



Crest  
NICHOLSON

CG

Oakley  
Grange

A CHARMING,  
CHARACTERFUL COMMUNITY



## DISTINCTIVE HOMES IN THE HEART OF KENT

**Welcome to Oakley Grange, a beautiful collection  
of traditional 2 bedroom bungalows and  
3, 4 & 5 bedroom family homes, situated in the  
tranquil village of Headcorn.**

Set amongst leafy surroundings and just a short stroll from the High Street, these homes offer the perfect lifestyle balance. On your doorstep you will find breathtaking countryside and green open space as well as a selection of quaint shops and quirky tea rooms. What's more, you will be near to major towns and cities as the M20 and Headcorn railway station are close by, so commuting across the county couldn't be easier.



# THOUGHTFULLY DESIGNED

Oakley Grange offers a truly wonderful way of life. As soon as you enter the development you will be met with charming street scenes, public realms and pockets of green open space.

The homes enjoy an attractive landscaped setting, surrounded by trees and hedgerows. This picture-perfect setting is enhanced further by green corridors, natural walking routes and retained woodland.

Inspired by the idyllic façades of the existing buildings in the village, Oakley Grange beautifully reflects the authentic character of the area. The red brick exteriors and white boarding are complemented by the intricate design details seen throughout the windows and entrance canopies.

The use of traditional materials combined with forward-thinking design creates a timeless appeal and ensures this is a place you will be proud to call home.







## QUINTESSENTIALLY BRITISH

Headcorn is a picturesque village in Kent, just eight miles from Maidstone. Steeped in history, this quaint part of the country is full of ancient buildings and fascinating heritage, which dates back to Roman times.

The Old Cloth Hall is a link to the 14th century wool trade, the stunning Parish Church overlooks the High Street and Church Walk is lined with medieval cottages, all waiting to be admired. Today, the village is home to a close-knit community and has a variety of modern amenities including a village green, boutique shops, tea rooms, a delicatessen and a selection of takeaway restaurants.

The village pub, The George & Dragon, is the perfect pit-stop for Sunday lunch, whilst the vibrant village hall hosts community events all-year-round. From farmers markets to flower workshops, there's always something happening. You will also find a small aviation museum nearby, a golf course and the village is home to the only skydiving club in Kent.





## CULTURE, CHARM & CHARACTER

This is the perfect area for family fun, with plenty of countryside to explore and a host of attractions to discover across the county.

Smarden is less than a 10-minute drive away and is home to the Wildlife Heritage Foundation, which focuses on the conservation of big cats. The village also has a number of traditional pubs, including The Flying Horse and The Chequers. Sissinghurst Castle, a National Trust site, is also a short drive away and is the perfect place to visit on a sunny day, with a warm and welcoming café to relax in and gardens bursting with bright blooms.



The picturesque town of Tenterden, often referred to as The Jewel in the Weald, is less than a 20-minute drive away and is home to a historic, bustling High Street, which is lined with quaint shops and restaurants. The busier towns of Maidstone and Ashford are also within easy reach and offer something for everyone.

Travel back in time and take a trip around the captivating Leeds Castle, grab your wellingtons and head out on a boat for a spot of fishing or peruse a selection of boutique stores at Ashford Designer Outlet. However you like to spend your weekends, you will be well catered for.







## TOP-CLASS EDUCATION

Families at Oakley Grange will have access to a selection of great schools. Headcorn Primary School is located in the centre of the village and has a 'Good' Ofsted rating, whilst The Old School House Nursery is just a short walk away.

For those seeking private education, Sutton Valence School is just three miles away and has been serving the community since 1576. There are also a number of excellent schools within easy reach. Rated as 'Outstanding' by Ofsted, Cranbrook School is a co-educational grammar, boarding and day school and is just a short drive away. Over 750 pupils attend the school and it offers high quality education to boys and girls aged 11-18. Other exclusive schools in the area include Benenden, a leading independent boarding school for girls and Bethany School, which has a stunning countryside location, occupying 60 acres of the Weald.

For families searching higher education, The Homewood School and Sixth Form Centre in Tenterden is less than a 20-minute drive from Oakley Grange and serves over 2,500 students, so there's something for all ages.



## PERFECTLY POSITIONED

Oakley Grange has excellent transport links, which makes it perfect for commuting into the city.

Positioned on the A274 and near to the M20 and M25, travelling by car is simple. Headcorn Railway Station is just an eight minute walk away and offers regular links into London Victoria. Ashford International is also just 14-miles away, where you can catch the High Speed One service into London St Pancras which takes just 38-minutes.



Times are approximate and are sourced from Google maps and National Rail. All times are in minutes. \*Via Ashford International. \*\* via Jubilee Line to North Greenwich Station. Train starting point from Headcorn Station.





## WHY BUY NEW AT OAKLEY GRANGE?

When you step inside a new home at Oakley Grange, you'll notice that every detail has been designed with sustainability and your lifestyle in mind.

The modern insulation and double glazed windows help to keep your energy bills down, whilst low energy lighting and the efficient central heating system help to reduce your carbon footprint.

On average, a new build home is \*50% less expensive to run than a second-hand home and moving in is stress-free. There are no upward chains to delay your move, no nasty DIY surprises and every home comes with an NHBC 10 year warranty and a Crest Nicholson two year customer service guarantee, offering you complete peace of mind.

\*House builders federation: [www.hbf.co.uk/media-centre/news/view/new-survey-shows-home-buyers-financial-worries-and-the-changing-attitudes-of-young-people/](http://www.hbf.co.uk/media-centre/news/view/new-survey-shows-home-buyers-financial-worries-and-the-changing-attitudes-of-young-people/)



# THE FINISHING TOUCHES

These are the components that make your new home welcoming and luxurious to live in. We select only the finest materials and finishes, based on our 50 years' experience in creating beautiful, high quality living environments.

The neutral décor throughout ensures each room feels light and airy and the fluent layout encourages natural light to flood in. Every space has been designed with modern living in mind. The high specification kitchen comes complete with integrated Bosch appliances, creating the perfect setting for hosting lively dinner parties. The bathroom is just as stylish, fitted with Roca Gap sanitaryware and finished with a clean colour palette, providing you with a calm and tranquil place to relax and unwind in.



Typical Crest Nicholson interiors



## KITCHEN & UTILITY

- Fully fitted Commodore kitchen with laminate worktop and upstand
- Stone worktops to The Wickenby, The Fenland and The Sywell
- Bosch integrated fridge freezer
- Bosch integrated dishwasher
- Bosch electric oven and gas hob
- Bosch integrated extractor with three speeds
- Leisure Rangemaster sink with Hansgrohe mono block mixer tap
- Space in utility room for washing machine and tumble dryer (where applicable)
- Space for washer/dryer to 2 & 3 bedroom homes (in homes with no utility room)

## BATHROOM & EN SUITE

- Contemporary Roca Gap sanitaryware
- Roman shower enclosure with sliding door and thermostatic shower mixer
- Chrome towel rails to bathroom and en suite
- Full height Porcelanosa tiling around bath, half height to other walls where sanitaryware is fitted
- Amtico Spacia flooring to the bathroom, cloakroom and en suite

## JOINERY & DOORS

- White PVCu windows
- White smooth four panel internal doors
- French doors fitted with white ironmongery
- DRAKS fitted wardrobes to master bedroom

## EXTERNAL FINISHES

- Rear gardens top soiled and rotovated
- External tap provided

## DECORATION

- Crown Smoked Glass emulsion throughout.
- Bathroom, en suite and cloakroom to be painted white
- Pure brilliant white emulsion painted ceilings
- White satin finish to window boards, skirting and architraves

## ELECTRICAL

- Low energy down lighters in kitchen, bathroom, en suite and cloakroom
- All other areas have low energy pendant lighting
- TV/FM and Sky Plus points to the living room and master bedroom

## HEATING

- Grade A rated gas-fired condensing boiler system
- Modern radiators
- Fire surround and hearth to the 4 & 5 bed two storey detached homes only

## SECURITY & PEACE OF MIND

- Smoke/heat/carbon monoxide detectors
- Multipoint locking systems to front and rear doors
- External security light with PIR

## WARRANTY & AFTERCARE

- Complete NHBC 10 year warranty
- Thorough demonstration of your new home before it is handed over to you
- Crest Nicholson two year customer care warranty





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## SEAL OF EXCELLENCE

Based on over 50 years' experience of creating award-winning homes and vibrant mixed-use developments, Crest Nicholson has long realised that bricks and mortar are just part of creating an area's most sought after address. New homes are about the people who live in them and that is why we aim to ensure that every individual home, its surroundings and location not only meet but also exceed our customers' expectations.

We combine classic and contemporary design and construction techniques with sustainable materials and state-of-the-art technology. Every Crest Nicholson home has been architecturally designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes. You can also be assured that your new home will provide exemplary levels of comfort and energy efficiency.

We're proud that 9 out of 10 Crest Nicholson home owners\* are happy to recommend its build quality and lifestyle benefits to their friends and we remain committed to ensuring that we deliver the very highest levels of service and satisfaction.

Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of industry design awards, including more CABA Gold Building for Life Awards than any other developer. This continues to reinforce both our success in the design and delivery of attractive, sustainable new homes and our position as one of the UK's leading developers. Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.

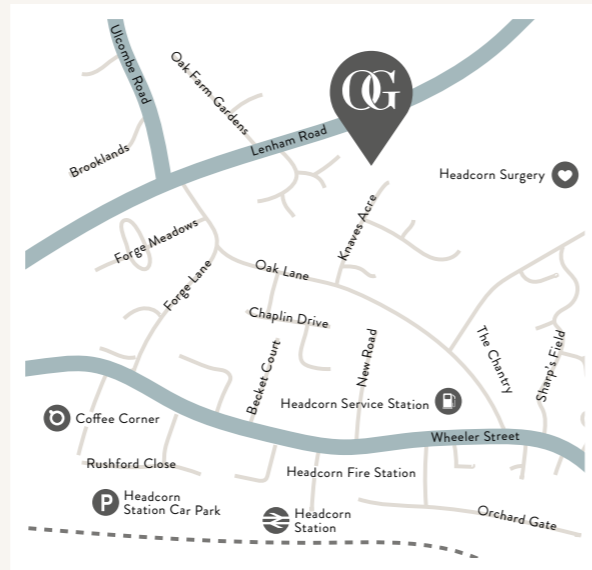
\*NHBC/HBF Customer Satisfaction Survey

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The Oaks, East Grinstead





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