



Woodland Mews

TUNBRIDGE WELLS



COMPUTER GENERATED IMAGE

Where nature is your neighbour

Surrounded by the High Weald Area of Outstanding Natural Beauty, Woodland Mews puts you at the heart of the Garden of England. Linking Woodland Mews to vast green spaces are a network of accessible foot and cycle paths. Follow a 5km circular trail just moments from the development and discover the delights of Barnett's Wood Nature Reserve and Brokes Wood. Meander underneath the tree canopy, stop to reflect at a spring-fed lake and admire wild bluebells along the way.

Walk a little further and you'll discover Colebrook Viaduct – a stunning Grade II listed structure – and if you make a further ascent, you'll be treated to panoramic views over the Greensands Ridge, the North Downs and the Medway Valley. The 76 acres of Southborough Common are another popular walking destination, accessible through shaded woodland or by keeping to the pavements.

Both routes pass through London Road, where you'll find the amazing Tallow restaurant, two pubs and Southborough Cricket Club. Southborough is also home to many of the finest secondary schools in the borough, including three grammars and two faith schools – all rated at least 'good' by Ofsted.





Tunbridge Wells

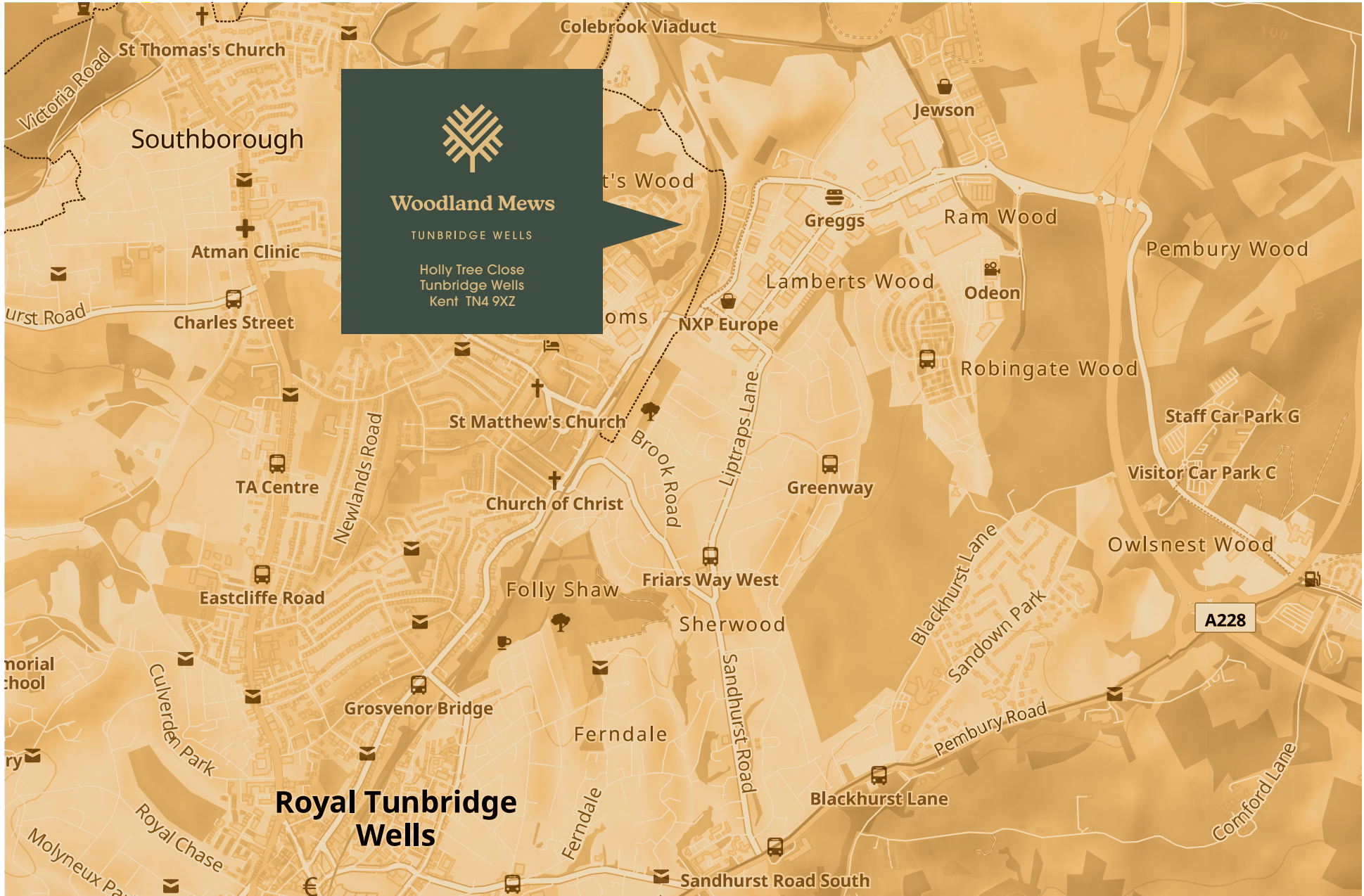
Yours to explore

With green spaces, a thriving social scene and fast commuter connections to London, Tunbridge Wells remains a premier destination in Kent. The town has long held sway among the great and the good, with the discovery of iron-rich spring waters in 1606 first transforming its fortunes. In the 18th century it was dandy and self-proclaimed master of ceremonies, Beau Nash, who highlighted Tunbridge Wells's benefits as a holiday hotspot and the town soon caught the eye of Queen Victoria, who was a regular visitor. This majestic seal of approval was formalised in 1909 by King Edward VII, who recognised his mother's patronage and made Tunbridge Wells one of only three towns to enjoy a Royal prefix.

Today's Tunbridge Wells continues to attract people, drawn in by the quality of life, the vibrant café culture and the community facilities, which include two theatres, an arts centre and a live music venue. Impeccable architecture is seen across the town, most notably at The Pantiles – a concentration of bars, boutiques and restaurants set within a colonnade of Georgian buildings. Another star attraction is the Calverley Park Estate – a high-end residential enclave and park designed by Royally-favoured Decimus Burton and built in the 1830s.

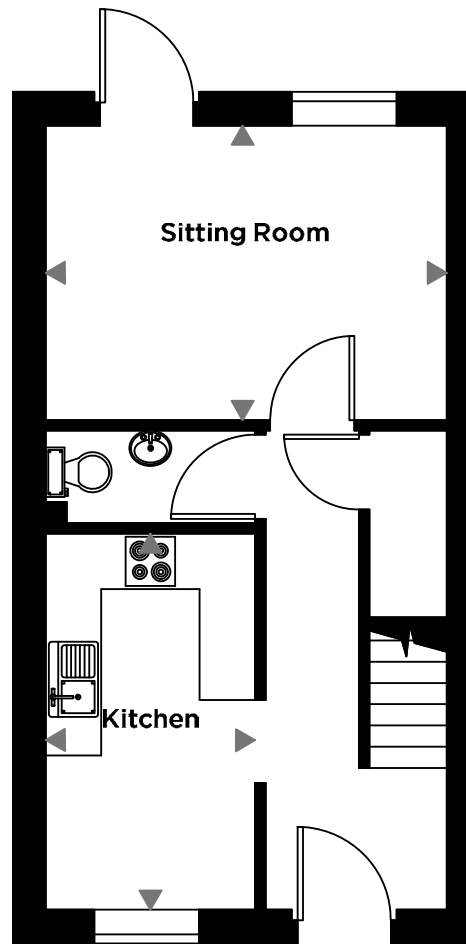






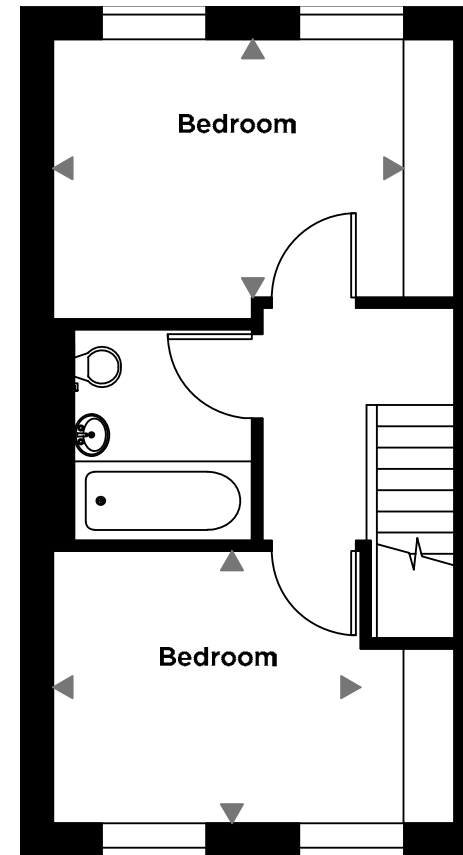
Homes 11-15

2 bedroom terrace



GROUND FLOOR

Kitchen	4.07 x 2.26m	13'4" x 7'5"
Sitting Room	4.34 x 3.19 m	14'2" x 10'5"



FIRST FLOOR

Bedroom 1	3.79 x 2.79 m	12'5" x 9'1"
Bedroom 2	3.32 x 2.94 m	10'10" x 9'7"

Specification

Kitchen

All appliances are Bosch or equivalent.

- Comprehensive fitted Shaker style kitchen
- Induction hob
- Integrated fridge-freezer
- Integrated dishwasher
- Integrated washing machine
- Integrated combination microwave
- Single fan oven
- Quartz worktops with 100mm up stand
- Under mounted stainless steel sink
- Under mounted pelmet lighting to wall units
- 3 in 1 boiling water tap

Bathrooms

- Modern white sanitaryware with chrome mixer taps and vanity units
- Recessed mirror with shaver point and pelmet lighting
- Porcelain wall tiles to bathroom and cloakroom, full height in bath/shower area and half height elsewhere
- Bath with integrated shower and screen
- Heated chrome electric towel rails

Security and peace of mind

- Mains smoke detectors to each floor
- Security locks to external doors and windows
- ICW – 10 year warranty

Heating/Lighting/Home entertainment and communication

- BT ultrafast full fibre broadband to the house – Cat 5 data points to lounge and bedrooms
- TV points to lounge and bedrooms

Decoration

- Walls to lounge, hallways and bedrooms decorated in Strong White
- Ceilings painted white
- Painted woodwork in white satinwood

High quality finishes

- Chrome front door furniture, includes restraint chain, night latch, lever mortice lock and doorbell
- Door furniture in polished chrome

Flooring

- Moduleo Brio floor coverings to hallway, bathroom, cloakroom and kitchen
- Carpets to all other areas

Joinery

- All skirting (minimum 120mm) and architraves to be square edge and painted white
- Heavy duty grooved internal doors

Windows and doors

- uPVC double glazed sliding/tilting sash windows
- uPVC double glazed door to rear garden
- Bespoke solid hardwood panelled front door painted black

External features

- Turf/astroturf to gardens
- Landscaping as per the approved planning consent
- Block paving to parking areas
- Patios in Indian sandstone
- External garden tap and power socket

Services

- Mains water
- Electric
- Superfast Broadband
- Gas
- Mains foul drainage





Woodland Mews

TUNBRIDGE WELLS

Holly Tree Close
Tunbridge Wells
Kent TN4 9XZ



Sales, Lettings, Land & New Homes

WWW.WOODANDPILCHER.CO.UK

**HOME
REACH**
at Woodland Mews



PERFECT HOMES

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What is Home Reach?

Home Reach is about making home ownership accessible.

With Home Reach, you buy a share of your chosen home and pay a low monthly rent on the part you don't buy. You get to choose whether you buy a bigger share of a cheaper home or a smaller share of a more expensive home. You can initially purchase up to 75% of your chosen home on Woodland Mews and heylo will become your landlord, granting you a 125-year lease. This means you will be able to live in your home as if you've bought it outright. You can buy more of your home in the future and stop paying rent on that part.

The benefits of using Home Reach

- An affordable way to get onto the housing ladder
- Provides security of home ownership
- Freedom to decorate and improve your home
- Ability to increase the level of ownership at any time
- Flexibility to sell and move at any time
- Benefit from any increase in property prices

Eligibility Criteria

You are eligible to purchase through Home Reach at Woodland Mews if:

- Your household income does not exceed £80,000 per annum (£90,000 in London)
- You have a deposit (at least 5% of the share value)
- You are a first-time buyer or used to own a home, but cannot afford to buy 100% of the property now
- You currently occupy a shared ownership property and are looking to move
- You have passed a financial assessment, demonstrating you are financially able to purchase the minimum share value and support the monthly costs
- You have a good credit history (no bad debts or County Court judgments) and can afford the regular payments and costs involved in buying a home
- The property will be your principle and only home at the time of purchase

Site specific disclaimer

Home Reach is available on selected plots at Woodland Mews. Affordability and eligibility criteria apply. For more information about heylo's Home Reach please visit www.homereach.org.uk. For plot specific information, please visit the sales office.

The floor plans, configurations and layouts are included for guidance only. Bathroom and kitchen layouts are indicative only. The houses may vary in terms of elevational design details, position/size of garage, and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development and improvement. So there may be material differences between the accommodation depicted in our literature and that on offer on any particular development, or at different times during the progress of any development. These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide.