

# OAKHILL

HILDENBOROUGH | KENT



## OAKHILL HOUSE

AN EXCLUSIVE COLLECTION  
OF APARTMENTS WITHIN A GRADE II  
LISTED BUILDING

**Berkeley**  
Designed for life



Built in 1804, Oakhill House has been at the heart of Hildenborough village life for generations: with the list of notable residents including a well-known local political figure, a Naval Commander, and Sir. Winston Churchill's dentist. Now, this Grade II listed Georgian mansion has been converted into an exclusive collection of one and two bedroom apartments surrounded by mature landscaped gardens – a unique opportunity to make this beautiful Georgian property your home.

Step inside to discover these elegant homes, where exceptional design and subtle nods to traditional British style enhance the historic splendour with a modern touch.

Outside your window, the idyllic Kentish countryside unfolds. A large part of Oakhill's 30 acre estate is a country park, offering picturesque views and walking trails right on your doorstep. The estate experience is completed by the private Residents' Club with a cinema, gym, padel court, BBQ area and a spacious co-working space.

The enchanting towns of Sevenoaks and Royal Tunbridge Wells are 6 and 9 miles away, respectively. With trains to London Bridge in just 32 minutes from Hildenborough.

Immerse yourself in the rich history of Oakhill while embracing the finest aspects of modern living, all set within a tranquil rural getaway in the scenic Garden of England.

Source: Google maps. Travel time from Hildenborough is approximate only. Source: Trainline.com.

















YOUR  
PRIVATE  
VIEW

From the secluded woodlands to the Kentish countryside beyond, the natural world is front of stage at Oakhill House.

It's an evolving theatre of changing seasons, flourishing wildlife, and blossoming landscape. Step out of your home into carefully tended grounds and an expansive country park.



Computer generated map of Oakhill. Indicative only.

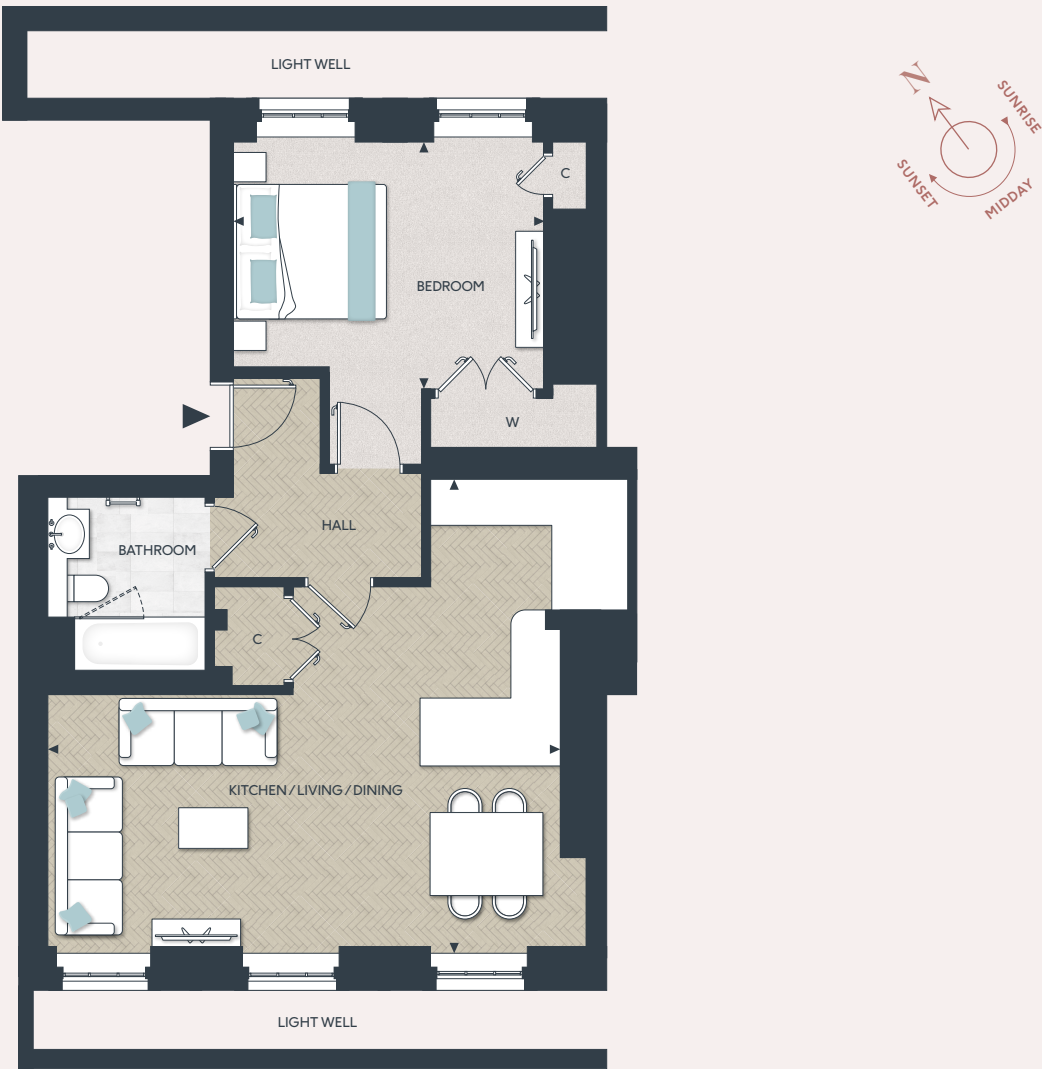


# ONE BEDROOM APARTMENT

## APARTMENT 134

FLOOR: LOWER GROUND

TOTAL AREA: 62.8 SQ M 676 SQ FT

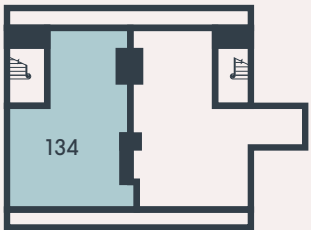


### ROOM DIMENSIONS

KITCHEN / LIVING / DINING  
6.26M X 6.87M 20' 6" X 22' 6"

BEDROOM  
3.26M X 4.65M 10' 8" X 15' 3"

### BASEMENT



### KEY

◀▶ Measurement Points W Wardrobe  
C Cupboard SW Space for Wardrobe

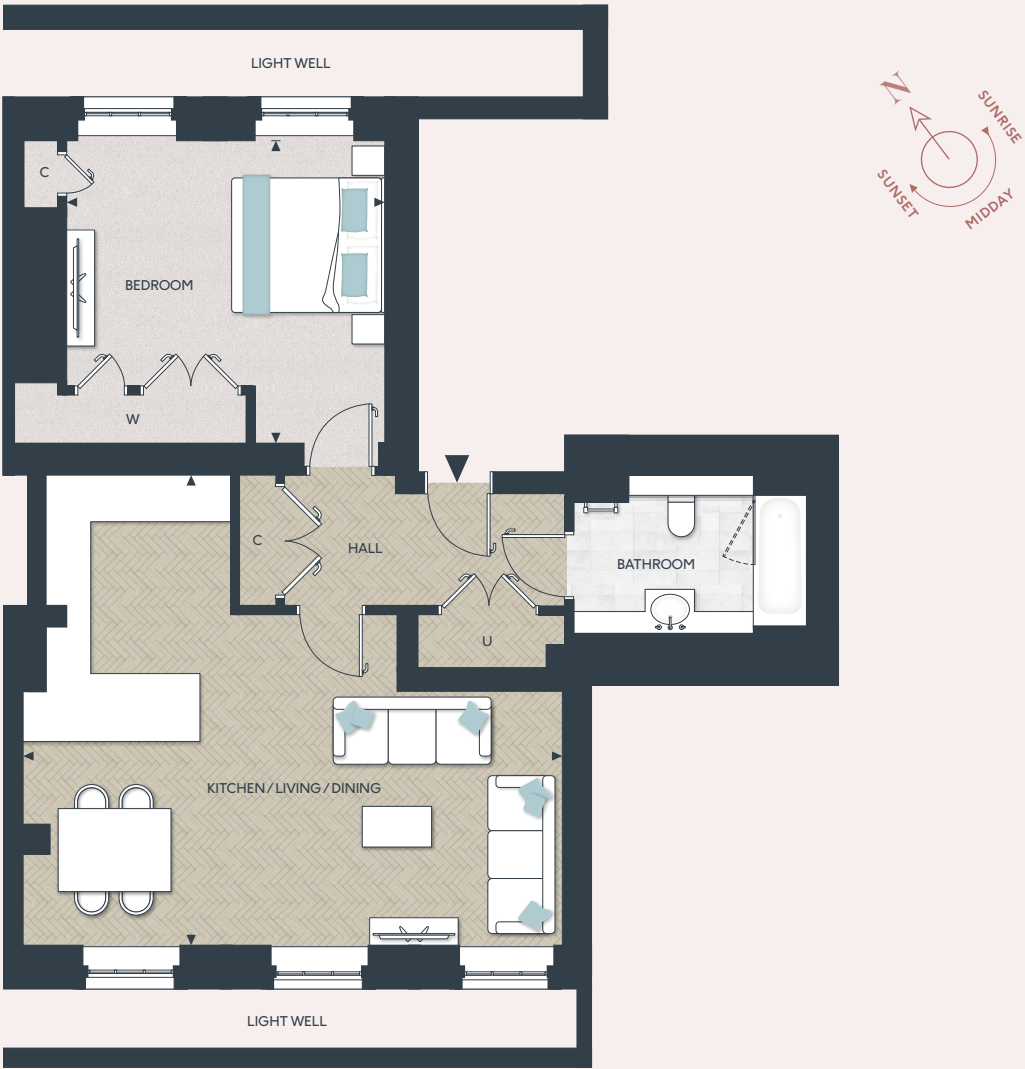
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Garden and patio sizes may vary. Electrical positions shown are indicative only. Please ask Sales Consultant 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.

# ONE BEDROOM APARTMENT

## APARTMENT 135

FLOOR: LOWER GROUND

TOTAL AREA: 63.3 SQ M 681.3 SQ FT

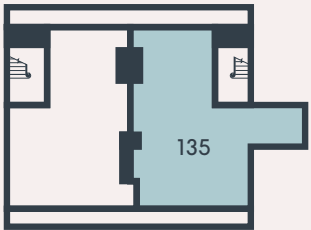


### ROOM DIMENSIONS

KITCHEN / LIVING / DINING  
6.26M X 7.13M 20' 7" X 23' 5"

BEDROOM  
4.02M X 4.80M 13' 2" X 15' 9"

### BASEMENT



### KEY

◀▶ Measurement Points W Wardrobe C Cupboard  
SW Space for Wardrobe U Utility Cupboard

Floorplans shown 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. Garden and patio sizes may vary. Electrical positions shown are indicative only. Please ask Sales Consultant 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.



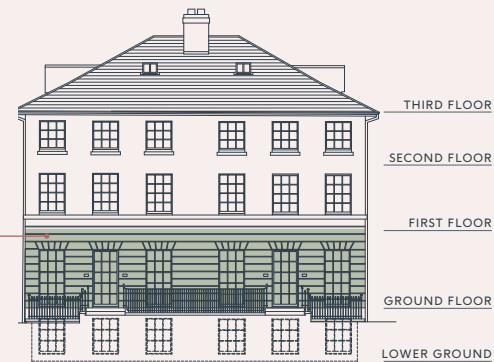
# TWO BEDROOM APARTMENT

## APARTMENT 136

FLOOR: GROUND

TOTAL AREA: 130.2 SQ M 1,402 SQ FT

APARTMENT 136



### ROOM DIMENSIONS

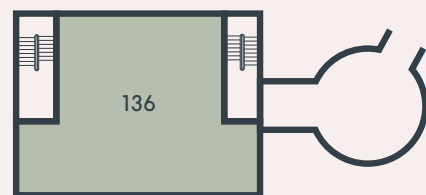
KITCHEN/LIVING  
4.18M X 6.75M 13' 9" X 22' 2"

LIVING  
4.07M X 4.36M 13' 4" X 14' 4"

BEDROOM 1  
4.18M X 6.89M 13' 9" X 22' 7"

BEDROOM 2  
3.33M X 4.74M 10' 11" X 15' 7"

### GROUND FLOOR



### KEY

◀▶ Measurement Points W Wardrobe C Cupboard  
SW Space for Wardrobe U Utility Cupboard

Floorplans shown 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. Garden and patio sizes may vary. Electrical positions shown are indicative only. Please ask Sales Consultant 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.

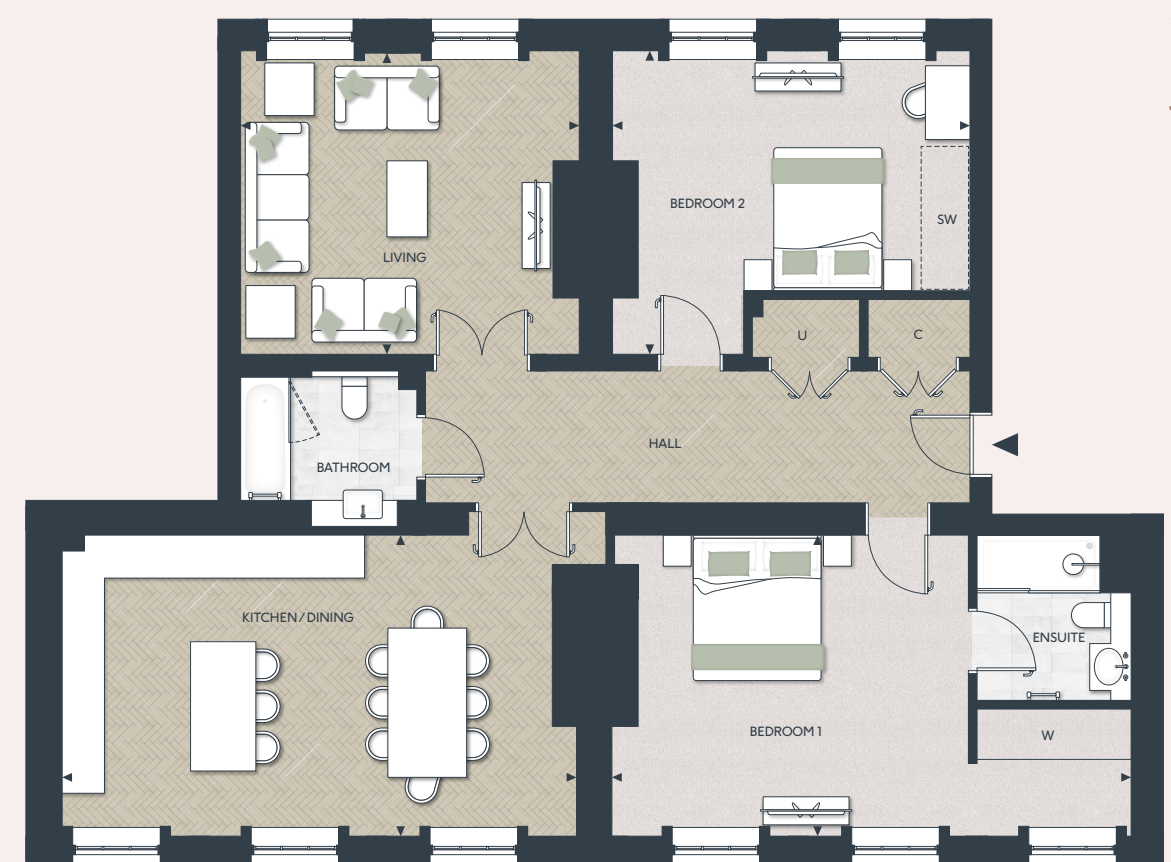
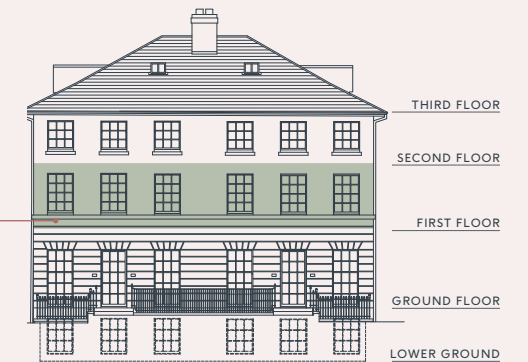
# TWO BEDROOM APARTMENT

## APARTMENT 137

FLOOR: FIRST

TOTAL AREA: 128.3 SQ M 1,381.0 SQ FT

APARTMENT 137



### ROOM DIMENSIONS

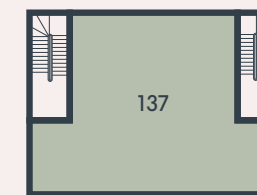
LIVING  
4.17M X 4.72M 13' 8" X 13' 11"

KITCHEN/DINING  
4.12M X 7.19M 13' 6" X 23' 7"

BEDROOM 1  
4.12M X 7.21M 13' 5" X 23' 8"

BEDROOM 2  
4.24M X 4.94M 13' 11" X 16' 2"

### FIRST FLOOR



### KEY

◀▶ Measurement Points W Wardrobe C Cupboard  
SW Space for Wardrobe U Utility Cupboard

Floorplans shown 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. Garden and patio sizes may vary. Electrical positions shown are indicative only. Please ask Sales Consultant 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.



TWO BEDROOM  
DUPLEX APARTMENT

APARTMENT 138

FLOOR: SECOND & THIRD

TOTAL AREA: 89.2 SQ M 960.1 SQ FT



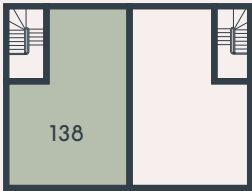
ROOM DIMENSIONS

LIVING / DINING  
4.37M X 4.84M 14' 4" X 15' 11"

KITCHEN  
4.10M X 2.24M 13' 5" X 7' 4"

BEDROOM 1  
4.27M X 4.37M 14' 0" X 14' 4"

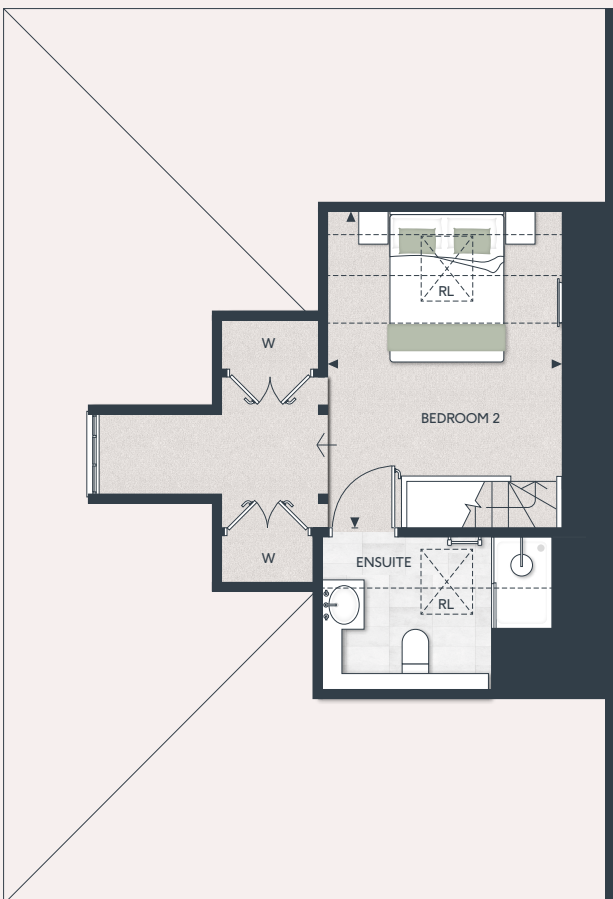
SECOND FLOOR



KEY

◀▶ Measurement Points W Wardrobe  
C Cupboard SW Space for Wardrobe

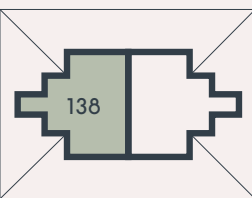
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Garden and patio sizes may vary. Electrical positions shown are indicative only. Please ask Sales Consultant 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.



ROOM DIMENSIONS

BEDROOM 2  
4.20M X 3.12M 13' 10" X 10' 3"

THIRD FLOOR



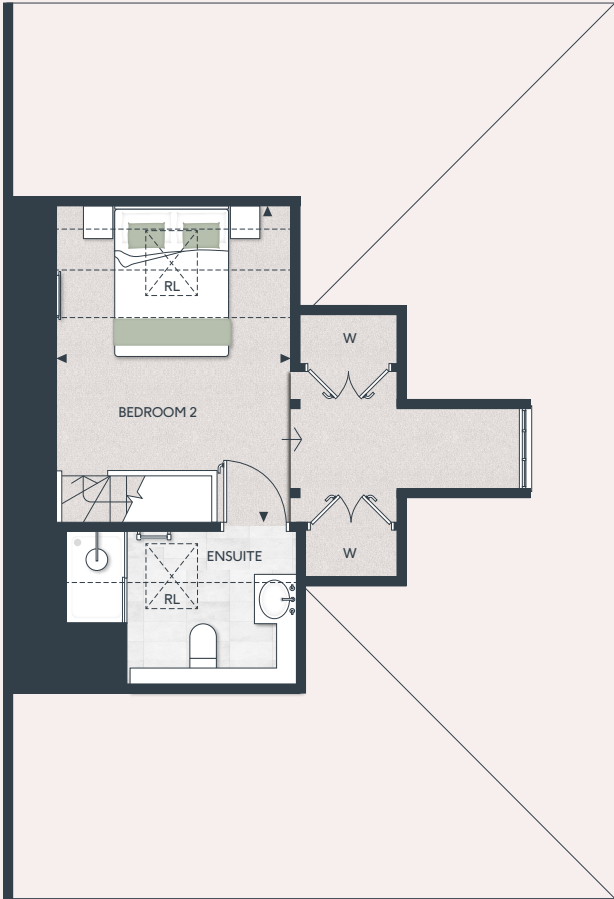


TWO BEDROOM  
DUPLEX APARTMENT

APARTMENT 138A

FLOOR: SECOND & THIRD

TOTAL AREA: 89.3 SQ M 960.6 SQ FT



ROOM DIMENSIONS

**LIVING / DINING**  
4.44M X 4.52M 14' 7" X 14' 10"

**KITCHEN**  
4.06M X 2.24M 13' 4" X 7' 4"

**BEDROOM 1**  
4.27M X 4.62M 14' 1" X 15' 2"

SECOND FLOOR



KEY

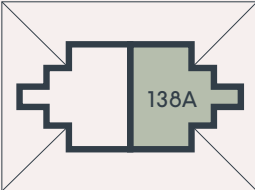
◀▶ Measurement Points W Wardrobe  
C Cupboard SW Space for Wardrobe

Floorplans shown 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. Garden and patio sizes may vary. Electrical positions shown are indicative only. Please ask Sales Consultant 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.

ROOM DIMENSIONS

**BEDROOM 2**  
4.23M X 3.12M 13' 11" X 10' 3"

THIRD FLOOR





A MODERN SPECIFICATION  
INSPIRED BY TRADITIONAL  
BRITISH STYLE



## KITCHEN

- Shaker cabinet doors in a matt lacquer finish
- Soft-close cabinet doors and drawers
- Matt bronze handles to base and tall cabinets
- 20mm Silestone worktops
- Feature Silestone step detail to hob run, including concealed ledge for condiments, and glass splashback above. Glass splashback and/or Silestone upstand to remaining areas
- LED strip lighting to underside of wall cabinets
- Stainless steel undermount sink with stylish stainless steel mixer tap
- Integrated waste separation recycling bins
- Siemens built-in single oven
- Siemens built-in microwave oven with hot air
- Siemens 4 zone induction hob
- Elica concealed extractor above induction hob
- Fully integrated dishwasher
- Built-in fridge freezer
- Integrated washer dryer (Plot 134, 136 and 138A)

### UTILITY CUPBOARD (Plot 135, 136 and 137)

- Space and plumbing for washing machine or washer dryer

## BATHROOM

- Bespoke cabinetry to bathroom including:
  - Wall hung mirror cabinet with anodised aluminium frame, complete with glass shelving and shaver socket (Plot 134, 135)
  - Bevelled wall mirror above washbasin and wall hung cabinet with feature groove detail above WC (Plot 136, 137, 138, 138A)
  - Vanity unit with feature groove detail below washbasin
  - Bath panel with removable front fascia and feature groove detail
- Stylish wall lights either side of mirror/mirror cabinet
- Silestone vanity top
- Roca under countertop/semi recessed washbasin as applicable
- Luxury steel bath with glass screen, bath filler waste and overflow, and multi-function slide rail shower kit
- Stylish brushed nickel Vado brassware including:
  - 3 hole basin mixer
  - Concealed thermostatic bath/shower valve
  - Robe hooks
  - Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated brushed steel towel radiator
- Stylish floor tiles
- Full height wall tiling to walls above bath. Half height feature tile to WC wall. Tiled skirting and paint finish to remaining walls

## ENSUITE

- Bespoke cabinetry to ensue including:
  - Wall hung mirror cabinet with anodised aluminium frame, complete with glass shelving and shaver socket
  - Vanity unit with feature groove detail below washbasin
- Stylish wall lights either side of mirror cabinet
- Silestone vanity top
- Roca under countertop washbasin
- Shower enclosure with wall mounted shower head and hand-held shower (Plot 136, 137)
- Shower enclosure with multi-function slide rail shower kit (Plot 138, 138A)
- Brushed nickel shelf to shower enclosure
- Stylish brushed nickel Vado brassware including:
  - 3 hole basin mixer
  - Concealed thermostatic shower valve
  - Robe hooks
  - Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated brushed steel towel radiator
- Stylish floor tiles
- Full height wall tiling to shower enclosure. Half height feature tile to WC wall. Tiled skirting and paint finish to remaining walls

## INTERIOR FINISHES

- White painted panelled internal doors
- Stylish matt bronze reeded door knobs
- White painted skirting boards and architraves
- Feature cornice to designated areas
- Wire shelving system to linen cupboard
- Amtico wood-effect vinyl flooring laid in parquet pattern, to all areas except bedrooms, bathroom and en suite
- Luxury carpet fitted to bedrooms
- Bespoke fitted wardrobes to bedroom 1. Internal fittings to include shelf and hanging rail. LED strip light installed to underside of shelf

## HOME ENTERTAINMENT

- Television point with wiring for Sky Q (subject to future purchaser subscription) provided to living area and bedrooms
- Telephone point provided to hall cupboard and living area
- Openreach fibre optic broadband connectivity is available in every property, with convenient data points around the house

## ELECTRICAL &amp; LIGHTING

- LED downlights to hallway, kitchen, living/dining area, bedroom\*, bathroom and ensuite (\*Plot 134, 135, 138, 138a)
- Pendant lights to bedrooms and separate living room\* (\*Plot 136, 137)
- Dimmer switch to living/dining area and separate living room\* (\*Plot 136, 137)
- Main 'on/off' light switch adjacent to front door
- 2-way light switch to bedroom 1
- Stainless steel sockets above kitchen worktops
- USB socket to kitchen, living area, bedrooms 1 and 2\* (\*where applicable)
- Shaver socket to bathroom and ensuite

## HEATING & HOT WATER

- Electric heating and hot water system
- Mechanical ventilation system

## EXTERNAL

- Allocated parking space(s)

## COMMUNAL AREAS

- Cycle storage
- Bin storage

## SECURITY & PEACE OF MIND

- 10-year Premier guarantee
- Mains fed smoke/heat detectors
- Door 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

- \* All purchaser choices and extras are available subject to stage of construction. \*Subject to owner connection. Download speeds may vary. 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.





Oakhill, Sales and Marketing Suite  
Tonbridge Road, Hildenborough,  
Tonbridge TN11 9EW

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

W: [www.oakhill-hildenborough.co.uk](http://www.oakhill-hildenborough.co.uk)

E: [oakhill@berkeleygroup.co.uk](mailto:oakhill@berkeleygroup.co.uk)

T: 01732 608 478

Scan below to find us



Maps are not to scale and show approximate locations only. 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 policy of continuous improvement, the finished product may vary from the information provided. 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. Oakhill is the marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. E079/05CA/0524.







**Berkeley**  
Group

Proud to be a member of the  
Berkeley Group of companies

**Berkeley**  
Designed for life