



RYEWOOD

SEVENOAKS

WHERE TOWN MEETS COUNTRY

Berkeley
Designed for life




RYEWOOD
SEVENOAKS

Picture your ideal home. Perhaps it's in a beautiful rural location, yet with incredibly convenient links to work and leisure and a real sense of community.

If so, you can now make the dream come true at Ryewood, Dunton Green, Sevenoaks, a brand new community from one of the country's leading home builders. Whilst it lies adjacent to the peaceful Sevenoaks Wildlife Reserve in the rolling Kent countryside, this attractive collection of five hundred 2, 3, 4 and 5 bedroom houses and 1 and 2 bedroom apartments is just 29 minutes away from London by train.

Offering a diverse range of layouts and designs coupled with a contemporary specification, there's plenty to suit individual tastes and needs. Bordered by an uplifting natural environment, Ryewood itself will feature leafy landscaped squares and gardens for all to enjoy. It's the perfect way to combine city and country living.



SEVENOAKS
HIGH STREET

SEVENOAKS
TRAIN STATION

TESCO

SEVENOAKS
WILDLIFE RESERVE


RYEWOOD
SEVENOAKS

LOCAL SHOPS

THE GROVE

THE CHASE

DUNTON GREEN

RYE WOOD

DUNTON GREEN
TRAIN STATION

Aerial photograph looking south over Dunton Green and Sevenoaks.



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FROM TRIM TRAILS TO TREADMILLS

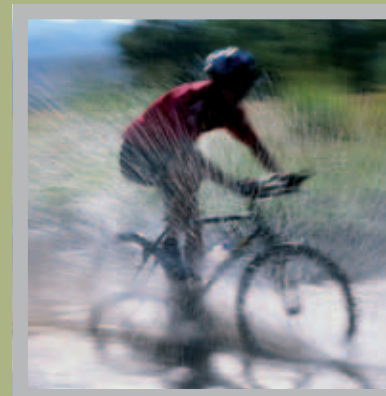
The scene for Ryewood is set at the entrance, with its striking feature fountains and elegant landscaping. From there the eye is drawn to inviting streetscenes and on to the woodland walks that make Ryewood an outstanding place to live.

The homes, while built using the very latest in modern techniques and materials, take their references from some quintessential elements of local Kent architecture such as hanging tiles, weatherboarding and gables.

A natural wood trim trail will encourage young and old alike to keep healthy. If indoor exercise is preferred, a state-of-the-art residents' only gym offers the latest in exercise equipment as well as a free weights area.

The adjacent Rye Wood, with its sympathetically restored wrought iron fence and frontage, is opened up for woodland walks for all to enjoy.

Designated cycle routes through the development are safe for children and ideal for the keen cyclist who wants to access links to the wider cycle network in and around Dunton Green and Sevenoaks.





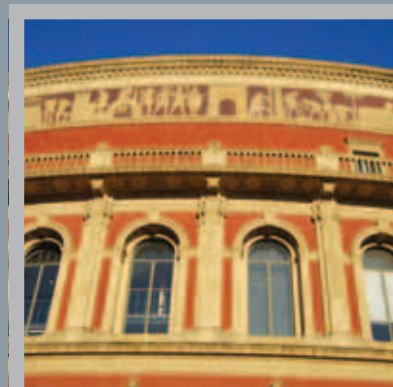
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FROM COUNTRY LANE TO FAST LANE

From Ryewood, travelling to London for work or pleasure is quick and easy. Dunton Green train station is just a short walk away, offering regular services to London Bridge, Cannon Street and Charing Cross and all the vibrant attractions and culture the Capital has to offer.

It's the perfect way to live in the country but still be able to take in a show in the West End, dine out at world-class restaurants, indulge in a little retail therapy in Covent Garden or Oxford Street, or visit fascinating exhibitions at pioneering galleries such as the Tate Modern whenever you wish.





RYEWOOD

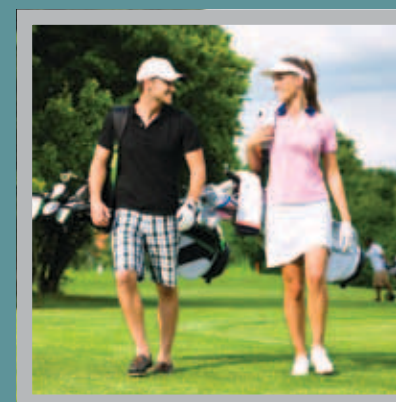
SEVENOAKS

FROM RAT RACE TO RELAXED PACE

Sevenoaks itself offers plenty in the way of leisure and retail opportunities. With its historic High Street and thriving café culture the town is home to popular names such as Strada, Café Rouge, Loch Fyne, Zizzi's and Brasserie Gérard.

In addition to a wealth of chic boutiques, supermarkets include Marks & Spencer and Waitrose, while entertainment is catered for at the Community Arts Centre, Theatre and Cinema, and the Sevenoaks Leisure Centre provides sports and fitness facilities. Those with children are well-served with several excellent local schools – both state and private – including the prestigious Sevenoaks School and the Knole Academy which features in the Good Schools Guide. The surrounding countryside is great for walking and cycling, and keen golfers can choose from a number of local courses such as the Wildernesse Golf Club and the famous Knole Park Golf Club.

The latter is home to the impressive National Trust owned Knole House with its original 'Brew House' tearoom and 1000 acre deer park. Alternatively, traditional country pubs abound in and around Sevenoaks, many of them serving real ales, local cider and good food.



RYEWOOD

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FROM DOOR TO DOOR AND SO MUCH MORE

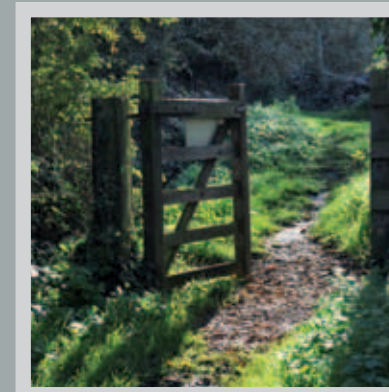
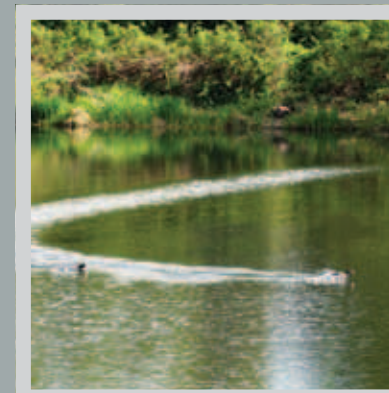
Thanks to the proximity of Dunton Green train station and its excellent road links, Ryewood is perfectly placed for access to every type of amenity in the local area.

The school run, shopping, getting to appointments, enjoying the great outdoors or seeing friends and family couldn't be easier. There's so much to see and do - from sports to visiting stately homes to socialising in Sevenoaks town centre and it's all on the doorstep.

- | | | |
|------------------------------|--------------------------------|---------------------------------|
| 01. Vine Restaurant | 10. Loch Fyne | 19. Dunton Green Primary School |
| 02. Vine Cricket Club | 11. Stag Community Arts Centre | 20. Dunton Green Post Office |
| 03. Pizza Express | 12. Brasserie Gérard | 21. Dunton Green Shops |
| 04. Sevenoaks Leisure Centre | 13. Post Office | 22. Sevenoaks Wildlife Reserve |
| 05. Strada | 14. Zizzi's | 23. Wildernesse Golf Club |
| 06. Café Rouge | 15. Marks & Spencer | 24. Knole Park Golf Club |
| 07. Savills | 16. New Beacon School | 25. Walthamstow Hall School |
| 08. Waitrose | 17. Granville School | 26. Knole Academy |
| 09. Sevenoaks School | 18. Tesco | |



Map is not to scale and shows approximate locations only.



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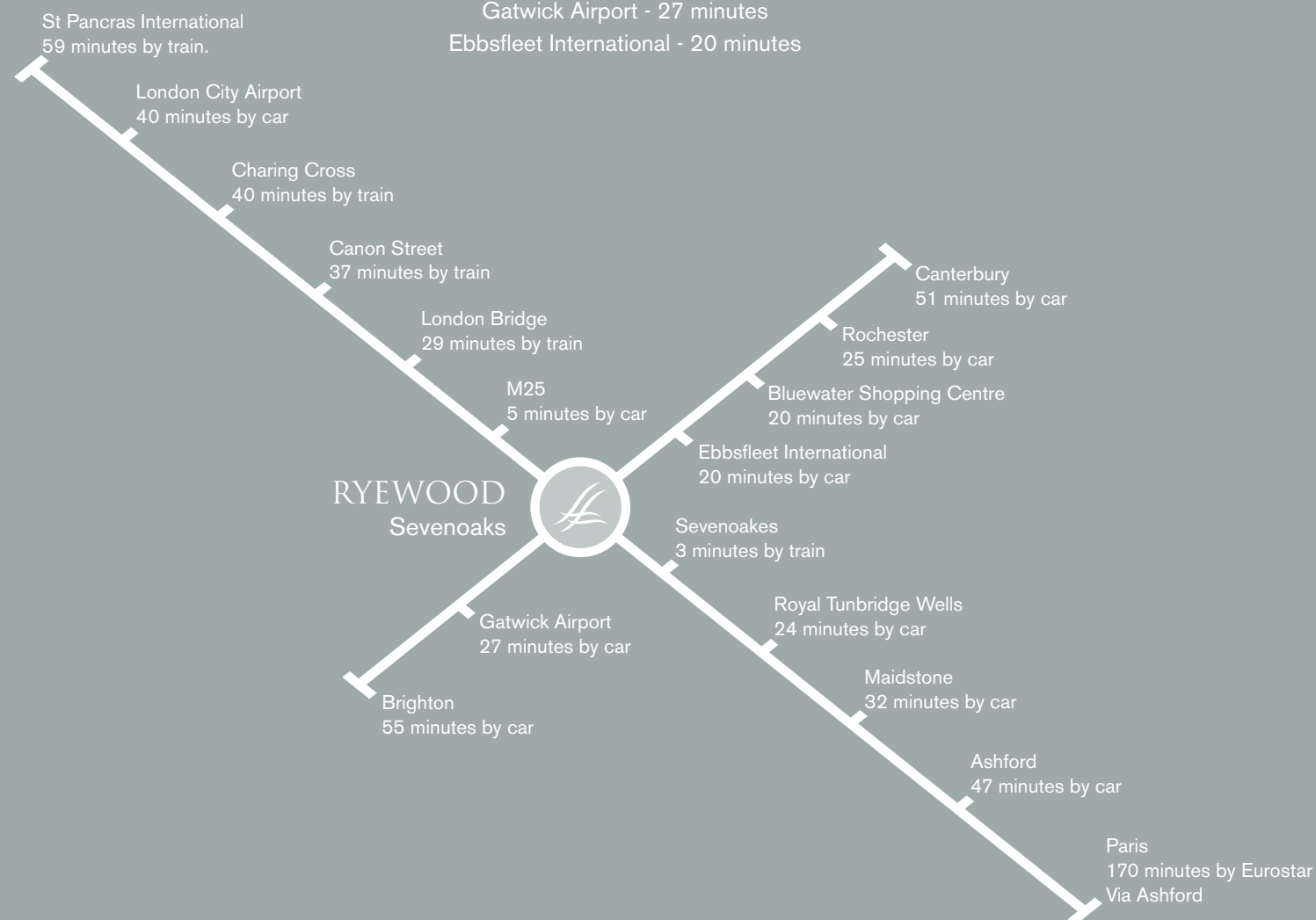
FROM TRAIN SCHEDULES TO DINING TABLES

The new community is also well-connected by road. The nearby A21 links easily to the M25, M26, M20 and M23 motorways, with Gatwick Airport just 25 miles away for international and domestic flights. Closer to home, the town centre of affluent Sevenoaks is only 2.5 miles away or five minutes by car. For everyday needs, there are local shops within half a mile of Ryewood.

Dunton Green to London Bridge – just 29 minutes
 Dunton Green to Cannon Street – 37 minutes
 Dunton Green to Charing Cross – 40 minutes

And by road, the A21, M25 and M26 are also within easy reach...

Dunton Green to Sevenoaks - 4 minutes
 Gatwick Airport - 27 minutes
 Ebbsfleet International - 20 minutes



All journey times are approximate.



ATTENTION TO DETAIL



FROM DETAIL TO DELIGHTFUL

The homes at Ryewood are designed for sophisticated modern lifestyles. Kitchens are individually designed and feature a stainless steel hob, oven and fully integrated fridge/freezer and dishwasher.
Bathrooms and en suites are fitted with white sanitaryware from Vitra.

Kitchen

- Alno individually designed kitchens with soft close feature and contemporary styled doors
- Laminate worktops and up stands with stainless steel splash back behind hob
- LED feature lighting to underside of wall cabinets
- Stainless steel sinks with chrome mixer taps
- Siemens stainless steel gas hob and chimney hood
- Siemens stainless steel fan assisted oven with combination microwave oven
- Siemens fully integrated fridge/freezer
- Siemens fully integrated dishwasher
- Plumbing for washing machine where remote from kitchen, or integrated appliance included if designed within the kitchen
- Contemporary large format ceramic floor tiling

Bathroom

- Vitra white wall mounted basin with chrome trap
- Chrome wall mounted mixer tap
- Vitra white wall hung WC with concealed cistern and soft close seat and cover
- White steel bath with tiled bath panel and glass screen
- Chrome thermostatic bath/shower mixer with a shower head and riser rail
- Large feature mirrored wall cabinet with integral shaver socket
- Contemporary large format ceramic floor tiling
- Heated polished chrome towel radiator

En-suite/Shower Room

- Vitra white wall mounted basin with chrome trap
- Chrome wall mounted mixer tap
- Vitra white wall hung WC with concealed cistern and soft close seat and cover
- Walk-in shower with glass door
- Chrome thermostatic bath/shower mixer with a handset and slider rail
- Large feature mirrored wall cabinet with integral shaver socket
- Contemporary large format ceramic floor tiling
- Heated polished chrome towel radiator

Cloakroom (houses only)

- Vitra wall mounted basin with contemporary chrome trap
- Chrome monobloc basin mixer tap
- Vitra white wall hung WC with concealed cistern and soft close seat and cover
- Heated polished chrome towel radiator

Home Entertainment

- Television (terrestrial and Sky+ Multi Room), FM radio and telephone multimedia point to living/dining room
- Sky+ point to other reception rooms and all bedrooms (subject to future connection by purchaser)
- Telephone points provided to living/dining room, master bedroom and bedroom 4/study (where applicable)

Heating & Hot Water

- Gas fired central heating and hot water system with central programmer
- Radiators with individual thermostatic controls to all rooms except where room thermostat fitted

Electrical & Lighting

- Recessed ceiling down lighters in kitchen, bathrooms and cloakroom, with pendants to all remaining rooms
- Chrome switch plates and sockets at high level, white sockets at low level
- Automatic lighting to storage cupboards
- Wall mounted light to entrance and patio doors

Windows, Doors & Ironmongery

- Colour faced composite front entrance door with polished chrome door furniture
- Oak effect internal doors with polished chrome door furniture
- PVCu bi-folding patio doors, sliding patio doors and French casement doors (where applicable)
- Multi point locking entrance, patio and casement doors (where applicable)
- PVCu sealed double glazed windows
- Locking windows
- Chain and spy hole to front entrance door

External features (houses only)

- Textured paving slabs forming access paths and patios
- Turfed front and rear garden
- Block paving to driveways (where applicable)
- White up-and-over garage doors (where applicable)
- External tap
- External electrical point
- Garden shed (where applicable)

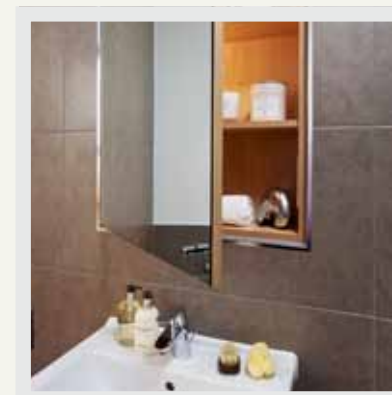
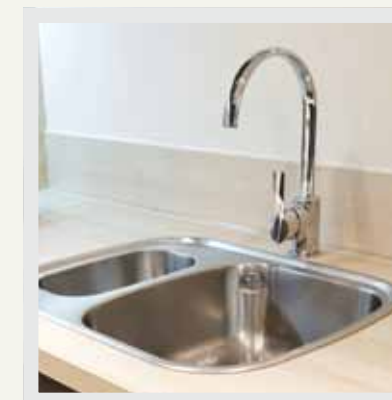
Finishing Touches

- Fitted floor finishes throughout
- White emulsion smooth finish ceilings
- White or gardenia emulsion to walls
- White painted satinwood finish to skirtings and architraves
- Staircase to include white painted spindles and newels with hardwood oak handrail and newel caps (houses only)
- PVCu soffits and fascias
- Built in wardrobe to master bedroom

Security & Peace of Mind

- 10 year warranty cover under NHBC Buildmark Scheme
- Fused spur for a wireless alarm system (for future installation by purchaser)
- Mains fed CO and smoke detectors

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required.



CONTEMPORARY LIVING SPACES





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DESIGNED FOR LIFE

Buying a home is one of the most important decisions you will ever make. The qualities that make Berkeley different mean that you can choose a new home from us with complete confidence.

Award-winning and royally recognised
 In addition to receiving numerous awards for quality, design and customer service, The Berkeley Group was granted the 2008 Queen's Award for Enterprise in Sustainable Development. These prestigious awards recognise and reward outstanding achievements in business performance. The Berkeley Group was also honoured with the title of Britain's Most Admired Company 2011, a highly-regarded award celebrating the very best of British business.

Customer service is our priority
 We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by Berkeley.

Green living and sustainable development is top of our agenda
 As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

Quality is at the heart of everything we do
 At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we

practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, Berkeley operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

Unparalleled choice of homes in the most sought after locations
 As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A commitment to creating sustainable communities
 Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



100% CUSTOMER SATISFACTION

We are dedicated to providing the highest level of customer service and we pride ourselves on ensuring that our customers are satisfied and happy with the Berkeley experience. The customer journey begins when you reserve your property and continues until 2 years after legal completion.

You will have a dedicated Customer Relations Manager who will guide you through the process and provide you with a wealth of information and assist you in personalising your new home. A recent independent survey showed that we score highly on customer satisfaction. 100% of purchasers of a Berkeley home would go on to recommend Berkeley to a friend.



SIMPLY A MORE NATURAL WAY TO LIVE

Berkeley already leads the field in sustainable development, and we are now raising standards higher still with our Vision2020 initiative. When you buy a new home from Berkeley you will be sharing this commitment to a more eco-friendly way of life that has benefits for you and for the whole community.

An exceptional customer experience

- Dedicated sales teams provide exceptional service throughout the whole buying process
- Our Customer Service teams ensure your new home exceeds expectations on all levels

Greener, more economical homes

- Use 26% less water per person than the average house*
- Save around £380* per year on energy bills
- Reduce CO₂ emissions by 76%*
- Recycling bins in every home
- Space for a home office
- A safe place to store bicycles

Creating sustainable communities

- Close to essential amenities including schools, parks and shops
- Good access to public transport
- Streets that are friendly for pedestrians and cyclists as well as cars
- Safe public spaces and pedestrian routes
- Homes designed to adapt to changing needs

A commitment to the future

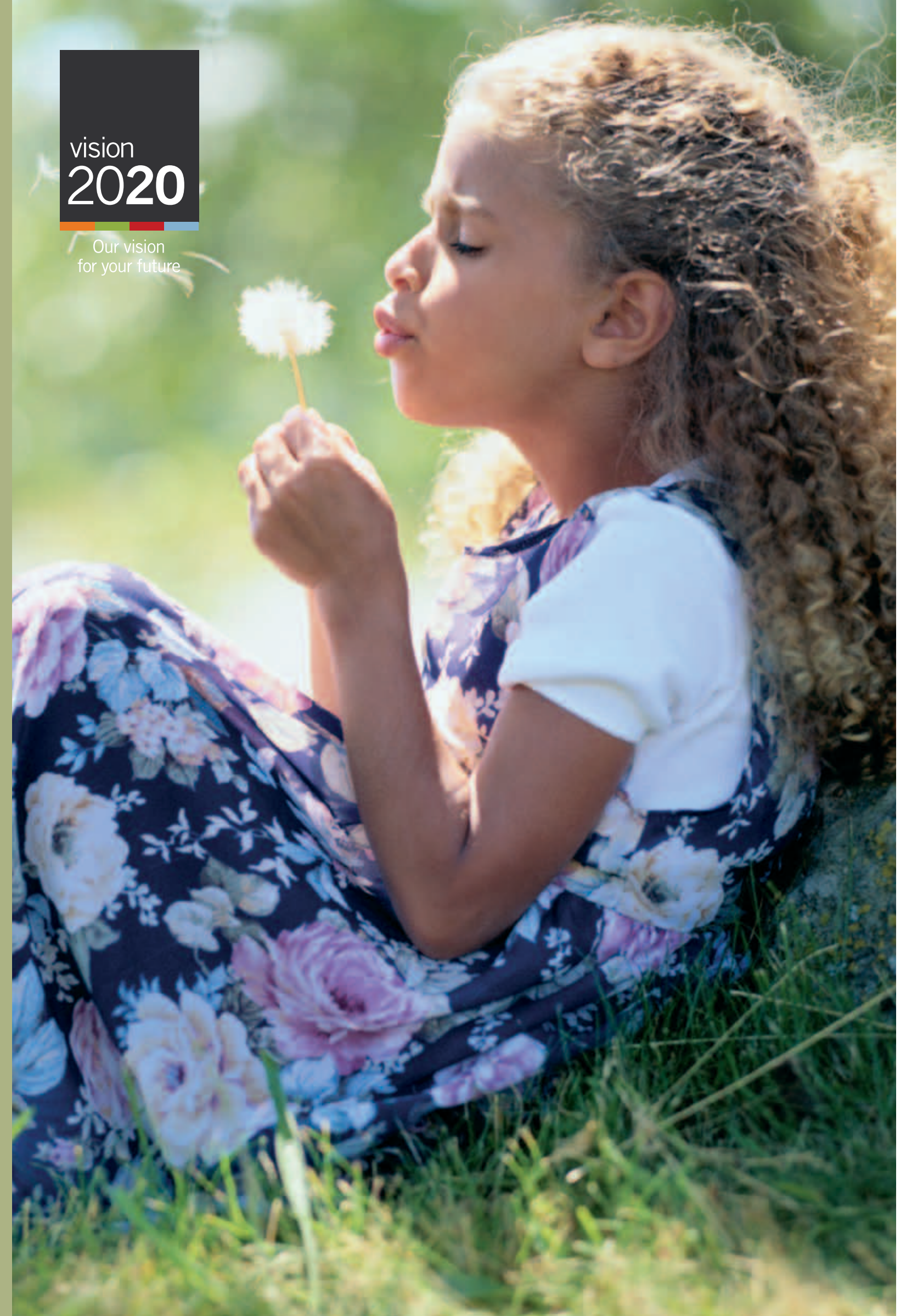
- Berkeley sets targets to reduce the water use and CO₂ emissions associated with our construction activities and business operations
- We also pledge to reuse or recycle over 80% of our construction, excavation and demolition waste

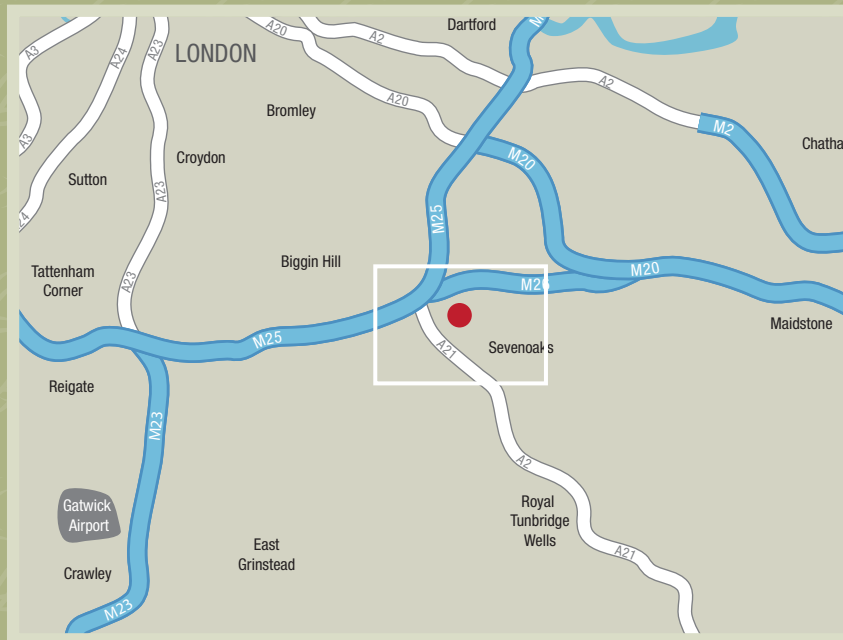
Some features are only applicable to selected developments. Please check with the Sales Consultant.

*Savings vary between every home. Figures based on a typical 3 bed Berkeley home achieving Code for Sustainable Homes Level 3. For further details contact: sustainability@berkeleygroup.co.uk

vision
2020

Our vision
for your future





From M25, junction 5, take the exit signposted A21 Sevenoaks, Hastings. After one mile, branch left, then merge onto the A25 signposted Sevenoaks, Riverhead. At the roundabout take the first exit onto the A25, signposted Maidstone, Borough Green, M20. At the next roundabout take first exit onto the A224 signposted Bromley, Dunton Green. At the following roundabout take the second exit onto the A224. Then turn right into Station Road. Continue under the railway bridge and Ryewood will be found on the right hand side.



For Sat Nav directions to Ryewood, please use the following postcode:
TN14 5HD

Tel: 01732 740402 www.ryewood.co.uk
Email: ryewood@berkeleyhomes.co.uk

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley policy of continuous improvement, the finished product may vary from the information provided. These particulars 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. Ryewood is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. 27CA/Rev2,03.2013



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