WILKES FIELD

CRANBROOK

One, two and three bedroom homes

RODDY

NEW HOMES

RODDYNEWHOMES.CO.UK

Wilkes Field is a small development of just 27 energy-efficient, one, two and three-bedroom homes, along with a restored, Grade II listed cottage.

CRANBROOK HAS LONG BEEN A DESIRED AND SOUGHT AFTER LOCATION, OFFERING A PLETHORA OF BENEFITS. FROM EXCEPTIONAL EDUCATION OPTIONS, TO FESTIVALS AND COMMUNITY EVENTS. CRANBROOK BOASTS A RICH HISTORY DATING BACK CENTURIES, EVIDENT IN ITS PICTURESQUE STREETS, HISTORIC BUILDINGS AND TRADITIONAL MARKET TOWN ATMOSPHERE. WILKES FIELD SITS IN THE HEART OF IT ALL!

Discover the beautiful town of Cranbrook.

WILKES FIELD IS SITUATED IN A VIBRANT AND WELL CONNECTED AREA, OFFERING THE BEST FOR ALL THE FAMILY.

EDUCATION

Cranbrook is renowned for it's excellent educational institutions that provide high-quality learning experiences and foster well-rounded development. The local schools are celebrated for their strong academic programs, supportive environments and diverse extracurricular opportunities.

OUTDOOR SPACES

Located within the heart of the High Weald Area of Outstanding Natural Beauty, Cranbrook is surrounded by stunning countryside and scenic landscapes. Residents have easy access to walking trails, nature reserves and outdoor recreational opportunities, perfect for those who enjoy an active lifestyle or simply love to appreciate nature.

TRANSPORT

For commuters, Staplehurst is approximately five miles away. Staplehurst railway station provides regular services operated by Southeastern Railway, connecting Cranbrook to destinations such as London, Ashford International, Tonbridge and Canterbury. Cranbrook is also well connected by road, with the nearby A229 providing access to other nearby towns and villages, as well as larger road networks such as the M20 motorway, which offer routes to destinations further afield.

At Roddy New Homes, every property is thoughtfully crafted to combine style and sophistication, with spacious layouts, modern conveniences, and a focus on energy efficiency to elevate your daily living experience.

With abundant parking spaces - plus additional spaces for visitors - convenience is built right in, enabling residents and their friends and family to enjoy the tranquillity of our developments' scenic green spaces in a serene and inviting environment.

Wilkes Field brings together luxury and comfort in a private, peaceful community. Experience the ideal blend of elegance and calm at Roddy New Homes - where your dream home awaits.

RODDY
NEW HOMES

At Roddy New Homes, we believe that every detail contributes to creating your ideal living space. Our commitment to quality is reflected in the exceptional finishes that define each home, showcasing our dedication to craftsmanship. From the moment you walk through the door, you'll see meticulous attention to detail and quality everywhere you look. With carefully selected materials, timeless designs, and superior craftsmanship, our homes embody lasting elegance and the highest quality.

Thanks to our skilled artisans and seasoned builders who work together to craft spaces that truly reflect your style, each finish is chosen to enhance and harmonise with your home's overall aesthetic. From the gleam of polished hardwood floors and the sleek allure of our countertops, to the flawless precision of our custom cabinetry, Roddy New Homes offers a premium living experience.

Discover how quality finishes elevate your home; step into the exceptional standards that define Roddy New Homes.

Welcome to your new home.

Specification

GENERAL INFORMATION

- Low Carbon Timber Frame Construction.
- All Homes will be insulated to Current Regulations.
- EPC Rated B.
- Each Home comes with a 10 Year Structural Warranty from ICW.
- Hardwood Double Glazed Windows and Doors Plots 1-8.
- uPVC Windows & Doors Plots 9-28.
- Private Road/Paths with Paving and Tarmac Surfacing finishes.
- Each rear patio will be laid with patio slabs.
- Mains Water / Electricity and Foul.
- Air Source Heat Pump A+++ with Radiators.
- All Properties are Freehold – No Ground Rent applicable.
- Each Home comes with off street parking as per the site layout plans.
- All Homes will benefit from high-speed fiber broadband as standard.
- All Living Rooms and Bedrooms will be allocated with a TV point ready for connection to a service by each purchaser.
- An outdoor Tap and Electrical Socket are provided with all Houses.
- The Estimated yearly charge per property is £400 for Upkeep and Maintenance

* Air Source Heat Pumps fitted except on plots 9, 20, 21, 22 & 23, please speak to the sales team for details

INTERNAL SPECIFICATION
KITCHENS

- All kitchens will be supplied and fitted by Gardiner of England, located in Kent.
- For selections available from the Gardiner's Bethersden Smooth Shaker Style Range, please consult with a member of our Sales Team to select your Kitchen palette. Additional Kitchen Specification information is available through our Sales Team.

KITCHENS FEATURE:

- 20mm White Quartz Worktops with matching upstands.
- Quartz Splashbacks in the hob areas.

UTILITY ROOM

- 20mm Laminate worktop with matching upstands are standard in utility rooms.

LIGHTING

- Under-cabinet LED Strip lighting is included.

APPLIANCES*

The following Bosch visible appliances and built-in Indesit appliances are included:

Fridge Freezer
Dishwasher
Microwave
Electric Oven
Wine Cooler
Extractor Fans
Induction Hob
Integrated Washing Machine

*For detailed specifications of the appliances provided, please refer to the separate specification document.

FLOORING & FINISHES

In the Living/Kitchen and Circulation areas:

- Choice of Vinyl Plank flooring is standard.
- Choice of carpeting is provided as standard.

INTERNAL SPECIFICATIONS:
BATHROOMS

- MAIN: Fully tiled floors and wet walls.
- ENSUITE: Floor fully tiled and wet walls half-tiled.
- STAIRS: Oak Handrail with painted white spindles.
- INTERIOR DOORS: Sealed Oak with black ironmongery.
- Each propery includes one built-in wardrobe.
- WALL FINISHES: All homes are painted in neutral white, including all woodwork.
- Bathrooms and en-suites to feature vanity wash hand basins
- Bathrooms to include wall mounted mirrored vanity cupboard with light
- ELECTRICAL & MECHANICAL: Selection of downlights and ceiling roses - speak to sales advisor for full details.
- IP65 Rated LED downlights in bathrooms and ensuites.
- USB sockets are available in the kitchen, living rooms, and bedrooms.
- Bathrooms and wet rooms will also feature IP65 LED downlights.
- Bathroom and ensuite include an electrical shaving point.
- Homes are equipped with mains-powered smoke and heat detectors.
- Zoned heating systems are installed throughout.
- Electric towel radiators in bathrooms and ensuites.
- Panel radiators in all rooms.
- Heating cylinders and electric radiators for Selected apartments and Grade II listed buildings.
- Some Apartments will feature Solar PV panels with feedback meters subject to Approval.

NOTE: This development aims for carbon neutrality and does not offer or include gas services.

EXTERNAL SPECIFICATIONS:
GARDENS

- Gardens come fully turfed.
- Rear terraces extend approximately 2 metres from the back of each home. (to be confirmed by the developer).
- Rear fencing features 1.8m timber panel fencing and brick walls as indicated in site plans.
- Communal area planting follows an approved schedule; private garden planting is not the responsibility of the developer.

PARKING

Each home includes one allocated parking bay.

Visitor parking is available in the adjacent car park.

EV CHARGING

One EV charger per home at the allocated parking bay.

For additional detailed information, please consult the specification file provided by our Sales Team.

EXCLUSIONS

No custom wallpapering, feature painting, structural alterations, or kitchen reconfigurations are provided by the developer.

DISCLAIMER

While every care has been taken to ensure the details within these specifications are accurate, errors may occur. It's recommended to consult a professional for any concerns of importance.

Our team can clarify any information as required.

The developer reserves the right to substitute materials and make necessary alterations, subject to local authority approvals. All sizes are approximate, with a construction tolerance of 5%. Measurements are based on architectural drawings, and computer-generated images may vary.

RESERVATION

A £2000 reservation fee is required. If the purchase does not proceed post-exchange of contracts, the developer may claim reasonable costs in accordance with the House Builder Code of Practice.

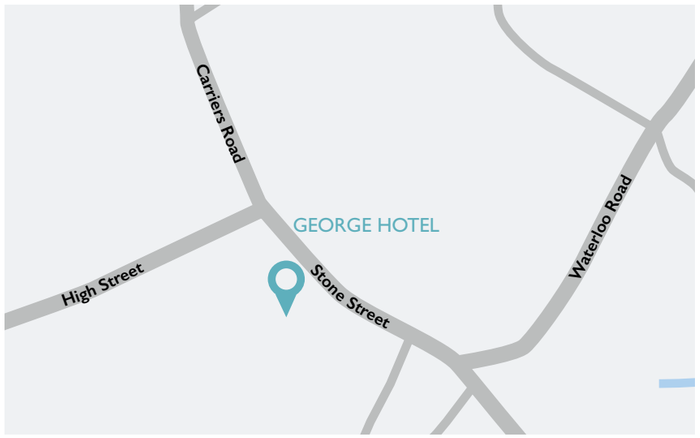
OFF-SPECIFICATION REQUESTS

All such requests must be paid in advance and may be considered if deemed appropriate at the time of request.

WARRANTY

- 10 Year Structural Warranty from ICW

Location



SITE ADDRESS:

WILKES FIELD
STONE STREET
CRANBROOK
TN17 3HF

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CRANBROOK

WWW.RODDYNEWHOMES.CO.UK

RODDY
NEW HOMES

For all sales enquiries

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RESERVATION

A £2000 Reservation fee will be required. In the event that contracts are exchanged, and the purchaser does not proceed the developer will claim reasonable legal expenses in line with the House Builder Code of Practice.

OFF SPECIFICATION REQUESTS

The developer will require payment in advance and in full for any off-specification requests if they are able to be accommodated at the time of request.

DISCLAIMERS

Please note that while every effort has been made to ensure the accuracy of the property particulars, complete accuracy cannot be guaranteed. It is advisable to seek professional confirmation regarding any specific points of importance to you. Our sales team are available to assist in verifying any information required. The seller retains the right to use alternative or substitute materials during the construction process and may make variations to the works as deemed necessary or appropriate, subject to obtaining any required approvals from the local authority. Measurements have been taken from the architect's plans. All dimensions given in this sales brochure are approximate. Please be advised there is construction tolerance of 5%. Every effort will be made to achieve the shown dimensions on the layout; however, dimensions may vary by +/- 5%. Computer-generated images are indicative. Styling details may also be subject to variation during the construction process.