



**LITTLE RANDOLPHS
FARM**

BIDDENDEN



LITTLE RANDOLPHS FARM

Little Randolphs Farm is the very essence of refined countryside living. Six stunning houses will form an idyllic courtyard setting, with the grounds enhanced by soft landscaping.

Design influences have been drawn from the most-admired architecture seen across Kent. The resulting homes are a contemporary take on traditional architecture, with many highly- practical and desirable aspects.

Choose from three, four or five bedrooms, with each home enjoying a large private garden, a car port for at least two vehicles and a generous, luxury specification.



Computer generated image.

Biddenden:

beauty in abundance

Biddenden is the epitome of the good life in the Garden of England. Here the landscape is verdant and the soil so fertile it supports bountiful vineyards and fruit-laden orchards. The wider Weald of Kent setting also brings with it natural beauty that stretches for miles.

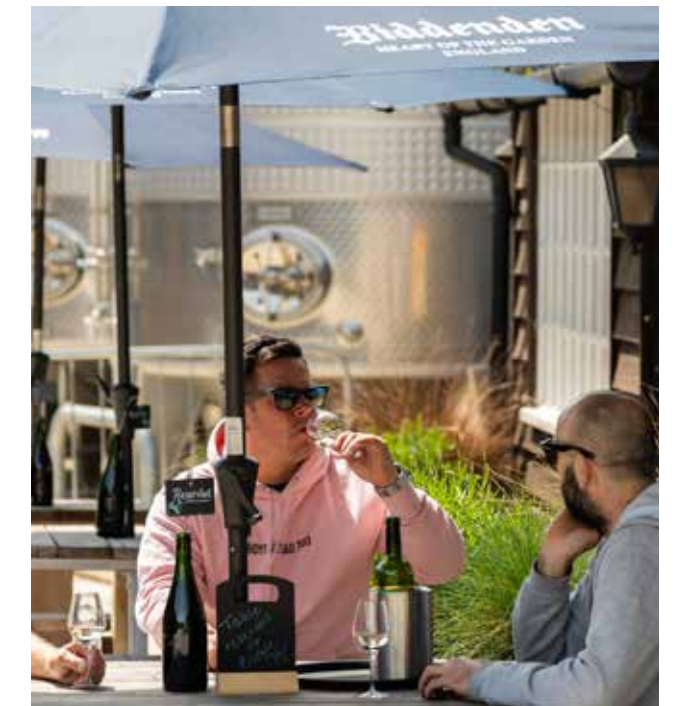
Biddenden is characterised by historically important buildings, including grand listed houses, 17th century Flemish weavers' cottages and the 12th century All Saints church. Together with the iconic sign at the village green, which depicts the famous 'Biddenden Maids', they tell the fascinating story of this picturesque location.



Walk to a thriving village centre

Step outside your front door, walk 10 minutes and find yourself at the heart of a historic High Street. All of Biddenden's main amenities are located along one main thoroughfare for ease and a strong sense of community. Stop for brunch at the Bakehouse Café, pick up essentials at the convenience store, book a table at The West House restaurant or meet friends at The Red Lion pub. The High Street is also where you'll find the village's playschool, primary school and church.

The wider village doesn't disappoint. Close by is Biddenden Vineyard, with its extensive on-site shop, The Three Chimneys - a pub that's been serving patrons for more than 500 years - and Indian restaurant Gram Spice. Another village highlight is Tractorfest – a spectacular annual event that celebrates rural life.





Learning & leisure

Families are attracted to Biddenden for its access to A* educational facilities. In the village itself is Biddenden PlaySchool and John Mayne Church of England primary school – both with a ‘Good’ Ofsted rating. St Michael’s and Frittenden are alternative Church of England primary schools less than three miles away.

For those with older children, Biddenden is in the priority catchment for Cranbrook Grammar School – a valuable and desirable aspect. The village is also served by Homewood School and Sixth Form Centre, Benenden School and The Dulwich School Cranbrook – the latter providing independent educational options.

Walk eight minutes from Little Randolph’s Farm and you’ll discover a cluster of recreational opportunities. Residents can enjoy a private footpath linking your new home to Millennium Field, with its stream, ponds and woodland, is joined by a play park, 20.5 acres of adjoining nature and conservation areas, plus lawn tennis, bowls and squash clubs.

Immaculate greens can be found a short drive away at The Chart Hills Golf Club - the first Signature Sir Nick Faldo-designed golf course in Europe. Another hub of activity is Bloomsbury Biddenden - home of wellness retreats, creative workshops, yoga classes, live music and The Garden Eatery.



Local areas to love

The Weald of Kent is renowned for its chocolate box locations and a short drive away is one of the best - Tenterden. This small town buzzes with boutiques, restaurants and pubs, with Waitrose, Boots, FatFace and Mint Velvet adding big brand appeal to the High Street. Tenterden is also home to the Kent & East Sussex Railway, a three-day Christmas market and the award-winning Chapel Down Vineyard.

Nearby Headcorn is a go-to village for a number of reasons. As well as the location of the closest mainline train

station, it's crammed full of medieval buildings, interesting shops, country pubs and walking trails. Don't forget to look up – Headcorn Aerodrome is a favourite among Spitfire and Tiger Moth pilots, and it hosts the annual Battle of Britain Show.

Travel a little further and you'll find yourself in Cranbrook, with its stunning smock windmill and array of independent shops, while Sissinghurst Castle & Gardens and Hole Park Gardens are a short drive away.



Connected living

Travel times are based on minimum journey times available.
Sources: Trainline.com and Google maps. June 2024.



On foot

- 1 Biddenden Vineyard
0.4 miles
- 2 The Red Lion
0.5 miles
- 3 John Mayne C of E Primary School
0.5 miles
- 4 The Bakehouse Café
0.5 miles
- 5 The West House Restaurant
0.5 miles
- 6 Biddenden Vineyard
1 mile



By road

- 1 Tenterden
4.5 miles
- 2 Headcorn
4.5 miles
- 3 Sissinghurst Castle Garden
4.6 miles
- 4 Hole Park Gardens
4.7 miles
- 5 Ashford International Train Station
12 miles
- 6 Tunbridge Wells
19 miles



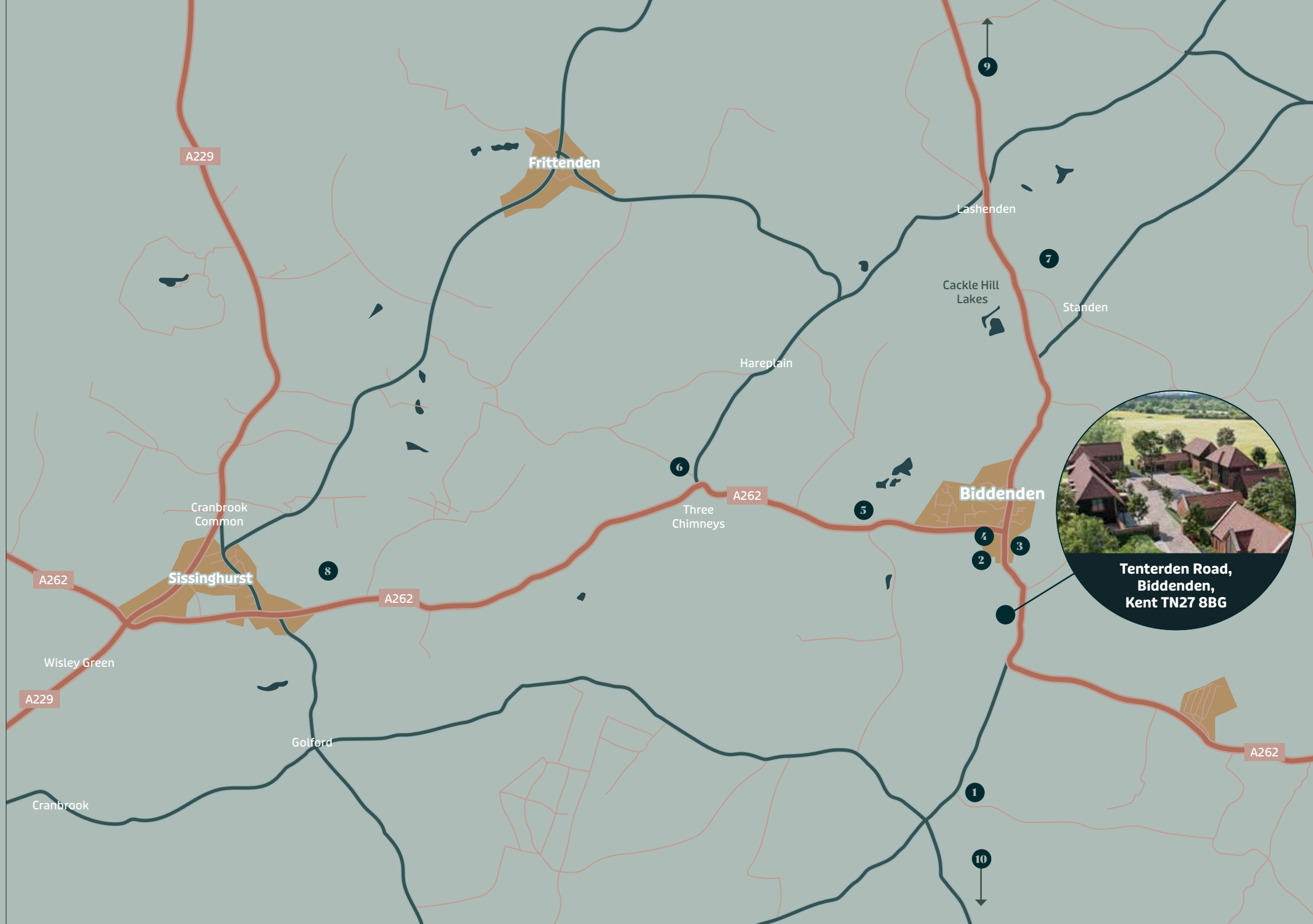
By rail

(from Headcorn station)

- 1 Ashford International
15 minutes
- 2 Sevenoaks
34 minutes
- 3 Folkestone Central
34 minutes
- 4 London Bridge
60 minutes
- 5 London Waterloo East
65 minutes
- 6 London Charing Cross
68 minutes



- 1 Biddenden Vineyard
- 2 Biddenden Play Park
- 3 Biddenden Village Hall
- 4 John Mayne C of E Primary School
- 5 Bloomsburys Biddenden
- 6 The Three Chimneys
- 7 Chart Hills Golf Club
- 8 Sissinghurst Castle Garden
- 9 Headcorn
- 10 Tenterden





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Siteplan



Ash Lodge – 3 bedroom home

1



Ferndale – 5 bedroom home

2



Rosewood – 4 bedroom home

3



Longview – 4 bedroom home

4



Meadowside – 4 bedroom home

5



The Brackens – 4 bedroom home

6

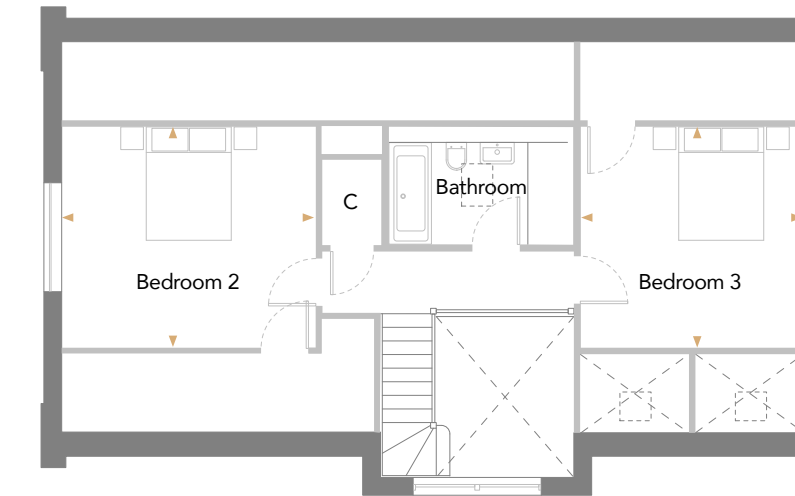
Ash Lodge

Home 1

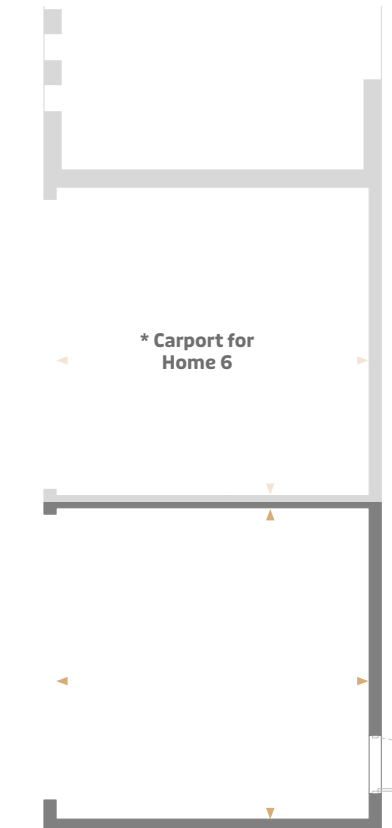
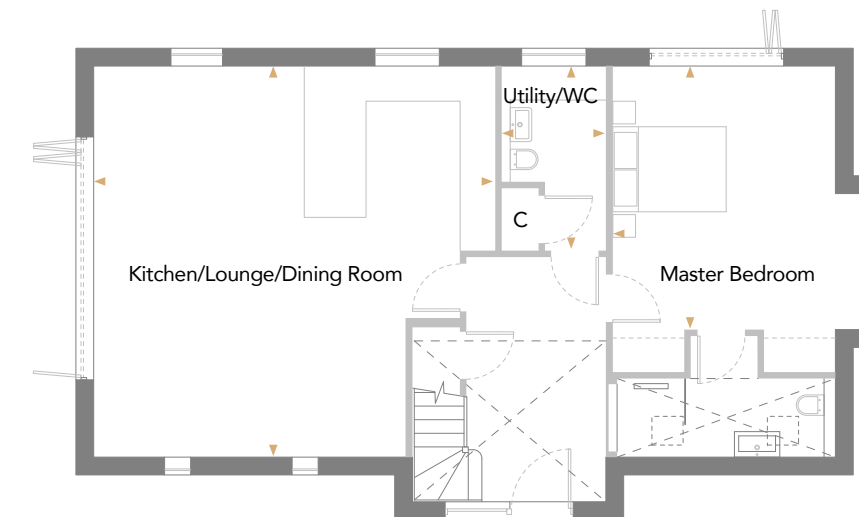


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First Floor



Ground Floor



Carport located
next to Home 6



Ground Floor

Kitchen/Lounge/Dining Room
7085mm x 6899mm 23'3" x 22'8"

Master Bedroom
4650mm x 4602mm 15'3" x 15'1"

Utility/WC
3261mm x 1838mm 10'8" x 6'

First Floor

Bedroom 2
4484mm x 3898mm 14'9" x 12'9"

Bedroom 3
3927mm x 3898mm 12'11" x 12'9"

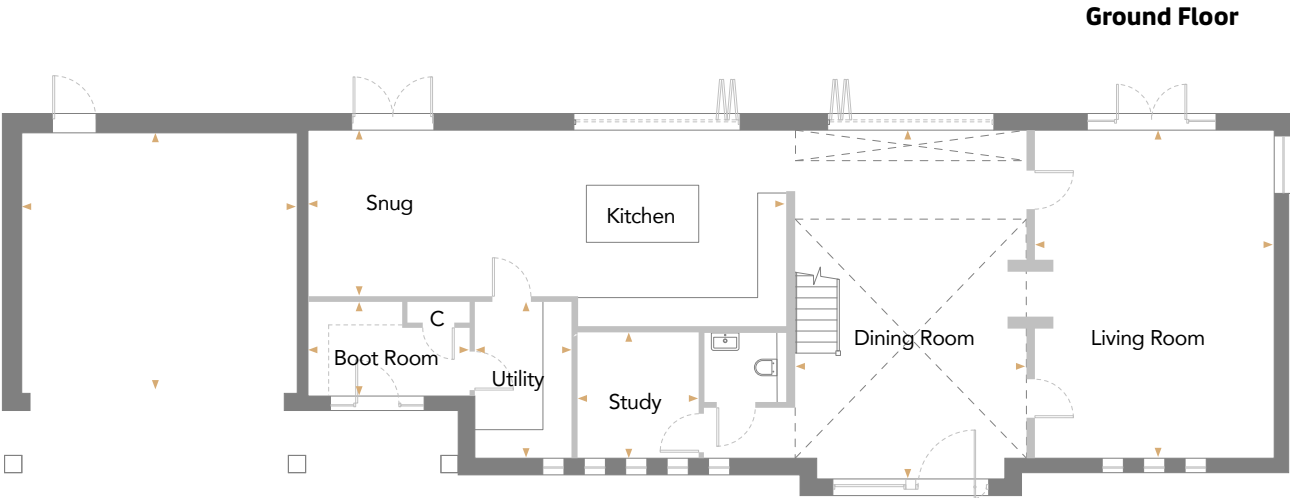
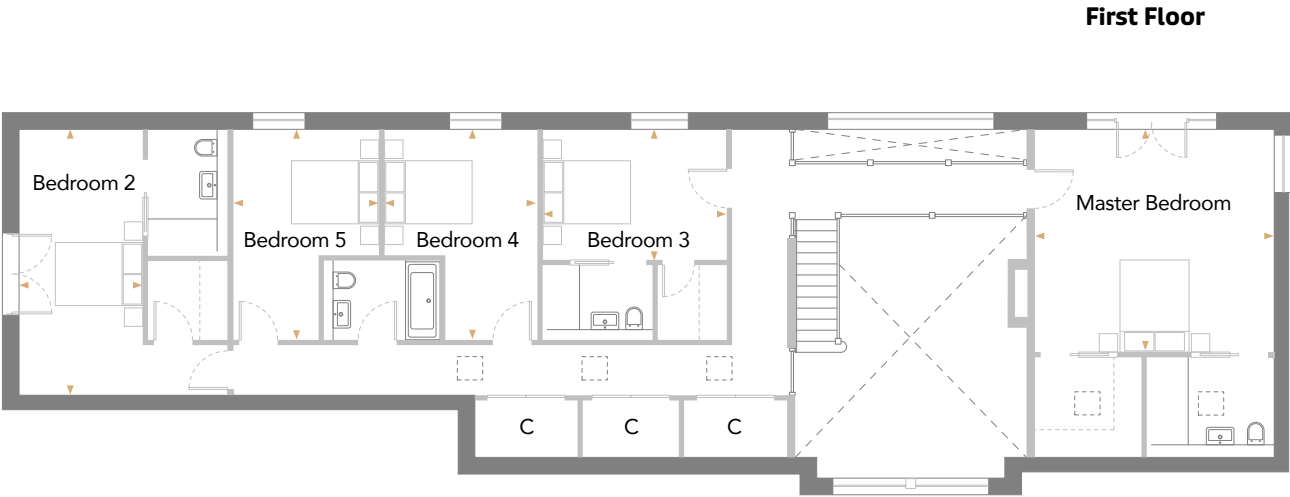
Carport
5523mm x 5491mm 18'1" x 18'

Ferndale

Home 2



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Ground Floor	Kitchen/Snug	10388mm x 4257mm	34'1" x 14'
	Dining Room	7588mm x 5024mm	24'11" x 16'6"
	Living Room	7125mm x 5198mm	23'4" x 17'1"
	Boot Room	3511mm x 2045mm	11'6" x 6'9"
	Utility	3395mm x 2099mm	11'2" x 6'11"
First Floor	Study	2733mm x 2630mm	9' x 8'8"
	Master Bedroom	5197mm x 4837mm	17'1" x 15'10"
	Bedroom 2	5775mm x 2687mm	17'11" x 8'10"
	Bedroom 3	3991mm x 2835mm	13'1" x 9'4"
	Bedroom 4	4573mm x 3319mm	15' x 10'11"
	Bedroom 5	4573mm x 3160mm	15' x 10'4"
	Carport	5984mm x 5656mm	19'8 x 18'7



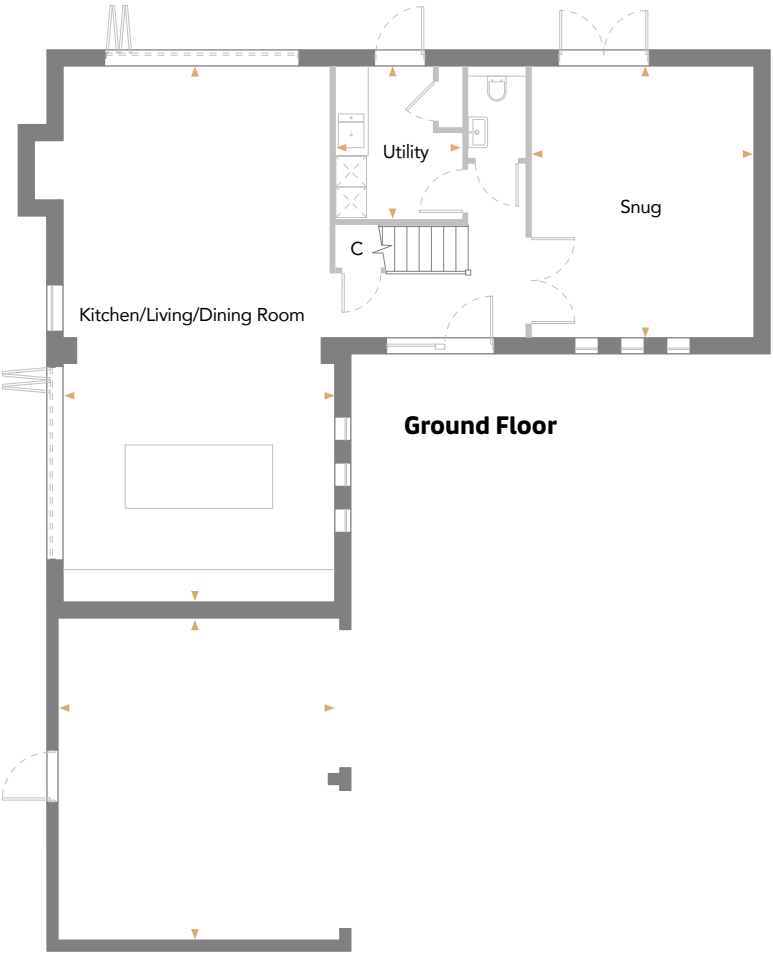
Rosewood

Home 3

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First Floor



Ground Floor

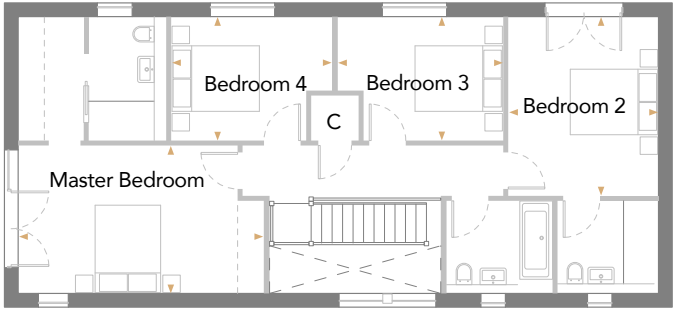


Ground Floor	Kitchen/Living/Dining Room	
	10499mm x 5325mm	34'5" x 17'6"
First Floor	Snug	
	5324mm x 4353mm	17'6" x 14'3"
	Utility	
	2999mm x 2478mm	9'10" x 8'2"
	Master Bedroom	
	5324mm x 2758mm	17'6" x 9'1"
	Bedroom 2	
	4821mm x 3237mm	15'10" x 10'7"
	Bedroom 3	
	5325mm x 2936mm	17'6" x 9'8"
	Bedroom 4	
	3925mm x 2999mm	12'11" x 9'10"
	Carport	
	6310mm x 5523mm	20'8" x 18'1"

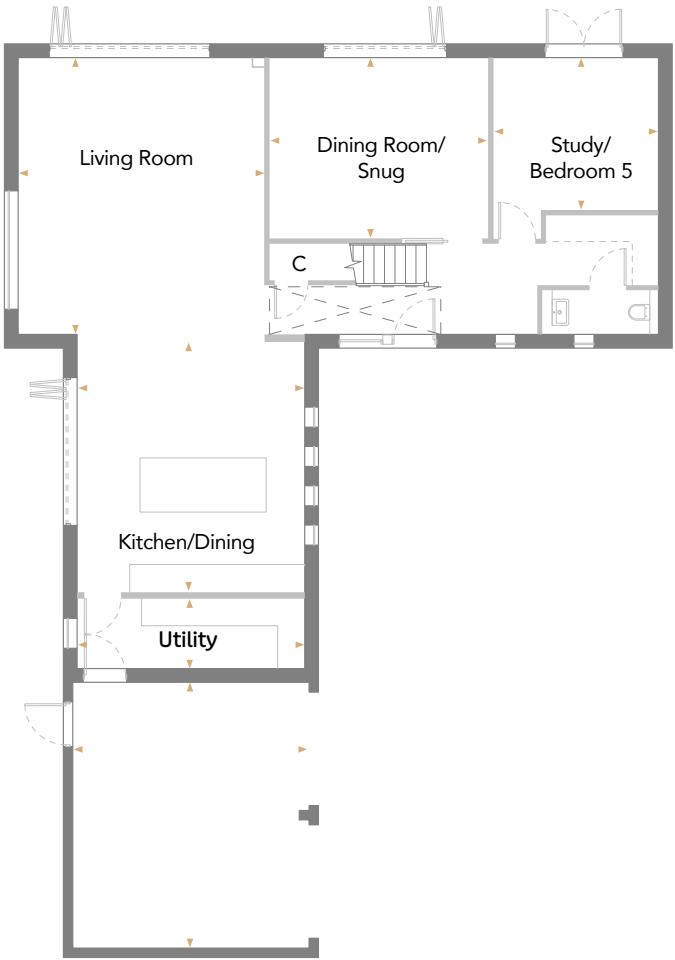
Longview
Home 4



Computer generated image.



First Floor



Ground Floor

Ground Floor	Kitchen/Dining	5729mm x 5212mm	18'10" x 17'1"
	Living Room	6337mm x 5634mm	20'9" x 18'6"
	Dining Room/Snug	5005mm x 4139mm	16'5" x 13'7"
	Study/Bedroom 5	3778mm x 3489mm	12'5" x 11'5"
First Floor	Master Bedroom	5625mm x 3386mm	18'5" x 11'1"
	Bedroom 2	4103mm x 3441mm	13'6" x 11'3"
	Bedroom 3	3903mm x 2837mm	12'10" x 9'4"
	Bedroom 4	3683mm x 2837mm	12'1" x 9'4"
	Carport	6085mm x 5410mm	20' x 17'9"

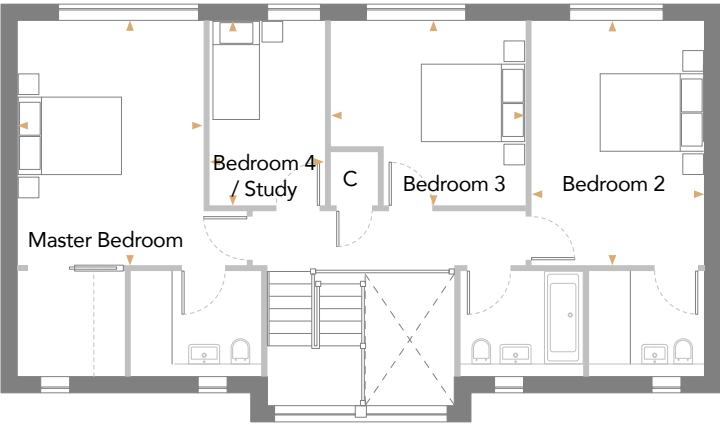




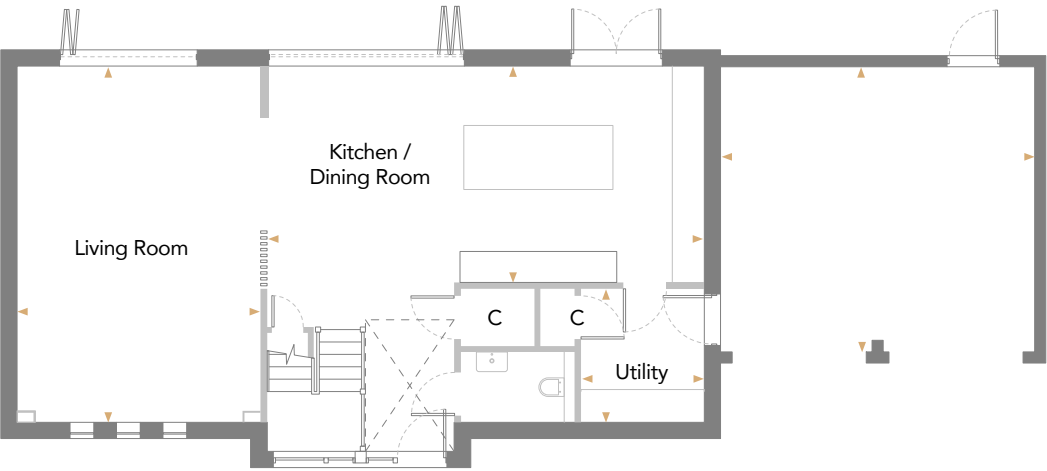
Meadowside

Home 5

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First Floor



Ground Floor



Ground Floor	Kitchen Dining	8466mm x 4191mm	27'9" x 13'9"
	Living Room	6900mm x 4714mm	22'8" x 15'6"
	Utility	2586mm x 2388mm	8'6" x 7'10"
First Floor	Master Bedroom	4741mm x 3611mm	15'7" x 11'10"
	Bedroom 2	4741mm x 3350mm	15'7" x 11'
	Bedroom 3	3582mm x 3773mm	11'9" x 12'5"
	Bedroom 4/Study	3582mm x 2236mm	11'9" x 7'4"
	Carport	6085mm x 5523mm	20' x 18'1"



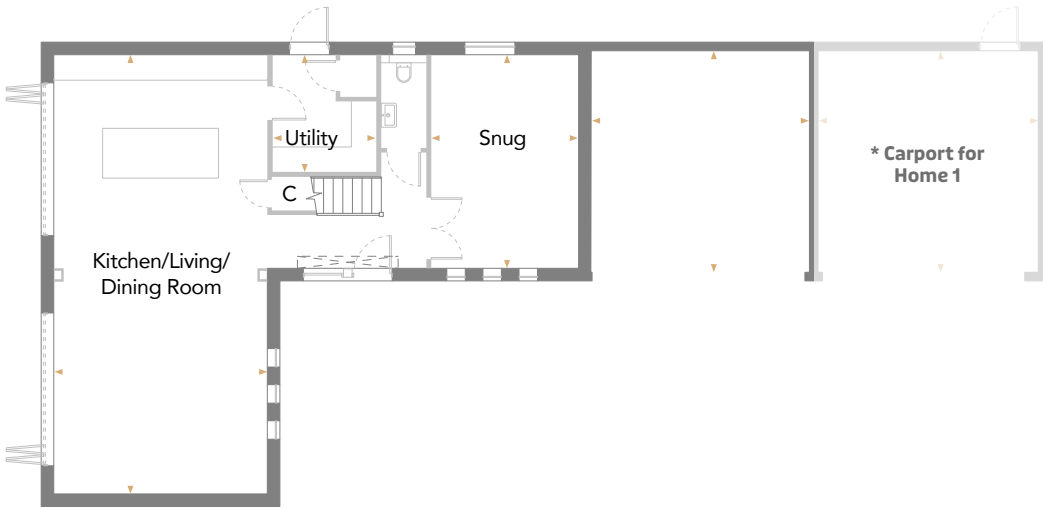
The Brackens

Home 6

First Floor



Ground Floor



Ground Floor	Kitchen/Living/Dining Room	10949mm x 5325mm	35'11" x 17'6"
	Snug	5325mm x 3674mm	14'6" x 12'1"
	Utility	2920mm x 2582mm	9'7" x 8'6"
First Floor	Master Bedroom	3600mm x 5325mm	17'6" x 11'10"
	Bedroom 2	4298mm x 3550mm	14'1" x 11'8"
	Bedroom 3	5325mm x 2923mm	17'6" x 9'7"
	Bedroom 4	4247mm x 2932mm	13'11" x 9'7"
	Carport	5523mm x 5442mm	18'1" x 17'10"



Specification

Every home at Little Randolphs Farm has been lavished with a premium specification. Move from room to room admiring the quality and imagining yourself living in elevated comfort. As well as exemplary aesthetics, a meticulous selection process ensures there are superior levels of customisation and sustainability.

Elements of note include bespoke fitted kitchens with Quartz worktops, soft close cabinetry and integrated appliances; contemporary bathroom suites that draw design influences from luxury hotels; app-controlled heating/hot water via underfloor heating, an air source heat pump and radiators; upgraded ultrafast fibre optic broadband connection; flooring combination of real wood and/or porcelain plus carpet, and landscaped front and rear gardens.



Kitchen

- Fully fitted kitchen with Quartz worktops and soft close doors and drawers
- Stainless steel under mounted sink with mixer tap in nickel finish
- Range Cooker*
- Built-in oven*
- Built-in microwave / Combi Oven *
- Induction hob with downdraft extractor*
- Cooker extractor*
- Integrated fridge freezer*
- Integrated dishwasher
- Under wall cabinet LED lighting and sockets





Bathroom & Ensuite

- White sanitaryware with chrome taps
- Wall mounted basin & vanity cabinets
- Wall Mounted WC with concealed cisterns
- Bath filler and deck mounted shower
- Showers with thermostatic shower controls
- Overhead Raindance shower to all showers bathrooms
- Heated towel rail
- Feature LED lighting
- Shaver Socket
- Porcelain tiled walls and floors



Security

- High security front entrance doors with multipoint locking
- Internal intruder alarm with flush control keypad pad to entrance hall.
- Alarm with connected App for control and monitoring (requires WI-Fi & internet subscription not included)

Heating, Electrical & Lighting

- Heating and Hot water provided by Air Source Heat Pump
- Underfloor heating to complete Ground Floor
- Smart Heating and Hot Water controls with connected APP (requires WI-Fi & internet subscription not included)
- Radiator Heating to First floor
- Heated Towel Rail to Bathroom and Ensuite Bathrooms
- TV/Media points to living room and all bedrooms
- Cat 5 network cabling to all media points
- BT points to entrance hall, study*, living room and Master bedroom
- Upgraded Ultrafast Fibre Optic connection for Telephone and Internet
- LED Lighting throughout

Interior Finishes

- Fitted Wardrobes to Master bedrooms
- Elegant skirting and architraves with white finish
- Matt paint work finish to all rooms
- Internal Oak doors with Nickel furniture
- Staircase with Oak Handrails & Newel posts
- Real Wood Engineered oak flooring to entrance hall, living room and Kitchen areas*
- Alternative Porcelain floor tiling to entrance hall, Kitchen - Family Rooms*
- Neutral tone carpets to bedrooms
- Porcelain floor tiling to bathrooms and ensuites

External Finishes

- LED Lighting to front and rear of property
- Landscaped front and rear gardens with feature planting and lawns laid to turf
- Natural sandstone paving to paths and rear terrace areas
- External tap to side/rear of property
- External double socket to rear of property

* Plot Specific

About Wedgewood

At Wedgewood Homes we have established an excellent reputation for developing quality new homes. All aspects of our developments are controlled in house by our teams of designers, architects and project managers.

Coastlands features glass-fronted balconies, panoramic floor-to-ceiling windows, a distinctive roofline, an extensive landscaped communal garden, a luxury specification and allocated parking. Throughout the scheme the judges were struck by the meticulous attention to detail and high-quality finishes, characterised by bespoke staircases built onsite and through fully chosen exterior materials. The Wedgewood team has taken a great deal of pride in the scheme – deservedly so. It is hard to find fault with this superb example of what a small, passionate team can achieve.

Judges comment.



INSPIRING DESIGNS

Our designers stay abreast of all the latest technology initiatives and interior finishes, so you will not find the same end result in any two of our developments. We are renowned for build quality, high specifications and luxury fittings.

A DEDICATED TEAM

Our Directors and senior personnel are closely involved in all stages of our developments and can often be seen working on site. This hands-on approach ensures the highest standards of craftsmanship by our construction personnel and our meticulous high standards, attention to construction quality and standard of finish are reflected throughout all stages and elements of our developments.

Wedgewood Homes are Premier Guarantee registered developers and all of our new homes come complete with a 10 year warranty. Our customer service team is second to none and is on hand to ensure that any queries our homeowners have are dealt with speedily and efficiently.

“The experience and abilities of our teams ensure that high quality and attention to detail flow through every inch of our new homes.”

Mathew Carpenter, Managing Director.





T: 01732 824744 W: wedgewoodhomes.co.uk

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The information in this brochure is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to our policy of continuous improvement, the finished product may vary from the information provided. This brochure should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture.