

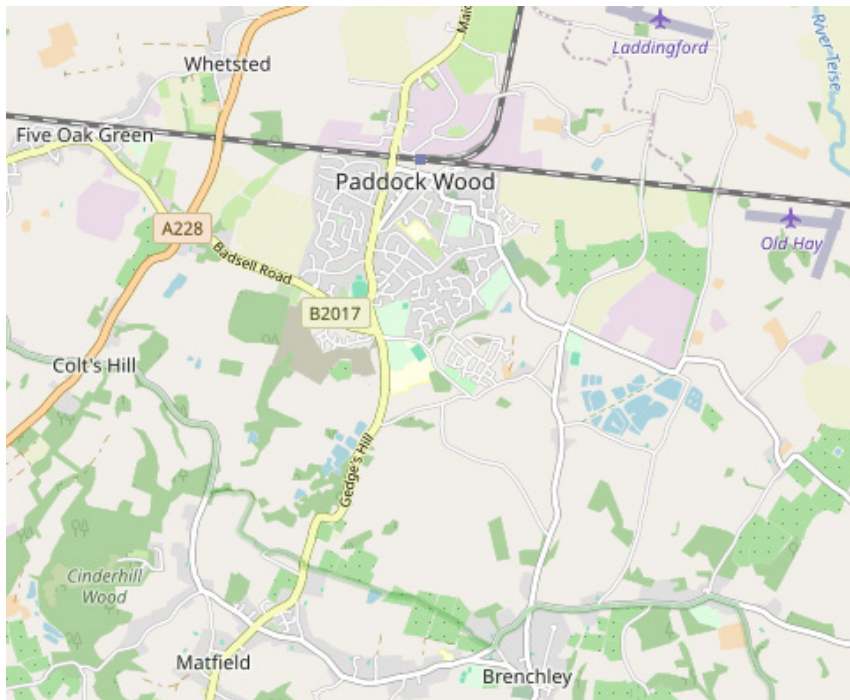
# THE SIDINGS

## Paddock Wood

Connectivity | Convenience | Community

# Discover the charm of Paddock Wood

Nestled in the scenic countryside of West Kent, Paddock Wood offers the perfect blend of rural tranquillity and modern convenience. This vibrant town, located just 8 miles from Tonbridge, is well-known for its community spirit, excellent transport links, and beautiful surrounding landscapes. Whether you're looking for a new home, a business location, or just a pleasant place to visit, Paddock Wood has something for everyone.



## Rich Heritage and Community Spirit

Despite its modern conveniences, Paddock Wood has a deep-rooted agricultural heritage. The town is home to many local businesses, schools, and community groups, fostering a welcoming atmosphere for residents of all ages.

## Gateway to Nature

For those who love the outdoors, enjoy relaxing walks, cycling routes, and outdoor activities. Paddock Wood is a gateway to some of Kent's most beautiful landscapes. Explore the nearby Hop Farm Family Park, or take a short drive to the Weald of Kent, renowned for its scenic beauty and historic charm. With vineyards, orchards, and gardens at your doorstep, you'll find plenty of opportunities to unwind and enjoy the natural beauty of the "Garden of England."



# The Sidings

Connectivity | Convenience | Community

## Unmatched Connectivity

Paddock Wood railway station is just a stone's throw away, providing direct and frequent services to London in under an hour. This makes The Sidings an ideal spot for commuters seeking the peace of suburban life without sacrificing quick and easy access to London and beyond.

Situated just 8 miles from the bustling town of Tunbridge Wells and within easy reach of Maidstone and Tonbridge, Paddock Wood boasts excellent transport links. The town's railway station offers direct services to London Charing Cross, making it a prime location for those seeking a tranquil home life while staying connected to the capital. With regular trains and nearby access to major roads like the A21, M20, and M25, Paddock Wood ensures you're well-connected to the wider region and beyond.

The fast train journey from Paddock Wood to London typically takes around 45 to 55 minutes. Trains from Paddock Wood Station generally run to London Charing Cross or London Bridge, offering a convenient and efficient commute for those working in or visiting the city. During peak times, services run approximately every 15-30 minutes.



## A Vibrant Town Center

Paddock Wood boasts a thriving and bustling High Street, featuring a variety of eateries, bars, and independent retailers. Larger supermarkets, including a conveniently located Waitrose, are also within easy reach, ensuring all your daily needs are met.



# Site Plan

Incorporating lush green living walls, the development creates a vibrant, natural atmosphere that enriches the urban environment. Ground-level lighting insets further enhance the space, offering a warm and inviting ambiance while highlighting its architectural features. The thoughtful blend of greenery and light transforms the area into a serene oasis within the urban landscape.

Permeable paving ensures natural drainage, seamlessly integrating functionality with artistry through its intricate patterns. The eye is drawn to the clever palette of brick, greenery, metals, and wood, which blend harmoniously to create a visually captivating and cohesive design.





# Connectivity | Convenience | Community

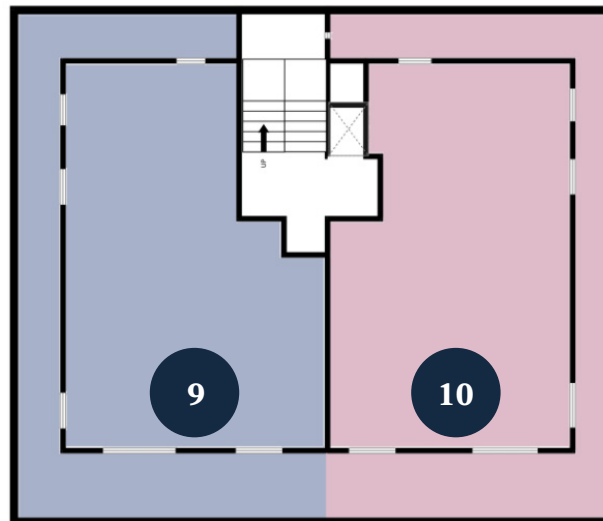


# Block A

First Floor



Penthouses



Second Floor



# One Bedroom

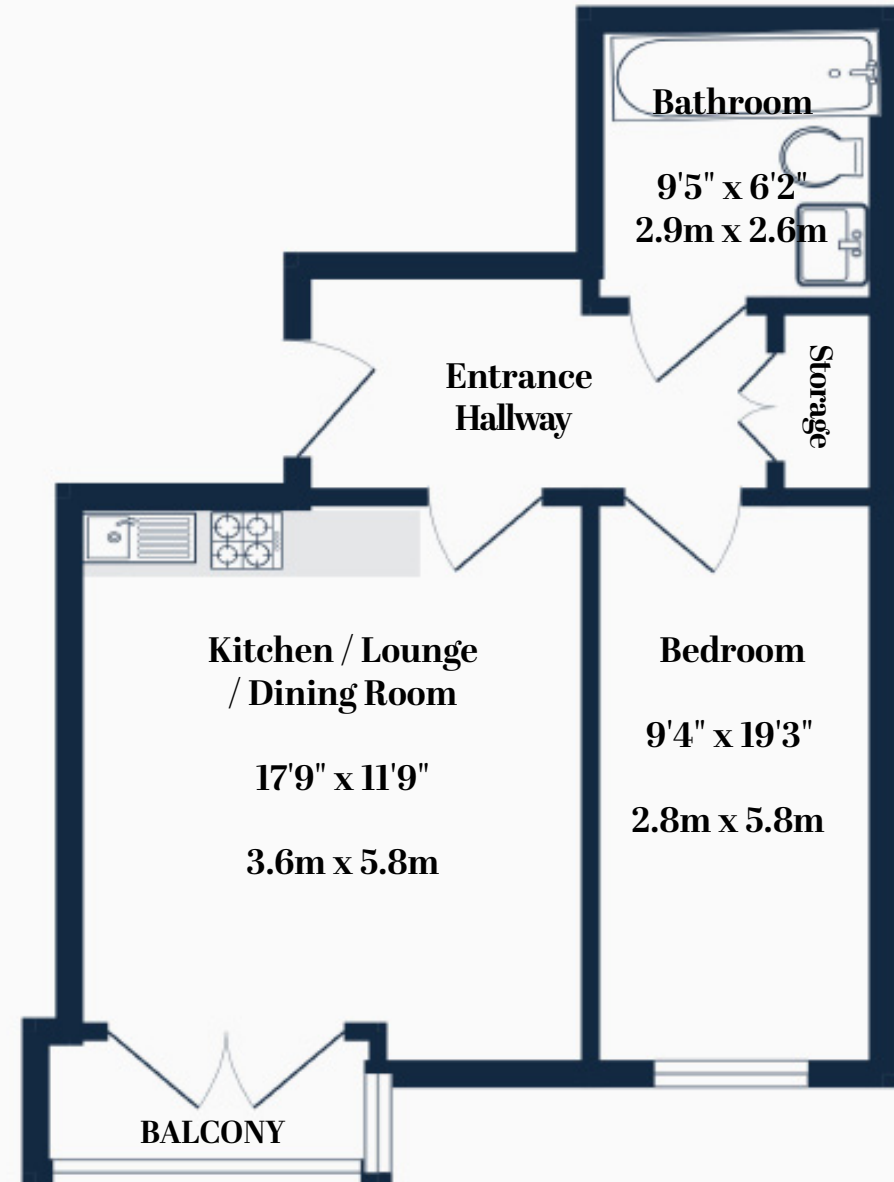
# Apartments 3 & 7





# One Bedroom

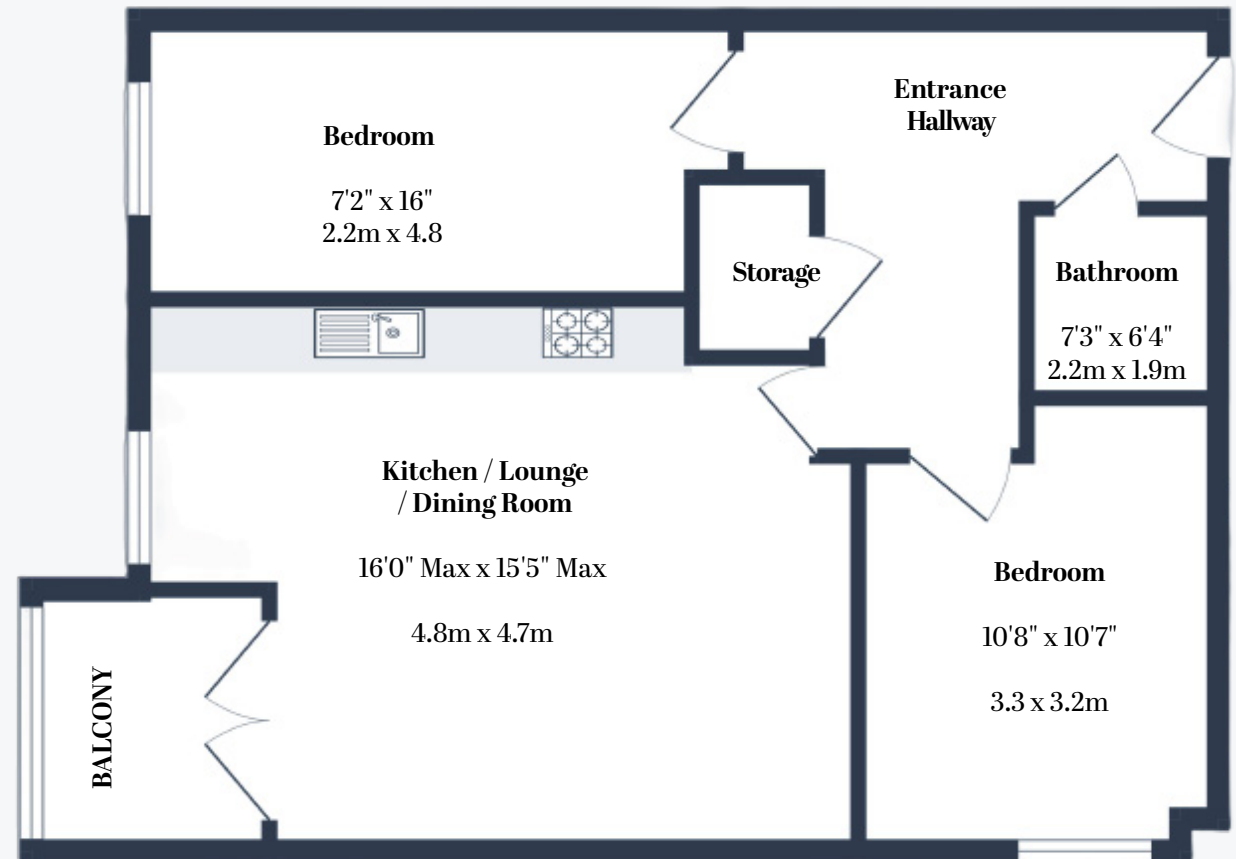
## Apartments 1 & 5



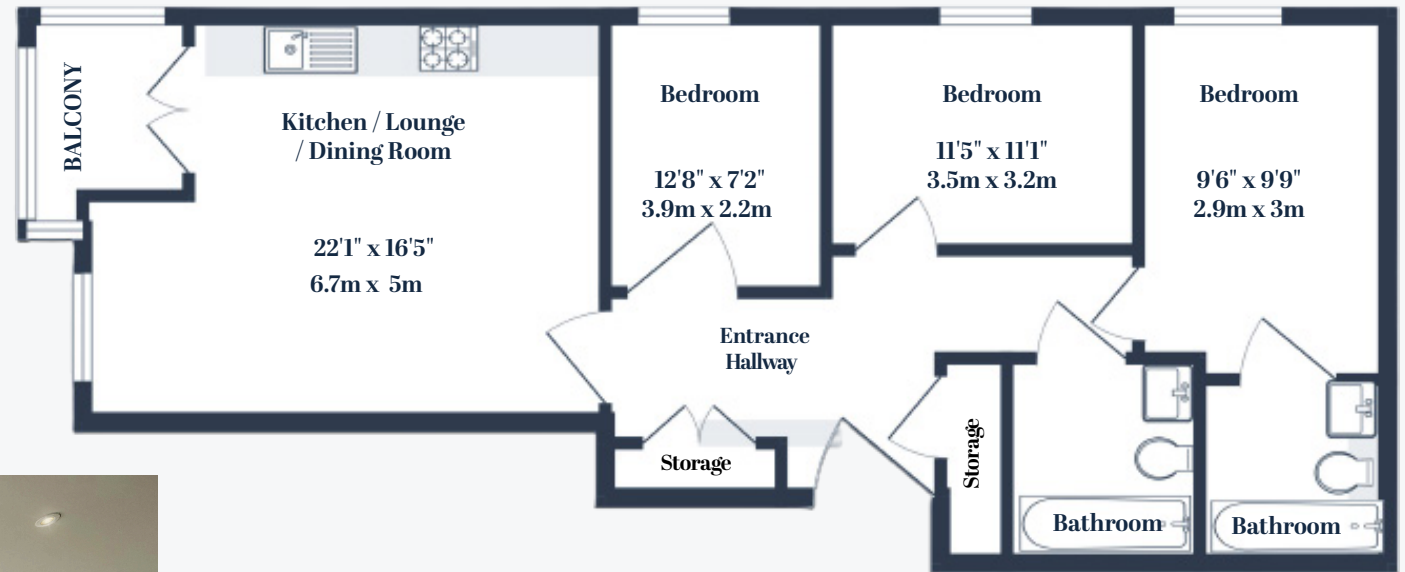


# Two Bedroom

## Apartment 2 & 6

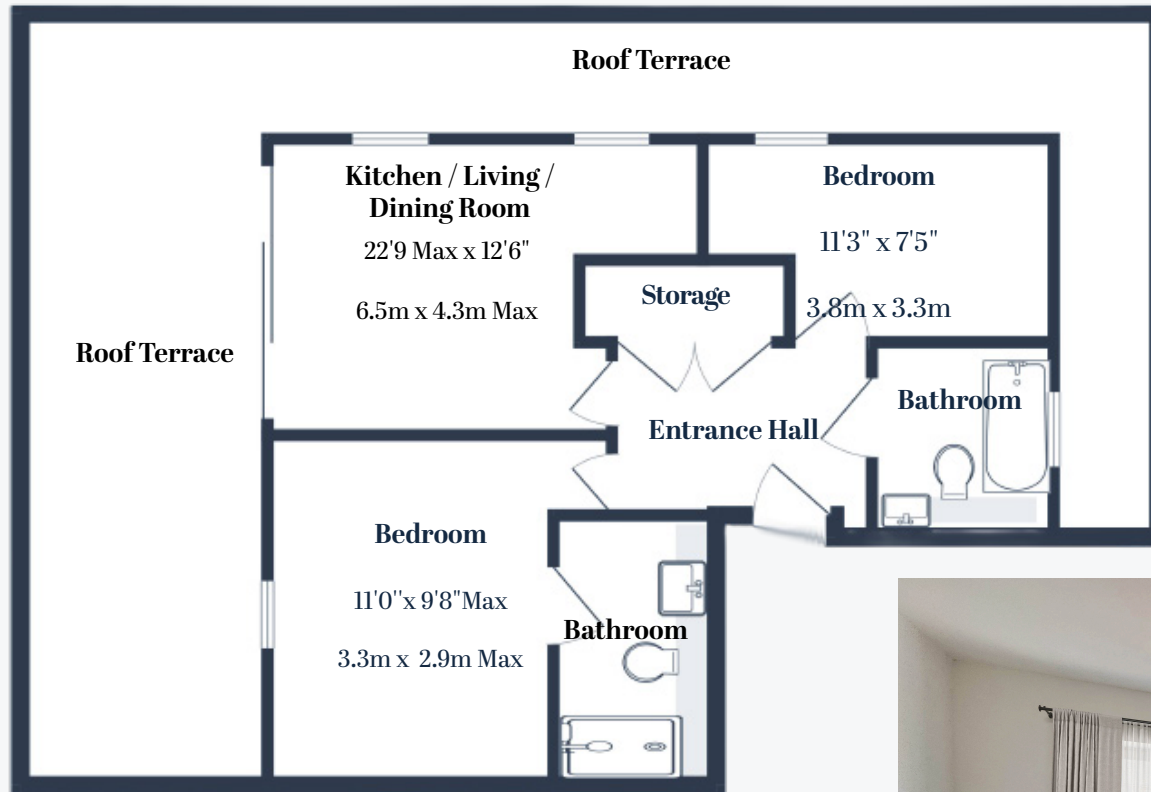


# Three Bedroom Apartment 4 & 8



# Penthouse

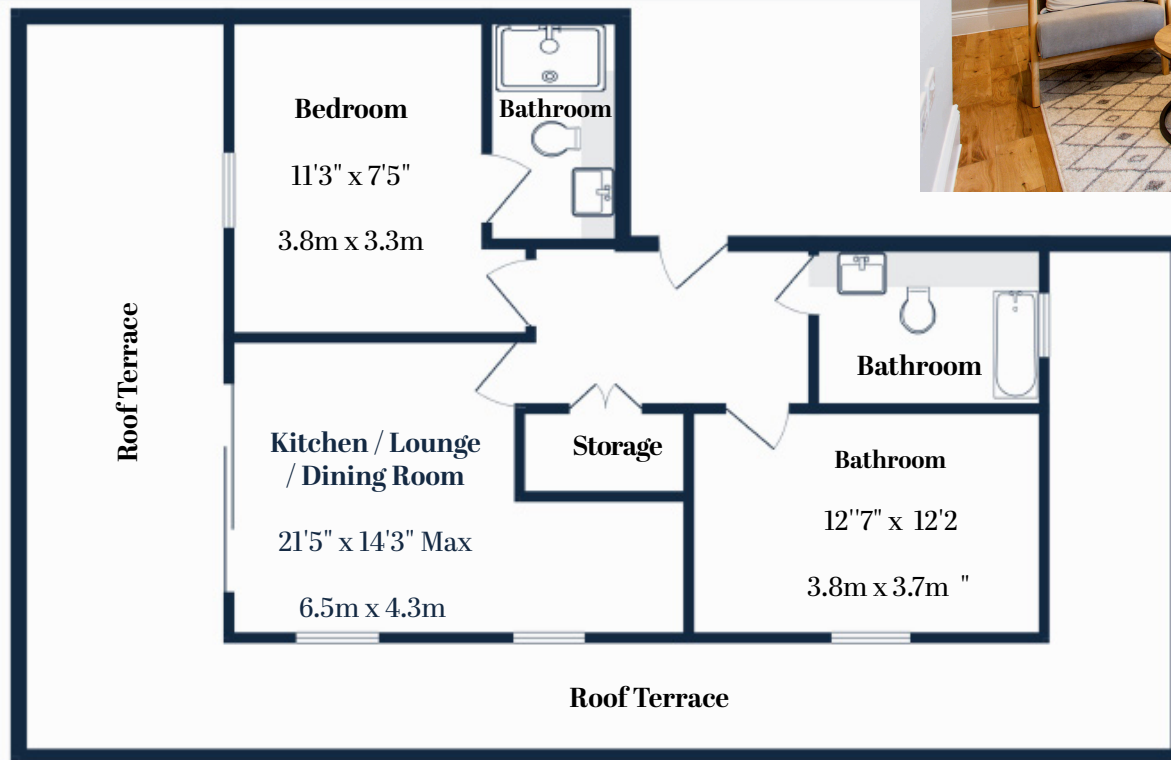
## Apartment 9





# Penthouse

# Apartment 10





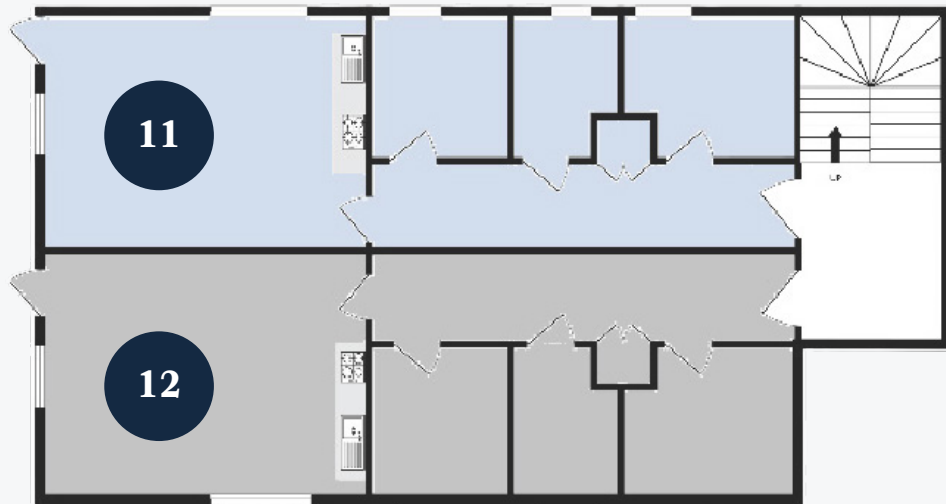


Calm of the woodland



# Block B

## Ground Floor

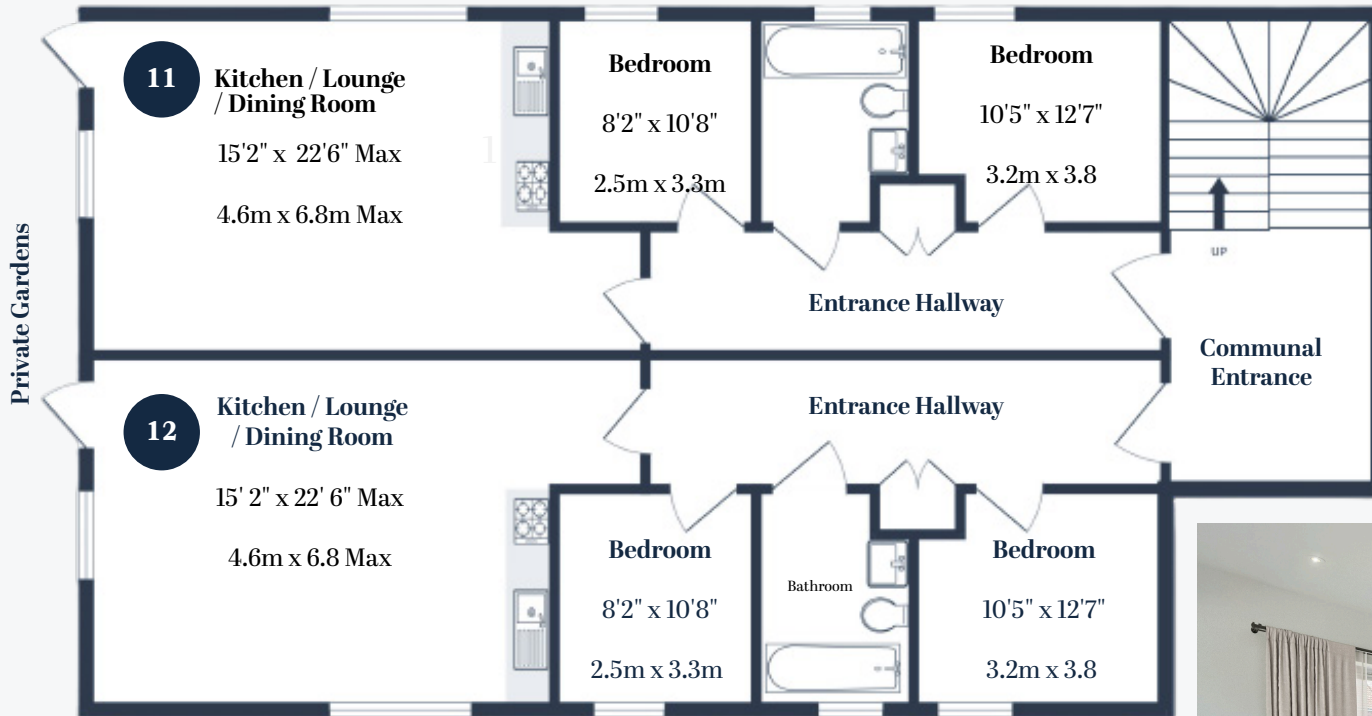


## First Floor



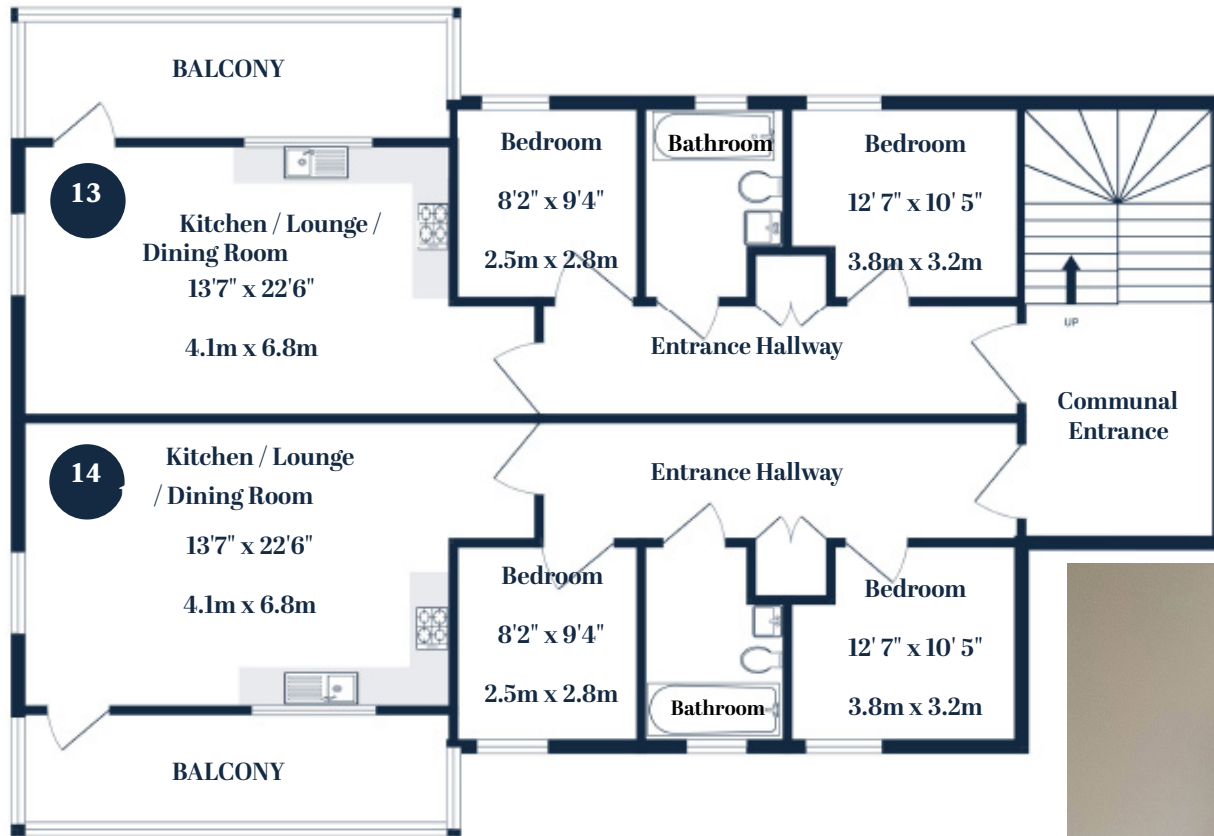
# Ground Floor

Two Bedrooms with  
Private Rear Gardens



# First Floor

# Two Bedrooms with Balcony



# Specification

## Kitchens

- High-quality kitchen cabinets made by German designer Nolte, with a five-year warranty.
- Appliances are a mix of Bosch and Beko branded appliances, with hob, oven, dishwasher, washing machine and integrated microwave oven all included.
- Worktops in heat proof, high-quality luxury laminate with matching splashbacks for a seamless and modern look.

## Bathrooms

- Italian porcelain tiles in 'Storm White' from luxury brand Minoli
- Wall-mounted vanity unit with soft close drawers and white porcelain sink
- Polished chrome mixer tap
- Energy-saving LED lighting and shaving plug sockets

## Security

- Ring video doorbells for secure access.
- Secure by design front doors, with finger pull and slam lock and internal thumbturn.

## Flooring

- Luxury laminate wood flooring from Quickstep, in Tennessee Light Oak Wood, water resistant, treated with Scratch Guard and benefitting from a 20 year manufacturer's warranty.
- British-made carpets from Apollo Plus, in 'smokestack'. Twist-pile, action backed and stain resistant, with acoustic and thermal underlay.

## Miscellaneous

- Walls in Dulux white
- Energy-saving LED lighting and USB and USBC sockets throughout.
- Bespoke fitted wardrobes with push-to-open function and chrome hanging rails (available at an additional cost).
- 10 Year Build Warranty
- Double-glazed windows
- Walnut-effect internal doors with polished chrome hardware

## Optional extras

- Wardrobes can be fitted at an additional cost. Please contact the sales team.



# Finding Us



## From London

**Route:** Take the M25 motorway.

**Exit:** At junction 5, take the A21 southbound.

**Turn:** Exit onto the A228 towards Paddock Wood.  
**Follow:** Continue on the A228 until you reach Paddock Wood.

**Station:** Follow signs to Paddock Wood station.

## From Maidstone

**Route:** Take the A26 southbound.

**Turn:** Join the A228 towards Paddock Wood.

**Follow:** Continue on the A228 until you reach Paddock Wood.

**Station:** Follow signs to Paddock Wood station.





Contact our Agent Hilden Management  
Telephone | 01795 481005  
Email | [info@hilden.management](mailto:info@hilden.management)



**ureco**property

## Disclaimer

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