



WELCOME TO KNIGHTS WOOD

Set within circa 150 acres of mature, protected woodland on the fringes of Royal Tunbridge Wells, Knights Wood is a whole new living environment with a real sense of community.

Here you'll find something truly special to satisfy your lifestyle aspirations. Mature trees, green spaces, footpaths, walkways and a village green with a safe play area to set the scene.

A new primary school and shared facilities including a village square with local shops and amenities are on hand.

Against this beautiful backdrop, carefully crafted new homes and attractive street scenes blend into the woodland setting.

The Lanes, a character area within Knights Wood, has its own wonderfully individual 'sense of place.' Comprising a collection of two and three bedroom houses with gardens, and garages or private parking, The Lanes has been designed to stand the test of time and with the guarantee that there will be no future development, the woodland will also be preserved for future generations.



A SENSE OF COMMUNITY & A WHOLE NEW LIFESTYLE

Knights Wood is designed with a sense of real community and nowhere will this be more readily apparent than the Town Square which is located close to the entrance of the development.

In keeping with the rest of Knights Wood, the philosophy is simple. Take the best from the past and redesign it to make it relevant and important to everyday needs. The result is a traditional shared space, a welcome throwback to times past that will provide a familiar focal point to help the new community to thrive.

Knights Wood is a great base from which to enjoy Royal Tunbridge Wells, with a Nuffield Health club, multi-screen cinema, restaurants and a successful retail park all located a short walk away.

This historic spa town combines heritage, cultural and leisure activities with a blend of contemporary and traditional shopping. From High Street names to independent retailers, a modern shopping centre and quaint retail outlets found in the beautifully colonnaded Pantiles.



Knights Wood

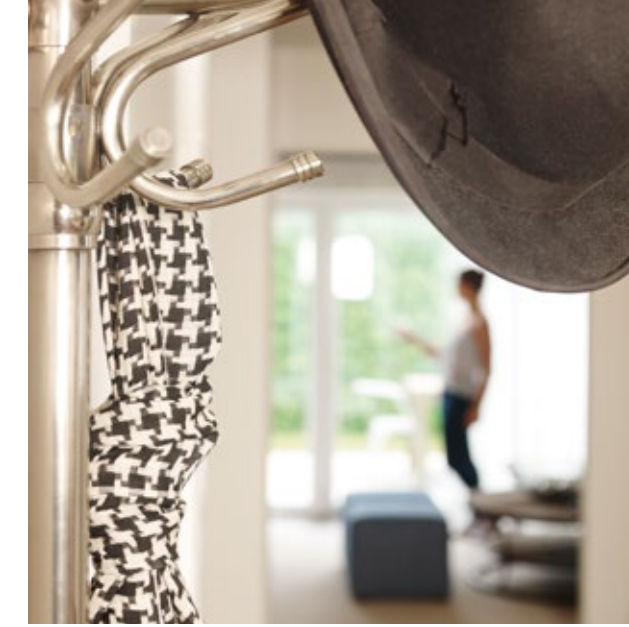
TRADITIONAL CHARM & CONTEMPORARY STYLE

Inspired by traditional Kentish architecture, the new homes at The Lanes have been carefully crafted using a palette of local materials including weatherboarding, brick and render.

Timber bollards, attractive trees and low planting add character, enhancing the street scenes and slowing traffic. The roadways within The Lanes have been designed without paved edges, creating one shared surface with block paving defining separate areas.

The gentle sloping approaches to The Lanes follow the natural topography of the land and a footpath, bordered by a swathe of green space, weaves its way through the character streets providing a link with other areas of this wooded development.

Parking is allocated for every property, including off-road parking and garages for many homes. Additional parking spaces are also provided for visitors.



HOMES DESIGNED TO SUIT YOUR LIFESTYLE

Comfort and style go hand in hand at The Lanes. There's an outstanding collection of new homes to choose from but all have something in common: careful attention to detail and high quality fixtures and fittings.

Individually-designed contemporary kitchens feature soft closing doors and drawers along with a full range of integrated appliances.

The spacious kitchen/dining rooms are ideal family or entertaining spaces whilst most homes include utility rooms making it easy to tuck the laundry out of site.

The stylish bathrooms and en-suites are fitted with mirrored wall-hung cabinets. Floor coverings come as standard.



Show home at Knights Wood



BEAUTIFUL INTERIORS AT THE LANES

The new homes at The Lanes are not only pleasing to the eye aesthetically, they feature carefully considered interior layouts too. Each new house type has been designed to make the most of light and space.

Generously proportioned living rooms incorporate patio doors whilst master bedrooms in all three bedroom properties have their own en-suites.

Three bedroom homes also come complete with fitted wardrobes to both master and second bedrooms.

Home buyers also have the peace of mind that comes with a 10 year structural warranty, a 2 year Dandara warranty and a dedicated Customer Care team.



THE LANES



THE VICTORIA

PLOTS 64-67, 132-133, 141-150,
157-160, 167-170, 172-176 & 178-182
Two Bedroom Semi-Detached House*
Page 14



THE GALA (D)

PLOTS 152-155 & 162-165
Three Bedroom Detached House
Page 16



THE GALA (S)

PLOTS 183-186
Three Bedroom Semi-Detached House
Page 18



THE MONARCH

PLOTS 171 & 187
Three Bedroom Detached House
Page 20



THE SUNBURST

PLOTS 63, 131, 134, 151, 156,
161, 166 & 177
Three Bedroom Detached House**
Page 22



THE VICTORIA

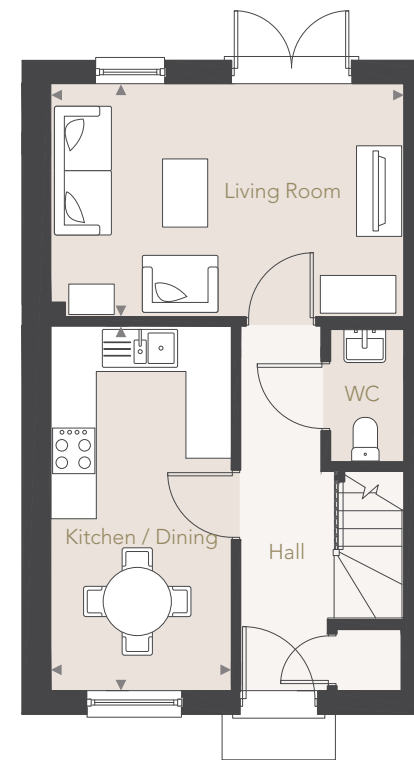
PLOTS 64-67, 132-133,
141-150, 157-160, 167-170,
172-176 & 178-182

Two Bedroom Semi-Detached House*
with parking

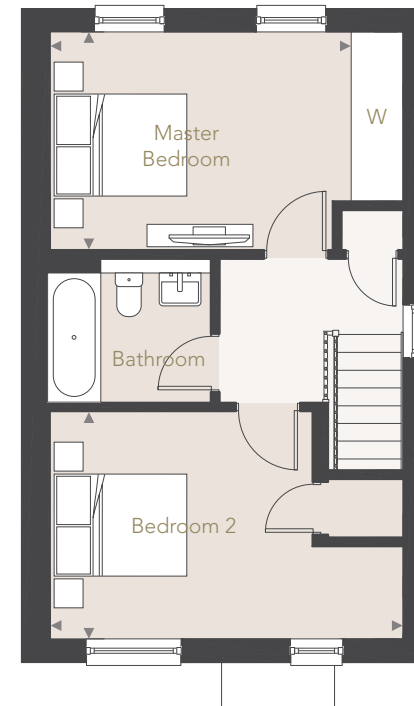


THE VICTORIA

*Plots 144,147,158,159 & 179-181 Terraced.



GROUND FLOOR



FIRST FLOOR

Living Room 15' 6" x 10' 0" | 4.72m x 3.04m
Kitchen / Dining 7' 9" x 15' 10" | 2.36m x 4.82m

Internal area 806 sq ft / 74.8 sq m

Master Bedroom 13' 2" x 9' 10" | 4.02m x 2.99m
Bedroom 2 15' 6" x 9' 7" | 4.72m x 2.92m

This floor plan example shows a typical Victoria house layout.

Room sizes and the layout and/or furnishing and fittings therein may vary. Some Victoria exteriors feature full brick or a combination of brick and weatherboard cladding. Ask the sales consultant for details.





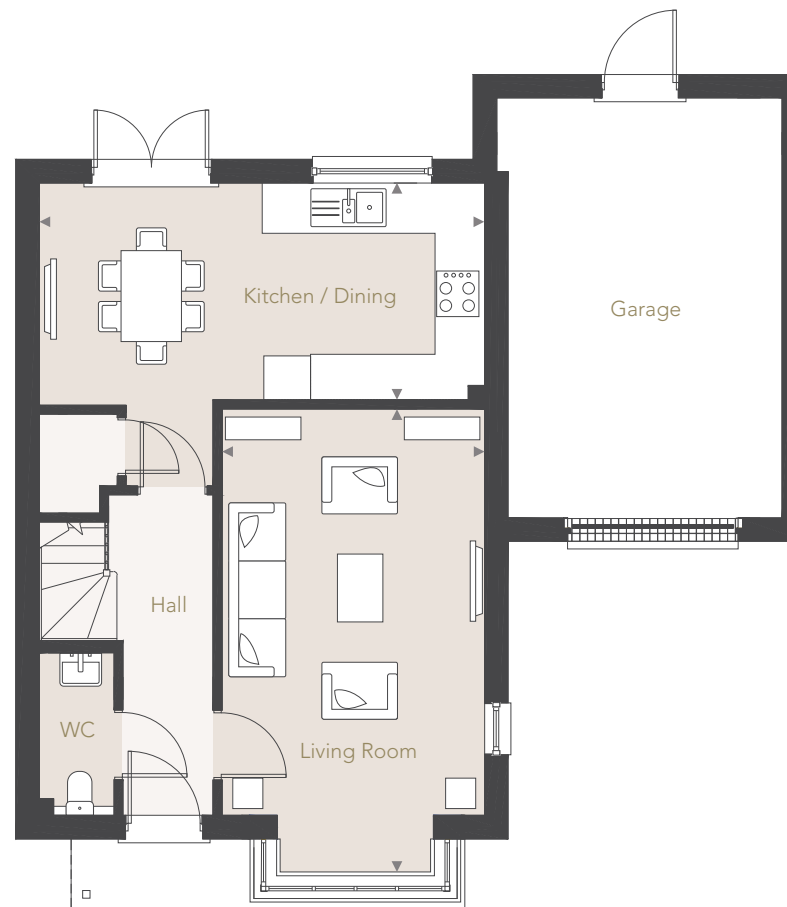
THE GALA (D)

PLOTS 152-155, 162-165

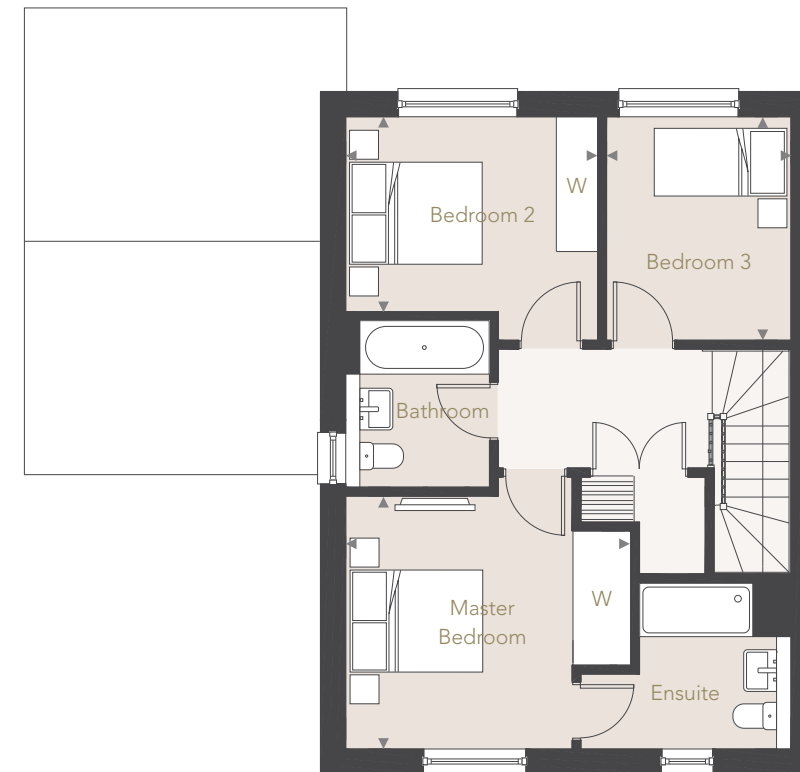
Three Bedroom Detached House
with garage



THE GALA (D)



GROUND FLOOR



FIRST FLOOR

Living Room 11' 5" x 19' 8" | 3.48m x 5.99m
Kitchen / Dining 19' 4" x 9' 8" | 5.89m x 2.94m

Internal area 1079 sq ft / 100.2 sq m

Master Bedroom 12' 5" x 11' 1" | 3.78m x 3.38m
Bedroom 2 11' 0" x 8' 5" | 3.35m x 2.58m
Bedroom 3 8' 1" x 9' 8" | 2.46m x 2.96m

This floor plan example shows a typical Gala (D) house layout.

Room sizes and the layout and/or furnishing and fittings therein may vary. Ask the sales consultant for details.





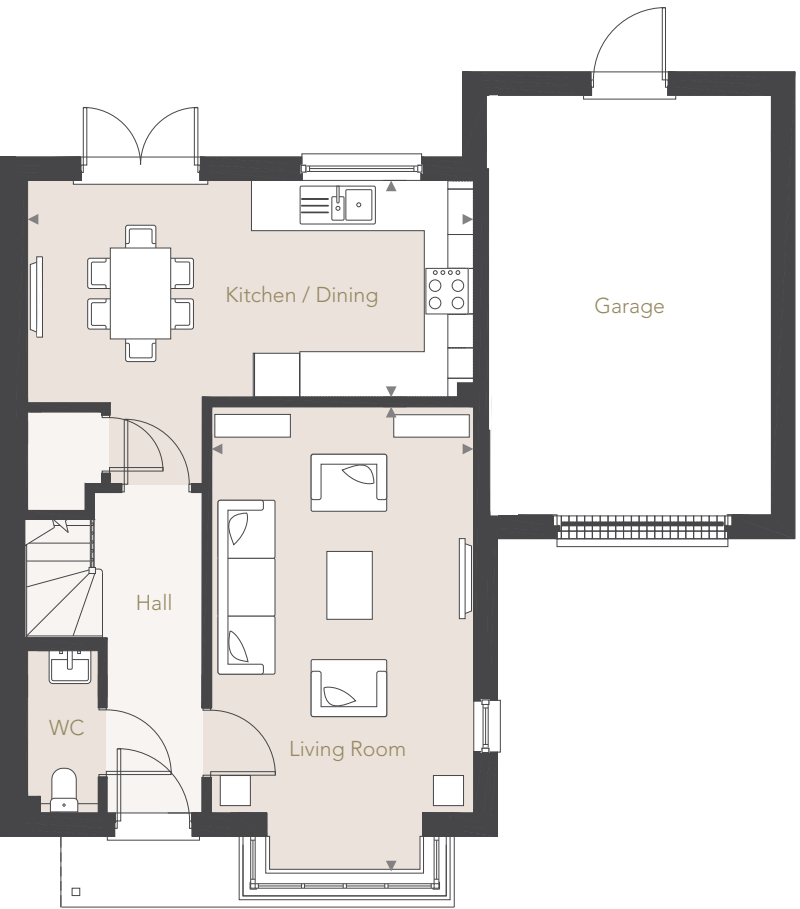
THE GALA (S)

PLOTS 183-186

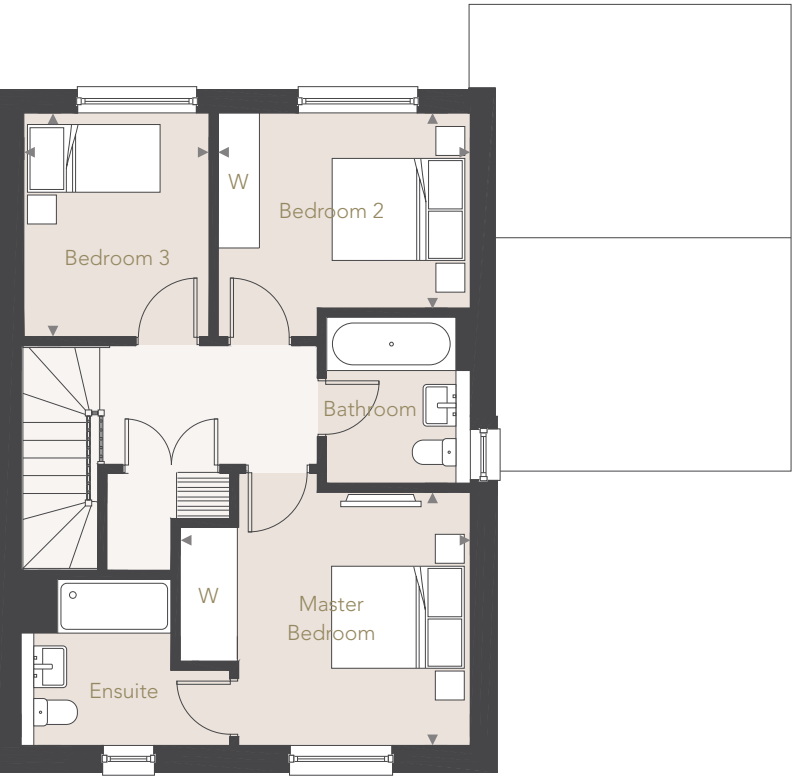
Three Bedroom Semi-Detached House with garage



 THE GALA (S)



GROUND FLOOR



FIRST FLOOR

Living Room 11' 5" x 19' 8" | 3.48m x 5.99m
 Kitchen / Dining 19' 4" x 9' 4" | 5.89m x 2.87m

Internal area 1082 sq ft / 100.5 sq m

Master Bedroom 12' 5" x 11' 1" | 3.78m x 3.38m
 Bedroom 2 11' 0" x 8' 5" | 3.35m x 2.58m
 Bedroom 3 8' 1" x 9' 9" | 2.46m x 2.97m

This floor plan example shows a typical Gala (S) house layout.
 Room sizes and the layout and/or furnishing and fittings therein may vary. Ask the sales consultant for details.





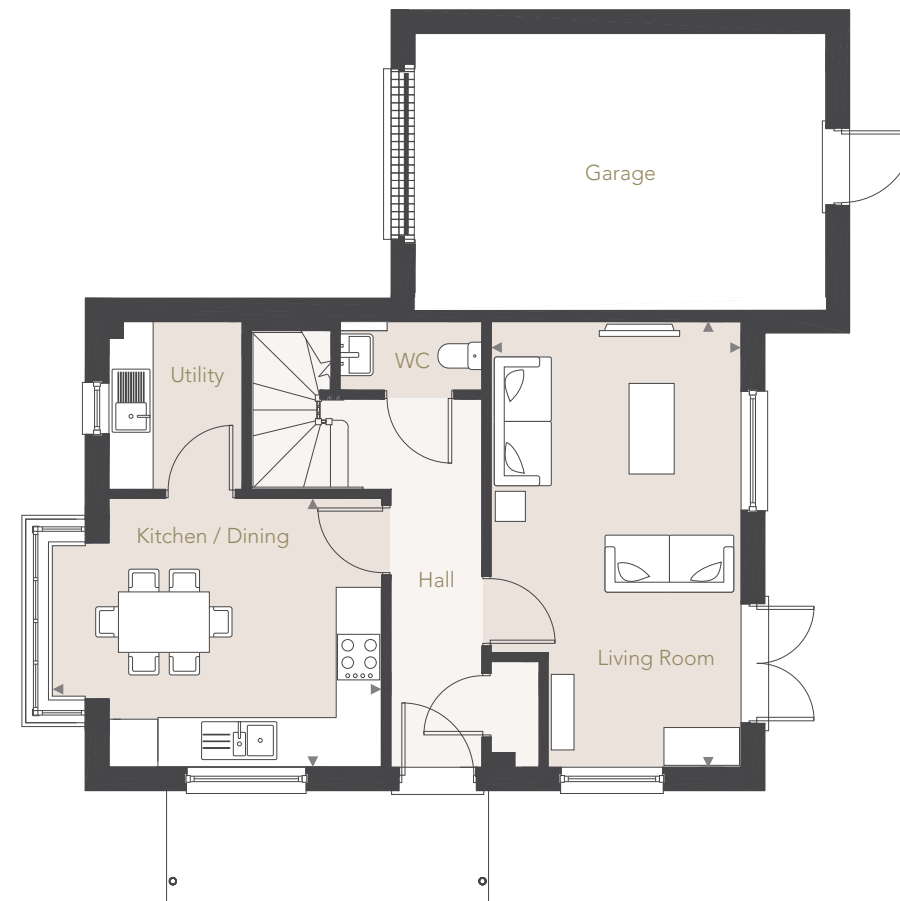
THE MONARCH

PLOTS 171 & 187

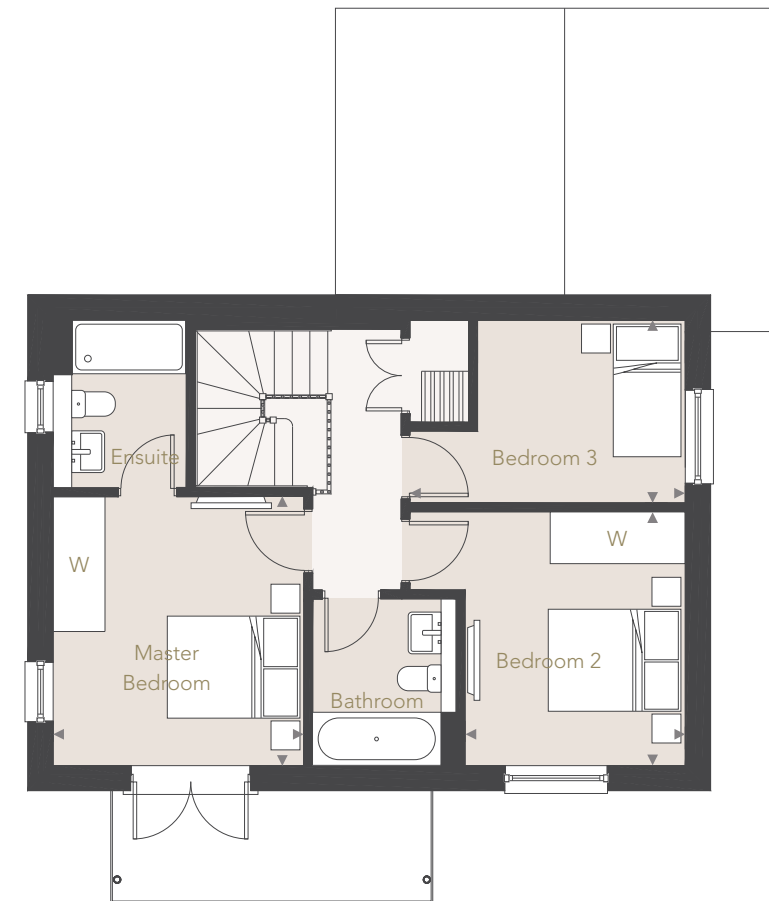
Three Bedroom Detached House
with garage



THE MONARCH



GROUND FLOOR



FIRST FLOOR

Living Room 10' 9" x 19' 4" | 3.31m x 5.89m
Kitchen / Dining 14' 3" x 12' 1" | 4.34m x 3.68m

Internal area 1079 sq ft / 100.2 sq m

Master Bedroom 10' 11" x 11' 7" | 3.32m x 3.56m
Bedroom 2 10' 10" x 11' 1" | 3.35m x 3.37m
Bedroom 3 12' 0" x 8' 0" | 3.65m x 2.43m

This floor plan example shows a typical Monarch house layout.
Room sizes and the layout and/or furnishing and fittings therein
may vary. Ask the sales consultant for details.






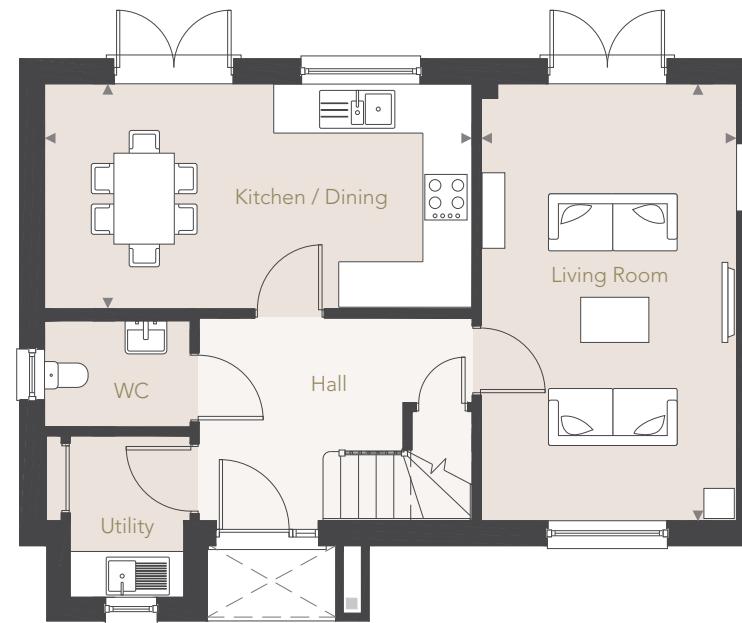
THE SUNBURST

PLOTS 63, 131, 134, 151, 156,
161, 166 & 177

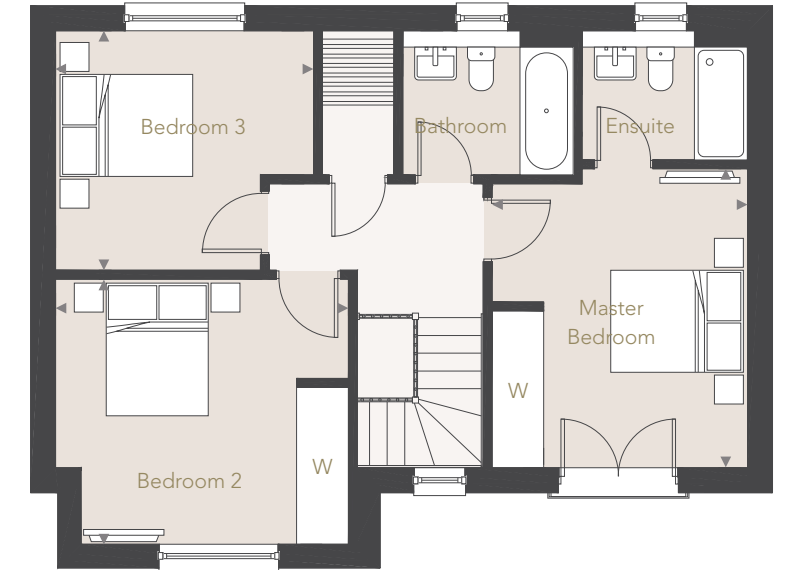
Three Bedroom Detached House
with parking



 THE SUNBURST (D)
* Plot 156 Semi-detached.



GROUND FLOOR



FIRST FLOOR

Living Room 11' 2" x 19' 0" | 3.40m x 5.79m
Kitchen / Dining 18' 7" x 9' 8" | 5.66m x 2.98m

Internal area 1193 sq ft / 110.8 sq m

Master Bedroom 11' 1" x 13' 0" | 3.37m x 3.96m
Bedroom 2 12' 7" x 11' 7" | 3.88m x 3.53m
Bedroom 3 11' 3" x 10' 5" | 3.42m x 3.17m

This floor plan example shows a typical Sunburst (D) house layout.
Room sizes and the layout and/or furnishing and fittings therein
may vary. Some Sunburst (D) exteriors feature stone, brick
or render. Plots 151 and 166 include a balcony. Ask the sales
consultant for details.



SPECIFICATION



All new homes at Knights Wood feature fixtures and fittings of a high quality.

KITCHEN

Individually designed kitchens with contemporary styled, soft-close doors. A choice of door and worktop finishes is available (depending on stage of construction).

Laminate worktops complete with matching 100mm upstands.

Stainless steel splashback behind hob.

Stainless steel 1 ½ bowl inset sink complete with chrome mixer tap.

NEFF (or similar) stainless steel appliances:

Electric single oven, gas hob, integrated extractor, integrated fridge freezer and integrated dish washer. Intergrated washer/dryers to be installed in houses which do not have a separate utility room or utility cupboard.

UTILITY ROOM

In house types which include a utility room, a sink base unit with laminate work top above is fitted complete with matching 100mm upstands and a stainless steel single bowl inset sink with chrome mixer tap.



Plumbing is installed for each customer's own washing machine.

BATHROOM, EN-SUITE & WC

Villeroy & Boch (or similar) suites are fitted and include:

'Back-to-wall' floor-mounted WC pan complete with 'soft-close' seat and concealed cistern.

Wall-mounted basins complete with polished chrome trap.

Steel or acrylic bath (where applicable) with a wooden bath panel.

Stone resin shower tray (where applicable).

Hansgrohe (or similar) polished chrome fittings.

Thermostatically controlled surface mounted shower valve complete with slide rail and handset.

Shower doors/screens with clear glass and silver frame (where applicable).

Bath screens with clear glass and silver frame (where applicable).

Mirror fronted wall hung bathroom cabinets.

Full-height ceramic tiling above baths and to shower enclosures. Half-height tiling to WC and basin wall.

Stone shelf above the basin and WC in all en-suites and bathrooms.

Polished silver mirrors to recess above WC's (where appropriate).

A polished silver mirror is fitted above the cloakroom basin.

WINDOWS

Factory finished timber entrance door (with double-glazed sidelight where applicable).

UPVC double glazed casement windows with opening lights, UPVC double glazed French casements, utility doors and pedestrian doors to garage (where appropriate).

Garages (where included) have fully retractable steel doors.

Panelled timber doors internally.

Glazed 4-panel doors to lounge.

Airing cupboards include slatted shelving where space permits.

Insulated loft hatch to landing.



HEATING & HOT WATER

A gas-fired combi boiler is installed to provide hot water and heating.

Polished chrome towel rails to all bathrooms and en-suites.

Steel panelled radiators with thermostaic radiator valves elsewhere. 'Zone' thermostats are installed in the lounge and bedroom 1.

ELECTRICAL

White electrical switches and power outlets.

Recessed down lights to kitchens, bathrooms, en-suites and cloakrooms. Under-cabinet lighting to wall units in kitchen. Pendant style lights are fitted to all other rooms including the dining area.

White TV/Satellite outlets (with cabling for future provision of Virgin Media) are fitted to the lounge, kitchen and master bedroom.

Extractor fans are fitted to all bathrooms, en-suites, utility rooms and cloakrooms.

White shaver sockets to all bathrooms and en-suites.

External lights are fitted to the front entrance, utility door and rear patio doors (where applicable).

Telephone outlets are fitted in the lounge, kitchen and one other bedroom for future 'home office' use.

DECORATION

Internal walls and ceilings are painted with white matt emulsion. All woodwork is finished in white gloss.

Oak handrails and thresholds are varnished.

FLOORING

Carpets are fitted to the lounge, stairs, landing and all bedrooms.

Amtico Spacia vinyl flooring is fitted to the hall, cloakroom, kitchen/dining and utility room (where applicable).

Floor tiling to all bathrooms and en-suites.

EXTERNAL

Front gardens will be landscaped and/or turfed. Rear gardens to be turfed.

Note: On sloping sites the rear garden will inevitably have some degree of fall. This depends on the topography of the site and location of the plot.

Rear and side boundaries between properties will generally comprise 1.8m high (approx.) timber fencing. Where a property backs onto or is adjacent to an existing boundary, the existing boundary fence, hedge or wall will generally remain.

SECURITY & PEACE OF MIND

Each home is covered by a 10 year structural warranty from Premier Guarantee.

YOUR ATTENTION IS DRAWN TO THE FACT THAT IT MAY NOT BE POSSIBLE TO PROVIDE THE BRANDED PRODUCTS AS REFERRED TO IN THE SPECIFICATION. IN SUCH CASES A SIMILAR ALTERNATIVE WILL BE PROVIDED AND DANDARA RESERVES THE RIGHT TO MAKE THESE AND OTHER CHANGES TO THE SPECIFICATION WITHOUT NOTICE.

NB: The specification for plots 63-67, 131, 133 and 134 varies slightly to the rest of the homes in this phase. Please contact the sales consultant for details.



Show suite at Knights Wood



Show suite at Knights Wood



FROM FIRST TIME BUYER APARTMENTS TO LUXURY
FAMILY HOMES, DANDARA HAS A WIDE RANGE OF
PROPERTIES TO SUIT EVERY LIFESTYLE

30 YEARS
OF WINNING
AWARDS

2016/2017
UK PROPERTY AWARDS
BEST RESIDENTIAL DEVELOPMENT
KNIGHTS WOOD, TUNBRIDGE WELLS, KENT

2016/2017
UK PROPERTY AWARDS
BEST PROPERTY - THE GOLDING
KNIGHTS WOOD, TUNBRIDGE WELLS, KENT

2014/2015
UK PROPERTY AWARDS
BEST RESIDENTIAL - DEVELOPMENT
KNIGHTS WOOD,
TUNBRIDGE WELLS, KENT

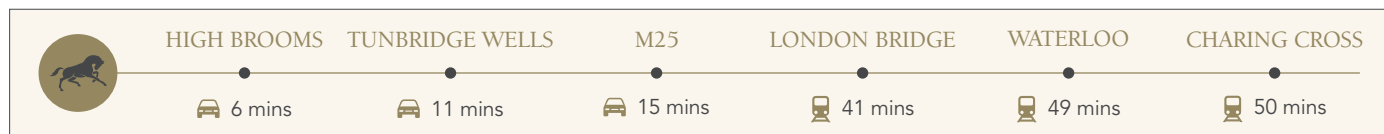
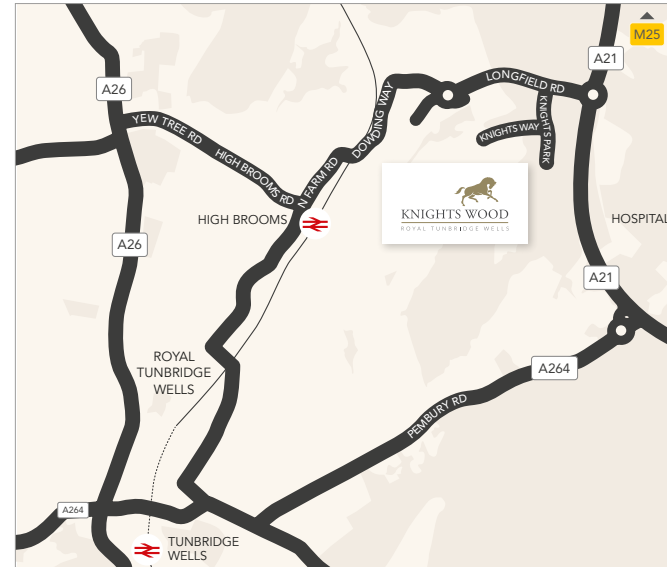
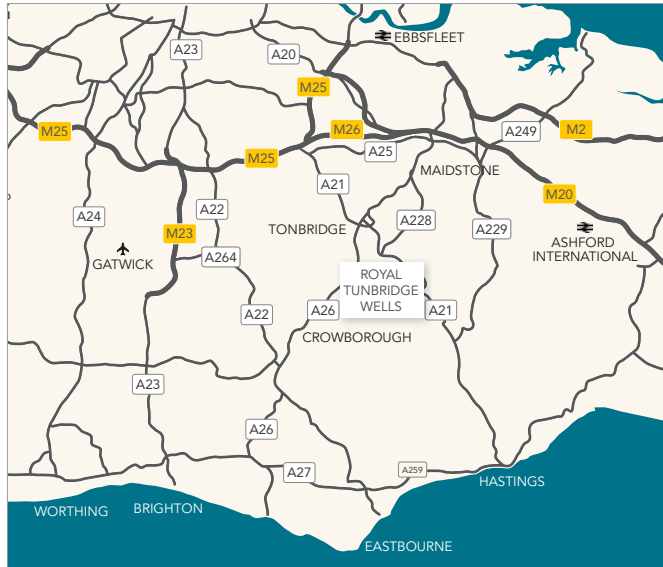
2014/2015
UK PROPERTY AWARDS
BEST PROPERTY - THE BRAMLING
KNIGHTS WOOD, TUNBRIDGE WELLS, KENT

At Dandara, we know how to make a house a home. We are passionate about quality and are dedicated to undertaking every aspect of the development ourselves. We take responsibility for each stage from planning and design through to construction and marketing.

This approach has earned us an outstanding reputation and more than 10,000 happy customers over the last 25 years. Our success is founded on our vast technical expertise, versatility, vision and an intuitive understanding of the property market and the needs and aspirations of our customers.

Today, we are known as one of the UK's most diverse property developers at the forefront of property design and development, creating award-winning developments and landmark buildings in the residential, commercial and mixed-use sectors.

FAMILY HOMES IN A WOODLAND SETTING



To keep up to date on the progress of this exciting development register now

knightswood.co.uk 01892 800 580

KNIGHTS WOOD, KNIGHTS WAY, ROYAL TUNBRIDGE WELLS, TN2 3GS

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