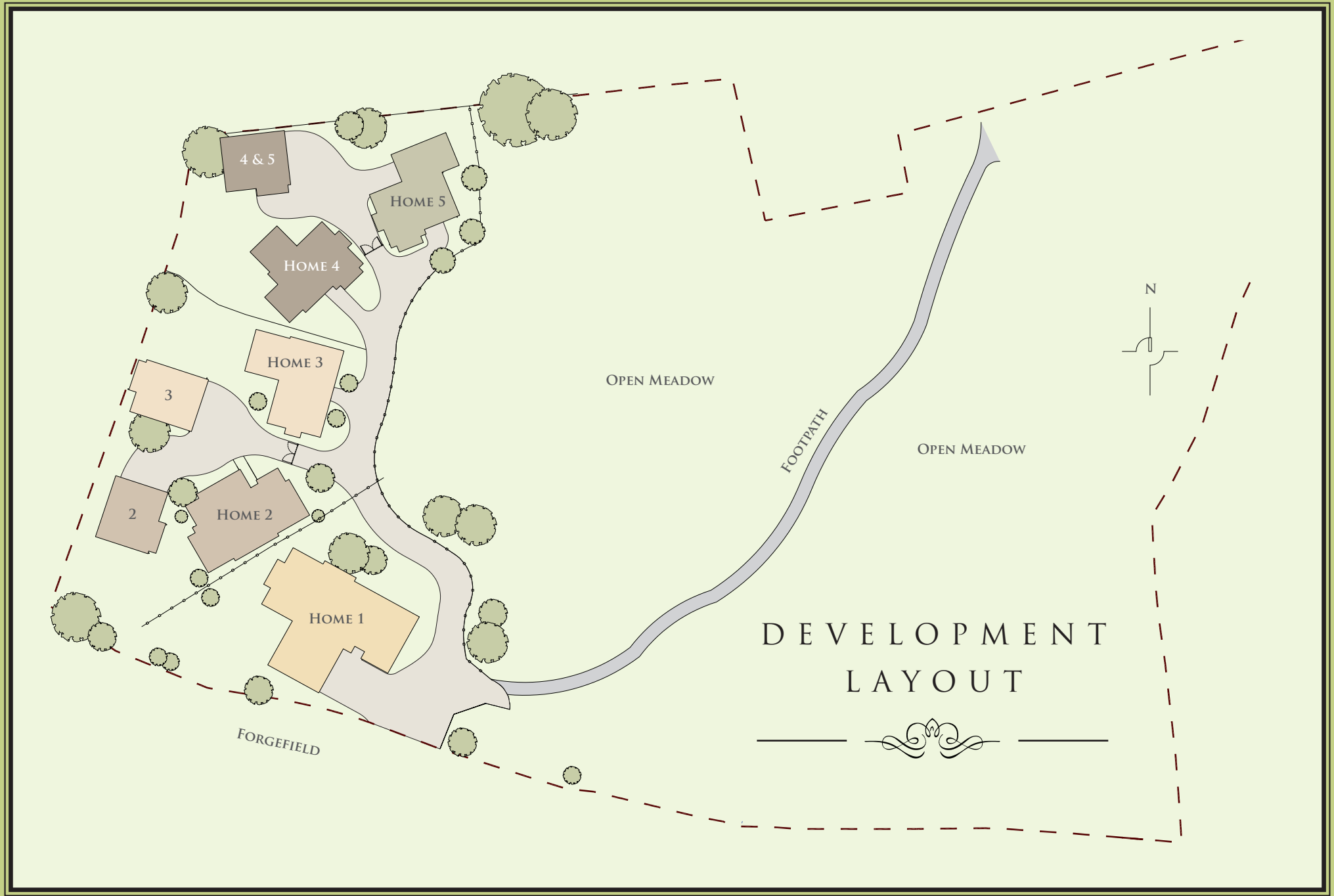


# H I G H G R O V E   P L A C E

———— Forgefield, Bethersden, Ashford, Kent TN26 3BL ————



A select development of 4 bedroom residences in the heart of Kent



FORGEFIELD

OPEN MEADOW

FOOTPATH

OPEN MEADOW

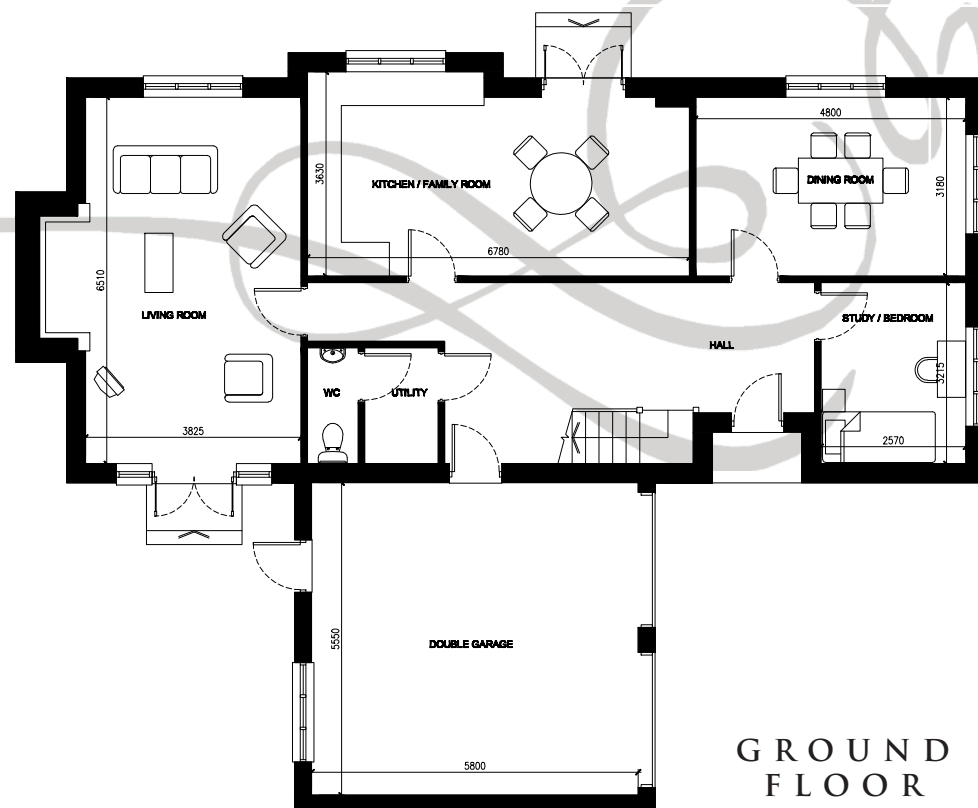
# DEVELOPMENT LAYOUT

# WOOD LODGE

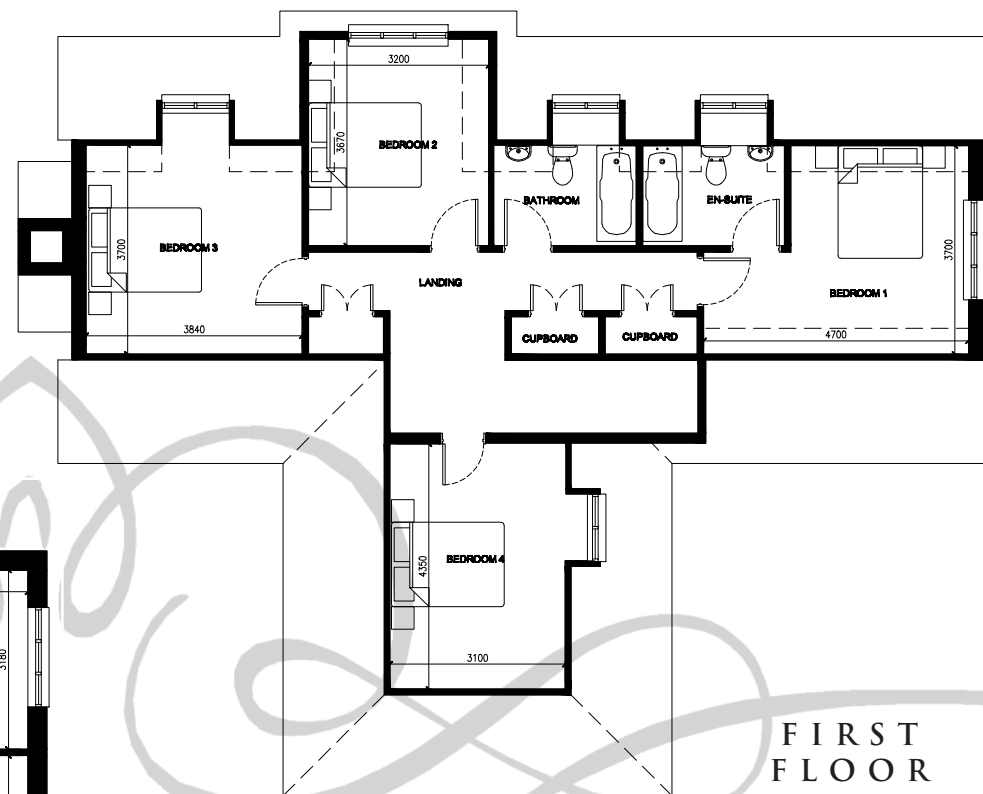
## Home 1



GIA - 1700sq.ft



GROUND FLOOR



FIRST FLOOR

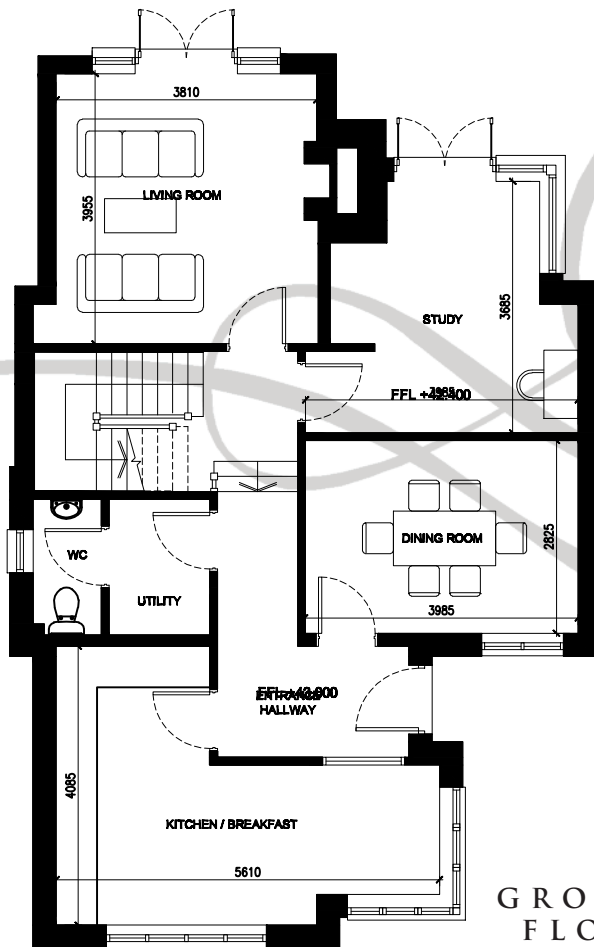


# SURRENDEN HOUSE

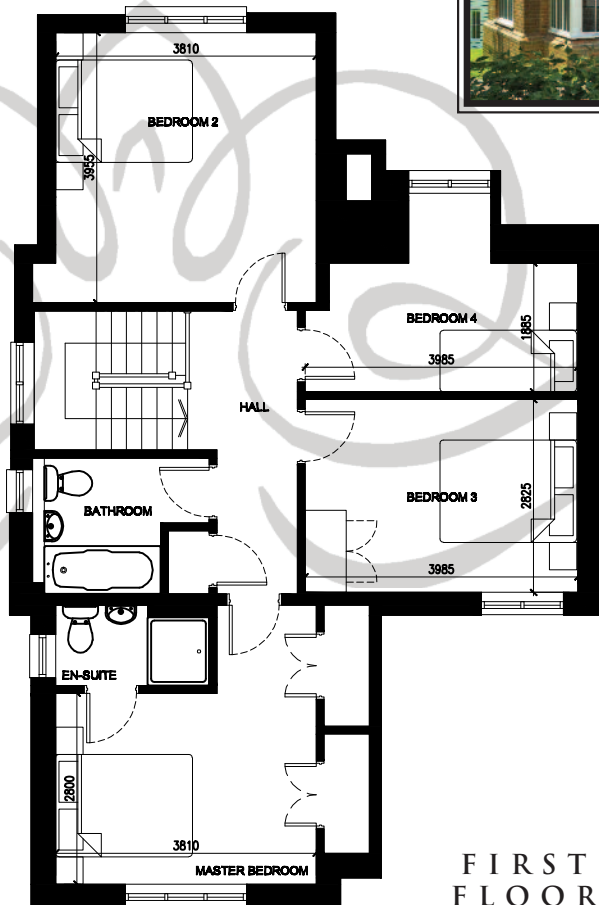
## Home 2



GIA - 1614sq.ft



GROUND  
FLOOR



FIRST  
FLOOR



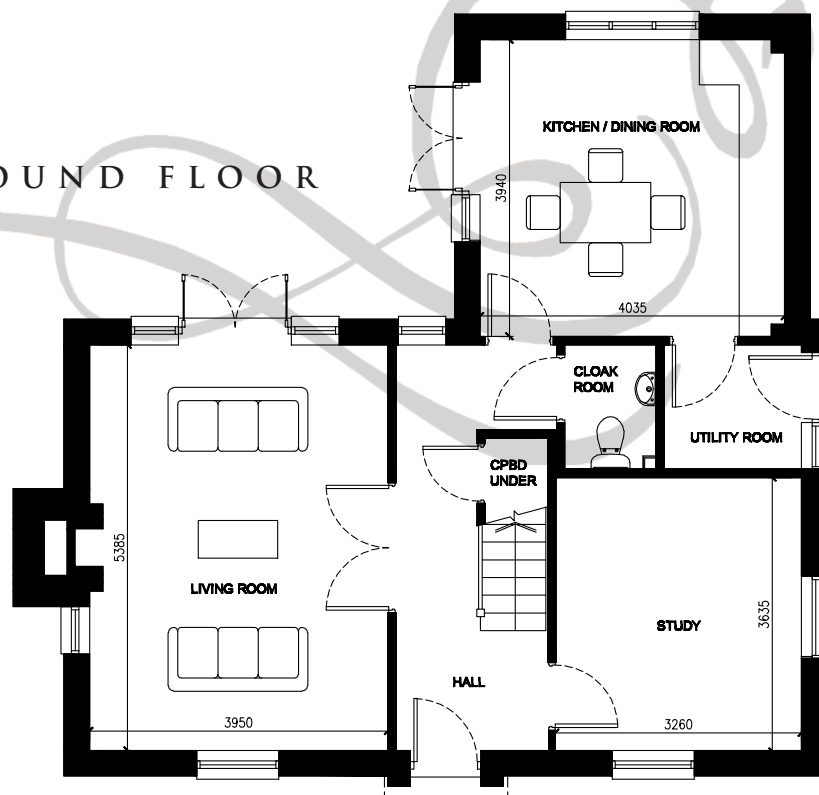
# GREENSTED LODGE

## Home 3



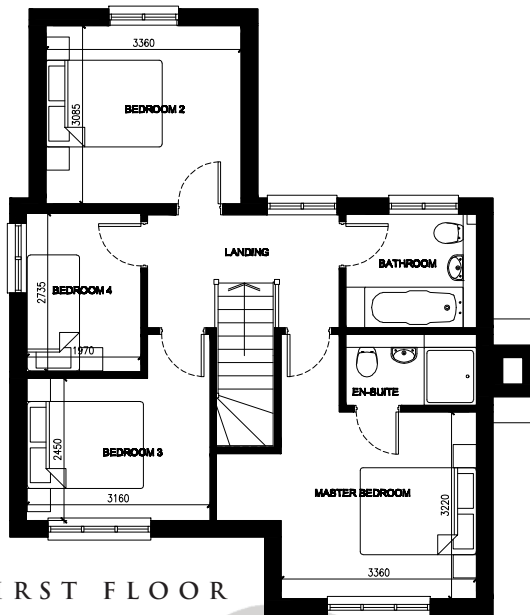
GIA - 1442sq.ft

### GROUND FLOOR



### FIRST FLOOR

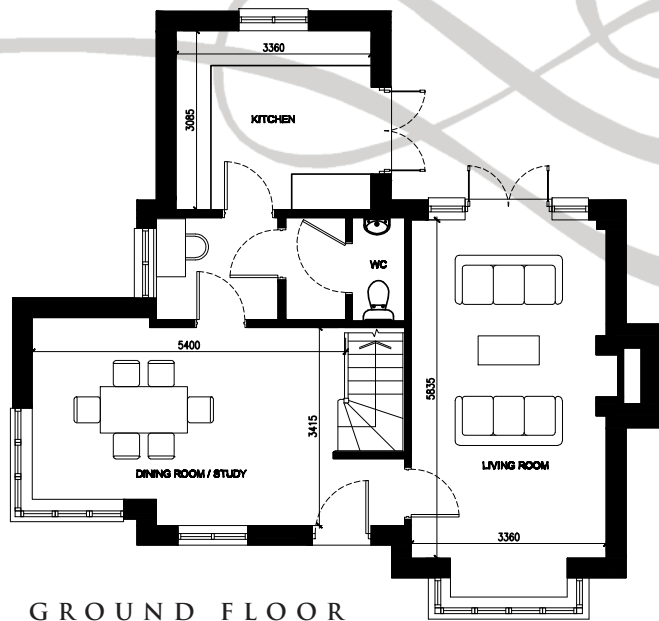
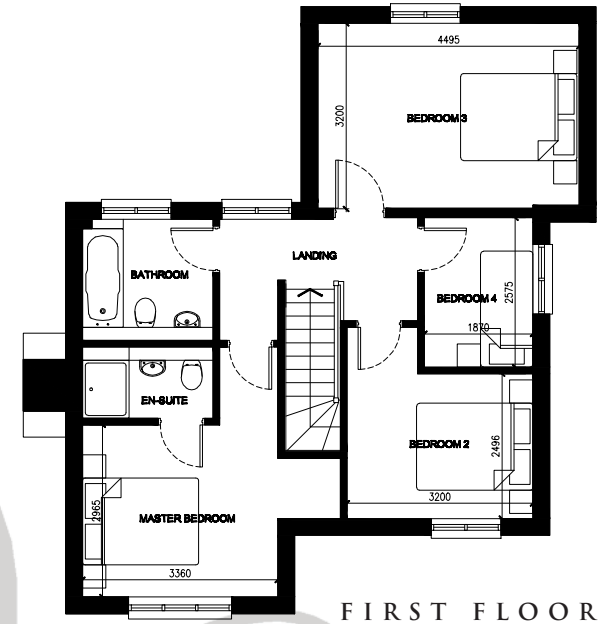




# < CHOUTE HOUSE

Home 4

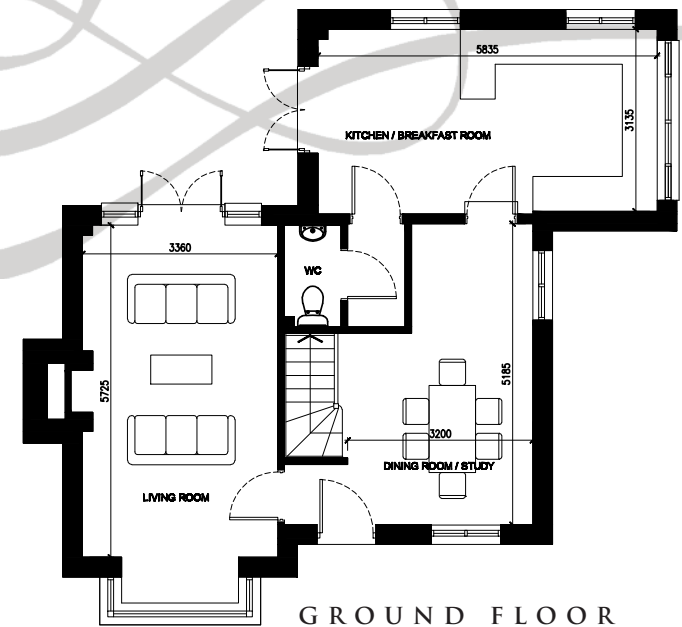
GIA - 1279sq.ft



# CHURCH VIEW >

Home 5

GIA - 1302sq.ft





# A STUNNING SPECIFICATION



## GENERAL

- White panelled doors with contemporary chrome door furniture and ironmongery.
- White painted softwood spindles to staircase with oak hand rail.
- 150mm deep OG skirting boards throughout finished in white satinwood.
- Coved ceilings.
- Wood double glazed windows throughout.
- Wood French doors to the rear and composite front door.
- Painted walls throughout.

## FLOORING

- Oiled engineered oak flooring to the hall, cloakroom, utility cupboard and lounge areas.
- Tiled kitchen.
- Fitted carpet to stairs, landing and all bedrooms – carpets can be chosen from builders range, subject to build stage.
- Ceramic tiled floors to bathroom and en-suite.

## LUXURY KITCHENS

- Custom fitted kitchen units by BenchMarx – a classic shaker style kitchen with gently raised centre panels and bar style chrome effect handles.
- Stone work surfaces.
- Stainless steel one and a half bowl sink unit with drainer and chrome mixer taps.
- Under unit lighting.
- Appliances to include Range Master style five ring stove with extractor hood, integrated fridge/freezer, dishwasher.
- Utility cupboard in hallway with work surface and plumbing for washing machine.
- Power and light.

## BATHROOMS

- White contemporary sanitary ware throughout.
- Chrome taps to all bathrooms, cloakrooms and showers.
- Shaver point to main bathroom.
- Chrome heated towel ladder rails to bathroom and en-suite.
- Tiled walls to bathing areas and splash backs.
- Tiled floors and skirting's.
- Clear glass and chrome hinged shower doors.

## HEATING & ELECTRICAL

- Gas fired central heating and hot water services via combi boiler.
- Thermostatic valve radiators throughout.
- Feature brick fireplace to lounge with oak mantel incorporating a traditional wood burning stove.
- Ample light & power points fitted throughout with complementary brushed steel electrical fittings over kitchen work tops.

- Low voltage LED down lights to all bathrooms, hallways, cloak room, utility cupboard and kitchen areas.
- Pendant lighting featured throughout.
- TV points to lounge, study, kitchen and all bedrooms.
- Pre-wired telephone point in lounge, study and all bedrooms.

## EXTERNAL FEATURES

- Gravel driveways with parking for two vehicles.
- Defined block paved pathways lead to front doors.
- Slab pathways around the houses.
- Turfed rear gardens.
- Water butt and rotary clothes dryer.
- Feature lighting adjacent to external doorways.
- External cold water taps are provided to the front and rear of the houses.
- External power point to rear.
- All external windows and doors are fitted with low e glass and have argon filled glazing cavities.

## THE STRUCTURAL DETAILS

- Timber frame with stock facing bricks
- All walls, flooring and ceilings fully insulated.
- Plain tiled roofs.
- Black half round gutters and downpipes.

## FOR YOUR PEACE OF MIND

- Burglar alarm fitted with Passive infra-red sensors.
- Multi-point locking to all windows and doors.
- Toughened glass to all external doors.
- External lighting on automatic PIR detectors



# PERFECTLY PLACED

Forgefield, Bethersden, Ashford, Kent TN26 3BL



Surrounded by rolling countryside and picturesque woods lies the hidden gem of Highgrove Place. Situated in the charming and sought-after village of Bethersden, this lovely residence has all the advantages of a rural outlook, yet benefits from excellent commuter links.

Highgrove Place is just five miles from Ashford with the High Speed Rail link and from Ashford International Station you can catch the Eurostar high speed train and be in Paris within two hours.

This is an ideal location for families, being close to a number of good schools including Bethersden Primary School in the village and independent and public schools in Ashford.

Highgrove Place is an ideal place to live offering the best of both worlds



**A development bought to you by Highgrove Designer Homes Ltd**  
For more information please call our selling agents on **01622 691911**



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