



Herschel
Place
HAWKHURST

HAWKHURST, KENT

2 & 3 BEDROOM COTTAGES AND 4 & 5 BEDROOM HOMES
PERFECTLY LOCATED FOR FAMILY LIFE



COUNTRYSIDE
Places People Love



Contemporary living with traditional values

Herschel Place is an exciting development of 60 new homes in the Wealden village of Hawkhurst. Close to Royal Tunbridge Wells, in an Area of Outstanding Natural Beauty, the village has excellent travel connections to London and the South Coast.

Ideally situated between the High Street and the historic area known as 'The Moor', Herschel Place merges seamlessly with its surroundings. Inspired by time-honoured Kentish design, the properties are constructed to high standards using traditional materials but feature all the comforts of 21st century living.

Carefully Crafted

Every home at Herschel Place is beautifully designed to the highest quality with stunning interiors and fittings. Throughout your home, neutral tones paired with wood effect Amtico flooring and luxurious carpets ooze class and sophistication. Spacious layouts, sleek modern bathrooms with chrome finishings and well-equipped contemporary kitchens; each home has been designed with you in mind.





Site Plan

HERSCHEL PLACE

Our beautifully designed mix of terraced, semi-detached and detached homes at Herschel Place, all emanate traditional character and charm, offering open-plan living, generous double bedrooms and spacious rear gardens. Each home also benefits from ample parking.

2 BEDROOM

THE OSPREY



3 BEDROOM

THE GOLDCREST A



THE GOLDCREST B



THE SKYLARK



4 BEDROOM

THE HAWFINCH



THE WOBURN



5 BEDROOM

THE PEREGRINE





Specification

MAIN BATHROOM

- White sanitaryware with chrome mixer taps
- Semi-recessed hand basin
- Double-ended bath with Dark Swiss Elm bath panel
- White ceramic back to wall WC with chrome flush controller
- Heated chrome towel rail
- Shaver socket
- Ceramic half height wall tiling to sanitaryware walls (please ask your sales consultant for more information)
- Amtico Spacia flooring in Metropolis Ice

KITCHEN

- German designed contemporary style Nobilia kitchen finished in Savannah handleless kitchen units
- LED lighting to underside of wall units
- Laminate worktops to 2 & 3 bedroom homes
- Corian worktops to 4 & 5 bedroom homes
- 1 1/2 bowl sink with stainless steel tap
- Single oven and electric ceramic hob with four cooking zones to all 2 & 3-bedroom homes
- Twin single ovens and electric ceramic hob with 5 cooking zones to 4 & 5-bedroom homes
- Integrated extractor fan where applicable

KITCHEN (Continued)

- Glass splash back behind hob
- Integrated dishwasher
- Integrated fridge/freezer
- Wine cooler to 5 bedroom homes
- Washer/dryer located in utility room or kitchen depending on house type.
- Amtico Spacia flooring

GENERAL FINISHES

- Fitted wardrobe to master bedroom (ask your sales consultant for more information)
- Vertical 5-panel flush doors with chrome furniture
- Internal doors painted white with matching skirtings, architraves and staircase
- Walls and ceilings throughout finished in matt brilliant white.
- UPVC windows and French doors to garden (some homes benefit from bi-fold doors, please ask Sales Advisors for more details)
- Carpet to bedrooms, landing, stairs and separate living rooms, Amtico Spacia flooring to open plan living areas

HOME ENTERTAINMENT & COMMUNICATIONS

- Wired for Sky television (subject to future connection by purchaser; aerial not supplied)

SECURITY

- Part Q Secure by Design compliant front entrance and rear doors
- Part Q Secured by Design compliant windows

EN SUITE

- White sanitaryware with chrome mixer taps
- Thermostatic shower mixer
- Semi-recessed hand basin
- Shaver socket
- Fixed wall-mounted shower and enclosure shower door
- White ceramic back to wall WC with chrome flush controller
- Heated chrome towel rail
- Ceramic wall tiling provided, half height to sanitaryware walls, full height to shower enclosure. Please ask Sales Advisors for full specification details.
- Amtico Spacia flooring in Metropolis Ice

HEATING, LIGHTING & ELECTRICAL

- Gas fired central heating and hot water
- Up to 3 thermostatic control zones
- Energy-efficient downlighters to kitchen, utility, hallway, bathroom and en suite
- Pendant lighting to living room, dining room, landing, study, all bedrooms and other reception rooms (where applicable)
- White switches and sockets
- One double socket with USB charger to kitchen and living room. Two double socket with USB charger to master bedroom
- Smoke alarm detectors positioned where required
- Media sockets in kitchen/dining room, living room, and master bedroom

EXTERNAL

- Front and rear garden turfed
- Outside tap





Perfectly placed and well connected

Hawkhurst is a thriving village with a strong sense of community. Daily needs are well catered for in a wide range of amenities, including Waitrose and Tesco, a Post Office, a bank and a pharmacy. The iconic, clapboarded Colonnade is home to an artisan butcher and a traditional bakery.

Welcoming local hostelrys include the elegant Queens Inn and the Grade II listed Eight Bells. There's also a wide choice of other eateries in the area for everything from Chinese takeaways to haute cuisine, including the award-winning Curlew Restaurant and the delightful Vinery Café at the Walled Nursery. Movie fans will love the state-of-the-art Kino Cinema, which shows everything from the latest blockbusters to foreign-language films and live theatre broadcasts.

For a much broader range of shopping, dining and entertainment, it's just 15 miles or so to the 400-year-old spa town of Royal Tunbridge Wells. Stroll through the legendary Pantiles, a Georgian gem lined with shops, cafés and restaurants, or visit Royal Victoria Place, a state-of-the-art shopping mall packed with famous-name stores, including a three-floor Fenwick's. There's also a multiplex cinema and the Assembly Hall Theatre for live performances.

The village of Hawkhurst is perfect for relaxation and recreational activities, with a Golf and Squash Club, for those Equestrian lovers, the Ten Oaks Equestrian Centre is within reach for a countryside hack. There are a number of Sports centres in nearby Tunbridge Wells, Goudhurst and Rye offering great facilities for everything from swimming to a

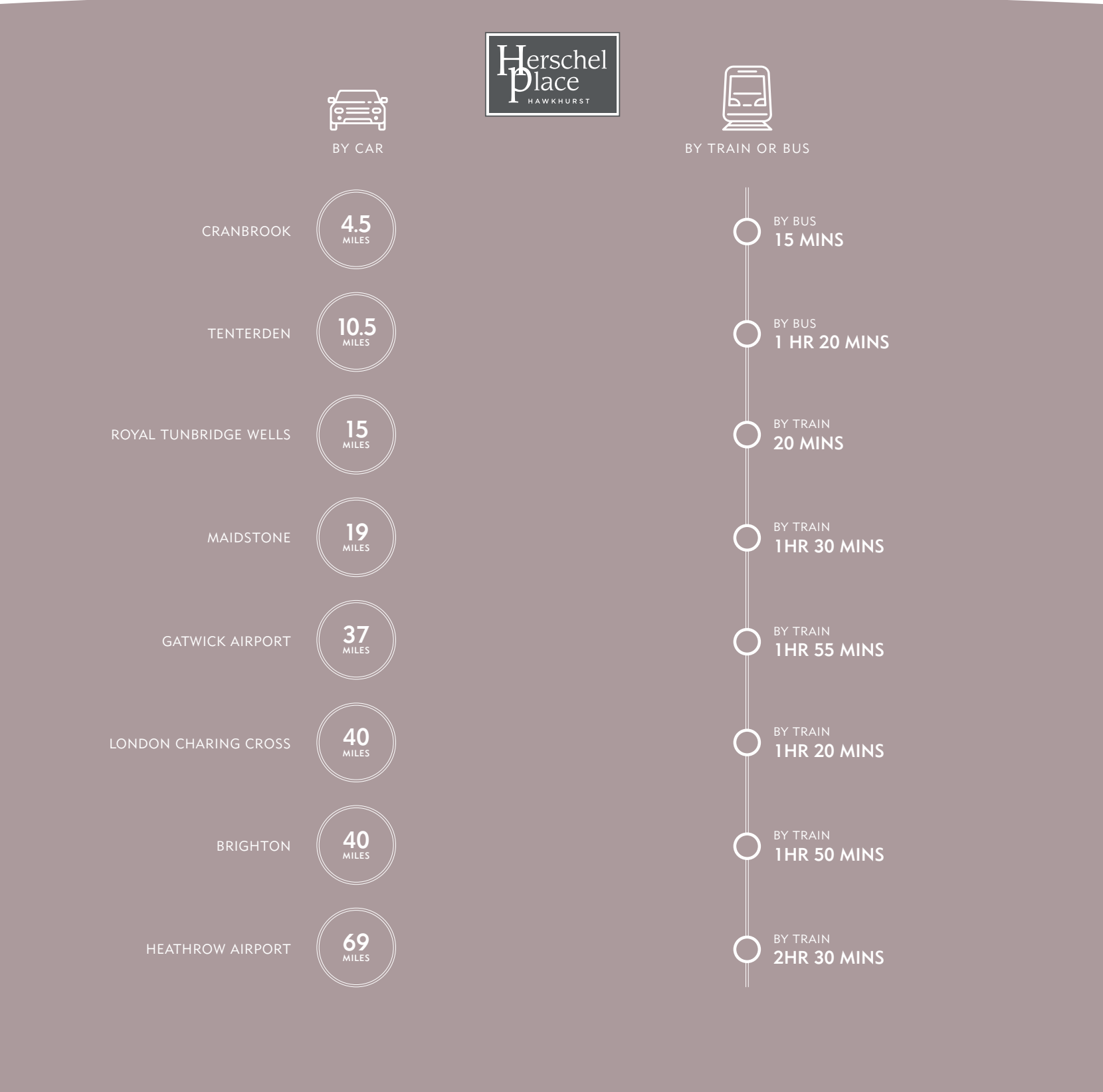
yoga or pilates. For keen golfers, there are several top-quality courses in the area, including the Tunbridge Wells Golf Club, established in 1889 and Lamberhurst Golf Club, both of which are just a short drive away.

With acres of wonderful Kent and Sussex countryside on your doorstep, you can enjoy rural rambles, visit famous beauty spots and explore historic landmarks. If you fancy a day at the seaside, Rye, Hastings and Brighton are all easily driveable.

Kent is renowned for its excellence in education and there is plenty of choice for all ages in the independent and

state sectors. Well-respected local establishments include Hawkhurst Primary School (just a few minutes' walk from Herschel Place), Cranbrook Grammar School, Marlborough House and St Ronan's.

Just five miles from Herschel Place is Etchingham Station, offering regular services to London Charing Cross (via Tunbridge Wells) and Hastings. There's also a network of bus services serving the local area. The M25 and Dartford Crossing are easily reached via the A21 and A26 and it's under 15 miles to the South Coast. For international travel, it's around 47 miles to Gatwick Airport and just over 36 miles to the Eurotunnel terminal at Folkestone.



Buy new with confidence

Make your home your own

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. On the other hand, move into a brand new home at Herschel Place and you have the perfect blank canvas to make your home your own.

No nasty surprises

Buy a new home at Herschel Place and there'll be no nasty surprises or extra maintenance costs waiting for you, plus you'll have the peace of mind of a 10 year NHBC guarantee. Buy a second-hand home and who knows what you could be faced with.

Building a better future

We create eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes are designed for modern living with lower environmental impact and running costs and low maintenance. These provide compelling reasons to choose a new home at Herschel Place.

About Countryside

Countryside is a leading UK home builder and urban regeneration partner. At Countryside, we believe that where we live matters. We're passionate about creating places where people aspire to live, that deliver enduring value and where people feel a true sense of belonging.

All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time.

From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to place making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

We create places people love.



Committed to our customers

The customer service teams at Countryside are committed to providing you, our customers, with quality homes.

The teams are working to achieve one common goal: to ensure that you are satisfied and happy with your new Countryside home from the moment that you make your reservation, to the day you move in and beyond. No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our Charter and the 'Consumer Code for Home Builders'. Copies of the 'Consumer Code for Home Builders' are available from our sales offices and via our website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

Our customer service begins at the outset, with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent financial consultants.

Every home at Herschel Place carries our commitment to quality and improvement. Our homes are built to National House-Building Council (NHBC) standards, the technical benchmark for all newly-built homes.

The standards provide guidance on every part of the building process from foundations to decoration including tolerances, performance and technical standards. To find out more visit www.nhbc.co.uk/Builders/ProductsandServices/TechnicalStandards. We also carry the NHBC Warranty (Buildmark) against structural defects for a 10-year period following the date of legal completion.

Further information can be found on www.nhbc.co.uk/warrantiesandcover/Homeowners/WhatdoesBuildmarkcover

Your interests are additionally covered by the Consumer Code for Home Builders which we adhere to. The code helps ensure all new home buyers are treated fairly at all times, are given reliable information, know what service levels to expect and know how to access the dispute resolution scheme. Further information on the Code, which gives protection and rights to purchasers of new homes, can be found on www.consumercodeforhomebuilders.com



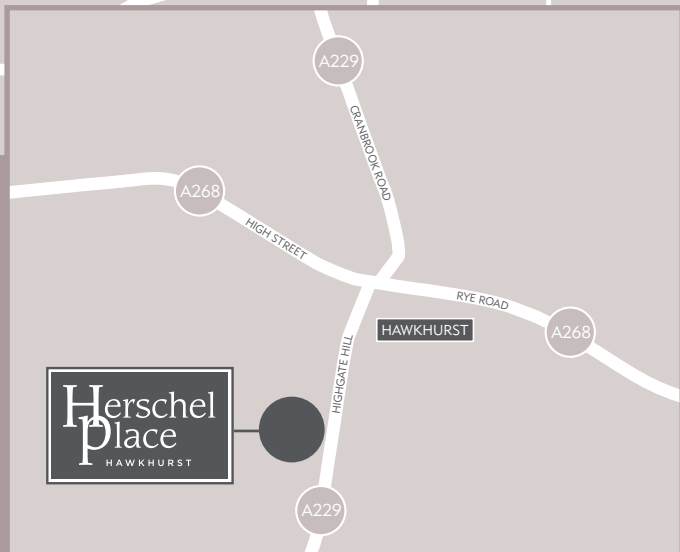
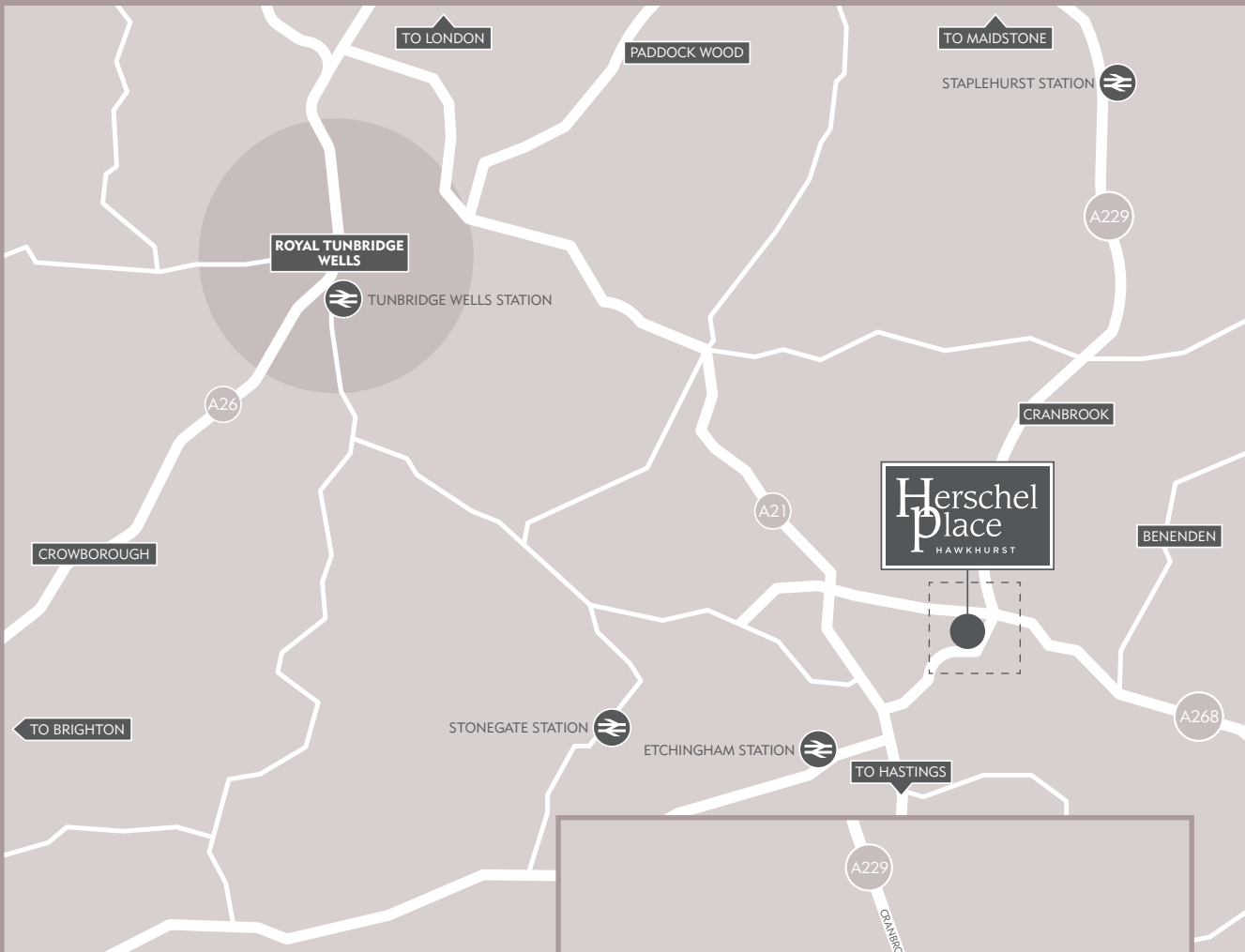


A place to call home

This is your chance to own a dream home in a fantastic location. To be part of a thriving community that's rooted in tradition but in touch with the modern world. Whether you're just starting out, raising a family or planning your retirement, at Herschel Place there's every opportunity to live life to the full.



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How to find us

DIRECTIONS

From the A21, take the A268 (Hawkhurst Road) towards Hawkhurst High Street. After 2.9 miles, turn right onto Highgate Hill. The development is approximately 350 metres down the hill on the right.

Marketing suite open daily from 10am – 5pm.

HERSCHEL PLACE
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