



Barden Croft

Tonbridge

A lifestyle to aspire to



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TONBRIDGE



A lifestyle to aspire to

Barden Croft offers a stylish new collection of 2, 3, 4 & 5 bedroom homes set in the charming market town of Tonbridge, nestled on the banks of the River Medway in the heart of rural Kent.

This rapidly growing town is a popular choice with families, located within easy reach of upmarket Tunbridge Wells and vibrant Sevenoaks, and enjoying excellent commuting links to London by road and rail.

Surrounding by beautiful countryside and an excellent selection of highly regarded schools, it's no wonder the new homes at Barden Croft are in high demand.

With each home offering flexible, open living space and a high-quality specification, buyers will be spoilt for choice in finding their forever family home.



Local photography



CGI of the Willow housetype at Barden Croft



Local photography

Desirable homes in an ideal location

Cala's range of superbly designed homes at Barden Croft are as attractive and beautifully thought out on the outside as they are on the inside. With flexible living space that can adapt to changing needs, you can also expect plenty of light and space, stylish fittings, a high specification and eco-friendly features, with an emphasis on sustainability and energy efficiency in each home.



Showhome photography from New Monks Park



Showhome photography from New Monks Park

Green space in the heart of Kent

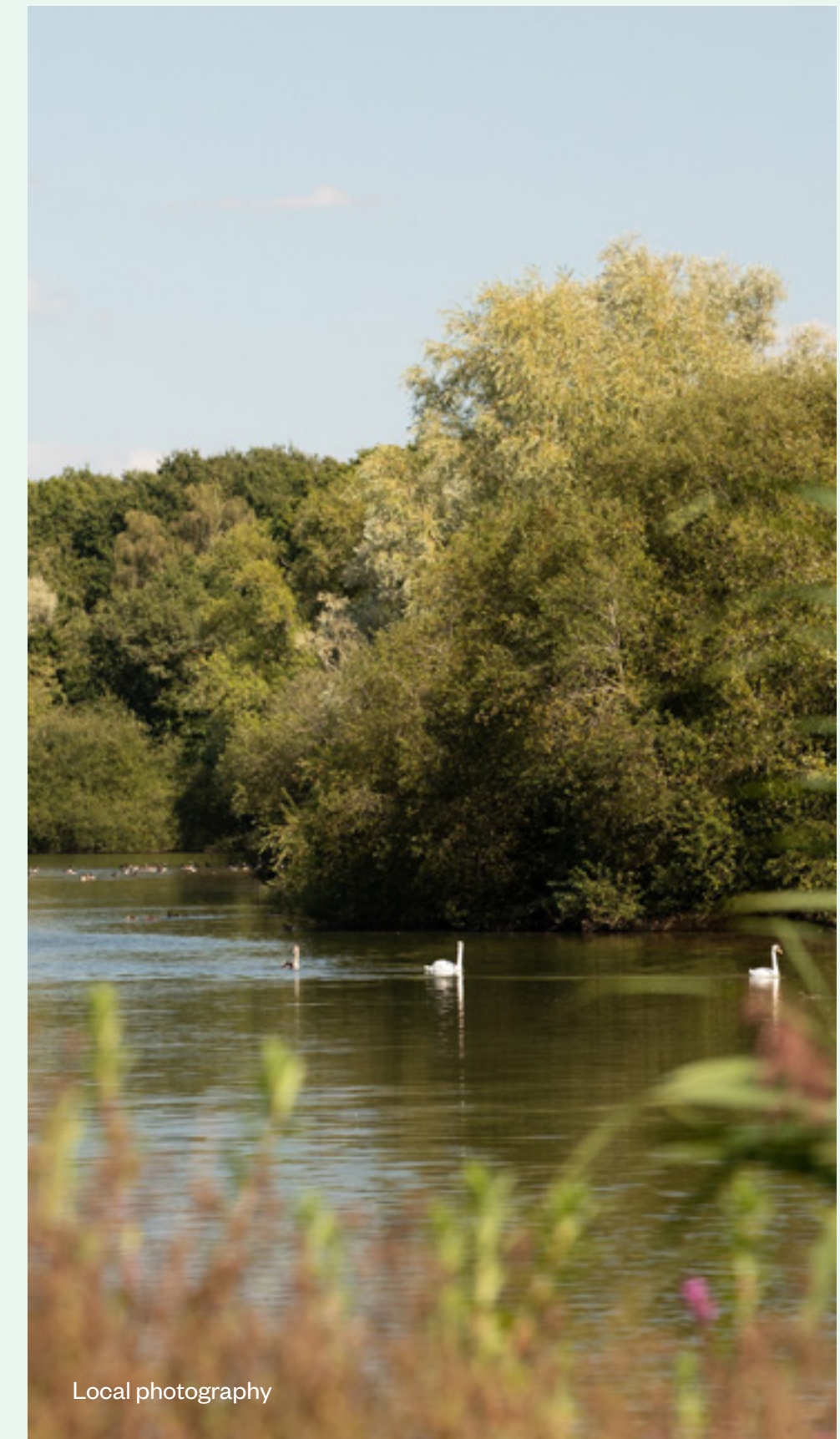
You'll never be far from the great outdoors and everything it has to offer at Barden Croft. Haysden Country Park is in walking distance from the development and is the perfect place for stretching your legs, or just taking in the scenic, tranquil surroundings. There are nature trails to explore, a playground for your little ones and a lake for boating, sailing and fishing. Historic Penshurst Place and Gardens, meanwhile, has some 11 acres of picturesque gardens to explore and enjoy.



Local photography



Stock photography



Local photography

Enjoy life in a delightful riverside town

Barden Croft is less than a mile from Tonbridge's thriving town centre, where there are plentiful amenities to be found. From independent boutiques to household name retailers, there will be plenty to enjoy on the retail therapy side, with Tonbridge Farmers Market also taking place monthly. Kent is known for its breweries and historic pubs, and Tonbridge doesn't disappoint on this front either, with a good choice of cosy locals and some characterful restaurants too.



Tonbridge – a wonderful place to call home

While the development is nestled among some truly spectacular scenery, this does not come at the expense of convenience, with this well connected town perfectly placed for straightforward travel. Here you'll be just 20 minutes from Tunbridge Wells, 17 minutes from Sevenoaks and 40 minutes from Maidstone. You can also be in Central London in little more than 90 minutes, via the A21 and the M25 motorway. Or if only a day by the seaside will do, the pretty East Sussex coastline is an hour or so's drive, taking the A21.



Top of the class for education

You'll be spoilt for choice when it comes to well-rated schools in Tonbridge. Local primary schools include Slade Primary School, rated 'Outstanding' by Ofsted, which is located just over a mile from Barden Croft. Alternatively, if you're seeking something closer to home, Sussex Road Community Primary School is just an 8 minute walk from the development.

If it's secondary school options you require The Judd School offers both secondary and sixth form education. With an Ofsted 'Outstanding' rating it has the added benefit of being a 7 minute walk from the development.

Alternatively, there are also a number of well-respected independent schools in the surrounding area including Outstanding-rated Tonbridge Grammar School and St Gregory's Catholic School are both slightly further afield but still within easy reach.



Fun days out, for all the family

With so much to see and do in the local area, there will always be something new to explore and experience here. Families are well catered for, with Tonbridge Castle and Tonbridge Miniature Railway Station on your doorstep, both well worth a visit. Clip N Climb is also a popular choice for youngsters – and parents – who are looking to scale the dizzy heights of climbing well. Or if you're in the mood for something a little more gentle, why not hire a boat and enjoy a relaxing trip along the River Medway?



Local photography

Places to go



Eating out – Tickle your tastebuds with a wide selection of pubs and restaurants within easy reach of home. From mouthwatering Mexican at El Mariachi to Himalayan delicacies at Kathmandu Valley and tempting Turkish treats at Hattusa, there will be something for all moods and occasions.



Sports and leisure – For fun and fitness, the options are plentiful. The Angel Centre is a popular choice for leisure, with swimming pool, gym, sports hall and outdoor pitches. Otherwise Tonbridge Swimming Pool has plenty of pools to choose both indoor and out. Alternatively Clip n Climb, one of the worlds largest climbing areas, offers a range of 44 climbing challenges providing fun for all the family.



History and heritage – Take your pick from a variety of attractions exploring the fascinating history of Tonbridge and the wider area. Tonbridge Castle is the perfect place to start, Kent's most authentic Medieval castle dating back more than 950 years. Alternatively, 14th century moated manor house Ightham Mote is well worth a visit.



Local photography



Local photography



Local photography



Parks and nature – Neighbouring Haysden Country Park is a 65-hectare Local Nature Reserve with diverse habitats and a Green Flag award. It's the perfect place for a relaxing walk, picnic or a spot of sailing. Alternatively, Penshurst Place and Gardens offers fun for all the family, featuring a stately home formerly owned by Henry VIII and 11 acres of garden to explore, it's adventure playground and woodland trail are bound to be big hits with little ones and big kids too.



Entertainment – Film fans can catch all the latest blockbusters at the Odeon cinema in neighbouring Tunbridge Wells, while Tonbridge's Oast and EM Forster theatres hold varied programmes of stage, music, comedy and the performing arts.



Shopping – You'll find a good mix of high street names and independent shops at The Pavilion and Angel Walk shopping centres, and throughout Tonbridge town centre. Mention examples such as COOK, Neptune and M&S Food.



Family days out – Tonbridge Miniature Railway Station is just the perfect place to capture your little ones' imaginations, while Hollywood Bowl in Tunbridge Wells will ignite the whole family's competitive spirit, complete with snack bar, pool tables and arcade machines.





Getting around



By foot: Haysden Country Park is just half a mile from home, while the town centre and its many amenities are just over a mile away.



By car: Barden Croft is well placed for the M25 motorway, around 15 minutes away via the A21 for journeys further afield to Surrey, Essex and Central London.



By rail: Well-connected Tonbridge station is just over a mile from the development, where you can catch regular services to London Charing Cross (44 minutes), Hastings (58 minutes), Canterbury (1 hour and 2 minutes) and Dover (1 hour and 8 minutes).

Journey times are approximate. Train journey times are accurate as of July 2024 and are sourced from thetrainline.com

Superbly connected



On foot

- Haysden Country Park – 11 mins
- Tonbridge Dentistry – 13 mins
- St Stephens Church – 14 mins
- Morrisons – 17 mins
- Pembury Road Baptist Chapel – 18 mins
- Boots Pharmacy – 20 mins
- Specsavers Opticians and Audiologists – 21 mins
- Tonbridge Medical Group – 21 mins
- Tonbridge Castle – 29 mins



By car

- Shell Petrol Station – 4 mins
- Angel Walk Shopping Centre – 5 mins
- Tunbridge Wells Hospital – 9 mins
- Nuffield Health Tunbridge Wells – 11 mins
- Penshurst Place and Gardens – 12 mins
- Poult Wood Golf Course – 14 mins
- Hever Castle and Gardens – 17 mins
- Gatwick Airport – 35 mins



By rail*

- Sevenoaks – 10 mins
- Tunbridge Wells – 11 mins
- EdenBridge – 15 mins
- London Bridge – 34 mins
- Redhill – 35 mins
- London Waterloo East – 39 mins
- London Charing Cross – 42 mins
- Ashford International – 43 mins
- Hastings – 54 mins
- Dover Priory – 1 hr 14 mins

*From Tonbridge train station. Journey times are approximate. Train journey times are accurate as of July 2024 and are sourced from national rail

Barden Croft

The development

 **The Willow**
5 bedroom detached home

 **The Yew**
5 bedroom detached home

 **The Hornbeam**
4 bedroom detached home

 **The Larch**
4 bedroom detached home

 **The Mulberry**
4 bedroom detached home

 **The Poplar**
4 bedroom detached home

 **The Rowan**
4 bedroom detached home



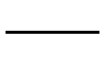

 **The Walnut**
4 bedroom detached home

 **The Cedar**
3 bedroom detached home

 **The Everglade**
3 bedroom detached home

 **The Bayberry**
2 bedroom semi-detached home

 **Affordable Housing**

-  Block Paving
-  Monoblock Paving
-  1.8m Timber Fences
-  1.8m Feature Walls
- B** Bin collection point
- SS** Sub Station
- PS** Pumping Station



The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our sales consultants prior to reservation. FP: Feeder pillar. BCP: Bin collection point.

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Choose the home that's right for you



The Bayberry
2 bedroom
semi-detached
home



The Everglade
3 bedroom
detached home



The Larch
4 bedroom
detached home



The Cedar
3 bedroom
detached home



The Hornbeam
4 bedroom
detached home



The Mulberry
4 bedroom
detached home



The Poplar
4 bedroom
detached home



The Walnut
4 bedroom
detached home



The Yew
5 bedroom
detached home



The Rowan
4 bedroom
detached home



The Willow
5 bedroom
detached home



Showhome photography from Langley Court

Desirable in every detail

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

If you need adaptations to make your home more accessible (for example a fire alarm for the deaf or hard of hearing), we can install these for you subject to build stage. There is no installation fee, just a charge (at cost) for the product.

With every home comfort considered for energy-efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for quality, it's the little things that make all the difference.



Showhome photography from Langley Court



Showhome photography of St Peter's Quarter, Chertsey



Stock photography



Exterior photography of St Peter's Quarter, Chertsey

What our customers say

“ We wanted a new build. Our previous house needed substantial work doing over the time we were living there and always felt like an ongoing process, so we wanted to leave that behind and find somewhere new, homely and ready.

Our Cala Home was perfect. We lifted and shifted our furniture in and we were ready to

start living. Being able to choose finishes in areas like the bathroom and kitchen from the outset meant that we felt like we were moving into a newbuild with our own style.”

The Staceyfounds,
Purchasers at St Peter's Quarter



Exterior photograph of Langley Court, Beckenham



Showhome photography of New Monks Park, Lancing

Why buy new

There's nothing quite like moving into a brand-new home. From newly-installed kitchens and bathrooms to the peace of mind of knowing that your property is safe, energy efficient and low maintenance.

What's more, you're buying a complete blank canvas on which to stamp your own individual style. Your new home is covered by an NHBC or similar industry-regulated insurance scheme covering the structural integrity of your new home from years three to 10. The first two years of the warranty is provided by us.

This means we take responsibility for fixing any quality issues during this period after you move in. We also provide you a 24-hour response service for emergency calls. We take personal pride in our customer service.



Modern fixtures, fittings & technology



Hyper fast fibre optic broadband



Less maintenance



Energy efficient



A chain free move



A blank canvas








Cala Homes

Cala Homes' primary goals are to deliver design excellence in everything we do and ensure a first class customer experience for everyone who buys one of our homes.

To achieve this, we focus on investing in our most important asset – our people – and running an effective and sustainable business that makes a positive contribution in the areas where we operate.

Cala is built on the foundation values of passion, quality, delivery and respect. Click on the arrows below to find out more about Cala Homes.

-  Our values >
-  Aspirational homes >
-  First class customer service >
-  Quality design and build >
-  Investment in our people >



Exterior photography of Shopwyke Lakes



Showhome of support at Rosebrook, Hambrook



Stock photography

Sustainability the Cala way

Cala has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 50 years, have been creating high quality, sustainable new homes and communities. However it is not just what we do, but the way we do it that matters to Cala.

Thinking sustainably is at the heart of everything we do; from identifying the right sites, through creating a safe, healthy and fulfilling working environment, to taking a sensitive approach to development and delivering communities that meet local requirements.

As part of our sustainability journey we are aiming to reduce our paper usage by 90% across the company, including the customer journey, which is why we are aiming for online only brochures at our developments.



Welcome to your new home

Barden Croft,
Lower Haysden Lane,
Tonbridge, TN9 2QF

Stock photography

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