CUBED
HOMES

DUX FARM, PLAXTOL

SEVENOAKS, KENT

CUBED
HOMES

WELCOME TO
DUX FARM, PLAXTOL

Dux Farm presents an exclusive collection of four exceptional private homes in one of Kent's most desirable rural locations. Now entering the final stage of construction, the development comprises three elegant two-storey homes and one beautifully designed single-storey residence.

Thoughtfully crafted to combine timeless architecture with contemporary living, each home offers generous gardens, meadow space and uninterrupted views across the surrounding countryside. Set within a peaceful rural setting while remaining conveniently connected to nearby towns and transport links, Dux Farm offers a rare opportunity to enjoy the perfect balance of tranquillity, space and accessibility.

Designed to an exceptional standard throughout, these distinctive homes provide an enviable lifestyle in a truly idyllic setting, making Dux Farm one of Kent's most sought-after new residential developments.

PERFECTLY **PLACED**

Nestled along the picturesque Dux Farm in the sought-after village of Plaxtol, near Sevenoaks, this exclusive development enjoys an exceptional setting within the heart of the Kent countryside. Surrounded by an Area of Outstanding Natural Beauty, the landscape is defined by rolling hills, ancient woodland, orchards and scenic walking trails, offering an idyllic backdrop for everyday living.

Located just five miles from both Sevenoaks and Tonbridge, Plaxtol offers the perfect balance of rural tranquillity and modern convenience, allowing residents to enjoy the peace of village life while remaining within easy reach of excellent amenities, transport links and neighbouring towns.

The gentle River Bourne meanders through the village, while an eclectic mix of historic architecture reflects centuries of local heritage, creating a timeless character that continues to make Plaxtol one of Kent's most desirable countryside locations.

Despite its idyllic rural setting, Dux Farm enjoys excellent connectivity, making it ideally suited to both commuters and families. The A21 is just a short drive away, providing convenient access to the M25 and M26, with seamless connections across Kent, the South East and into central London.

For rail travel, Borough Green & Wrotham station, located approximately two miles away, offers direct services to London Victoria. Additional connections are available from Sevenoaks, Tonbridge and Hildenborough, with regular services to London Bridge, Charing Cross and Cannon Street, providing flexible commuting options throughout the capital.

Whether travelling for work, education or leisure, Dux Farm Lane offers the perfect balance of peaceful countryside living and exceptional accessibility, allowing residents to enjoy the best of both worlds.

Education is one of the many attractions for families choosing to call this part of Kent home. The picturesque village of Plaxtol is served by its own highly regarded primary school, founded in 1847, providing an excellent start to children's education within a welcoming village community.

The surrounding area also offers an outstanding selection of respected preparatory schools, including The New Beacon, Sevenoaks Prep, Fosse Bank, Hilden Grange and Somerhill Independent School, ensuring a wealth of educational opportunities during the early years.

For secondary education, residents are within easy reach of some of the country's most prestigious independent schools, including Sevenoaks School, Tonbridge School, Kent College Pembury and Walthamstow Hall. Families seeking outstanding state education are equally well served, with access to several of Kent's leading grammar schools, including The Judd School, The Skinners' School, Weald of Kent Grammar School and Tunbridge Wells Girls' Grammar School.

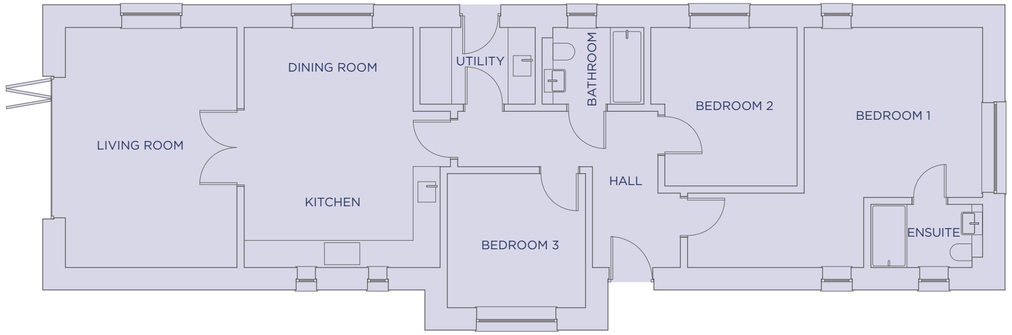
With such an exceptional range of educational choices nearby, Dux Farm is ideally positioned for families looking to combine outstanding schooling with the benefits of countryside living.

Beyond its exceptional educational offering, the surrounding area provides an enviable lifestyle for families and professionals alike. Everyday essentials are available within the village, while the nearby towns of Tonbridge, Sevenoaks and Tunbridge Wells offer an outstanding selection of boutiques, independent cafés, acclaimed restaurants and leisure facilities.

For those who enjoy the outdoors, the area is renowned for its excellent golf courses, equestrian facilities and miles of picturesque countryside to explore. Historic landmarks such as Ightham Mote, Old Soar Manor and Knole House provide an abundance of cultural and recreational opportunities, ensuring there is always something to discover.

Set within an expansive rural setting, each home at Dux Farm has been thoughtfully designed to maximise space, privacy and far-reaching countryside views. Combining the tranquillity of village life with excellent connectivity and a wealth of local amenities, this exclusive collection presents a rare opportunity to experience the very best of Kent living.

GROUND FLOOR



SOUTH PLACE

GROUND FLOOR

KITCHEN/DINING - 5.33m x 4.35m (17'6" x 14'3")

UTILITY - 2.57m x 1.72m (8'5" x 5'8")

LIVING ROOM - 5.33m x 3.83m (17'6" x 12'7")

BEDROOM 1 - 5.33m x 3.97m (17'6" x 13'0")

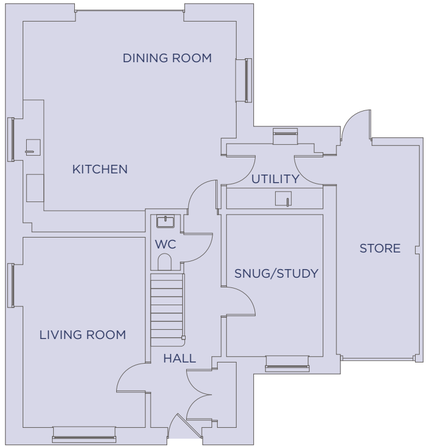
BEDROOM 2 - 3.53m x 3.25m (11'7" x 10'8")

BEDROOM 3 - 3.08m x 2.98m (10'1" x 9'9")

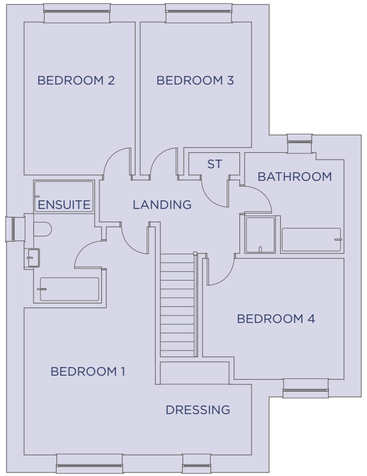
TOTAL FLOOR AREA - 111.83m^2 (1204ft^2)

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

GROUND FLOOR



FIRST FLOOR



OAST VIEW

GROUND FLOOR

KITCHEN/DINING/FAMILY AREA - 6.12m x 6m (20'1" x 19'8")

UTILITY - 2.78m x 1.89m (9'1" x 6'2")

SNUG/STUDY - 4.08m x 2.78m (13'5" x 9'1")

LIVING ROOM - 5.46m x 3.52m (17'11" x 11'7")

STORE - 5.95m x 2.37m (19'6" x 7'9")

FIRST FLOOR

BEDROOM 1 - 5.33m x 3.97m (17'6" x 13'0")

BEDROOM 2 - 3.53m x 3.25m (11'7" x 10'8")

BEDROOM 3 - 3.08m x 2.98m (10'1" x 9'9")

BEDROOM 4 - 3.08m x 2.98m (10'1" x 9'9")

TOTAL FLOOR AREA - 173.92m^2 (1872ft^2)

(STORE FLOOR AREA - 14.20m^2 (153ft^2)

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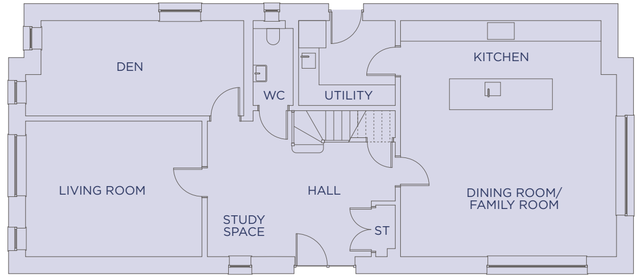
GROUND FLOOR



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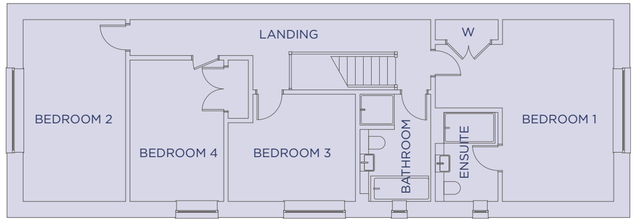

KNIGHTS BARN

GROUND FLOOR

KITCHEN/DINING/FAMILY AREA - 6.9m x 6.32m (22'8" x 20'9")

UTILITY - 2.84m x 2.52m (9'4" x 8'3")

HALL - 4.08m x 4.40m (13'5" x 14'5")

DEN - 6.38m x 2.80m (20'11" x 9'2")

LIVING ROOM - 5.17m x 3.97m (16'12" x 13'0")

FIRST FLOOR

BEDROOM 1 - 5.22m x 5.33m (17'2" x 17'6")

BEDROOM 2 - 5.33m x 3m (17'6" x 9'10")

BEDROOM 3 - 3.72m x 3.13m (12'2" x 10'3")

BEDROOM 4 - 4.13m x 3.45m (13'7" x 11'4")

TOTAL FLOOR AREA - 211.30m^2 (2274ft^2)

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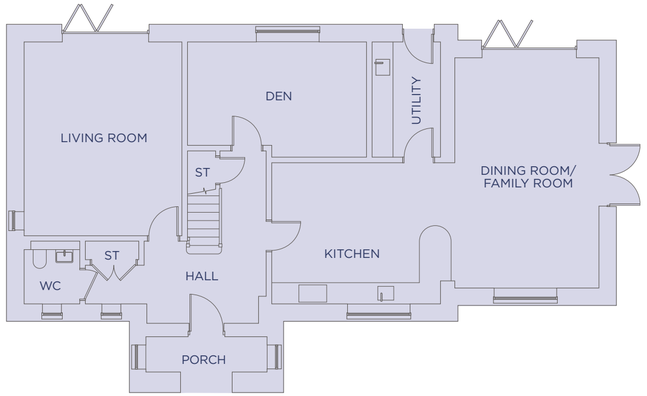
GROUND FLOOR



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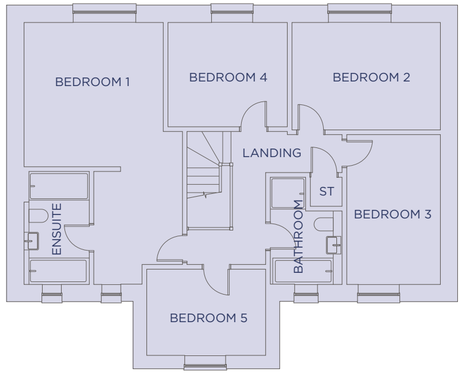


SKYLARKS

GROUND FLOOR

KITCHEN/DINING/FAMILY AREA - 9.31m x 6.56m (30'7" x 21'6")

UTILITY - 3.30m x 1.97m (10'10" x 6'6")

DEN - 5.11m x 3.30m (16'9" x 10'10")

LIVING ROOM - 5.53m x 4.51m (18'2" x 14'10")

FIRST FLOOR

BEDROOM 1 - 7.47m x 4.52m (24'6" x 14'10")

BEDROOM 2 - 4.23m x 3.07m (13'11" x 10'1")

BEDROOM 3 - 4.26m x 2.67m (13'12" x 8'9")

BEDROOM 4 - 3.41m x 2.98m (11'2" x 9'9")

BEDROOM 5 - 3.41m x 2.46m (11'2" x 8'1")

TOTAL FLOOR AREA - 216.96m² (2335ft²)

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.
- High quality 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 by Villeroy and Boch with contemporary chrome fittings.
- Matching 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.
- Connection for an electric car charger to the outside of the property.

Heating & hot water

- Underfloor heating to the ground floor with radiators to the first floor, powered by an air source heat pump to provide whole house controllable heating when you need it.
- Hot water will be provided by a pressurised cylinder associated with the air source heat pump designed to provide mains pressure hot water.

Peace of mind

- All windows and glazed external doors 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 double glazed windows and sliding doors.
- Solid internal doors.
- Bespoke staircase with oak handrail and glass infill panels.

External features

- Block paved / gravelled driveway with timber fencing to boundaries.
- Patio areas in stone paving.
- Individual array of high-quality external materials, including natural clay tile roofing, cladding and face brickwork to walls.
- Gardens turfed and landscaped.
- Connection for an electric car charger to the outside of the property.

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.

SITE PLAN

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

CUBED HOMES DELIVERING **EXCELLENCE**

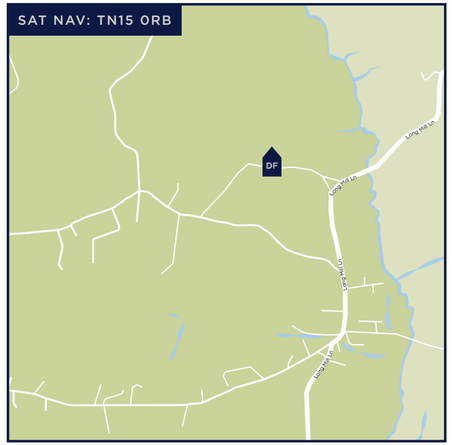
Cubed Development Ltd, incorporating Cubed Homes are a privately owned company specialising in the development of residential property in the South-East of England. We build quality one-off houses to large residential schemes with mixed-use elements.

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 todays 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:

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01892 511211
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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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