

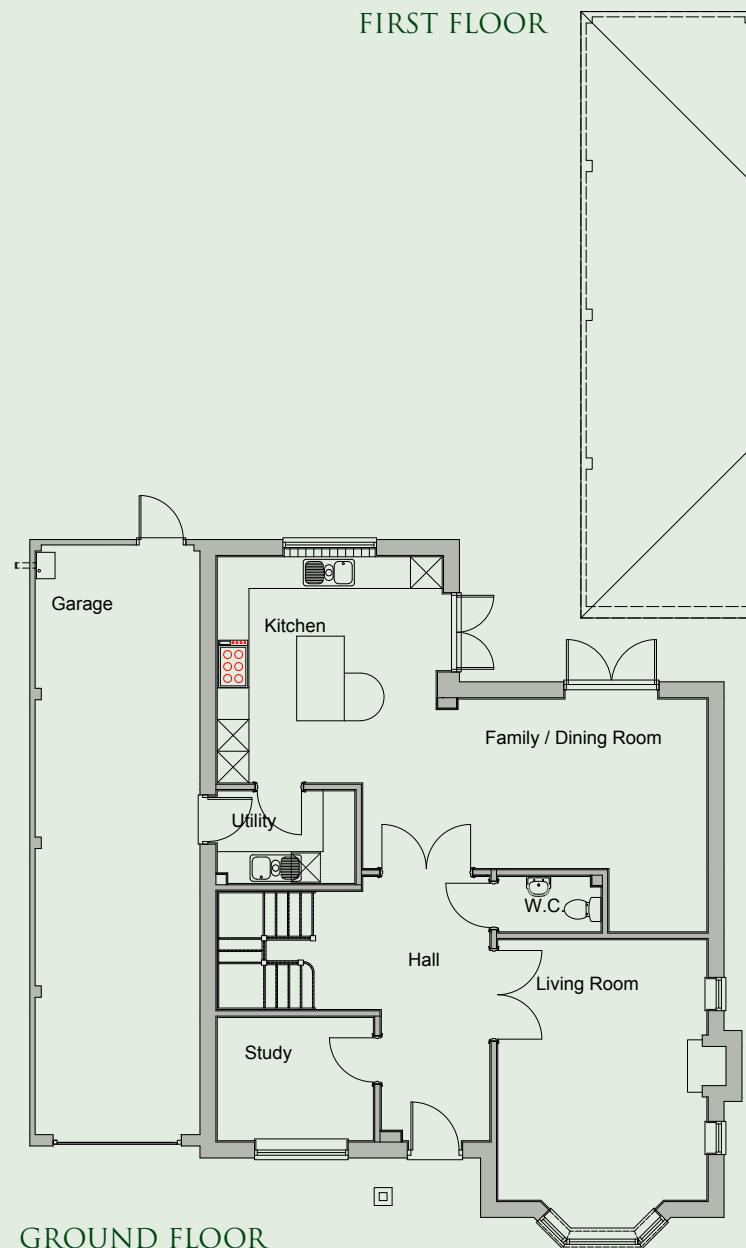
M A Y P O L E H O U S E
&
R E D W O O D H O U S E

WOODYFIELD AVENUE, HILDENBOROUGH,
TONBRIDGE, KENT TN11 9ES



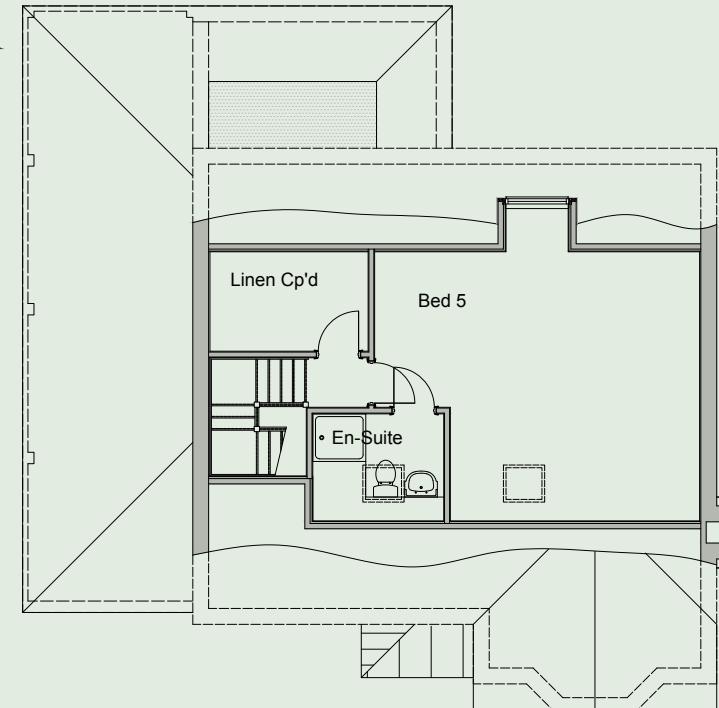
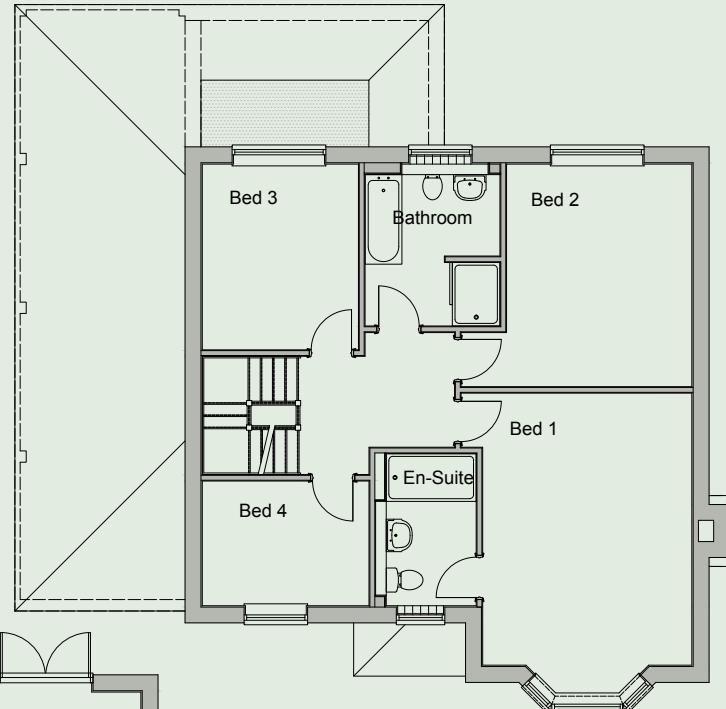
Computer generated images

BRAND NEW & EXCLUSIVE DEVELOPMENT OF JUST TWO, 4 & 5 BEDROOM HOMES



FIRST FLOOR

SECOND FLOOR

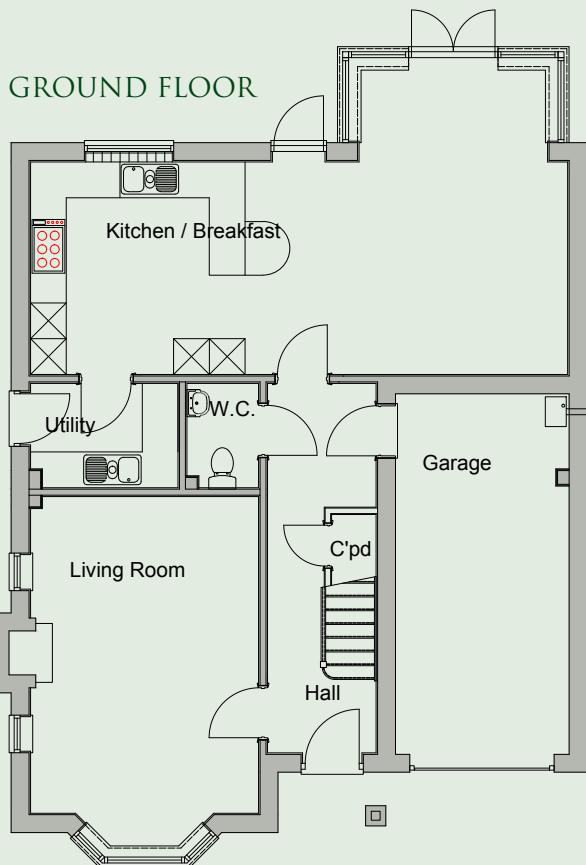


MAYPOLE HOUSE

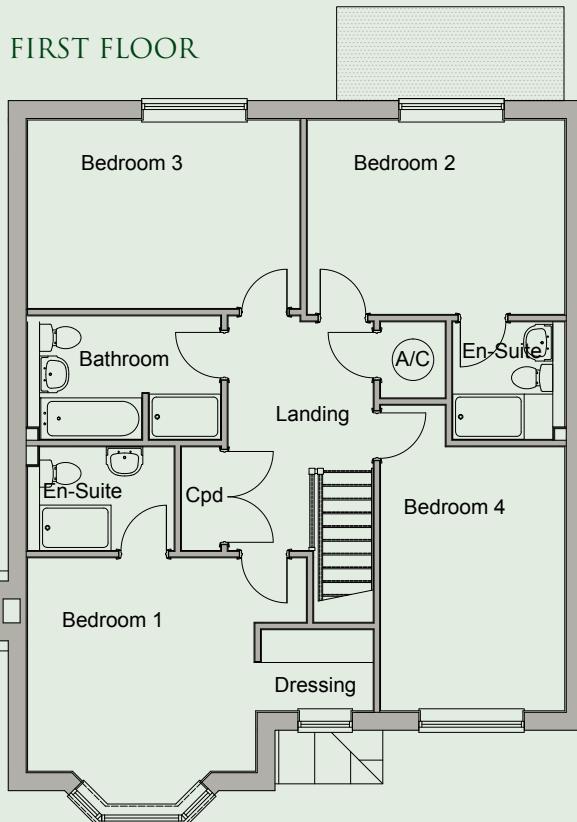
Generously arranged over three floors, the ground floor of this superior 5 bedroom family home benefits from an extensive integrated garage, a large kitchen/family/dining room, a separate living room with stunning focal fireplace and study. Meanwhile the first floor has four bedrooms, one with en-suite and a further family bathroom.

To the second floor there is another spacious double bedroom with en-suite.

REDWOOD HOUSE



FIRST FLOOR



This exceptional four-bedroom family

home, is elegantly arranged over two floors
with an integrated single garage.

The ground floor benefits from a large
kitchen/family/dining room with double
doors onto the garden and separate living
room with stunning focal fireplace.

Upstairs, there are four bedrooms, two with
en-suite and a separate family bathroom.

SPECIFICATION

Kitchen – Utility Room

- Quality fitted kitchen with quartz worktop, upstand and window cills
- Siemens multi-function oven
- Siemens combi microwave
- Siemens 5-ring induction hob
- Siemens steel extractor canopy
- Capel wine cooler
- Glass splash back behind hob
- Integrated larder fridge
- Integrated freezer
- Siemens integrated dishwasher
- Plinth lights on island/peninsula
- Under pelmet lighting

Cloakroom, Bathroom and en suites

- Pristine contemporary Villeroy and Boch white sanitary ware
- Polished chrome taps and fittings
- Fitted mirrors to bathroom
- Polished chrome heated ladder towel rail to bathrooms and en suites
- Wall tiling to bathrooms and toilets

High Quality Fixtures and Fittings

- High performance double glazed PVCu windows and French doors
- Veneered internal doors with chrome handles
- Fitted wardrobes to master bedroom
- Coving to all rooms excluding bathroom and en suite/s
- Ceramic floor tiles to kitchens, kitchen/family rooms and utility rooms

Heating and Electrical

- Gas central heating, underfloor to ground floor, radiators to 1st and 2nd (where appropriate)
- Mains pressure sealed water system with 'Megaflow' tank or similar

- Feature fireplace in living room
- TV points to bedrooms and living rooms, wired for future Sky connection
- Low voltage downlights to living room, kitchen, bathroom and utility room
- Chrome sockets to kitchen/family rooms and hallway with others white MK

Security Features

- Fitted wireless alarm system with room sensors
- Mains operated smoke alarms fitted to the hall and landings, with battery backup
- Windows and doors feature multi-point security locking system

Garaging/Parking

- Maypole House – Large garage with two parking spaces
- Redwood House – Tandem garage with two parking spaces
- Electrically operated garage door
- Light and power to garage

External

- Landscaped front garden
- Turfed rear garden
- Good sized patio to rear, Indian stone
- Rear and side boundaries enclosed by close-boarded fencing
- External tap
- External power socket
- Five-barred timber front gate

Energy Efficiency and Guarantee

- Constructed to ensure energy efficient running costs to the home owner
- All homes are covered by Premier Guarantee

Tenure

- Freehold

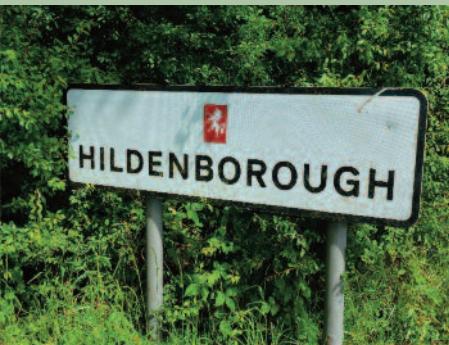
A GREAT PLACE TO LIVE

Set in the sought-after and leafy location of Hildenborough, these exclusive detached family homes with good size gardens are in a prime position for both town and country.

The charming village of Hildenborough offers a selection of small shops, pubs, restaurants and a theatre. For more comprehensive shopping, nearby Tonbridge provides supermarkets, shops, leisure facilities and a railway station. Sevenoaks (5 miles away) or Bluewater shopping centre (21 miles away) both offer a wide range of independent boutiques and high street stores.

The houses are close to many excellent schools in the area. These include Stocks Green Primary School and Hildenborough Primary School. For secondary education, Tonbridge provides a range of grammar schools including The Judd School, Tonbridge Grammar School for girls and the Weald of Kent School. For independent schools, Sackville and the renowned Tonbridge School provide superb private secondary education.

Tonbridge School also has a well-equipped leisure club offering its members swimming, fitness, tennis and cricket. Golfers are also spoilt for choice with a plethora of courses to choose from including Hilden Park Golf club and Nizels Country Club. The Kentish Weald countryside abounds with beautiful places to visit including Knole Country Park, Ightham Mote, Groombridge Place, Haysden Country Park and Tonbridge Castle.



Hildenborough's own mainline station, just a mile away, offers regular services to London Bridge in just over half an hour. Similarly, the A21 which leads on to the M25 is just five minutes away. For foreign business or travel, Gatwick or Ebbsfleet for trains to the continent are both less than 30 minutes away.

Combining these rare qualities of a leafy setting, commutability and excellent schooling, these homes will offer the highest standards of living that one could demand.



For more information please call our selling agents
on 01732 363633 or visit www.rpcnewhomes.co.uk

Please note, this brochure is for guidance only. Please check the specification with our sales team as this brochure does not constitute any part of a contract, nor does it constitute an offer. The developer reserves the right to amend the specification at any time without prior notice. We endeavour to improve upon our development and therefore some aspects may have changed since printing. Please ask the Sales Advisor for the energy performance certificate for the homes.