



CHARLES CHURCH



## Mascalls Grange Phase 3

Paddock Wood | Kent



CHARLES CHURCH

## Homes with a reputation for design and quality.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

### We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Charles Church warranty
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings

### Here to help.

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



#### Part Exchange

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



#### Home Change

Sell your current home with our support. We’ll take care of estate agent fees and offer expert advice to help get you moving.



### Our star rating.

We’ve been awarded a five star rating by the Home Builders Federation in their 2022 survey.





## Our commitment to you.

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Charles Church Commitment. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of our commitment, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however,

## Becoming part of the scenery.

While we may have over 60 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and ponds, and work with ecologists to protect the landscape and biodiversity.

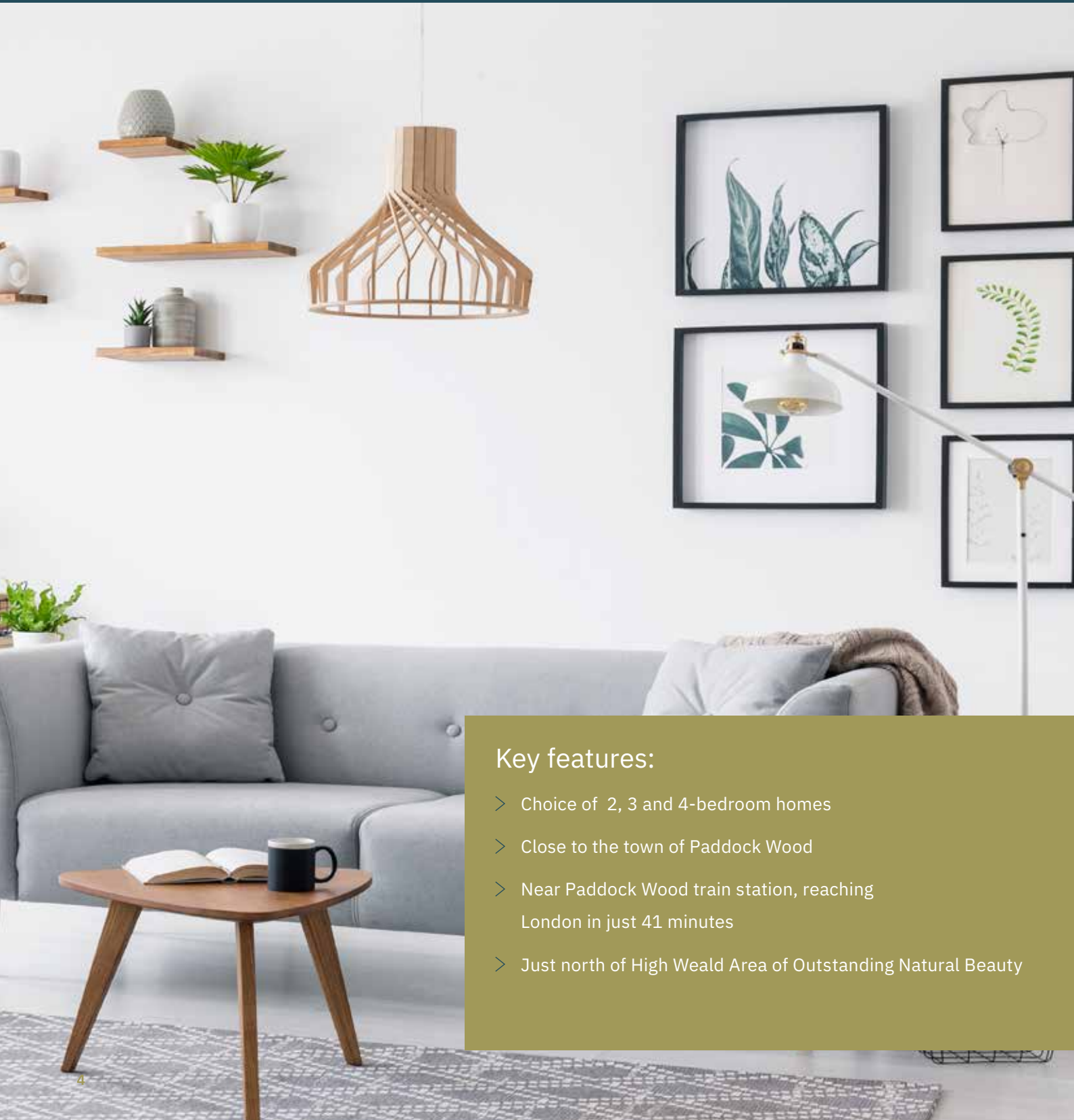
## Always by your side.

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our two-year Charles Church warranty, which runs alongside a ten-year insurance-backed new homes warranty.



# Mascalls Grange Phase 3

Paddock Wood | Kent



## Key features:

- > Choice of 2, 3 and 4-bedroom homes
- > Close to the town of Paddock Wood
- > Near Paddock Wood train station, reaching London in just 41 minutes
- > Just north of High Weald Area of Outstanding Natural Beauty

# Enviably commuter links meet scenic surroundings in Kent

Our latest phase of the popular Mascalls Grange development presents a range of beautiful two, three and four-bedroom homes in the semi-rural town of Paddock Wood in Kent.

Mascalls Grange Phase 3 is situated a mile southeast of the attractive town centre, within easy reach of everyday essentials, schools and leisure facilities. You'll also be conveniently close to the town's train station, which sits on the South Eastern Main Line and provides access to London in just 41 minutes. With more shops and attractions to be found in nearby Maidstone, and the idyllic High Weald Area of Outstanding Natural Beauty just a few miles south, this location has something for everyone.

## Excellent shops and amenities

You'll find everything you need for day-to-day living in Paddock Wood. The bustling high street is lined with a selection of independent businesses, cafés, pubs, banks and a pharmacy, as well as a Waitrose and Tesco Express. Approximately 8 miles away, Royal Tunbridge Wells is home to a further range of shops and eateries, including those in Royal Victoria Place Shopping Centre and The Pantiles, an elegant Georgian colonnade. Alternatively, you could visit the many high street and independent shops in Maidstone (12 miles) or, for the ultimate shopping experience the Bluewater shopping complex is just a 40-minute drive away.

There are numerous attractions and leisure facilities in the surrounding area which will appeal to families of all ages, from the romantic ruins at Scotney Castle National Trust site to the fun-filled activities on offer at the Hop Farm Family Park. For those who enjoy staying active, the picturesque landscapes and undulating hills of the High Weald AONB are ideal for hiking adventures. Plus, less than half a mile from Mascalls Grange Phase 3 is Putlands Sports and Leisure Centre – a hub of exercise and relaxation offering a range of sports and spa facilities.

## Education for all

Though small, Paddock Wood offers education options for children of all ages. Within walking distance of Mascalls Grange Phase 3 there's Paddock Wood Primary Academy, Mascalls Academy for older children, and several nurseries.



## Always in reach.

- > Set in the heart of Kent, Paddock Wood boasts excellent transport options by road and rail. The town is situated between Royal Tunbridge Wells and Maidstone, which can be reached in half an hour or less by road. The town also boasts a train station on the South Eastern Main Line, offering direct routes to Sevenoaks (18 minutes) and London Bridge (41 minutes). Gatwick is the nearest airport, with a distance of 32 miles.



## Approximate travel distance by car to:

- > Paddock Wood train station: 0.8 miles
- > Tonbridge: 6.8 miles
- > Royal Tunbridge Wells: 7.6 miles
- > Maidstone: 11.8 miles
- > M25, Junction 5: 16.7 miles
- > Hastings: 26.8 miles

# Mascalls Grange Phase 3

## Site plan





KEY

- The Trafalgar (2)
  - The Charnwood Corner (3)
  - The Saunton (3)
  - The Sherwood (3)
  - The Whinfell (4)
- The Greenwood (4)
  - The Whiteleaf (4)
  - The Mayfair (4)
  - Affordable Housing
  - ✱ Carports



(3) indicates number of bedrooms



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Image: Mascalls Grange Phase 1



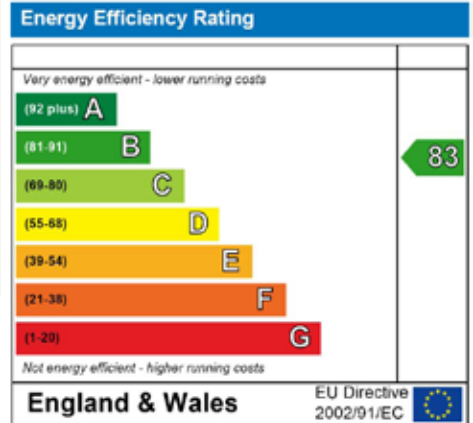
# The Trafalgar

Mascalls Grange Phase 3

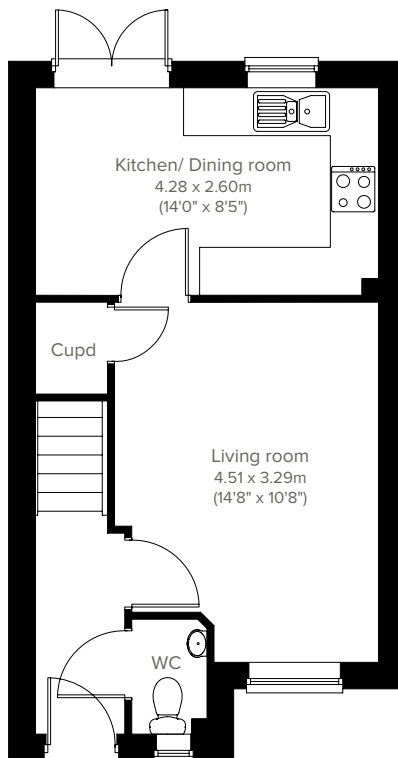


## TRAFALGAR

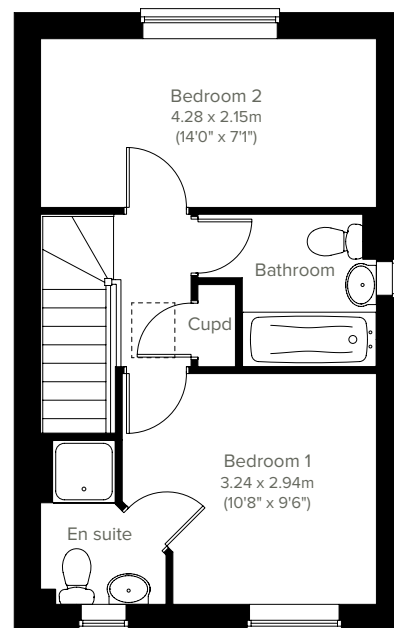
Two bedroom home



A beautifully proportioned two-bedroom home, the Trafalgar is designed for modern living. Its features include a front-aspect living room and open plan kitchen/dining room with French doors leading into the garden. It's practical as well, with two handy storage cupboards and an en suite to bedroom one.



Ground floor



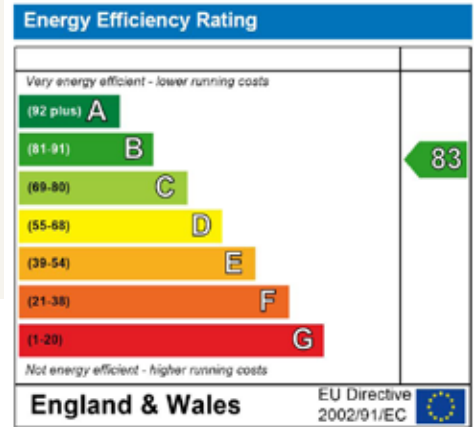
First floor

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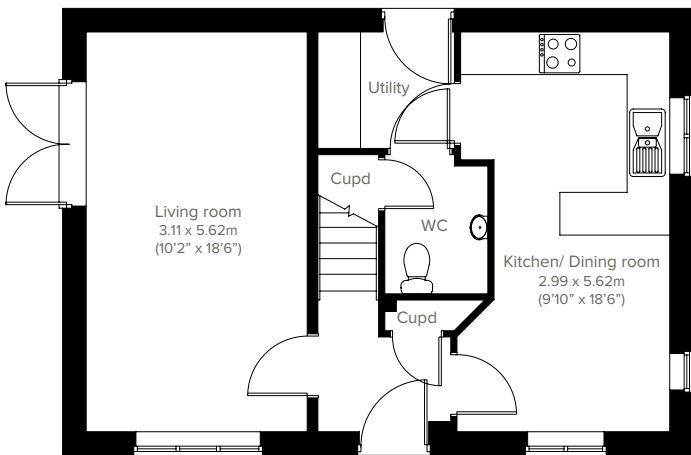
# The Charnwood Corner



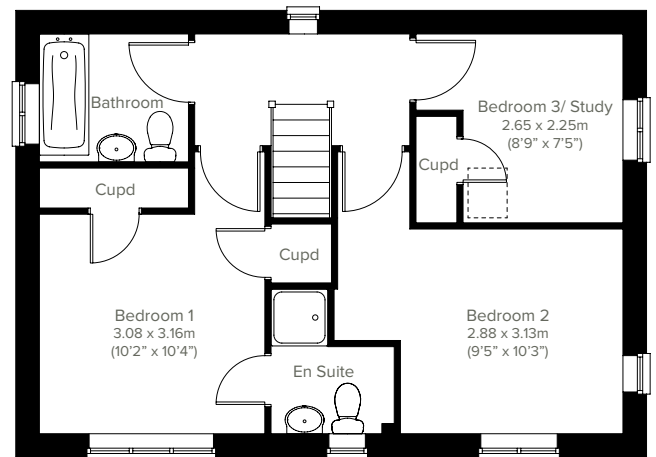
**CHARNWOOD CORNER**  
Three bedroom home



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/dining room and separate utility with garden access. The Charnwood Corner features a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards and downstairs WC. Upstairs there are three good-sized bedrooms - bedroom one with an en suite - a family bathroom and further storage cupboards.



Ground floor



First floor

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# The Saunton

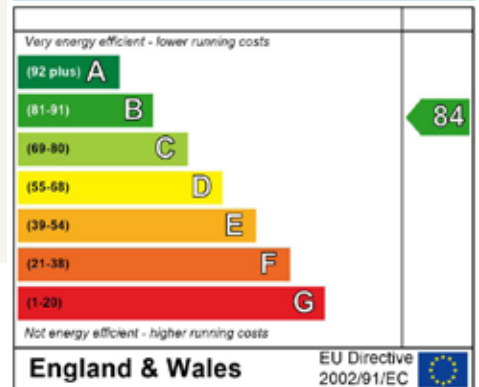
Mascalls Grange Phase 3



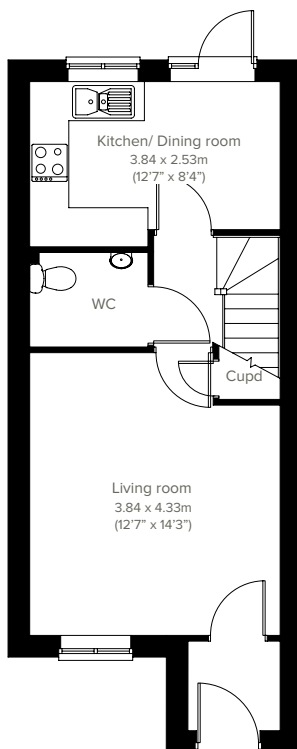
## SAUNTON

Three bedroom home

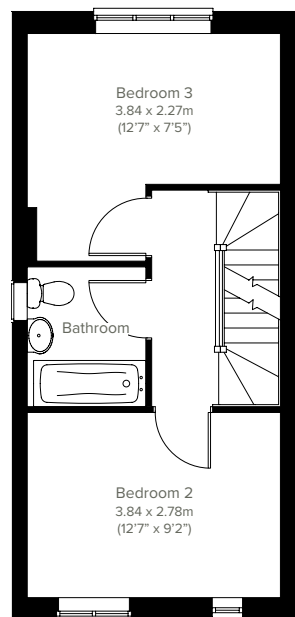
### Energy Efficiency Rating



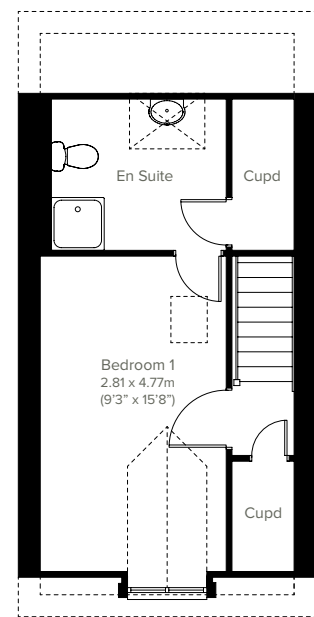
An attractive three-storey, three-bedroom home, the Saunton has a modern open plan kitchen/ dining room, a nicely-proportioned living room and three good-sized bedrooms. The enclosed porch, downstairs WC, three storage cupboards and off-road parking mean it's practical as well as stylish. The top floor bedroom one also has a spacious en suite.



Ground floor



First floor



Second floor

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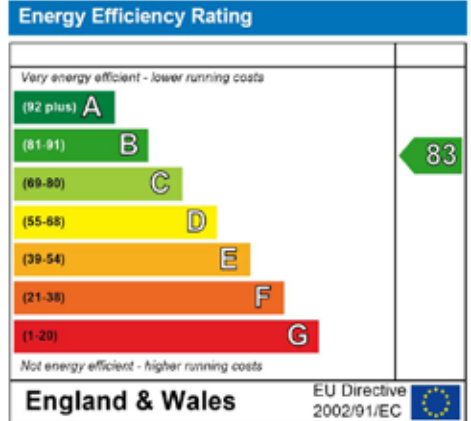


# The Sherwood

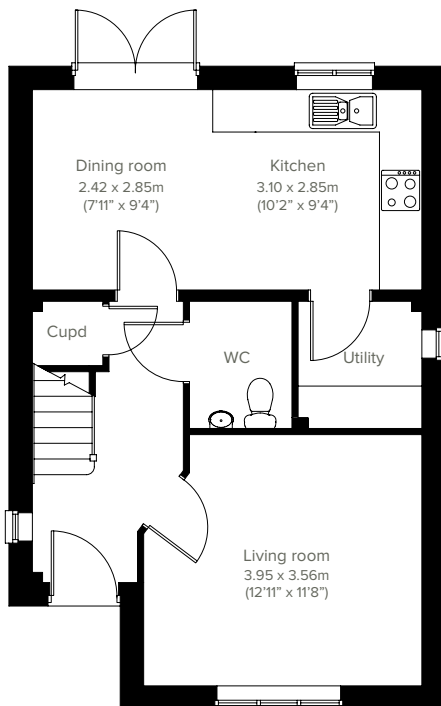


## SHERWOOD

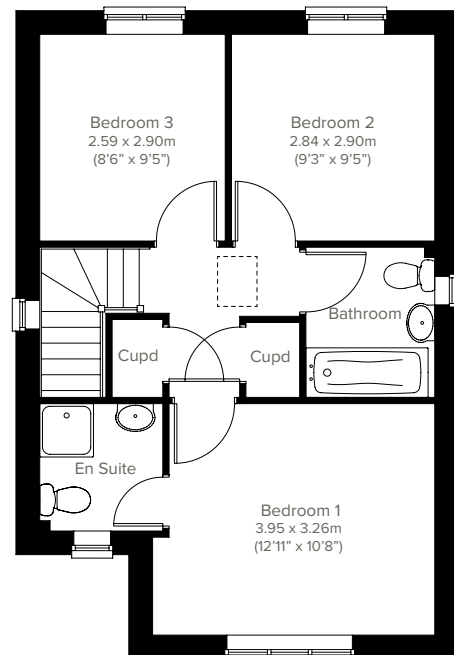
Three bedroom home



The Sherwood opens its door to family life with an open-plan kitchen/dining room with French doors leading to the garden and a separate living room. Here you will discover the perfect balance of family time and quiet time for you all to make the most of. There's also a handy storage cupboard, a versatile utility room and a downstairs WC. Upstairs you will find three good-sized bedrooms, bedroom one benefiting from its own en suite, and the main family bathroom.



Ground floor



First floor

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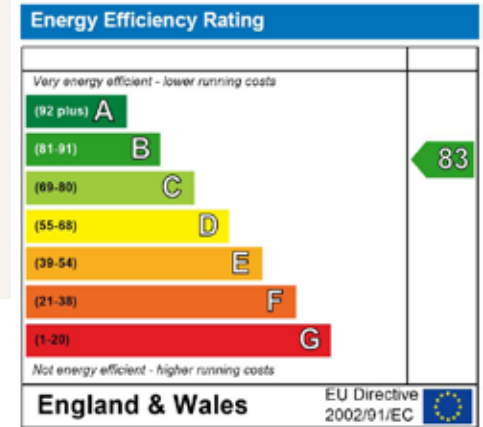
# The Whinfell

Mascalls Grange Phase 3

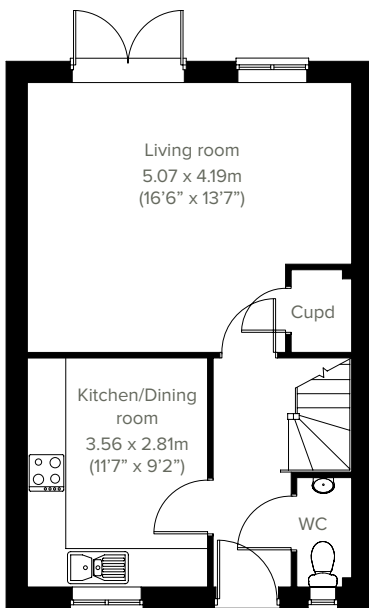


## WHINFELL

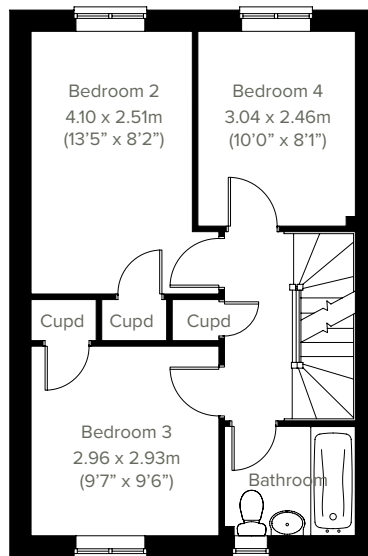
Four bedroom home



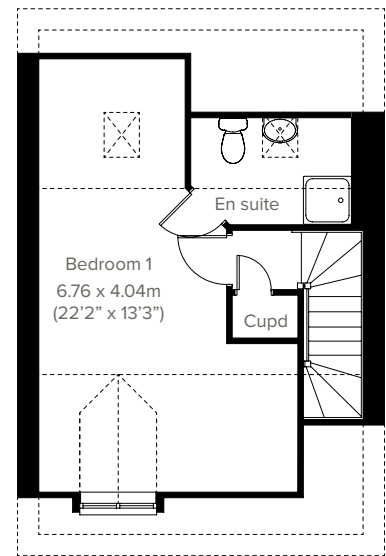
This impressive three-storey townhouse has space in abundance. The Whinfell is a four-bedroom family home boasting a kitchen/dining room and bright living room with French doors leading into the garden. On the top floor, bedroom one benefits from an en suite. The large family bathroom, downstairs WC and five storage cupboards mean this home is as practical as it is stylish.



Ground floor



First floor



Second floor

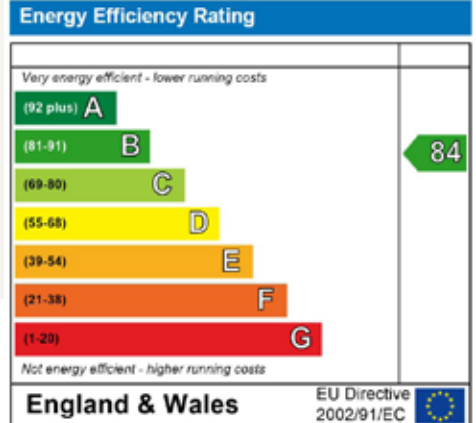
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# The Greenwood

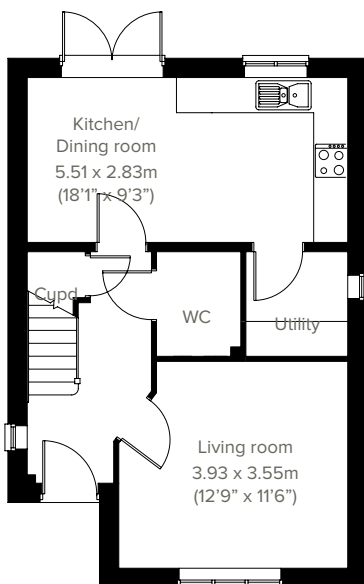


## GREENWOOD

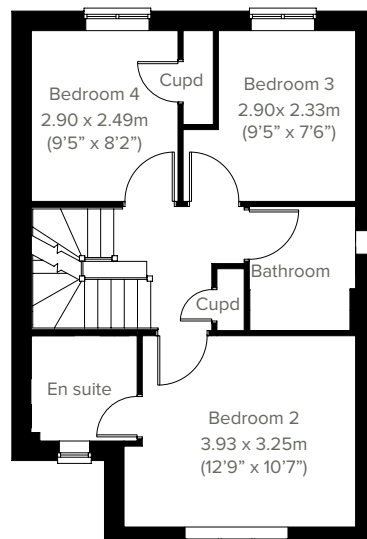
Four bedroom home



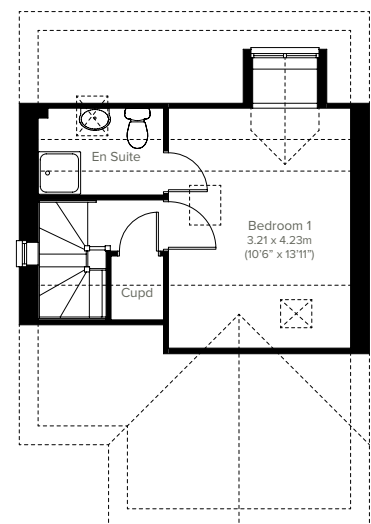
The Greenwood is an attractive three-storey townhouse with flexible living space to suit modern families. This four-bedroom family home has a practical ground floor including a bright open plan kitchen/dining room, front-aspect living room, utility, WC and storage cupboard. The second floor consists of three bedrooms, a family-sized bathroom and en suite to bedroom two. The top floor is home to bedroom one, along with an en suite and storage cupboard.



Ground floor



First floor



Second floor

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# The Whiteleaf

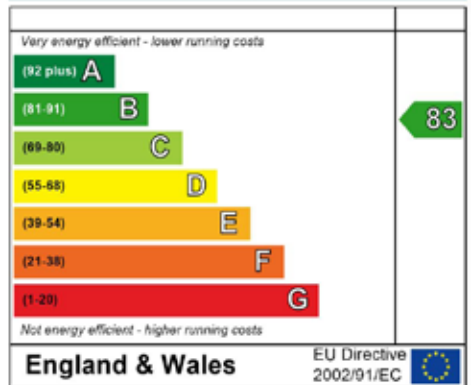
Mascalls Grange Phase 3



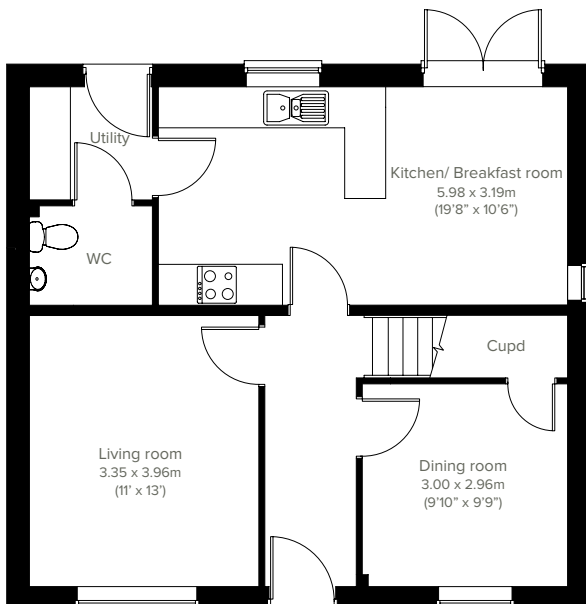
## WHITELEAF

Four bedroom home

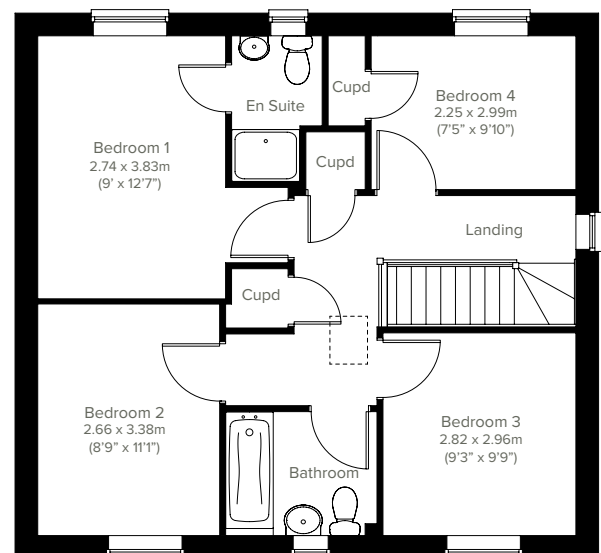
### Energy Efficiency Rating



The Whiteleaf is a four-bedroom detached family home offering the best of modern living. The light and airy kitchen/ breakfast room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect living room, a dining room with storage space, a downstairs WC and handy utility. Upstairs there are four bedrooms with bedroom one benefiting from an en suite, plus a modern-fitted family bathroom and three storage cupboards.



Ground floor



First floor

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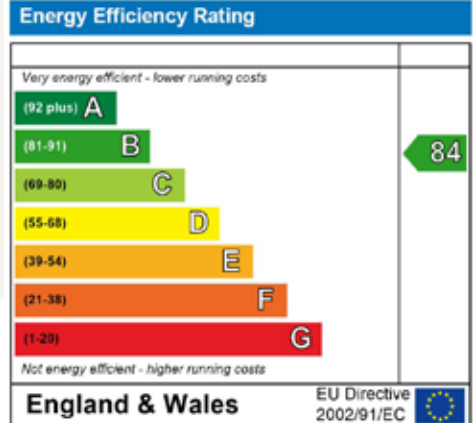
# The Mayfair

Mascalls Grange Phase 3

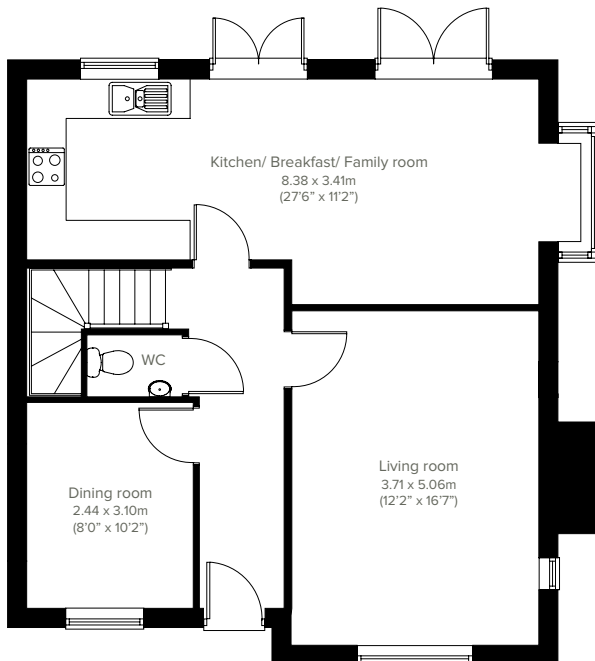


## MAYFAIR

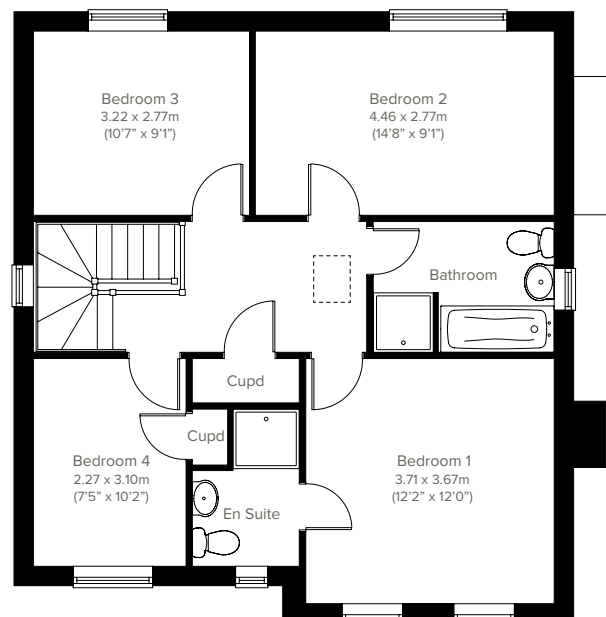
Four bedroom home



Perfect for family life, the Mayfair is an attractive four-bedroom detached home. The open plan kitchen/breakfast/family room is spacious and bright with French doors leading onto the garden - perfect for gatherings with friends and family. It comes complete with a downstairs WC, separate dining room and en suite to bedroom one.



Ground floor



First floor

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# Specifications

- ⊗ Traditional cavity walls (Inner: timber frame | Outer: Style suited to planned architecture)
- ⊗ Double glazed low E-glass windows in PVCu frames
- ⊗ GRP-skinned external doors with PVCu frames. Patio or French doors to garden (where applicable)
- ⊗ Door chime
- ⊗ Staircase painted white
- ⊗ Walls painted in white emulsion
- ⊗ White pre-finished doors with chrome hinges
- ⊗ Gas-fired combi boiler with radiators in all main rooms (most with thermostatically-controlled valves)
- ⊗ Insulated loft and hatch to meet current building regulations
- ⊗ Individual circuit breakers to consumer unit and double electric sockets to all main rooms
- ⊗ TV point and phone point in living room and TV point in bedroom 1
- ⊗ Fibre optic internet connection through FibreNest
- ⊗ Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage)
- ⊗ Stainless steel bowl sink with mixer taps to kitchen only
- ⊗ Plumbing for washing machine and removable cupboard and plumbing for dishwasher
- ⊗ Boiler housing
- ⊗ Single electric oven and gas hob in stainless steel, integrated cooker hood and stainless steel splashback
- ⊗ Integrated fridge/freezer & integrated dishwasher (Mayfair house type only)
- ⊗ Chrome downlighters to kitchen, bathroom & en suite. Pendant or batten fitting with low energy bulbs to all other rooms
- ⊗ White bathroom suites with chrome-finished fittings and soft close toilet seats
- ⊗ Extractor fan to bathroom and en suite (where applicable)
- ⊗ Mira minimal thermostatic shower with chrome fitting to en suite
- ⊗ Half height tiling to sanitaryware walls with full height tiling to shower enclosure
- ⊗ White towel rail to bathroom and en suite
- ⊗ Three-point locking to front and rear doors, locks to all windows (except escape windows)
- ⊗ Smoke detectors wired to the mains with battery backup & CO2 detector
- ⊗ External coach / security PIR light to front & rear of property
- ⊗ Single garage / car port and/or allocated parking space/s
- ⊗ Front garden landscaped and patio to rear garden (where applicable)
- ⊗ Garden shed
- ⊗ Outside tap
- ⊗ 1.8 metre close board fence to rear garden, plus gate
- ⊗ Car charging point (where applicable)
- ⊗ Power and light to garage (where applicable)





# Top 10 reasons to buy a new home.



## 1 Save money on bills.

New homes are more efficient - cost-effective heating systems, insulation and double glazed windows and doors mean more pounds in your pocket from day one.

## 2 Great incentives.

There's a range of offers and promotions that can make it easier for you to buy your dream property including Part Exchange and Home Change.

## 3 More time, money and freedom.

With less time-consuming maintenance or repairs to do at weekends you'll have the freedom and extra cash to enjoy your spare time doing the things you love best.

## 4 A fresh start.

A new home offers you a completely blank canvas. Our homes come with fitted kitchens and bathrooms and depending on the stage of build, you have a choice of fittings and finishes.

## 5 Everything's new.

From your efficient modern central heating system, through to secure windows and doors, you're making use of all the newest technology and the manufacturers' warranties that come with it.

## 6 No chain.

Buying a new home limits the chance of being caught in a time consuming and often disappointment ridden chain.

## 7 Warranty.

All our new homes come with a two-year Charles Church defects warranty, plus a 10-year insurance backed new homes warranty.

## 8 Security.

New homes are far safer and more secure than older buildings as many include security locks, security lighting, smoke alarms, fire doors (where applicable) and fire retardant materials.

## 9 Modern Living.

New homes are designed to use every inch of the space as effectively as is possible. Research shows that 17 per cent of living space in older properties often goes unused.

## 10 High spec living.

When you buy a new Charles Church home you can expect a brand new fitted kitchen, bathroom suite, and in some cases an additional en-suite and dressing room.



Your home, better connected  
for a brighter future



# Ultrafast 500Mb broadband is available on this development.

FibreNest provides you with high-speed, totally unlimited full-fibre broadband to your home, at great prices.



## Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



Scan me!  
For packages & pricing.



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### Get connected today!

To sign up you will need your Unique Customer Reference.  
Please ask your sales advisor for this:

C:

D:

P:



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