

BELGRAVE

HAWKHURST



A VILLAGE WITH OUTSTANDING NATURAL BEAUTY

Belgrave is situated in a quiet resident road in the pretty and historical Wealden village of Hawkhurst. In the borough of Tunbridge Wells, Kent, the parish lies approximately 12 miles to the south east of the town of Tunbridge Wells, and within the High Weald Area of Outstanding Natural Beauty.

Hawkhurst itself is virtually two villages in one, each part with it's own different character. The older of the two, known as the Moor, consists mainly of cottages clustered around a large triangular green, and the other, further north on the main road, called Highgate.

Highgate features a colonnade of Independent shops, Waitrose and Tesco supermarkets, two country pubs, hotels and the 'Kino' digital cinema in a converted lecture hall.

Hawkhurst lies at the intersection of the A229 and A268 (see map further on in brochure), and on the route of a Roman road which here crossed the Weald.

Hawkhurst lays claim to be the birthplace of the Rootes car empire. It was here, in the village, that William Rootes set up shop as a cycle trader before ambition and opportunity conspired to take him and his two sons, William and Reginald, into the rather more lucrative production of Hillman, Humber and Sunbeam cars and so into English automobile history.

The village was also the centre of the Wealden iron industry until the Industrial Revolution of the late 18th Century.



BELGRAVE

HAWKHURST

MODERN LIVING IN A VILLAGE SETTING

THREE, FOUR, AND FIVE BELGRAVE, WOODBURY ROAD, HAWKHURST.

Three new build properties of modern and contemporary design. Three and Four Belgrave are stylish new houses with accommodation over two and a half storeys, with three bedrooms, two bathrooms and open plan living on the ground floor. Whereas Five is a uniquely designed modern take on a one bedroom single storey dwelling.

Benefiting from the best of both worlds, the new properties are set in the charming and ever popular village of Hawkhurst with all its shops and amenities, and within Cranbrook School catchment area, but surrounded by beautiful Kentish countryside.

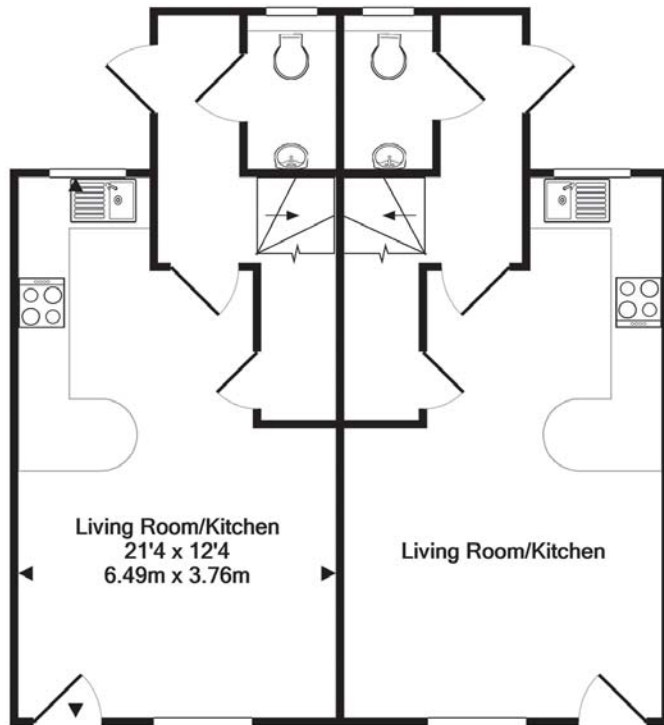




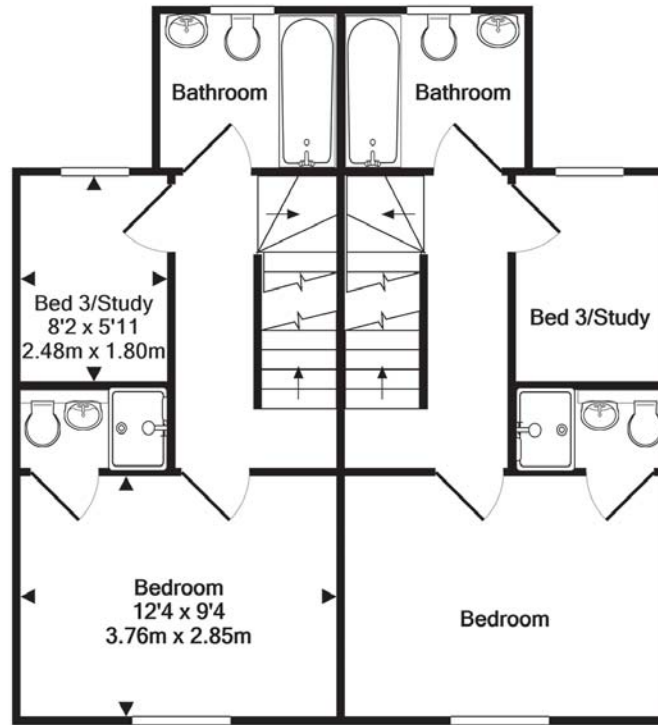
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3 AND 4 BELGRAVE – FLOOR PLANS

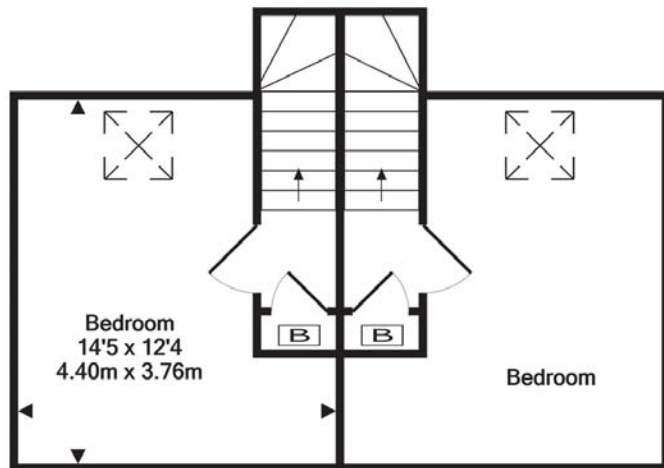
These traditional exterior homes with contemporary interiors, have a study or 3rd bedroom, perfect for those working from home, as well as private gardens and off-road private parking spaces.



Ground floor



First floor



Second floor

Ground Floor

Open Plan Living Room / Kitchen
6.49m x 3.76m (21'4 x 12'4)

Cloakroom WC

First Floor

Master Bedroom
3.76m x 2.85m (12'4 x 9'4)

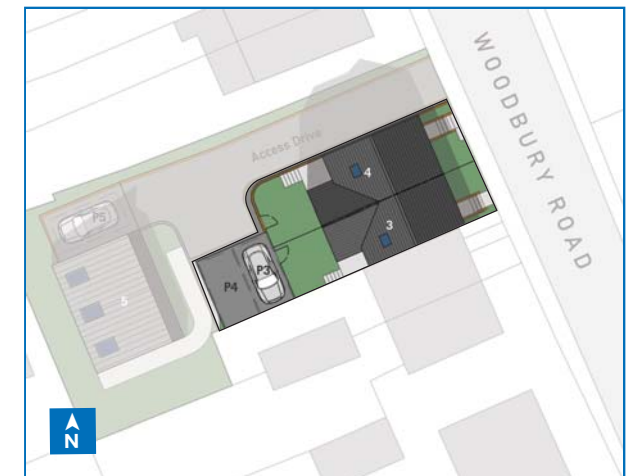
Ensuite Bathroom

Bedroom 3 / Study
2.48m x 1.80m (8'2 x 5'11)

Family Bathroom

Second Floor

Bedroom 2
4.40m x 3.76m (14'5 X 12'4)





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5 BELGRAVE – FLOOR PLAN

This modern, contemporary detached bungalow boasts light-filled, open plan living space, perfect for today's lifestyle.

The property also has a private garden and off road parking space.

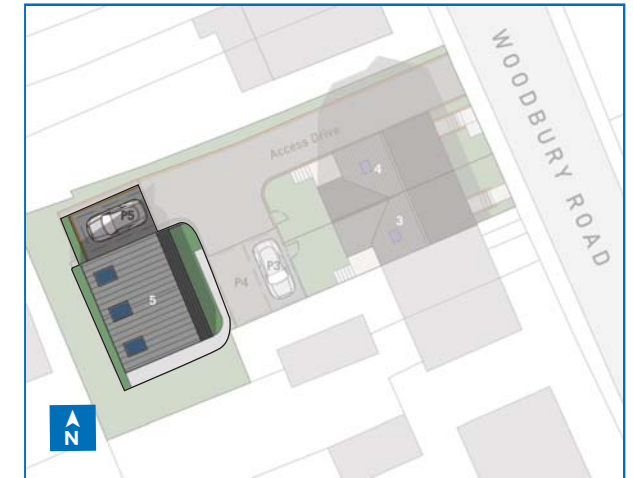
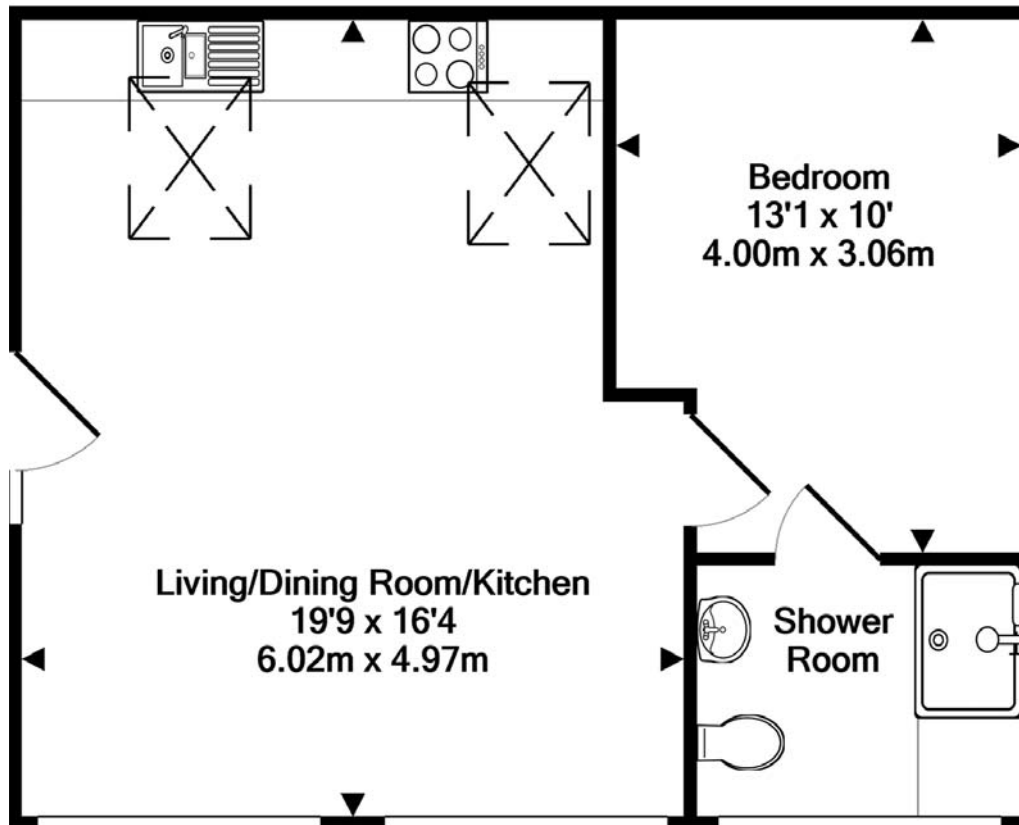
Open Plan Living / Dining Room / Kitchen

6.02m x 4.97m (19'9 x 16'4)

Bedroom

4.00m x 3.06m (13'1 x 10')

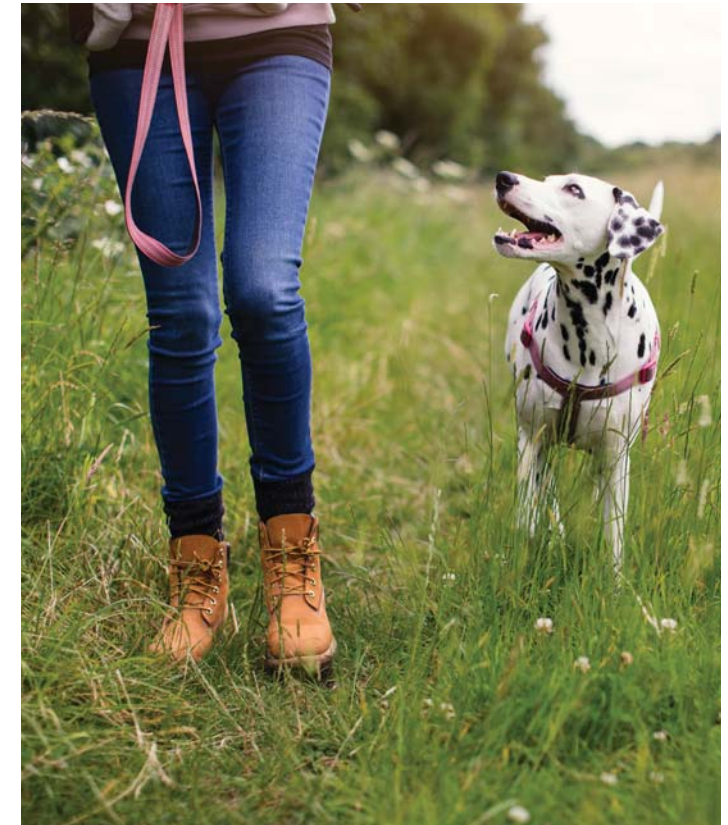
Shower Bathroom



SPECIFICATIONS

All homes are built to our high standards and Specification. The level of workmanship and thoughtful approach to every home is the fundamental reason why this should be your next move.

- Highly efficient gas combination boiler as recommended by *Good Housekeeping* magazine.
- Contemporary grey oak veneered internal doors.
- Modern high quality door handles, locks and latches.
- Sleek contemporary skirtings and architraves throughout.
- Low voltage LED down lighters.
- Extensive TV / Telephone points throughout (*TV aerials not included*).
- Mains smoke detectors.
- Power sockets with USB charging port (*selected area only*).
- Fitted Outside lights, power point and water tap.
- Low maintenance exterior finishing to soffits, fascia, etc.
- High quality double glazed windows.
- Paving and patios where shown finished in contemporary concrete slabs.
- Rear gardens finished to natural contours, ready for you to make your own oasis.
- Front gardens planted and turfed (*please seek advice if required*).
- Ring video doorbell
- Off-road private parking space.
- New Homes structural 10 year warranty.
- Freehold.
- Predicted EPC – B.





KITCHENS

Every detail is considered in our beautifully designed kitchens.

- Stunning contemporary designer kitchens.
- Laser edge colour matched laminate worktops and upstands.
- Stainless steel splashbacks to cooking areas as standard.
- Pull out stainless steel tap.
- Flush ceiling spot lighting with low energy LED bulbs.
- Integrated washing machine.
- Integrated dishwasher.
- Integrated fridge and freezer.
- Fan assisted double oven with either gas or ceramic hob.
- LED under worktop lighting.



BATHROOMS

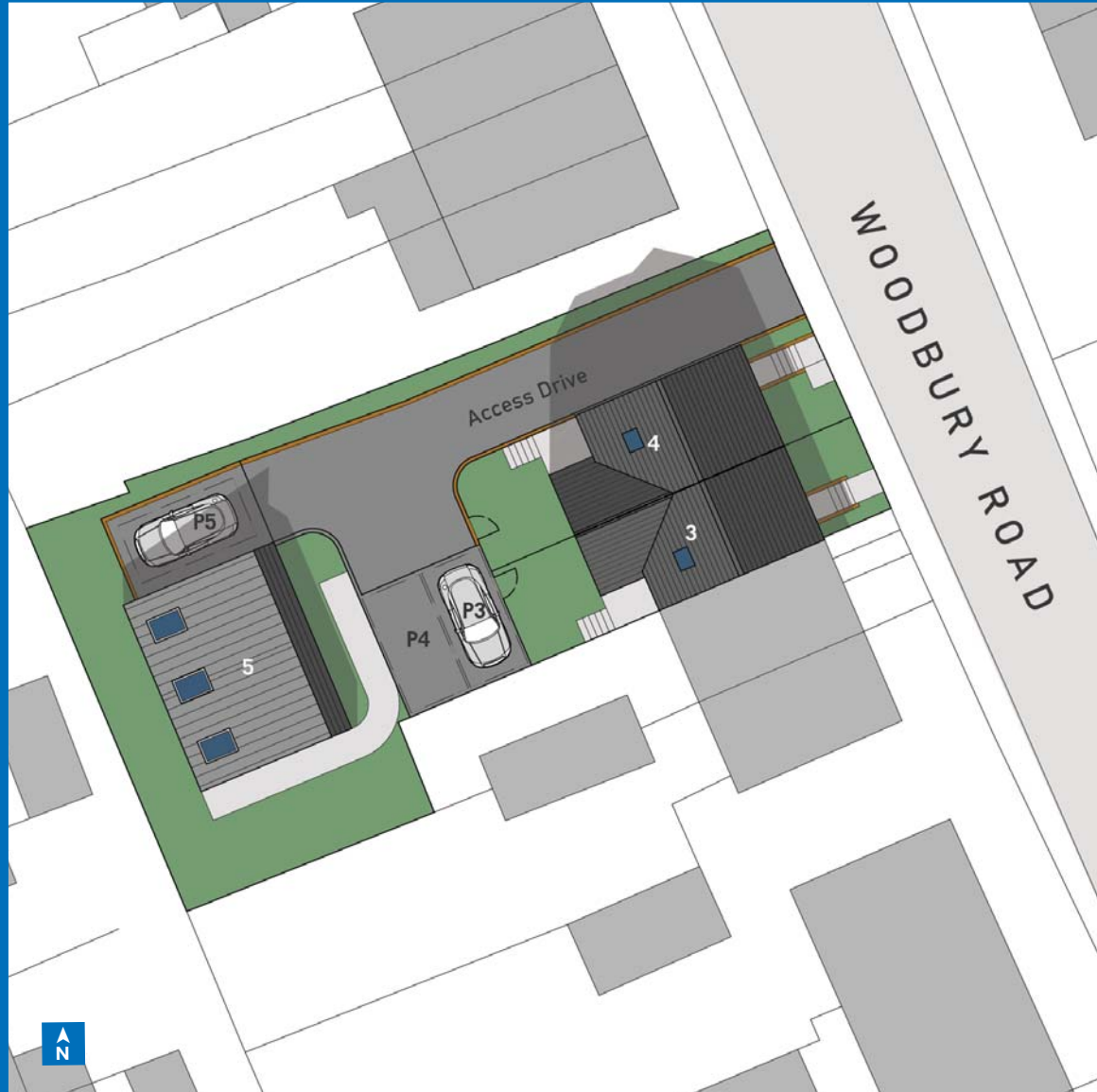
A luxurious contemporary space designed to exceed your expectations.

- Luxurious contemporary bathroom suites with wall hung WC and wall mounted designer basins.
- Sleek monobloc basin mixer tap.
- Stunning deep luxury bath.
- Thermostatic bath mixer tap with independent 'hair wash' shower fitting to bath.
- Luxury walk-in shower enclosures with frameless glass screen, contemporary shower valves, multifunction shower head on variable riser plus large overhead shower drench head.

- Contemporary low rise walk-in shower trays.
- Flush ceiling spot lighting with low energy LED bulbs.
- Bathroom walls, where fitted with appliances, are tiled with stunning large format tiles.
- Fully tiled bathroom floors with matching contemporary tiles (*available as cost upgrade*).
- Electric shaver point to each bathroom with supply for illuminated mirror or cabinet (*available as cost upgrade*).
- Luxury heated towel rail in both main bathroom and en-suites.
- Cloakroom/WCs fitted with stylish contemporary wall hung suites and tiled splash backs to basin.



SITE PLANS



This site plan is a guide for illustrative purposes only. Landscaping shown is indicative only.

LOCATION



How to get to Belgrave:

From Tunbridge Wells proceed on the A21 towards Flimwell. Turn left at the Flimwell cross roads onto the A268 to Hawkhurst.

At the Hawkhurst cross roads turn left onto the A229 Cranbrook Road and after approximately one mile, take the second right into Winchester Road, and then first left onto Woodbury Road where Belgrave can be found approximately half way down on the left hand side.

Transport links:

Communications in the area are excellent. Nearby Robertsbridge provides a fast rail service to both London Charing Cross and Hastings on the south coast. Staplehurst, just north of Hawkhurst offers the continental traveller access via Ashford International using the Eurostar service.

For motorists, the A21 at Flimwell (just three miles away) provides a link to the M25 giving access to Tunbridge Wells and Tonbridge shopping centres, London and both Gatwick and Heathrow Airports. Maidstone (approximately half an hour away) provides access to the Channel Tunnel and the ports of Dover and Folkestone via the M20.

Belgrave, Woodbury Road, Hawkhurst, Kent, TN18 4BZ

Please contact us on 01622 871255 or email sales@westoakhomes.co.uk to discuss further.

Contemporary living *for life*

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The logo for Westoak Homes features a stylized house icon to the left of the text. The icon is composed of a green square with a white diagonal line and a grey square. The text 'Westoak' is in a bold, green, sans-serif font, and 'Homes' is in a smaller, grey, sans-serif font below it.

Westoak
Homes