

Find your sanctuary at

# The Paddocks

Horsmonden, Kent

2, 3, 4 & 5 bedroom homes



Charles Church





Welcome  
to your  
sanctuary.

At Charles Church,  
we know what  
makes a house  
a home. It's a  
feeling of comfort,  
belonging  
and connection.

The Paddocks is our stunning collection of two, three, four and five-bedroom homes situated in the village of Horsmonden in Kent.

The development has plenty of rural walks on your doorstep with all the amenities you need close-by.



# Building your world since 1965.

We've been creating exceptional homes for over 60 years, evolving from a small family-run business in the South East to one of the UK's leading premium housebuilders. Today, with locations across the country, we continue to deliver high-quality homes and customer service to our ever-growing Charles Church community.

We pride ourselves on building desirable homes with high specification inside and out, in sought-after locations using a mix of traditional and modern techniques.

## A pleasure in everyday living

Every Charles Church home is designed to make everyday living a pleasure. Carefully considered layouts that can flex and adapt to how you live your life – it's your sanctuary after all.

## Every touch, every turn

High quality specification comes as standard, so every surface you touch, every switch you flick, every handle you turn, and every door you close makes you feel reassured, comforted, safe and relaxed.

## A sense of place

Finding somewhere we can call home is about more than bricks and mortar, it's about a sense of place and of belonging, too. Well-designed street scenes, gardens and green open spaces will evolve naturally over time, embedding your Charles Church home deeper into its landscape with each year that passes.

## Where sustainability matters

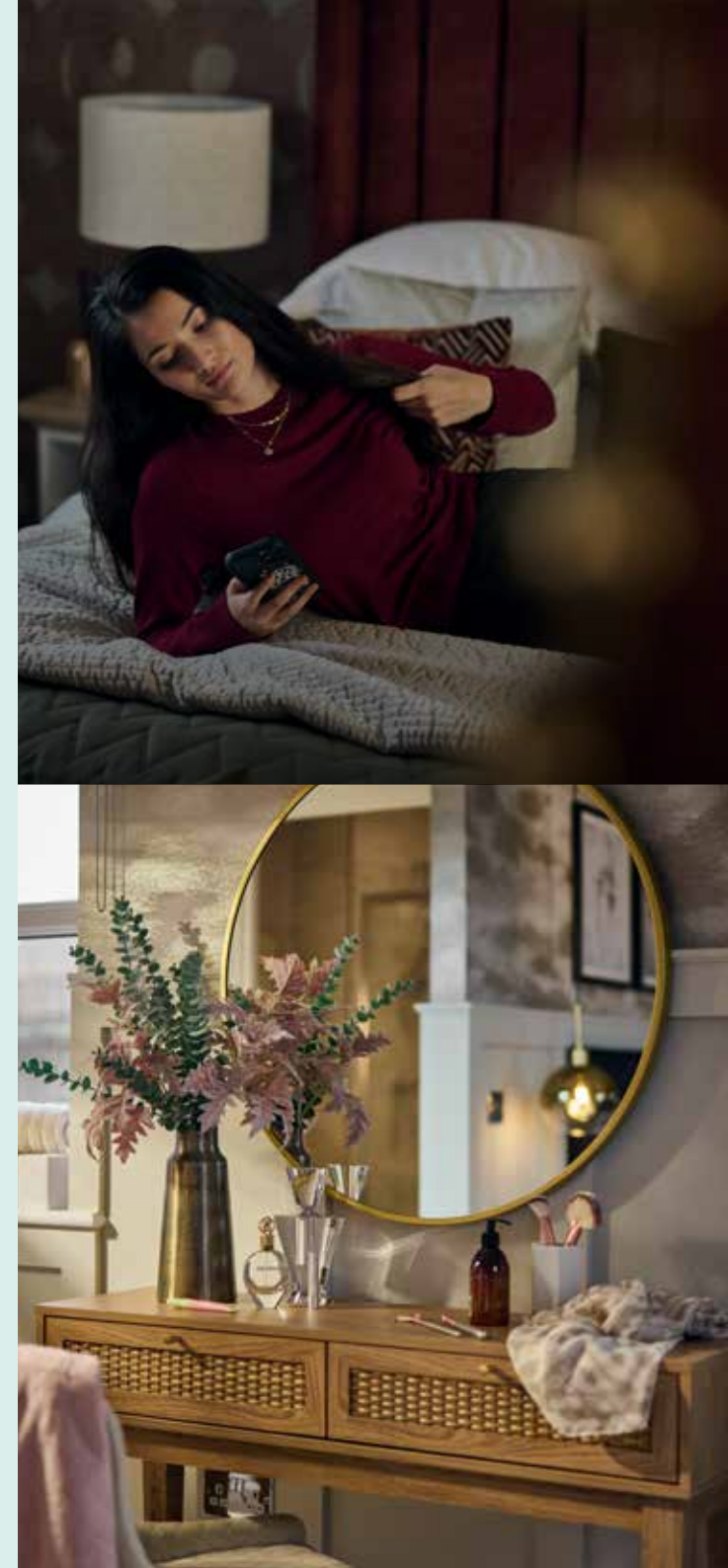
Sustainability is integral to how we design and build our developments and our homes. At every stage, our exacting standards and attention to detail ensures we create homes where quality, style and energy efficiency are seamlessly integrated.

## 5-star customer satisfaction

We're proud to carry the distinction of a 5-star customer satisfaction rating from the Home Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

## Building your sanctuary

Ready to find your sanctuary? We're here for you.









Our dedication  
goes beyond  
building houses.  
We craft spaces  
where you can  
thrive.

With a legacy of building homes that combine timeless design, fine craftsmanship, and modern living, we're committed to building more than just houses.

Homes personalised to you, built to the highest standards. Fashioned and fitted with luxurious touches to enhance your lifestyle. Each detail tailored to elevate your every day, be it working, relaxing or entertaining.













Notice  
that feeling.  
That's the  
feeling  
of home.



Discover  
your happy  
place.





# The Paddocks. The perfect place to live and grow.

Located in the sought-after village of Horsmonden, Kent, The Paddocks offers a stunning range of cottage-style two, three, four and five-bedroom homes that include energy-efficient features such as air source heat pumps, solar panels and electric vehicle charging.

Set in the heart of Kent, and just near the border of the High Weald National Landscape, The Paddocks offers the best of both worlds. From tranquil surroundings to easy-access local shops, restaurants and essential services, The Paddocks has everything you need for a connected and balanced lifestyle – in addition, the popular Royal Tunbridge Wells is nearby.

Families will benefit from outstanding educational options nearby. Leigh Academy is rated 'Good' by Ofsted and provides an excellent foundation for younger children. For secondary education, Mascalls Academy and The Judd School are well-respected schools in the area. For grammar school options, Cranbrook School is less than 10 miles away and Tunbridge Wells Grammar School for Boys and Girls are both 12 miles away.





Please do  
make yourself  
at home.





# The best of both worlds.

With a variety of supermarkets, independent boutiques and delightful cafés in nearby Paddock Wood and Tonbridge, everyday essentials and weekend treats are always close at hand.

For family-friendly leisure opportunities, you can explore the historic castles, vineyards and golf courses that make this area truly special. For example, under 15 minutes away south by car, you have the National Trust Scotney Castle and Lamberhurst Golf Club.

The Paddocks benefits from excellent transport links, ensuring easy access to nearby towns and cities. With road connections such as the A21 and M20, The Paddocks is perfectly placed for effortless travel to Maidstone, Tunbridge Wells and beyond. Paddock Wood train station also provides direct links to London, making big-city commuting straightforward.



- 1 Sprivers Estate
- 2 Tunbridge Wells
- 3 Local sports facilities
- 4 Brenchley
- 5 National Trust Scotney Castle



Charles Church





Always in reach.



### Travel by **foot** from The Paddocks



Village Hall	9 minutes
Horsmonden Surgery	10 minutes
Playground	10 minutes
Cricket Club	16 minutes
Lawn Tennis Club	17 minutes
Sprivers Wood	20 minutes
Furnace Pond	23 minutes

### Travel by **car** from The Paddocks



Scotney Castle	11 minutes
High Weald National Landscape	15 minutes
Royal Tunbridge Wells	23 minutes
Maidstone	29 minutes

### Travel by **train** from Paddock Wood



Tonbridge	15 minutes
Royal Tunbridge Wells	30 minutes
London Bridge	42 minutes
Canterbury	56 minutes

For your convenience, travel times are sourced from Google Maps and are provided as a guide. Actual journey times may vary due to traffic and other factors.

Find your sanctuary at  
The Paddocks.

# The Paddocks site plan.

## 2 Bedroom Homes

 The Moorgate

## 3 Bedroom Homes

 The Piccadilly

 The Bloomsbury

## 4 Bedroom Homes

 The Carnaby

 The Whiteleaf

## 5 Bedroom Homes

 The Marylebone

 Affordable housing





This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales executive.





# The Moorgate

Semi-Detached Home







Features

-  2 x Bedrooms
-  1 x Bathroom
-  2 x parking spaces
-  EV charging point
-  Solar panels
-  Air Source Heat Pump

The Moorgate is a beautiful two-bedroom modern home. Perfect for entertaining, downstairs there's a separate kitchen and a dining/living room that features French doors opening onto the back garden. Also on the ground floor, there's a WC and store cupboard that provides everyday functionality. Upstairs there are two bedrooms, the main bathroom and further storage space.



A [94]

Energy  
Efficiency Rating



Ground floor

Kitchen	2.68 x 2.83m
Living/Dining room	3.45 x 4.99m



First floor

Bedroom 1	3.23 x 3.98m
Bedroom 2	4.56 x 2.81m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



# The Piccadilly

Semi-Detached Home





Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- Integral garage and 2 x parking spaces
- EV charging point
- Solar panels
- Air Source Heat Pump

The Piccadilly is a popular three-bedroom family home with an integral garage and an open-plan kitchen/dining room with French doors leading to the garden. There's a separate living room and a handy WC. Upstairs, bedroom one has an en suite and the other two bedrooms share the family bathroom.

A [93]

Energy  
Efficiency Rating



Ground floor

Kitchen/Dining room	3.20 x 5.92m
Living room	4.53 x 3.36m



First floor

Bedroom 1	3.14 x 4.17m
Bedroom 2	3.62 x 2.75m
Lifestyle room/Bedroom 3	2.54 x 3.14m

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# The Bloomsbury

Semi-Detached Home





Features

- 3 x Bedrooms
- 1 x Bathroom
- 2 x parking spaces
- EV charging point
- Solar panels
- Air Source Heat Pump

The stunning Bloomsbury is a home that's perfect for a growing family, featuring three bedrooms and a bathroom. On the ground floor, a relaxed, open-plan living/dining room opens to the back garden, and the separate kitchen is front-aspect. A WC and handy storage cupboards are practical features.

A [92]

Energy Efficiency Rating



Ground floor

Kitchen	3.79 x 2.11m
Living/Dining room	3.80 x 4.99m



First floor

Bedroom 1	5.03 x 2.81m
Bedroom 2	4.22 x 2.81m
Lifestyle room/Bedroom 3	3.74 x 2.08m

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# The Carnaby

Detached Home







Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  Integral garage or car barn\* and 2 x parking spaces
-  EV charging point
-  Solar panels
-  Air Source Heat Pump

\*Internal garage to plot 1 only . Plots 16, 19, 20 have car barns.  
\*\* Plot 19 external doors are positioned differently to floor plans – speak to our sales advisors for more information.

The Carnaby is a four-bedroom home with plenty of entertainment space including an open plan kitchen/family room and separate living room – both with French doors leading into the garden – plus a bright front-aspect dining room. On the ground floor there’s also a utility and a WC. The first floor is home to four good-sized bedrooms, with an en suite to bedroom one.



A [92]

Energy  
Efficiency Rating



Ground floor

Kitchen/Family room	4.01 x 5.75m
Living room	5.74 x 3.81m
Dining room	3.29 x 3.27m

First floor

Bedroom 1	3.89 x 3.09m
Bedroom 2	2.84 x 3.85m
Bedroom 3	2.81 x 3.85m
Bedroom 4	3.28 x 3.26m

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# The Whiteleaf

Detached Home






Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  Car barn and 2 x parking spaces\*
-  EV charging point
-  Solar panels
-  Air Source Heat Pump

\* Plot 3 has a car barn only (2 parking spaces)  
Plots 17 & 18 have car barn and 2 x parking spaces.

This lovely new home wraps up contemporary living in a traditional design. It's double-fronted and has a separate living room and dining room, leaving the kitchen/family/breakfast room to deliver the modern open-plan twist that we all love. The Whiteleaf is a home for all seasons – a cosy living room for the winter, and French doors from the kitchen to the garden for the summer.



A [94]

Energy  
Efficiency Rating



Ground floor

Kitchen/Family/Breakfast room	3.19 x 5.98m
Living room	3.98 x 3.35m
Dining room	2.96 x 3.01m



First floor

Bedroom 1	3.95 x 3.66m
Bedroom 2	3.28 x 2.66m
Bedroom 3	2.97 x 2.82m
Bedroom 4	2.25 x 3.00m

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# The Marylebhone

Detached Home





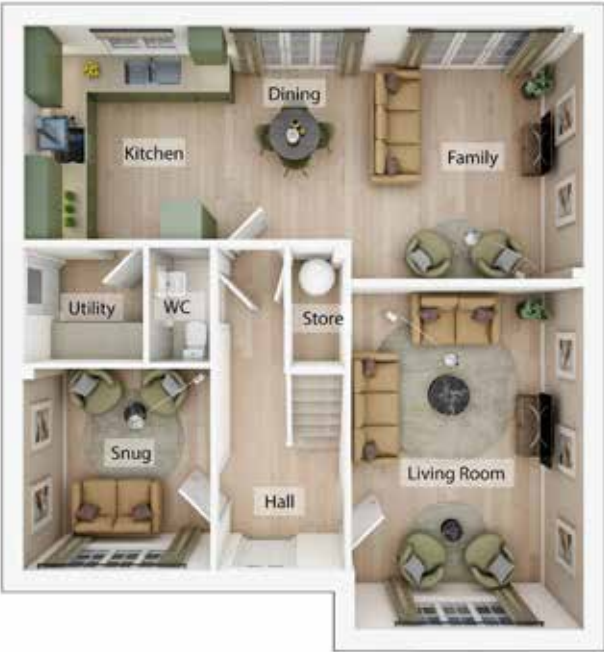
Features

- 5 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 1 x Snug
- Double car barn and 1 x parking space
- EV charging point
- Solar panels
- Air Source Heat Pump

A spacious open-plan kitchen/dining/family room with French doors opening onto the garden is at the heart of the Marylebone. This lovely detached family home also offers a separate living and snug, a utility room with outside access, a downstairs WC and built-in storage. Upstairs, there are five bedrooms, including bedroom one with an en suite, a family bathroom and additional storage. Bedroom five would make a good study if you are looking for that flexibility.

A [92]

Energy  
Efficiency Rating



Ground floor

Kitchen/Dining/Family room	3.87 x 8.55m
Living room	5.23 x 3.54m
Snug	3.07 x 2.85m



First floor

Bedroom 1	3.04 x 4.39m
Bedroom 2	2.96 x 4.07m
Bedroom 3	3.60 x 3.09m
Bedroom 4	2.58 x 3.26m
Lifestyle room/bedroom 5	2.03 x 2.57m

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# Specification.

## General

- Brushed steel sockets and light switches throughout
- Brushed aluminum downlighters to kitchen, bathroom and en suite(s)
- Matt finish to walls and ceilings
- 5 vertical panel painted white internal doors
- Satin chrome door handles
- Air source heat pump
- Thermostat
- UPVC double glazed lockable windows

## Kitchen

- Choice of kitchen units/worktop – kitchen supplier is Symphony
- Worktop upstand to kitchen and utility
- Soft close door and drawers
- Built in single oven\*
- Induction hob\*
- Integrated fridge/freezer\*
- Integrated washer\*\*
- Integrated dishwasher\*
- Built in microwave\*

\*As per individual kitchen drawings.

\*\*Integrated washer – only if washer is located in kitchen. Free standing if located in utility

## Bathrooms and en suites

- Soft close toilet seat
- Contemporary style sanitaryware by I-Life
- Half height tiling on walls with sanitaryware to bathrooms & en suites
- Electric shower to family bathrooms – 4 & 5 beds only
- Chrome towel radiators in main bathroom and en suite(s)
- Shower to all en suites

## Exterior

- Outside tap
- EV Charging point 7KWh Mode 3
- Rear and front gardens turfed
- Security chain to front door
- External socket
- Smoke detectors
- CO<sup>2</sup> detector
- Power and light to garage
- Solar panels
- External wall lights

## Warranty

- 10 year new homes warranty







This is your  
world, we  
just built it.

Charles Church





# 10 reasons to buy a new home.




## 01. Cheaper bills.

Because new homes are designed with efficiency in mind – cost-effective heating systems, advanced insulation, double-glazed windows and doors – you'll start saving money on your energy bills from the moment you move in.

## 02. Moving schemes.

Think you can't afford to move home? Think again. From Part Exchange and Own New Rate Reducer to Armed Forces and Key Worker Discounts, there's a host of offers and incentives that make buying a brand new home a little bit easier.



## 06. Peace of mind.

Your Charles Church home is backed by a 10-year new homes warranty, plus two-year Charles Church defects warranty. Should you need to make a claim, our Customer Care Team will be on hand to help.



## 07. Designed for modern living.

Considered, flexible room design and spaces that can be adapted for life how you choose to live it, now and in the future.





03.

## More freedom to do what you love.

Spend less time and money on home maintenance and repairs and more on the things that bring you joy: going for walks, entertaining family and friends, going on holiday, or simply finding a cosy corner to sit and read a book.

04.

## Everything is new.

New kitchen. New bathroom. New heating system. New paint. A brand new home means you can walk straight in and start living, secure in the knowledge that your property has been built and finished to the latest quality and efficiency standards.



05.

## No upper chain.

Relax knowing that your vendor is reputable, reliable and has a vested interest in ensuring you move into your new home as quickly and as painlessly as possible.

08.

## High spec as standard.

You'll feel the quality as soon as you walk through the front door. From the Silestone worktops and German appliances in the kitchen, to the chrome towel radiators in the bathroom and chrome sockets and light switches throughout. Everywhere you look and touch will feel just right.



09.

## A fresh start.

Forget stripping someone else's wallpaper, cleaning cupboards and painting skirting boards, a new home is clean and fresh, ready for you to move into and start living straightaway.

10.

## Safe and secure.

Sleep well from day one, sound in the knowledge that you're protected by a burglar alarm, lockable windows, smoke detectors, fire retardant materials and security lighting.



# Bringing you a step closer to sanctuary.

Buying a new home is exciting but, for most of us, it's also the biggest financial commitment we'll ever make. Our moving schemes offer something for everyone, making the decision to buy a brand new Charles Church home just that little bit easier.



# Schemes available to help you move.



## Deposit Unlock.

Buy your new home with a deposit of just 5%, thanks to Deposit Unlock, a new mortgage guarantee product.



## Part Exchange.

Break the chain and Part Exchange your current home for a brand new Charles Church home. No chain, no hassle.



## Deposit Boost.

We'll boost your 10% deposit to 15% with our Deposit Boost scheme.



## Home Change.

We'll help you sell your home in three simple steps. No agent valuation costs. No estate agent fees. No hidden fees or paperwork.



## Bank of Mum and Dad.

Buying your first home with financial support from a family member? We'll thank them with a gift of £2,000.



## Early Bird.

Be first in line. Secure your preferred plot before it's officially released for sale.



## Armed Forces/Key Worker Discount.

Because you look after us, we'll look after you with a £500 discount on every £25K you spend on a new Charles Church home.



## Own New Rate Reducer.

Take advantage of lower interest rates and smaller monthly payments when you buy a Charles Church home with Own New Rate Reducer.



# Proud to be building communities.

When creating Development Name, not only did we create a lovely local environment for you and your family, we also contributed to the wider community.

Throughout the development process, we proactively engage with local communities and work closely with planning authorities. Development Name has achieved the right balance of homes and open space and the right mix of house types for a thriving community.

We also include much-needed homes for our Housing Association partners. Our plan enhances local facilities too, providing investment in local infrastructure such as transport, education, retail and recreation facilities, as well as initiatives to generate biodiversity.





### Education

Charles Church will contribute £296,000 towards local Primary and Secondary Education services.



### Community

Charles Church will deliver a play area space for a sum of £49,000. A contribution will also be made to local library service.



### Recreation

A contribution worth £45,000 will be made towards adult youth recreation.



### Housing

Charles Church are committed to delivering a minimum of 25% of the development as affordable housing.



# Eco Range Homes

New build homes are changing, and together, we're embracing the future.

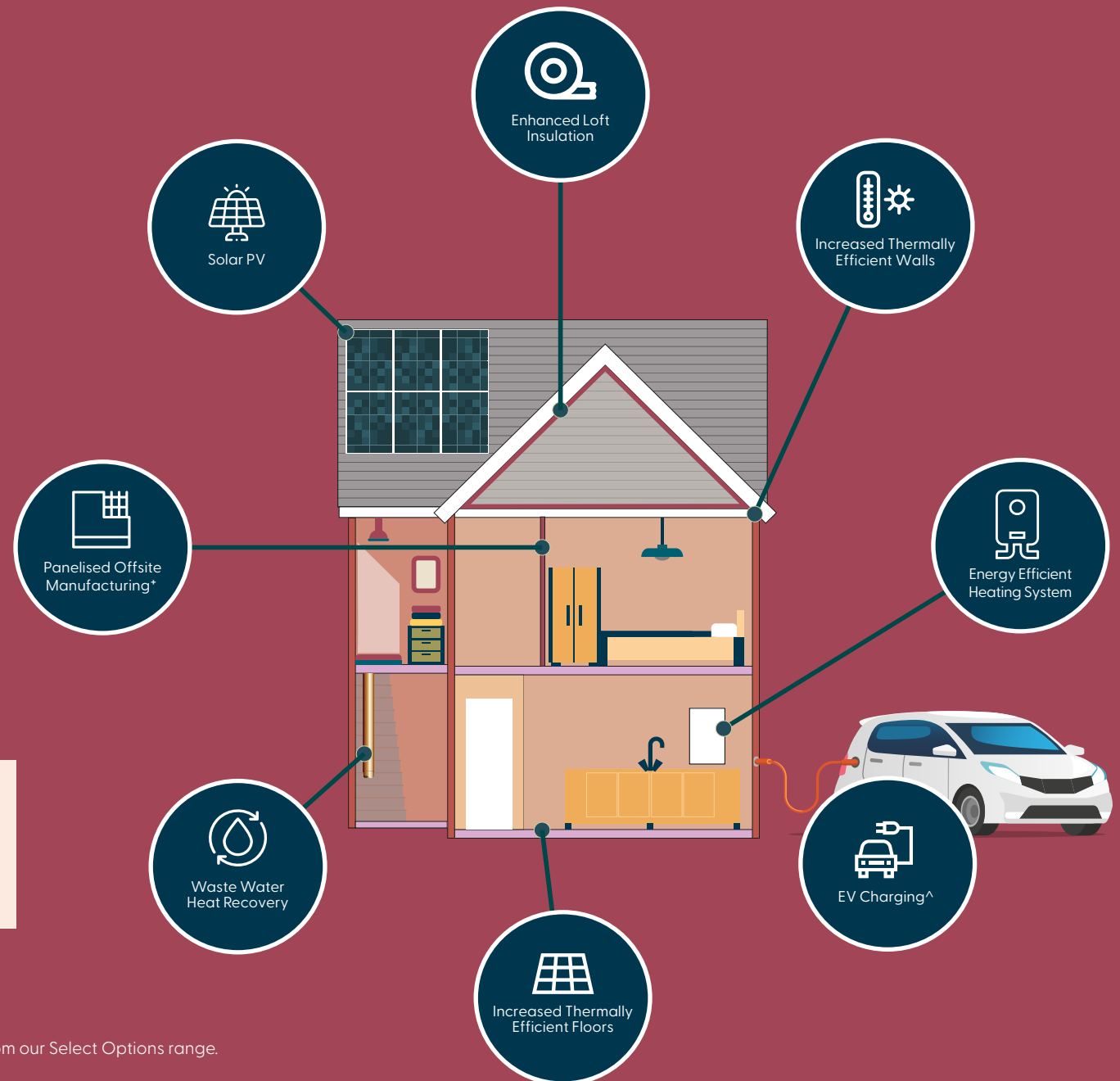
Recent updates to the Government's Part L building regulations mean from June 2023 our new Charles Church Eco Range homes will have a reduction of 31% in carbon emissions. This means a warmer, more energy-efficient home for you and the really cosy feeling of knowing it's better for the environment.

When compared to a Victorian-built equivalent, savings could be up to £31,640.

The £6,730 saving is in comparison to a Charles Church home built to current building regulations (2013).

NB: not all homes will be built using timber frame technology.

^NB: Not all homes will have EV Chargers, but they can be added from our Select Options range.







# 31% reduction in carbon emissions

**Solar panels** help boost your existing energy-efficient boiler using sustainable green energy. For full details of the number of solar panels (where applicable) and the location; please refer your sales advisor for details.

**EV charging** is a handy addition if you have an electric car, as you can charge it from the comfort of your own home. NB: Not all homes will have EV chargers as they're site and plot dependent. They can be added from our Finishing Touches range.

**Enhanced loft insulation** is a huge cosy blanket that slows down the transfer of heat between your home and the outside world. It not only warms your home in the winter but keeps it cooler in the summer.

**Waste water heat recovery** ensures the waste water from the shower heats the incoming cold water as it goes up the pipe so that the boiler doesn't have to work as hard to heat it.

**More thermally-efficient walls** mean less heat escaping, so you aren't as dependent on central heating, and whatever heat is generated is kept in your home.

Our **panelised off site-manufactured timber technology** uses a unique, sustainable panel system which adds to the thermal efficiency of your home. \*NB: not all homes will be built using timber frame technology.

**Energy-efficient boilers** use the latest technology to warm your already well-insulated home. The controls allow you to optimise your energy saving whilst keeping you comfortable.

**A more thermally-efficient ground floor** will mean you'll benefit from the additional insulation we're incorporating in the floor construction.

This means... a saving of up to **£6,730\*** over the lifetime of a 25 year mortgage.



## The Paddocks

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### Our star rating

We've been awarded a five star rating by the Home Builders Federation in their 2025 survey.

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Charles Church Developments Limited, Registered office: Charles Church House, Fulford, York YO19 4FE

Registered in England no: 1182689

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