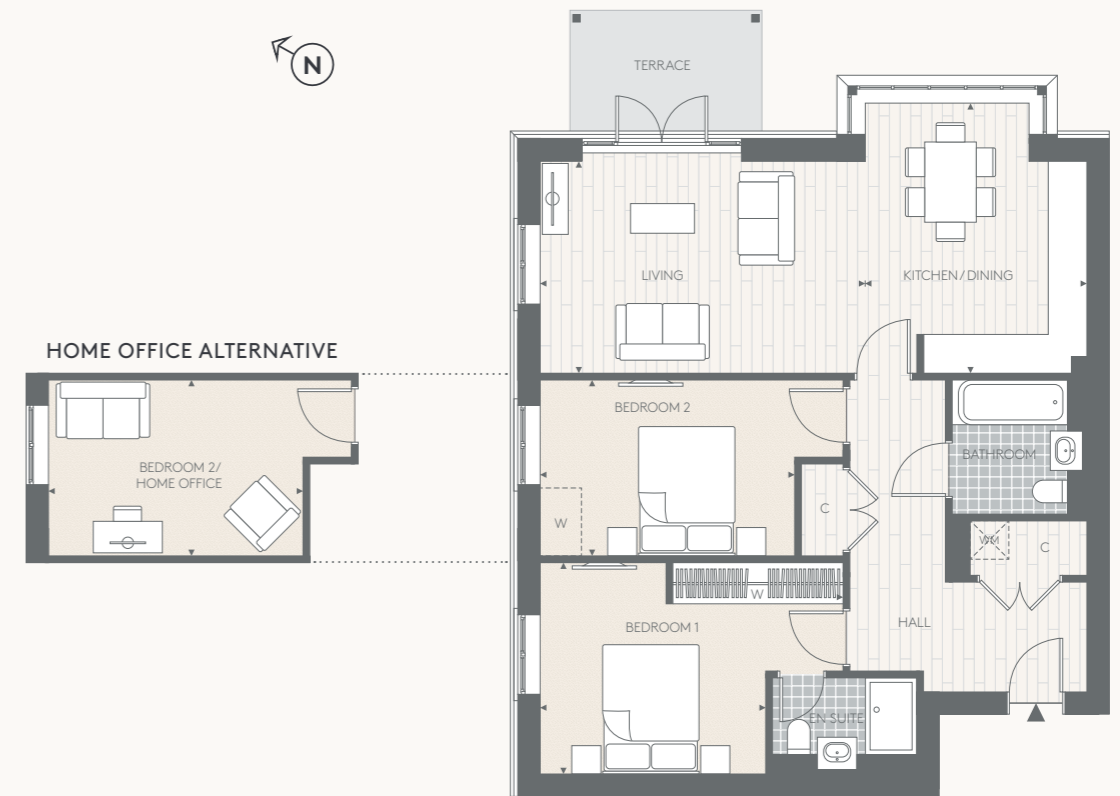
◄► Measurement Points W Wardrobe C Cupboard WM Space for Washing Machine [W] Space for Wardrobe

# TWO BEDROOM APARTMENT

**APARTMENT NUMBERS**  
**239, 243\* & 248\***

TOTAL AREA:  
863 SQ FT / 80.2 SQ M

Kitchen / Dining	3345mm x 3308mm	10' 9" x 10' 8"
Living	5062mm x 3308mm	16' 6" x 10' 8"
Bedroom 1	4718mm x 3297mm	15' 4" x 10' 8"
Bedroom 2 / Home Office	4718mm x 2750mm	15' 4" x 9' 0"
Balcony (Apartments 243 & 248)	2889mm x 1930mm	9' 4" x 6' 3"

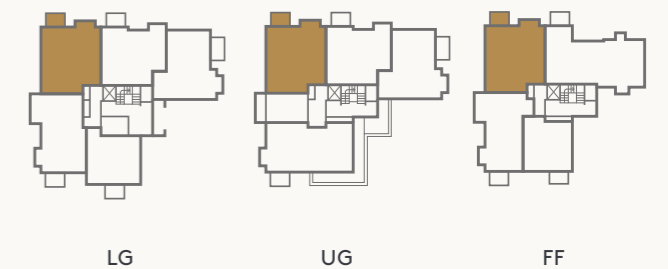


\*Apartments 243 & 248 have a balcony in place of terrace area

ELEVATION



LOWER GROUND, UPPER GROUND AND FIRST FLOORS SHOWN BELOW



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

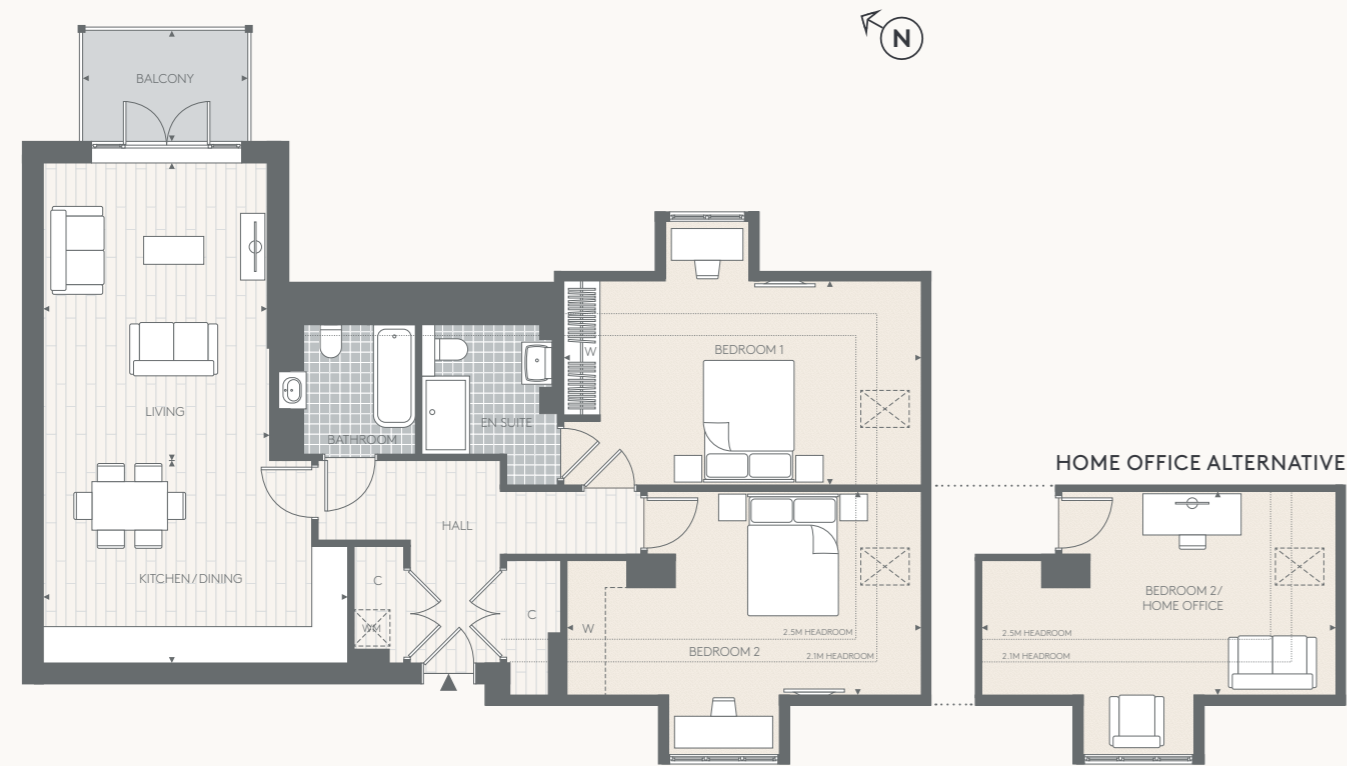


# TWO BEDROOM APARTMENT

**APARTMENT NUMBER**  
**249**

TOTAL AREA:  
921 SQ FT / 85.6 SQ M

Kitchen / Dining	5030mm x 3345mm	16' 5" x 10' 9"
Living	3703mm x 4930mm	12' 1" x 16' 1"
Bedroom 1	5920mm x 3381mm	19' 4" x 11' 0"
Bedroom 2 / Home Office	5870mm x 3381mm	19' 2" x 11' 0"
Balcony	2894mm x 1935mm	9' 4" x 6' 3"



ELEVATION

FIRST FLOOR SHOWN BELOW



FF

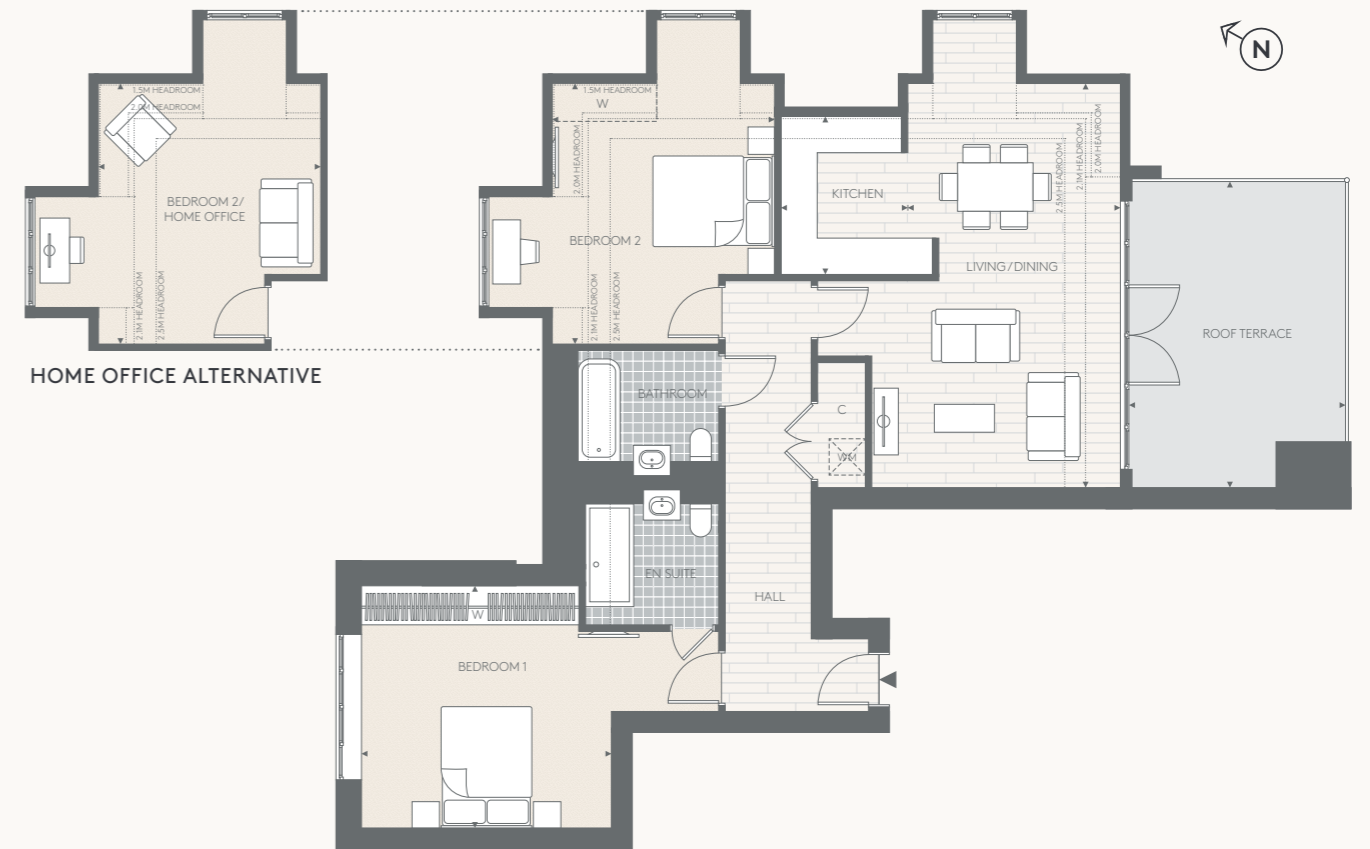
◄► Measurement Points W Wardrobe C Cupboard WM Space for Washing Machine [W] Space for Wardrobe [X] Skylight

# TWO BEDROOM APARTMENT

**APARTMENT NUMBER**  
**251**

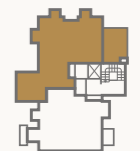
TOTAL AREA:  
932 SQ FT / 86.6 SQ M

Kitchen	2100mm x 2620mm	6' 8" x 8' 5"
Living / Dining	3520mm x 6695mm	11' 5" x 21' 9"
Bedroom 1	4140mm x 4013mm	13' 5" x 13' 1"
Bedroom 2 / Home Office	3685mm x 4319mm	12' 0" x 14' 1"
Roof Terrace	5168mm x 3542mm	16' 9" x 11' 7"



ELEVATION

SECOND FLOOR SHOWN BELOW



SF

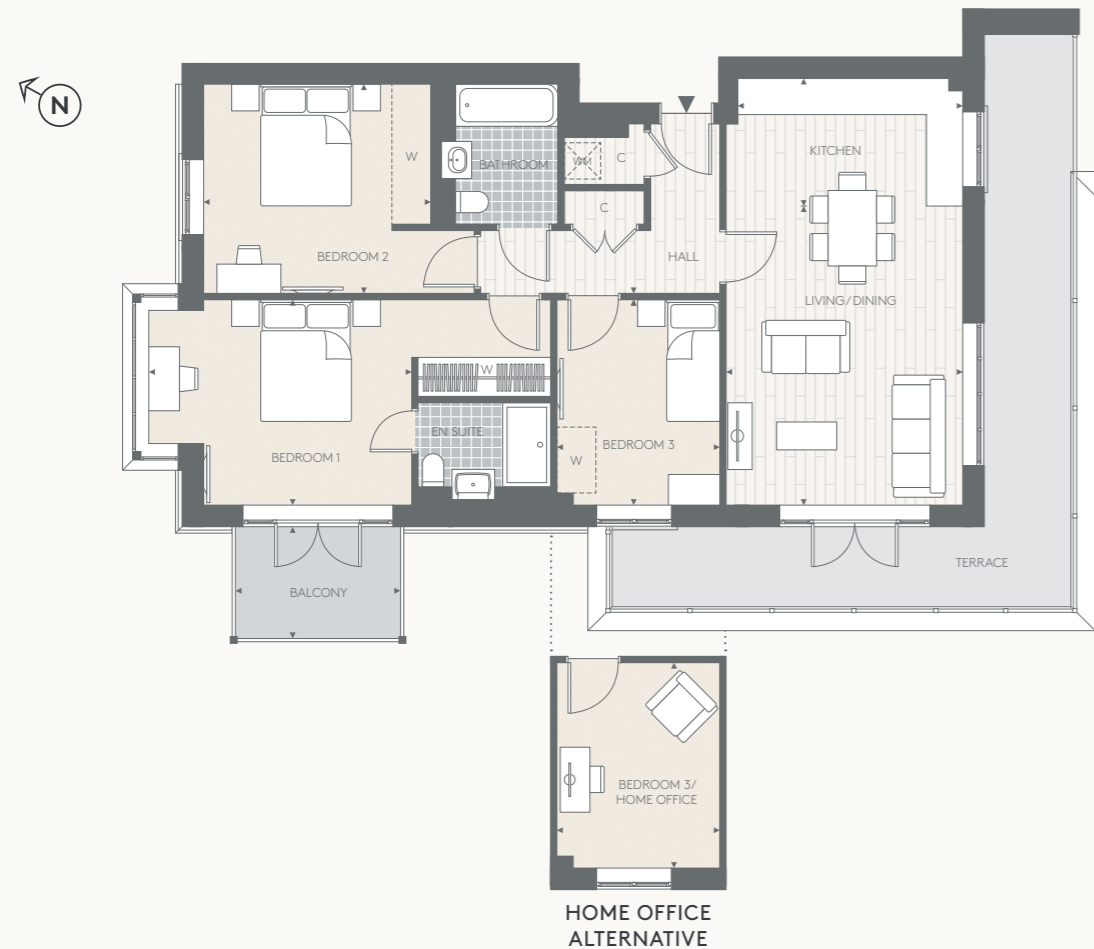
◄► Measurement Points W Wardrobe C Cupboard WM Space for Washing Machine [W] Space for Wardrobe

# THREE BEDROOM APARTMENT

APARTMENT NUMBER  
**242**

TOTAL AREA:  
945 SQ FT / 87.8 SQ M

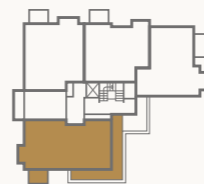
Kitchen	3920mm x 2100mm	12' 8" x 6' 8"
Living / Dining	3920mm x 4963mm	12' 8" x 16' 2"
Bedroom 1	4196mm x 3401mm	13' 7" x 11' 1"
Bedroom 2	3765mm x 3468mm	12' 3" x 11' 3"
Bedroom 3 / Home Office	2699mm x 3401mm	8' 8" x 11' 1"
Balcony	2894mm x 1935mm	9' 4" x 6' 3"



ELEVATION



UPPER GROUND FLOOR SHOWN BELOW



UG

◀▶ Measurement Points W Wardrobe C Cupboard WM Space for Washing Machine [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

## UTILITY CUPBOARD

- 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

## BEDROOM 1 EN SUITE (2 & 3 BEDROOM APARTMENTS ONLY)

- Mirrored wall cabinet with internal shelving and shaver socket
- Feature cantilever shelf for washbasin with Vado wall mounted basin mixer
- WC with soft-close seat cover and concealed cistern with dual flush
- Low profile shower tray and glass screen
- Thermostatic 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 in shower enclosure and sanitaryware walls. Feature wall tiling to recess behind basin. 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, bathroom and en suite
- 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 and en suite

## HEATING & HOT WATER

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

## EXTERNAL

- Allocated car port and/or parking space to all apartments

## COMMUNAL AREAS

- Lift access to all floors
- 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.



## 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 WELLBEING 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 NHBC 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.



Proud members of the Berkeley Group of companies

**Berkeley**  
Designed for life

**St Edward**  
Designed for life

**St George**  
Designed for life

**St James**  
Designed for life

**St Joseph**  
Designed for life

**St William**  
Designed for life



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## CONTACT US

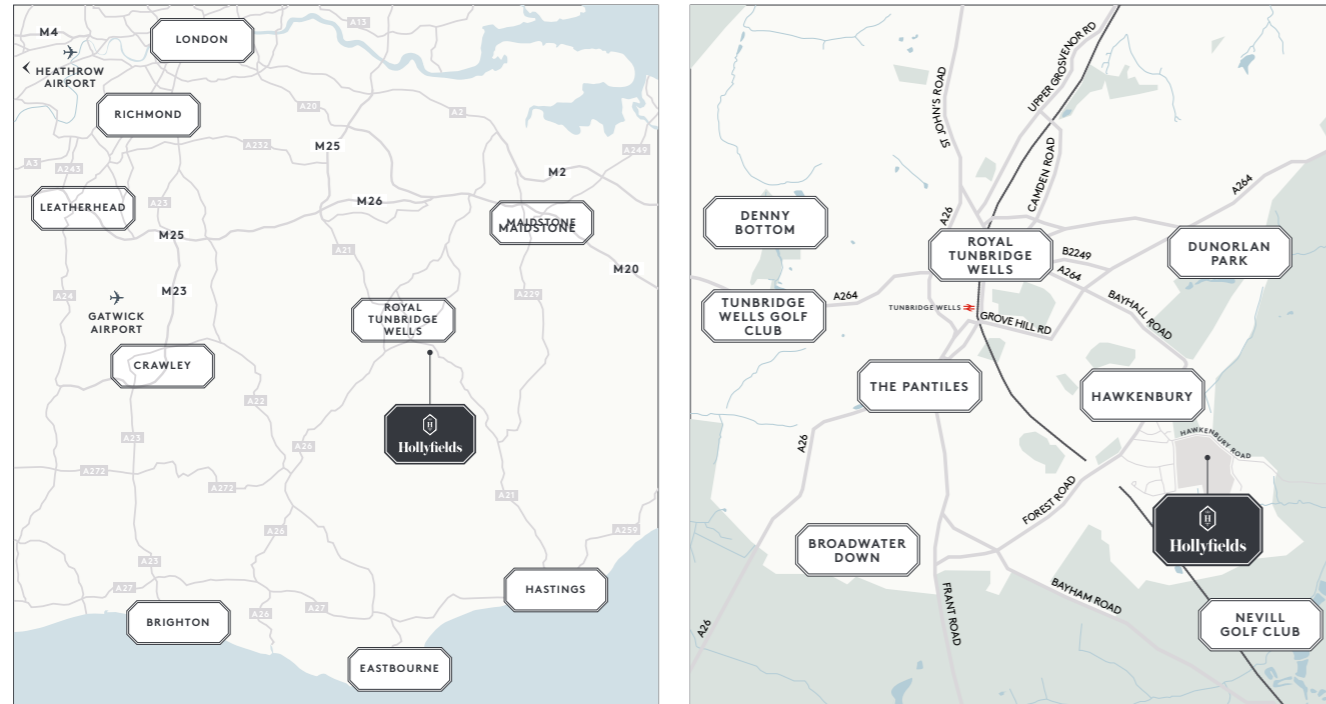
Berkeley  
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Tunbridge Wells TN2 5BW

For more information please visit our  
website or contact our Sales Team:

[www.hollyfields-hawkenbury.co.uk](http://www.hollyfields-hawkenbury.co.uk)  
[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

**Berkeley**  
Group  
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Berkeley Group of companies

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Hollyfields Phase 2 application number 16/07023/HYBRID was granted planning permission on 20th February 2017, application number 18/03951/FULL was granted planning permission on 3rd September 2019 and application number 20/01306/FULL was granted planning permission on 22nd February 2021. All planning applications were approved by Tunbridge Wells Borough Council. Through the purchase of a property at Hollyfields, the buyer is acquiring an apartment with a 999 year leasehold. Like any investment, purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully. If in doubt, please seek independent professional advice before making a purchase decision. Disclaimer: Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Photography of Hollyfields, Hawkenbury are indicative only.







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