



EAST BROOK PARK
ETCHINGHILL



Pentland
Homes

Discover the difference

WELCOME TO



EAST BROOK PARK

ETCHINGHILL

A collection of just six private 4, 5 and 6 bedroom detached houses nestled in the North Downs village of Etchinghill, East Brook Park offers understated luxury and exclusivity in the heart of the Kent countryside.

Folkestone is a port town on the English Channel, in Kent, south-east England. The town lies on the southern edge of the North Downs.



A NEW LIFESTYLE

The Elham Valley, where Etchinghill is located, is an idyllic place to live.

Set amid rolling countryside with uninterrupted views over Kent's Area of Outstanding Natural Beauty and Etchinghill Golf Course, East Brook Park's tranquil village location is complemented by superb transport links to Folkestone, Canterbury and Ashford via the M20 and M2.

Ideal for those wanting to enjoy the best of country and coastal living, the beautiful landscape of the Elham Valley is on the doorstep, with country pubs just a few minutes from East Brook Park and an array of stunning beaches less than 10 minutes away. Golf players have the superb facilities

of Etchinghill Golf Club just moments away and the Eurotunnel terminal at Folkestone is close by, offering crossings to France in under an hour. Just imagine having breakfast at your home in East Brook Park amidst the beautiful Kent countryside, followed by lunch in a stylish French bistro.

The villages of the Elham Valley cater for everyday needs with a local Post Office and Pharmacy plus schools rated Good and Outstanding, whilst lovers of retail therapy will enjoy the boutiques, restaurants and cafes in both nearby Hythe and Folkestone, which are just minutes away.





AN IDYLIC SETTING

Pentland Homes are bringing their distinctive design heritage to this select group of homes, with bespoke kitchens incorporating integrated appliances, luxurious bathrooms and ensembles plus underfloor heating, all with the award-winning levels of design specification that Pentland Homes are renowned for.



The computer generated illustration shows the housetype in a mature setting and is for general guidance only.

A PLACE TO GROW

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. Lyminge Church of England Primary School just outside the town centre is a fantastic choice. Within 5 miles of East Brook Park, there is also The Harvey Grammar School, with an ISI rating of Excellent, and Simon Langton Grammar School as Outstanding.

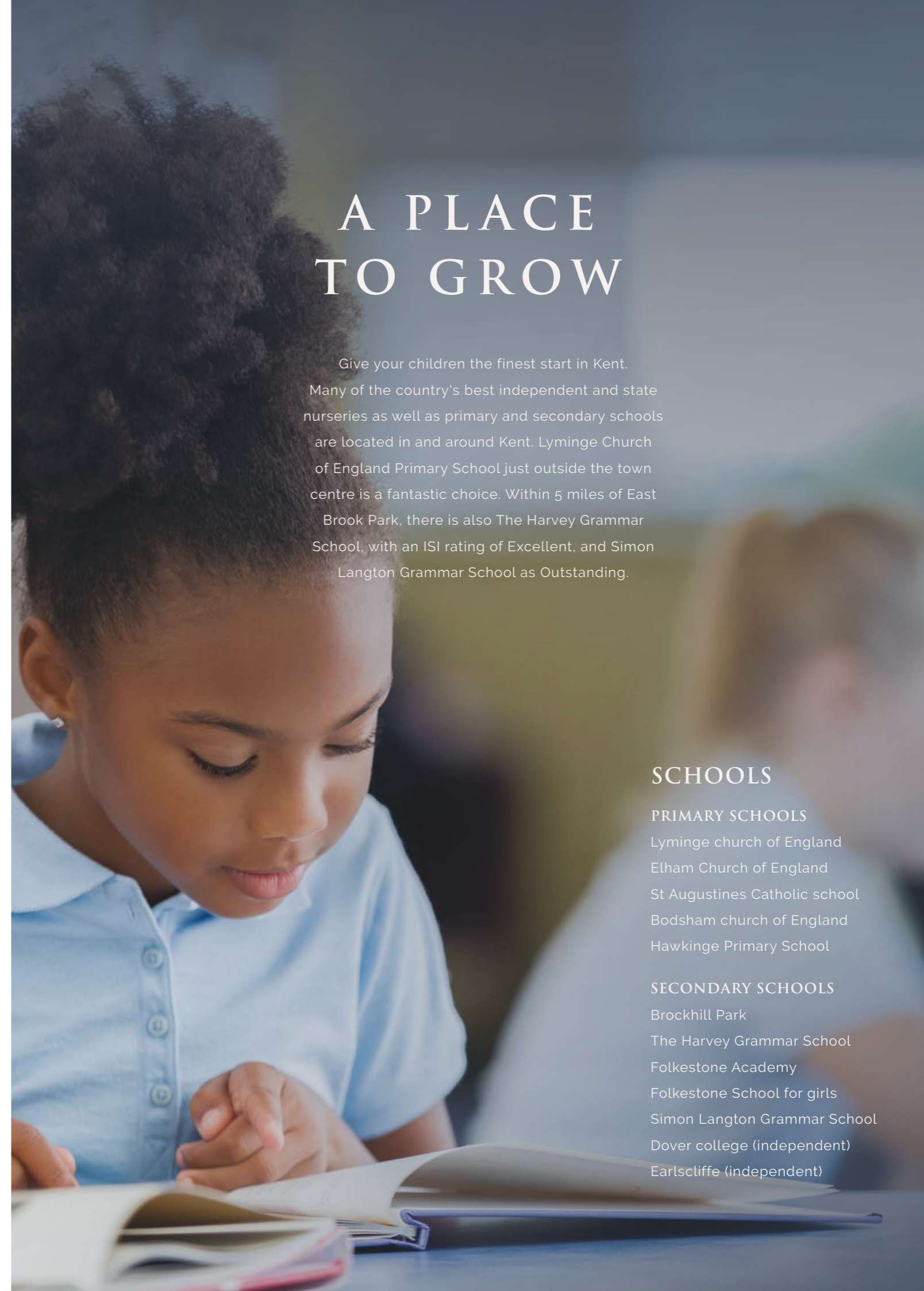
SCHOOLS

PRIMARY SCHOOLS

Lyminge church of England
Elham Church of England
St Augustines Catholic school
Bodsham church of England
Hawkinge Primary School

SECONDARY SCHOOLS

Brockhill Park
The Harvey Grammar School
Folkestone Academy
Folkestone School for girls
Simon Langton Grammar School
Dover college (independent)
Earlscliffe (independent)



DAYS OUT

- 1 The Romney, Hythe & Dymchurch Railway
- 2 Elham Valley Vineyard
- 3 Folkestone Harbour Arm
- 4 Port Lympne Safari Park
- 5 Wingham Wildlife Park

RESTAURANTS

- 6 Rocksalt
- 7 The Tiger Inn
- 8 Marco Pierre White's Steakhouse Bar & Grill
- 9 The Gatekeeper Inn
- 10 Hide and Fox
- 11 Coach and Horses Lyminge

SPORTING VENUES

- 12 Etchinghill Golf Course
- 13 F51 Skatepark and Climbing
- 14 Folkestone Sports Centre
- 15 Hythe and Saltwood Sailing Club
- 16 Cave hotel and Golf resort

HERITAGE SITES

- 17 Canterbury Cathedral
- 18 The Leas
- 19 St Leonards Church and Ossuary, Hythe
- 20 Kent Battle of Britain Museum
- 21 Folkestone Museum
- 22 Chilham Castle

TRAIN STATIONS

- 23 Sandling
- 24 Folkstone Central
- 25 Ashford International
- 26 Canterbury West

SHOPPING

- 27 Lyminge Village Stores
- 28 The Old High Street, Folkstone
- 29 Waitrose, Hythe
- 30 County Square Shopping Centre, Ashford
- 31 Designer Outlet, Ashford
- 32 Whitefriars, Canterbury
- 33 King's Mile, Cathedral Quarter, St.Dunstans, Canterbury

IN THE AREA



*Drive times are approximate.



PERFECTLY PLACED

East Brook Park is situated off the main Canterbury Road, which links Folkestone to Canterbury, and is in an enviable location. It is easy to access from the A20 and M20, which means that it is a quick and convenient journey from London, Dover and Ashford.



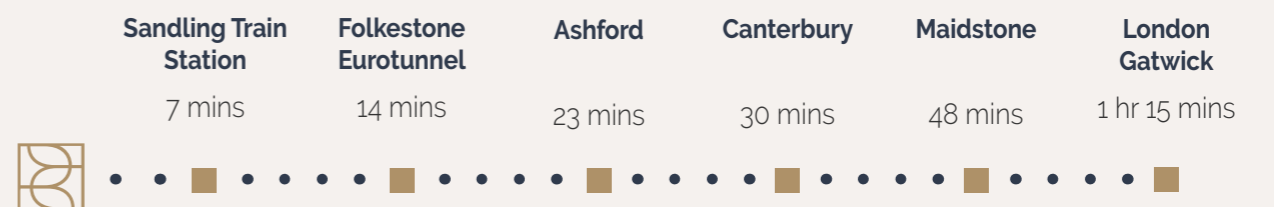
SANDLING STATION

Just 2.9 miles away, Sandling station offers regular services to Ashford International, from where London St Pancras International and Canterbury can be easily accessed. There are also direct routes to London Charing Cross.

From East Brook Park by rail*



From East Brook Park by road*



*All journey times (rail/road) are approximate. Sources: Trainline and Google Maps.



DISCOVER THE DIFFERENCE

At Pentland Homes, we understand that new build homes today must meet new challenges to have a more positive impact on the environment. From reduced carbon emissions and enhanced energy efficiency to water conservation and healthier living spaces, we strive for a sustainable future for both homeowners and the planet. We are committed to creating homes that are not just sustainable, comfortable and secure, but also built embracing smart technology, supporting and enhancing biodiversity and local wildlife whilst continually raising standards and pushing boundaries.

Each Pentland Homes property is meticulously planned and professionally built to the highest standards, maximising space and light. Designed

to suit the way we live today, our homes incorporate a wealth of modern conveniences in a range of sizes to appeal to everyone from first-time buyers to established families. Our homes are known for their elegance and lasting quality and for enhancing their existing surroundings. We are passionate and committed to creating great places where people love to live, work and relax with a real sense of community, where we carefully plan public areas to enhance wellbeing and the quality of life for residents and visitors. For extra peace of mind, all new properties come with a 10-year build warranty, and a 2 year Pentland home warranty.

A Pentland home the perfect choice for those who care about the future as well as the present.



E: sales@pentlandhomes.co.uk

T: 01303 864 590

W: pentlandhomes.co.uk



Map not to scale. Properties comply with relevant building regulations. All details are correct at time of going to press. However, Pentland Homes reserve the right to alter specifications at any time without notice and vary the prices accordingly, the contents should be used only as a guide and does not, in any way, form part of a contract or warranty. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Details may vary from plot to plot. Please ask for details of your chosen plot.



Pentland
Homes

pentlandhomes.co.uk