



# Woodland Mews

TUNBRIDGE WELLS

## Woodland Mews

# A new chapter in the Kent countryside

Woodland Mews is where a central location meets peaceful serenity. Surrounded by Barnett's Wood Nature Reserve and Brokes Wood, the 15 two-, three- and three/four-bedroom houses are within walking distance of Tunbridge Wells's best amenities, yet are moments from the ancient landscapes and scenic walks of the High Weald AONB. Each house - either two or three stories - benefits from two allocated parking spaces and a contemporary specification. Within walking distance are shops, schools and High Brooms train station.









# Where nature is your neighbour

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**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.









# Getting from A to B

High Brooms, Southborough and the Knights Park leisure park are all less than a mile away, with schools, shops and a train station within walking distance.











# Siteplan



 Homes 1 – 8  
3 Bedroom semi-detached



 Homes 9 & 10  
2 Bedroom semi-detached







COMPUTER GENERATED IMAGES

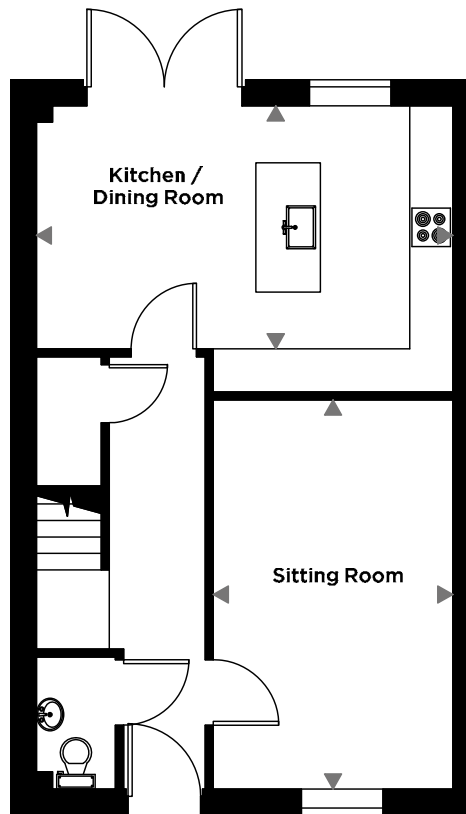






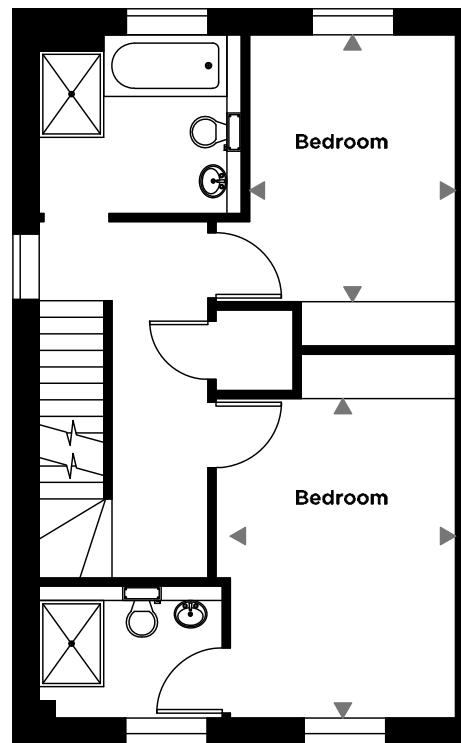
# Homes 1 - 8 (Home 2 shown, homes 1, 3, 5, 7 handed)

## 3 bedroom semi-detached



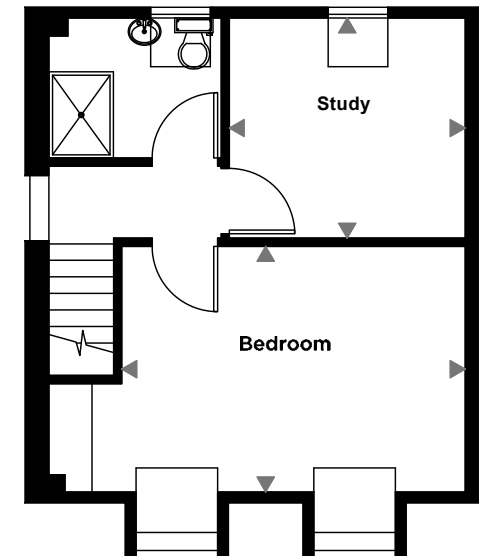
### GROUND FLOOR

Kitchen / Dining Room	5.76 x 3.38 m	18'10" x 11'1"
Sitting Room	5.42 x 3.33 m	17'9" x 10'11"



### FIRST FLOOR

Bedroom 1	4.45 x 3.13 m	14'6" x 10'3"
Bedroom 2	3.71 x 2.87 m	12'2" x 9'4"



### SECOND FLOOR

Bedroom 3	4.78 x 3.42 m	15'8" x 11'2"
Study	3.28 x 3.07 m	10'9" x 10'0"

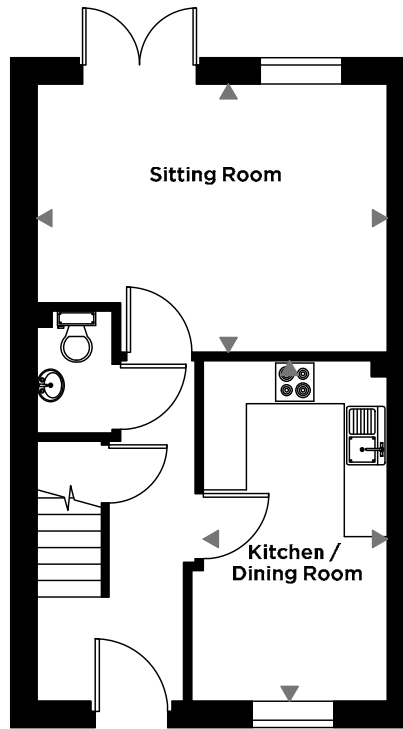






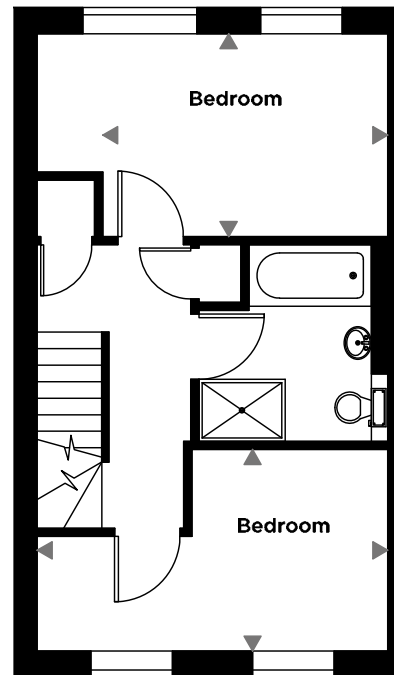
# Homes 9 & 10 (Home 10 shown, home 9 handed)

2 bedroom semi-detached



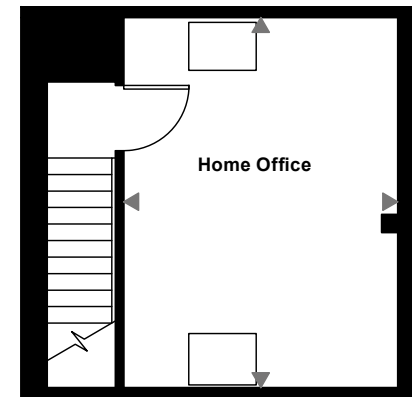
## GROUND FLOOR

Kitchen / Dining Room	4.74 x 2.56 m	15'6" x 8'4"
Sitting Room	4.88 x 3.74 m	16'0" x 12'3"



## FIRST FLOOR

Bedroom 1	4.88 x 2.81 m	16'0" x 9'3"
Bedroom 2	3.97 x 2.82 m	13'0" x 9'3"



## SECOND FLOOR

Home Office	5.15 x 3.81 m	16'10" x 12'6"
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# Specification

## KITCHEN

All appliances are Bosch or equivalent.

- Comprehensive fitted Shaker style kitchen
- Induction hob
- Integrated fridge-freezer, dishwasher, 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

## BATHROOM & ENSUITE

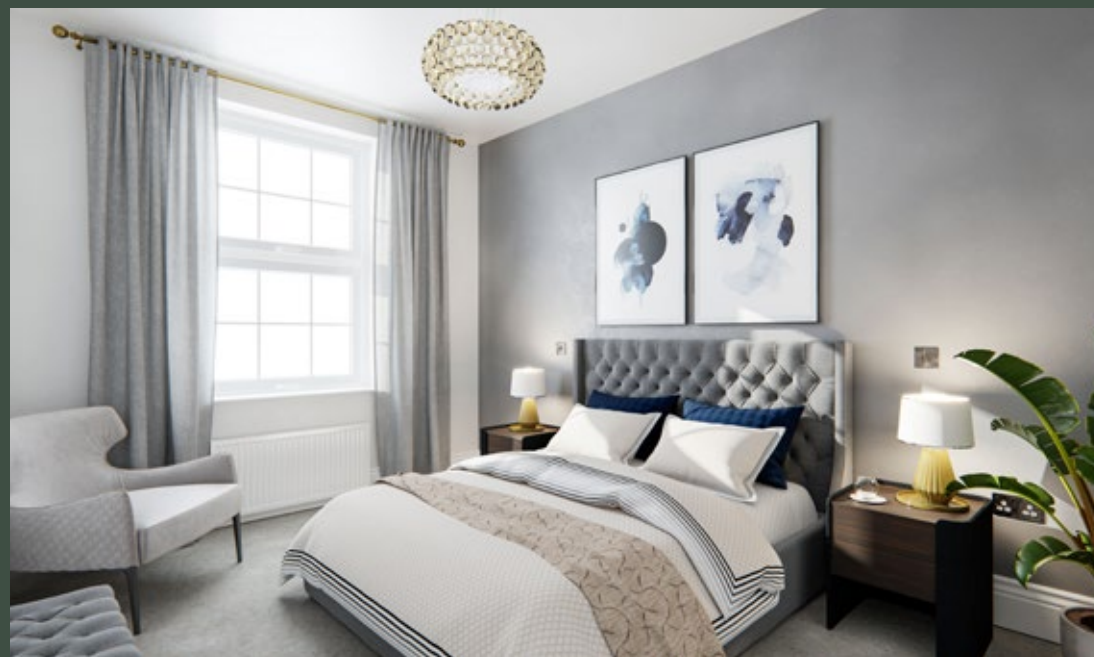
- Modern white sanitaryware with chrome mixer taps and vanity units
- Recessed mirror with shaver point and pelmet lighting
- Porcelain wall tiles to bathroom and cloakroom, full height in bath/shower area and half height elsewhere
- Bath with integrated shower and screen
- Heated chrome electric towel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

## SECURITY & 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**

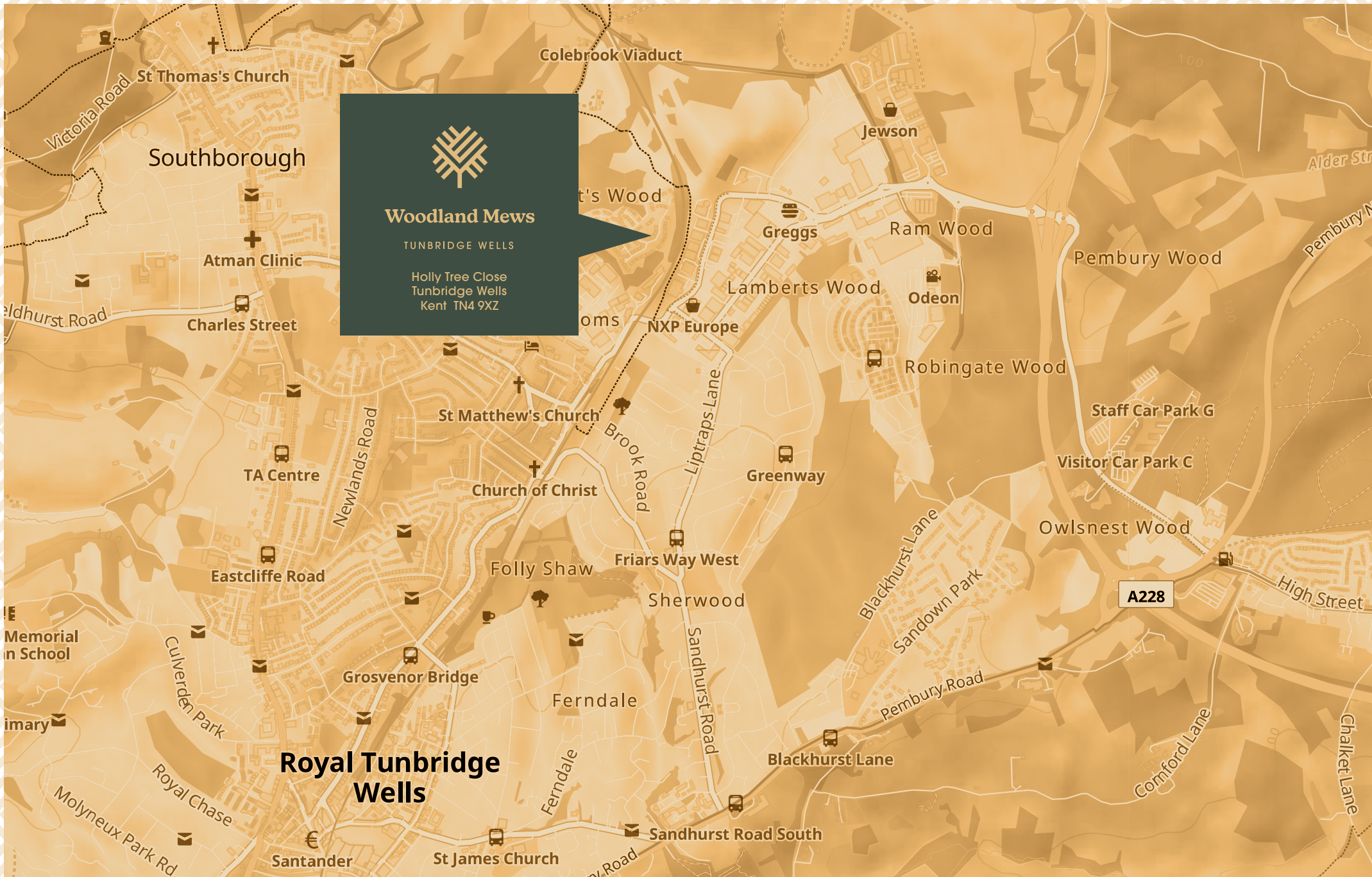
- Turf/astroturf to gardens
- Landscaping as per the approved planning consent
- Block paving to parking areas
- Patios in Indian sandstone
- External garden tap and power socket

### **SERVICES**

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







  
**Woodland Mews**  
TUNBRIDGE WELLS  
Holly Tree Close  
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Kent TN4 9XZ



## About



Perfect Homes Ltd is a privately owned and family run Chartered Building Company, founded in 2016. Our focus is to deliver energy efficient residential properties and to reduce damage to the environment. To achieve this, we bring the Passivhaus philosophy of 'fabric first' to every development and fully support the move to the 2025 Future Homes Standard.

Energy efficient homes are not at the expense of design, quality and a desirable lifestyle. Our investment in construction professionals who take pride in their work is reflected in the excellent standard of homes we build, and we are proud that our properties consistently exceed expectations when it comes to quality. Perfect Homes also prefers to build in well-connected locations, allowing residents to enjoy fulfilling and well-integrated lives.

When you buy from us, our aim is to support you during every step of the purchasing journey, from when you first view one of our homes through to the day you move in and beyond.





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