

Four substantial semi-detached
4-bedroom homes in a select location on
the southern outskirts of Tonbridge

RIDGECROFT



astindale
HOMES FOR LIVING





RIDGECROFT

RIDGECROFT is a development of four substantial semi detached homes with elegant detailing and a high standard of finish throughout, located on the outskirts of Tonbridge yet less than a mile from the town centre and station.

Tonbridge is an historic market town surrounded by the rolling countryside of the Weald of Kent. At its heart the magnificent Motte and Bailey Castle overlooks the River Medway, and open parkland provides relaxation just off the bustling High Street.

The area offers a range of high-class education. Tonbridge School itself is one of Britain's leading public schools, whilst

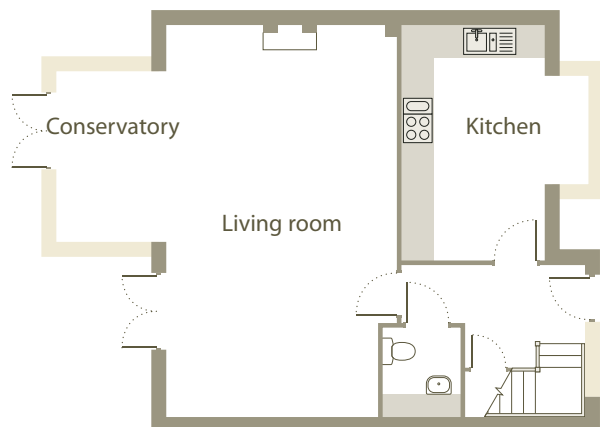
there is also an excellent choice of state education including the Weald of Kent Grammar School for Girls.

Tonbridge and the surrounding area offer plentiful shopping and entertainment, whilst being ideally located for the commuter. London is only 40 minutes by train and Junction 5 of the M25 is only 12 miles away.

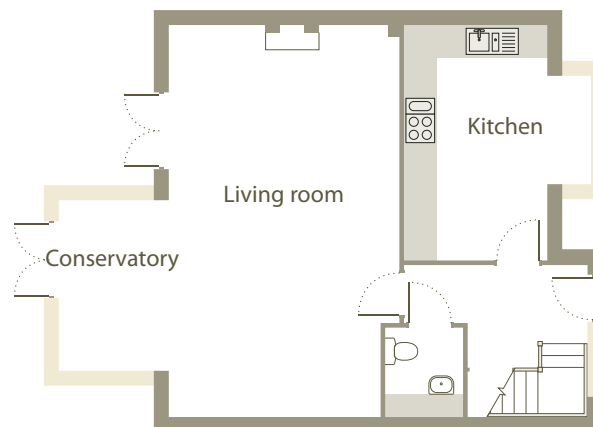
There is easy access to continental Europe via Eurostar from Ashford International Station, Le Shuttle from Folkestone, and ferries from the port of Dover.



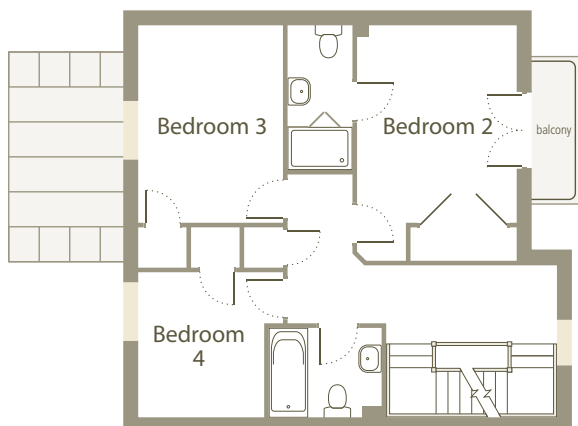
Floor plans



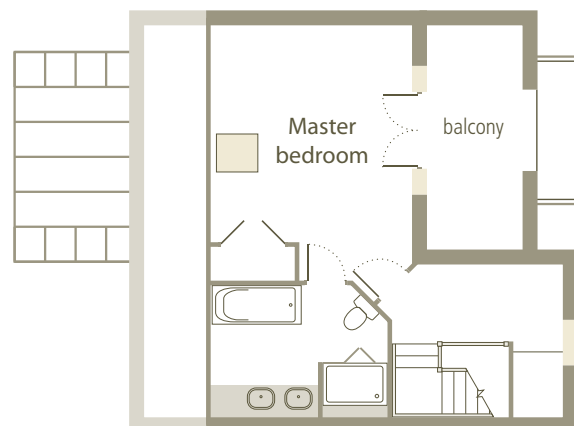
Ground floor plots 1, 2 and 3



Ground floor plot 4



First floor plots 1, 2, 3 and 4



Second floor plots 1, 2, 3 and 4



Kitchen	2.7m x 4.48m	(8'10" x 14'8")
	depth into bay window: 3.56m (11'8");	width of bay window: 2.01m (6'7")
Living room/conservatory	3.99m x 7.47m	(13'1" x 24'6")
	depth into conservatory: 6.45m (21'1");	width of conservatory: 3.16m (10'4")
Master bedroom	3.1m x 4.89m	(10'2" x 16'0")
	depth into recess: 3.8m (12'6")	
Bedroom 2	3.02m x 3.79m	(9'11" x 12'5")
	width into door recess: 4.48m (14'8")	
Bedroom 3	2.75m x 3.75m	(9'0" x 12'4")
Bedroom 4	2.75m x 2.75m	(9'0" x 9'0")

Note: All dimensions shown are finished dimensions (plasterboard to plasterboard), and are the maximum dimensions unless otherwise stated. Dimensions to bedrooms do not include en-suites or wardrobes. All measurements depth x width. Room depths are measured from front of property to rear and widths from side to side of property. Dimensions are given for guidance only and may vary and they are not to be relied upon for ordering floor coverings etc. Please consult your sales advisor.

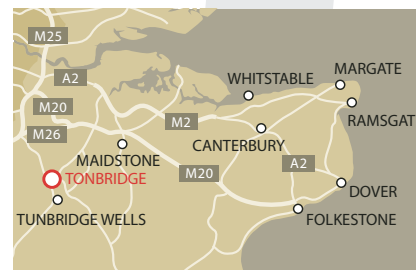
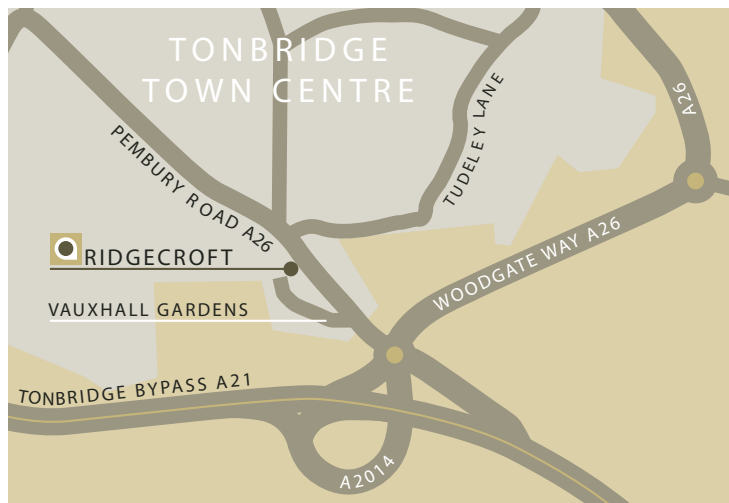
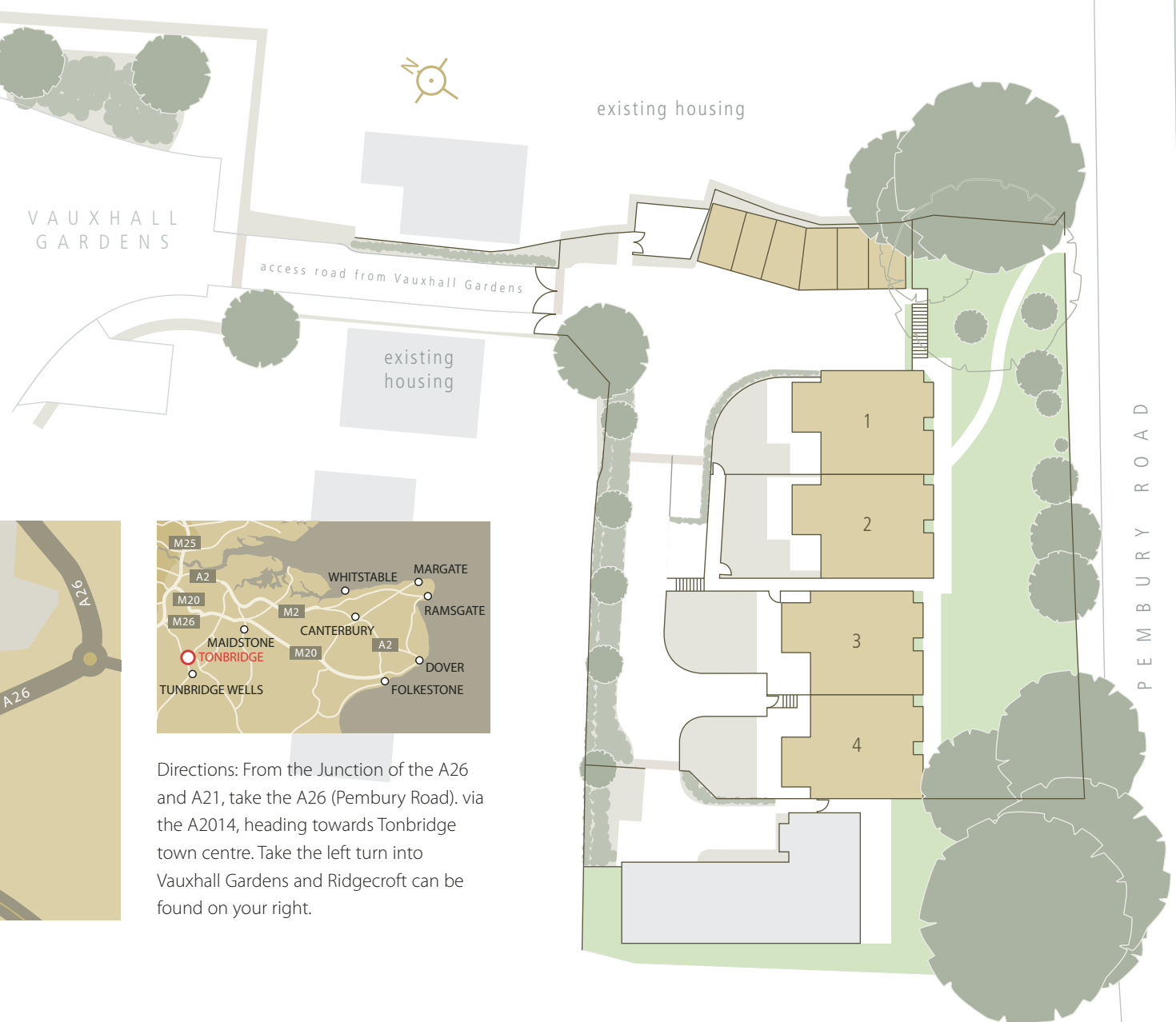


Site plan

The accommodation at Ridgcroft is arranged over three floors and occupies an elevated position affording pleasant views over playing fields to the countryside beyond. The homes back onto a quiet residential area.

The main living area of each property has a generously proportioned open space which includes a conservatory and French doors leading out onto the garden. The second floor master bedroom has French doors leading onto a spacious balcony.

There are two parking spaces/car ports available to each property.



Directions: From the Junction of the A26 and A21, take the A26 (Pembury Road) via the A2014, heading towards Tonbridge town centre. Take the left turn into Vauxhall Gardens and Ridgcroft can be found on your right.



Specification

Luxury Kitchens

- individually designed kitchen
- quality oven and hob
- feature extractor canopy
- integrated fridge/freezer
- integrated dishwasher and washer/dryer
- contemporary chrome tap
- ceramic tiled floor to kitchen
- granite worktops

Quality Bathrooms

- luxury sanitary ware with quality chrome mixer taps
- thermostatically controlled showers
- contemporary wall tiling
- ceramic tiled floors to bathrooms
- downstairs cloakroom to have splashback and ceramic tiled floor

Heating, Insulation & Water Services

- gas fired central heating
- pressurised water system giving high powered showers
- radiators with individual thermostatic controls
- loft insulation to NHBC standards
- high quality UPVC double glazed windows

Entertainment and Communication

- wiring for TV aerial points in all reception rooms and all bedrooms
- telephone points in all reception rooms and all bedrooms

Lighting

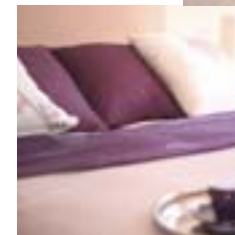
- low voltage downlighters to kitchen, master bedroom and bathrooms
- external bollard lighting
- pelmet and canopy light to kitchen

Finishing Touches

- ceilings painted white throughout
- built in wardrobes to all bedrooms
- all internal woodwork painted white

Security

- electric gated entrance





About Astindale Properties

Astindale Properties Ltd was formed in August 2002, and is wholly owned by three individuals: Nick Latter, David Garrett, and John Stack. The company's aim is to provide individually – designed new houses, in appealing locations, at competitive prices, and to make the housebuying experience a personalised and pleasant one.

Each member of the tight-knit management team brings with them a different range of skills and talents. Managing Director Nick Latter has nearly twenty years of experience covering all aspects of residential property, and, prior to joining Astindale, held the position of Land Director at Berkeley Homes (Eastern). David Garrett, a Chartered Accountant, was Financial Director for the Cannons Group of Health Clubs during their expansion from one club in 1981 to forty

clubs in 1998, and is responsible for all aspects of investment and financial control. John Stack has worked in property for over twenty years, and for the last seven has operated under the banner of Stack and Bonner Estate Agents, selling residential houses and introducing land to developers.

Astindale is proud of the quality and originality of its developments and has already built a reputation for high-quality, individual houses and apartments, set in carefully chosen locations. We will continue to facilitate a personalised and rewarding housebuying experience for our clients.

Astindale Properties is NHBC registered and purchasers can be secure in the knowledge that all our properties are built to the high construction standards required by the NHBC, and carry their 10-year guarantee.



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