



Crest  
NICHOLSON



CHANTRY  
GREEN

HARRIETSHAM, KENT





Digital illustration is indicative only



SET WITHIN NATURAL  
SURROUNDINGS, CHANTRY  
GREEN IS A TRANQUIL  
PLACE TO CALL HOME

# A HOME FOR EVERYONE

This charming collection of 2 & 3 bedroom cottages and 4 bedroom family homes is positioned in the picturesque village of Harrietsham, in the heart of the Kent countryside. These traditional homes are cocooned within an idyllic setting, surrounded by retained trees and hedgerows. Boasting plenty of green open space, wildflower meadows and a village green, the development complements the natural character of the area.

Inspired by the distinctive Kentish vernacular, each home has been built using traditional materials and designed with a modern twist. Carefully chosen bricks, roof tiles and paving have been used throughout and small design differences in the windows, doors and canopies adds variety and character to every home.





# A NATURAL PLACE TO CALL HOME



Digital illustration is indicative only

## EVERY HOME HAS BEEN DESIGNED TO THE HIGHEST SPECIFICATION

Many of the homes feature large entrance halls, a traditional layout and generous living areas in which you can comfortably entertain family and friends.

The rooms have been finished with contemporary fixtures and fittings. The Commodore kitchen comes complete with modern Bosch appliances while the sleek and stylish bathroom features Roca Gap sanitaryware, Porcelanosa tiling and Amtico Spacia flooring.

With a neutral décor throughout, you will be provided with the perfect blank canvas to add your own style to.



Typical Crest Nicholson show home interiors shown







Typical Crest Nicholson show home interiors shown



# NATURAL BEAUTY

LYING AT THE FOOT OF THE NORTH DOWNS, BETWEEN TWO AREAS OF OUTSTANDING NATURAL BEAUTY, HARRIETSHAM IS AN IDYLIC VILLAGE THAT OFFERS A RELAXED LIFESTYLE AND MODERN AMENITIES



**This close-knit community is home to all the things you might expect to see in a traditional English village, with a small shop, village hall, post office and GP surgery serving residents.**

Families are also well catered for as Harrietsham Primary School, which has a 'Good' Ofsted rating, is located in the heart of the village. There's also Sunrise Day Nursery nearby and Lenham School is less than two miles away. There are a number of places to grab a bite to eat in the village including an Indian restaurant and the countryside inn The Roebuck, which serves up a selection of wholesome pub fare.

You will be encouraged to enjoy the great outdoors living here, with a number of walking routes and cycle paths weaving through the streets and leading out to the surrounding area. Harrietsham also benefits from excellent road and rail connections.

It is well connected to the rest of the county, with Maidstone and Ashford approximately 20 minutes away by car and Canterbury less than an hour away.

Spend your weekends exploring the 'loveliest castle in the world', enjoy a day out with all the family at a big cat sanctuary, visit a stunning cathedral, take a tour along the river or indulge in some retail therapy at a designer shopping outlet; the opportunities are endless. The area is also full of enchanting scenery, with country parks, vineyards and the Wye National Nature Reserve all nearby and waiting to be discovered.



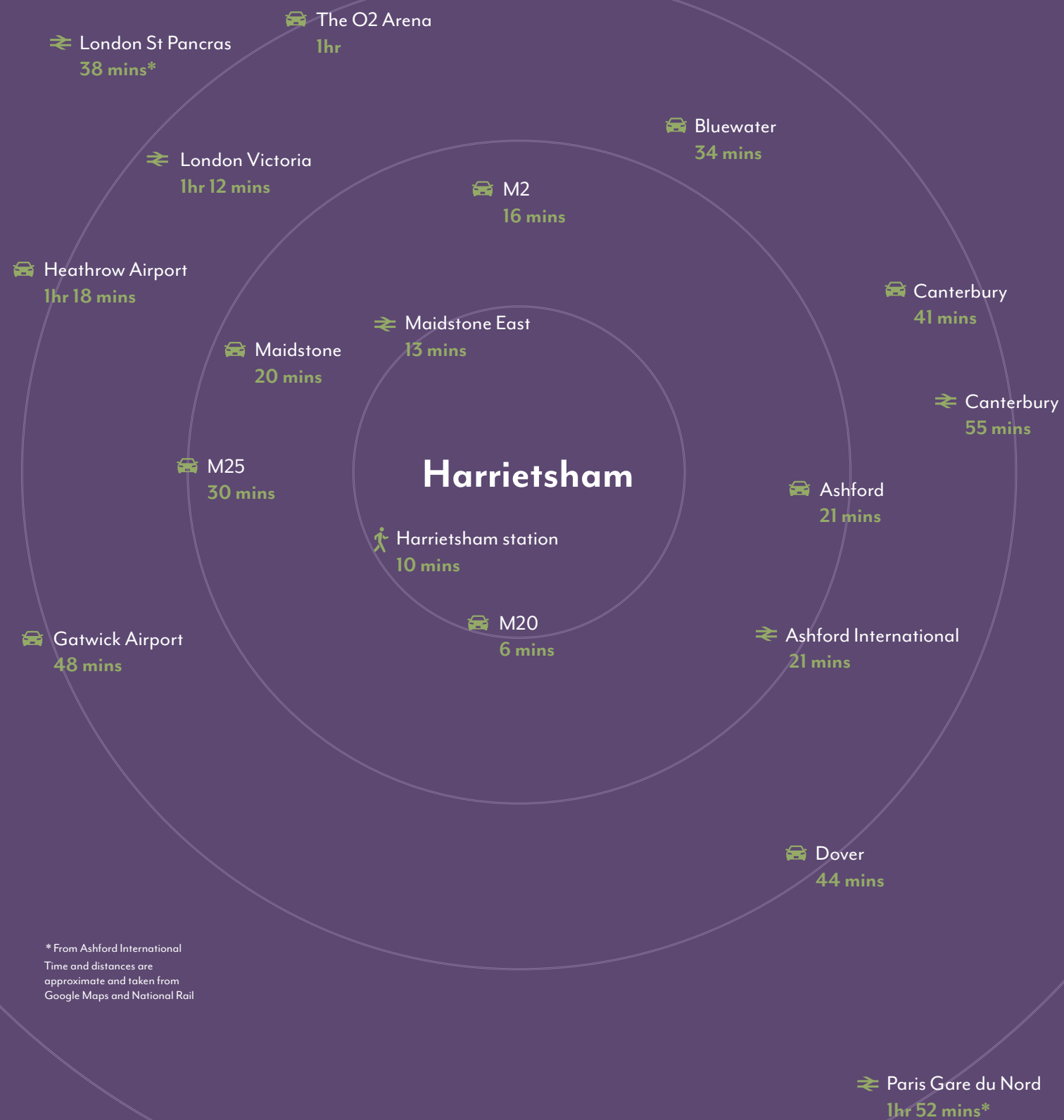


# WELL CONNECTED, NATURALLY



ALTHOUGH IT ENJOYS  
A RURAL SETTING,  
CHANTRY GREEN IS  
WELL CONNECTED AND  
JUST A SHORT WALK  
FROM HARRIETSHAM  
TRAIN STATION

From the station you can catch a direct train into  
London Victoria, Maidstone and Canterbury.  
For those wanting regular connections to central  
London, Ashford International is just a short  
drive away and offers the high speed service to  
London St Pancras, which takes approximately  
37 minutes. With the A20 and M20 nearby,  
travelling by car is also simple.





# WHY BUY NEW?

Designed with your lifestyle in mind, a new-build home at Chantry Green makes everyday life easier. There are no DIY projects or redecorating tasks to tackle, so you can start enjoying your new home as soon as you step through the door.

All of the features, such as modern insulation and double glazed windows, have been designed to help reduce your carbon footprint as well as your energy bills. With an NHBC 10-year warranty and Crest Nicholson's two-year customer service warranty, you will have complete peace of mind and your move will be stress-free.

## Kitchen & Utility Room

- Fully fitted Commodore kitchen with laminate worktop and upstand
- Bosch integrated fridge freezer
- Bosch electric single oven and ceramic hob
- A double oven is provided to 4 bedroom homes only
- Bosch integrated extractor with three speeds
- Leisure Rangemaster 1½ bowl sink with Hansgrohe mono block mixer tap
- Space for washing machine and tumble dryer to utility rooms where applicable
- Plumbing and removable base unit for a dishwasher
- Space for washer/dryer to 2 & 3 bedroom homes

## Bathroom & En Suite

- Contemporary Roca Gap sanitaryware
- Roman shower enclosure with clear glass shower screen and thermostatic shower mixer
- Hansgrohe taps and shower fittings
- Heated towel rail
- Full height Porcelanosa tiling around bath, half height to other walls only where there is sanitary ware
- Amtico Spacia flooring to the bathroom, cloakroom and en suite

## Joinery & Doors

- White PVCu windows
- French doors with complimentary white ironmongery
- Fully finished white satin painted vertical 5 panel doors
- Fitted wardrobe to master bedroom with glass sliding doors

## Decoration

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

## Electrical

- Low energy down lighters in bathrooms, kitchens, en suites and cloakrooms
- 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 bedroom two-storey detached homes only, with a gas supply provided\*

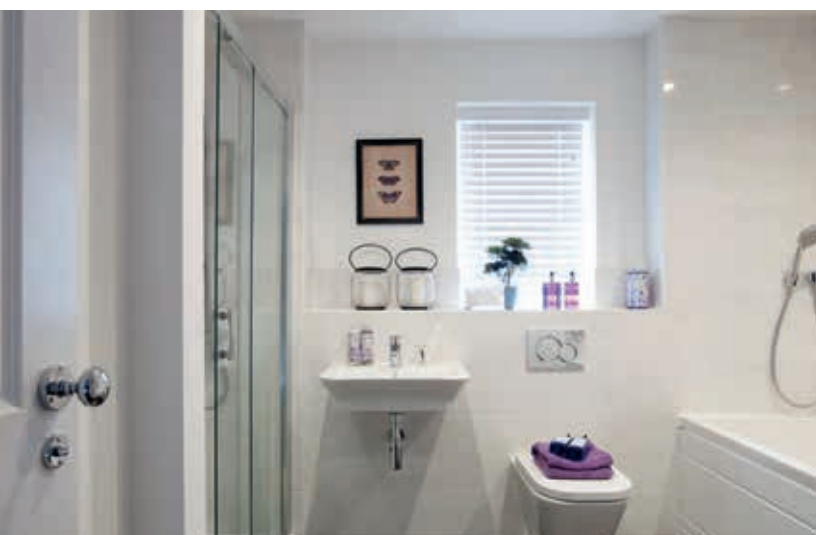
## Security & Peace of Mind

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

## External Finishes

- Rear gardens top soiled and rotovated
- External tap provided
- Water butts

\*Excluding the 4 bedroom Elsenham



Typical Crest Nicholson show home interiors shown





# 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 CABE 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.



Elsenham Vale, Elsenham







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