



# Foal Hurst Green

*Paddock Wood*

**Berkeley**  
Designed for life

Welcome to  
**Foal Hurst  
Green**





Fol Hurst Green is the perfect place to connect with nature.

An outstanding collection of one and two bedroom apartments and three, four and five bedroom houses in an idyllic location. Fol Hurst Green is located in Paddock Wood, part of the borough of Royal Tunbridge Wells and is surrounded by 12 acres of beautiful meadows, a 5 acre nature reserve and 29 acres of ancient woodland.

With Paddock Wood station less than one mile away, London Bridge can be reached in just 41 minutes\*. The motorway network and international rail links are also close by, giving easy access to the coast and European destinations.

Meticulously crafted homes in a range of architectural styles based on the traditional Kent vernacular, feature high specification kitchens and bathrooms. Open-plan living areas are designed with freedom and flexibility in mind for all the family. Considered design throughout means that home office options are available.

The green open spaces and private gardens provide places where children can play, run and explore, With a great range of schools on offer, this is where you can put down roots and become part of an established community,

Step out of your front door into the beautiful Kent countryside. A place to breathe in the fresh air and explore all of the amazing sights and sounds that the garden of England has to offer.





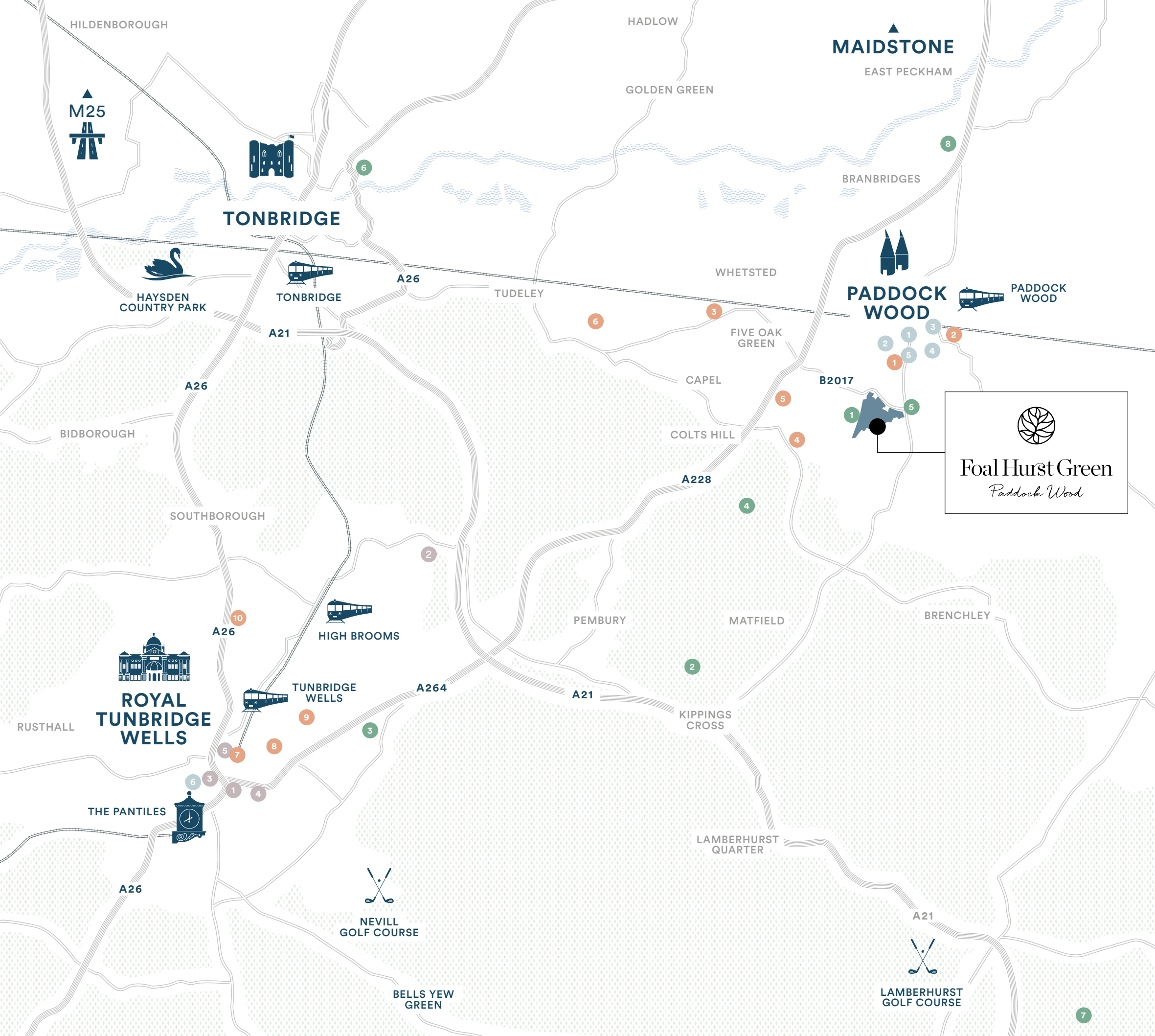
# A place with everything you need

Less than a mile along the road is the thriving rural town of Paddock Wood, an established community with a mainline train station with services to London Bridge in only 41 minutes\*. An excellent range of amenities can be found, supplying all your daily needs.



\*Travel time is approximate only. Sources: trainline.com





# What's close by



### PUBS & DINING

- 1 Foresters Arms
- 2 John Brunt VC
- 3 The Queens Head
- 4 The Dovecoat Inn
- 5 The George & Dragon
- 6 Turmeric Gold
- 7 The Ivy
- 8 Hotel du Vin & Bistro
- 9 Giggling Squid
- 10 Sankey Seafood

### ARTS & THEATRE

- 1 Assembly Hall Theatre
- 2 The Odeon
- 3 The Forum
- 4 Trinity Theatre
- 5 Tunbridge Wells Museum & Art Gallery

### SPORTS, WELL-BEING & ENTERTAINMENT

- 1 Foal Hurst Wood
- 2 Wellgrove Farm Stables
- 3 Dunorlan Park
- 4 Cinderhill Nature Reserve
- 5 Putlands Sports and Leisure Centre
- 6 Tonbridge Golf Centre
- 7 Bedgebury National Pinetum and Forest
- 8 The Hop Farm

### SHOPPING

- 1 Waitrose
- 2 Tesco Express
- 3 Paddock Wood Pharmacy
- 4 Pomfret Bros (Butchers)
- 5 Costa
- 6 The Pantiles Colonnade Walkway

Map is not to scale and is for indication only.

Where do you want to go today?

04 Minutes by car

PADDOCK WOOD STATION

Up to six trains an hour at morning peak times.

37 Minute drive

BLUEWATER

One of Europe's biggest shopping malls, with 300 shops and 50 cafés, bars and restaurants.

41 Minutes by train

LONDON BRIDGE STATION

Fast access to London and the coast. Trains also stop at Cannon Street, Charing Cross and Waterloo, all within an hour.

04 Minutes by car

WAITROSE

High-end supermarket for all your grocery needs.

31 Minutes by car

ASHFORD INTERNATIONAL STATION

Pick up the early Eurostar here and be in Paris, Brussels or Amsterdam in time for lunch.

43 Minutes by car

GATWICK AIRPORT

Conveniently located for getting away to hundreds of destinations worldwide.

39 Minute drive

EBBSFLEET STATION

For trains to Europe, London St Pancras and north Kent coastal resorts.

16 Minutes by car

ROYAL TUNBRIDGE WELLS

Visit the historic Pantiles and stay for coffee, lunch or dinner. Discover a town centre packed with boutique shops.



## Post Office

**PADDOCK WOOD POST OFFICE**  
19-23 Commercial Road,  
Paddock Wood, TN12 6EN  
T 0345 611 2970



## Groceries

**WAITROSE**  
Church Road,  
Paddock Wood, TN12 6EX  
T 01892 836647



## Dentist

**AYCLIFFE DENTISTRY**  
49 Maidstone Road,  
Paddock Wood, TN12 6DG  
T 01892 833926



## Butchers

**POMFRET BROS**  
45 Commercial Road,  
Paddock Wood, TN12 6EN  
T 01892 833737



## Pharmacy

**PADDOCK WOOD PHARMACY**  
12 Commercial Road,  
Paddock Wood, TN12 6EL  
T 01892 833203



## Library

**PADDOCK WOOD LIBRARY**  
9 Commercial Road,  
Paddock Wood, TN12 6EN  
T 03000 41 31 31



## Doctor

**WOODLANDS HEALTH CENTRE**  
7 Allington Road,  
Paddock Wood, TN12 6AX  
T 01892 833331



## Coffee shop

**COSTA COFFEE**  
41 Commercial Road,  
Paddock Wood, TN12 6EN  
T 01892 837452



## Veterinary

**PUTLANDS VETERINARY SURGERY**  
Maidstone Road,  
Paddock Wood, TN12 6DZ  
T 01892 835456

# Your local amenities

From fresh veg and locally reared meat, to pet food, flowers, as well as medical and veterinary services, all the essentials of daily living are available in Paddock Wood, just under a mile away.

\*Distance is approximate only. Source: Google Maps

# An active lifestyle

## PARKS AND LEISURE

Explore Dunorlan Park, Tunbridge Wells, only 6 miles away. A welcoming green space with a boating lake, ponds and café, set in 78 acres of landscaped gardens. Nearby Calverley Grounds offers landscaped gardens, a café, sports courts and an ice rink in winter.

Bedgebury in Goudhurst, is an award-winning visitor attraction with something for everyone. Open all year, Bedgebury is the perfect place for healthy outdoor activity.

Bedgebury Forest has miles of family cycling and mountain-biking, walking and running trails, as well as Go Ape tree-top adventure, and an adventure play trail. They also hold live music events in a relaxed and atmospheric backdrop.



Lifestyle photography, indicative only.

## WELLGROVE FARM STABLES

For experienced riders or those wanting to try a new hobby, Wellgrove Farm Stables, Pembury offer a variety of equestrian challenges for all. Ride some of the many bridle paths around the area or for those younger riders, a jaunt in their own small area of woodland.



## THE HOP FARM

Just 2 miles away is The Hop Farm, Kent's iconic and historic landmark. From attractions for the children such as the ever-popular Giant Jumping Pillows to watching big name music artists, there really is a multitude of fabulous entertainment options on offer.

## PUTLANDS SPORTS & LEISURE CENTRE

Located within walking distance from Foal Hurst Green, the leisure centre offers a fully equipped gym, fitness studios perfect for group classes and a large sports hall.





### Primary Schools



**Paddock Wood Primary Academy**  
Ofsted: Good **0.5**  
MILE



**Horsmonden Primary Academy**  
Ofsted: Good **3.1**  
MILES



**Capel Primary School**  
Ofsted: Good **1.8**  
MILES



**St Peter's CEP**  
Ofsted: Outstanding **5.6**  
MILES

### Secondary Schools



**Mascalls Academy**  
Ofsted: Good **0.3**  
MILES



**Somershill ISI: Excellent** **4.7**  
MILES



**Hugh Christie School**  
Ofsted: Good **5.4**  
MILES



**Tonbridge School**  
ISI: Excellent **8.0**  
MILES

### Private Schools

### Grammar Schools



**The Skinners School**  
Ofsted: Good **4.1**  
MILES



**The Judd School**  
Ofsted: Outstanding **6.3**  
MILES



**Tunbridge Wells Grammar School**  
Ofsted: Good **7.8**  
MILES




**Cranbrook Grammar School**  
Ofsted: Outstanding **11.8**  
MILES

### Universities



**University of Sussex** **36.2**  
MILES



**University of Kent** **41.2**  
MILES

All distances are approximate only. Sources: Google Maps

# A first-class education

This area of Kent is renowned for the quality of its schools. It is one of only a handful of counties in England that still operates the 11+ grammar school system. Its selective secondary schools, including The Skinners School, Tunbridge Wells Grammar School, The Judd School and Cranbrook Grammar School, are among the highest-performing in the country and many have an Ofsted Outstanding rating. There is also an excellent range of state and independent primary and secondary schools within a few miles of Paddock Wood.



Royal Tunbridge Wells



# Foal Hurst Green

*Paddock Wood*

Foal Hurst Wood

Meadow

Nature Reserve

A228 ▼  
Tunbridge Wells/  
Maidstone

Badsell Road

Paddock Wood ►  
Town centre  
and train station

Putlands Sports & Leisure Centre

Computer enhanced image. Indicative only.

# The perfect location

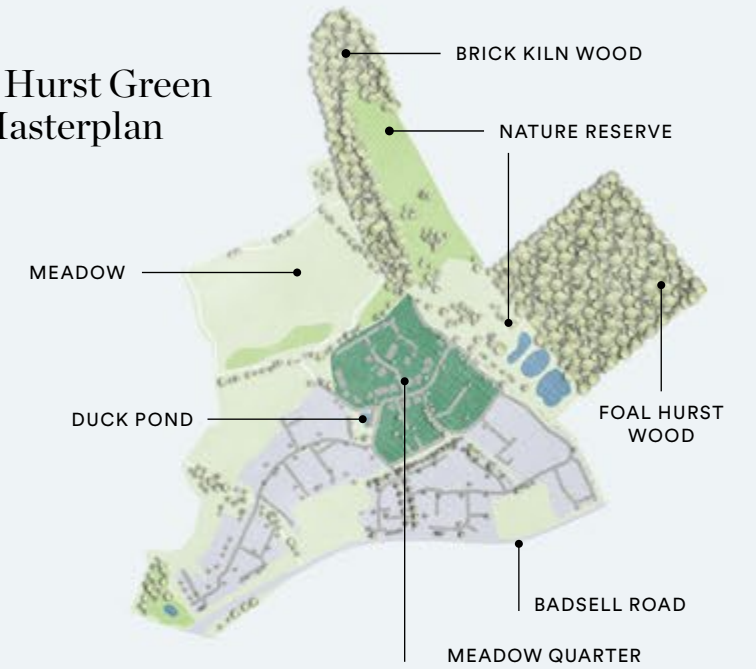
Foal Hurst Green is set in the heart of the Kent countryside, along a hedge-lined country road that winds through farmland, meadows and hop fields. Traditional oast houses dot the landscape along with mature woodland that has stood for centuries providing shelter for wildlife. The far-reaching countryside views are simply stunning. For shopping, transport and entertainment, the town of Paddock Wood and historic Royal Tunbridge Wells are both close by.

# Meadow Quarter

Meadow Quarter is the latest release at Foal Hurst Green comprising of three, four and five bedroom homes.



## Foal Hurst Green Masterplan



### The key

#### 3 BEDROOM

- THE KINGFISHER
- THE GOLDCREST
- THE WREN
- THE GREENFINCH
- THE CHAFFINCH
- THE FALCON
- THE LINNET

#### 4 BEDROOM

- THE ROBIN
- THE HERON
- THE SKYLARK
- THE KESTREL
- THE DUNNOCK
- THE EIDER
- THE SANDERLING

#### 5 BEDROOM

- THE HARRIER

The development layout is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.



# The nature reserve

The traditional architecture of rural Kent has inspired the design at Foal Hurst Green. Great care has been taken to select materials and external finishes that reflect time-honoured styles providing interesting, individual street scenes and open spaces.

# The duck pond

There is a unique sense of place, a quiet escape from a hectic world – safe, peaceful and surrounded by a picturesque backdrop of green open space. The duck pond along with a traditional bandstand forms the serene centrepiece at Foil Hurst Green – a charming outlook with focus on community, open space and natural habitat for wildlife.





# A place to explore

This is a place to immerse yourself in the delights of the English countryside and truly connect with nature. You and your family can discover all the pleasures of rural living and build a lifetime of memories.



Discover your very own 5 acre nature reserve...

# ...and the neighbouring 29 acre Foal Hurst Wood



# Play

A childhood with the freedom to play outdoors is something your children will relish as they grow up. Here they will find acres of wide-open places to enjoy all year round outside their front door. Play areas on site will keep them entertained for hours.



# Experience



There is a whole world to discover in this lovely part of Kent, right in the heart of the hop-growing countryside. Historic houses, areas of outstanding natural beauty, country parks, cycle trails and miles of fabulous country walks mean you will never be short of places to explore.

# A place with style

Enjoy relaxing and entertaining with style and ease in the spacious living areas. Large windows let natural light flood the space, making it light-filled and airy. Neutral hues allow you to add your own style and individuality. The family room features as standard quality wood-effect laminate flooring and a pendant light fitting. SkyQ+ connectivity, telephone and television points make this the perfect family hub, where everyone can come together to enjoy quality time.

Working from home is easy here. High speed fibre broadband connectivity\* is available in every property, with convenient USB points located in key areas within each home, giving the opportunity to create desk space and even set up your own office.





# The heart of the home



As one of the most important areas of the home, kitchens are stylish, ergonomically-designed and superbly finished. Specification features include Zanussi oven and hob, built-in or under-counter fridge freezer and fully integrated dishwasher, Silestone worktops and full height glass splashback. Choose from matt or gloss cupboard doors in a variety of smart colourways\*.

\*All purchaser choices and extras are subject to stage of construction

Showhome photography at Fol Hurst Green. Indicative only.

# Relax and unwind in your home



Showhome photography at Fol Hurst Green. Indicative only.



Showhome photography at Fol Hurst Green. Indicative only.

Bedrooms are a haven of peace and relaxation, where you can truly unwind at the end of a busy day. Luxury carpets are soft underfoot, while generous fitted wardrobes to bedroom one provide vital storage space. Contemporary bathrooms and en suites feature Sottini wall-hung basins, Vado polished chrome brassware, stylish floor tiles and heated chrome towel rail.

# Love life indoors and out

At Foil Hurst Green, indoor and outdoor living are seamlessly connected. Each house has full-height glazed doors that open onto a private enclosed lawned and paved garden. It's the ideal space for children to play, summer barbecues with friends or relaxing moments soaking up the sun.



Designed for  
**life**

Berkeley excels at creating amazing places that people love to call home, and where well-being and sustainability are prioritised.





# Sustainability at its heart

This is how we are ensuring sustainability at Fol Hurst Green

## People, planet, prosperity

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, well-being and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Fol Hurst Green.

## Nature and biodiversity

Parkland, trees, flowers, green roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. Within and around Fol Hurst Green, we have created natural habitats that encourage wildlife to flourish. We are working with LDA Design Consulting Ltd to engage residents in the natural landscapes that we have created.

## Waste and recycling

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

## Water efficiency

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

## Energy efficiency

Efficient use of electricity and gas helps to lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness. All lighting is low energy and kitchen appliances are A rated. There are also Solar Photovoltaic (PV) panels installed to houses.

## Noise reduction

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

## Clean air

It is hard to avoid polluted air, particularly in our cities. Throughout Fol Hurst Green we have planted trees, shrubs and flower beds to help create a cleaner air environment.

## Sustainable transport

Paddock Wood train station offers rapid services to London and the coast. We also encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also help to encourage healthier lifestyles. There are 20 active charging points across the development three of which are communal. Individual charging points or ducting to enable installation is included in selected homes.

## Stewardship

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with RMG and residents to ensure that the development remains in pristine condition.

## Future-proof design

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure that our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.

# Buy with confidence

At Berkeley, quality comes first. It influences everything we do – from the land we purchase through to the materials we build with.

This attention to detail is not just about the properties we build, but the way we treat our customers. It is vital to us that our customers receive unrivalled support throughout the buying process. Our dedicated Customer Care Team is on hand to help look after all our customers' needs every step of the way.

As one of the UK's leading housebuilders, we are also able to offer our customers an unrivalled range of properties.

We offer everything from a city penthouse or a country retreat, to a modern studio apartment or a traditional family home.

Our homes are designed to enhance the neighbourhoods and communities in which they are located. We achieve this through excellence in design, sensitive landscaping, sympathetic restoration and impeccable standards of sustainability.

Green living and sustainable developments are also top of our agenda. We are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Our driving aim is to create exceptional places for people to live, work and relax in, and establish communities that will thrive today and for years to come.

## Awards



### EVENING STANDARD NEW HOMES AWARDS 2021

#### Winner: Best Small Development

Berkeley Eastern Counties: Quinton Court

#### Winner: Outstanding Architectural Merit

Berkeley South East London: South Quay Plaza

#### Highly Commended: Best Family Home

Berkeley Eastern Counties: Hollyfields



### WHATHOUSE? AWARDS 2021

#### Gold

Best Large Housebuilder: Berkeley Group

#### Silver

Best Luxury Development:  
Berkeley, South Quay Plaza

#### Gold

Best Interior Design: St George, London Dock

#### Bronze

Best Mixed Use: Berkeley East Thames,  
Royal Arsenal Riverside

#### Bronze

Best Sustainable Development:  
Berkeley East Thames, Kidbrooke Village



### BRITISH HOMES AWARDS 2021

#### Best Landscaping design

Berkeley East Thames: Kidbrooke Village

#### Judges award for excellence

Berkeley East Thames: Kidbrooke Village

#### Best Transformation

Berkeley East Thames: Royal Arsenal Riverside



### THE ROYAL INSTITUTE OF BRITISH ARCHITECTURE (RIBA)

#### Winner

South East London Category, Berkeley Homes  
East Thames: Royal Arsenal Riverside



### PREMIER GUARANTEE EXCELLENCE AWARDS 2021

Berkeley Group won Developer of the Year.

Berkeley Eastern Counties won Development  
of the year (51 -100 homes) for Quinton Court.



### PLANNING AWARDS 2021

#### Winner

Best Mixed use development Berkeley: Oval village

#### Highly Commended

Net Biodiversity GAIN: Berkeley Group

Best housing scheme (500+): St James, White City Living

Partnership Working: Berkeley East Thames,  
Kidbrooke Village



### UK & INTERNATIONAL PROPERTY AWARDS 2021

#### Best Leisure Development

Berkeley South East London: South Quay Plaza

#### Best Residential High Rise Development

Berkeley South East London: South Quay Plaza

#### Best Apartment

Berkeley South East London: South Quay Plaza

### GOLD AWARD: INVESTOR IN CUSTOMERS 2022

An independent assessment of attitudes towards  
customer service by surveying our customers,  
employees and the management team.



Royal Wells Park, Tunbridge Wells.



Hollyfields, Hawkenbury

# Why Berkeley

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance well-being and quality of life for residents and visitors. Where people feel a sense of community.

## CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions. And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

## CHOICE AND DIVERSITY

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

## QUALITY FIRST TO LAST

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

## GREEN LIVING

For Berkeley, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

## COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.

# Transforming tomorrow

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.



### TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



### TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



### TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



### TRANSFORMING FUTURES

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.

We are committed to making a real and lasting difference to the communities we serve.

The Berkeley Foundation supports voluntary organisations in tackling long-term social issues in their local community. Working together, we help people choose a different life path, develop confidence and skills, and find hope for the future.

Since we established the Berkeley Foundation in 2011, we have committed many millions of pounds to hundreds of charities and organisations. A significant proportion of our donations are raised through the tireless efforts of our own staff.

[berkeleyfoundation.org.uk](http://berkeleyfoundation.org.uk) | [berkeleygroup.co.uk](http://berkeleygroup.co.uk)



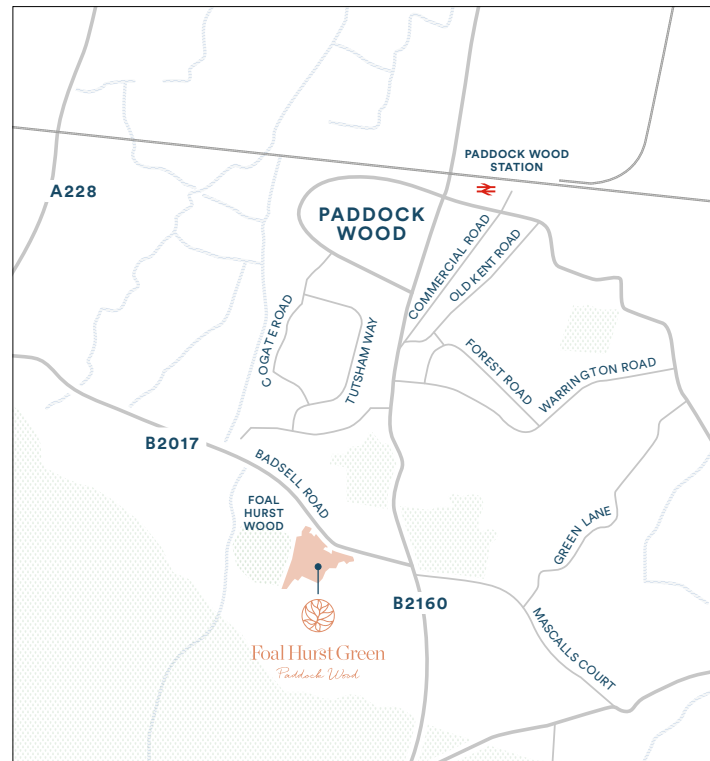
Please scan this QR code for more information on how we are TRANSFORMING TOMORROW





Berkeley  
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Badsell Road  
Paddock Wood TN12 6LP  
Open daily 10am – 5pm

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website or contact our sales team:  
www.foalhurstgreen.co.uk  
foalhurstgreen@berkeleygroup.co.uk  
T: 01892 887224



Maps not to scale and show approximate positions only.



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Proud to be a member of the  
Berkeley Group of companies

**Berkeley**  
Designed for life