

The Spirit of Exceptional Living



HARTDENE BARNs

Cowden | Kent

9 NEW HOMES

WHERE SUSTAINABILITY MEETS LUXURY LIVING



Welcome to Hartdene Barns.

"Where sustainability and super energy efficient design, meets luxury living"

This private gated development built to the RIBA Climate Challenge is an exceptional collection of nine, stylish and contemporary architecturally designed Net Zero homes. Set in just under 37 acres of land within an Area of Outstanding Natural Beauty, the site offers spectacular views over rolling countryside. Homes constructed to not only harmonise with nature but to provide modern luxury and sustainable living.

The homes are designed to integrate gracefully with their surroundings, fitting effortlessly into the picturesque environment. Inside, spacious living areas and vaulted spaces provide exceptional living accommodation. These generously proportioned, luxurious homes, boast nearly zero running costs while embodying the pinnacle of environmental sustainability in their construction, daily operation, and long-term maintenance.



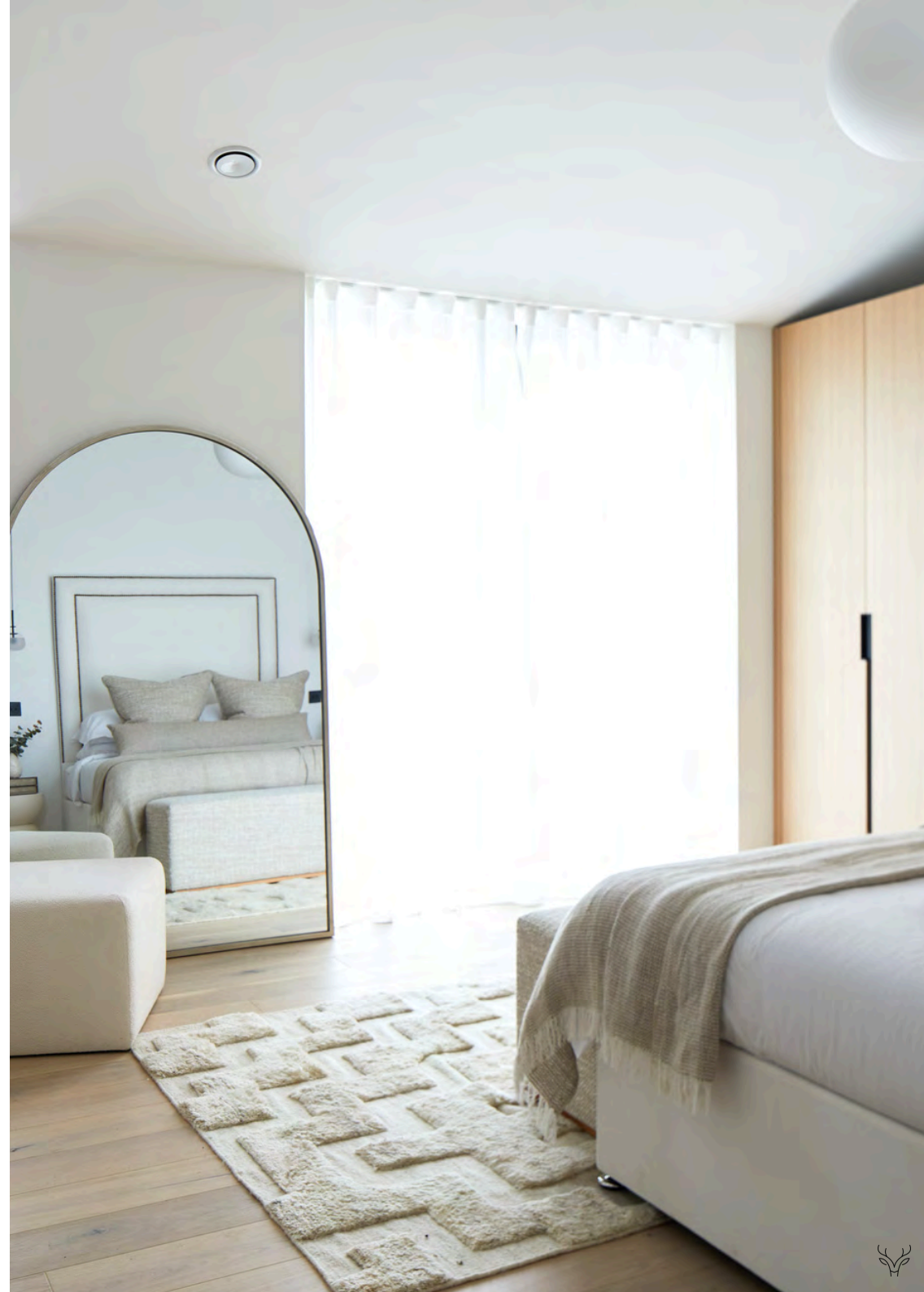
Peaceful Living Redefined.

Enjoy the best of countryside living without the demands within peaceful, rural surroundings, it offers a rare blend of luxury and tranquillity. With scenic views, open spaces, and thoughtfully designed homes, it provides all the charm of country life without the maintenance that often comes with it. Here, you can unwind, reconnect with nature, and embrace a relaxed, balanced lifestyle all while knowing every detail has been carefully managed for your comfort and ease.










The Homes. Embrace the Spirit of Hartdene Barns.

These homes are designed to meet the RIBA Climate Challenge, bridging both sustainability and energy efficiency with luxury living. With their architectural quality, sustainability features and well-being additions, there is nothing to directly compare the development to in the current market. Each home is designed to produce as much energy as it consumes, thanks to cutting-edge renewable energy technologies such as solar panels and air-source heat pumps. Each property is sustainable in both its construction and ongoing operational energy consumption. These homes not only reduce the carbon footprint of residents but also promote a self-sustaining lifestyle.

The homes are masterpieces, built with the highest quality materials. From the charred timber cladding exteriors to the airy vaulted ceilings. Bioethanol fireplaces add warmth and intimacy while Crittall doors flood spaces with natural light. The cantilevered staircase of Barn 1 offers floating sophistication, while all barns have their own unique architectural moments showcasing distinct bespoke joinery. These features are not just elements of design they are expressions of love and dedication by the Q New Homes team to create a living experience that is as luxurious as it is sustainable.



“Hartdene Barns are amongst
the most sustainable and
energy efficient homes in the
entire UK.”

External Consultant
Brandon Wipperfurth, Whole Life Carbon Assessor



The Private Allotments.

Nestled within the serene expanse of the Hartdene Barns estate lies a haven of tranquillity in abundance. Our private luxury allotments, thoughtfully set back from the homes are beautifully cultivated spaces that offer residents the rare opportunity to reconnect with nature and have their own organic produce managed and maintained by our partnered chemical free growing experts Roots Allotments; a way to embrace a truly sustainable lifestyle.

The 37 acres surrounding Hartdene Barns provide a stunning natural backdrop, with wildflower meadows and winding pathways. Our private allotments are an extension of this landscape a place where residents can build a deeper connection to the land and benefit from a more sustainable way of living.





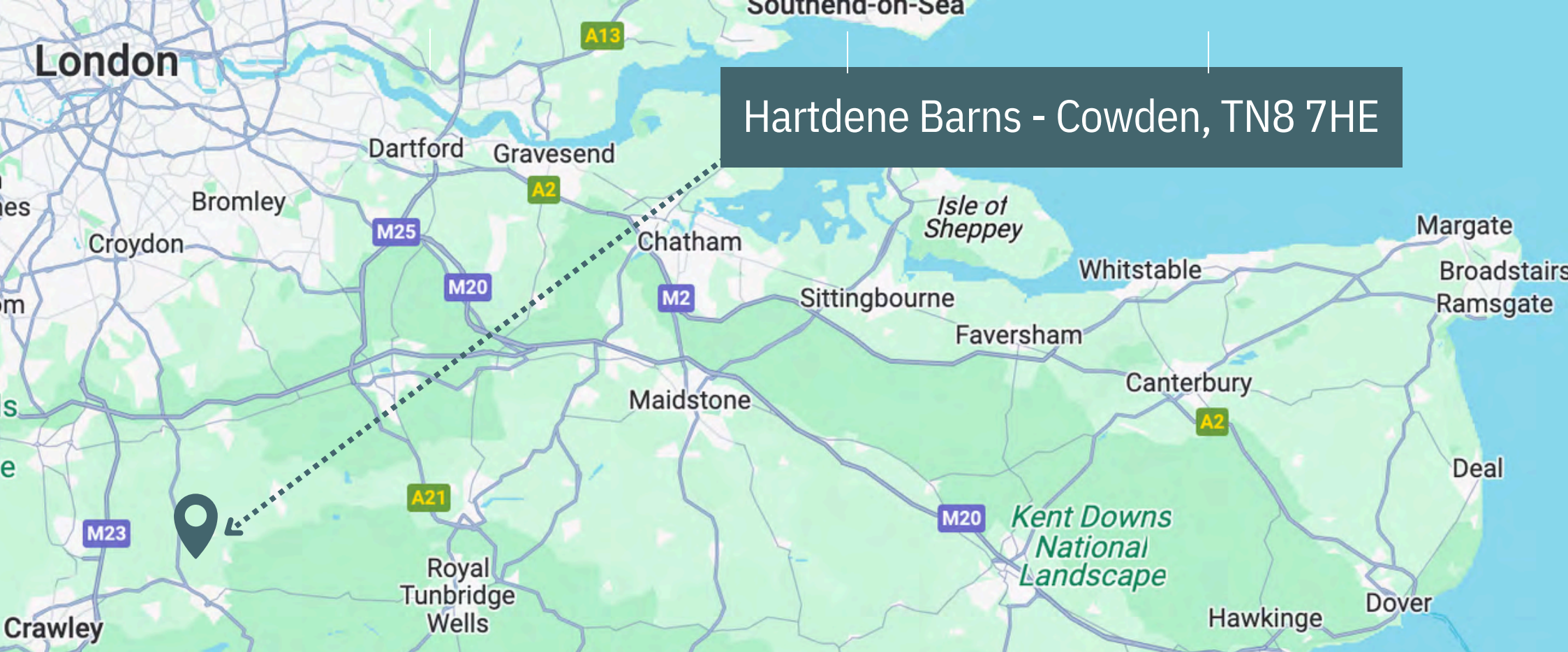
Beyond the practical benefits, these allotments offer a space for well-being and relaxation. Imagine spending peaceful mornings with the gentle rustle of trees in the breeze. In the evenings, gather fresh ingredients for a home-cooked meal, knowing your produce is as local and organic as it gets.

At Hartdene Barns, we believe luxury is about more than just beautiful homes, it is about the lifestyle they enable. Our private luxury allotments are a perfect embodiment of that vision. An invitation to slow down, grow your own, and enjoy the simple pleasures of life in an extraordinary setting.

Allotment Overview

- Providing no dig, zero miles, zero packaging, organic veg to the homeowners, fully managed by ROOTS ALLOTMENTS and nestled in a serene landscape within a newly planted fruit and soft fruit orchard, with native hedgerow perimeter.
- Each space also benefits from a private potting shed overlooking their private growing space.
- Owners can choose to get involved as much or as little as they choose, or simply just receive produce tailored to their preferences.
- Each striking potting shed is finished in charred timber cladding off-cuts (waste), from the main development where we are striving to eliminate waste.
- Each potting shed roof is oversized to harvest rainwater for irrigation and provide a canopy over the integrated shaded bench overlooking the raised allotment beds and view of the valley beyond.







Effortless Connections.

Hartdene Barns is nestled close to the quaint villages of Hartfield and Cowden, set in open English countryside on the border of West Kent and East Sussex. Cowden Station is just 3 minutes drive from the development which provides train services into London Bridge and London Victoria in under an hour. For international travel, Gatwick Airport is a short 35 minute drive away. The high street of Edenbridge is just 10 minutes away and offers convenient access to supermarkets including Waitrose, a post office and an enticing range of eateries.

The market towns of Sevenoaks and Tunbridge Wells are each less than a 30 minute drive boasting vibrant town centres with a number of outstanding restaurants, theatres, museums and art galleries.

Hever Castle set in 125 acres of glorious grounds, is just 7 minutes drive.

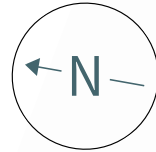
Ashdown Forest, with its rich archaeological heritage, is nearby with miles of walking and cycling paths cut through river valleys and rolling hillsides. The 6500 acres is an unrivalled open space in the South East of England. The Forest is at the heart of the High Weald Area of Outstanding Natural Beauty and has national and international protection due to its wildlife with wonderful views over the Sussex countryside.



Welcome to Hartdene Barns.

Our development plan enables you to get a feel for the exclusivity of Hartdene Barns, however, nothing will give you the impact of what it is like to walk around one of the Barns, taking in the exceptional backdrop of the 37 acres of beautiful countryside. See for yourself how every window has been carefully placed to frame a view - just like a piece of art.

If you are already feeling a sense of anticipation to visit Hartdene Barns, please reach out to arrange a personal tour.



MAIN
ENTRANCE

PRIVATE
ALLOTMENTS





Barn 1
 5 Bedroom
 Detached House
 Internal 6469ft²
 External 22313ft²



Barn 2
 4 Bedroom
 Detached House
 Internal 4037ft²
 External 22443ft²



Barn 3
 3 Bedroom Single
 Storey House
 Internal 1830ft²
 External 11991ft²



Barn 4
 4 Bedroom
 Detached House
 Internal 2766ft²
 External 4575ft²



Barn 5
 3 Bedroom End of
 Terrace House
 Internal 2713ft²
 External 4090ft²



Barn 8
 4 Bedroom Semi-
 Detached House
 Internal 4241ft²
 External 4855ft²



Barn 6
 3 Bedroom Mid
 Terrace House
 Internal 2228ft²
 External 2497ft²

Barn 9
 4 Bedroom Single
 Storey House
 Internal 4392ft²
 External 13487ft²

Barn 7
 3 Bedroom End of
 Terrace House
 Internal 2713ft²
 External 3261ft²





Barn 5

3 Bedroom End of Terrace
Internal 2713ft²
External 4090ft²

Barn 6

3 Bedroom Mid Terrace
Internal 2228ft²
External 2497ft²

Barn 7

3 Bedroom End of Terrace
Internal 2713ft²
External 3261ft²

The Dutch Barns (5, 6 & 7) Distinctive Design with Sustainable Living.

This exclusive terrace of just three, three-bedroom homes offers a unique blend of character, style, and eco-conscious innovation. Featuring striking vaulted curved ceilings and thoughtfully designed living spaces, each barn brings its own individual charm.

Barns 5 and 7 welcome you with dramatic double-height entrances and feature staircases, while Barn 6 offers a more intimate layout with a dedicated study and amphitheatre staircase.

The open-plan kitchen, living, and dining areas are designed for modern living, enhanced by architectural glazing and a stylish eco bio-ethanol fireplace. Principal bedrooms boast en-suites and dressing rooms (Barn 6 without dressing room), while the additional bedrooms offer flexible accommodation, with en-suites in Barns 5 and 7. Practical features like utility rooms and additional living spaces complete these beautifully designed homes.

Sustainability is at the forefront with air source heat pumps (ASHP,) mechanical ventilation with heat recovery (MVHR) and a powerful solar panel system ensuring energy efficiency without compromise.



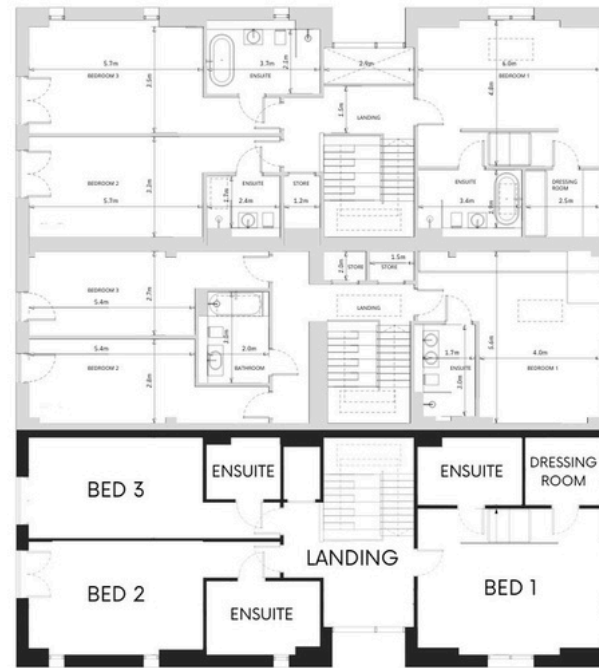


GROUND FLOOR

- Hallway **2.9m x 3.3m**
- Kitchen, Dining and Living Room **9.5m x 6.8m**
- Utility Room **3.3m x 3.8m**
- TV Room **5.8m x 3.2m**
- WC **1.5m x 1.7m**

FIRST FLOOR

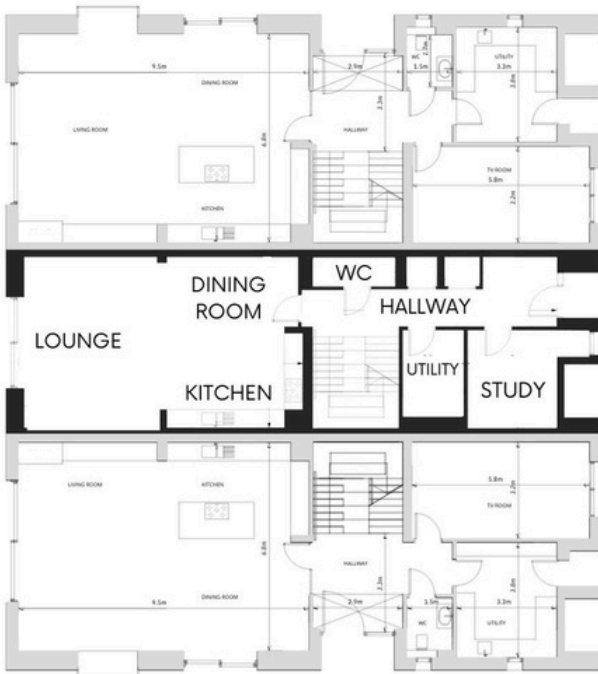
- Landing **2.9m x 1.5m**
- Bedroom 01 **6.0m x 4.8m**
- Ensuite **3.4m x 1.9m**
- Dressing Room **2.5m x 1.9m**
- Bedroom 02 **5.7m x 3.3m**
- Ensuite **2.4m x 1.7m**
- Bedroom 03 **5.7m x 3.4m**
- Ensuite **3.7m x 2.1m**
- Store **1.2m x 1.7m**





Barn 6

3 Bedrooms | 2 Bathrooms | 2 Reception



GROUND FLOOR

- Hallway **8.4m x 1.2m**
- Kitchen, Dining and Living Room **9.3m x 5.6m**
- Utility Room **2.0m x 2.8m**
- Study **2.9m x 3.2m**
- WC **2.4m x 0.9m**
- Store **1.0m x 0.9m**
- Store **1.1m x 0.9m**

FIRST FLOOR

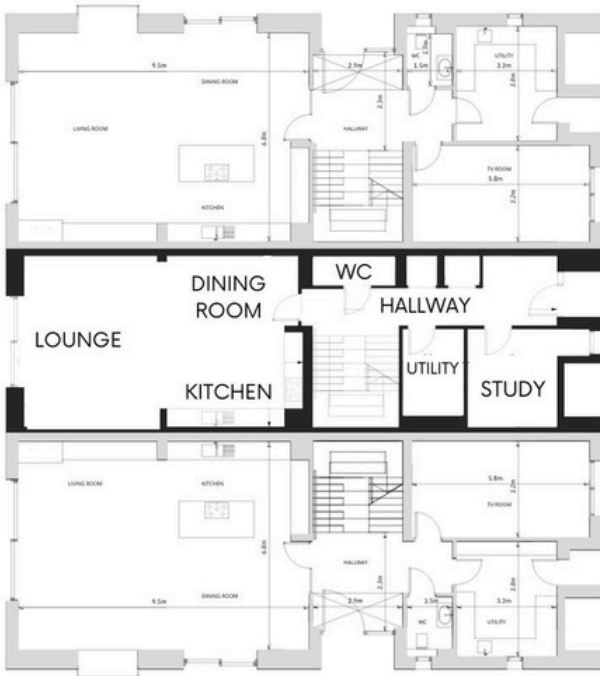
- Landing **2.9m x 1.5m**
- Bedroom 01 **4.0m x 5.6m**
- Ensuite **1.7m x 3.0m**
- Bedroom 02 **5.4m x 2.8m**
- Bedroom 03 **5.4m x 2.7m**
- Bathroom **2.0m x 3.0m**
- Store **1.5m x 1.0m**
- Store **1.5m x 1.0m**





GROUND FLOOR

- Hallway **2.9m x 3.3m**
- Kitchen, Dining and Living Room **9.5m x 6.8m**
- Utility Room **3.3m x 3.8m**
- TV Room **5.8m x 3.2m**
- WC **1.5m x 1.7m**



FIRST FLOOR

- Landing **2.9m x 1.5m**
- Bedroom 01 **6.0m x 4.8m**
- Ensuite **3.4m x 1.9m**
- Dressing Room **2.5m x 1.9m**
- Bedroom 02 **5.7m x 3.3m**
- Ensuite **2.4m x 1.7m**
- Bedroom 03 **5.7m x 3.4m**
- Ensuite **3.7m x 2.1m**
- Store **1.2m x 1.7m**



Superior Specification

HARTDENE BARNs has been designed and built to the highest specification and standards, to align with the expectations of today's sophisticated and environmentally discerning residents.

The extensive specification is a testament to the far-reaching attention to detail bestowed on every aspect of this unique development to ensure integrity alongside luxury living.

Where contemporary architectural design seamlessly connects and integrates with the beautiful natural surroundings, and where these new exceptional homes encourage a new community to thrive.



OVERVIEW

- EPC SAP A+ / Carbon Net Zero.
- Architecturally designed homes with energy efficiency and sustainability at the forefront of their design.
- All homes with access to their own fully managed allotment / growing space / wellbeing areas.
- All homes distinctly unique, with their own architectural moments setting them apart.
- Landscaped private gardens and communal areas.
- Located in an Area of Outstanding Natural Beauty.
- All homes with multiple private parking spaces on private front drives.
- Additional visitor parking spaces.*
- All homes are sold as Freehold.
- Service charge for communal parts.*

LIGHTING

- Lighting designed by Atrium Lighting. High quality lighting from a collection of architectural lighting suppliers including FLOSS, and VIBIA.
- Switches and sockets by Soho Lighting.
- Smart lighting control by Kasambi with set up/commissioning by Atrium Lighting. *REQUIRED AFTER INTERNET CONNECTED TO EACH PLOT.

KITCHEN AND UTILITY ROOMS

- Custom-made kitchens and utility rooms by Ornate Kitchen And Interiors.
- Comprehensive fitted kitchens in Anthracite Vertical Oak, and contrasting Light Natural Oak to islands and other areas.
- Comprehensive fitted utility kitchens in Light Natural Oak, with seating bench to most plots.
- Worktops with full height upstands/splashbacks in Caesarstone 4011 Cloudburst Concrete.
- Under mounted stainless steel sink and Quooker Flex Black taps and Quooker COMBI+ 2024 model instant, boiling, hot and cold water taps.
- Recessed lighting to wall units, handle detailing and below worktops.
- All appliances by V- Zug. V-Zug rooted in Switzerland since 1913, are committed to a sustainable future through the responsible, climate-neutral production of high-precision, durable products that are class leading in energy efficiency and design.
- V-Zug induction hob with down draft extraction working alongside MVHR systems. CombiCookTop V2000 I804.
- V- Zug integrated tower fridge and tower freezer. Cooler V4000 178K. Freezer V4000 178N.
- V- Zug integrated wine cooler. WineCooler UC SL 60.
- V- Zug integrated dishwasher. AdoraDish V6000.
- V- Zug integrated washer/dryer installed in show home only as a loan appliance. Spaces left in utility room in other plots.
- V- Zug Combination ovens, steam ovens. Combi V2000 60. CombiMiwell V4000 45. CombiSteamer V4000 45 Plots 1, 3, 4, 9.*
- Kaelo Wine Chiller integrated into worktops in Plots 1 and 9.

*Can be upgraded in other plots.



HOME ENTERTAINMENT & COMMUNICATION

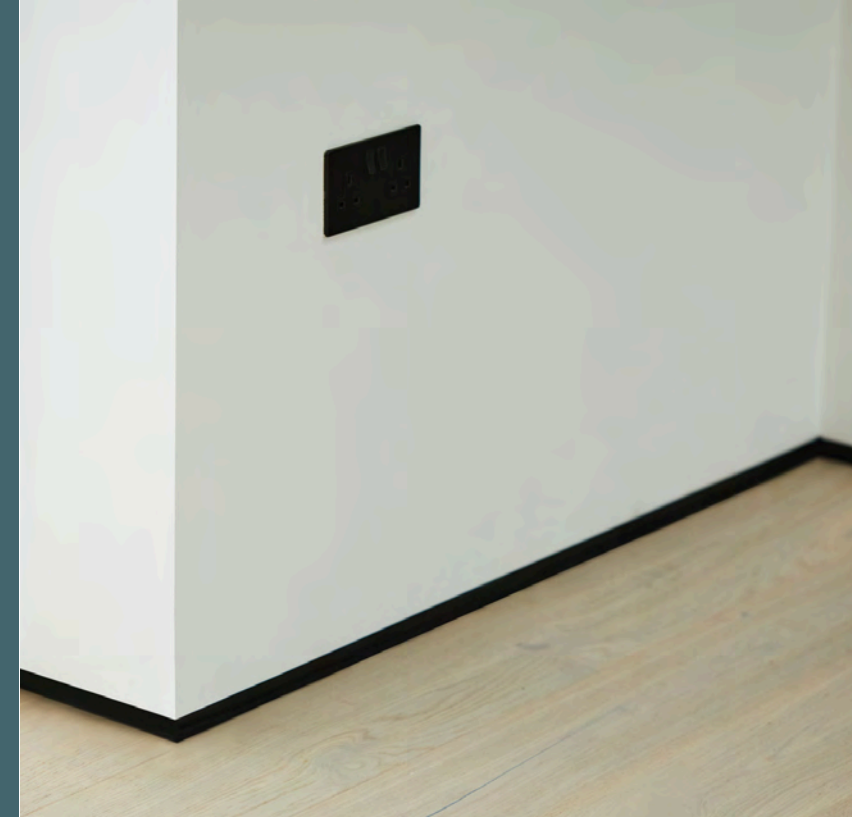
- BT Full Fibre Network to all homes.
- TV and Data Points throughout all the homes
- Server and data cabinet to all homes to future proof cat 6 distribution network throughout the homes.
- In ceiling sonus speakers to kitchen dining and living areas in Plot 1 and 9. All other plots are hardwired for the same and can be upgraded on request.*
- Secondary reception rooms hardwired for a home cinema full surround system. Full installation of custom home cinema can be arranged as upgrade on request.*

DECORATION AND JOINERY

- All plots fully plastered and painted in Tikkurilla pure white.
- All internal doors, crittall doors. oak flooring and staircases by Zakuna.
- All plots principal bedroom with fully fitted wardrobes and entrance joinery by Ornate Kitchen and Interiors.
- Show home Plot 9 with fitted wardrobes to all bedrooms and joinery to second reception room.
- On request we can upgrade other bedrooms or any rooms to also have fitted wardrobes/custom joinery with final design by homeowner.*
- We have treated the design of each home as if it is our own home. However we are happy to facilitate further enhancements and improvements to further customise your home.*

BATHROOMS

- Porcelain floor & wall tiles to all bathrooms, cloakrooms and en-suites, with all porcelain by Mandarin Stone.
- Principal Bathrooms. Mandarin Stone; Kast Dark Grey porcelain to floors, Pastella White Matt Porcelain to walls, and Iggy White Gloss Porcelain Mosaic to feature wall areas.
- Cloakroom / WC's. Mandarin Stone; Kast Light Grey porcelain to floors, Pastella Teal Matt Porcelain to walls, and Iggy Green Gloss Porcelain Mosaic to feature wall areas.
- All other bathrooms. Mandarin Stone; Kast Light Grey porcelain to floors, Pastella Grey Matt Porcelain to walls, and Iggy Grey Gloss Porcelain Mosaic to feature wall areas.
- Modern white sanitary ware, porcelain bowls and oak furniture with stone countertops, and matching stone countertops to recessed shelf areas and feature mirrors, all by Dansani.
- All brassware by Crosswater in Matt Black, apart from Principal Ensuites in Brushed Bronze.
- All glassware by Crosswater.
- All showers full wet rooms with full tanking system, cut to fall shower area formers and fully tiled.
- High quality freestanding baths. Plots 4 and 6 have tiled in back to wall baths to family bathrooms.
- Heated colour match electric towel rails in Matt Black or Brushed Bronze.



More energy efficient

A+

HARTDENE BARNES

Net zero CO₂ emissions

A
B
C
D
E
F
G

Less energy efficient



Built to last. Designed for the Future. A RIBA Climate Challenge, Net Zero Carbon Development

Set within the rolling landscape of the High Weald AONB, Hartdene Barns is a visionary collection of homes that fuses timeless design with future-proofed sustainability.

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