



# Foal Hurst Green

*Paddock Wood*

# Meadow Rise

Three, Four & Five Bedroom Houses



Welcome to  
**Foal Hurst  
Green**





# Foal Hurst Green

*Paddock Wood*

Royal Tunbridge Wells

Brick Kiln Wood

Meadow

Foal Hurst Wood

Nature Reserve

A228 ▼  
Tunbridge Wells/  
Maidstone

Badsell Road

Putlands Sports & Leisure Centre

Paddock Wood ►  
town centre  
and train station

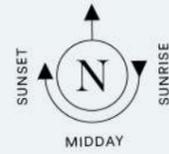
# The perfect location

Foal Hurst Green is set in the heart of the Kent countryside, along a hedge-lined country road that winds through farmland, meadows and hop fields. Traditional oast houses dot the landscape along with mature woodland that has stood for centuries providing shelter for wildlife. The far-reaching countryside views are simply stunning. For shopping, transport and entertainment, the town of Paddock Wood and historic Royal Tunbridge Wells are both close by.

Computer enhanced image. Indicative only.

# Meadow Rise

Meadow Rise is the latest release at Foal Hurst Green comprising of three, four and five bedroom homes.



## Foal Hurst Green Masterplan



### The key

#### 3 BEDROOM

- THE KINGFISHER
- THE FALCON
- THE CURLEW
- THE GREENFINCH

#### 4 BEDROOM

- THE HERON
- THE DUNNOCK
- THE EIDER

#### 5 BEDROOM

- THE HARRIER

V - VISITOR PARKING

CP - CAR PORT

The development layout is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.

# The Kingfisher

Three Bedroom House



# The Kingfisher

## Three Bedroom House

HOUSES 327 & 336

Total Area 105.30 sq m 1,134 sq ft



### GROUND FLOOR

Kitchen / Dining Room	5063mm x 3794mm	16' 7" x 12' 5"
Living Room	5985mm x 3734mm	19' 8" x 12' 3"



### FIRST FLOOR

Bedroom 1	3803mm x 3097mm	12' 6" x 10' 2"
Bedroom 2	3565mm x 2890mm	11' 8" x 9' 6"
Bedroom 3	3000mm x 2860mm	9' 10" x 9' 5"

Floorplans shown for Foal Hurst Green are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

◀▶ Measurement Points W Wardrobe C Cupboard SW Space for Wardrobe  
RL Roof Light LH Loft Hatch SWM Space for Washing Machine

# The Curlew & The Greenfinch

Three Bedroom House



Computer generated image. Indicative only.

# The Curlew

## Three Bedroom House

HOUSES 318\*, 319, 321\* & 322

Total Area 105.56 sq m 1,136 sq ft



### GROUND FLOOR

Kitchen / Dining Room	5535mm x 3771mm	18' 2" x 12' 5"
Living Room	4107mm x 3335mm	13' 6" x 10' 11"
Utility Room	2107mm x 1805mm	6' 11" x 5' 11"



### FIRST FLOOR

Bedroom 1	3147mm x 4079mm	10' 4" x 13' 5"
Bedroom 2	3962mm x 2860mm	13' 0" x 9' 5"
Bedroom 3	2796mm x 2587mm	9' 2" x 8' 6"

\*House 318 & 321 are handed  
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 RL Roof Light LH Loft Hatch SWM Space for Washing Machine

# The Greenfinch

## Three Bedroom House

HOUSES 323\*, 324, 328\* & 329

Total Area 112.44 sq m 1,210 sq ft



### GROUND FLOOR

Kitchen / Dining Room	5535mm x 5515mm	18' 2" x 18' 1"
Living Room	4100mm x 3335mm	13' 6" x 10' 11"
Utility Room	2107mm x 1805mm	6' 11" x 5' 11"



### FIRST FLOOR

Bedroom 1	3140mm x 4079mm	10' 4" x 13' 5"
Bedroom 2	3960mm x 2860mm	13' 0" x 9' 5"
Bedroom 3	2796mm x 2580mm	9' 2" x 8' 6"

\*House 323 & 328 are handed  
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# The Falcon

Three Bedroom House



# The Falcon

## Three Bedroom House

HOUSES 330, 331 & 332

Total Area 90.86 sq m 978 sq ft



### GROUND FLOOR

Kitchen	3746mm x 2533mm	12' 4" x 8' 4"
Living / Dining Room	5140mm x 4973mm	16' 11" x 16' 4"



### FIRST FLOOR

Bedroom 1	3015mm x 3785mm	9' 11" x 12' 5"
Bedroom 2	3282mm x 2650mm	10' 9" x 8' 8"
Bedroom 3	2181mm x 2235mm	7' 2" x 7' 4"

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# The Heron

Four Bedroom House



# The Heron

## Four Bedroom House

HOUSES 316\*, 317, 325, 326  
& 335\*

Total Area 137.19 sq m 1,477 sq ft



### GROUND FLOOR

Kitchen / Dining Room	5310mm x 3747mm	17' 5" x 12' 4"
Living Room	5310mm x 3393mm	17' 5" x 11' 2"
Study / Family Room	3215mm x 3202mm	10' 7" x 10' 6"
Utility Room	1992mm x 2000mm	6' 7" x 6' 7"

SIDE ELEVATION TO HOUSES 316, 317 AND 326

SIDE ELEVATION TO HOUSE 335



### FIRST FLOOR

Bedroom 1	4660mm x 3747mm	15' 4" x 12' 4"
Bedroom 2	3384mm x 2700mm	11' 2" x 8' 11"
Bedroom 3	3256mm x 2865mm	10' 8" x 9' 5"
Bedroom 4	3384mm x 2515mm	11' 2" x 8' 3"

SIDE ELEVATION TO HOUSES 316, 326 AND 335

SIDE ELEVATION TO HOUSES 316, 317 AND 326

\*Houses 316 & 335 are handed. \*\*No internal garage door to house 317 & 325.  
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# The Dunnock

Four Bedroom House



# The Dunnock

## Four Bedroom House

HOUSE 320

Total Area 151.19 sq m 1,627 sq ft



### GROUND FLOOR

Kitchen / Dining Room	5985mm x 4436mm	19' 8" x 14' 7"
Living Room	4797mm x 3510mm	15' 9" x 11' 6"
Utility Room	2430mm x 1910mm	8' 0" x 6' 3"
Garage	6148mm x 3188mm	20' 2" x 10' 6"



### FIRST FLOOR

Bedroom 1	4893mm x 3510mm	16' 1" x 11' 6"
Bedroom 2	4272mm x 3003mm	14' 0" x 9' 10"
Bedroom 3	3510mm x 3125mm	11' 6" x 10' 3"
Bedroom 4	3162mm x 3000mm	10' 5" x 9' 10"

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# The Eider

Four Bedroom House



# The Eider

## Four Bedroom House

HOUSES 333\*, 334 & 337

Total Area 134.28 sq m 1,445 sq ft



### GROUND FLOOR

Dining/Family Room	5399mm x 3510mm	17' 9" x 11' 6"
Kitchen	3286mm x 2593mm	10' 9" x 8' 6"
Living Room	5984mm x 3248mm	19' 8" x 10' 8"



### FIRST FLOOR

Bedroom 1	4872mm x 3086mm	16' 0" x 10' 2"
Bedroom 2	3753mm x 3510mm	12' 4" x 11' 6"
Bedroom 3	3343mm x 2804mm	11' 0" x 9' 2"
Bedroom 4	3365mm x 3086mm	11' 1" x 10' 2"

\*House 333 is handed.  
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# The Harrier

Five Bedroom House



# The Harrier

## Five Bedroom House

HOUSE 315

Total Area 168.12 sq m 1810 sq ft



### GROUND FLOOR

Kitchen / Dining Room	7673mm x 3173mm	25' 2" x 10' 5"
Living Room	5760mm x 3585mm	18' 11" x 11' 9"
Utility Room	1723mm x 1723mm	5' 8" x 5' 8"

### FIRST FLOOR

Bedroom 1	3410mm x 3680mm	11' 2" x 12' 1"
Bedroom 2	3588mm x 3173mm	11' 9" x 10' 5"
Bedroom 5	3570mm x 2852mm	11' 9" x 9' 4"



### SECOND FLOOR

Bedroom 3	3959mm x 3268mm	13' 0" x 10' 9"
Bedroom 4	3959mm x 3680mm	13' 0" x 12' 1"

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# Contemporary Specification

## INDIVIDUALLY DESIGNED KITCHEN

- Soft-close cabinet doors and drawers in a choice of colours
- Montelli worktop and upstand
- LED lighting to underside of wall cabinets
- One and a half bowl sink with mixer tap
- Bosch single oven
- Bosch induction hob with touch controls
- Integrated extractor
- Integrated fridge freezer
- Integrated dishwasher
- Provisions for free standing washer/dryer when within utility cupboard or utility room – see sales plans for location
- Power sockets above worktops

## KITCHEN ENHANCEMENT TO 5 BEDROOM HOMES ONLY

- Quartz worktop
- Bosch combination microwave oven
- 5 ring Bosch induction hob with touch controls and canopy extractor
- Integrated in-column fridge
- Integrated in-column freezer
- Wine cooler

## QUALITY BATHROOM

- Contemporary style bathrooms and bathroom furniture
- Washbasin with chrome taps
- Mirrored vanity cabinet to en suite where applicable
- Vanity drawer to bathroom where applicable
- Walk-in shower with fixed head to en suite
- Walk in shower with fixed head to four piece bathroom
- Bath with shower head and screen to three piece bathroom
- WC with chrome dual flush, concealed cistern and soft-close seat
- Chrome heated towel rail
- Ceramic wall tiles to selected areas

## INTERIOR FINISHES

- Painted 2-panel interior doors
- Painted staircase with oak handrail
- Full-height wardrobe to bedroom 1
- Walk in wardrobe with internal fit out to 5 bedroom home only
- Amtico flooring throughout the ground floor (except where living room is separate to dining area)
- Amtico flooring to bathroom and en suite
- Fitted carpet to the remainder of the property

## HOME ENTERTAINMENT

- Wiring for Sky Q (subject to future purchaser subscription) to living room, and bedroom 1
- Television point provided to living room, dining/family area, home office and all bedrooms
- FTTP (fibre) and Hyperoptic Fibre to all plots located in hall cupboard
- Cat 6 prewired home network points to selected rooms

## HEATING, ELECTRICAL AND LIGHTING

- Energy efficient gas-fired central heating and hot water system
- Radiators with thermostatic controls, controlled by zones
- LED downlights to hallway, kitchen, family/dining area, all bathrooms and cloakroom
- Pendant lights to living room and bedrooms

## EXTERNAL

- Feature entrance door with chrome door furniture
- Garage/Carport with power and light provided to selected plots
- Allocated parking
- Landscaped front gardens
- Patio area and turfed rear garden
- External tap and water butt
- External power point
- Cycle storage provided to selected plots
- PV panels to roof
- EV car charging point to selected homes

## SECURITY AND PEACE OF MIND

- High security front entrance door with multi-point locking system
- External light
- Mains fed smoke detector
- Facility for future wireless alarm system
- 10-year Premier Guarantee scheme and 2-year Berkeley guarantee

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley Homes reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. Berkeley Homes reserves the right to make these changes as required.

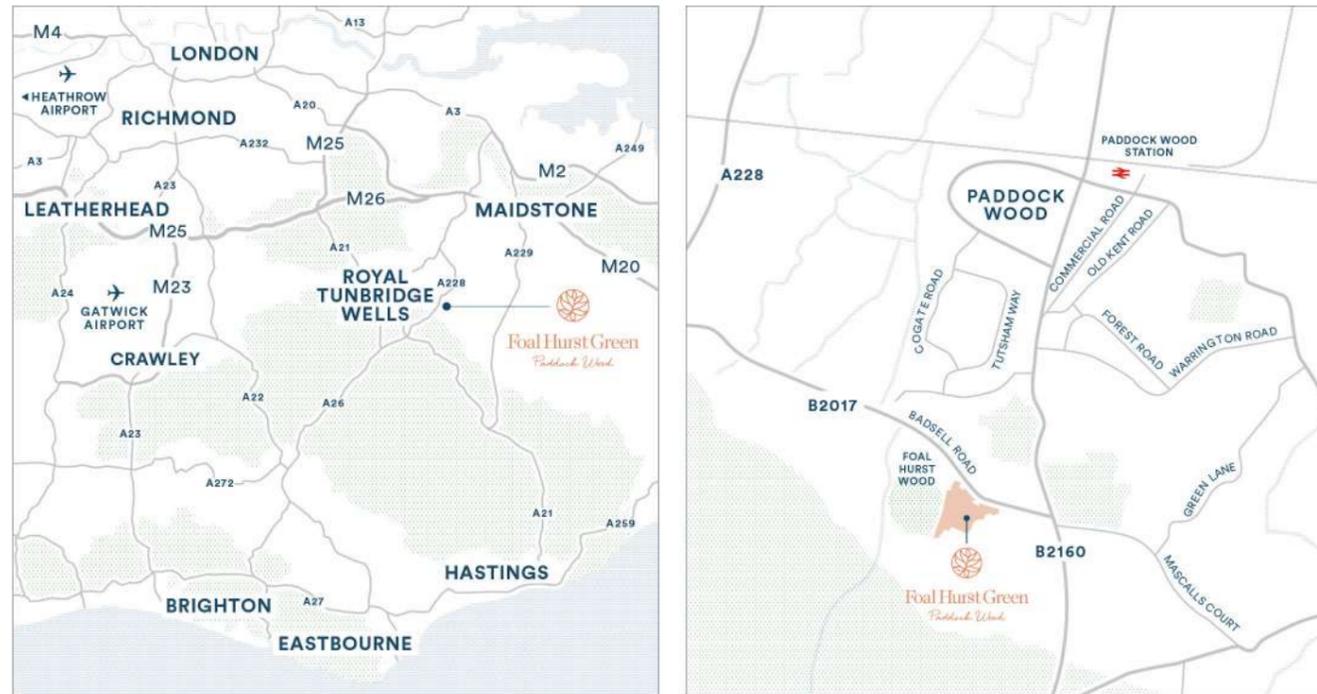
A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.



Photography is indicative only.

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Maps not to scale and show approximate positions only.



Protection for new-build home buyers

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's policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. We reserves the right to make these changes as required. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. 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. Foal Hurst Green is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact our Sales Team to ascertain the availability of any particular property. E062/54CA/0226

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