



PADDOCK
VIEW

FRANT • TUNBRIDGE WELLS

**Astindale**
HOMES FOR LIVING

ENJOY A RELAXING RURAL LIFESTYLE

Discover an inspired collection of just five 2 and 3 bedroom homes, fusing heritage character with striking contemporary design to create homes of truly individual appeal in a relaxed, rural setting surrounded by rolling farmland.

And with Royal Tunbridge Wells just a couple of miles away, you'll have access to the diverse amenities of one of Kent's most favoured towns, where an eclectic mix of history, culture, shops, bars and restaurants combine to create an enduring charm.

PADDOCK
VIEW

HISTORIC TUNBRIDGE WELLS ON YOUR DOORSTEP



Set in the heart of the High Weald Area of Outstanding Natural Beauty, Royal Tunbridge Wells is an historic spa town full of character. One of its best-known quarters, The Pantiles is a popular destination, renowned for its chic independent retailers, live jazz, coffee shops and cafes; it's a great place to sit and watch the world go by. For high quality cuisine you'll be spoilt for choice with restaurants that include The Ivy, Thackeray's and The Warren.

There's also a fabulous choice of shops in the High Street and Royal Victoria Place shopping mall, where you'll find well-known brands rubbing shoulders with local retailers, covering everything from fashion to food. A lively cultural scene is spearheaded by the Assembly Hall Theatre and Trinity Hall Theatre, with productions ranging from comedy to music, dance and drama, while cinema-goers will appreciate the 9 screen Odeon.





TO THE HEART OF THE CAPITAL IN LESS THAN AN HOUR



At Paddock View you can enjoy a country lifestyle yet have the convenience of easy access to central London from Frant station, just a quarter of a mile along the lane. From here Charing Cross has a journey time of around one hour and London Bridge as little as 48 minutes.

Road connections are also good, with the M25, Junction 5 accessible via the A26 and A21 within 16 miles. For the south coast take the A267 to Eastbourne (28 miles) or to Brighton (32 miles).

A PRIVATE AND TRANQUIL LOCATION WITH STUNNING VIEWS

Paddock View has been thoughtfully planned to provide five very distinctive homes, positioned in a tranquil rural landscape set back from Bayham Road. Respecting the style of traditional farm buildings, Astindale's clever reinterpretation has culminated in homes that exude individual style, modernity and timelessness, blending perfectly with their beautiful surroundings.





DEVELOPMENT LAYOUT

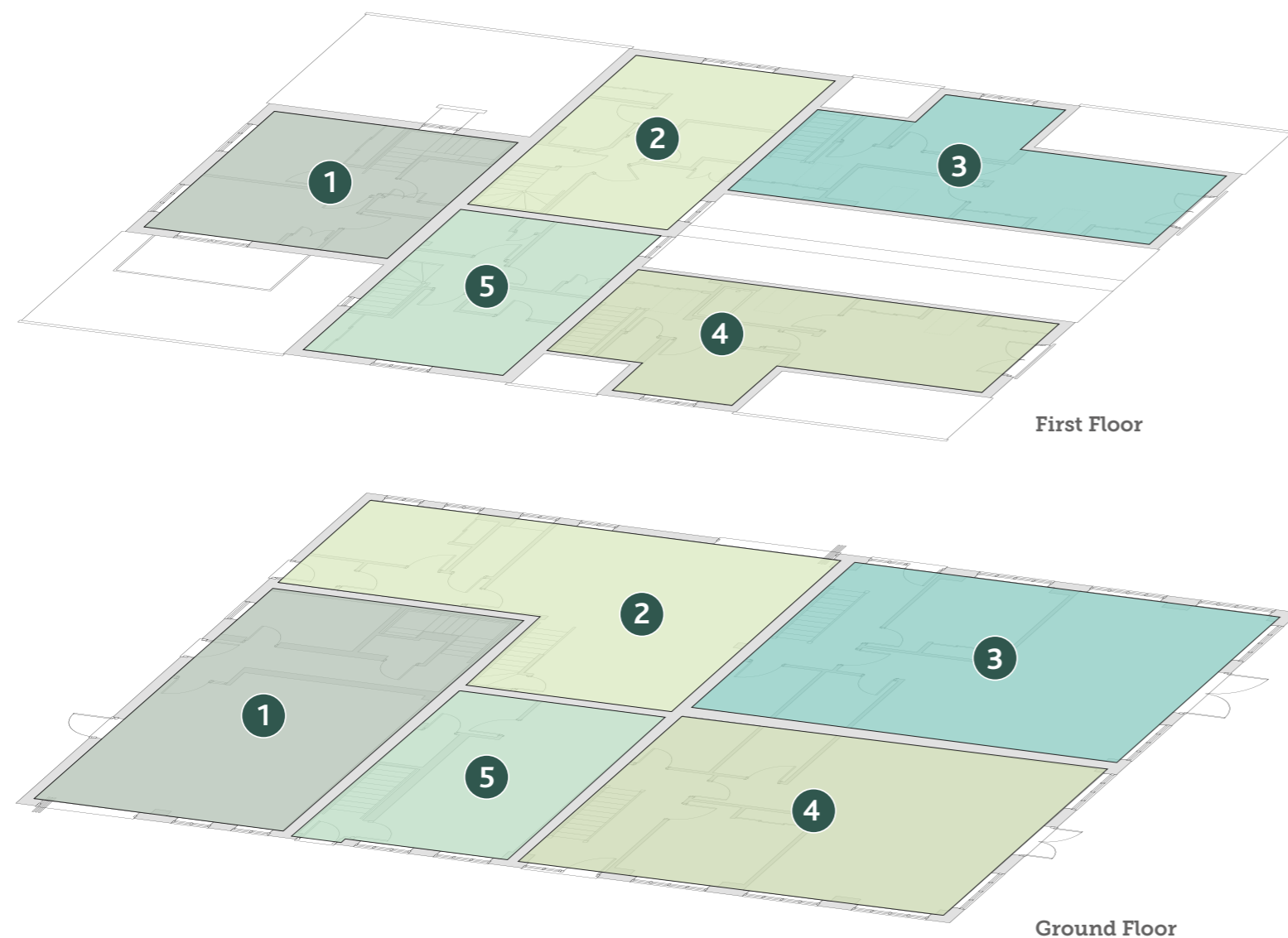
Approached via a long private drive and making the most of this unrivalled setting, each home at Paddock View has its own private garden and two car parking spaces.

- 1 **Foxgloves**
3 bedroom home
- 2 **The Cranesbill**
3 bedroom home
- 3 **The Ramson**
3 bedroom home
- 4 **Bluebells**
3 bedroom home
- 5 **The Harebell**
2 bedroom home

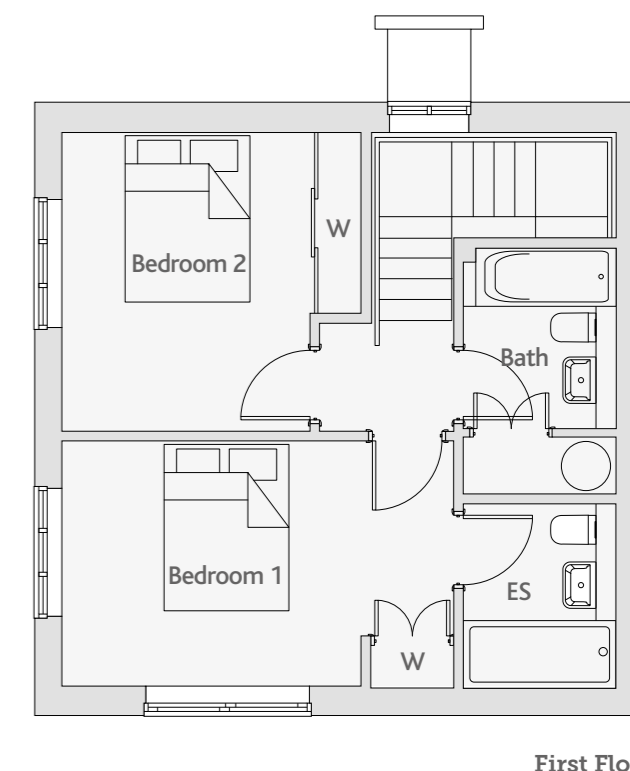
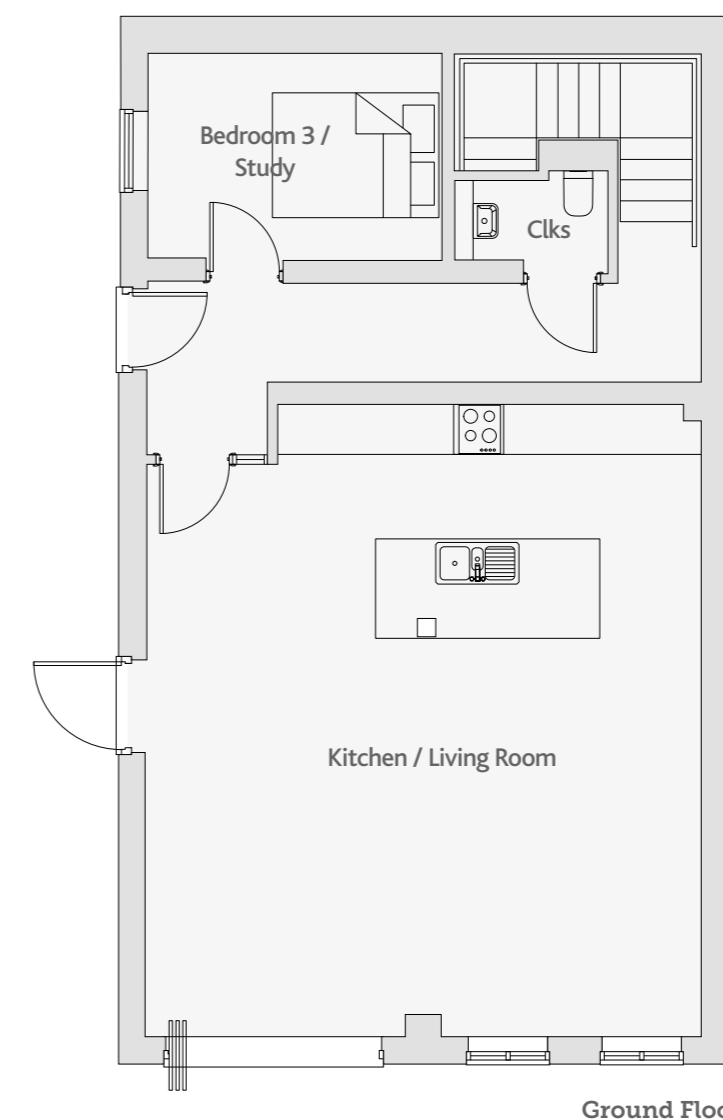


Plot locator

- 1 Foxgloves**
3 bedroom home
- 2 The Cranesbill**
3 bedroom home
- 3 The Ramson**
3 bedroom home
- 4 Bluebells**
3 bedroom home
- 5 The Harebell**
2 bedroom home



1 Foxgloves 3 bedroom home



Ground Floor

Kitchen / Living Room	6.65m x 7.67m	21'10" x 25'2"
Bedroom 3 / Study	3.53m x 2.49m	11'7" x 8'2"

First Floor

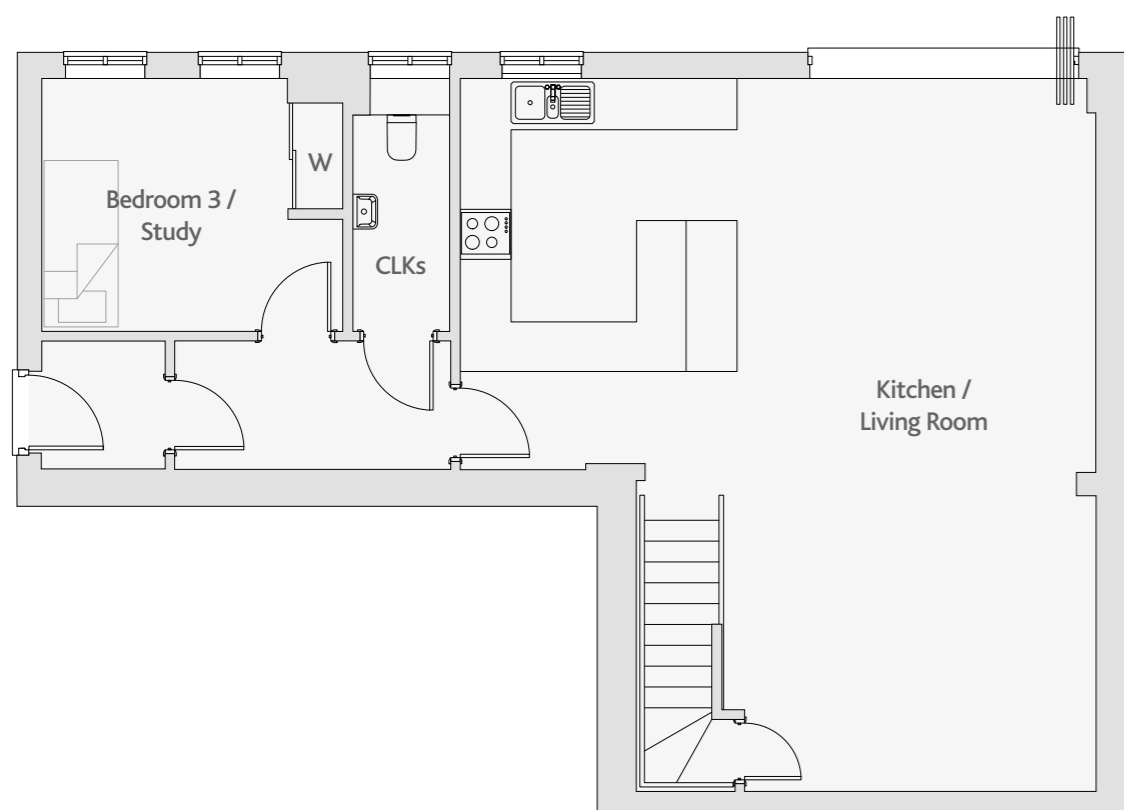
Bedroom 1	4.70m x 3.04m	15'5" x 10'0"
Bedroom 2	2.92m x 3.58m	9'7" x 11'9"

Clks - Cloakroom W - Wardrobe ES - En Suite

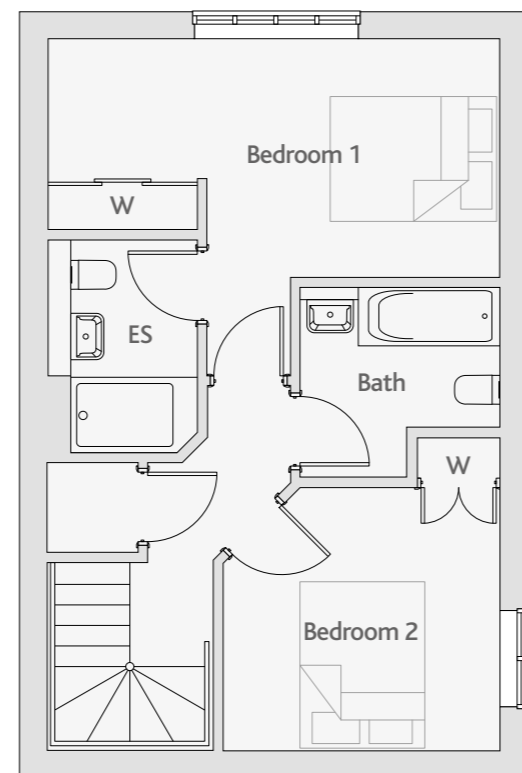
Please note: All dimensions shown are finished dimensions (plasterboard to plasterboard) and are the maximum dimension unless otherwise stated. Dimensions to bedroom do not include en-suites or wardrobes. Dimensions are given for guidance only and they are not to be relied upon for ordering floor coverings etc. Please consult a sales advisor.

2 The Cranesbill

3 bedroom home



Ground Floor



First Floor

Ground Floor

Kitchen / Living Room	7.64m x 8.54m	25'1" x 28'0"
Bedroom 3 / Study	3.60m x 3.02m	11'10" x 9'11"

First Floor

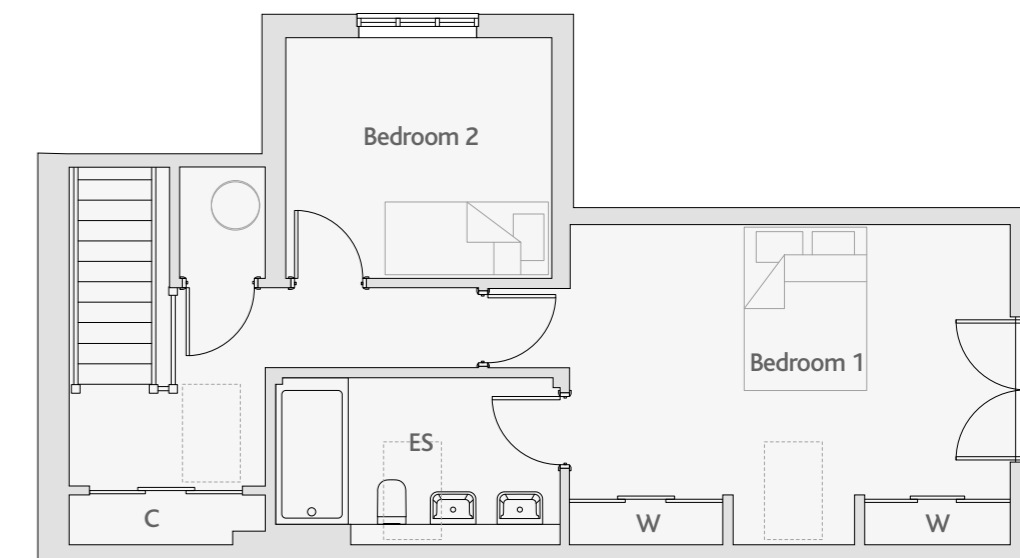
Bedroom 1	5.43m x 2.83m	18'2" x 9'3"
Bedroom 2	3.29m x 3.14m	10'10" x 10'4"

Clks - Cloakroom W - Wardrobe ES - En Suite

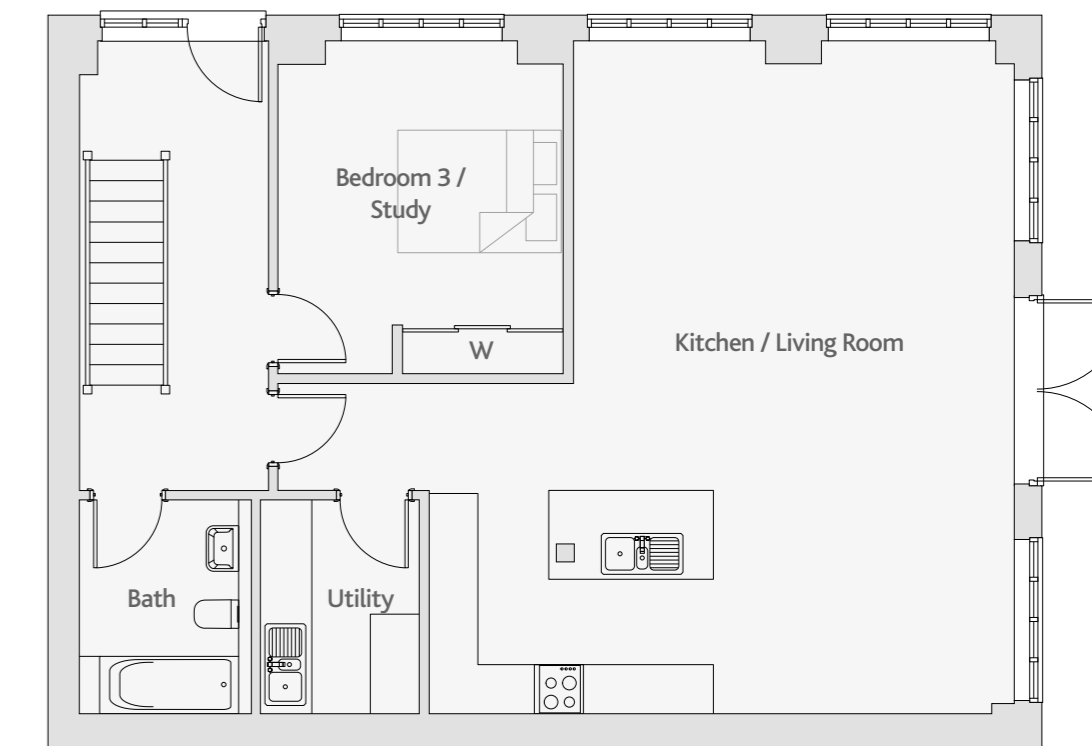
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3 The Ramson

3 bedroom home



First Floor



Ground Floor

Ground Floor

Kitchen / Living Room	7.15m x 8.00m	23'5" x 26'3"
Bedroom 3 / Study	3.27m x 2.94m	10'9" x 9'8"

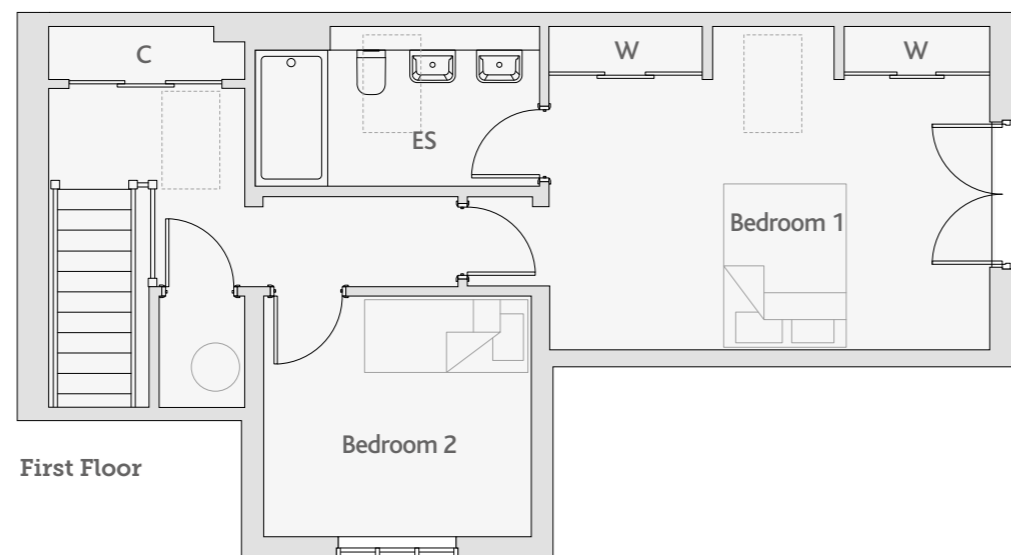
First Floor

Bedroom 1	5.47m x 2.94m	17'11" x 9'8"
Bedroom 2	3.49m x 4.05m	11'5" x 13'3"

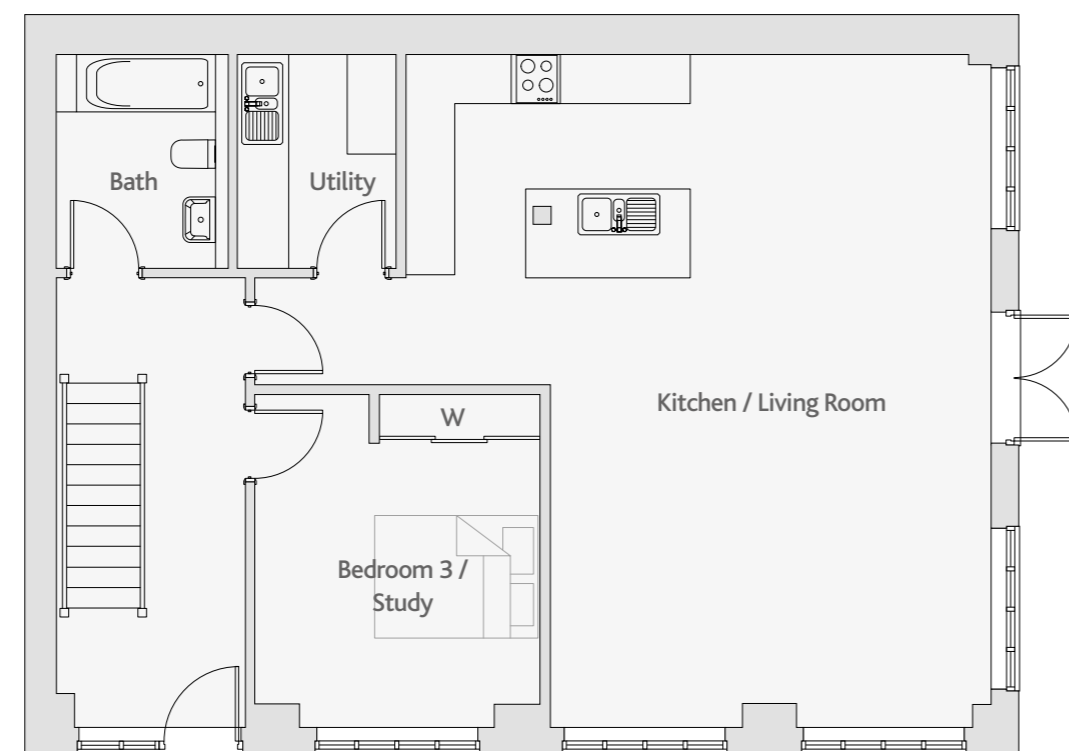
C - Cupboard W - Wardrobe ES - En Suite

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4 Bluebells
3 bedroom home



First Floor



Ground Floor

Ground Floor

Kitchen / Living Room	5.37m x 8.24m	17'7" x 24'7"
Bedroom 3 / Study	3.25m x 2.95m	10'8" x 9'8"

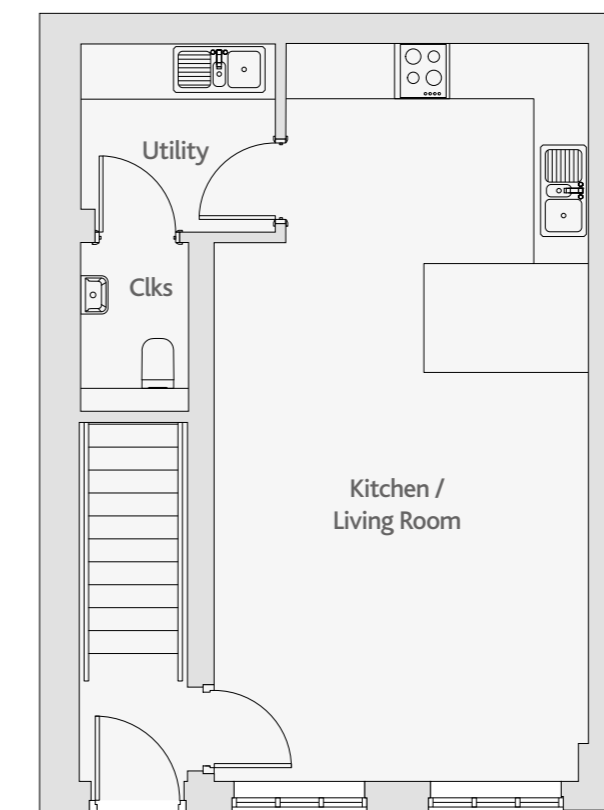
First Floor

Bedroom 1	5.44m x 4.01m	17'10" x 13'2"
Bedroom 2	3.49m x 4.06m	11'5" x 13'4"

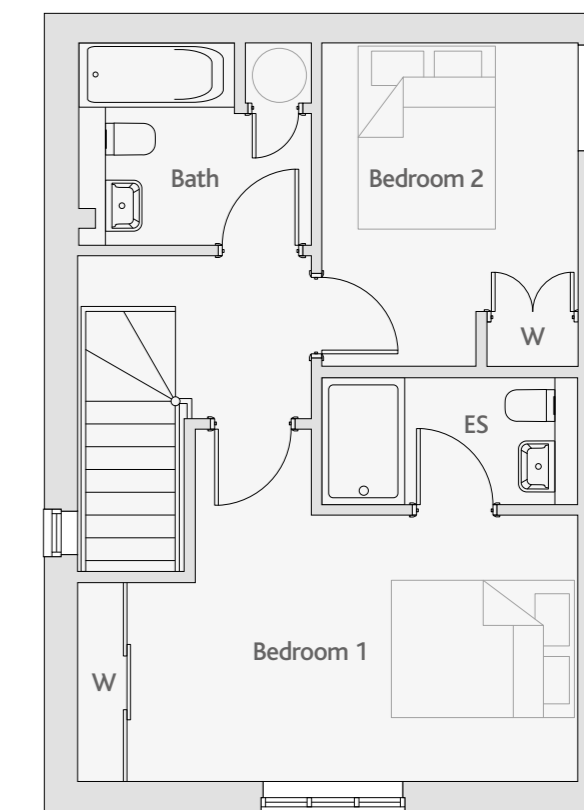
C - Cupboard W - Wardrobe ES - En Suite

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5 The Harebell
2 bedroom home



Ground Floor



First Floor

Ground Floor

Kitchen / Living Room	4.08m x 8.04m	13'5" x 26'4"
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First Floor

Bedroom 1	5.48m x 2.86m	18'0" x 9'5"
Bedroom 2	2.80m x 3.53m	9'2" x 11'7"

Clks - Cloakroom W - Wardrobe ES - En Suite

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A HOME TO REFLECT YOUR LIFESTYLE

LUXURY KITCHENS

- Individually designed kitchens
- Quartz worktops
- AEG single oven and induction hob
- AEG combi microwave
- Zanussi integrated fridge/freezer and dishwasher
- 1.5 bowl stainless steel sink

QUALITY BATHROOMS

- Luxury sanitaryware
- Contemporary ceramic tiling

HEATING & INSULATION

- Electric energy efficient flow boiler
- Energy efficient electric heating
- Insulation to current building regulation standards
- UPVC double glazing throughout

LIGHTING

- Downlights to kitchen/living room
- Pendant lighting to living/dining area, bedrooms, bathrooms and hallway

ENTERTAINMENT & COMMUNICATION

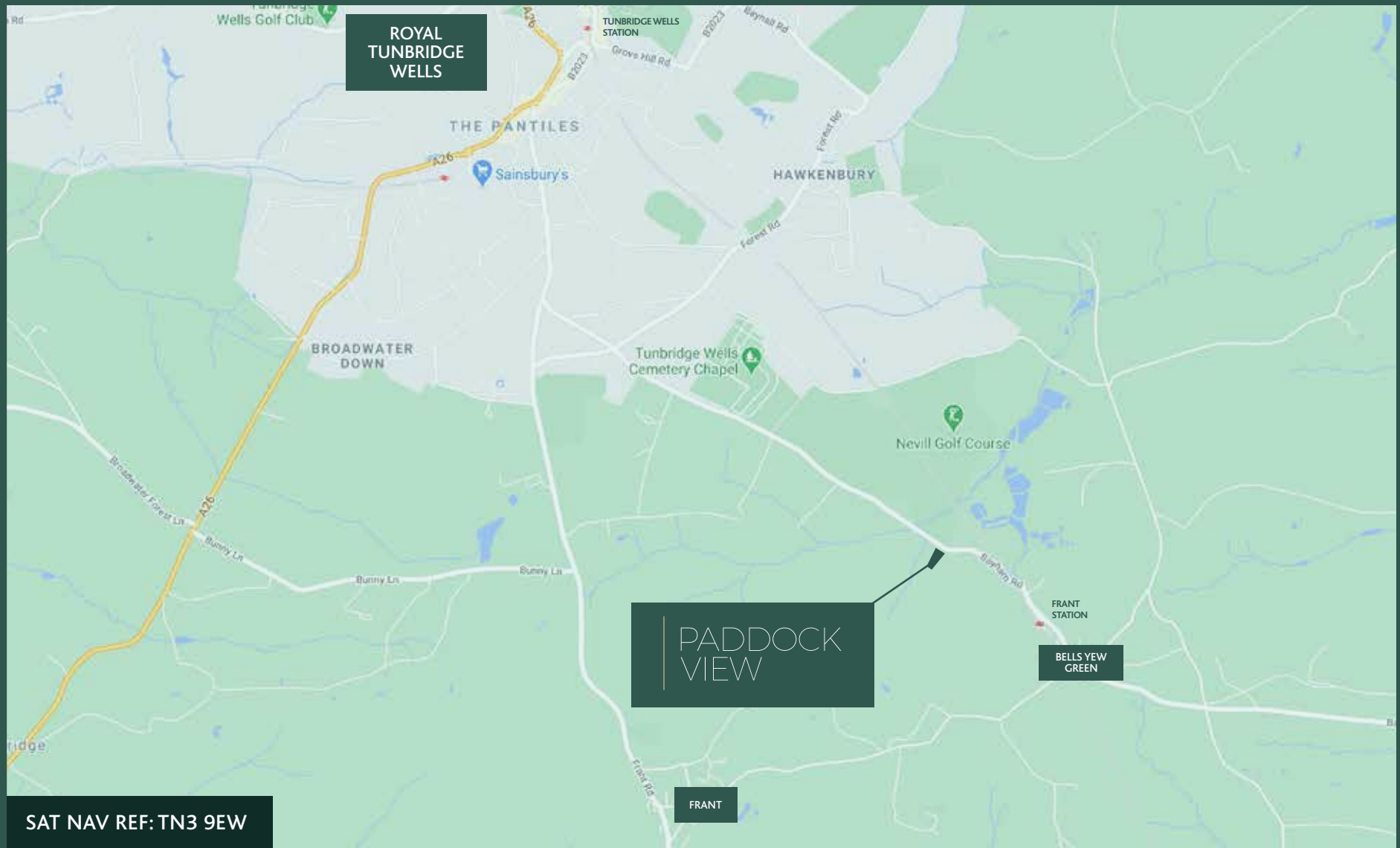
- Ethernet cabling to provide homenetwork
- High-grade Wi-Fi router and network switch
- Aerial distribution system – Freeview and SKY/Satellite (SKY Q READY) TV to lounge and Freeview to bedrooms
- TV points to living room and bedrooms
- Wiring for optional multi-room audio via in-ceiling speakers to main living areas, master bedroom and en suite
- Wiring for optional smart video door bell

FINISHING TOUCHES

- Walls and ceilings painted white throughout
- All internal woodwork painted white

EXTERNAL

- Finished with Indian Sandstone patios
- Two allocated parking spaces to each home
- Additional visitor parking bays



SELLING AGENT



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A DEVELOPMENT BY



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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. In accordance with the Estate Agents Act 1979, (section 21) we would like to confirm that a director the company that owns this development is related to an employee of Humberts.

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