
OAKHILL
HILDENBOROUGH | KENT
GILLESPIE HOUSE
Berkeley
Designed for life

OAKHILL

AN EXCLUSIVE PARKLAND ESTATE

Tucked away in the heart of the countryside, Oakhill in Hildenborough is one of Kent's best-kept secrets.

Enter the gated estate to discover an exquisite collection of 1, 2 & 3 bedroom apartments and 3, 4 & 5 bedroom houses. They are set in 30 acres of beautiful parkland, surrounding the original 19th-century Oakhill House, which has now been converted into six exclusive apartments. Explore the private Residents' Club with its cinema, gym, BBQ area, padel court and a spacious co-working space. With every step, a new view of the Kentish countryside unfolds.

The 30-acre parkland estate has a grand history. It's been at the heart of Hildenborough village life since its foundation in 1804. Today, Oakhill continues this legacy by returning the Grade II listed Oakhill House to its original residential use, converting existing buildings into elegant apartments, and building new homes inspired by the traditional English style.

Explore further afield and you will discover the vibrant market town of Tonbridge with its medieval castle; wonderful gardens and country walks in the Kentish wilderness; and excellent primary, secondary, private and grammar schools.

The enchanting towns of Sevenoaks and Royal Tunbridge Wells are just 6 and 9 miles away*, respectively. There, you will find impressive stately homes and Georgian architecture, as well as a selection of galleries, theatres, and Michelin-starred restaurants.

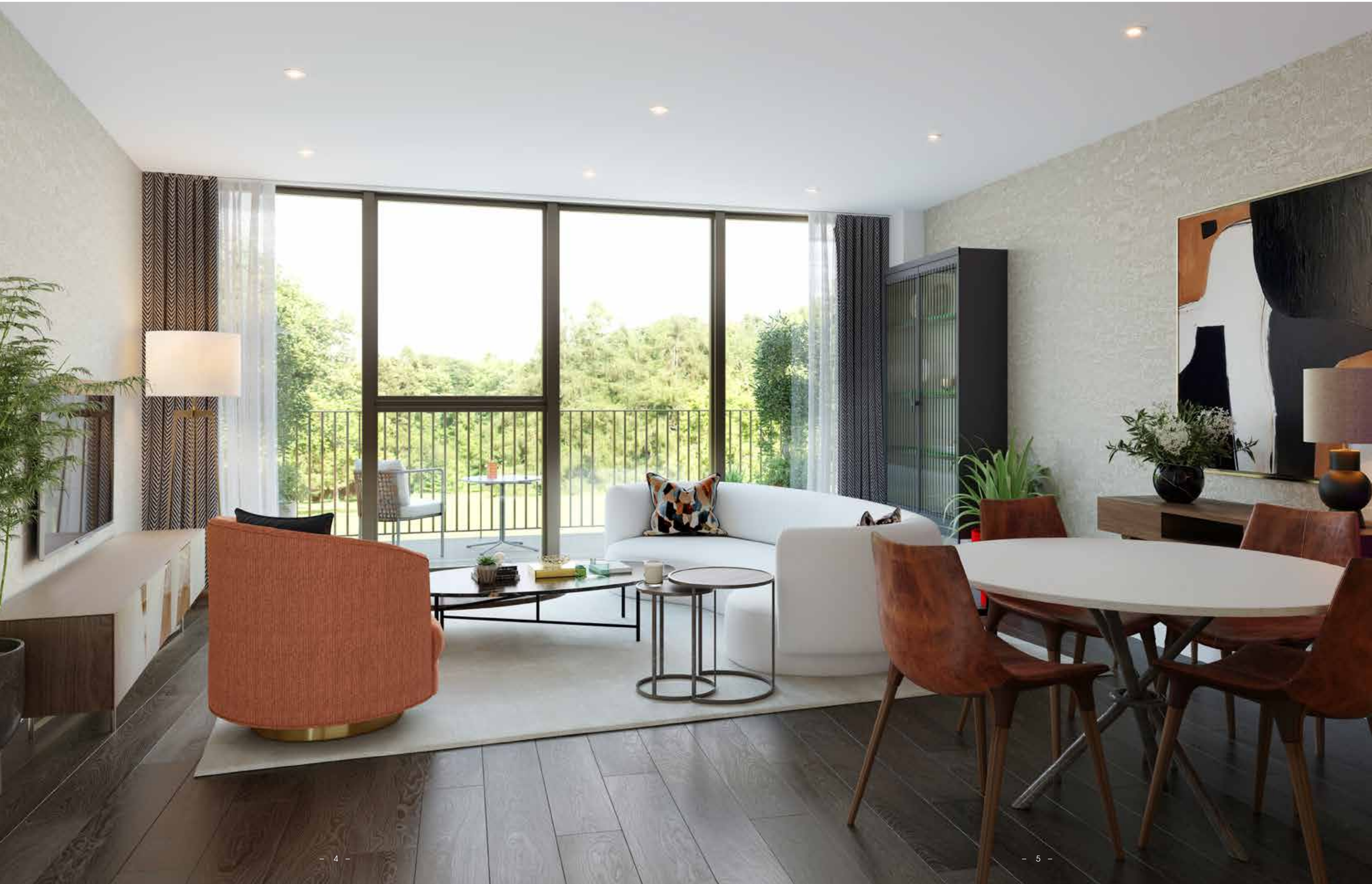
With trains to London Bridge in just 32 minutes** from Hildenborough, Oakhill combines the best of contemporary living with a rural escape in the Garden of England.

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

GILLESPIE HOUSE

Set within a tranquil corner of Oakhill's grounds, Gillespie House offers spacious 1 and 2 bedroom, light-filled apartments. The pale brick contrasted with warm bronze is a nod to the surrounding landscape and the architectural legacy of the site.

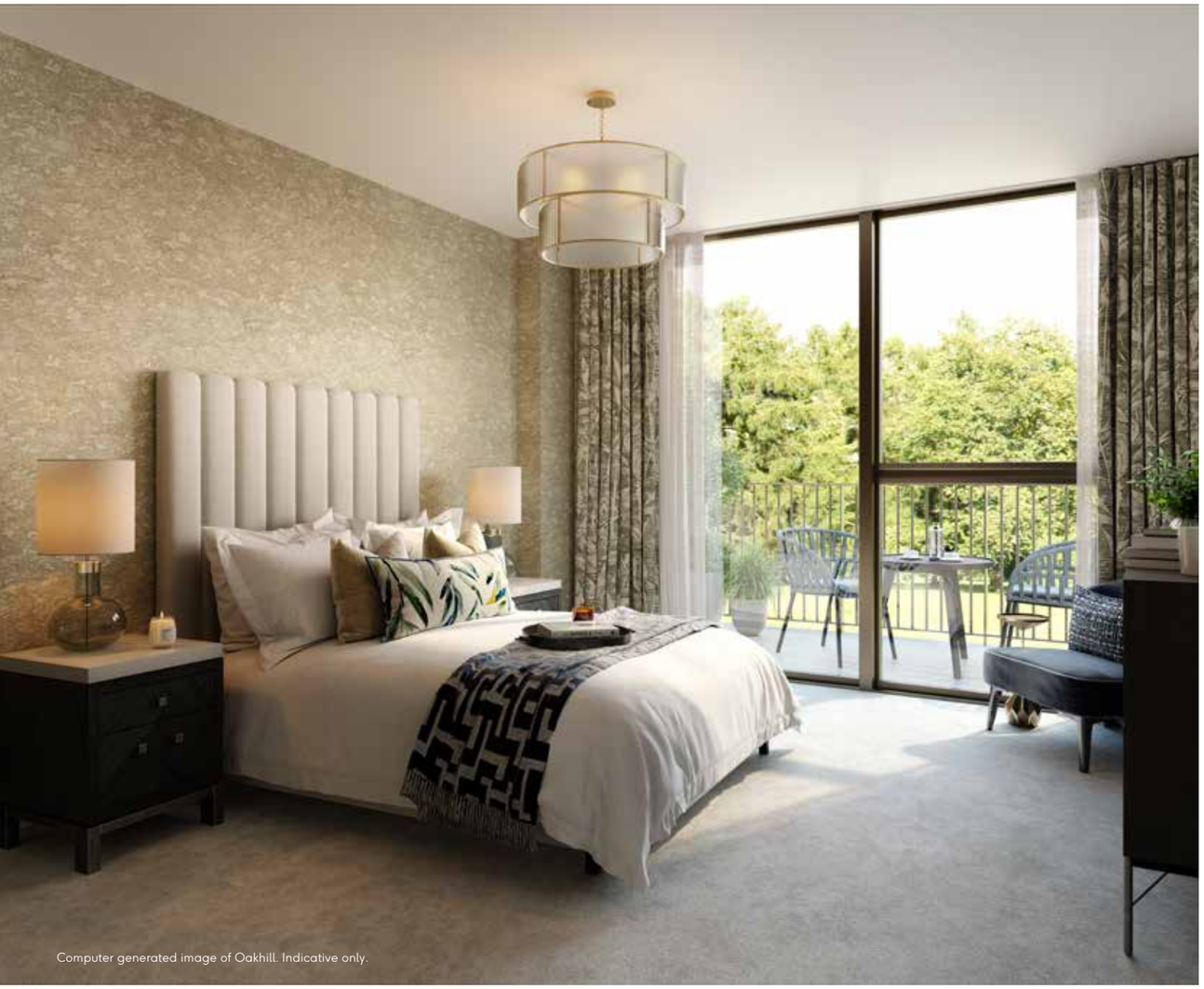




Computer generated image of Oakhill. Indicative only.

STYLISH KITCHENS

Elegant, functional, contemporary apartments that are fully integrated for a sleek look and equipped with integrated appliances.



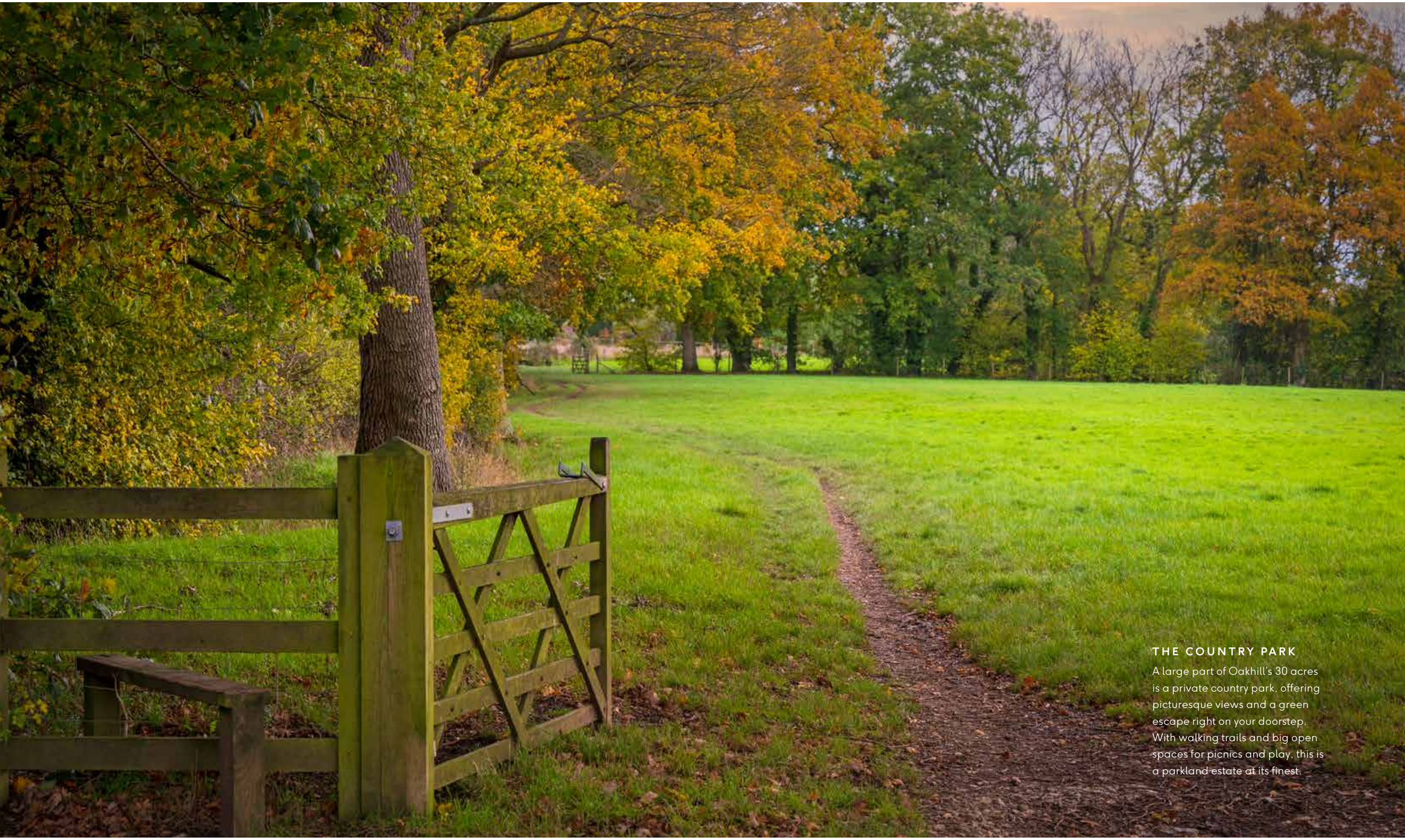
Computer generated image of Oakhill. Indicative only.

ARTFUL LIVING

Where every day is the grand reveal. Oakhill interiors have been designed to impress, again and again.



Computer generated image of Oakhill. Indicative only.



THE COUNTRY PARK

A large part of Oakhill's 30 acres is a private country park, offering picturesque views and a green escape right on your doorstep. With walking trails and big open spaces for picnics and play, this is a parkland estate at its finest.

YOUR PRIVATE VIEW

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

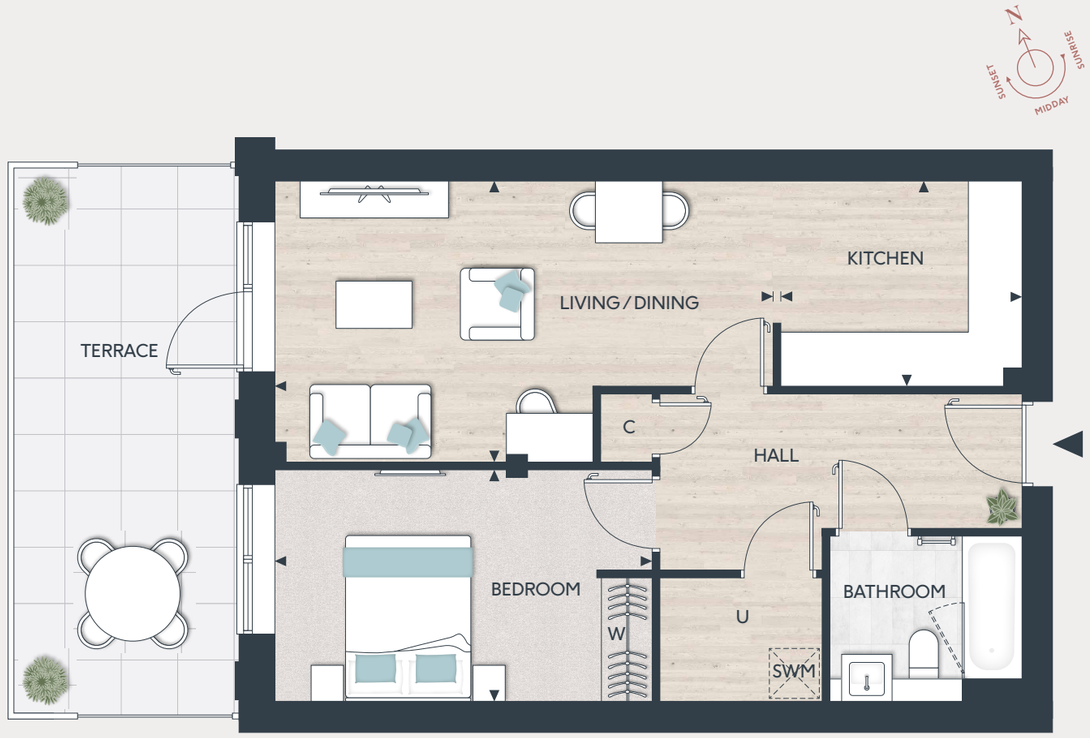
GILLESPIE HOUSE

ONE BEDROOM APARTMENT

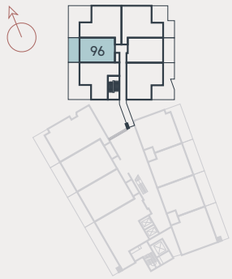
APARTMENT 96

FLOOR: GROUND

TOTAL AREA: 56.3 SQ M 606 SQ FT







KITCHEN	2.90M X 2.45M	9'6" X 8'0"
LIVING/DINING	5.99M X 3.37M	19'8" X 11'1"
BEDROOM	4.54M X 2.79M	14'11" X 9'2"
TERRACE	17.8 SQ M	191 SQ FT

KEY

◄ ►	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine

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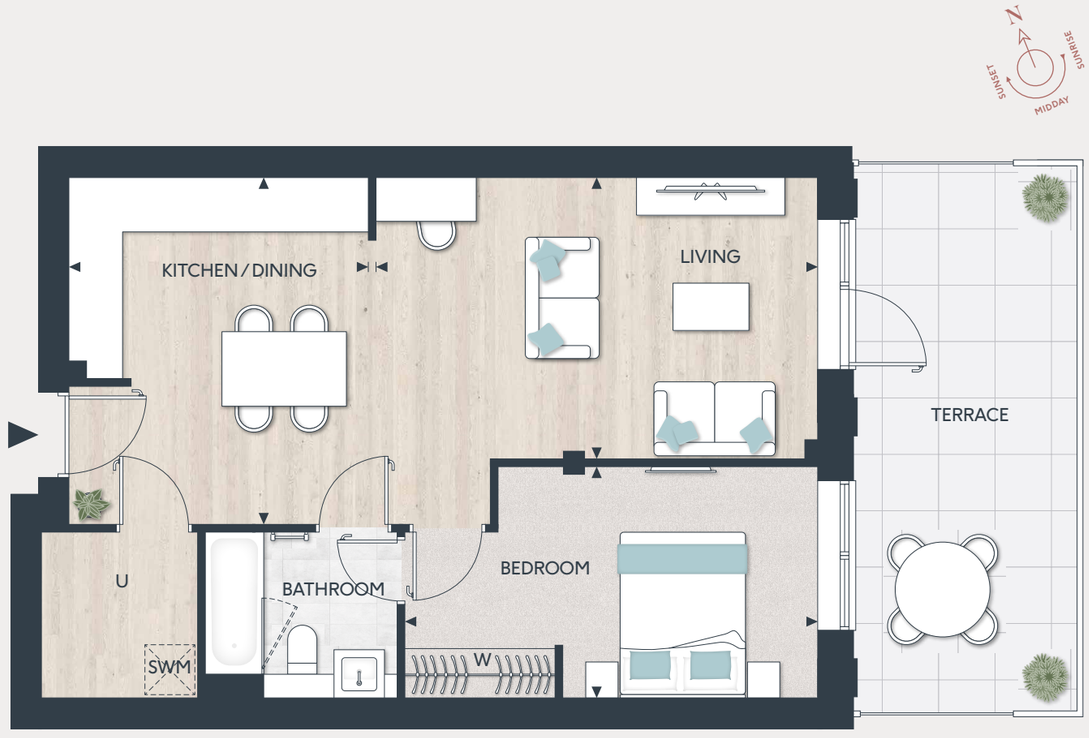
OAKHILL

ONE BEDROOM APARTMENT

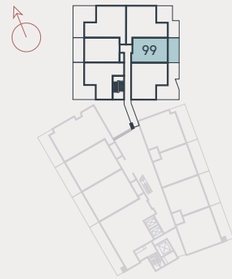
APARTMENT 99

FLOOR: GROUND

TOTAL AREA: 57.0 SQ M 613 SQ FT







KITCHEN/DINING	3.60M X 4.14M	11' 10" X 13' 7"
LIVING	5.30M X 3.37M	17' 5" X 11' 1"
BEDROOM	4.96M X 2.78M	16' 3" X 9' 2"
TERRACE	17.8 SQ M	191 SQ FT

KEY

◄ ►	Measurement Points	SW	Space for Wardrobe
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C	Cupboard	SWM	Space for Washing Machine

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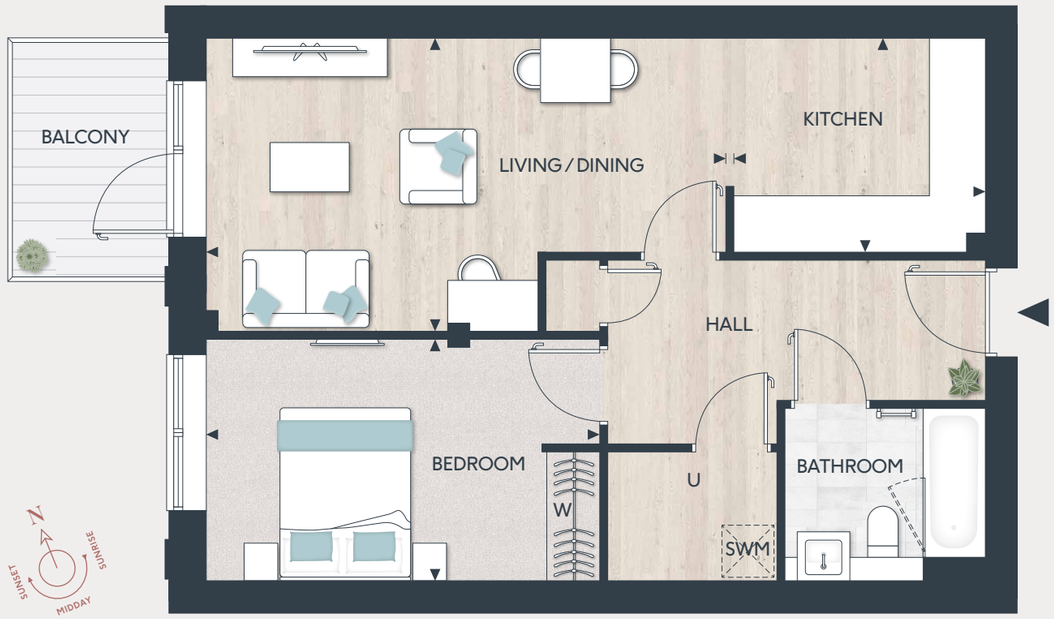
GILLESPIE HOUSE

ONE BEDROOM APARTMENT

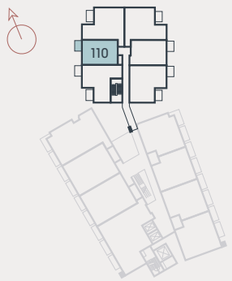
APARTMENT 110

FLOOR: FIRST

TOTAL AREA: 56.3 SQ M 606 SQ FT







KITCHEN	2.90M X 2.45M	9'6" X 8'0"
LIVING/DINING	5.99M X 3.37M	19'8" X 11'1"
BEDROOM	4.54M X 2.79M	14'11" X 9'2"
BALCONY	4.9 SQ M	52 SQ FT

KEY

◄ ►	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine

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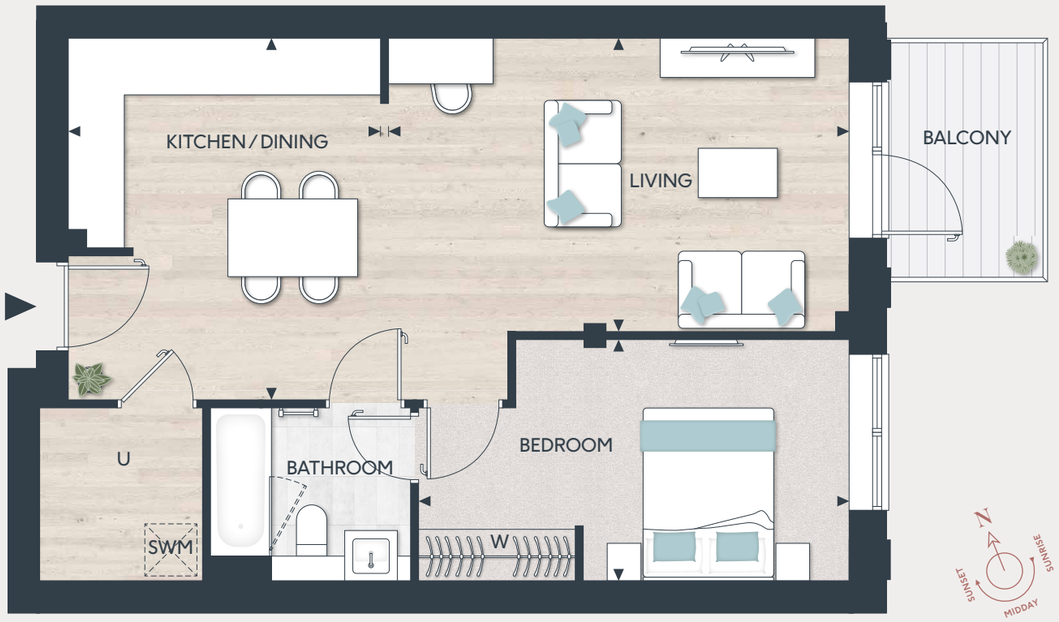
OAKHILL

ONE BEDROOM APARTMENT

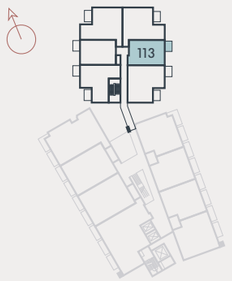
APARTMENT 113

FLOOR: FIRST

TOTAL AREA: 57.0 SQ M 613 SQ FT







KITCHEN/DINING	3.60M X 4.14M	11'10" X 13'7"
LIVING	5.30M X 3.37M	17'5" X 11'1"
BEDROOM	4.96M X 2.78M	16'3" X 9'2"
BALCONY	4.9 SQ M	52 SQ FT

KEY

◄ ►	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine

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ONE BEDROOM SPECIFICATION

KITCHEN

- Flat panel cabinet doors in a matt lacquer finish
- Framed fluted glass wall cabinets above (or near) to sink
- Soft-close cabinet doors and drawers
- 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
- Undermount sink with stylish matt black 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
- Bosch fully integrated dishwasher
- Built-in fridge freezer

UTILITY CUPBOARD

- Space and plumbing for washing machine or washer dryer

BATHROOM

- Bespoke cabinetry to bathroom including:
  - Wall mounted mirrors with feature framing and contemporary wall lights to washbasin wall
  - Drawer unit(s) with soft-closing function below washbasin(s)
  - Bath panel with removable front fascia and feature groove detail
- Silestone vanity top
- Roca over countertop washbasin(s)
- Luxury steel bath with glass screen, bath filler waste and overflow, and slide rail shower kit
- Stylish brushed brass brassware including:
  - Single lever basin mixer(s)
  - Concealed thermostatic bath/shower valves
  - Robe hooks
  - Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated brushed brass towel radiator
- Contemporary floor tiles
- Full height wall tiling to shower enclosure and walls above bath. Bespoke cabinetry to washbasin and WC wall. Tiled skirting and paint finish to remaining walls





Computer generated image. Indicative only.

INTERIOR FINISHES

- White painted 1 panel internal doors with feature groove detail
- Stylish satin nickel lever handles
- White painted skirting boards and architraves with stepped chamfer profile
- Wire shelving system to linen cupboard (where possible)
- Amtico wood-effect vinyl flooring laid in stripwood pattern, to all areas except bedroom, bathroom and ensuite
- Luxury carpet fitted to bedroom
- Bespoke fitted wardrobes with full height hinged doors to bedroom 1. Internal fittings to include shelf, hanging rail and mirror to inside of hinged door. 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 bedroom
- 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 apartment

ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen, living/dining area, WC, bathroom and ensuite
- Pendant lights to bedroom
- Dimmer switch to living/dining area
- Main 'on/off' light switch adjacent to front door
- 2-way light switch to bedroom
- Stainless steel sockets above kitchen worktops
- USB socket to kitchen, living area, bedroom
- 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

- Lift access to all floors
- Cycle storage
- Bin storage

SECURITY & PEACE OF MIND

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

TWO BEDROOM APARTMENT

APARTMENT 95

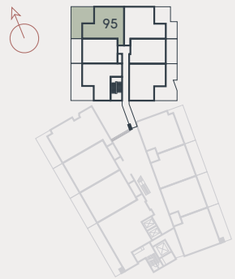
FLOOR: GROUND

TOTAL AREA: 76.2 SQ M 820 SQ FT









KITCHEN	2.06M X 4.29M	6'9" X 14'1"
LIVING/DINING	4.89M X 3.78M	16'0" X 12'5"
BEDROOM 1	2.75M X 4.86M	9'0" X 15'11"
BEDROOM 2	2.65M X 4.28M	8'8" X 14'1"
TERRACE	27.8 SQ M	299 SQ FT

KEY

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W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine

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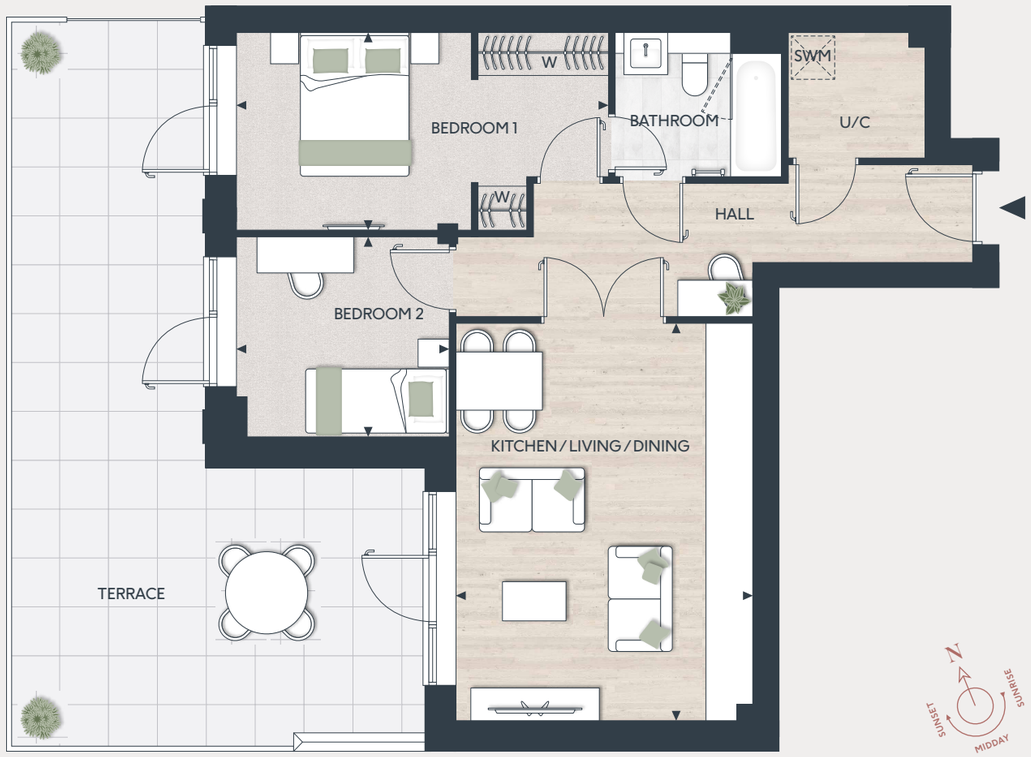
GILLESPIE HOUSE

TWO BEDROOM APARTMENT

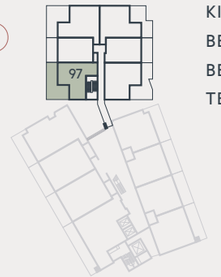
APARTMENT 97

FLOOR: GROUND

TOTAL AREA: 64.9 SQ M 698 SQ FT







KITCHEN/LIVING/DINING	4.11M X 5.50M	13'6" X 18'0"
BEDROOM 1	5.15M X 2.74M	16'11" X 9'0"
BEDROOM 2	2.94M X 2.76M	9'8" X 9'1"
TERRACE	39.2 SQ M	421 SQ FT

KEY

◄ ►	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine

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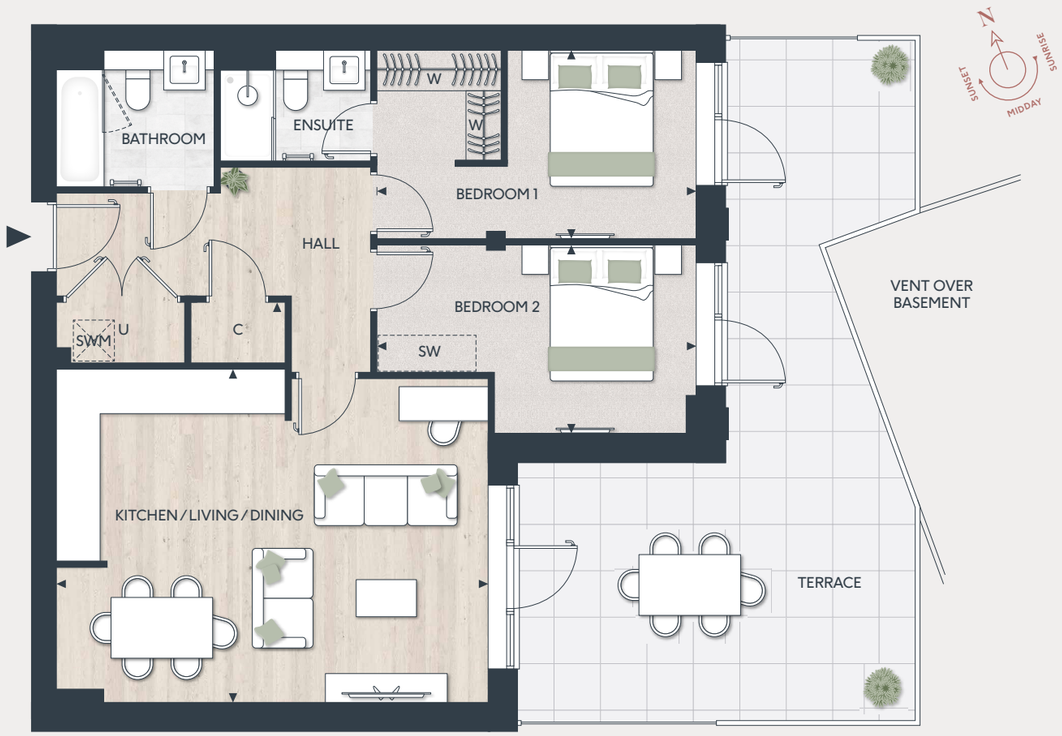
OAKHILL

TWO BEDROOM APARTMENT

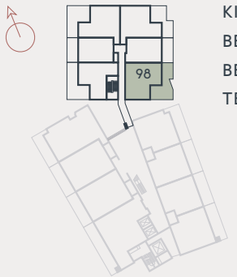
APARTMENT 98

FLOOR: GROUND

TOTAL AREA: 77.2 SQ M 830.6 SQ FT







KITCHEN/LIVING/DINING	6.28M X 4.89M	20' 7" X 16'1"
BEDROOM 1	4.65M X 2.74M	15' 5" X 9'0"
BEDROOM 2	4.65M X 2.76M	15' 5" X 9'2"
TERRACE	35.8 SQ M	385.3 SQ FT

KEY

◄ ►	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine

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GILLESPIE HOUSE

TWO BEDROOM APARTMENT

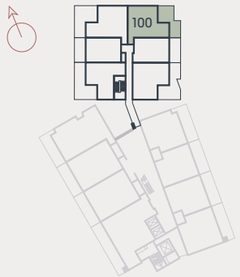
APARTMENT 100

FLOOR: GROUND

TOTAL AREA: 76.2 SQ M 820 SQ FT







KITCHEN	2.06M X 4.29M	6'9" X 14'1"
LIVING/DINING	4.89M X 3.78M	16'0" X 12'5"
BEDROOM 1	2.75M X 4.86M	9'0" X 15'11"
BEDROOM 2	2.65M X 4.28M	8'8" X 14'1"
TERRACE	28.1 SQ M	302 SQ FT

KEY

◄ ►	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine

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OAKHILL

TWO BEDROOM APARTMENT

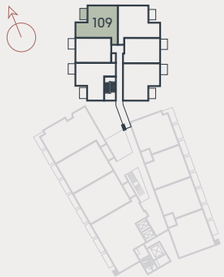
APARTMENT 109

FLOOR: FIRST

TOTAL AREA: 76.2 SQ M 820 SQ FT







KITCHEN	2.06M X 4.29M	6'9" X 14'1"
LIVING/DINING	4.89M X 3.78M	16'0" X 12'5"
BEDROOM 1	2.75M X 4.86M	9'0" X 15'11"
BEDROOM 2	2.65M X 4.28M	8'8" X 14'1"
BALCONY	5.5 SQ M	59 SQ FT

KEY

◄ ►	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine

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GILLESPIE HOUSE

TWO BEDROOM APARTMENT

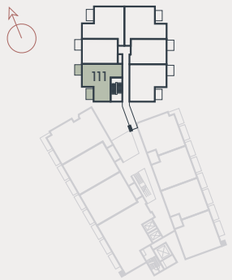
APARTMENT 111

FLOOR: FIRST

TOTAL AREA: 64.9 SQ M 698 SQ FT







KITCHEN/LIVING/DINING	4.11M X 5.50M	13'6" X 18'0"
BEDROOM 1	5.15M X 2.74M	16'11" X 9'0"
BEDROOM 2	2.94M X 2.76M	9'8" X 9'1"
BALCONY 1	4.9 SQ M	52 SQ FT
BALCONY 2	5.5 SQ M	59 SQ FT

KEY

◄ ►	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine

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TWO BEDROOM APARTMENT

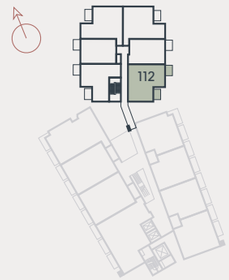
APARTMENT 112

FLOOR: FIRST

TOTAL AREA: 77.2 SQ M 830.6 SQ FT







KITCHEN/LIVING/DINING	6.28M X 4.89M	20' 7" X 16' 1"
BEDROOM 1	4.65M X 2.74M	15' 5" X 9' 0"
BEDROOM 2	4.65M X 2.76M	15' 5" X 9' 2"
BALCONY 1	5.5 SQ M	59 SQ FT
BALCONY 2	4.9 SQ M	52 SQ FT

KEY

◄ ►	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine

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GILLESPIE HOUSE

TWO BEDROOM APARTMENT

APARTMENT 114

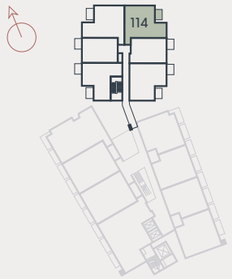
FLOOR: FIRST

TOTAL AREA: 76.2 SQ M 820 SQ FT









KITCHEN	2.06M X 4.29M	6'9" X 14'1"
LIVING/DINING	4.89M X 3.78M	16'0" X 12'5"
BEDROOM 1	2.75M X 4.86M	9'0" X 15'11"
BEDROOM 2	2.65M X 4.28M	8'8" X 14'1"
BALCONY	5.5 SQ M	59 SQ FT

KEY

◄ ►	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine

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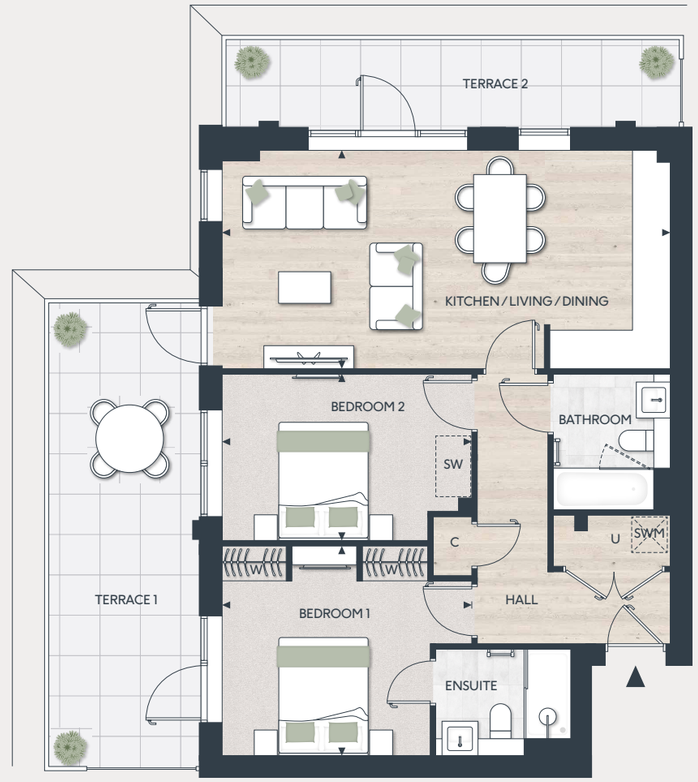
OAKHILL

TWO BEDROOM APARTMENT

APARTMENT 123

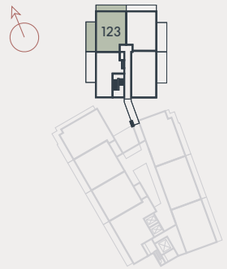
FLOOR: SECOND

TOTAL AREA: 75.9 SQ M 817 SQ FT









KITCHEN/LIVING/DINING	7.65M X 3.73M	25'1" X 12'3"
BEDROOM 1	4.26M X 3.58M	14'0" X 11'9"
BEDROOM 2	4.26M X 2.82M	14'0" X 9'3"
TERRACE 1	20.4 SQ M	219.5 SQ FT
TERRACE 2	11.2 SQ M	120.5 SQ FT

KEY

◄ ►	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine

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GILLESPIE HOUSE

TWO BEDROOM APARTMENT

APARTMENT 124

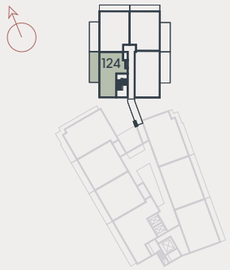
FLOOR: SECOND

TOTAL AREA: 62.9 SQ M 677 SQ FT









KITCHEN/ LIVING/DINING	4.11M X 6.25M	13' 6" X 20' 6"
BEDROOM 1	3.55M X 3.16M	11' 8" X 10' 4"
BEDROOM 2	2.80M X 2.43M	9' 2" X 8' 0"
TERRACE	21.0 SQ M	226 SQ FT

KEY

◄ ►	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine

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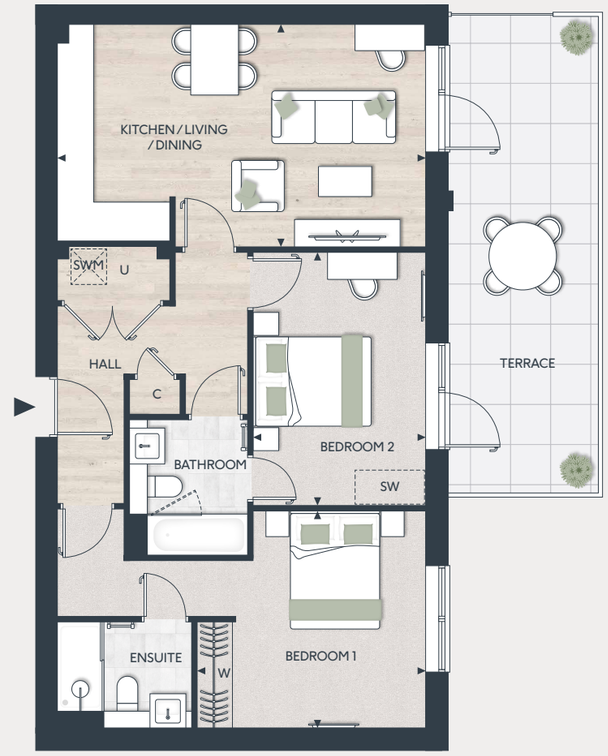
OAKHILL

TWO BEDROOM APARTMENT

APARTMENT 125

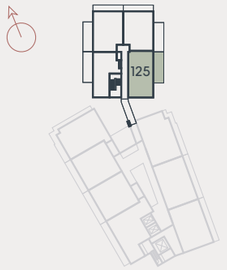
FLOOR: SECOND

TOTAL AREA: 75.5 SQ M 812 SQ FT









KITCHEN/LIVING/DINING	6.30M X 3.79M	20'8" X 12'5"
BEDROOM 1	3.90M X 3.70M	12'9" X 12'2"
BEDROOM 2	2.94M X 4.32M	9'8" X 14'2"
BALCONY	21.0 SQ M	226 SQ FT

KEY

◄ ►	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine

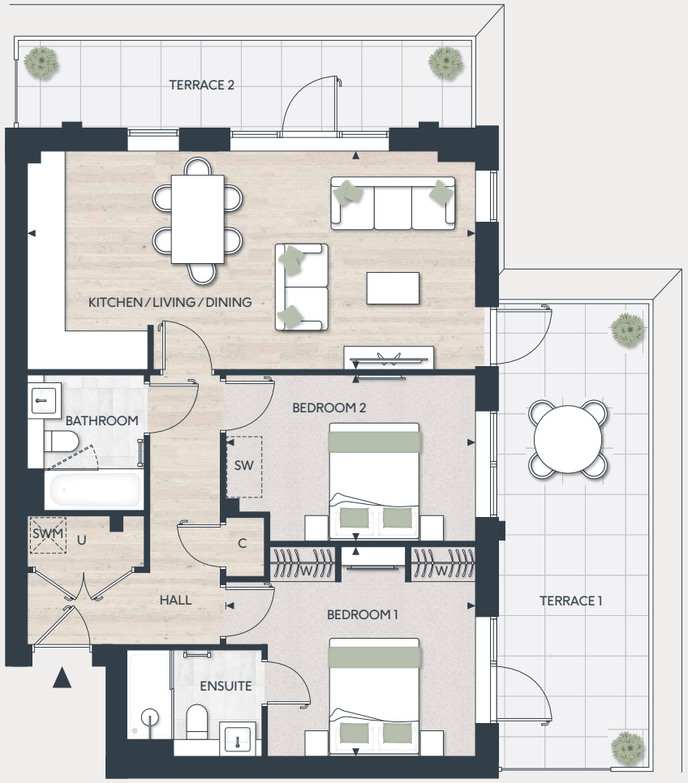
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TWO BEDROOM APARTMENT

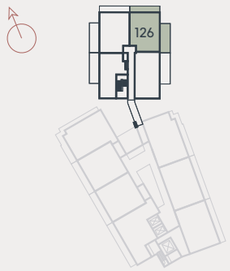
APARTMENT 126

FLOOR: SECOND

TOTAL AREA: 75.9 SQ M 817 SQ FT







KITCHEN/LIVING/DINING	7.65M X 3.73M	25'1" X 12'3"
BEDROOM 1	4.26M X 3.58M	14'0" X 11'9"
BEDROOM 2	4.26M X 2.82M	14'0" X 9'3"
TERRACE 1	20.4 SQ M	219.5 SQ FT
TERRACE 2	11.2 SQ M	120.5 SQ FT

KEY

◄ ►	Measurement Points	SW	Space for Wardrobe
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TWO BEDROOM SPECIFICATION


Computer generated image. Indicative only.

KITCHEN

- Flat panel cabinet doors in a matt lacquer finish
- Framed fluted glass wall cabinets above (or near) to sink
- Soft-close cabinet doors and drawers
- 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
- Undermount sink with stylish matt black 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
- Bosch fully integrated dishwasher
- Built-in fridge freezer

UTILITY CUPBOARD

- Space and plumbing for washing machine or washer dryer

BATHROOM

- Bespoke cabinetry to bathroom including:
  - Wall mounted mirrors with feature framing and contemporary wall lights to washbasin wall
  - Drawer unit(s) with soft-closing function below washbasin(s)
  - Bath panel with removable front fascia and feature groove detail
- Silestone vanity top
- Roca over countertop washbasin(s)
- Luxury steel bath with glass screen, bath filler waste and overflow, and slide rail shower kit
- Stylish brushed brass brassware including:
  - Single lever basin mixer(s)
  - Concealed thermostatic bath/shower valves
  - Robe hooks
  - Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated brushed brass towel radiator
- Contemporary floor tiles
- Full height wall tiling to shower enclosure and walls above bath. Bespoke cabinetry to washbasin and WC wall. Tiled skirting and paint finish to remaining walls

EN SUITE

- Bespoke cabinetry to en suite including:
  - Wall mounted mirrors with feature framing and contemporary wall lights to washbasin wall
  - Drawer unit(s) with soft closing function below washbasin(s)
- Silestone vanity top
- Roca over countertop washbasin(s)
- Shower enclosure with ceiling mounted shower head and hand-held shower
- Stylish brushed brass brassware including:
  - Single lever basin mixer(s)
  - Concealed thermostatic bath/shower valves
  - Robe hooks
  - Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated brushed brass towel radiator
- Contemporary floor tiles
- Full height wall tiling to shower enclosure and walls above bath. Bespoke cabinetry to washbasin and WC wall. Tiled skirting and paint finish to remaining walls

INTERIOR FINISHES

- White painted 1 panel internal doors with feature groove detail
- Stylish satin nickel lever handles
- White painted skirting boards and architraves with stepped chamfer profile
- Wire shelving system to linen cupboard (where possible)
- Amtico wood-effect vinyl flooring laid in stripwood pattern, to all areas except bedrooms, bathroom and ensuite
- Luxury carpet fitted to bedrooms
- Bespoke fitted wardrobes with full height hinged doors to bedroom 1. Internal fittings to include shelf, hanging rail and mirror to inside of hinged door. 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 apartment

ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen, living/dining area, WC, bathroom and ensuite
- Pendant lights to bedrooms
- Dimmer switch to living/dining area
- 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
- Shaver socket to bathroom and ensuite

HEATING & HOT WATER

- Electric heating and hot water system
- Mechanical ventilation system

EXTERNAL

- Allocated parking space(s)

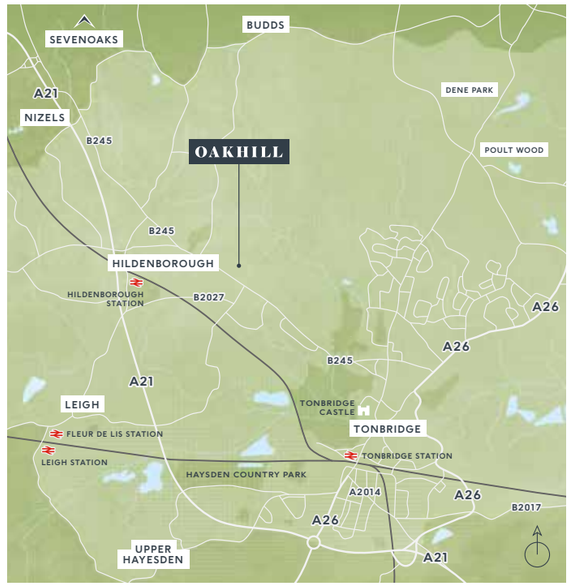
COMMUNAL AREAS

- Lift access to all floors
- Cycle storage
- Bin storage

SECURITY & PEACE OF MIND

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





Maps not to scale and show approximate positions only.

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