



# HOME FARM

BIDBOROUGH • KENT



## AN EXCLUSIVE COLLECTION OF UNIQUE HOMES IN A SPECTACULAR LOCATION

Situated in the elevated, picturesque village of Bidborough with panoramic views of the High Weald, Home Farm is an exclusive, high-specification development of just nine unique homes. Comprising two, three, four and five bedroom properties, Home Farm has been designed to elegantly complement the rich architectural heritage, features and landscape of the local area.





# HOME FARM

BIDBOROUGH • KENT

## AN UNRIVALLED LIFESTYLE IN AN AREA OF OUTSTANDING NATURAL BEAUTY

The location of Home Farm offers a supreme opportunity to reside in the outstanding natural and scenic beauty of the High Weald landscape, an area of outstanding natural beauty. Equestrian pursuits, off-road cycling, walking or simply discovering history and nature are all available right on the doorstep. Together with a 10th century church, petrol station, convenience store and award-winning pub - the Kentish Hare, Bidborough parish boasts a well-rated primary school, team sport recreation grounds and a tennis court.

For secondary education, parents are spoilt for choice with the high number of exceptional independent and state secondary schools available in the borough. Popular with commuters, the journey to London Charing Cross via Tonbridge station is around 45 minutes\* by rail and by car the recently widened A21 eases connections to the M25, M26 and M20.

\*www.nationalrail.co.uk



## JUST FOUR MILES FROM ROYAL TUNBRIDGE WELLS

Whether indulging in a luxury spa break or enjoying a sumptuous meal at a select restaurant, the splendour of Royal Tunbridge Wells awaits in only a four mile journey south from Bidborough. From the Victorian feel of the Old High Street and Chapel Place, to the famous Pantiles area with its delightful Georgian façades and colonnaded walkways, retail shopping in Tunbridge Wells is an experience to be savoured. The quaint arcades, boutiques, antique and specialist shops gracefully coexist with high street retail names, pubs, bars, pavement cafés, and exclusive restaurants.

If inspired by works of art then the numerous galleries showcasing in the town are certain to impress with displays of fresh works from new artists always waiting to be discovered. What's more, visitors to Royal Tunbridge Wells on the second and fourth Saturday of every month can take in the sights and sounds of the regular farmers markets where the finest locally sourced food, drink and artisan produce will be on offer to tempt the tastebuds.



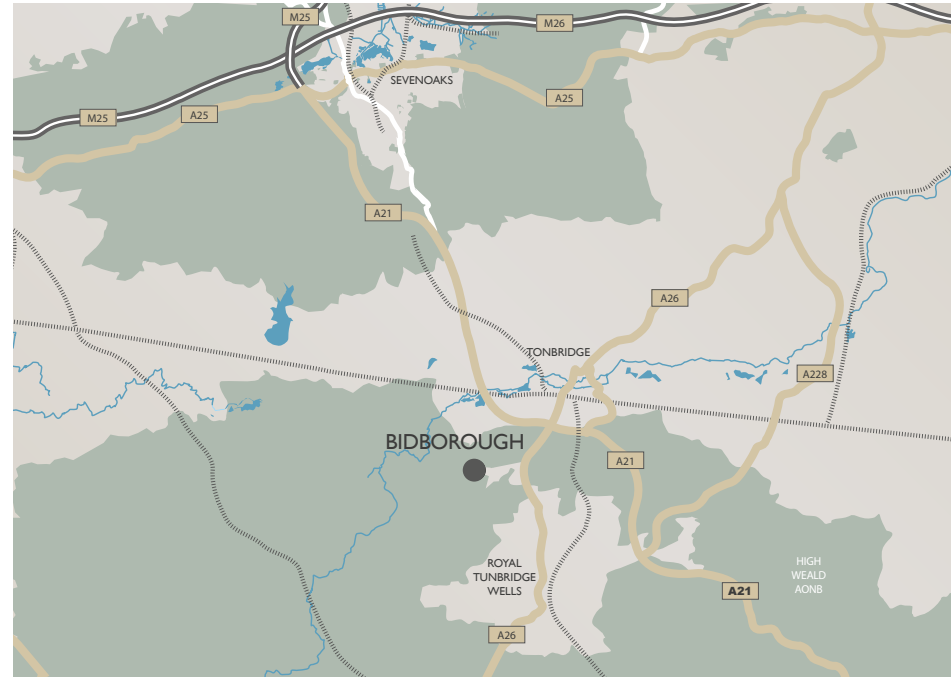
## AN INNOVATIVE DEVELOPMENT OF JUST NINE INDIVIDUALLY DESIGNED NEW HOMES



View from development

- 1 The Rotherfield - 5 bedroom detached home
- 2 The Birchden - 5 bedroom detached home plus Annex
- 3 Barnetts House - 5 bedroom detached home plus Annex
- 4 Brickfield House - 5 bedroom detached home
- 5 The Powdermill - 4 bedroom detached home
- 6 The Ardingly - 5 bedroom detached home
- 7 Newick Lodge - 3 bedroom semi-detached home
- 8 Warren Lodge - 2 bedroom semi-detached home
- 9 The Beckley - 4 bedroom detached home





The Old Rectory, Church Street, Weybridge, Surrey KT13 8DE  
[www.astindale.co.uk](http://www.astindale.co.uk)

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Designed and produced by [www.kbmarketing.co.uk](http://www.kbmarketing.co.uk) March 2018



Astindale  
HOMES FOR LIVING

[www.astindale.co.uk](http://www.astindale.co.uk)

## THE ROTHERFIELD

Five bedroom detached family home





Computer generated illustration indicative only

# THE ROTHERFIELD

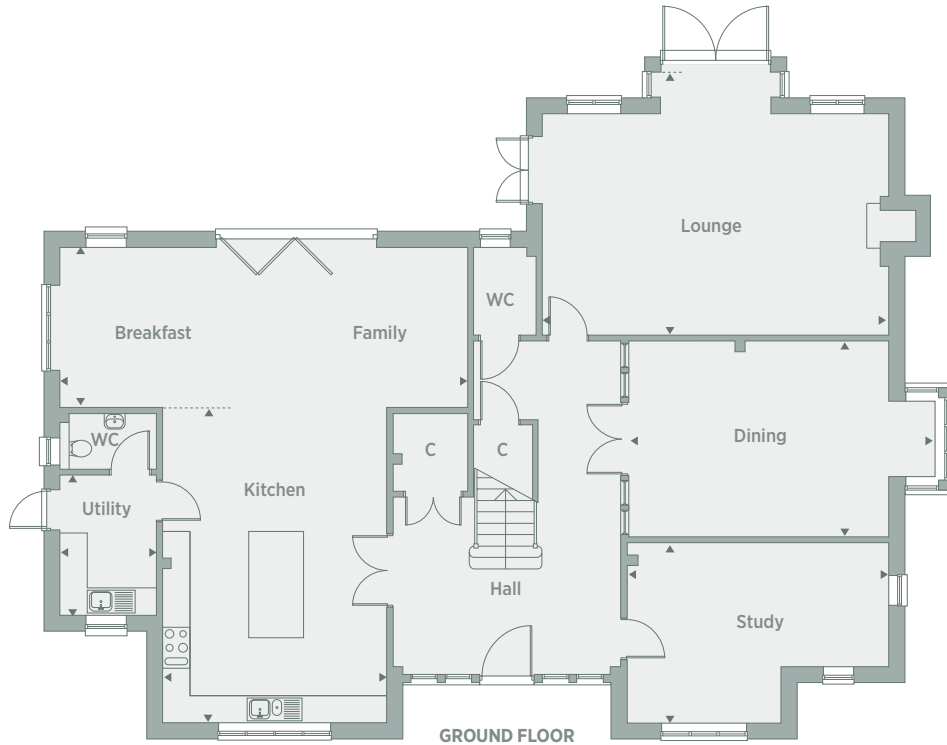
## GROUND FLOOR

Kitchen	4.91m x 6.91m	16'1" x 22'8"
Utility	2.11m x 3.07m	6'11" x 10'1"
Family/Breakfast	8.94m x 3.51m	29'4" x 11'6"
Lounge	7.60m x 5.77m	24'11" x 18'11"
Dining	6.72m x 4.29m	22'1" x 14'1"
Study	5.74m x 3.95m	18'10" x 13'0"

## FIRST FLOOR

Bedroom 1	5.54m x 5.83m	18'2" x 19'2"
Dressing	3.06m x 2.59m	10'1" x 8'6"
Bedroom 2	5.16m x 4.42m	16'11" x 14'6"
Bedroom 3	4.91m x 3.30m	16'1" x 10'10"
Bedroom 4	5.99m x 4.18m	19'8" x 13'9"
Bedroom 5	6.01m x 4.04m	19'9" x 13'3"

**Total Gross Internal Floor Area**  
385.8m<sup>2</sup> 4153sq ft



Ens - En suite   C - Cupboard   W - Wardrobe   D - Dressing

# SPECIFICATION

## Designer Kitchens

- Individually designed, in-frame, contemporary style kitchen
- Quartz worktops and upstands
- 60mm Oak end grain butcher block
- Touch control induction hob
- Stainless steel ceiling extractor
- AEG multifunction built in oven
- AEG steam oven
- AEG microwave oven combination compact oven
- AEG 140h warming drawer
- Integrated dishwasher
- Under counter wine chiller
- Tall larder fridge and tall freezer
- Undermounted one and a half bowl stainless steel sink with Stainless steel monobloc mixer tap
- LED downlights and pelmet lighting
- 45L pull-out waste bin
- Ample worktop level power points

## Utility

- Units to compliment designer kitchen
- Quartz worktop with matching upstands
- Stainless steel single bowl sink with polished chrome pull-out spray tap
- Space for washing machine and tumble dryer

## Luxury Bathrooms

- Geberit Ceramics sanitaryware
- Vanity units in ensuite, family bathroom and WC
- Hans Grohe brassware
- Thermostatically controlled showers throughout
- Polished chrome towel rails
- Stylish ceramic wall and floor tiles

## Fireplace

- Open basket log burner

## Staircase

- Painted square chamfered spindles with oak handrail and square chamfered oak newel posts

## Heating, Insulation & Water Services

- Gas fired underfloor heating with individual room controls
- Polished chrome towel rails
- Pressurised water system to enable high pressure showering and an abundance of hot water
- Electronic programming for separate heating and hot water systems

## Entertainment & Communication

- Full Connect Home Wiring infrastructure throughout for TV/video, multi room audio, data, WiFi and CCTV
- Cabling for in ceiling speakers in all main living areas, master bedroom and ensuite
- Local AV design company for support and installation options

## Windows, Doors & Internal Joinery

- High performance double glazed timber windows
- High performance, high security front door
- Oak veneered internal doors with contemporary style chrome finish door furniture
- Deep moulded skirting and architraves

## Electrical and Lighting

- Home wide ECO lighting system from world leading Lutron Lighting
- Full dimming room scenes & home control via premium engraved keypads
- Premium ECO LED Tilt and rotate downlights from Orluna Lighting
- Occupancy sensor in downstairs WC
- App control
- 5 Amp Lamp lighting circuits to living areas and main bedroom
- Compatibility with wireless Lutron automated blinds
- Power and light to garage
- Constant extract system in cloakroom, all bathrooms and utility

## Quality Fixtures, Fittings & Finishing Touches

- Built-in wardrobes
- All woodwork finished in eggshell
- Walls finished with matt emulsion

## Security & Peace of Mind

- Electric drive entrance gate
- Power Heat sensor fitted in kitchen
- Mains fed smoke detector with battery back-up fitted to hall and landing
- Multipoint espagnolette locking system to single doors and shoot bolt espagnolette locking system to double doors
- Category 2 security alarm system with movement sensors

## Energy Efficiency & Guarantee

- Constructed to ensure energy efficient running costs for the home owner
- 10 year CRL warranty

## External Features

- Private drives and roadway finished with shingle
- Double garage
- Paved patio to rear
- Landscaped and turfed front and turfed rear garden
- Rear garden enclosed by close-boarded/post and rail/wire fencing where required
- External power point
- Outside tap

## Communal Areas & Maintenance

- Landscaped communal access road
- The communal areas of the development will be maintained via a Management Company. For further information regarding the annual service charge please contact a member of the sales team.
- Once the development is completed ownership of the Management Company will be transferred to the home owners.

## THE BIRCHDEN

Five bedroom detached family home



Computer generated illustration indicative only

# THE BIRCHDEN

## GROUND FLOOR

Kitchen	4.61m x 3.29m	15' 2" x 10' 9"
Utility	1.80m x 2.67m	5' 11" x 8' 9"
Family/Breakfast	4.61m x 4.57m	15' 2" x 15' 0"
Lounge	6.85m x 5.40m	22' 6" x 17' 9"
Dining	4.61m x 3.89m	15' 2" x 12' 9"
Study	2.57m x 3.91m	8' 5" x 12' 10"

## FIRST FLOOR

Bedroom 1	4.64m x 4.52m	15' 3" x 14' 10"
Dressing	2.21m x 3.21m	7' 3" x 10' 7"
Bedroom 2	4.64m x 3.90m	15' 3" x 12' 10"
Bedroom 3	3.07m x 5.62m	10' 1" x 18' 5"
Bedroom 4	3.66m x 3.88m	12' 0" x 12' 9"
Bedroom 5	3.35m x 3.70m	11' 0" x 12' 2"

## ANNEX - FIRST FLOOR

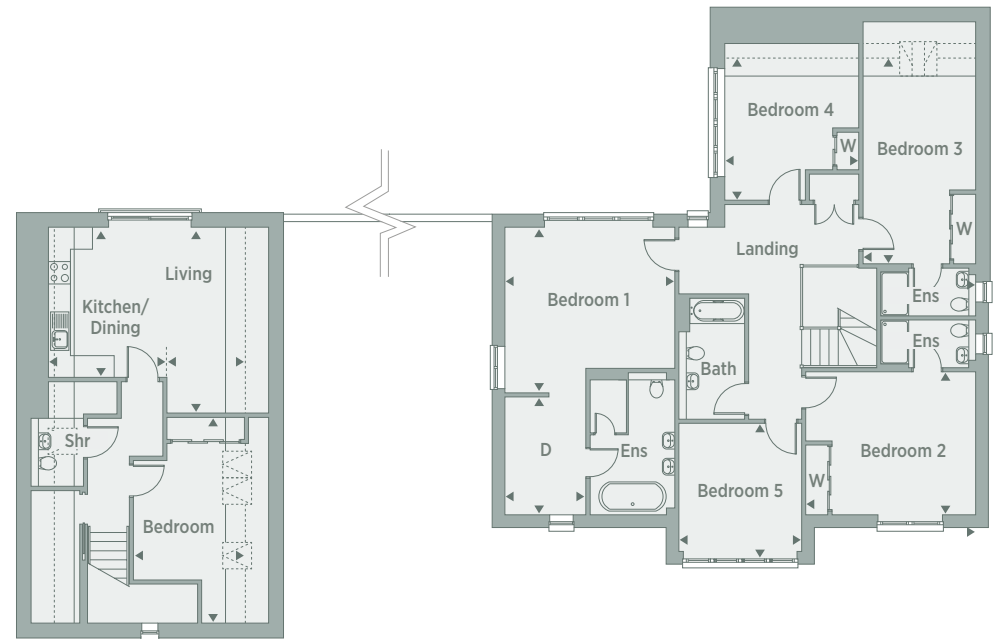
Kitchen/Dining	3.07m x 4.10m	10' 1" x 13' 6"
Living	2.14m x 5.08m	7' 0" x 16' 8"
Bedroom	3.06m x 5.62m	10' 1" x 18' 5"

**Total Gross Internal Floor Area House**  
280.7m<sup>2</sup> 3020sq ft

**Total Gross Internal Floor Area Annex**  
68.5m<sup>2</sup> 737sq ft



GROUND FLOOR



FIRST FLOOR

Ens - En suite   Shr - Shower room   C - Cupboard   W - Wardrobe   D - Dressing    Denotes velux windows

# SPECIFICATION

## Designer Kitchens

- Individually designed, contemporary style kitchen
- Quartz worktops and upstands
- Touch control induction hob
- Stainless steel ceiling extractor
- AEG multifunction built in oven
- AEG microwave oven combination compact oven
- AEG 140h warming drawer
- Integrated dishwasher
- Under counter wine chiller
- Tall integrated larder fridge and undercounter freezer
- Undermounted one and a half bowl stainless steel Quooker sink with polished chrome boiling and filtered water tap
- LED downlights and pelmet lighting
- Pull-out waste bin
- Ample worktop level power points

## Utility

- Units to compliment designer kitchen
- Quartz worktop with matching upstands
- Stainless steel single bowl sink with polished chrome pull-out spray tap
- Space for washing machine and tumble dryer

## Annex

- Units to compliment designer kitchen
- Laminate worktop with matching upstands
- AEG single oven with 60cm ceramic hob
- Curved stainless steel and glass wall chimney hood
- 'Pewter' glass splashback to rear of hob
- Stainless steel single bowl sink with polished chrome mixer tap
- Integrated under counter fridge with ice box

## Luxury Bathrooms

- Geberit Ceramics sanitaryware
- Vanity units in ensuite, family bathroom and WC
- Hans Grohe brassware
- Thermostatically controlled showers throughout
- Polished chrome towel rails
- Stylish ceramic wall and floor tiles
- Shaver sockets in en-suite and family bathrooms

## Fireplace

- Gas point to fireplace position

## Staircase

- Painted square chamfered spindles with oak handrail and square chamfered oak newel posts

## Heating, Insulation & Water Services

- Gas fired underfloor heating with individual room controls
- Polished chrome towel rails
- Pressurised water system to enable high pressure showering and an abundance of hot water
- Electronic programming for separate heating and hot water systems

## Entertainment & Communication

- Full Connect Home Wiring infrastructure throughout for TV/video, multi room audio, data, WiFi and CCTV
- Cabling for in ceiling speakers in all main living areas, master bedroom and ensuite
- Local AV design company for support and installation options

## Windows, Doors & Internal Joinery

- High performance double glazed timber windows
- High performance, high security front door
- Oak veneered internal doors with contemporary style chrome finish door furniture
- Deep moulded skirting and architraves

## Electrical and Lighting

- Home wide ECO lighting system from world leading Lutron Lighting
- Full dimming room scenes & home control via premium engraved keypads
- Occupancy sensor in downstairs WC
- App control
- 5 Amp Lamp lighting circuits to living areas and main bedroom
- Compatibility with wireless Lutron automated blinds
- Power and light to garage
- Constant extract system in cloakroom, all bathrooms and utility

## Quality Fixtures, Fittings & Finishing Touches

- Built-in wardrobes
- All woodwork finished in eggshell
- Walls finished with matt emulsion

## Security & Peace of Mind

- Electric drive entrance gate
- Power Heat sensor fitted in kitchen
- Mains fed smoke detector with battery back-up fitted to hall and landings
- Multipoint espagnolette locking system to single doors and shoot bolt espagnolette locking system to double doors
- Category 2 security alarm system with movement sensors

## Energy Efficiency & Guarantee

- Constructed to ensure energy efficient running costs for the home owner
- 10 year CRL warranty

## External Features

- Private drives finished with shingle
- Paved patio to rear
- Landscaped and turfed front and turfed rear garden
- Rear garden enclosed by close-boarded/post and rail/wire fencing where required
- External power point
- Outside tap

## Communal Areas & Maintenance

- Landscaped communal access road
- The communal areas of the development will be maintained via a Management Company. For further information regarding the annual service charge please contact a member of the sales team.
- Once the development is completed ownership of the Management Company will be transferred to the home owners.



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Designed and produced by [kbmarketing.co.uk](http://kbmarketing.co.uk) May 2019

## BARNETTS HOUSE

Five bedroom detached family home





Computer generated illustration indicative only

# BARNETTS HOUSE

## GROUND FLOOR

Kitchen	3.52m x 6.16m	11'7" x 20'3"
Utility	3.16m x 3.44m	10'5" x 11'3"
Family/Breakfast	4.78m x 6.16m	15'8" x 20'3"
Lounge	4.88m x 6.86m	16'0" x 22'6"
Dining	3.02m x 4.88m	9'11" x 16'0"
Study	3.23m x 3.77m	10'7" x 12'5"

## FIRST FLOOR

Bedroom 1	8.35m x 5.45m	27'4" x 17'10"
Bedroom 2	4.88m x 6.86m	16'0" x 22'6"
Dressing	3.11m x 1.74m	10'3" x 5'8"
Bedroom 3	4.29m x 3.60m	14'1" x 11'10"
Bedroom 4	3.91m x 3.41m	12'10" x 11'2"

## ANNEX - FIRST FLOOR

Kitchen/Dining	3.07m x 4.10m	10'1" x 13'6"
Living	2.14m x 5.08m	7'0" x 16'8"
Bedroom	3.06m x 5.62m	10'1" x 18'5"

**Total Gross Internal Floor Area House**  
303.1m<sup>2</sup> 3263sq ft

**Total Gross Internal Floor Area Annex**  
68.5m<sup>2</sup> 737sq ft



GROUND FLOOR



FIRST FLOOR

Ens - En suite   Shr - Shower room   C - Cupboard   W - Wardrobe   D - Dressing    Denotes velux windows    Denotes rooflights over the landing & Bedroom 5

# SPECIFICATION

## Designer Kitchens

- Individually designed, contemporary style kitchen
- Quartz worktops and upstands
- Touch control induction hob
- Stainless steel ceiling extractor
- AEG multifunction built in oven
- AEG microwave oven combination compact oven
- AEG 140h warming drawer
- Integrated dishwasher
- Under counter wine chiller
- Tall integrated larder fridge and tall integrated freezer
- Undermounted one and a half bowl stainless steel sink with Polished chrome monobloc mixer tap
- LED downlights and pelmet lighting
- 45L pull-out waste bin
- Ample worktop level power points

## Utility

- Units to compliment designer kitchen
- Quartz worktop with matching upstands
- Stainless steel single bowl sink with polished chrome pull-out spray tap
- Space for washing machine and tumble dryer

## Annex

- Units to compliment designer kitchen
- Laminate worktop with matching upstands
- AEG single oven with 60cm ceramic hob
- Curved stainless steel and glass wall chimney hood
- 'Pewter' glass splashback to rear of hob
- Stainless steel single bowl sink with polished chrome mixer tap
- Integrated under counter fridge with ice box

## Luxury Bathrooms

- Geberit Ceramics sanitaryware
- Vanity units in ensuite, family bathroom and WC
- Hans Grohe brassware
- Thermostatically controlled showers throughout
- Polished chrome towel rails
- Stylish ceramic wall and floor tiles
- Shaver sockets in en-suite and family bathrooms

## Staircase

- Painted square chamfered spindles with oak handrail and square chamfered oak newel posts

## Heating, Insulation & Water Services

- Gas fired underfloor heating with individual room controls
- Polished chrome towel rails
- Pressurised water system to enable high pressure showering and an abundance of hot water
- Electronic programming for separate heating and hot water systems

## Entertainment & Communication

- Full Connect Home Wiring infrastructure throughout for TV/video, multi room audio, data, WiFi and CCTV
- Cabling for in ceiling speakers in all main living areas, master bedroom and ensuite
- Local AV design company for support and installation options

## Windows, Doors & Internal Joinery

- High performance double glazed timber windows
- High performance, high security front door
- Oak veneered internal doors with contemporary style chrome finish door furniture
- Deep moulded skirting and architraves

## Electrical and Lighting

- Full dimming lighting in living room
- Occupancy sensor in downstairs WC
- 5 Amp Lamp lighting circuits to living areas and main bedroom
- Power and light to garage
- Constant extract system in cloakroom, all bathrooms and utility

## Quality Fixtures, Fittings & Finishing Touches

- Built-in wardrobes
- All woodwork finished in eggshell
- Walls finished with matt emulsion

## Security & Peace of Mind

- Electric drive entrance gate
- Power Heat sensor fitted in kitchen
- Mains fed smoke detector with battery back-up fitted to hall and landings
- Multipoint espagnolette locking system to single doors and shoot bolt espagnolette locking system to double doors
- Category 2 security alarm system with movement sensors

## Energy Efficiency & Guarantee

- Constructed to ensure energy efficient running costs for the home owner
- 10 year CRL warranty

## External Features

- Private drives finished with shingle
- Paved patio to rear
- Landscaped and turfed front and turfed rear garden
- Rear garden enclosed by close-boarded/post and rail/wire fencing where required
- External power point
- Outside tap

## Communal Areas & Maintenance

- Landscaped communal access road
- The communal areas of the development will be maintained via a Management Company. For further information regarding the annual service charge please contact a member of the sales team.
- Once the development is completed ownership of the Management Company will be transferred to the home owners.



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## BRICKFIELD HOUSE

Five bedroom detached family home



Computer generated illustration indicative only

# BRICKFIELD HOUSE

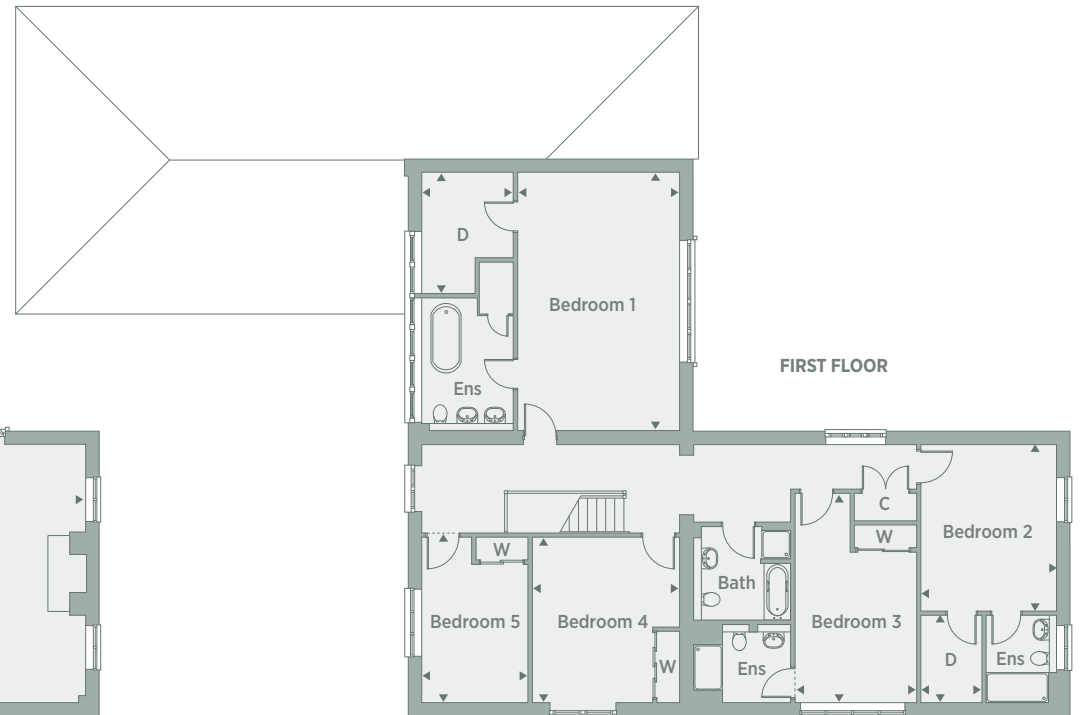
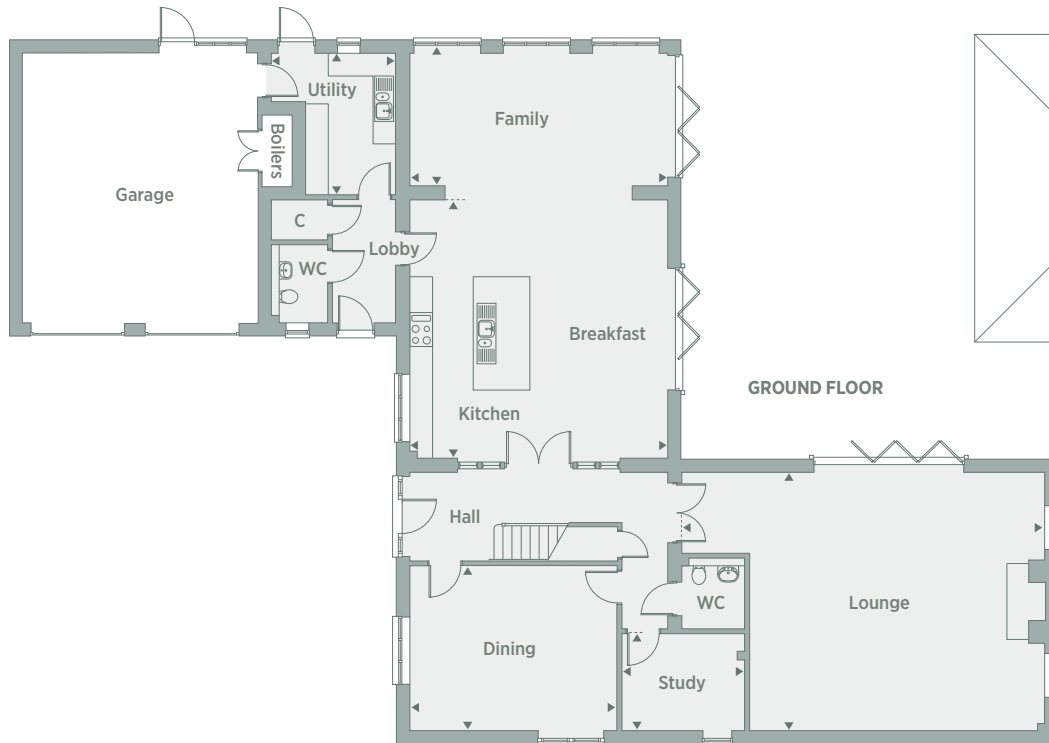
## GROUND FLOOR

Kitchen/Breakfast	6.83m x 6.82m	22'5" x 22'5"
Utility	3.74m x 3.29m	12'3" x 10'9"
Family	3.51m x 6.82m	11'6" x 22'5"
Lounge	6.83m x 9.60m	22'5" x 31'6"
Dining	4.36m x 5.48m	14'4" x 18'0"
Study	2.56m x 3.25m	8'5" x 10'8"

## FIRST FLOOR

Bedroom 1	6.83m x 4.29m	22'5" x 14'11"
Dressing	3.21m x 2.42m	10'6" x 7'11"
Bedroom 2	4.40m x 3.59m	14'5" x 11'9"
Dressing	2.31m x 1.61m	7' 7" x 5' 3"
Bedroom 3	5.54m x 3.22m	18'2" x 10'7"
Bedroom 4	4.38m x 3.90m	14'4" x 12'10"
Bedroom 5	4.38m x 2.81m	14' 4" x 9' 3"

**Total Gross Internal Floor Area**  
376.3m<sup>2</sup> 4050sq ft



Ens - En suite   C - Cupboard   W - Wardrobe   D - Dressing

# SPECIFICATION

## Designer Kitchens

- Individually designed, in-frame, contemporary style kitchen
- Quartz worktops and upstands
- 60mm Oak end grain butcher block
- Touch control induction hob
- Stainless steel ceiling extractor
- AEG multifunction built in oven
- AEG single steam oven
- AEG microwave oven combination compact oven
- AEG 140h warming drawer
- Integrated dishwasher
- Under counter wine chiller
- Fully integrated under counter larder fridge with ice box
- Undermounted one and a half bowl stainless steel sink with Stainless steel monobloc mixer tap
- LED downlights and pelmet lighting
- 45L pull-out waste bin
- Ample worktop level power points

## Utility

- Units to compliment designer kitchen
- Quartz worktop with matching upstands
- Stainless steel single bowl sink with polished chrome pull-out spray tap
- Tall integrated larder fridge and tall integrated freezer
- Space for washing machine and tumble dryer

## Luxury Bathrooms

- Premium bathroom fittings
- Vanity units in ensuite, family bathroom and WC
- Thermostatically controlled showers throughout
- Polished chrome towel rails
- Stylish ceramic wall and floor tiles

## Fireplace

- Gas point to fireplace position

## Staircase

- Painted square chamfered spindles with oak handrail and square chamfered oak newel posts

## Heating, Insulation & Water Services

- Gas fired underfloor heating with individual room controls
- Polished chrome towel rails
- Pressurised water system to enable high pressure showering and an abundance of hot water
- Electronic programming for separate heating and hot water systems

## Entertainment & Communication

- Full Connect Home Wiring infrastructure throughout for TV/video, multi room audio, data, WiFi and CCTV
- Cabling for in ceiling speakers in all main living areas, master bedroom and ensuite
- Local AV design company for support and installation options

## Windows, Doors & Internal Joinery

- High performance double glazed timber windows
- High performance, high security front door
- Oak veneered internal doors with contemporary style chrome finish door furniture
- Deep moulded skirting and architraves

## Electrical and Lighting

- Home wide ECO lighting system from world leading Lutron Lighting
- Full dimming room scenes & home control via premium engraved keypads
- Premium ECO LED Tilt and rotate downlights from OrLuna Lighting
- Occupancy sensor in downstairs WC
- App control
- 5 Amp Lamp lighting circuits to living areas and main bedroom
- Compatibility with wireless Lutron automated blinds
- Wired Lutron automated blinds solution to main living area
- Power and light to garage
- Constant extract system in cloakroom, all bathrooms and utility

## Quality Fixtures, Fittings & Finishing Touches

- Built-in wardrobes
- All woodwork finished in eggshell
- Walls finished with matt emulsion

## Security & Peace of Mind

- Electric drive entrance gate
- Power Heat sensor fitted in kitchen
- Mains fed smoke detector with battery back-up fitted to hall and landings
- Multipoint espagnolette locking system to single doors and shoot bolt espagnolette locking system to double doors
- Category 2 security alarm system with movement sensors

## Energy Efficiency & Guarantee

- Constructed to ensure energy efficient running costs for the home owner
- 10 year CRL warranty

## External Features

- Electric drive entrance gate
- Private drives finished with shingle
- Paved patio to rear
- Landscaped and turfed front and turfed rear garden
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- External power point
- Outside tap

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**Astindale**  
HOMES FOR LIVING

## THE POWDERMILL

Four bedroom detached family home





Computer generated illustration indicative only

# THE POWDERMILL

## GROUND FLOOR

Upper reception	4.33m x 6.19m	14'2" x 20'4"
Study	2.64m x 3.44m	8' 8" x 11' 4"

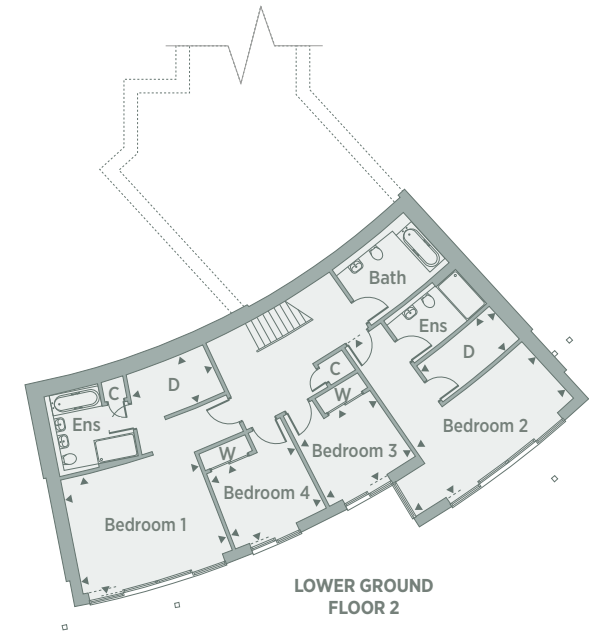
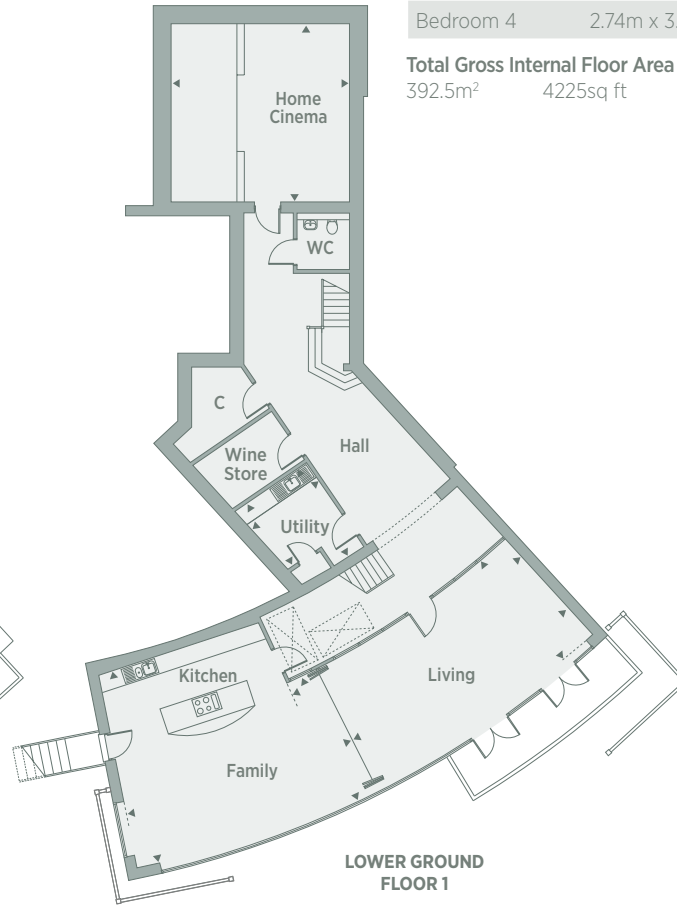
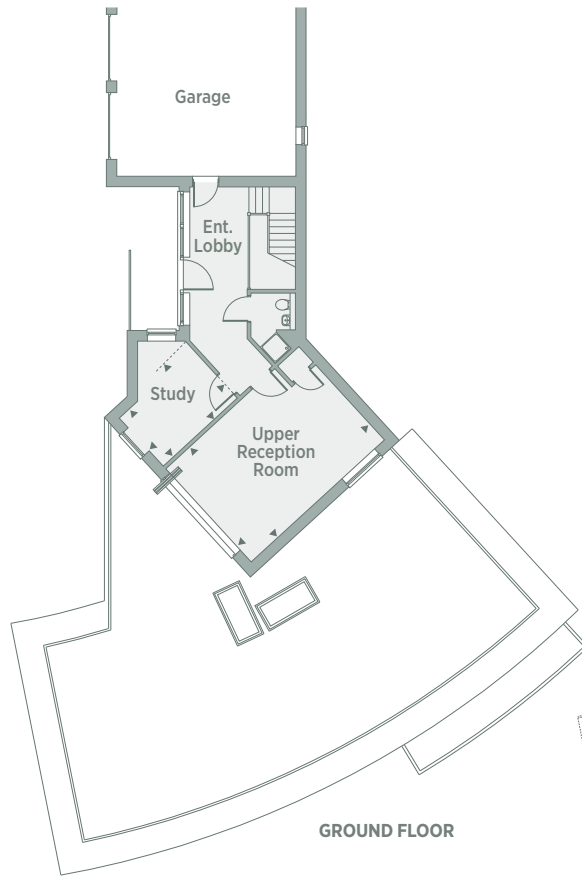
## LOWER GROUND FLOOR 1

Home cinema	6.10m x 6.11m	20'0" x 20'1"
Utility	3.49m x 2.96m	11'5" x 9'9"
Kitchen/Family	8.63m x 6.81m	28'4" x 22'7"
Living	8.96m x 4.43m	29'5" x 14'7"

## LOWER GROUND FLOOR 2

Bedroom 1	3.97m x 5.32m	13'1" x 17'5"
Dressing	1.77m x 2.81m	5'10" x 9'3"
Bedroom 2	2.62m x 6.47m	8'7" x 21'3"
Dressing	1.52m x 3.21m	5'0" x 10'7"
Bedroom 3	2.74m x 3.40m	9'0" x 11'2"
Bedroom 4	2.74m x 3.40m	9'0" x 11'2"

**Total Gross Internal Floor Area**  
392.5m<sup>2</sup> 4225sq ft



Ens - En suite C - Cupboard W - Wardrobe D - Dressing

# SPECIFICATION

## Designer Kitchens

- Individually designed, true-handleless style kitchen
- Quartz worktops and upstands
- Touch control induction hob
- Stainless steel ceiling extractor
- AEG multifunction built in oven
- AEG single steam oven
- AEG microwave oven combination compact oven
- AEG 140h warming drawer
- Integrated dishwasher
- Under counter wine chiller
- Tall integrated larder fridge and tall integrated freezer
- Undermounted one and a half bowl stainless steel sink with Polished chrome mixer tap
- LED downlights and pelmet lighting
- 45L pull-out waste bin
- Ample worktop level power points

## Utility

- Units to compliment designer kitchen
- Quartz worktop with matching upstands
- Stainless steel single bowl sink with polished chrome pull-out spray tap
- Space for washing machine and tumble dryer

## Luxury Bathrooms

- Premium bathroom fittings
- Vanity units in ensuite, family bathroom and WC
- Thermostatically controlled showers throughout
- Polished chrome towel rails
- Stylish ceramic wall and floor tiles

## Fireplace

- Gas point to fireplace position

## Staircase

- Painted square chamfered spindles with oak handrail and square chamfered oak newel posts

## Heating, Insulation & Water Services

- Gas fired underfloor heating with individual room controls
- Chrome towel rail
- Pressurised water system to enable high pressure showering and an abundance of hot water
- Electronic programming for separate heating and hot water systems
- Air conditioning to Living room and home cinema

## Entertainment & Communication

- Full Connect Home Wiring infrastructure throughout for TV/video, multi room audio, data, WiFi and CCTV
- Cabling for in ceiling speakers in all main living areas, master bedroom and ensuite
- Local AV design company for support and installation options

## Windows, Doors & Internal Joinery

- High performance double glazed aluminium windows
- High performance, high security front door
- Oak veneered internal doors with contemporary style chrome finish door furniture
- Deep moulded skirting and architraves

## Electrical and Lighting

- Home wide ECO lighting system from world leading Lutron Lighting
- Full dimming room scenes & home control via premium engraved keypads
- Premium ECO LED Tilt and rotate downlights from Ornluna Lighting
- Occupancy sensor in downstairs WC
- App control
- 5 Amp Lamp lighting circuits to living areas and main bedroom
- Compatibility with wireless Lutron automated blinds
- Fully wired Home Cinema with multiple performance options
- Wired Lutron automated blinds solution to main living area
- Power and light to garage
- Constant extract system in cloakroom, all bathrooms and utility

## Quality Fixtures, Fittings & Finishing Touches

- Built-in wardrobes
- All woodwork finished in eggshell
- Walls finished with matt emulsion

## Security & Peace of Mind

- Electric drive entrance gate
- Power Heat sensor fitted in kitchen
- Mains fed smoke detector with battery back-up fitted to hall and landings

- Multipoint espagnolette locking system to single doors and shoot bolt espagnolette locking system to double doors
- Category 2 security alarm system with movement sensors

## Energy Efficiency & Guarantee

- Constructed to ensure energy efficient running costs for the home owner
- 10 year CRL warranty

## External Features

- Private drives finished with shingle
- Paved patio to rear
- Landscaped and turfed front and turfed rear garden
- Rear garden enclosed by close-boarded/post and rail/wire fencing where required
- External power point
- Outside tap

## Communal Areas & Maintenance

- Landscaped communal access road
- The communal areas of the development will be maintained via a Management Company. For further information regarding the annual service charge please contact a member of the sales team.
- Once the development is completed ownership of the Management Company will be transferred to the home owners.

Artist's perspectives, plans and diagrams used in this brochure are intended to be a general guide to the appearance of the development. All room dimensions are subject to change. Kitchen layouts are indicative only. Please consult the Sales Advisor for room dimensions and kitchen layouts. From time to time it is necessary for us to make architectural changes therefore prospective buyers should check the latest plans with our sales representative. Due to our policy of continual improvement we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained within this brochure are believed to be correct, they are not to be regarded as statements or representations of fact and neither the Agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or a contract.

Designed and produced by [kbmarketing.co.uk](http://kbmarketing.co.uk) May 2019



## THE ARDINGLY

Five bedroom detached family home



Computer generated illustration indicative only

# THE ARDINGLY

## GROUND FLOOR

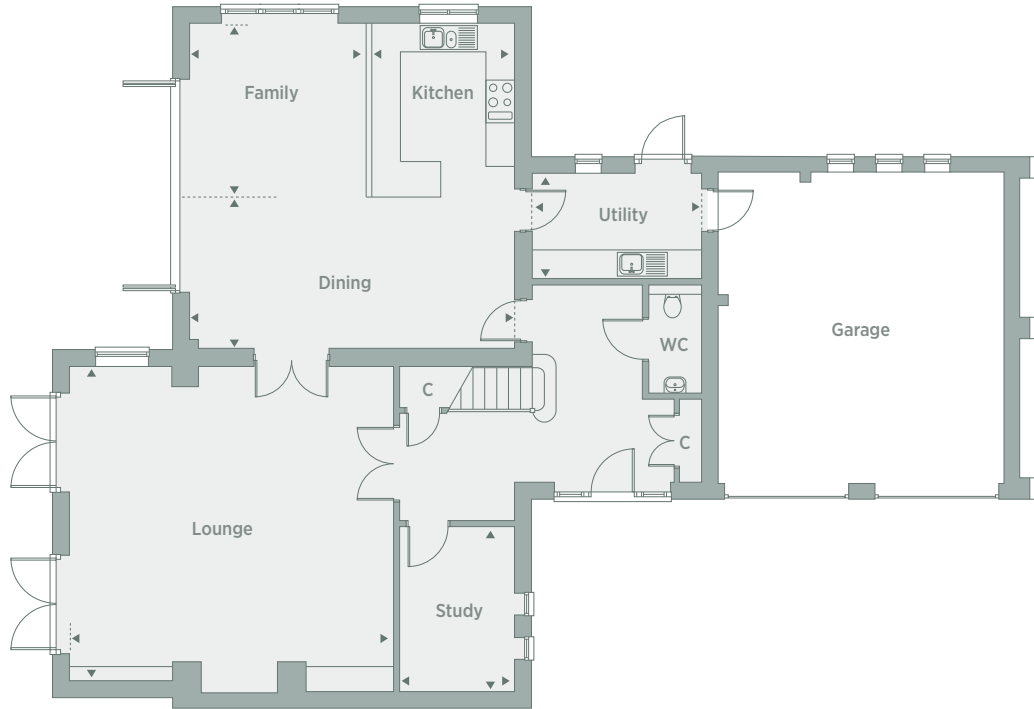
Kitchen	3.00m x 3.64m	9'10" x 12'0"
Utility	3.55m x 2.21m	11'8" x 7'3"
Family	3.82m x 3.64m	12'7" x 12'0"
Lounge	6.81m x 6.60m	22'4" x 21'8"
Dining	6.82m x 3.18m	22'5" x 10'5"
Study	2.41m x 3.46m	7'11" x 11'4"

## FIRST FLOOR

Bedroom 1	6.82m x 6.82m	22' 5" x 22' 5"
Dressing	2.26m x 2.71m	7' 5" x 8' 11"
Bedroom 2	5.97m x 6.49m	19' 7" x 21' 4"
Bedroom 3	3.79m x 5.01m	12' 5" x 16' 5"
Bedroom 4	3.74m x 4.27m	12' 3" x 14' 0"
Bedroom 5	3.85m x 4.27m	12' 8" x 14' 0"

### Total Gross Internal Floor Area

305.7m<sup>2</sup>    3290sq ft



GROUND FLOOR



FIRST FLOOR

Ens - En suite    C - Cupboard    W - Wardrobe    D - Dressing    ☐ Denotes Sun pipe in Bathroom

# SPECIFICATION

## Designer Kitchens

- Individually designed, contemporary style kitchen
- Quartz worktops and upstands
- Touch control induction hob
- Stainless steel ceiling extractor
- AEG multifunction built in oven
- AEG microwave oven combination compact oven
- AEG 140h warming drawer
- Integrated dishwasher
- Under counter wine chiller
- Tall integrated larder fridge
- Undermounted one and a half bowl stainless steel sink with Stainless steel mixer tap
- LED downlights and pelmet lighting
- 45L pull-out waste bin
- Ample worktop level power points

## Utility

- Units to compliment designer kitchen
- Quartz worktop with matching upstands
- Tall integrated larder freezer
- Stainless steel single bowl sink with polished chrome pull-out spray tap
- Space for washing machine and tumble dryer

## Luxury Bathrooms

- Geberit Ceramics sanitaryware
- Vanity units in ensuite, family bathroom and WC
- Hans Grohe brassware
- Thermostatically controlled showers throughout
- Polished chrome towel rails
- Stylish ceramic wall and floor tiles

## Fireplace

- Gas point to fireplace position

## Staircase

- Painted square chamfered spindles with oak handrail and square chamfered oak newel posts

## Heating, Insulation & Water Services

- Gas fired underfloor heating with individual room controls
- Polished chrome towel rails
- Pressurised water system to enable high pressure showering and an abundance of hot water
- Electronic programming for separate heating and hot water systems

## Entertainment & Communication

- Full Connect Home Wiring infrastructure throughout for TV/video, multi room audio, data, WiFi and CCTV
- Cabling for in ceiling speakers in all main living areas, master bedroom and ensuite
- Local AV design company for support and installation options

## Windows, Doors & Internal Joinery

- High performance double glazed timber windows
- High performance, high security front door
- Oak veneered internal doors with contemporary style chrome finish door furniture
- Deep moulded skirting and architraves

## Electrical and Lighting

- Home wide ECO lighting system from world leading Lutron Lighting
- Full dimming room scenes & home control via premium engraved keypads
- Premium ECO LED Tilt and rotate downlights from Orluna Lighting
- Occupancy sensor in downstairs WC
- App control
- 5 Amp Lamp lighting circuits to living areas and main bedroom
- Compatibility with wireless Lutron automated blinds
- Power and light to garage
- Constant extract system in cloakroom, all bathrooms and utility

## Quality Fixtures, Fittings & Finishing Touches

- Built-in wardrobes
- All woodwork finished in eggshell
- Walls finished with matt emulsion

## Security & Peace of Mind

- Electric drive entrance gate
- Power Heat sensor fitted in kitchen
- Mains fed smoke detector with battery back-up fitted to hall and landings
- Multipoint espagnolette locking system to single doors and shoot bolt espagnolette locking system to double doors
- Category 2 security alarm system with movement sensors

## Energy Efficiency & Guarantee

- Constructed to ensure energy efficient running costs for the home owner
- 10 year CRL warranty

## External Features

- Private drives and roadway finished with shingle
- Paved patio
- Landscaped and turfed front and turfed rear garden
- Rear garden enclosed by close-boarded/post and rail/wire fencing where required
- External power point
- Outside tap

## Communal Areas & Maintenance

- Landscaped communal access road
- The communal areas of the development will be maintained via a Management Company. For further information regarding the annual service charge please contact a member of the sales team.
- Once the development is completed ownership of the Management Company will be transferred to the home owners.

**NEWICK LODGE  
& WARREN LODGE**

Two & three bedroom semi-detached homes





Computer generated illustration indicative only

# NEWICK LODGE

## GROUND FLOOR

Kitchen	4.02m x 3.68m	13'2" x 12'1"
Dining	4.02m x 4.57m	13'2" x 15'0"
Lounge	6.90m x 3.73m	22'8" x 12'3"

## FIRST FLOOR

Bedroom 1	5.42m x 5.91m	17'10" x 19'5"
Bedroom 2	3.61m x 3.10m	11'10" x 10'2"
Bedroom 3	3.19m x 3.10m	10' 6" x 10' 2"

### Total Gross Internal Floor Area

143.5m<sup>2</sup> 1544sq ft

# WARREN LODGE

## GROUND FLOOR

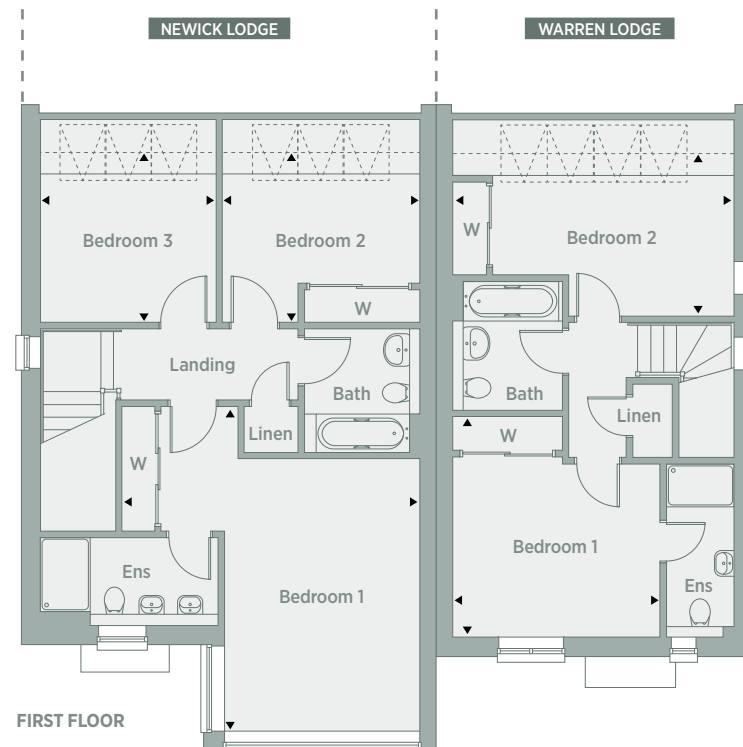
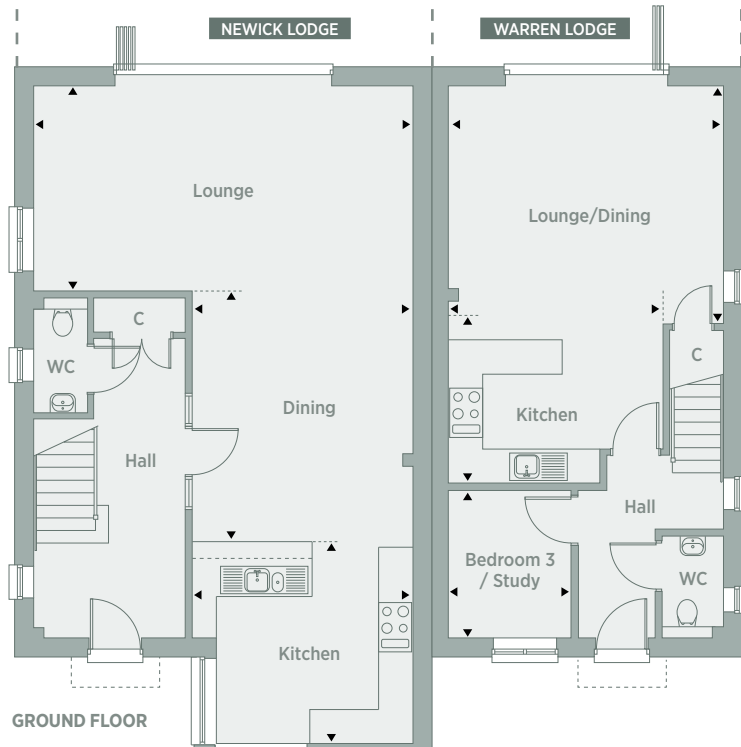
Kitchen	3.91m x 2.90m	12'10" x 9'6"
Lounge/Dining	5.01m x 4.33m	16'5" x 14'3"
Bedroom 3/Study	2.24m x 2.69m	7'4" x 8'10"

## FIRST FLOOR

Bedroom 1	3.69m x 3.92m	12'1" x 12'11"
Bedroom 2	5.01m x 2.90m	16'5" x 9'6"

### Total Gross Internal Floor Area

94.0m<sup>2</sup> 1011sq ft



Ens - En suite C - Cupboard W - Wardrobe  Denotes velux windows

# SPECIFICATION

## Designer Kitchens

- Individually designed, contemporary style kitchens
- Quartz worktops and upstands
- 60cm Touch control induction hob
- 'Pewter' glass splashback to rear of hob
- 900 curved glass and stainless steel wall chimney hood
- AEG multifunction built in oven
- AEG microwave oven combination compact oven
- Integrated dishwasher
- Tall integrated 60:40 fridge/freezer
- Undermounted one and a half bowl stainless steel sink with Stainless steel mixer tap
- LED downlights and pelmet lighting
- 56L pull-out waste bin
- Ample worktop level power points
- AEG fully integrated 1400rpm washer/dryer

## Luxury Bathrooms

- Geberit Ceramics sanitaryware
- Vanity units in ensuite, family bathroom and WC
- Hans Grohe brassware
- Thermostatically controlled showers throughout
- Polished chrome towel rails
- Stylish ceramic wall and floor tiles

## Fireplace

- Gas point to fireplace position

## Staircase

- Painted square chamfered spindles with oak handrail and square chamfered oak newel posts

## Heating, Insulation & Water Services

- Gas fired central heating with radiators ground and first floor
- Thermostatic controls to maintain maximum efficiency throughout the home
- Pressurised water system to enable high pressure showering and an abundance of hot water
- Electronic programming for separate heating and hot water systems

## Entertainment & Communication

- Full Connect Home Wiring infrastructure throughout for TV/video, multi room audio, data, WiFi and CCTV
- Cabling for in ceiling speakers in all main living areas, master bedroom and ensuite
- Local AV design company for support and installation options

## Windows, Doors & Internal Joinery

- High performance double glazed timber windows
- High performance, high security front doors
- Oak veneered internal doors with contemporary style chrome finish door furniture
- Deep moulded skirting and architraves

## Electrical and Lighting

- LED downlights and pelmet lighting to kitchen
- Constant extract system in cloakroom, all bathrooms and utility
- LED downlights to all bathrooms
- Power and light to garage

## Quality Fixtures, Fittings & Finishing Touches

- Built-in wardrobes
- All woodwork finished in eggshell
- Walls finished with matt emulsion

## Security & Peace of Mind

- Heat sensor fitted in kitchen
- Mains fed smoke detector with battery back-up fitted to hall and landings
- Multipoint espagnolette locking system to single doors and shoot bolt espagnolette locking system to double doors
- Category 2 security alarm system with movement sensors

## Energy Efficiency & Guarantee

- Constructed to ensure energy efficient running costs for the home owner
- 10 year CRL warranty

## External Features

- Private drives and roadway finished with shingle
- Paved patio to rear
- Landscaped and turfed front and turfed rear gardens
- Rear gardens enclosed by close-boarded/post and rail/wire fencing where required
- External power point
- Outside tap
- Car port

## Communal Areas & Maintenance

- Landscaped communal access road
- The communal areas of the development will be maintained via a Management Company. For further information regarding the annual service charge please contact a member of the sales team.
- Once the development is completed ownership of the Management Company will be transferred to the home owners.

## THE BECKLEY

Four bedroom detached family home



Computer generated illustration indicative only

# THE BECKLEY

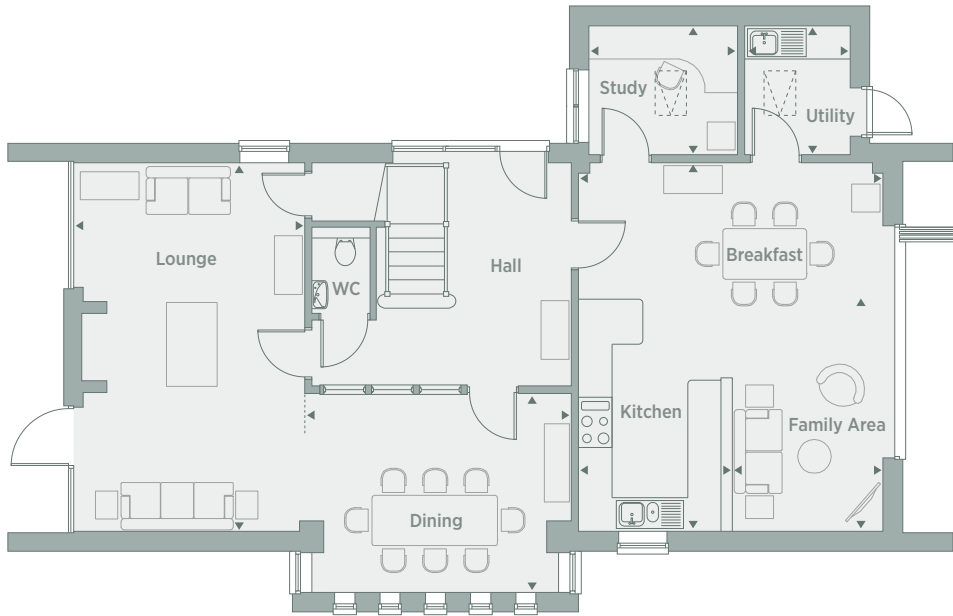
## GROUND FLOOR

Kitchen	4.15m x 2.75m	13'8" x 9'0"
Breakfast	2.44m x 5.45m	8'0" x 17'11"
Family	4.15m x 2.70m	13'8" x 8'10"
Utility	2.31m x 1.89m	7'7" x 6'2"
Study	2.31m x 2.66m	7'7" x 8'9"
Lounge	6.59m x 4.14m	21'8" x 13'7"
Dining	3.56m x 4.77m	11'8" x 15'8"

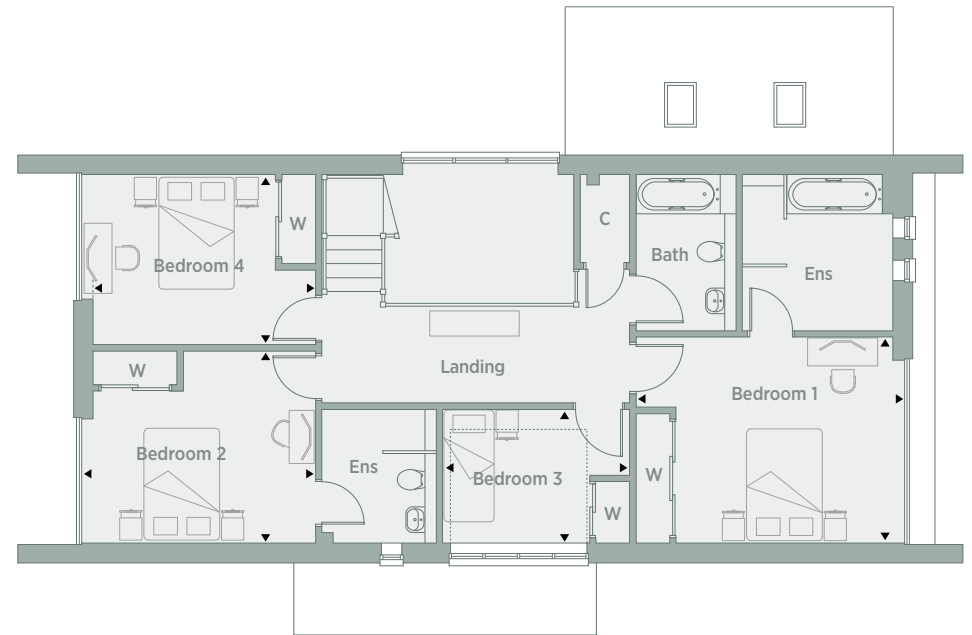
## FIRST FLOOR

Bedroom 1	3.68m x 4.80m	12'1" x 15'9"
Bedroom 2	3.40m x 4.18m	11'3" x 13'9"
Bedroom 3	2.39m x 3.35m	7'10" x 11'0"
Bedroom 4	3.04m x 4.18m	10'0" x 13'9"

**Total Gross Internal Floor Area**  
198.5m<sup>2</sup>      2136sq ft



GROUND FLOOR



FIRST FLOOR

Ens - En suite    C - Cupboard    W - Wardrobe    Denotes velux windows    Denotes glazed roof in Bedroom 3

# SPECIFICATION

## Designer Kitchens

- Individually designed, contemporary style kitchen
- Quartz worktops and upstands
- Touch control induction hob
- Curved glass and stainless steel island extractor
- AEG multifunction built in oven
- AEG microwave oven combination compact oven
- AEG 140h warming drawer
- Integrated dishwasher
- Tall larder fridge and tall freezer
- Undermounted one and a half bowl stainless steel sink with Stainless steel monobloc mixer tap
- LED downlights and pelmet lighting
- 45L pull-out waste bin
- Ample worktop level power points

## Utility

- Units to compliment designer kitchen
- Quartz worktop with matching upstands
- Stainless steel single bowl sink with polished chrome pull-out spray tap
- Space for washing machine and tumble dryer

## Luxury Bathrooms

- Geberit Ceramics sanitaryware
- Vanity units in ensuite, family bathroom and WC
- Hans Grohe brassware
- Thermostatically controlled showers throughout
- Polished chrome towel rails
- Stylish ceramic wall and floor tiles

## Fireplace

- Gas point to fireplace position

## Staircase

- Painted square chamfered spindles with oak handrail and square chamfered oak newel posts

## Heating, Insulation & Water Services

- Gas fired underfloor heating with individual room controls
- Polished chrome towel rails
- Pressurised water system to enable high pressure showering and an abundance of hot water
- Electronic programming for separate heating and hot water systems

## Entertainment & Communication

- Full Connect Home Wiring infrastructure throughout for TV/video, multi room audio, data, WiFi and CCTV
- Cabling for in ceiling speakers in all main living areas, master bedroom and ensuite
- Local AV design company for support and installation options

## Windows, Doors & Internal Joinery

- High performance double glazed timber windows
- High performance, high security front door
- Oak veneered internal doors with contemporary style chrome finish door furniture
- Deep moulded skirting and architraves

## Electrical and Lighting

- Home wide ECO lighting system from world leading Lutron Lighting
- Full dimming room scenes & home control via premium engraved keypads
- Premium ECO LED Tilt and rotate downlights from Orluna Lighting
- Occupancy sensor in downstairs WC
- App control
- 5 Amp Lamp lighting circuits to living areas and main bedroom
- Compatibility with wireless Lutron automated blinds
- Power and light to garage
- Constant extract system in cloakroom, all bathrooms and utility

## Quality Fixtures, Fittings & Finishing Touches

- Built-in wardrobes
- All woodwork finished in eggshell
- Walls finished with matt emulsion

## Security & Peace of Mind

- Power Heat sensor fitted in kitchen
- Mains fed smoke detector with battery back-up fitted to hall and landing
- Multipoint espagnolette locking system to single doors and shoot bolt espagnolette locking system to double doors
- Category 2 security alarm system with movement sensors

## Energy Efficiency & Guarantee

- Constructed to ensure energy efficient running costs for the home owner
- 10 year CRL warranty

## External Features

- Private drives and roadway finished with shingle
- Paved patio to rear
- Landscaped and turfed front and turfed rear garden
- Rear garden enclosed by close-boarded/post and rail/wire fencing where required
- External power point
- Outside tap
- Car port

## Communal Areas & Maintenance

- Landscaped communal access road
- The communal areas of the development will be maintained via a Management Company. For further information regarding the annual service charge please contact a member of the sales team.
- Once the development is completed ownership of the Management Company will be transferred to the home owners.