

# OAKHILL

HILDENBOROUGH | KENT



EXQUISITE  
LIVING

Berkeley  
Designed for life

EXQUISITE LIVING



# OAKHILL

AN EXCLUSIVE  
PARKLAND ESTATE

Tucked away in the heart of the countryside, Oakhill in Hildenborough is one of Kent's best-kept secrets.

Enter the gated estate to discover an exquisite collection of 1, 2 & 3 bedroom apartments and 3, 4 & 5 bedroom houses. They are set in 30 acres of beautiful parkland, surrounding the original 19th-century Oakhill House, which has now been converted into six exclusive apartments. Explore the private Residents' Club with its cinema, gym, BBQ area, padel court and a spacious co-working space. With every step, a new view of the Kentish countryside unfolds.

The 30-acre parkland estate has a grand history. It's been at the heart of Hildenborough village life since its foundation in 1804. Today, Oakhill continues this legacy by returning the Grade II listed Oakhill House to its original residential use, converting existing buildings into elegant apartments, and building new homes inspired by the traditional English style.

Explore further afield and you will discover the vibrant market town of Tonbridge with its medieval castle; wonderful gardens and country walks in the Kentish wilderness; and excellent primary, secondary, private and grammar schools.

The enchanting towns of Sevenoaks and Royal Tunbridge Wells are just 6 and 9 miles away\*, respectively. There, you will find impressive stately homes and Georgian architecture, as well as a selection of galleries, theatres, and Michelin-starred restaurants.

With trains to London Bridge in just 32 minutes\*\* from Hildenborough, Oakhill combines the best of contemporary living with a rural escape in the Garden of England.

\*Source: Google maps \*\*Travel time is approximate only. Source: Trainline.com.

# THIRTY ACRE PARKLAND ESTATE



# EXQUISITE LIVING



SET IN 30 ACRES OF BEAUTIFUL, MATURE LANDSCAPING WITH EXISTING PONDS.



BRAND NEW GATED DEVELOPMENT.



CONVERSION OF A GRADE II LISTED HISTORIC BUILDING AND NEW APARTMENTS.



PRIVATE UNDERGROUND PARKING FOR APARTMENTS AND PRIVATE DRIVEWAY PARKING FOR HOUSES.



EXCELLENT SCHOOL CATCHMENT AREA INCLUDING TONBRIDGE AND SEVENOAKS SCHOOL.



EXCLUSIVE RESIDENTS' FACILITIES.



GREAT CONNECTIONS TO LONDON, GATWICK AIRPORT AND ASHFORD INTERNATIONAL.



OAKHILL

## WELL CONNECTED

### BY FOOT

<b>0.7</b> <small>MILES</small> M&S SIMPLY FOOD	<b>1.4</b> <small>MILES</small> THE PLOUGH AND BARN	<b>1.4</b> <small>MILES</small> HILDENBOROUGH TRAIN STATION
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### BY TRAIN FROM HILDENBOROUGH STATION

<b>4</b> <small>MINS</small> TONBRIDGE	<b>6</b> <small>MINS</small> SEVENOAKS	<b>14</b> <small>MINS</small> ROYAL TUNBRIDGE WELLS	<b>32</b> <small>MINS</small> LONDON BRIDGE
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### BY CAR

<b>10</b> <small>MINS</small> IGHTHAM MOTE ESTATE	<b>12</b> <small>MINS</small> SEVENOAKS TOWN CENTRE	<b>14</b> <small>MINS</small> HAYSDEN COUNTRY PARK	
<b>15</b> <small>MINS</small> KNOLE PARK	<b>16</b> <small>MINS</small> HIGH WEALD	<b>26</b> <small>MINS</small> BLUEWATER	
<b>33</b> <small>MINS</small> GATWICK	<b>60</b> <small>MINS</small> HASTINGS	<b>63</b> <small>MINS</small> RYE	<b>71</b> <small>MINS</small> LONDON

Source: Google maps Travel time is approximate only.



A LIFESTYLE  
WITH A BREATH  
OF FRESH AIR



**THE COUNTRY PARK**

A large part of Oakhill's 30 acres is a private country park, offering picturesque views and a green escape right on your doorstep. With walking trails and big open spaces for picnics and play, this is a parkland estate at its finest.

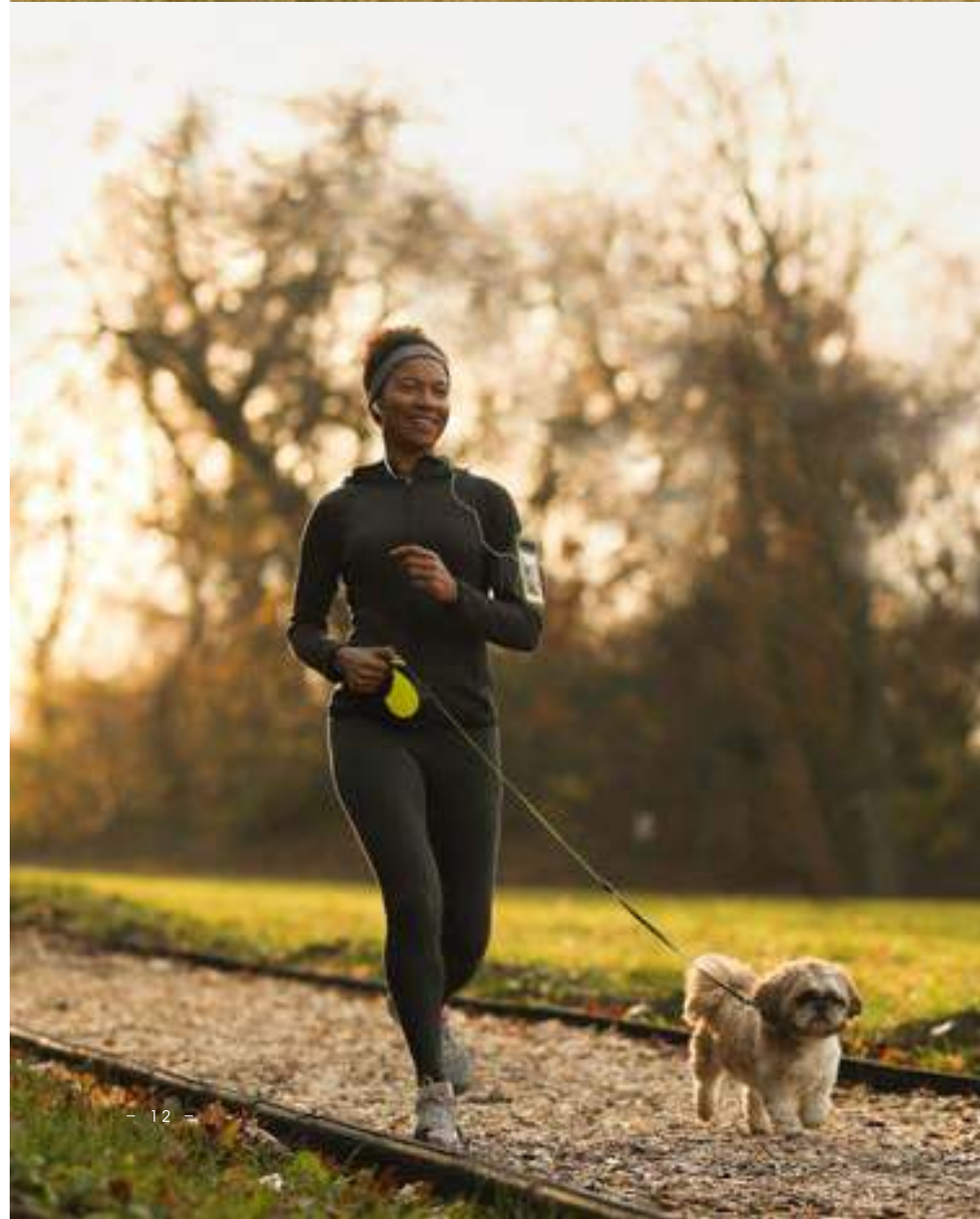
Photography taken at Oakhill.





# SLOWING DOWN

You have a variety of options to connect with nature at the parkland, whether it's an invigorating early morning run amidst the lush, open spaces or a leisurely dog walk along the meandering woodland trails. Nature enthusiasts of all ages can revel in the abundance of activities available, from children exploring the thriving pondlife and spotting various woodland creatures to enjoying a delightful picnic with friends in a sunlit, leafy ambiance. The parkland offers something special for everyone's preferences.






## DISCOVER THE KENTISH WILDERNESS

Always be on the lookout for chance encounters. The ponds, woodlands, and meadows at Oakhill provide a nurturing habitat for animals, turning every walk into a wildlife-spotting adventure.





A WORK OF ART  
WAITING TO BE  
DISCOVERED  
BY YOU

YOUR  
PRIVATE  
VIEW

From the secluded woodlands to the Kentish countryside beyond, the natural world is front of stage at Oakhill. It's an evolving theatre of changing seasons, flourishing wildlife, and blossoming landscape. Step out of your home into a sanctuary of tended grounds, pull back the curtain and unveil a vibrant palette of greens. With a large country park, picturesque ponds, and mature woodlands as your neighbours, the view from your home is a pure delight.



Computer generated map of Oakhill. Indicative only.

## OAKHILL HOUSE

The charming Oakhill House is the focal point of the new neighbourhood. Built in 1804, this Grade II listed Georgian mansion has played an important role in the life of Hildenborough village ever since. Now it's ready for a new chapter.



Apartment in Oakhill House.



Apartment in Oakhill House.

Computer generated images of Oakhill. Indicative only.

### TIMELESS CRAFT

The key to the exceptional design lies in the attention to detail. From the layouts to the final finishes, homes at Oakhill House have been crafted with precision and passion. Individually designed kitchens, fitted wardrobes, and subtle nods of traditional British style such as, original fireplace\* surrounds, make these homes both beautiful and functional.

\* Fireplaces are decorative only.

## NICHOLSON HOUSE

All 2 and 3 bedroom apartments at Nicholson House come with secluded balconies or terraces, some of which show far reaching views across the open park. Home to the residents' facilities, as well as secure underground parking.

## GILLESPIE HOUSE

Set within a tranquil corner of Oakhill's grounds, Gillespie House offers spacious 1 and 2 bedroom, light-filled apartments. The pale brick contrasted with warm bronze is a nod to the surrounding landscape and the architectural legacy of the site.



Image view from the rear of Oakhill, looking onto the country park.

Computer generated image of Oakhill. Indicative only.



Apartment in Pirie House.



Apartment in Pirie House.

Computer generated images of Oakhill. Indicative only.

### STYLISH KITCHENS

Elegant, functional, contemporary apartments that are fully integrated for a sleek look and equipped with integrated appliances.





Apartment in Pirie House.



Apartment in Pirie House.

Computer generated images of Oakhill. Indicative only.

**ARTFUL LIVING**

Where every day is the grand reveal. Oakhill interiors have been designed to impress, again and again.

## THE CRESCENT

The Crescent collection proudly welcomes you to Oakhill, offering stunning views of central square and the mature grounds. With elegant white porticos and French doors leading to the extensive patio.



## OAKHILL COPSE

With a wide variety of designs at Oakhill Copse, you will find a home that feels like it was made just for your family. Thanks to carefully considered materials, new build homes beautifully complement the surrounding nature and heritage architecture. All homes come with generous private gardens – a secluded pocket of greenery to make your own.



Computer generated image of Oakhill. Indicative only.

**THIS IS HOME**

Modern, yet timeless. The living room is a space filled with potential, designed for relaxing, entertaining, and spending quality time with family and friends.





House in The Crescent.



House in The Crescent.

Computer generated images of Oakhill. Indicative only.

**A HOUSE WITH A SOUL**

From Silestone worktops in the kitchen to the bespoke finishes in the bathrooms; nothing is accidental here. Materials, textures, and colours create beautifully balanced interiors.



House in The Crescent.

### ROOM FOR EVERYONE

The guest room annexe is a separate living space with its own entrance, an en suite bedroom, a workspace, and a kitchenette. Perfect for a nanny, teenagers or for when the grandparents come to stay.



Bathroom of guest annexe.

Computer generated images of Oakhill. Indicative only.



A YEAR IN  
THE GARDENS



## SPRING

There's an unmistakable sense of excitement in the air as spring unveils its annual display. It begins as early as February when delicate snowdrops blanket Oakhill in a carpet of white. Before you know it, several varieties of daffodils are out in full force, followed by stunning pink apple blossoms, cherry blossoms, and glorious magnolias. Brightly coloured tulips mark the pinnacle of spring flower the extravaganza.



## SUMMER

With everything lush and green, the urge to spend all your free time outside is irresistible. And indeed, why resist? As you meander among the impressive displays of wildflowers, you'll notice the thriving population of bees that are particularly fond of the native plants here. Or perhaps indulge in the ultimate summer pastime – a picnic with a view. The ponds adorned with waterlilies are a lovely spot to settle for a long afternoon.







## A U T U M N

With the arrival of autumn, the entire landscape transforms once again. Gold, ochre, amber. There aren't enough words to capture the full palette of autumnal foliage at Oakhill. The ponds beautifully reflect the trees and surrounding architecture, adding to the already mesmerising landscape.



## W I N T E R

A brisk morning walk at The Vista Lawn is one of the greatest winter pleasures at Oakhill. The vastness of open space and blissful quiet of nature are the true modern luxuries. Better yet if the grounds are covered in snow—a spectacular sight in every direction. As you wander around, keep an eye out for the abundant wildlife: you never know when you might cross paths with a fox or a woodpecker.

# THE RESIDENTS' CLUB



Computer generated plan. Indicative only.

# EXCLUSIVE RESIDENTS' CLUB

THE RESIDENTS' CLUB, CENTRALLY LOCATED WITHIN THE APARTMENT BUILDINGS, IS JUST MOMENTS AWAY FROM YOUR FRONT DOOR. FIND A QUIET SPOT FOR WORK, WATCH YOUR FAVOURITE FILMS IN THE CINEMA, AND CATCH UP WITH FRIENDS. TAKE PART IN A SPIRITED MATCH ON THE PADEL COURT, GET YOUR HEART PUMPING ON THE TREADMILL, OR HOST A FAMILY DINNER AT THE BBQ AREA. WITH ON-SITE AMENITIES ON A SCALE RARELY SEEN OUTSIDE OF LONDON, YOU DON'T HAVE TO COMPROMISE ON COMFORT TO LIVE OUT YOUR RURAL ESCAPE DREAMS.





**GYM**

A fully equipped gym for every kind of workout. Get your heart pumping on the treadmill, work out with your trainer, or drop in for a yoga class.

Computer generated image of Oakhill. Indicative only.

**CINEMA ROOM**

Picture this: plush seats, surround sound, and a high-definition big screen, you can reserve Oakhill's luxury cinema for a private viewing with family and friends, and enjoy your favourite films in style.



Computer generated image of Oakhill. Indicative only.

**CO-WORKING SPACE**

Work along like-minded professionals in our vibrant co-working spaces at Oakhill. Drop in and work in an open-plan workspace, or reserve your own room for more intimate meetings.



Computer generated image of Oakhill. Indicative only.



AROUND THE  
NEIGHBOURHOOD

# EVERYTHING ON HAND

FROM FRESHLY BAKED BREAD TO SEASONAL PRODUCE  
AT THE FARMERS' MARKET, THERE IS NOTHING BASIC  
ABOUT THESE EVERYDAY ESSENTIALS.

**THE  
BAKEHOUSE**  
*2.1 miles*  
124 High Street,  
Tonbridge TN9 1AS

**ORGANIC VILLAGE  
MARKET TONBRIDGE**  
*2.1 miles*  
113 High Street,  
Tonbridge TN9 1DL

**HILDENBOROUGH  
FARMERS' MARKET**  
*0.6 miles*  
St. John's Church Centre,  
Tonbridge Road, Hildenborough,  
Tonbridge TN11 9HT

**WAITROSE**  
*2.3 miles*  
Sovereign Way,  
Tonbridge TN9 1RG

**MOAT VINTNERS  
WINE SHOP**  
*0.7 miles*  
79 Tonbridge Road, Hildenborough,  
Tonbridge TN11 9BH

**M&S**  
*0.7 miles*  
81 Tonbridge Road, Hildenborough,  
Tonbridge TN11 9BJ



# FASHION & RETAIL

DEPARTMENT STORES, WELL-LOVED BRANDS, AND FAMILY-RUN BUSINESSES. ROYAL TUNBRIDGE WELLS AND SEVENOAKS HAVE SOME GREAT SHOPPING IN STORE FOR YOU.

**MINT VELVET**

Timeless and minimalist wardrobe staples for women, girls, and babies.  
[mintvelvet.co.uk](http://mintvelvet.co.uk)  
5.8 miles  
105 High Street,  
Sevenoaks  
TN13 1UP

**HOBBS**

Luxury women's fashion, designed for the office, everyday wear, and special occasions.  
[hobbs.com](http://hobbs.com)  
6.1 miles  
139 Royal Victoria  
Place, Tunbridge Wells  
TN1 2SR

**FENWICK**

A curated selection of designer goods, from fashion and skincare to home furnishing.  
[fenwick.co.uk](http://fenwick.co.uk)  
6.1 miles  
101 Royal Victoria  
Place, Victoria Rd,  
Tunbridge Wells  
TN1 2SR

**G COLLINS & SONS**

Jewellers to Her late Majesty the Queen handcrafting each piece in the family-run workshop in Tunbridge Wells.  
[gcollinsandsons.com](http://gcollinsandsons.com)  
10.0 miles  
76/78 High Street,  
Tunbridge Wells  
TN1 1YB





# BARS & EATERIES

WHETHER YOU'RE LOOKING FOR SOPHISTICATED DINING  
OR A RELAXED LUNCH AT THE PUB, YOU'LL FIND JUST THAT  
— AND EVERYTHING IN BETWEEN — WITHIN EASY REACH.

**GIACOMO'S**

Italian cooking meets local Kentish ingredients at this cosy Italian-owned restaurant.

[giacomos.co.uk](http://giacomos.co.uk)

3.7 miles

Giacomo's Ristorante Italiano, Morleys Rd, Sevenoaks Weald, Sevenoaks TN14 6QR

**BISTRO DU VIN**

Serving classic French cuisine in spectacular interiors, this is the place to meet, eat, and celebrate

[hotelduvin.com](http://hotelduvin.com)

6.5 miles

Bistro du Vin Tunbridge Wells, Crescent Rd, Tunbridge Wells TN1 2LY

**GIGGLING SQUID**

The name gives it away: this is not your typical Thai restaurant. Enjoy crowd favourites, reinvented.

[giggingsquid.com](http://giggingsquid.com)

6.7 miles

Giggling Squid - Tunbridge Wells, 57 Calverley Rd, Tunbridge Wells TN1 2UY

**THE IVY**

Swing by for modern British cooking and inventive cocktails in whimsical art deco interiors.

[theivytunbridgewells.com](http://theivytunbridgewells.com)

10.0 miles

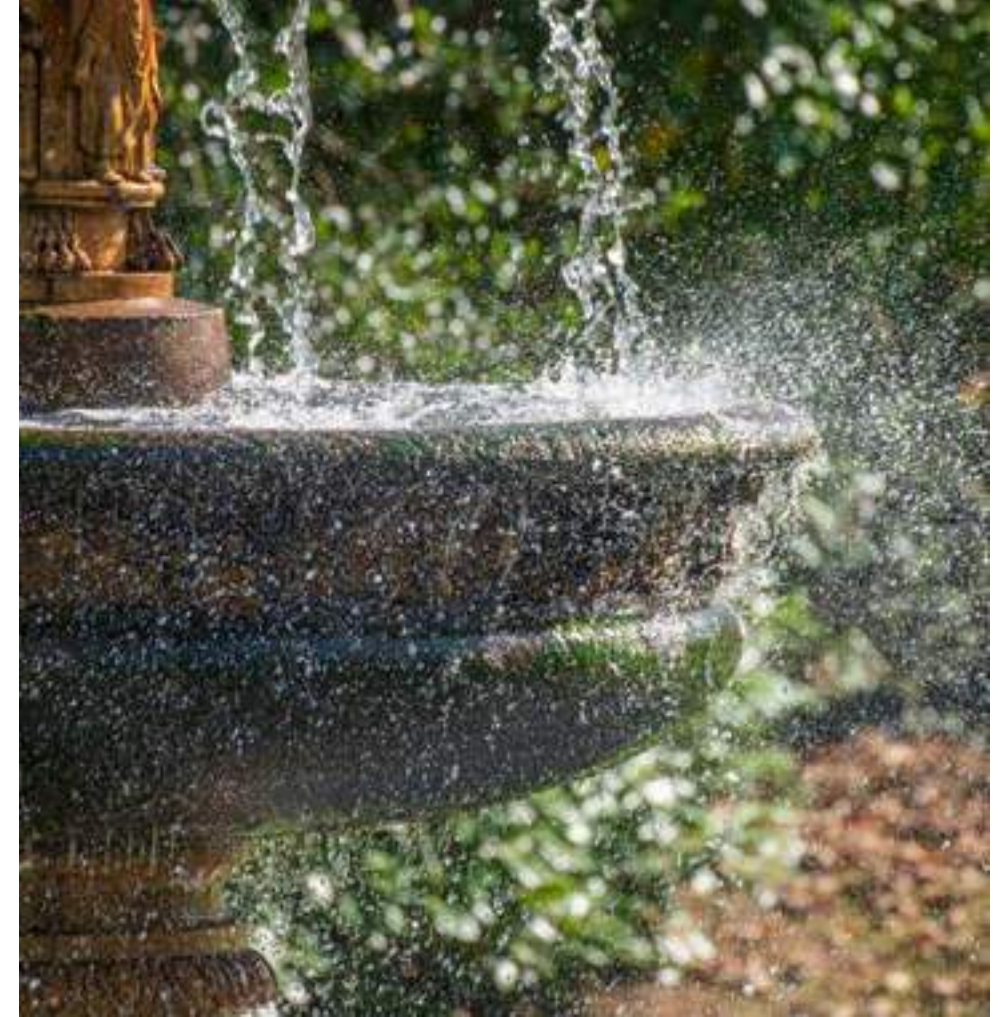
The Ivy Royal Tunbridge Wells, 46-50 High St, Tunbridge Wells TN1 1XF



# PARKS & GARDENS

Tonbridge offers not one, but two beautiful country parks: Dene Park and Haydens Country Park. Nearby in Sevenoaks, Knole Park provides a perfect setting for a weekend stroll, with deer roaming against the backdrop of rolling hills. Pop in for a visit to family-run Riverhill Himalayan Gardens. Home to the Rogers family since 1840, it's renowned for its historic gardens, community events, and warm welcome.

Top: Hever Castle and Gardens, Edenbridge.  
Middle: Bedgebury National Pinetum and Forest.  
Bottom: Calverley Grounds, Royal Tunbridge Wells.



Top: Bewl Water Reservoir, High Weald.  
Bottom: Dunloran Park, Royal Tunbridge Wells.



# ARTS & CULTURE

FILLED WITH RICH HISTORY AND BUZZING WITH CREATIVE ENERGY, ROYAL TUNBRIDGE WELLS IS AN EXCITING PLACE TO DISCOVER THE PAST AND IMMERSE YOURSELF IN SOME OF THE BEST CONTEMPORARY THEATRE.

#### TRINITY THEATRE

Trinity Theatre produces one of the most diverse theatre programmes in the Southeast. Keep an eye out for collaborations with big names in the theatre world.

[trinitytheatre.net](http://trinitytheatre.net)

6.3 miles

Trinity Theatre, Church Rd, Royal Tunbridge Wells TN11JP

#### ASSEMBLY HALL

Comedy, drama, family productions, classical music, pantomime. There is always something on the bill at the Assembly Hall.

[assemblyhalltheatre.co.uk](http://assemblyhalltheatre.co.uk)

6.4 miles

Assembly Hall Theatre, Crescent Rd, Tunbridge Wells TN12LU

#### TUNBRIDGE WELLS MUSEUM & ARTS GALLERY

This fantastic collection of art, natural history, and applied arts traces back the history of the people of Tunbridge Wells across time.

6.5 miles

Tunbridge Wells Museum and Art Gallery, The Amelia Scott, Civic Centre, Mount Pleasant Rd, Tunbridge Wells TN11JN

#### THE AMELIA

Inspired by Amelia Scott, a social reformer and campaigner in the 1920s from Tunbridge Wells, this new museum organises fascinating exhibitions, curator talks, and spoken word events.

[theamelia.co.uk](http://theamelia.co.uk)

10.0 miles

The Amelia Scott, Civic Way, Tunbridge Wells TN11LS

# HIGH ACHIEVING LOCAL SCHOOLS

Give your children the finest start in Kent. Many of the country's best independent and state nurseries as well as primary and secondary schools are located in and around Kent. Tonbridge Grammar School just outside the town centre is a fantastic choice. Within five miles of Oakhill, there is also Somerhill Independent School, with an ISI rating of Excellent, and The Judd School rated as Outstanding.



Scan the QR code to find out more about education in Kent.

Source: Google maps Travel time is approximate only.

0.3 MILES STOCKS GREEN PRIMARY SCHOOL PRIMARY	0.5 MILES HILDENBOROUGH C OF E PRIMARY SCHOOL PRIMARY	1.6 MILES TONBRIDGE SCHOOL FOR BOYS PRIVATE	2.6 MILES HUGH CHRISTIE SCHOOL SECONDARY	2.7 MILES THE JUDD SCHOOL GRAMMAR	3.0 MILES THE HAYESBROOK ACADEMY PRIVATE
3.1 MILES TONBRIDGE GRAMMAR SCHOOL FOR GIRLS GRAMMAR	3.4 MILES HILLVIEW SCHOOL FOR GIRLS SECONDARY	3.9 MILES SOMERHILL INDEPENDENT SCHOOL PRIVATE	4.7 MILES SEVENOAKS SCHOOLS PRIVATE	5.5 MILES TUNBRIDGE WELLS BOYS' GRAMMAR SCHOOL GRAMMAR	



DESIGNED  
FOR LIFE

## THE BERKELEY DIFFERENCE

BUY A NEW HOME FROM US WITH COMPLETE CONFIDENCE

### DESIGNED FOR LIFE

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors. Where people feel a sense of community.

### EXCEPTIONAL CUSTOMER SERVICE

As a first-class business we place the highest priority on customer service and will help and support you throughout the buying process and beyond. Our levels of customer service exceed that of other premium brands, recently receiving a Gold Award by In-house Research.

### HIGH SPECIFICATION

British Individually designed kitchens with Siemens appliances, Duravit sanitaryware and a carefully selected range of luxury choices and finishes allow you to personalise your home<sup>†</sup>. Quality comes as standard in all our homes.

### PLACEMAKING

We are dedicated to building exceptional places for people to live and to creating a strong community where people enjoy a fantastic quality of life. This prestigious collection of new homes reflects the character of Sunninghill, with plenty of green space for everyone to enjoy.

### ATTENTION TO DETAIL

With 40 years of experience, our expertise shines through in everything we do. From fitted wardrobes and underfloor heating, to selecting the style of the kitchen cabinets and handles, our attention to detail is where we make a difference.

### AWARD WINNING

With a richly deserved reputation, the Berkeley Group has won a number of prestigious awards including the UK's highest accolade for business success – Britain's most admired companies 2020 – and the Investor in Customers Gold Award.

### 10-YEAR PREMIER WARRANTY

For your peace of mind, our homes benefit from a 10-Year Premier Warranty. This is complemented by a warranty from Berkeley for the first two years and a dedicated Customer Service Team on hand.

### SUSTAINABILITY

Our homes are designed for the future, and include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods to create a more sustainable, eco-friendly way of life for you and the environment. There will be provision for an EV charging point to all private homes (either in the garage or parking bay at the front of the house where no garage is included). Fully recycled stone worktops in the bathroom and kitchen.



Proud members of the Berkeley Group

**Berkeley**  
Designed for life

**St Edward**  
Designed for life

**St George**  
Designed for life

**St James**  
Designed for life

**St Joseph**  
Designed for life

**St William**  
Designed for life

<sup>†</sup>Available subject to build cut-off dates



Photography of Hareshill.

# TRANSFORMING TOMORROW

At Berkeley Group, our passion and purpose is to build quality homes, strengthen communities and improve people's lives.

We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

OUR VISION 2030 IS OUR 10-YEAR PLAN WHICH SETS OUT HOW WE WILL ACHIEVE THIS.



### TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



### TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



### TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



### TRANSFORMING FUTURE

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



Please scan this QR code for more information on how we are **TRANSFORMING TOMORROW**

## SUSTAINABILITY AT ITS HEART

THIS IS HOW WE ARE ENSURING  
SUSTAINABILITY AT OAKHILL



## OAKHILL

HILDENBOROUGH | KENT

### SUSTAINABILITY

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, well-being and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Oakhill.

### NATURE AND BIODIVERSITY

Parkland, trees, flowers, green roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. Within and around Oakhill, we have created natural habitats that encourage wildlife to flourish. We are working with LDA Design Consulting Ltd to engage residents in the natural landscapes that we have created.

### WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

### CLEAN AIR

It is hard to avoid polluted air, particularly in our cities. Throughout Oakhill we have planted trees, shrubs and flower beds to help create a cleaner air environment.

### WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

### ENERGY EFFICIENCY

Efficient use of electricity and gas helps to lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness. All lighting is low energy and kitchen appliances are A rated. There are also Solar Photovoltaic (PV) panels installed to houses.

### NOISE REDUCTION

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

### SUSTAINABLE TRANSPORT

Hildenborough train station offers rapid services to London and the coast. We also encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also help to encourage healthier lifestyles. One EV charging point is allocated per house with a further 5 EV charging points allocated for visitor spaces. 28 EV charging points allocated within the basement car park, serving the apartment residents. A further 5 will be allocated for visitors within the car park. Bike storage facilities will also be provided for all houses and apartments. The apartment bike storage area will be inside Pirie House.

### STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with RMG and residents to ensure that the development remains in pristine condition.

### FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure that our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.



Berkeley  
Oakhill, Sales and Marketing Suite  
Tonbridge Road, Hildenborough,  
Tonbridge TN11 9EW

Open daily 10am – 6pm

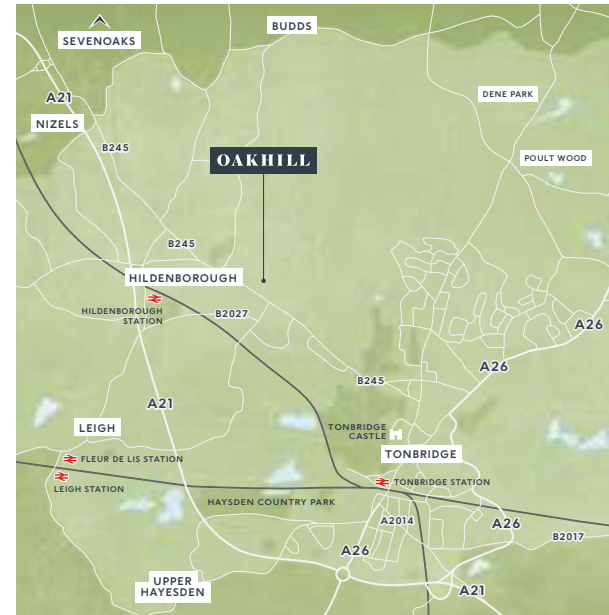
For more information please visit our  
website or contact our sales team:

W: [www.oakhill-hildenborough.co.uk](http://www.oakhill-hildenborough.co.uk)

E: [oakhill@berkeleygroup.co.uk](mailto:oakhill@berkeleygroup.co.uk)

T: 01732 608 478

Scan below to find us



Maps are not to scale and show approximate locations only. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Oakhill policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. Oakhill reserves the right to make these changes as required. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Oakhill is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. E079/05CA/0823



## THE OAKHILL ART

BY MARTA SPENDOWSKA

'As an artist, I am at the mercy of beauty and spirituality which I have come to recognize as twin sisters,' says Marta Spendowska, the artist behind the commissioned art pieces. Her works reflect the striking forms and colours of nature found around Oakhill.

Spendowska's Bloomlands series is an exploration of the Oakhill's core concepts through fine art. To tap into the hidden places inside her imagination, the artist used intuitive painting – a creative method that's all about uncovering the inner self. 'Something akin to prayer,' as she puts it. Or a masterpiece unveiled, as we like to think of it.



