



BRENCHLEY FIELDS

HARRIETSHAM
ME17 1NH





BRENCHLEY FIELDS

HARRIETSHAM

THERE IS NO
PLACE LIKE
HOME



AN EXCLUSIVE COLLECTION OF FOUR DETACHED
HOMES SET ON THE RURAL OUTSKIRTS



YOU WON'T JUST BE BETTER CONNECTED TO NATURE

Brenchley Fields is an exclusive collection of four detached homes set on the rural outskirts of the idyllic Kent village of Harrietsham.

The development consists of one 3-bedroom bungalow, one 4-bedroom bungalow, and two 4-bedroom houses.

Each home has been carefully designed with meticulous attention to detail and high specification throughout. Settled in between a serene lake and rolling fields, Brenchley Fields' peaceful rural location combined with the excellent road and rail links makes it an ideal place to call home. Overlooking farmland and countryside, each home in the development is guaranteed beautiful views, promising the peaceful tranquillity of country life without being too far from the village centre.



Rolling countryside



Harrietsham Lake

EVERYTHING YOU NEED ON YOUR DOOR STEP

Harrietsham's location is enviable. On the doorstep of some of England's most beautiful countryside, and with excellent road and rail connections, life at Brenchley Fields will not disappoint.



THE LOCAL AREA

The village itself has its own Post Office, a Co-op, M&S, and local newsagents, as well as a pub and Indian restaurant for those looking to grab a bite to eat. The community also boasts a village hall, doctor's surgery, and Harrietsham Primary School.

The charming market village of Lenham is just a short drive away, offering further services including several cafes and pubs, a bakery, Chinese takeaway, pharmacy, post office and hairdressers.



TIME TO GET SOME FRESH AIR

For those looking to enjoy the outdoors, Harrietsham is placed at the foot of the North Downs, between two areas of outstanding natural beauty, and there are many cycle routes and foot paths on the doorstep.

Leeds Castle, coined 'The Loveliest Castle in the World' is just a short drive away, offering beautiful grounds to explore as well as holding events throughout the year including the popular Christmas light display, and their annual classical concert.

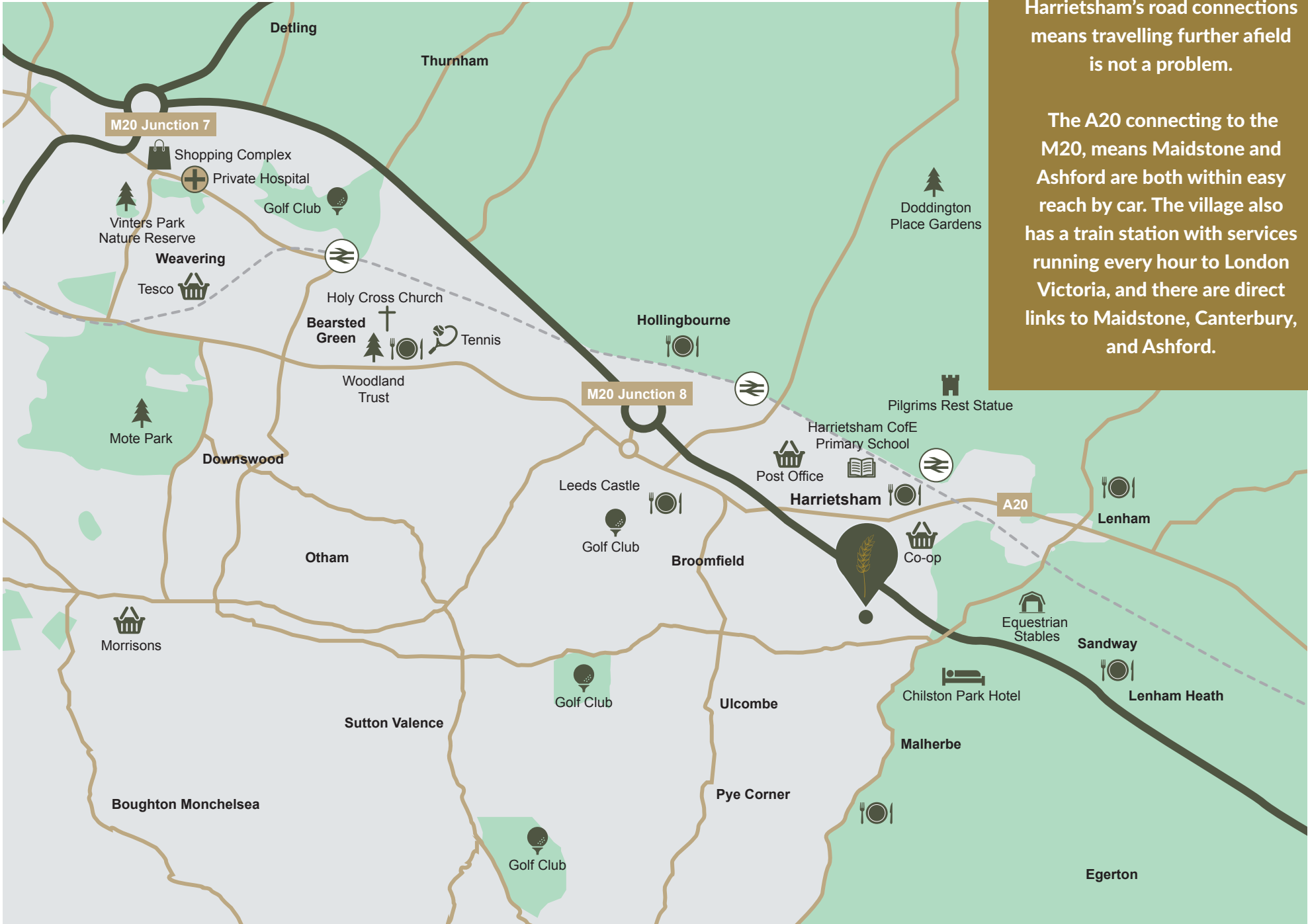
New Fishing Lake lies adjacent to the development, providing a perfect walking location, or even just somewhere peaceful to sit.



Lenham



Leeds Castle



Harrietsham's road connections means travelling further afield is not a problem.

The A20 connecting to the M20, means Maidstone and Ashford are both within easy reach by car. The village also has a train station with services running every hour to London Victoria, and there are direct links to Maidstone, Canterbury, and Ashford.





BRENCHLEY FIELDS

HARRIETSHAM

Escape the ordinary and embrace tranquillity in one of four thoughtfully designed homes. Choose from a spacious three-bedroom bungalow, a sprawling four-bedroom bungalow, or a grand four-bedroom house, each meticulously crafted to suit your lifestyle.

Brenchley Fields seamlessly blends contemporary living with the charm of the past. Nestled amidst rolling green fields and ancient woodlands, these homes stand proudly on the foundations of old farmland. Step outside your front door and discover a private haven, a calm lake reflecting the sky and a wildflower meadow bursting with life. This idyllic space is perfect for living in nature.

Brenchley Fields' location enables residents to enjoy the rural countryside that surrounds the development including open farmland, ancient woodland and a stunning lake. The properties will also benefit from 3.5 acres of wild meadow for the sole use of the four properties.



WOODLAND LODGE

PLOT ONE

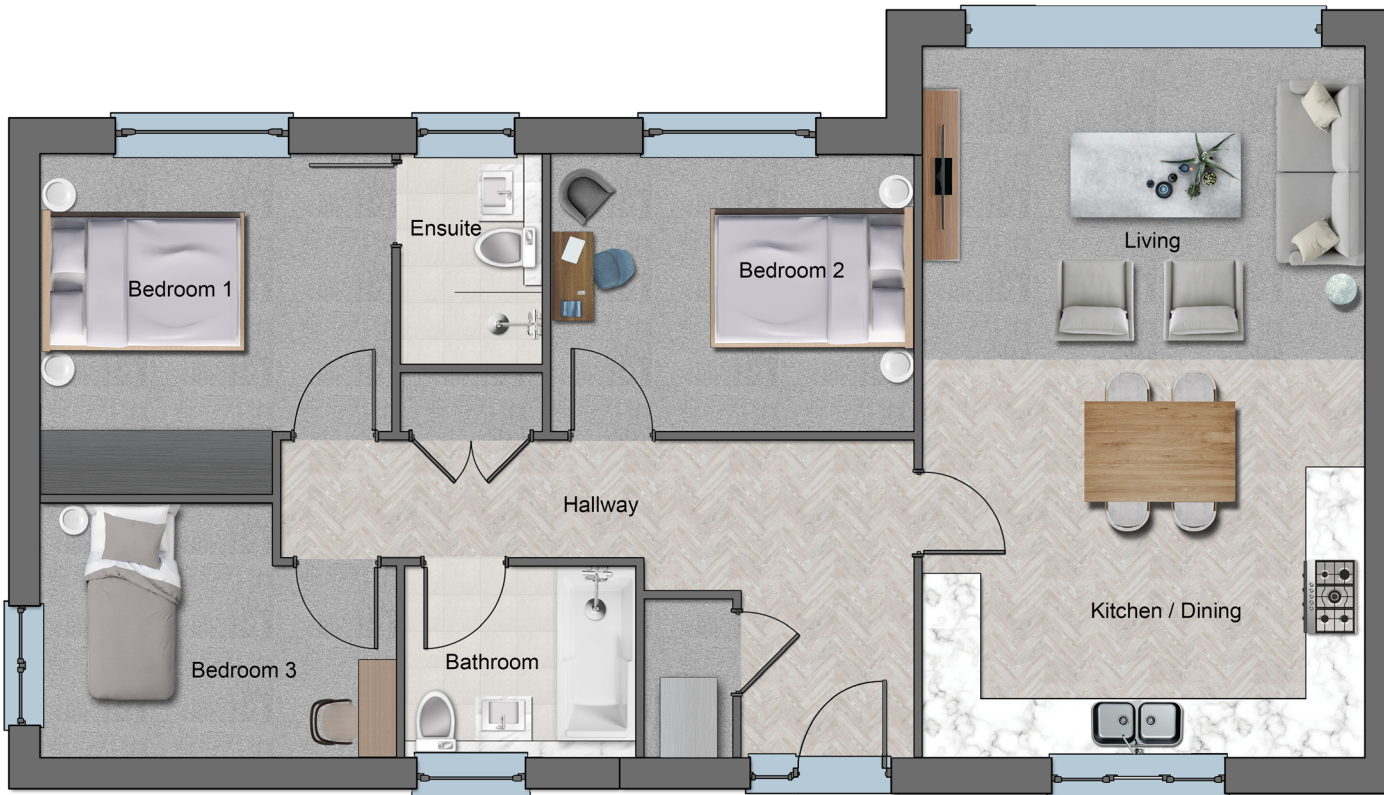


990 SQ FT

Woodland Lodge offers a practical and stylish layout, perfect for those seeking comfortable living on one floor.

This three-bedroom home features a spacious open plan kitchen/dining/living room with bi-folding doors leading onto the patio, ideal for entertaining or relaxing outdoors. The well-proportioned space provides a perfect area for family meals or socializing with friends.

The Master bedroom is large but balanced and has a built-in wardrobe. The other bedrooms have ample space between them, providing privacy and comfort. The primary bedroom benefits from an en-suite shower room, while a separate bathroom serves the two additional bedrooms. The property also benefits from a separate entrance hall and storage for any additional convenience.



KITCHEN / LIVING / DINING

4595mm x 7407mm 34m²

BEDROOM 1

3531mm x 3647mm 12m²

BEDROOM 2

2872mm x 3768mm 11m²

BEDROOM 3

2632mm x 3695mm 9m²

BLUEBELL LODGE

PLOT TWO



1400 SQ FT

Embrace modern convenience in Bluebell Lodge. This four-bedroom detached bungalow offers a practical and stylish layout, perfect for those who enjoy single-story living.

Step into an open-plan living area that seamlessly connects the lounge, dining area, and kitchen. Double doors lead out to a private patio, perfect for extending your living space outdoors and creating a space

for entertaining or relaxing in the sunshine overlooking the ancient woodland.

Bluebell Lodge boasts four spacious bedrooms, a well-appointed bathroom, and a dedicated laundry / boot room. A large entry way and hallway with built-in storage offers additional convenience between rooms.



KITCHEN / LIVING / DINING

4932mm x 10107mm 50m²

BEDROOM 1

3446mm x 3624mm 12m²

BEDROOM 2

4139mm x 2787mm 12m²

BEDROOM 3

3167mm x 3624mm 11m²

BEDROOM 4

2820mm x 2507 mm 7m²

LAKE VIEW

PLOT THREE



2403 SQ FT

Lake View is a stunning four-bedroom detached home designed for modern family living. This impressive property offers a wealth of space and flexibility, perfect for growing families or those who love to entertain.

The ground floor sports a light-filled and spacious area seamlessly connecting the dining area, and kitchen. Bi-folding doors lead out to a patio, creating a perfect indoor outdoor flow for entertaining or relaxing. Downstairs also features a large utility room, providing a dedicated space for laundry and household chores.

On the first floor the Master bedroom offers a luxurious haven featuring a large wardrobe, dressing area, balcony, and a stylish en-suite bathroom. The second bedroom also possesses an en suite, whilst the third and fourth bedrooms offer ample space and versatility, perfect for children's bedrooms, a home office, or guest rooms.

Lake View stays true to its namesake, the front of the home overlooking the Lake wildflower meadow, whilst the rear of the house benefits from views of rolling countryside.



GROUND FLOOR



FIRST FLOOR

KITCHEN / DINING	STUDY	BEDROOM 3
10332mm x 4143mm (Kitchen) 5342mm (Dining) 48m ²	2479mm x 4443mm 11m ²	4493mm x 2957mm 14m ²
LOUNGE	BEDROOM 1	BEDROOM 4
4485mm x 4809mm 22m ²	5156mm x 4024mm 20m ²	4493mm x 3733mm 13m ²
	BEDROOM 2	
	4465mm x 3249mm 13m ²	

IVY HOUSE

PLOT FOUR



2320 SQ FT

Seamlessly blending modern design with timeless character, Ivy House creates a truly unique and inviting home. This four-bedroom property offers the perfect balance of style, functionality, and comfort.

On the ground floor there is a bright and airy open-plan living area: featuring a dining area, and well-equipped, stylish, kitchen with integrated appliances. Large windows bathe the space in natural light and bi-folding doors lead out to a private patio, perfect for indoor-outdoor living.

A formal lounge lies on the other side of the hallway while a downstairs

cloakroom populate the entrance hall. Adjoined to the kitchen / dining area is a large, spacious utility and boot room, providing a dedicated space for laundry, and the perfect place to clean up after a country walk.

Upstairs offers a luxurious Master bedroom, featuring a spacious dressing area and a stylish en-suite bathroom. The second bedroom also possesses an en-suite whilst the third and fourth bedrooms are light and airy, perfect for children's bedrooms, a home office, or a guest room. The rear of the house overlooks beautiful rolling countryside.



GROUND FLOOR



FIRST FLOOR

KITCHEN / DINING	STUDY	BEDROOM 3
10219mm x 4971 (Kitchen) 3919mm (Seating area) 47m ²	4494mm x 2913mm 13m ²	4378mm x 3035mm 13m ²
LOUNGE	BEDROOM 1	BEDROOM 4
4378mm x 6732mm 29m ²	3369mm x 3920mm 13m ²	3578mm x 4378mm 16m ²
	BEDROOM 2	
	3452mm x 4006mm 13m ²	

SPECIFICATION

FLOORING

- Luxurious Porcelanosa tiles to bathrooms and ensuites
- Amtico flooring to dining, kitchen, hallway, and dining
- Carpet to living room/ bedrooms (*Amtico flooring available to upgrade*)

KITCHENS

- Shaker designer kitchens
- Composite Quartz stone worktops
- Integrated appliances; oven, microwave, induction hob, and extractor hood, fridge freezer, dishwasher, washer/dryer
- Under cabinet LED lighting
- Granite and resin sink with chrome tap

BATHROOMS & ENSUITES

- Wall hung Roca sanitaryware
- Tiled walls & floors
- Complementary Aqualisa chrome mixer taps
- Fitted mirrors
- Heated towel rails

EXTERNAL

- Turfed and landscaped garden
- Patio area 600 x 900mm
- Timber shed 1.8 x 2.4m
- Block paved drive
- External Double socket
- External Lighting
- Smart car charger

FINISHING TOUCHES

- Built in wardrobe to master bedroom – Parcel shelf, hanging rail
- Composite front doors with multipoint locking system
- Oak veneered internal doors with black ironmongery
- Double glazed uPVC windows
- Walls painted in a matt emulsion
- Woodwork painted in a white satin
- Smooth plastered ceilings
- Timber Frame Build

HEATING

- A++ rated air source heat pumps for heating and hot water
- Energy efficient zoned underfloor heating downstairs
- Pressurised hot water systems

ELECTRICS

- Switches – Lightwave Smart Light/ Dimmer
- Sockets – Knightsbridge brushed chrome
- TV points with cable and satellite provision to living rooms and bedrooms
- Low voltage LED downlighters to kitchen/dining/living rooms, bathrooms, and shower rooms
- Pendant lighting to all bedrooms and lounge
- TV points with cable and satellite provision to living rooms and bedrooms
- CAT 6 cabling wired back to central location

AFTERCARE

We provide a dedicated aftercare service for two years after you move in. As well as this, we will conduct our own inspection of your property one year after you have moved in, to ensure everything is still maintained to the Clarendon standard.

WARRANTY

To give you extra peace of mind, our properties are covered by a 10-year structural warranty to give you long-term reassurance in addition to our own in house aftercare service.

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better. All imagery is from previous developments and illustrative only.



Love your home

Clarendon Homes have established a reputation for providing high-quality, unique homes in the most picturesque and sought-after locations in Kent.

Each Clarendon home is individually designed and features superior quality materials and highly specified interiors including carefully sourced modern fixtures and fittings.

With Clarendon, high specification is standard and each home features fully fitted kitchens and bathrooms, providing functional yet stylish living. The consistency in the attention to detail and the high-quality workmanship makes it Clarendon's signature finish.





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