

THE FRITH, PEMBURY

TUNBRIDGE WELLS, KENT



WELCOME TO
THE FRITH, PEMBURY

Nine stunning individually designed new properties within a sought-after area of Tunbridge Wells.



There are well-regarded village Primary Schools in Pembury, Brenchley, Matfield and Lamberhurst and a large selection of preparatory schools in the surrounding area.

There are a host of senior schools in the area, including a range of Kent Grammar Schools. There are private schools in Tonbridge (boys), Sevenoaks (co-ed), Pembury (girls), Mayfield (girls) and Benenden (girls).

PERFECTLY PLACED

Pembury has local shops catering for everyday needs, including a post office, butchers, chemist, hairdressers, newsagents, a Tesco superstore and pubs. The picturesque village of Matfield is approximately 2.5 miles and has a church, post office and two pubs.

Tunbridge Wells, Tonbridge and Sevenoaks are approximately 5.5, 6.8 and 13 miles away respectively. There you will find comprehensive shopping, leisure and entertainment amenities along with a huge selection of restaurants, pubs and eateries.

For leisure, Knights Park is around 2.4 miles away and offers a multi-screen cinema complex, a bowling alley and a health & fitness club. There are many places of historical interest to visit in the area, a range of golf courses, Bewl Water near Lamberhurst, for water sports, fishing and cycling and Bedgebury Pinetum at Goudhurst for mountain biking and walking. Meanwhile, the Kent and Sussex coast are easily accessible. Great for water-sports enthusiasts or day-trippers.

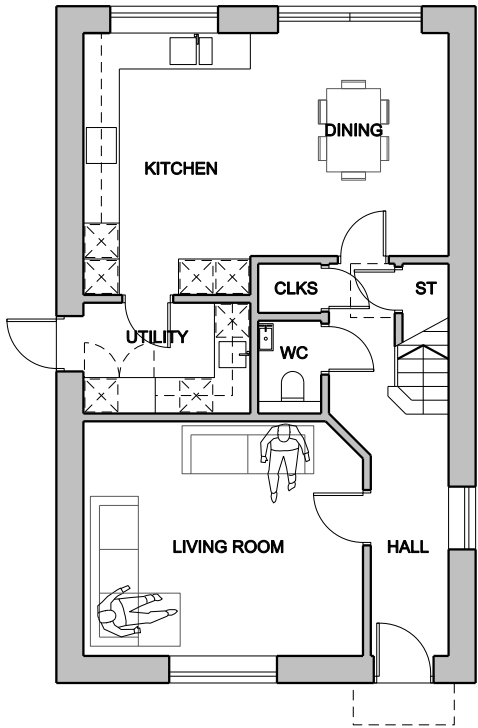
Mainline rail services: Tonbridge, Tunbridge Wells or Paddock Wood with services to London Bridge, Waterloo East, Charing Cross and Canon Street.

The M25 is accessible via the A21, linking with the National motorway network. Gatwick and Heathrow Airports along with Eurotunnel and the Kent ports are all accessible, offering excellent options for International travel.

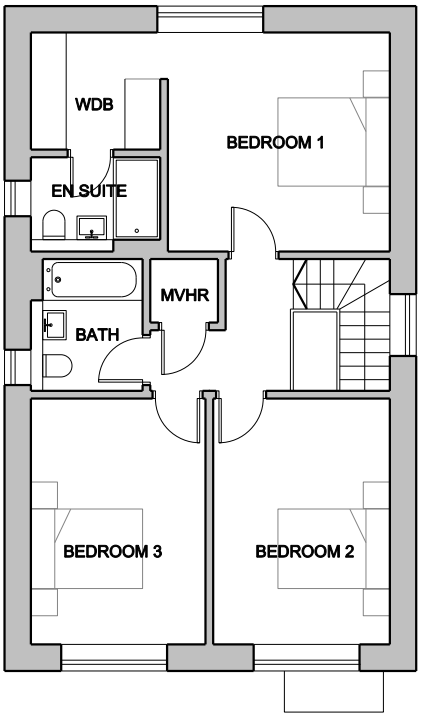




GROUND FLOOR



FIRST FLOOR



PLOTS 1, 2 & 3

GROUND FLOOR

- KITCHEN/DINING - 6.20m x 4.42m (20'4" x 14'6")
- UTILITY - 1.92m x 1.83m (6'4" x 6'0")
- LIVING ROOM - 4.74m x 3.92m (15'7" x 12'10")

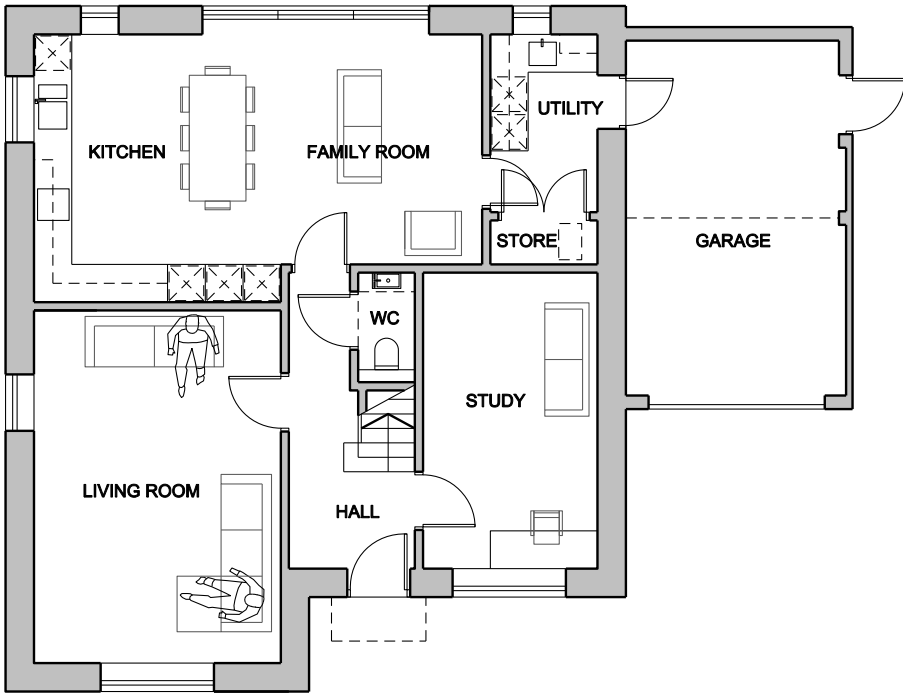
FIRST FLOOR

- BEDROOM 1 - 6.17m x 3.77m (20'3" x 12'4")
- BEDROOM 2 - 4.18m x 3.03m (13'9" x 9'11")
- BEDROOM 3 - 4.18m x 3m (13'9" x 9'10")

TOTAL FLOOR AREA - 129.10m² (1390ft²)

Floor plans are not to scale. All room dimensions are approximate and for general guidance only.

GROUND FLOOR



PLOT 4

GROUND FLOOR

KITCHEN/FAMILY ROOM - 7.12m x 4.31m (23'4" x 14'2")

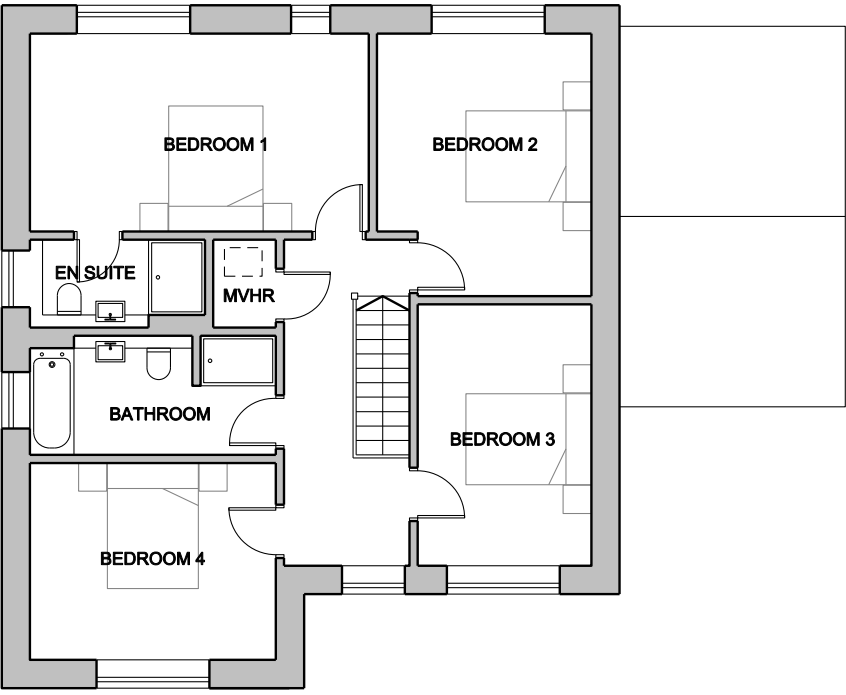
UTILITY - 2.76m x 1.70m (9'1" x 5'7")

LIVING ROOM - 5.55m x 3.92m (18'3" x 12'10")

STUDY - 4.70m x 2.77m (15'4" x 9'09")

GARAGE - 5.60m x 3.50m (18'4" x 11' 6")

FIRST FLOOR



FIRST FLOOR

BEDROOM 1 - 5.40m x 3.16m (17'9" x 10'4")

BEDROOM 2 - 4.20m x 3.42m (13'9" x 11'3")

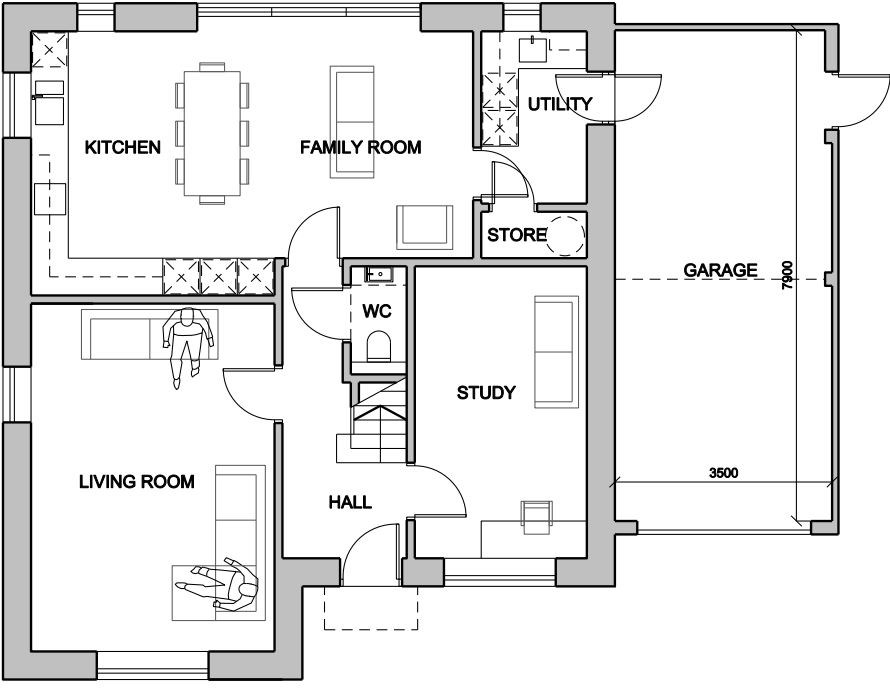
BEDROOM 3 - 4.16m x 2.77m (13'8" x 9'1")

BEDROOM 4 - 3.92m x 3.13m (12'10" x 10'3")

TOTAL FLOOR AREA - 164.40m² (1770ft²)
(EXCLUDING GARAGE)

Floor plans are not to scale. All room dimensions are approximate and for general guidance only.

GROUND FLOOR



PLOT 5

GROUND FLOOR

KITCHEN/FAMILY ROOM - 7.12m x 4.31m (23'4" x 14'2")

UTILITY - 2.76m x 1.70m (9'1" x 5'7")

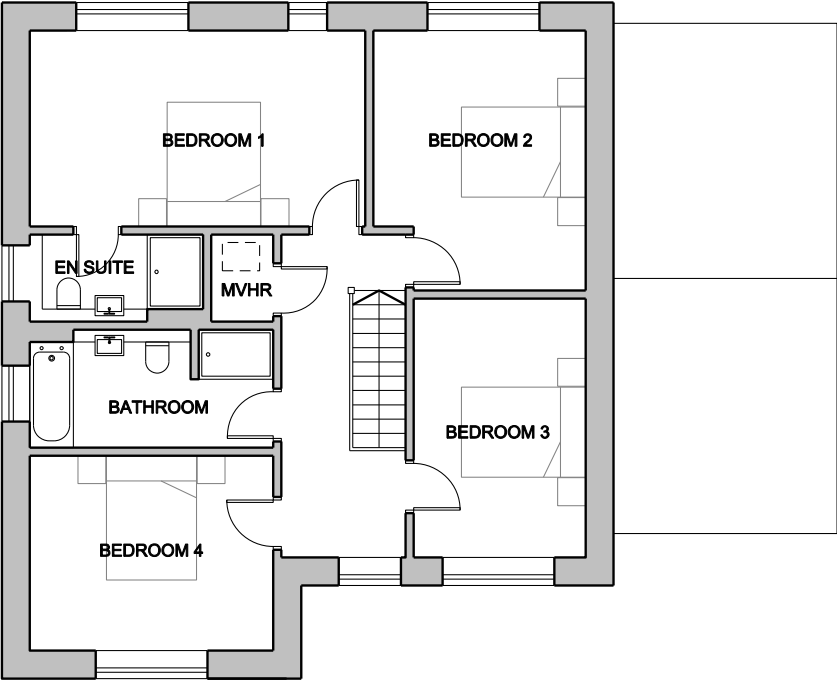
LIVING ROOM - 5.55m x 3.92m (18'3" x 12'10")

STUDY - 4.70m x 2.77m (15'4" x 9'09")

GARAGE - 7.90m x 3.50m (25'11" x 11' 6")

Floor plans are not to scale. All room dimensions are approximate and for general guidance only.

FIRST FLOOR



FIRST FLOOR

BEDROOM 1 - 5.40m x 3.16m (17'9" x 10'4")

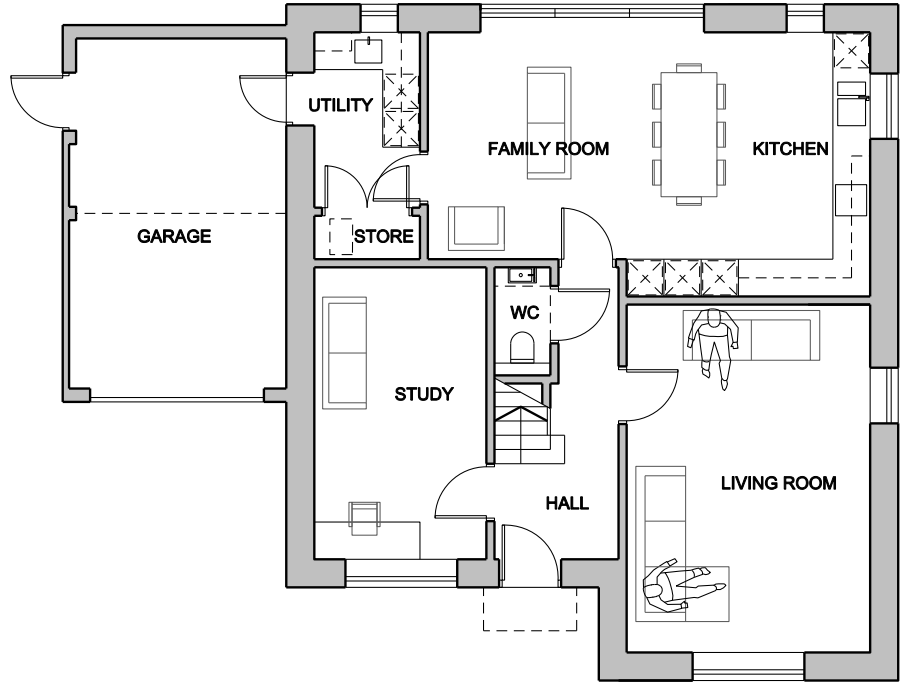
BEDROOM 2 - 4.20m x 3.42m (13'9" x 11'3")

BEDROOM 3 - 4.16m x 2.77m (13'8" x 9'1")

BEDROOM 4 - 3.92m x 3.13m (12'10" x 10'3")

TOTAL FLOOR AREA - 164.40m² (1770ft²)
(EXCLUDING GARAGE)

GROUND FLOOR



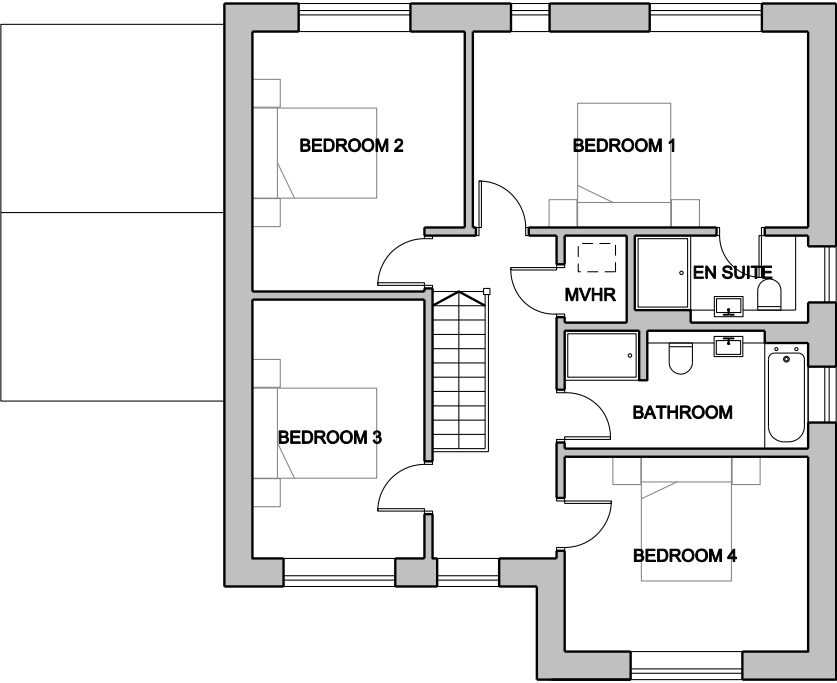
PLOT 6

GROUND FLOOR

- KITCHEN/FAMILY ROOM - 7.12m x 4.31m (23'4" x 14'2")
- UTILITY - 2.76m x 1.70m (9'1" x 5'7")
- LIVING ROOM - 5.55m x 3.92m (18'3" x 12'10")
- STUDY - 4.70m x 2.77m (15'4" x 9'09")
- GARAGE - 5.60m x 3.50m (18'4" x 11' 6")

Floor plans are not to scale. All room dimensions are approximate and for general guidance only.

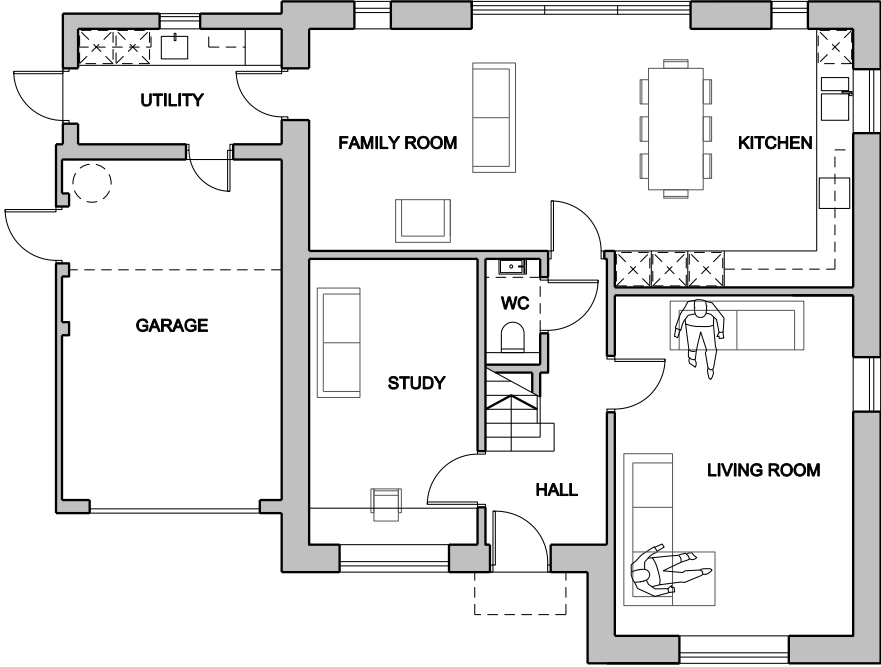
FIRST FLOOR



FIRST FLOOR

- BEDROOM 1 - 5.40m x 3.16m (17'9" x 10'4")
- BEDROOM 2 - 4.20m x 3.42m (13'9" x 11'3")
- BEDROOM 3 - 4.16m x 2.77m (13'8" x 9'1")
- BEDROOM 4 - 3.92m x 3.13m (12'10" x 10'3")
- TOTAL FLOOR AREA - 164.40m² (1770ft²)
(EXCLUDING GARAGE)

GROUND FLOOR



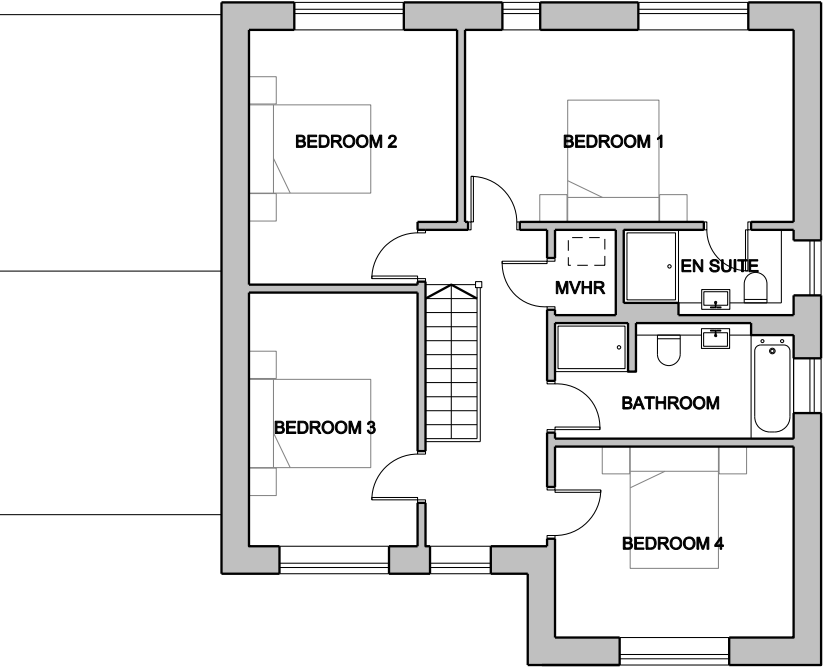
PLOT 7

GROUND FLOOR

- KITCHEN/FAMILY ROOM - 9.03m x 4.31m (29'8" x 14'2")
- UTILITY - 3.40m x 1.90m (11'2" x 6'3")
- LIVING ROOM - 5.55m x 3.92m (18'3" x 12'10")
- STUDY - 4.70m x 2.77m (15'4" x 9'09")
- GARAGE - 7.90m x 3.50m (25'11" x 11' 6")

Floor plans are not to scale. All room dimensions are approximate and for general guidance only.

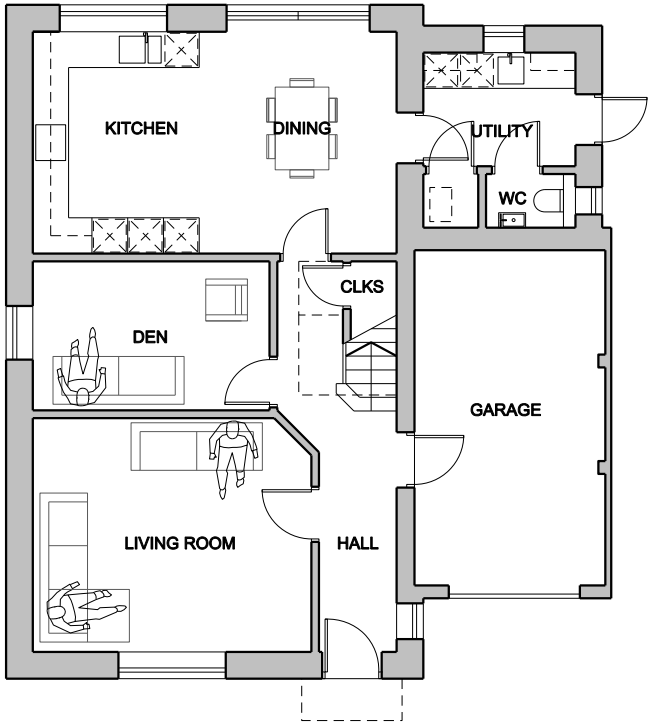
FIRST FLOOR



FIRST FLOOR

- BEDROOM 1 - 5.40m x 3.16m (17'9" x 10'4")
- BEDROOM 2 - 4.20m x 3.42m (13'9" x 11'3")
- BEDROOM 3 - 4.16m x 2.77m (13'8" x 9'1")
- BEDROOM 4 - 3.92m x 3.13m (12'10" x 10'3")
- TOTAL FLOOR AREA - 171.10m² (1842ft²)
(EXCLUDING GARAGE)

GROUND FLOOR



PLOT 8

GROUND FLOOR

KITCHEN/DINING - 6.20m x 3.77m (20'4" x 12'4")

UTILITY - 2.68m x 1.90m (8'10" x 6'3")

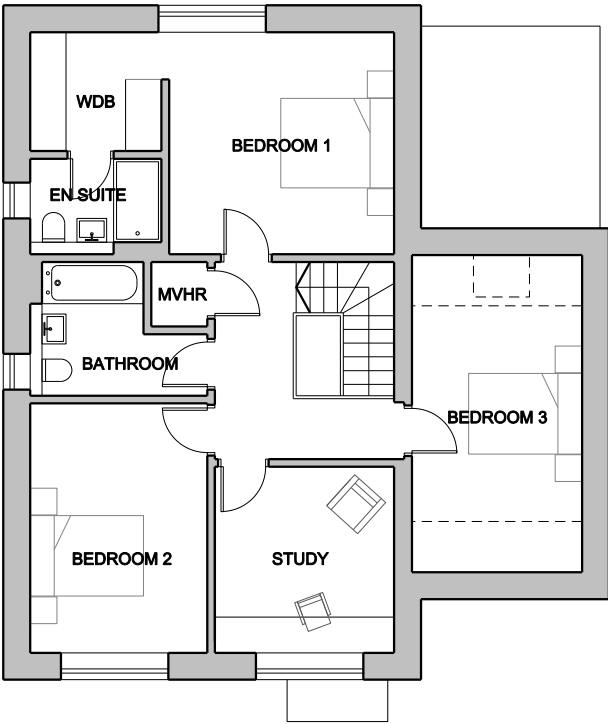
LIVING ROOM - 4.74m x 3.92m (15'7" x 12'10")

DEN - 4m x 2.50m (13'1" x 8'2")

GARAGE - 5.50m x 3.03m (18'1" x 9'11")

Floor plans are not to scale. All room dimensions are approximate and for general guidance only.

FIRST FLOOR



FIRST FLOOR

BEDROOM 1 - 6.17m x 3.77m (20'3" x 12'4")

BEDROOM 2 - 4.18m x 3.03m (13'9" x 9'11")

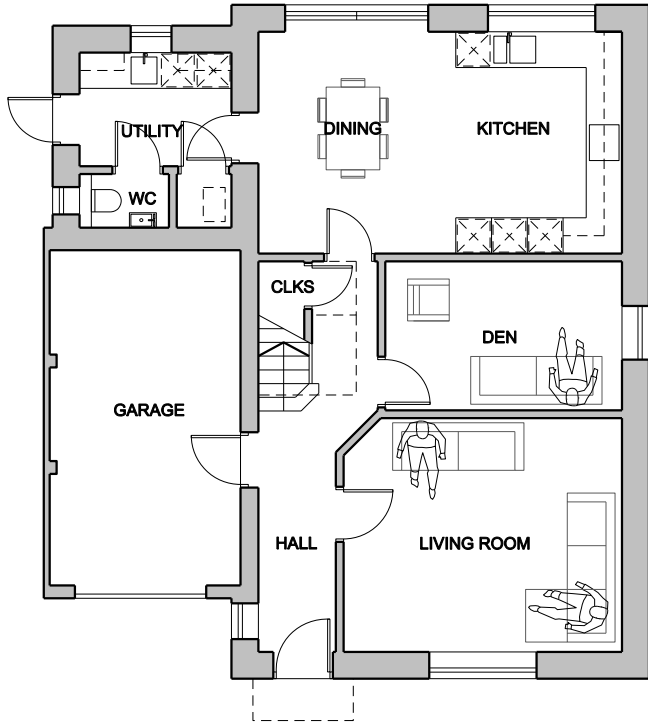
BEDROOM 3 - 3.12m x 3m (10'3" x 9'10")

STUDY/BEDROOM 4 - 5.30m x 2.82m (17'5" x 9'3")

TOTAL FLOOR AREA - 151.80m² (1634ft²)
(EXCLUDING GARAGE)

Floor plans are not to scale. All room dimensions are approximate and for general guidance only.

GROUND FLOOR



PLOT 9

GROUND FLOOR

KITCHEN/DINING - 6.20m x 3.77m (20'4" x 12'4")

UTILITY - 2.68m x 1.90m (8'10" x 6'3")

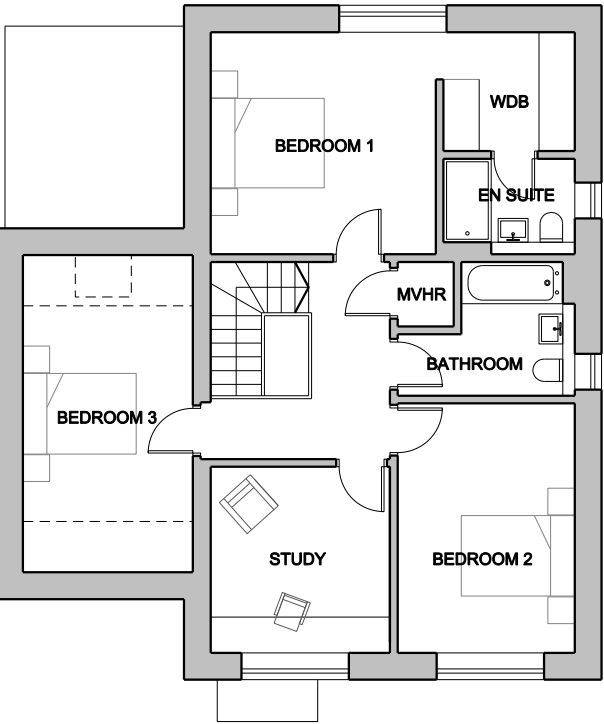
LIVING ROOM - 4.74m x 3.92m (15'7" x 12'10")

DEN - 4m x 2.50m (13'1" x 8'2")

GARAGE - 5.50m x 3.03m (18'1" x 9'11")

Floor plans are not to scale. All room dimensions are approximate and for general guidance only.

FIRST FLOOR



FIRST FLOOR

BEDROOM 1 - 6.17m x 3.77m (20'3" x 12'4")

BEDROOM 2 - 4.18m x 3.03m (13'9" x 9'11")

BEDROOM 3 - 3.12m x 3m (10'3" x 9'10")

STUDY/BEDROOM 4 - 5.30m x 2.82m (17'5" x 9'3")

TOTAL FLOOR AREA - 151.80m² (1634ft²)
(EXCLUDING GARAGE)

Floor plans are not to scale. All room dimensions are approximate and for general guidance only.



ATTENTION TO DETAIL

Each Cubed property is built with close attention to detail, comes with an array of features and is backed with a 10 Year Warranty by Build Zone.

Kitchens

- The Kitchen is equipped with a range of Crown Kitchen, wall and floor cabinets with solid quartz worktops and upstands.
- Carron stainless steel under mounted sink with Franke chrome tap.
- Fully integrated appliances to include electric induction hob, oven, microwave, integrated fridge/freezer, integrated dishwasher and Caple wine cooler.
- Utility room provided with range of Crown cabinets, solid quartz worktops and upstands, stainless steel sink, and space for washing machine and tumble dryer.
- Amtico floor tiles to the Kitchen / Breakfast Room and Utility Room, Entrance Hall.

Bathrooms

- Luxurious white bathroom suites with contemporary chrome fittings.
- Cabinetry to the cloakroom, bathroom and En-suites.
- Heated chrome towel rails provided to the Bathroom and En-suites.
- Mirror and shaver socket to the bathroom and En-suites.
- Porcelain wall tiles to the Bathroom, and En-suites, with Amtico flooring to Bathrooms and En suites.

Electrical & multimedia

- LED down lighters provided to the Hall, Kitchen / Breakfast Room, Utility and all Bathrooms and En-suites. Pendant light provided to all other rooms.
- TV/Sat and BT/Data points are provided to the living room with a provision for Sky HD (box, dish and subscription not included). Further data points, wired back to a central point, provided in the Kitchen / Breakfast Room and all bedrooms.

Heating, hot water & MVHR

- Passive Houses do not need a whole house heating system since they are so well insulated only a point of use electric heater is needed in the main reception room.
- Hot water will be provided by a Dimplex pressurised cylinder with its own air source heat pump designed to provide mains pressure hot water.
- Mechanical ventilation with heat recovery (MVHR) will provide warmed fresh air supplies to habitable rooms whilst extracting stale air from bathrooms and kitchens.





Peace of mind

- All windows and glazed external doors (triple glazed to Passivhaus standard) with multi point locking system.
- External lighting provided to external doors.
- Mains smoke alarm fitted to the Hall and Landing.
- Mains heat detector provided to the Kitchen / Breakfast Room.

Finishing touches

- Composite front door and quality triple glazed pvc u framed windows and sliding doors.
- Solid internal doors.
- Bespoke staircase with oak handrail and glass infill panels.

External features

- Block paved driveway with timber fencing to boundaries.
- Patio areas in stone paving.
- Individual array of high-quality external materials, including natural slate tile roofing, cladding and face brickwork to walls.
- Garage to plots 4, 5, 6, 7, 8 and 9
- Gardens seeded.

Passivhaus Particularities

- MVHR – Whole house ventilation system, continuously providing warmed fresh air and exhausting stale air.
- Triple glazed windows and doors – reducing heat loss and increasing sound insulation.
- Air tightness - of the building fabric will achieve 0.6 cu.m / hour. Current building regulations only require this to be 8 cu.m / hour.
- Reduction of heating requirement – reducing heating bills by up to 95% (depending on personal use and requirement)

Tenure & services

- Freehold.
- Property connected to electricity, water, mains foul drainage, surface water drainage to soakaway.

Intending purchasers must satisfy themselves by inspection or otherwise of items included. The specification may be liable to change due to availability of materials and product amendment. Information correct at time of going to press.



BENEFITS OF A PASSIVHAUS

Climate Responsibility

- Lower carbon emissions
- Lowers the overall requirement for renewable energy
- More economical to save energy than to generate it
- Enables decarbonisation without increasing fuel bills
- Robust in the face of short-term extremes and longer-term climate changes
- Lower cooling requirement in a future warmer climate

Financial

- Lower energy bills
- Reduces fuel poverty
- Predicted Higher Capital Value
- Lower maintenance costs
- Lower whole life costs
- Potential lower borrowing costs/green mortgages
- Holds value in the event of future carbon or efficiency legislation

Health & Wellbeing

- Eliminates cold homes and overheating in summer
- Guarantees good levels of ventilation – essential for health
- Reduces internal pollutants such as VOCs
- Deals with internal humidity - eliminates condensation and mould
- Improves quality of life for people with chronic illness or disabilities
- Protects against external air pollutants and risk of airborne infections
- Reduces the impact of external noise

Building Performance

- Low energy demand
- Improved building performance
- High levels of comfort
- Effective and healthy ventilation
- Higher performance building components
- Resilient and future-proofed buildings

Cubed Homes is a member
of the UK Passivhaus Trust:





SITE PLAN

Site plan not to scale. The layout is for guidance only and should not be relied upon for soft or hard landscaping details.

CUBED HOMES DELIVERING EXCELLENCE

Cubed Development Ltd, incorporating Cubed Homes are a privately owned company specialising in the development of residential property in the South-East of England. We build quality one-off houses to large residential schemes with mixed-use elements.

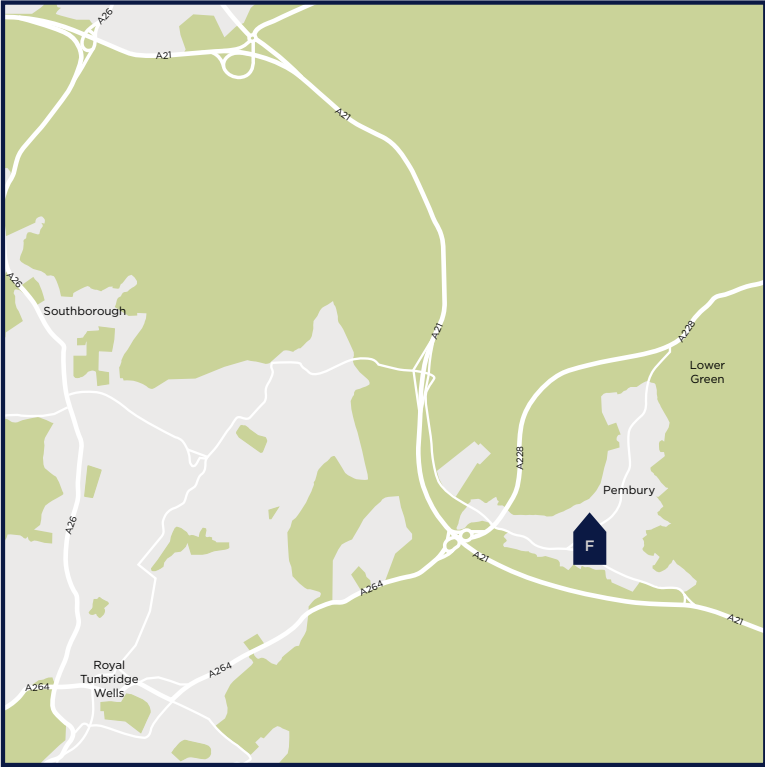
Each Cubed Homes property is meticulously planned and built to the highest standards with close attention to every detail. Our homes are individually designed specifically to suit today's modern lifestyles - maximising space and light. All our homes are backed with a 10 Year Warranty.



Attention to detail and adding that personal touch is key to our business. We provide our customers with a professional service and deliver an excellent product.

Whether you are a first time buyer, executive or established family looking for your perfect home, Cubed Homes have a well deserved reputation for building elegant properties with lasting quality.

Our schemes enhance their existing surroundings and we are committed to designing in sustainability and a greener way of living. Creating your perfect home.



For more information or viewings please contact our selling agent:



01892 511211
www.woodandpilcher.co.uk

WWW.CUBEDHOMES.CO.UK



The information contained in this brochure is for general guidance only. The computer generated illustrations are intended to give an indication of what the properties will look like in a mature setting but is not necessarily representative in every respect. Purchasers are advised that floor layouts etc, may vary from plot to plot and the Company reserves the right to alter these details at any time and without prior notice. The interior photographs shown are from a typical Cubed Homes show home and are not necessarily representative of the specification included at this development. Intending purchasers should satisfy themselves by inspection or otherwise of items and specification included. This information does not constitute a contract, part of a contract or warranty.

BUILDING SITES ARE DANGEROUS: All visitors to site must wear the appropriate health & safety attire which will be provided. Children under the age of 12 years will not be permitted on site. External materials are subject to local authority approval.



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