



Foal Hurst Green

*Paddock Wood*

Meadow Rise

Three & Four Bedroom Houses

**Berkeley**  
Designed for life



Foal Hurst Green

Welcome to  
Foal Hurst  
Green



Royal Tunbridge Wells



Foal Hurst Green

*Paddock Wood*Brick Kiln  
Wood

Meadow

Foal Hurst Wood

Nature Reserve

A228 ▼  
Tunbridge Wells/  
Maidstone

Badsell Road

Putlands Sports &amp; Leisure Centre

Paddock Wood ►  
town centre  
and train station

# The perfect location

Foal Hurst Green is set in the heart of the Kent countryside, along a hedge-lined country road that winds through farmland, meadows and hop fields. Traditional oast houses dot the landscape along with mature woodland that has stood for centuries providing shelter for wildlife. The far-reaching countryside views are simply stunning. For shopping, transport and entertainment, the town of Paddock Wood and historic Royal Tunbridge Wells are both close by.



# Meadow Rise

Meadow Rise is the latest release at Foal Hurst Green comprising of three and four bedroom homes.



## Foal Hurst Green Masterplan



### The key

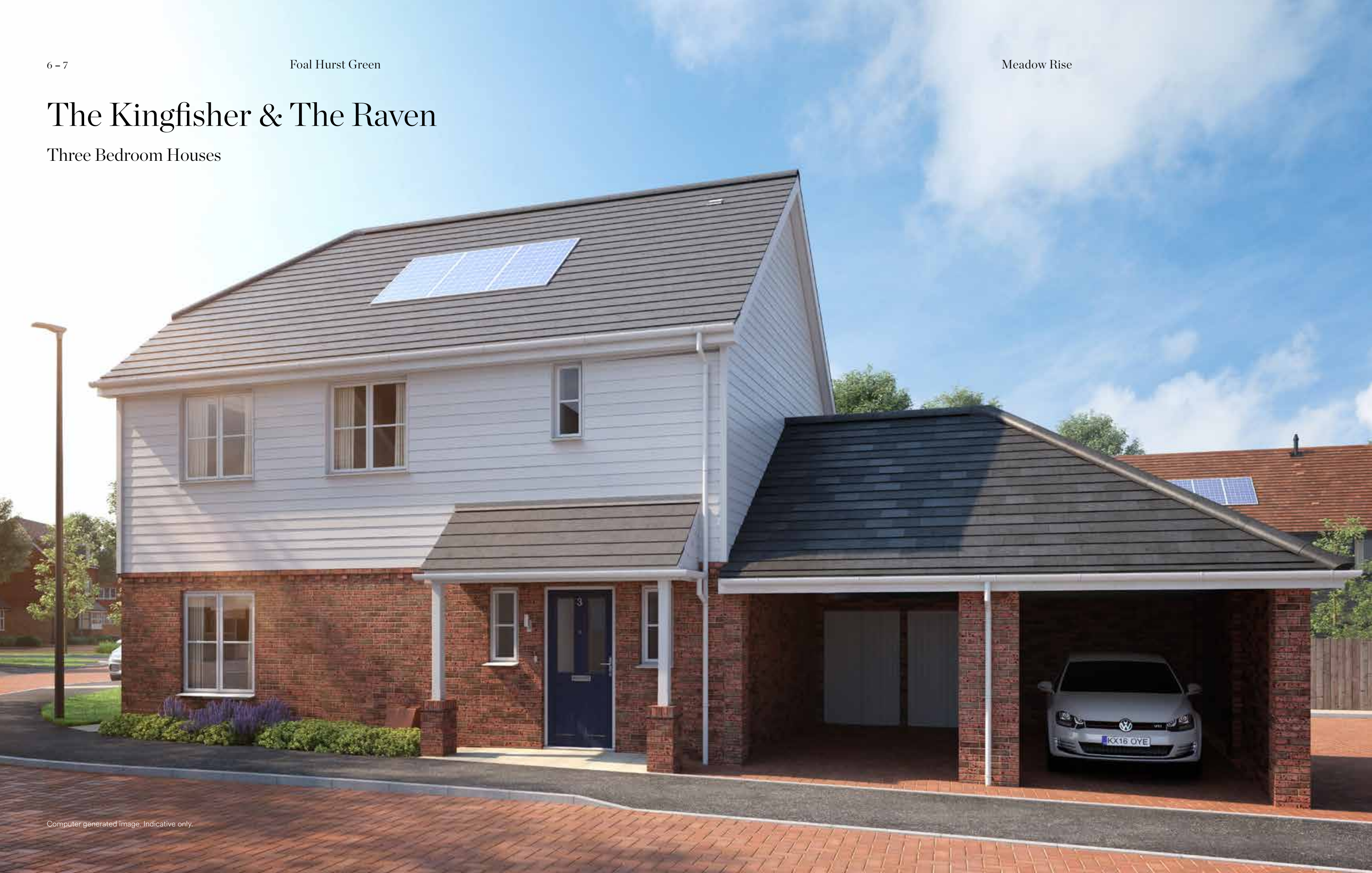
3 BEDROOM	4 BEDROOM
<span style="color: #4F81BD;">●</span> THE KINGFISHER	<span style="color: #008080;">●</span> THE ROBIN
<span style="color: #C85A3D;">●</span> THE CHAFFINCH	<span style="color: #800080;">●</span> THE HERON
<span style="color: #FFA500;">●</span> THE FALCON	<span style="color: #ADD8E6;">●</span> THE DUNNOCK
<span style="color: #DC143C;">●</span> THE RAVEN	
V - VISITOR PARKING	

The development layout is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.



# The Kingfisher & The Raven

Three Bedroom Houses





# The Kingfisher

## Three Bedroom House

HOUSES 342\*, 344, 381  
Total Area 105.30 sq m 1,133 sq ft



### GROUND FLOOR

Kitchen / Dining Room	5063mm x 3794mm	16' 7" x 12' 5"
Living Room	5985mm x 3734mm	19' 8" x 12' 3"



### FIRST FLOOR

Bedroom 1	3803mm x 3097mm	12' 6" x 10' 2"
Bedroom 2	3565mm x 2890mm	11' 8" x 9' 6"
Bedroom 3	3000mm x 2860mm	9' 10" x 9' 5"

\*House 342 is handed.  
Floorplans shown for Foal Hurst Green are for approximate measurements only. Exact layouts and sizes may vary.  
All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

◀ ▶ Measurement Points    W Wardrobe    C Cupboard    SW Space for Wardrobe  
LH Loft Hatch    SWM Space for Washing Machine



# The Raven

## Three Bedroom House

HOUSES 345\*, 348, 354  
Total Area 105.30 sq m 1,133 sq ft

GARDEN AND PATIO SIZES MAY VARY



### GROUND FLOOR

Kitchen	3794mm x 2995mm	12' 5" x 9' 10"
Dining Room	3734mm x 2191mm	12' 3" x 7' 2"
Living Room	5803mm x 3794mm	19' 1" x 12' 5"

\*House 345 is handed.  
Floorplans shown for Foal Hurst Green are for approximate measurements only. Exact layouts and sizes may vary.  
All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.



### FIRST FLOOR

Bedroom 1	3803mm x 3097mm	12' 6" x 10' 2"
Bedroom 2	3565mm x 2890mm	11' 8" x 9' 6"
Bedroom 3	3000mm x 2860mm	9' 10" x 9' 5"

◀▶ Measurement Points   W Wardrobe   C Cupboard   SW Space for Wardrobe  
LH Loft Hatch   SWM Space for Washing Machine



# The Falcon

Three Bedroom House





# The Falcon

## Three Bedroom House

HOUSES 338, 339\*, 340, 341\*, 343\*, 346, 347\*, 350\*, 351\*, 352\*, 353\*, 357\*, 358, 359\*, 360\*, 361\*, 369\*, 370, 373\*, 374\*, 375\*, 379, 380\*

Total Area 90.86 sq m 978 sq ft



GROUND FLOOR

Kitchen	3746mm x 2533mm	12' 4" x 8' 4"
Living / Dining Room	5140mm x 4973mm	16' 11" x 16' 4"



FIRST FLOOR

Bedroom 1	3006mm x 3778mm	9' 11" x 12' 5"
Bedroom 2	3282mm x 2650mm	10' 9" x 8' 8"
Bedroom 3	2181mm x 2235mm	7' 2" x 7' 4"

\*Houses 339, 341, 343, 347, 350, 351, 352, 353, 357, 359, 360, 361, 369, 373, 374, 375 & 380 are handed.  
Floorplans shown for Foal Hurst Green are for approximate measurements only. Exact layouts and sizes may vary.  
All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

◀ ▶ Measurement Points W Wardrobe C Cupboard SW Space for Wardrobe  
LH Loft Hatch SWM Space for Washing Machine



# The Chaffinch

Three Bedroom House





# The Chaffinch

## Three Bedroom House

HOUSES 349\* & 372  
Total Area 105.56 sq m 1,136 sq ft



### GROUND FLOOR

Kitchen / Dining Room	5535mm x 2980mm	18' 2" x 9' 9"
Living Room	5535mm x 3365mm	18' 2" x 11' 1"

\*House 349 is handed.  
Floorplans shown for Foal Hurst Green are for approximate measurements only. Exact layouts and sizes may vary.  
All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.



### FIRST FLOOR

Bedroom 1	4935mm x 3365mm	16' 2" x 11' 1"
Bedroom 2	3605mm x 2750mm	11' 10" x 9' 0"
Bedroom 3	2531mm x 2690mm	8' 4" x 8' 10"

◀ ▶ Measurement Points    W Wardrobe    C Cupboard    SW Space for Wardrobe  
LH Loft Hatch    SWM Space for Washing Machine



# The Robin

Four Bedroom House





The Robin

Four Bedroom House

HOUSE 376  
Total Area 121.5 sq m 1,308 sq ft



GROUND FLOOR

Kitchen / Dining / Family	7560mm x 2843mm	24' 10" x 9' 4"
Living Room	3520mm x 5314mm	11' 7" x 17' 5"
Utility Room	1648mm x 1080mm	5' 5" x 3' 7"

Floorplans shown for Foal Hurst Green are for approximate measurements only. Exact layouts and sizes may vary.  
All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.



FIRST FLOOR

Bedroom 1	3520mm x 4941mm	11' 7" x 16' 3"
Bedroom 2	2840mm x 3068mm	9' 4" x 10' 1"
Bedroom 3	2757mm x 3311mm	9' 1" x 10' 10"
Bedroom 4	2615mm x 3350mm	8' 7" x 11' 0"

◀ ▶ Measurement Points    W Wardrobe    C Cupboard    SW Space for Wardrobe  
LH Loft Hatch    SWM Space for Washing Machine



# The Heron

Four Bedroom House





# The Heron

## Four Bedroom House

HOUSES 355, 356\*, 371\*  
Total Area 137.19 sq m 1,477 sq ft



### GROUND FLOOR

Kitchen / Dining Room	5310mm x 3747mm	17' 5" x 12' 4"
Living Room	5310mm x 3393mm	17' 5" x 11' 2"
Study / Family Room	3215mm x 3202mm	10' 7" x 10' 6"
Utility Room	1992mm x 2000mm	6' 7" x 6' 7"

\*House 356 & 371 are handed. \*\* No internal garage door to plot 356.  
Floorplans shown for Foal Hurst Green are for approximate measurements only. Exact layouts and sizes may vary.  
All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.



### FIRST FLOOR

Bedroom 1	4660mm x 3747mm	15' 4" x 12' 4"
Bedroom 2	3384mm x 2700mm	11' 1" x 8' 11"
Bedroom 3	3256mm x 2865mm	10' 8" x 9' 5"
Bedroom 4	3384mm x 2515mm	11' 2" x 8' 3"

◀ ▶ Measurement Points W Wardrobe C Cupboard SW Space for Wardrobe  
LH Loft Hatch SWM Space for Washing Machine



# The Dunnock

Four Bedroom House





# The Dunnock

## Four Bedroom House

HOUSES 377 & 378

Total Area 151.19 sq m 1,627 sq ft



GROUND FLOOR

Kitchen / Dining Room	5985mm x 4436mm	19' 8" x 14' 7"
Living Room	4797mm x 3510mm	15' 9" x 11' 6"
Utility Room	2430mm x 1910mm	8' 0" x 6' 3"
Garage	6148mm x 3188mm	20' 2" x 10' 6"

Floorplans shown for Foal Hurst Green are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.



FIRST FLOOR

Bedroom 1	4983mm x 3510mm	16' 1" x 11' 6"
Bedroom 2	4272mm x 3003mm	14' 0" x 9' 10"
Bedroom 3	3510mm x 3125mm	11' 6" x 10' 3"
Bedroom 4	3162mm x 3000mm	10' 5" x 9' 10"

◀▶ Measurement Points    W Wardrobe    C Cupboard    SW Space for Wardrobe  
RL Roof Light    LH Loft Hatch    SWM Space for Washing Machine



# Contemporary Specification

## INDIVIDUALLY DESIGNED KITCHEN

- Soft-close cabinet doors and drawers in a choice of colours\*
- LED lighting to underside of wall cabinets
- One and a half bowl sink with mixer tap
- Bosch single oven
- Bosch induction hob with touch controls
- Integrated extractor
- Integrated fridge freezer
- Integrated dishwasher
- Provisions for free standing washer/dryer when within utility cupboard or utility room – see sales plans for location
- Power sockets above worktops

## QUALITY BATHROOM

- Contemporary style bathrooms and bathroom furniture
- Washbasin with chrome taps
- Mirrored vanity cabinet to en suite where applicable
- Vanity drawer to bathroom where applicable
- Walk-in shower with fixed head and hand held shower to en suite
- Bath with shower head and screen to all 3-piece bathrooms
- WC with chrome dual flush, concealed cistern and soft-close seat
- Chrome heated towel rail
- Ceramic wall tiles to selected areas

## INTERIOR FINISHES

- Painted 2-panel interior doors
- Painted staircase with oak handrail
- Full-height wardrobe to bedroom 1
- Amtico flooring throughout the ground floor (except where living room is separate to dining area)
- Fitted carpet to the remainder of the property

## HOME ENTERTAINMENT

- Wiring for Sky Q (subject to future purchaser subscription) to living room, and bedroom 1
- Television point provided to living room, dining/family area, home office and all bedrooms
- FTTP (fibre) & Hyperoptic Fibre to all plots located in hall cupboard
- Cat 6 prewired home network points to selected rooms

## HEATING, ELECTRICAL & LIGHTING

- Energy efficient gas-fired central heating and hot water system
- Radiators with thermostatic controls, controlled by zones
- LED downlights to hallway, kitchen, family/dining area, all bathrooms and cloakroom
- Pendant lights to living room and bedrooms

## EXTERNAL

- Feature entrance door with chrome door furniture
- Garage with power and light provided to selected plots
- Parking space(s) provided
- Landscaped front gardens
- Patio area and turfed rear garden
- External tap and water butt
- External power point
- Cycle storage provided to selected plots

## SECURITY & PEACE OF MIND

- High security front entrance door with multi-point locking system
- External light
- Mains fed smoke detector
- Facility for future wireless alarm system
- 10-year Premier warranty scheme and 2-year Berkeley warranty
- EV car charging point to selected homes



\* A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley Homes reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. Berkeley Homes reserves the right to make these changes as required.



Showhome photography at Foal Hurst Green. Indicative only.







