

COLONELS WAY

SOUTHBOROUGH, KENT



CUBED
H O M E S



WELCOME TO
COLONELS WAY

Two stunning individually designed new properties within a sought-after area of Southborough, designed and built to Passivhaus Standard.



If you have school age children there are a selection of highly regarded primary and preparatory schools located nearby, there are a wide range of excellent state and public schools for older children.

COUNTRY LIVING

Southborough is situated almost equidistantly between Tonbridge and Royal Tunbridge Wells, it's the ideal location for those who want to enjoy the countryside without losing touch with the vibrancy of larger towns.

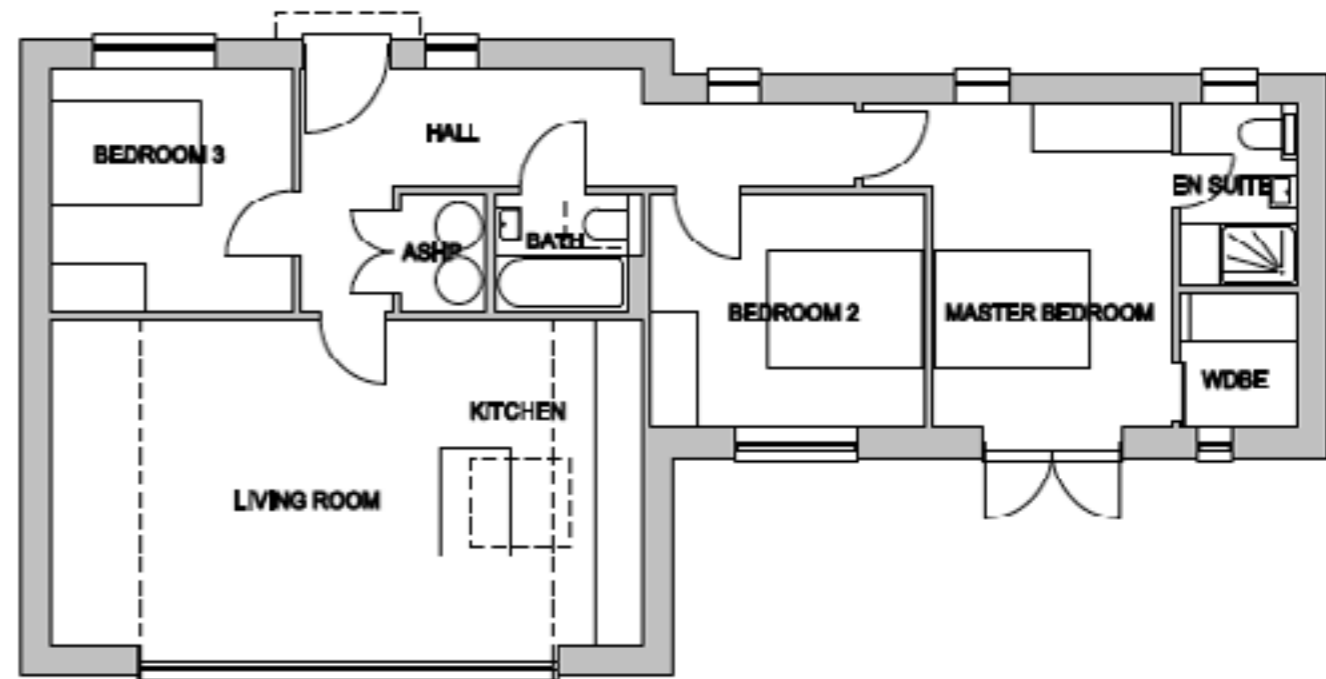
Nearby Tunbridge Wells provides excellent recreational facilities with award winning restaurants, bars, galleries, shops and theatres.

The gorgeous countryside around Southborough is a walkers paradise and there are nearby facilities for horse riders, cyclists and rock climbers. Transport links make commuting to London and beyond very viable.





FLOOR PLAN



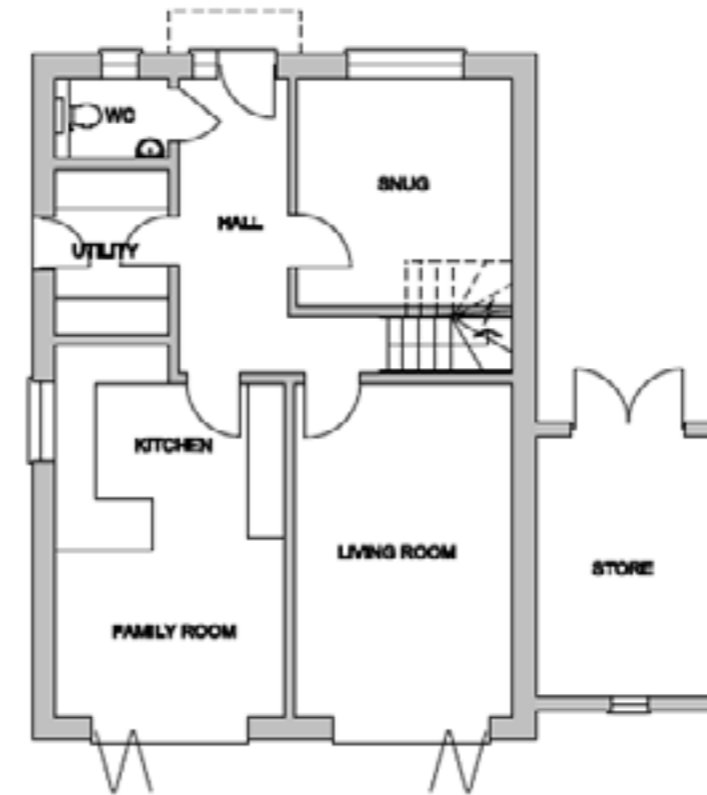
15 COLONELS WAY

- KITCHEN/ LIVING ROOM - 7.49m x 4.15m (24'7" x 13'7")
- BEDROOM 1 - 4.11m x 4.02m (13'6" x 13'2")
- BEDROOM 2 - 3.45m x 2.95m (11'4" x 9'8")
- BEDROOM 3/ STUDY - 3.08m x 3m (10'1" x 9'10")

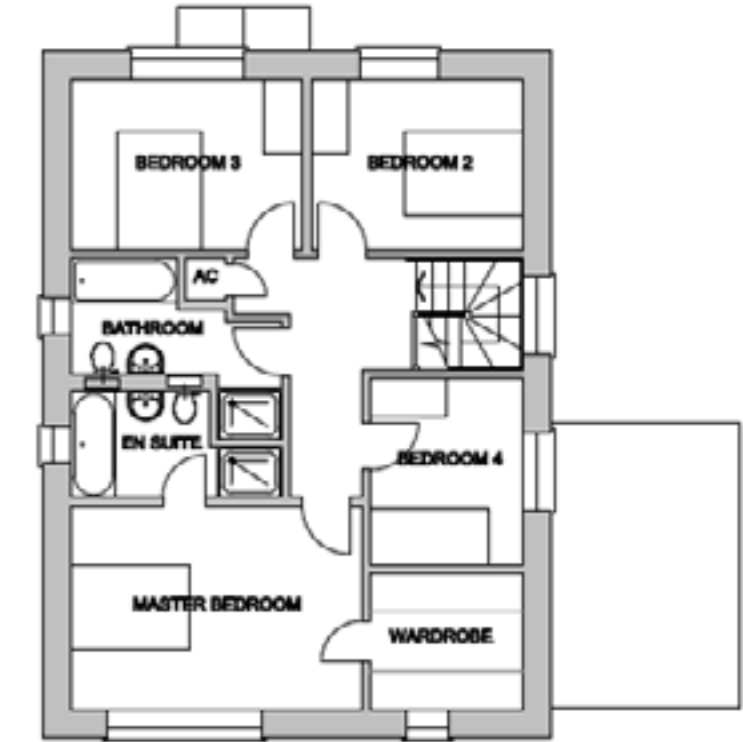
Floor plans are not to scale. All room dimensions are approximate and for general guidance only.



GROUND FLOOR



FIRST FLOOR



17 COLONELS WAY

KITCHEN/ DINING ROOM - 5.92m x 3.61m (19'5" x 11'10")

DEN - 3.58m x 3.43m (11'9" x 11'3")

LIVING ROOM - 5.26m x 3.43m (17'3" x 11'3")

STORE - 4.12m x 2.76m (13'6" x 9'1")

BEDROOM 1 - 4.62m x 3.1m (15'2" x 10'2")

BEDROOM 2 - 3.63m x 2.72m (11'11" x 8'11")

BEDROOM 3 - 3.4m x 2.72m (11'2" x 8'11")

BEDROOM 4 - 2.96m x 2.4m (9'9" x 7'10")

Floor plans are not to scale. All room dimensions are approximate and for general guidance only.



ATTENTION TO DETAIL

Each Cubed property is built with close attention to detail, comes with an array of features and is backed with a 10 Year Warranty by Build Zone.

Kitchens

- The Kitchen is equipped with a range of Crown Kitchen, wall and floor cabinets with solid quartz worktops and upstands.
- Carron stainless steel under mounted sink with Franke chrome tap.
- Fully integrated Neff appliances to include electric induction hob, oven, microwave, integrated fridge/freezer, integrated dishwasher and Caple wine cooler.
- Utility room (to plot 17 only) provided with range of Crown cabinets, solid quartz worktops and upstands, stainless steel sink, plus space for washing machine and tumble dryer.
- Amtico floor tiles to the kitchen/breakfast room, utility room and entrance hall.

Bathrooms

- Luxurious white bathroom suites by Villeroy and Boch with contemporary Hansgrohe chrome fittings.
- Cabinetry to the cloakroom, bathroom and en-suites by Villeroy and Boch.
- Heated chrome towel rails provided to the bathroom and en-suites.
- Mirror and shaver socket to the bathroom and en-suites.
- Porcelain wall tiles with Amtico flooring to bathrooms and en-suites.

Electrical & multimedia

- LED down lighters provided to the hall, kitchen / breakfast Room, utility room and all bathrooms and en-suites. Pendant light provided to all other rooms.
- TV/Sat and BT/Data points are provided to the living room with a provision for Sky HD (box, dish and subscription not included). Further data points, wired back to a central point, provided in the /kitchen / breakfast room and all bedrooms.

Heating, hot water, (PV) Photo Voltaic Panels, MVHR

- Passivhaus do not need a whole house heating system since they are so well insulated only a point of use electric heater is needed in the main reception room.
- Hot water will be provided by a Sunamp thermal battery designed to provide mains pressure hot water.
- Photo Voltaic panels will be provided on the south facing roof slopes to provide some free electricity to each property. (amount of electricity created depends on levels of sunshine)
- Mechanical ventilation with heat recovery (MVHR) will provide warmed fresh air supplies to habitable rooms whilst extracting stale air from bathrooms and kitchens.





PLOT 15 REAR GARDEN



PLOT 17 REAR GARDEN



LIGHT AND SPACIOUS

Peace of mind

- All windows and glazed external doors (triple glazed to Passivhaus standard) with multi point locking system.
- External lighting provided to external doors.
- Mains smoke alarm fitted to the hall and landing.
- Mains heat detector provided to the kitchen/breakfast room,

Finishing touches

- Composite front door and quality triple glazed PVCu framed windows and sliding doors.
- Solid internal doors
- Bespoke locally made staircase with oak handrail and glass infill panels (to plot 17 only)

External features

- Block paved driveway with timber fencing to boundaries.
- Patio area in stone paving.
- Individual array of high-quality external materials, including natural slate tile roofing, cladding and face brickwork to walls.
- Gardens lawned.

Passivhaus Particularities

- EPC Rating A - anticipated.
- PV panels - to provide free energy.
- MVHR - Whole house ventilation system, continuously providing warmed fresh air and exhausting stale air.
- Triple glazed windows and doors - reducing heat loss and increasing sound insulation.
- Super insulated and airtight
- Reduction of heating requirement - reducing heating bills by up to 95% (depending on personal use and requirement)

Tenure and services

- Freehold.
- Property connected to electricity, water, mains foul drainage (via own pump to plot 15 only) and surface water drainage to soak away.

Intending purchasers must satisfy themselves by inspection or otherwise of items included. The specification may be liable to change due to availability of materials and product amendment. Information correct at time of going to press.



BENEFITS OF A PASSIVHAUS

Climate Responsibility

- Lower carbon emissions
- Lowers the overall requirement for renewable energy
- More economical to save energy than to generate it
- Enables decarbonisation without increasing fuel bills
- Robust in the face of short-term extremes and longer-term climate changes
- Lower cooling requirement in a future warmer climate

Financial

- Lower energy bills
- Reduces fuel poverty
- Predicted Higher Capital Value
- Lower maintenance costs
- Lower whole life costs
- Potential lower borrowing costs/green mortgages
- Holds value in the event of future carbon or efficiency legislation

Health & Wellbeing

- Eliminates cold homes and overheating in summer
- Guarantees good levels of ventilation – essential for health
- Reduces internal pollutants such as VOCs
- Deals with internal humidity - eliminates condensation and mould
- Improves quality of life for people with chronic illness or disabilities
- Protects against external air pollutants and risk of airborne infections
- Reduces the impact of external noise

Building Performance

- Low energy demand
- Improved building performance
- High levels of comfort
- Effective and healthy ventilation
- Higher performance building components
- Resilient and future-proofed buildings

Cubed Homes is a member of the UK Passivhaus Trust:





SITE PLAN

Site plan not to scale. The layout is for guidance only and should not be relied upon for soft or hard landscaping details.

**CUBED HOMES
DELIVERING
EXCELLENCE**

Cubed Development Ltd, incorporating Cubed Homes are a privately owned company specialising in the development of residential property in the South-East of England. We build quality one-off houses to large residential schemes with mixed-use elements.

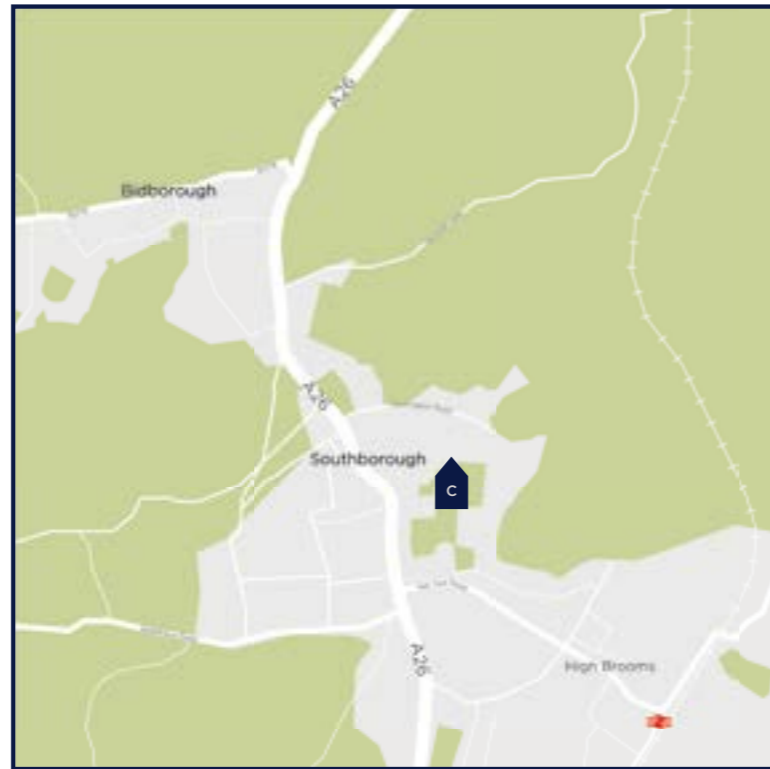
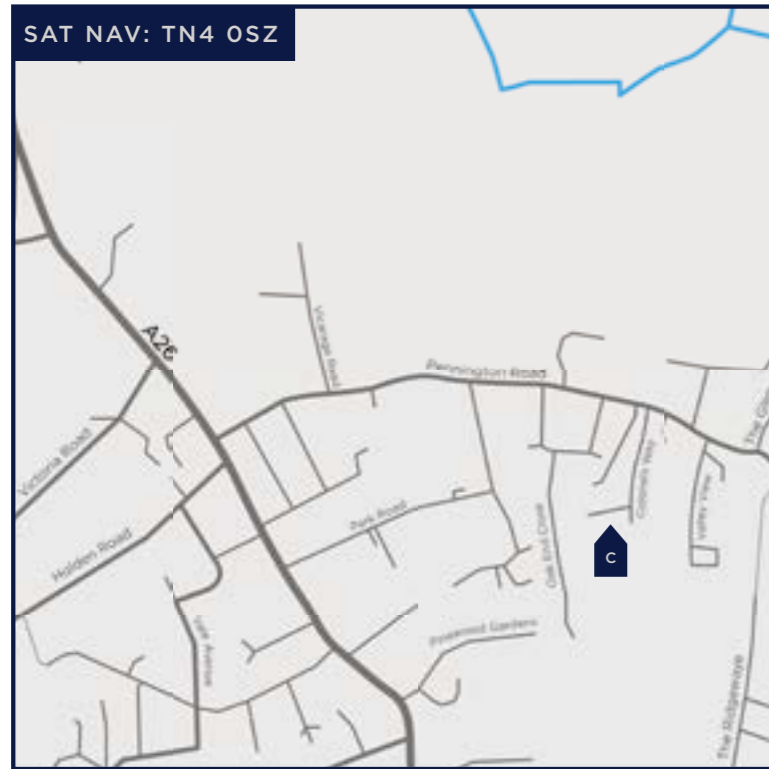
Each Cubed Homes property is meticulously planned and built to the highest standards with close attention to every detail. Our homes are individually designed specifically to suit today's modern lifestyles - maximising space and light. All our homes are backed with a 10 Year Warranty.



Attention to detail and adding that personal touch is key to our business. We provide our customers with a professional service and deliver an excellent product.

Whether you are a first time buyer, executive or established family looking for your perfect home, Cubed Homes have a well deserved reputation for building elegant properties with lasting quality.

Our schemes enhance their existing surroundings and we are committed to designing in sustainability and a greener way of living. Creating your perfect home.



For more information or viewings please contact our selling agent:



01892 511211
www.woodandpilcher.co.uk

WWW.CUBEDHOMES.CO.UK



The information contained in this brochure is for general guidance only. The computer generated illustrations are intended to give an indication of what the properties will look like in a mature setting but is not necessarily representative in every respect. Purchasers are advised that floor layouts etc, may vary from plot to plot and the Company reserves the right to alter these details at any time and without prior notice. The interior photographs shown are from a typical Cubed Homes show home and are not necessarily representative of the specification included at this development. Intending purchasers should satisfy themselves by inspection or otherwise of items and specification included. This information does not constitute a contract, part of a contract or warranty.

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