

THE
BURROWS
PADDOCK WOOD • KENT

AN EXCEPTIONAL COLLECTION OF 2, 3, 4 AND 5 BEDROOM HOMES



COUNTRYSIDE
Places People Love

THE
BURROWS
PADDOCK WOOD • KENT

RURAL LIVING SET IN THE STUNNING 'GARDEN OF ENGLAND'

At the very heart of the Kent countryside - known for centuries as the Garden of England - in the town of Paddock Wood, The Burrows offers a choice of beautifully designed two, three, four and five-bedroom homes.

Blending seamlessly into the existing community, these new homes sit conveniently close to shopping and other local amenities, while overlooking beautiful Kent countryside.

The larger, bustling towns of Royal Tunbridge Wells and Maidstone are within easy reach as is the smaller, charming town of Tonbridge, together with all the other various attractions that the historic county of Kent has to offer.

The Burrows provides the very best of both worlds; modern living within a traditional community.



SITEPLAN

Plots in phase 2 are coloured.

2 BEDROOM HOMES

- **THE STONECHAT**
Plots 209, 210, 249, 250, 251, 252, 253, 254, 255, 256

3 BEDROOM HOMES

- **THE LAUREL**
Plots 5, 6, 13, 14, 15, 16, 17, 25, 26, 27, 28, 33, 34, 35, 42, 43, 44, 56, 57, 58, 59, 60, 61, 64, 65, 66, 67, 68, 69, 70, 188, 189, 203, 204, 205, 206, 207, 208, 264, 265, 270, 271

- **THE ELDER**
Plots 4, 9, 10, 30, 31, 32, 36, 37, 38, 39, 40, 41, 45, 46, 53, 54, 55

- **THE SKYLARK**
Plots 3, 11, 12, 18, 20, 29, 47, 52, 62, 71, 72, 186, 187, 202, 219, 220, 221, 223, 257, 259, 263, 266, 269, 272, 273, 274, 278

4 BEDROOM HOMES

- **THE TURNSTONE**
Plots 2, 8, 22, 23, 24, 48, 50, 51, 63, 258

- **THE WOBURN**
Plots 19, 73, 184, 185, 222, 267, 268, 275, 277, 281, 288, 290, 291, 292, 293

- **THE HUMMINGBIRD**
Plots 276, 283, 285, 289, 295

- **THE HAWFINCH**
Plots 21, 261, 279, 282

5 BEDROOM HOMES

- **THE NIGHTINGALE**
Plots 262, 280, 286, 294, 296, 298, 299

- **THE PEREGRINE**
Plots 1, 7, 49, 260, 284, 287, 297, 300

- * HOUSING ASSOCIATION
- V VISITOR PARKING
- SS SUBSTATION
- PS PUMPING STATION
- LAP - Local Areas of play
- LEAP - Local equipped area of play
- PHASE 1
- PHASE 2



These particulars should be treated as general guidance and for illustrative purposes only and should not be relied upon as statements or representations of fact. All landscaping, road and paving shown are indicative. Roof finished may vary from the illustrations. We operate a policy of continual product development and individual features may vary. We recommend intending purchasers satisfy themselves by personal inspection or otherwise, as to the correctness of these particulars. The site plan is not to scale. November 2021.

A GREAT START FOR YOUR CHILDREN

Education provision in Kent is of a very high standard and the county utilises the state grammar school system.

Locally and within a few miles of The Burrows there is a good selection of schools covering all aspects of education. Pre-school requirements are well catered for with a selection of nurseries within close proximity to The Burrows.

In the town of Paddock Wood there are two excellent mainstream schools. Paddock Wood Primary Academy is a community school for boys and girls of all abilities from 4 – 11 years of age.

Mascalls Academy is a co-educational secondary school and sixth form. It is a high achieving, mixed, multi-disciplinary comprehensive academy with outstanding arts and sports facilities.

The town also has the Quest School, a special independent school for boys and girls aged 5 to 19 with autistic spectrum disorders.

In the neighbouring larger towns of Tonbridge and Royal Tunbridge Wells, there are many schools dealing with the broad range of educational requirements – nursery, primary, secondary, grammar, college, faith and special needs.



WELL CONNECTED, IN A SEMI RURAL SETTING

Paddock Wood is well placed for easy access to all the main South of England transport links.

Its train station, less than half a mile from The Burrows, offers regular services every 30 minutes to London Charing Cross, reached in under an hour. Services also go to Folkstone, other Kent towns and the Kent coast.

For road links, the town sits just off the A228 allowing fast and easy connections to the larger, neighbouring towns of Tonbridge, Tunbridge Wells, Maidstone and Sevenoaks. The M20, M25 and M26 can be rapidly accessed to ease your travels North, South, East or West.

By car, Gatwick Airport can be reached in under an hour, approximately 40 miles away. London Heathrow Airport is approximately 62 miles with a travel time of just over the hour.



TUNBRIDGE WELLS THE PANTILES



TUNBRIDGE WELLS LOCAL AREA

A GREAT PLACE TO LIVE AND ENJOY LIFE

Set in beautiful Kent countryside, The Burrows is ideally located with leisure, shopping and entertainment all nearby.

There are plenty of pubs and restaurants on the doorstep, alongside local amenities including a post office, pharmacy, large Waitrose, Costa Coffee and petrol station. To make life even easier, Paddock Wood benefits from a wide range of shops, including the large Barseleys department store.

The neighbouring town of Maidstone has two large shopping centres. The Mall offers a wide range of fashion and the Fremlin Walk shopping centre boasts a riverside setting and features a department store along with well-known shops and restaurants.

Maidstone has one of the largest selections of independent retailers in the country, offering everything from jewellery and kitchenware to gifts and fashion. You can also take advantage of the weekly markets where you'll find a range of fresh, local produce, including wines from the local Hush Heath Winery and ciders from Biddenden Vineyards.

The town of Tunbridge Wells is home to the Royal Victoria Place shopping centre and the famous Pantiles; an elegant walkway dating from the 18th and 19th centuries, now home to a variety of specialist independent shops and art galleries.



EATING AND DRINKING

As well as the pubs and restaurants in Paddock Wood, there are lots of great places to eat just a short drive away. As well as shops, The Pantiles in Tunbridge Wells has a selection of atmospheric open-air cafés, restaurants, and bars, along with a thriving nightlife.

In Tunbridge, there are a wide selection of pubs, bars, clubs and restaurants serving food for all tastes including Indian, Asian, Chinese and Italian. The larger town of Maidstone includes favourites such as The Chequers at Loose and The Walnut Tree, both serving tasty, traditional pub grub.



LEISURE ON THE DOORSTEP

There is something for everyone around Paddock Wood. The surrounding countryside, known as the Low Weald, is peppered with orchards and is a beautiful area for walking. With leafy, winding lanes that lead to other rural Kent villages, why not enjoy the fresh air, get the bike out and explore the woodlands and views on a cycling tour of your own?

The nearby Hop Farm Family Park provides a variety of family activities and events throughout the year. If you're looking for an adrenaline rush, try Hovercraft Adventures or the off-road delights of All Terrain Velocity. You're not far from the Tunbridge Wells Museum, Penshurst Place or Tunbridge Castle and Haysden Country Park has 64 hectares of nature reserve for you to explore too.

Inside or out, wet or dry, there is plenty to do for the whole family - including checking out Paddock Wood's connection with Charles Dickens!



A REAL SENSE OF HOME

All our homes benefit from the very latest design technology and building techniques with traditional values, like craftsmanship, comfort and convenience, at the heart of every home and the wider community at The Burrows.

Our homes cleverly maximise space and natural light, seamlessly blending outdoors and indoors. Our architects and designers have considered every detail with you in mind, from attractive outside features to internal fittings and fixtures.

Open green spaces, footpaths, recreation grounds and sympathetic landscaping are at the heart of The Burrows, bringing together rural living with a great neighbourhood feel – with plenty of opportunities for socialising.

Add to this the charm of the beautiful Kent countryside, the quality of a Countryside home and the bustling, neighbouring towns and it's easy to see why The Burrows is somewhere you'll love to live for years to come.



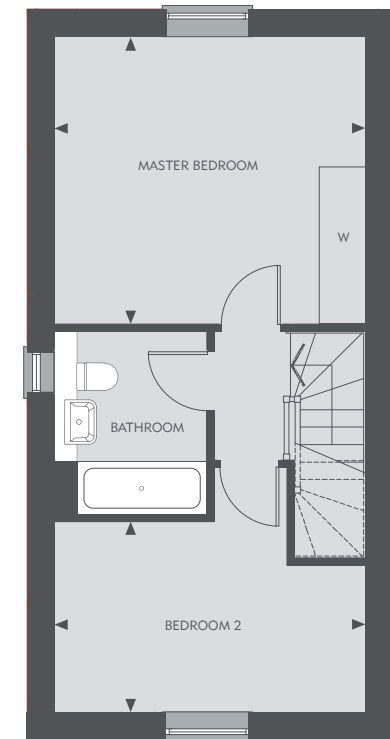
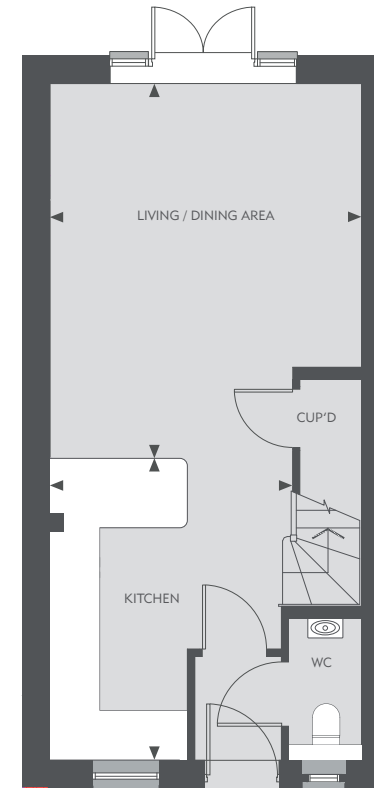
THE STONECHAT



TWO BEDROOM HOME

TOTAL INTERNAL FLOOR SPACE
72 SQ M (777 SQ FT)

This beautiful two bedroom home is perfect for individuals or couples. The modern open plan design of the ground floor features a stylish kitchen with a breakfast bar. The dining and living area opens up to the rear garden through double doors. There is also a convenient downstairs cloakroom. Upstairs, two generous double bedrooms with fitted wardrobes to the master bedroom. Plus you'll find a well fitted bathroom.



GROUND FLOOR

KITCHEN 3.95M X 3.18M	13'0" X 10'5"
LIVING / DINING AREA 4.89M X 4.08M	16'1" X 13'5"

FIRST FLOOR

MASTER BEDROOM 4.08M X 3.77M	13'5" X 12'4"
BEDROOM 2 4.08M X 2.49M	13'5" X 8'2"

† Plots 209, 249, 251, 253 & 255 are handed

CUP'D - CUPBOARD W - FITTED WARDROBE

These floorplans and computer generated images are indicative only and depict a typical Stonechat, some properties may vary significantly from that shown. All sizes are approximate with maximum finished dimensions. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts are indicative. Radiator locations are not indicated. Floorplans are not shown to scale. Please refer to development layout to review garage / parking variations for each plot. Plot specification, internal and external finishes, dimensions, landscaping and differences to plots should be checked with a Sales Consultant before reservation. Countryside reserves the right to amend specifications as necessary.

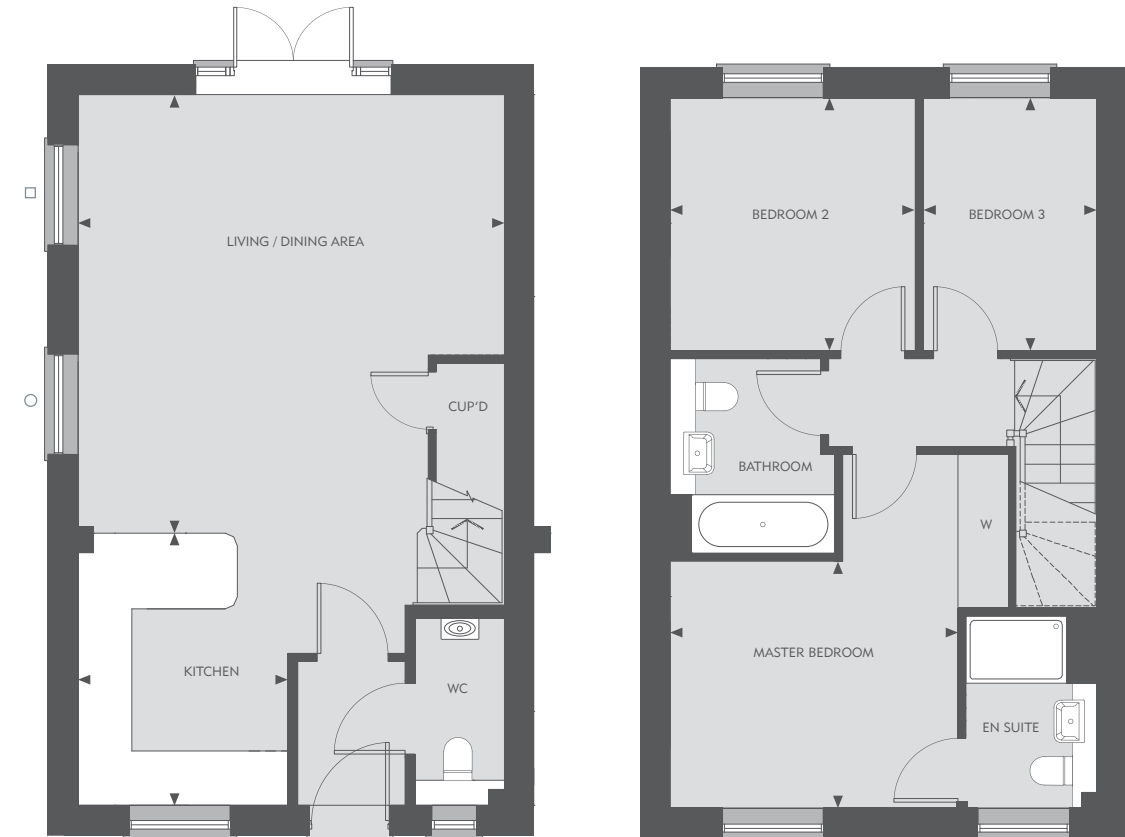
THE LAUREL



THREE BEDROOM HOME

TOTAL INTERNAL FLOOR SPACE
85.9 SQ M (924 SQ FT)

Ideal for a young or growing family, this three bedroom home features an open-plan living/dining area and well-equipped kitchen with double doors leading to the rear garden. On the first floor is an impressive master bedroom with fitted wardrobes and en suite, two further bedrooms and a luxurious family bathroom.



GROUND FLOOR

KITCHEN 3.23M X 2.50M	10'7" X 8'3"
LIVING / DINING AREA 5.21M X 5.08M	17'1" X 16'8"

FIRST FLOOR

MASTER BEDROOM 4.01M X 4.20M	13'2" X 13'10"
BEDROOM 2 3.00M X 2.91M	9'10" X 9'7"
BEDROOM 3 3.00M X 2.07M	9'10" X 6'10"

† Plots 5, 6, 14, 15, 16, 17, 27, 42, 43, 44, 59 and 61 are handed
 □ Window to plot 27, 28, 58, 59, 60, 61 & 67 only ○ Window to plot 13 & 14 only
 CUP'D - CUPBOARD W - FITTED WARDROBE

These floorplans and computer generated images are indicative only and depict a typical Laurel, some properties may vary significantly from that shown. All sizes are approximate with maximum finished dimensions. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts are indicative. Radiator locations are not indicated. Floorplans are not shown to scale. Please refer to development layout to review garage / parking variations for each plot. Plot specification, internal and external finishes, dimensions, landscaping and differences to plots should be checked with a Sales Consultant before reservation. Countryside reserves the right to amend specifications as necessary.

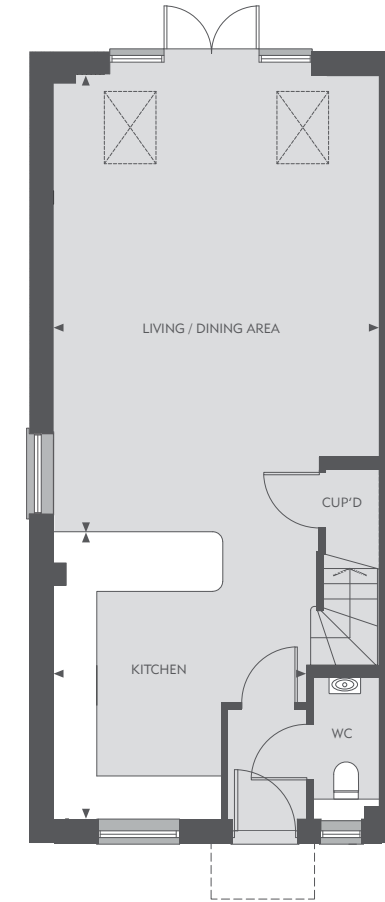
THE ELDER



THREE BEDROOM HOME

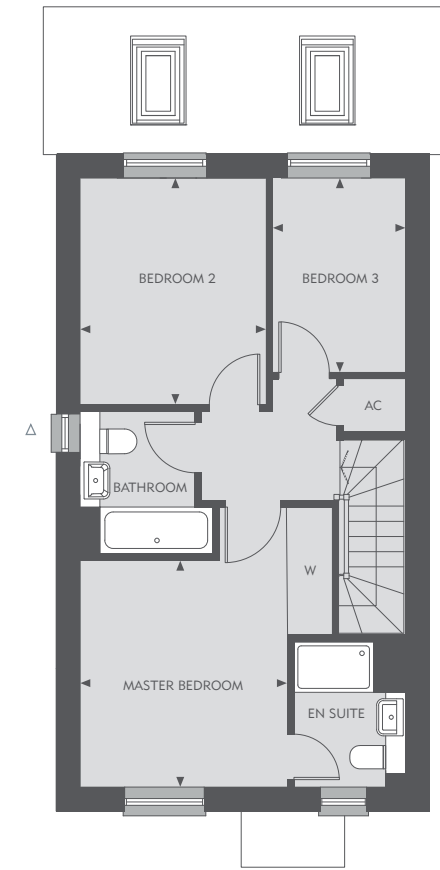
TOTAL INTERNAL FLOOR SPACE
100.4 SQ M (1081 SQ FT)

Perfect for a young or growing family, this three bedroom home has a light filled, open-plan kitchen/dining area with a handy breakfast bar, roof lights and doors to the rear garden. Upstairs there's an en suite master bedroom plus a good-sized double and single bedrooms.



GROUND FLOOR

KITCHEN 4.00M X 4.33M	13'2" X 14'3"
LIVING / DINING AREA 6.87M X 4.92M	22'7" X 16'2"



FIRST FLOOR

MASTER BEDROOM 4.23M X 3.83M	13'11" X 12'7"
BEDROOM 2 3.42M X 2.80M	11'3" X 9'3"
BEDROOM 3 2.90M X 2.02M	9'7" X 6'8"

† Plots 9, 31, 54, 55, 135 & 137 are handed Δ All end of terrace plots have a bathroom window
 ☒ ROOF WINDOW CUP'D - CUPBOARD W - FITTED WARDROBE AC - AIRING CUPBOARD

These floorplans and computer generated images are indicative only and depict a typical Elder, some properties may vary significantly from that shown. All sizes are approximate with maximum finished dimensions. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts are indicative. Radiator locations are not indicated. Floorplans are not shown to scale. Please refer to development layout to review garage / parking variations for each plot. Plot specification, internal and external finishes, dimensions, landscaping and differences to plots should be checked with a Sales Consultant before reservation. Countryside reserves the right to amend specifications as necessary.

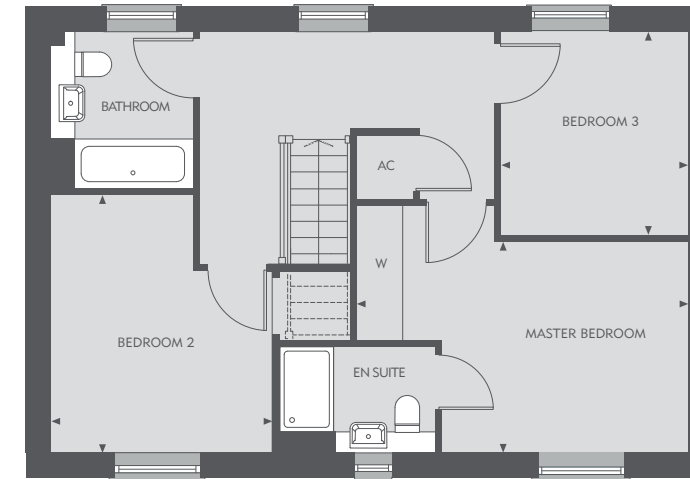
THE SKYLARK



THREE BEDROOM HOME

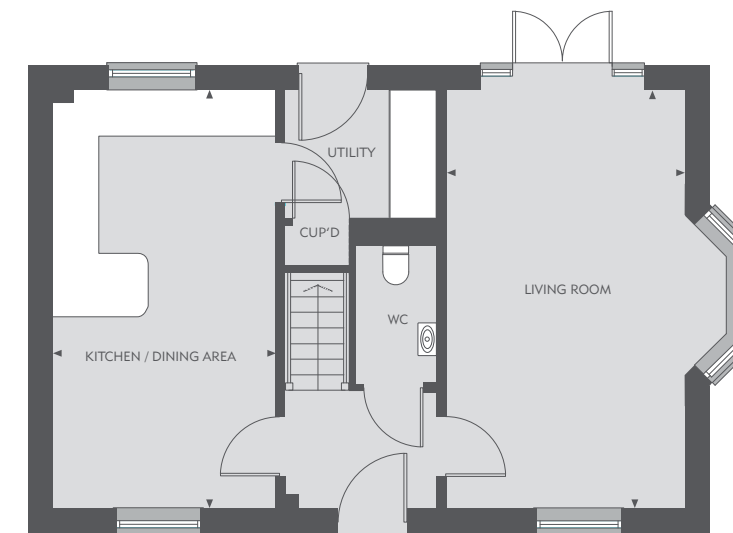
TOTAL INTERNAL FLOOR SPACE
 106.1 SQ M (1142 SQ FT) WITH NO BAY WINDOW
 107.2 SQ M (1153 SQ FT) WITH BAY WINDOW

A well-planned three bedroom home. The ground floor comprises of an open plan kitchen/dining area with a handy utility room, plus there is a separate living room with doors opening onto the garden. A fabulous master bedroom with luxurious en suite and fitted wardrobes is on the first floor, with two additional bedrooms and a family bathroom.



FIRST FLOOR

MASTER BEDROOM	4.66M X 3.48M	15'4" X 11'5"
BEDROOM 2	3.63M X 3.11M	11'11" X 10'3"
BEDROOM 3	2.81M X 2.62M	9'3" X 8'7"



GROUND FLOOR

KITCHEN / DINING AREA	5.92M X 3.15M	19'5" X 10'4"
LIVING ROOM	5.92M X 3.37M	19'5" X 11'1"

† Plots 3, 11, 12, 18, 20, 29, 47, 71 & 72 are handed Δ No bay window, standard window to plot 29. No window to plots 18 & 20
 CUP'D - CUPBOARD W - FITTED WARDROBE AC - AIRING CUPBOARD

These floorplans and computer generated images are indicative only and depict a typical Skylark, some properties may vary significantly from that shown. All sizes are approximate with maximum finished dimensions. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts are indicative. Radiator locations are not indicated. Floorplans are not shown to scale. Please refer to development layout to review garage / parking variations for each plot. Plot specification, internal and external finishes, dimensions, landscaping and differences to plots should be checked with a Sales Consultant before reservation. Countryside reserves the right to amend specifications as necessary.

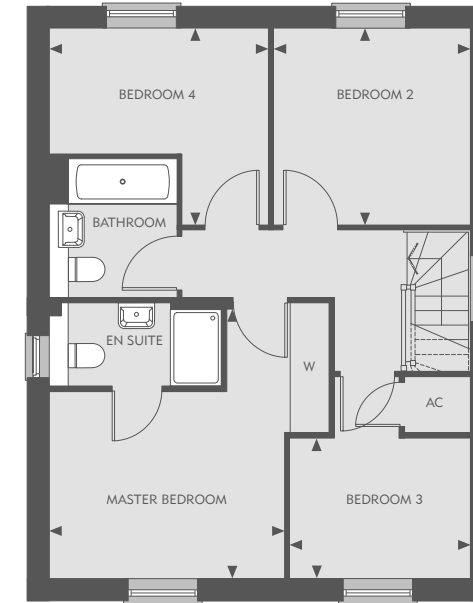
THE TURNSTONE



FOUR BEDROOM HOME

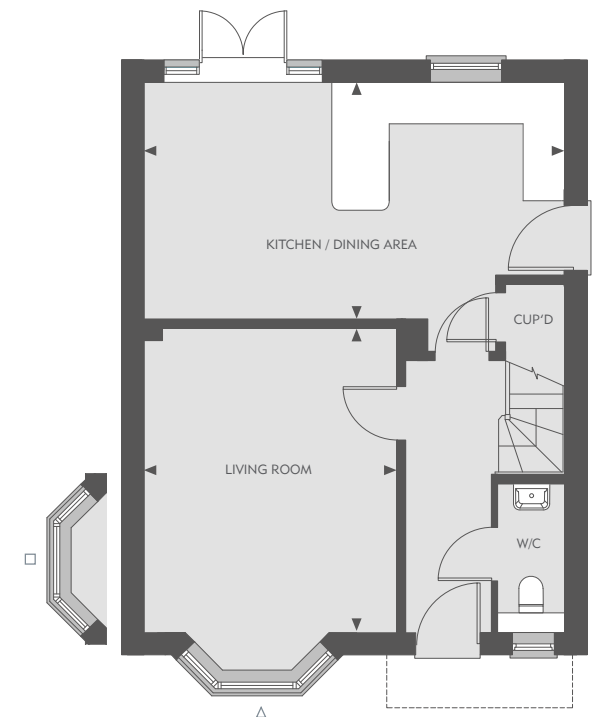
TOTAL INTERNAL FLOOR SPACE
 113.8 SQ M (1225 SQ FT) NO BAY WINDOW
 114.8 SQ M (1236 SQ FT) WITH BAY WINDOW

A stylish four bedroom home featuring an open plan kitchen/dining area leading out into the garden plus a separate living room. The first floor offers an impressive master bedroom with en suite, three further bedrooms and a family bathroom.



FIRST FLOOR

MASTER BEDROOM	3.68M X 4.31M	12'1" X 14'2"
BEDROOM 2	3.07M X 3.07M	10'1" X 10'1"
BEDROOM 3	2.82M X 2.19M	9'3" X 7'2"
BEDROOM 4	3.42M X 3.07M	11'3" X 10'1"



GROUND FLOOR

KITCHEN / DINING AREA	6.59M X 3.70M	21'8" X 12'2"
LIVING ROOM	4.76M X 3.95M	15'8" X 13'0"

† Plot 23 is handed □ Side bay window to plot 23 only ○ Door only to selected plots
 Δ Front bay to selected plots

CUP'D - CUPBOARD W - FITTED WARDROBE AC - AIRING CUPBOARD

These floorplans and computer generated images are indicative only and depict a typical Turnstone, some properties may vary significantly from that shown. All sizes are approximate with maximum finished dimensions. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts are indicative. Radiator locations are not indicated. Floorplans are not shown to scale. Please refer to development layout to review garage / parking variations for each plot. Plot specification, internal and external finishes, dimensions, landscaping and differences to plots should be checked with a Sales Consultant before reservation. Countryside reserves the right to amend specifications as necessary.

THE WOBURN

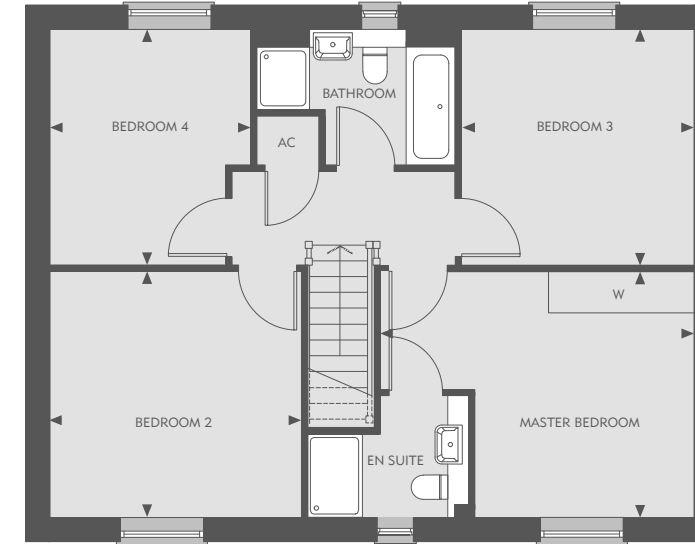


FOUR BEDROOM HOME

TOTAL INTERNAL FLOOR SPACE
131 SQ M (1411 SQ FT)

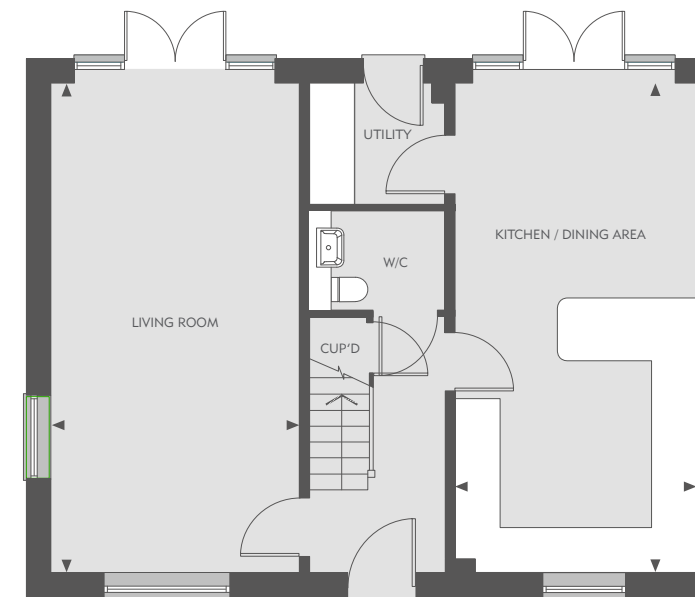
A delightful four bedroom detached home with a large family kitchen and breakfast bar that opens out to a dining area with double doors leading out to the garden.

The ground floor accommodation includes a separate utility area, downstairs cloakroom and large living room and double doors to the garden at the rear. On the first floor, you'll find the master bedroom with en suite and fitted wardrobes, a further three double bedrooms and a family bathroom.



FIRST FLOOR

MASTER BEDROOM	4.52M X 3.55M	14'10" X 11'8"
BEDROOM 2	3.63M X 3.55M	11'11" X 11'8"
BEDROOM 3	3.40M X 3.36M	11'2" X 11'0"
BEDROOM 4	3.40M X 2.89M	11'2" X 9'6"



GROUND FLOOR

KITCHEN / DINING AREA	7.04M X 3.47M	23'1" X 11'5"
LIVING ROOM	7.04M X 3.57M	23'1" X 11'9"



† Plot 19 is handed

CUP'D - CUPBOARD W - FITTED WARDROBE AC - AIRING CUPBOARD

These floorplans and computer generated images are indicative only and depict a typical Woburn, some properties may vary significantly from that shown. All sizes are approximate with maximum finished dimensions. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts are indicative. Radiator locations are not indicated. Floorplans are not shown to scale. Please refer to development layout to review garage / parking variations for each plot. Plot specification, internal and external finishes, dimensions, landscaping and differences to plots should be checked with a Sales Consultant before reservation. Countryside reserves the right to amend specifications as necessary.

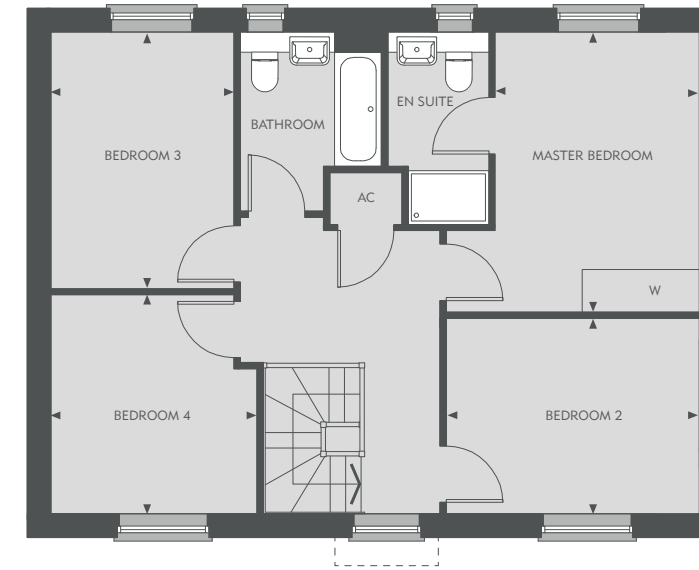
THE HUMMINGBIRD



FOUR BEDROOM HOME

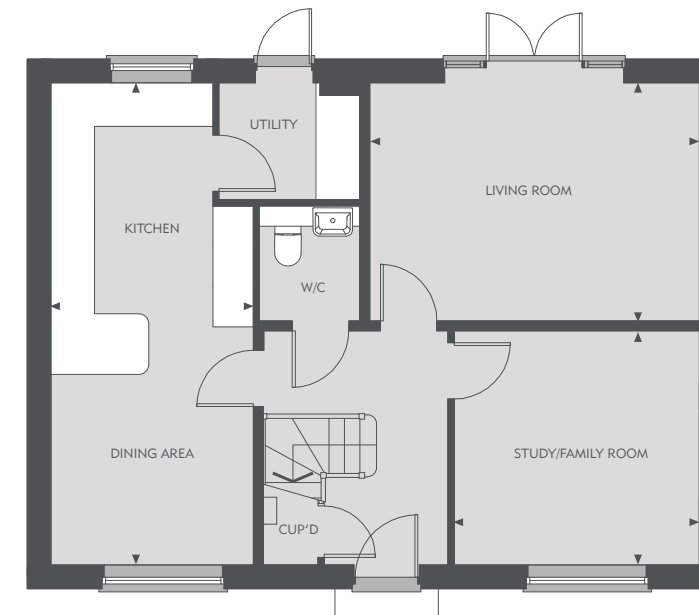
TOTAL INTERNAL FLOOR SPACE
138 SQ M (1485 SQ FT)

This superior four bedroom detached home features separate living room with double doors opening onto the rear garden. The home boasts a utility room and a spacious open-plan kitchen/family area, perfect for shared meals and get-togethers. Plus, you have a further reception room which can be used as a snug, family room, dining room or even a study. The hall leads up to three bedrooms, a family bathroom and the master bedroom complete with en suite.



FIRST FLOOR

MASTER BEDROOM	4.16M X 3.76M	13'8" X 12'4"
BEDROOM 2	3.76M X 2.90M	12'4" X 9'6"
BEDROOM 3	3.81M X 2.72M	12'6" X 8'11"
BEDROOM 4	3.25M X 3.06M	10'8" X 10'1"



GROUND FLOOR

KITCHEN/DINING AREA	7.16M X 3.00M	23'6" X 9'10"
LIVING ROOM	4.90M X 3.53M	16'1" X 11'7"
STUDY/FAMILY ROOM	3.64M X 3.47M	12'0" X 11'5"

CUP'D - CUPBOARD W - FITTED WARDROBE AC - AIRING CUPBOARD

These floorplans and computer generated images are indicative only and depict a typical Hummingbird, some properties may vary significantly from that shown. All sizes are approximate with maximum finished dimensions. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts are indicative. Radiator locations are not indicated. Floorplans are not shown to scale. Please refer to development layout to review garage / parking variations for each plot. Plot specification, internal and external finishes, dimensions, landscaping and differences to plots should be checked with a Sales Consultant before reservation. Countryside reserves the right to amend specifications as necessary.

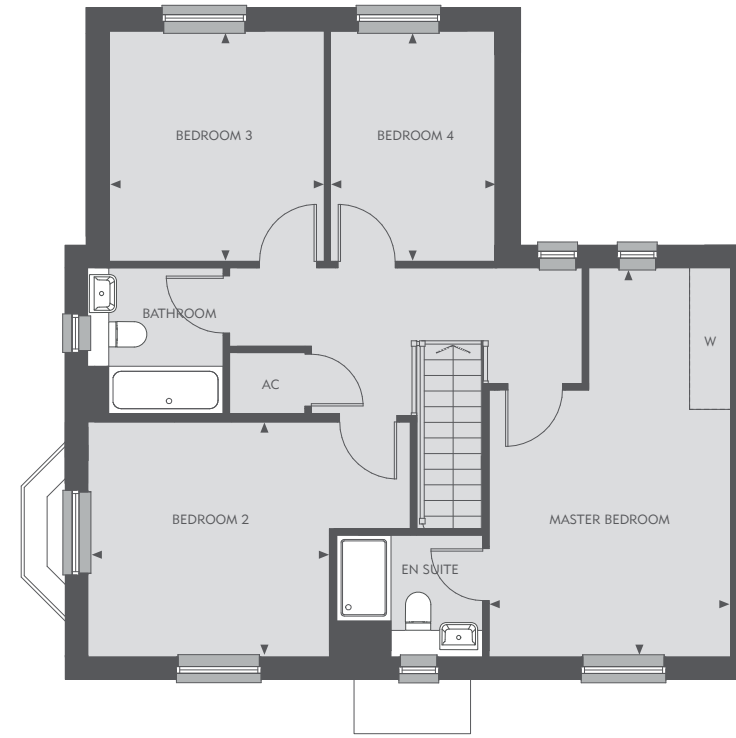
THE HAWFINCH



FOUR BEDROOM HOME

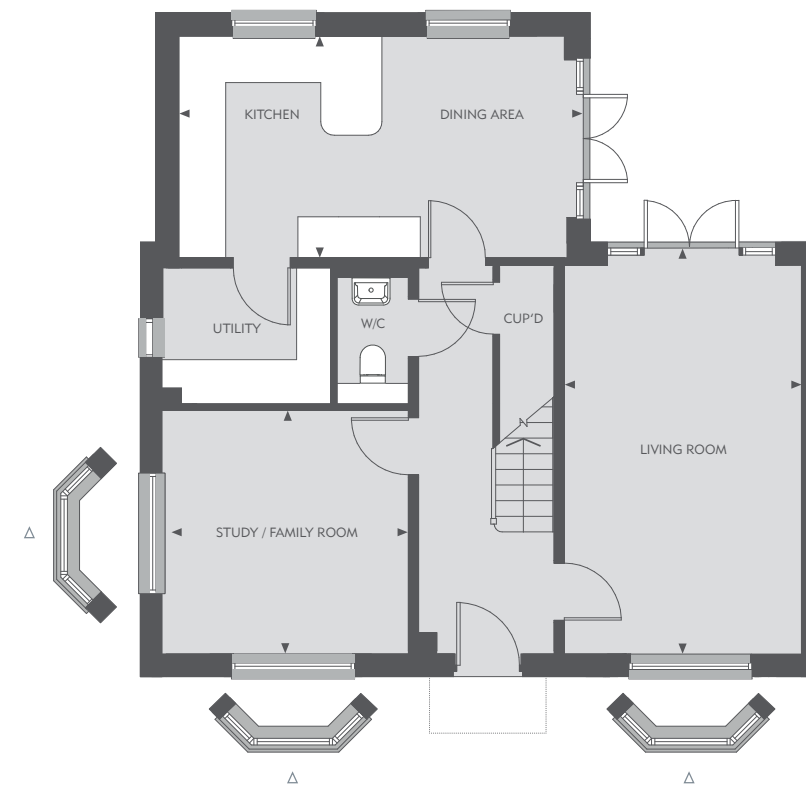
TOTAL INTERNAL FLOOR SPACE
 145.8 SQ M (1569 SQ FT) NO BAY WINDOW
 146.7 SQ M (1579 SQ FT) WITH BAY WINDOW

Relax in complete comfort in this stylish, four bedroom detached home. The living room and kitchen/dining area both feature doors to the rear garden giving lots of natural daylight. The remaining accommodation comprises a utility room, cloakroom, master bedroom with en suite, three further bedrooms, plus a family bathroom.



FIRST FLOOR

MASTER BEDROOM	3.50M X 5.68M	11'6" X 18'8"
BEDROOM 2	4.74M X 3.42M	15'7" X 11'3"
BEDROOM 3	3.14M X 3.27M	10'4" X 10'9"
BEDROOM 4	2.33M X 3.27M	7'8" X 10'9"



GROUND FLOOR

KITCHEN / DINING AREA	5.58M X 3.22M	18'4" X 10'7"
LIVING ROOM	5.69M X 3.45M	18'8" X 11'4"
STUDY / FAMILY ROOM	3.64M X 3.55M	11'11" X 11'8"

Δ Bay windows may vary from plot to plot. Please speak to a sales consultant for more information

CUP'D - CUPBOARD W - FITTED WARDROBE AC - AIRING CUPBOARD

These floorplans and computer generated images are indicative only and depict a typical Hawfinch, some properties may vary significantly from that shown. All sizes are approximate with maximum finished dimensions. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts are indicative. Radiator locations are not indicated. Floorplans are not shown to scale. Please refer to development layout to review garage / parking variations for each plot. Plot specification, internal and external finishes, dimensions, landscaping and differences to plots should be checked with a Sales Consultant before reservation. Countryside reserves the right to amend specifications as necessary.

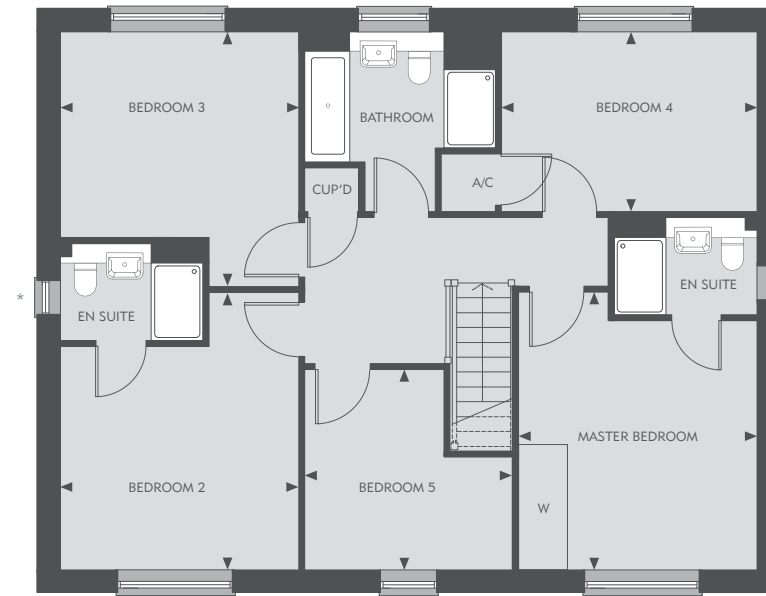
THE NIGHTINGALE



FIVE BEDROOM HOME

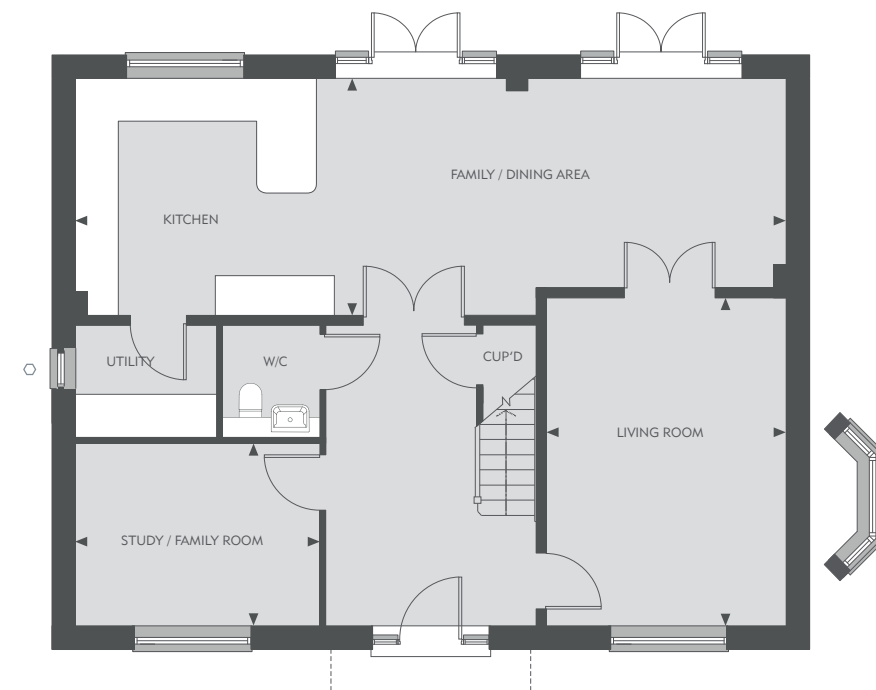
TOTAL INTERNAL FLOOR SPACE
 178.3 SQ M (1919 SQ FT) with no bay window
 179 SQ M (1927 SQ FT) with bay window.

Enjoy a luxury lifestyle in this very special family home, with ample scope for living, including five double bedrooms. The formal living room is complemented by a separate study and the open-plan kitchen/dining/family area, which stretches the whole width of the house and is naturally lit thanks to the two sets of French doors. The master bedroom has a large fitted wardrobe and an en suite.



FIRST FLOOR

MASTER BEDROOM	4.27M X 3.68M	14'0" X 12'1"
BEDROOM 2	4.27M X 3.68M	14'0" X 12'1"
BEDROOM 3	3.68M X 3.91M	12'1" X 12'10"
BEDROOM 4	3.94M X 2.76M	12'11" X 9'1"
BEDROOM 5	3.10M X 3.23M	10'1" X 10'6"



GROUND FLOOR

KITCHEN / FAMILY / DINING AREA	10.7M X 3.58M	35'4" X 11'9"
LIVING ROOM	4.96M X 3.63M	16'3" X 11'11"
STUDY / FAMILY ROOM	3.69M X 2.76M	12'2" X 9'1"

† Plot 296 is handed. ○ No window to plot 280 Δ Window to plot 286 only * No window to plot 299
 ○ Window only to plot 296. Door to plots: 262, 280, 286, 294, 298 & 299
 CUP'D - CUPBOARD W - FITTED WARDROBE AC - AIRING CUPBOARD

These floorplans and computer generated images are indicative only and depict a typical Nightingale, some properties may vary significantly from that shown. All sizes are approximate with maximum finished dimensions. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts are indicative. Radiator locations are not indicated. Floorplans are not shown to scale. Please refer to development layout to review garage / parking variations for each plot. Plot specification, internal and external finishes, dimensions, landscaping and differences to plots should be checked with a Sales Consultant before reservation. Countryside reserves the right to amend specifications as necessary.

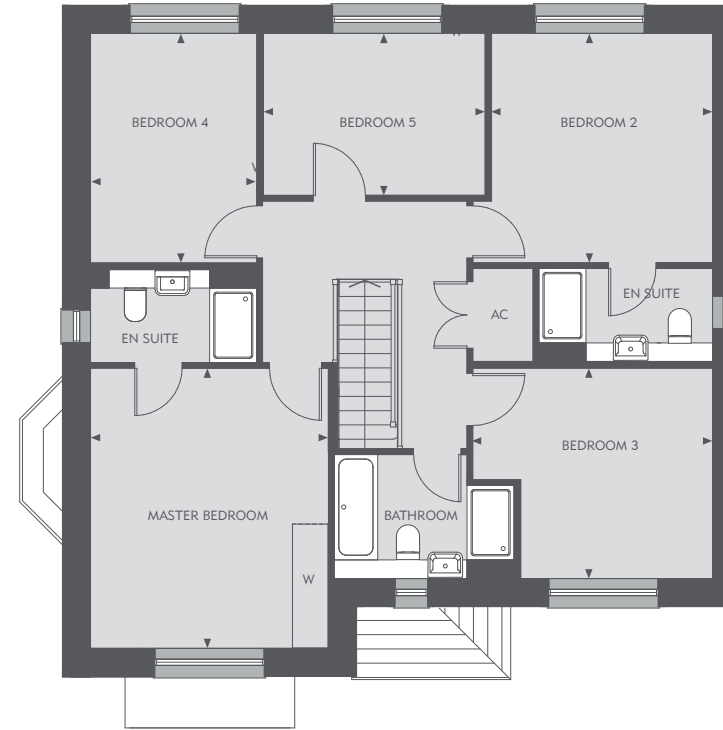
THE PEREGRINE



FIVE BEDROOM HOME

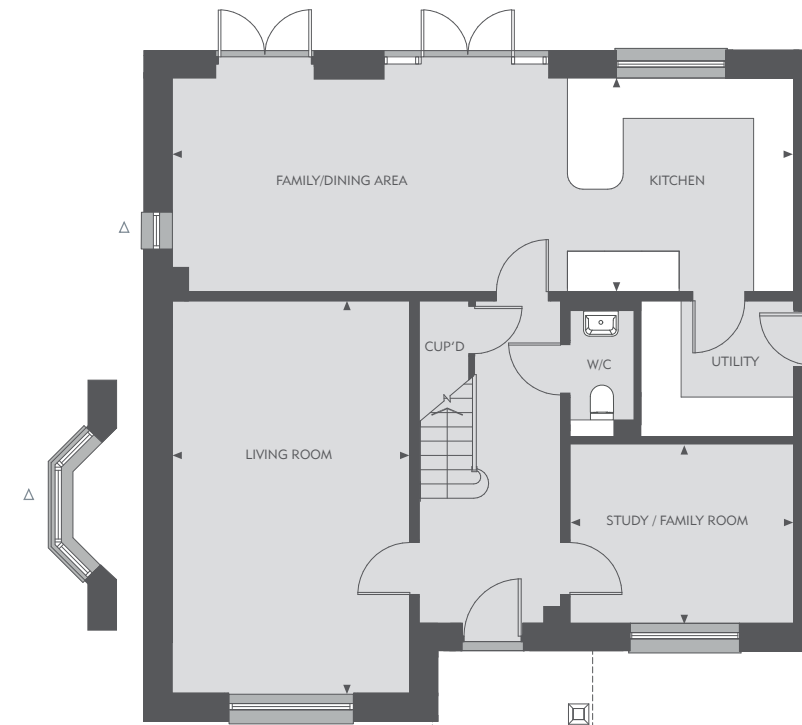
TOTAL INTERNAL FLOOR SPACE
 188.2 SQ M (2026 SQ FT) - No bay window
 187.2 SQ M (2015 SQ FT) - With bay window

Everyone will love this grand home, you'll be immediately struck by this superior home's ample capacity for every aspect of your home life across its five double bedrooms and generous entertaining spaces. The beautifully-appointed open-plan kitchen / family / dining area, spanning the width of the house, is perfect for hosting family and guests, whilst leaving plenty of room across the home for privacy and peace. With en-suite shower rooms, a phenomenal family bathroom and a double garage; this home is impressive in every way.



FIRST FLOOR

MASTER BEDROOM	4.52M X 3.89M	14'10" X 12'9"
BEDROOM 2	3.75M X 3.60M	12'4" X 11'10"
BEDROOM 3	3.79M X 3.39M	12'5" X 11'2"
BEDROOM 4	3.75M X 2.68M	12'4" X 8'10"
BEDROOM 5	3.58M X 2.61M	11'9" X 8'7"



GROUND FLOOR

KITCHEN / FAMILY / DINING AREA	10.0M X 3.50M	33'1" X 11'6"
LIVING ROOM	6.32M X 3.89M	20'9" X 12'9"
STUDY / FAMILY ROOM	3.75M X 2.90M	12'4" X 9'6"

† Plots 7, 260, 284 & 300 are handed Δ Window and bay window to plots 1 & 7 only
 CUP'D - CUPBOARD W - FITTED WARDROBE AC - AIRING CUPBOARD

These floorplans and computer generated images are indicative only and depict a typical Peregrine, some properties may vary significantly from that shown. All sizes are approximate with maximum finished dimensions. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts are indicative. Radiator locations are not indicated. Floorplans are not shown to scale. Please refer to development layout to review garage / parking variations for each plot. Plot specification, internal and external finishes, dimensions, landscaping and differences to plots should be checked with a Sales Consultant before reservation. Countryside reserves the right to amend specifications as necessary.



MOVING HOUSE CHECKLIST

Ready to reserve? Here's what to do next, the items you are going to need and a couple of other things to bear in mind...

- Find a mortgage. Do you know we have a recommended Independent Financial Advisor who will be happy to help?
- Hire a solicitor. Do you know we have an approved panel that are happy to help?
- Arrange deposit
- Get a valuation done
- Proof of Funds
- Photo ID
- Complete sale
- Proof of Address
- Stamp Duty Land Tax

What's included in the house? Especially if you've been renting, it'll be good to know what you do and don't need to buy when you move in.

Who to tell you're moving? You'll need to make a complete list of everyone who needs to update their records, including but not limited to...

- Family, friends and colleagues
- Employers
- Doctor and dentist
- Bank or building society
- Credit card companies
- Local council – for council tax and to re-register to vote
- HMRC
- Home insurance
- DVLA – renew your driving license and vehicle registration document

Making the move. You'll need to tie up the utility bills at your last home and make sure services are ready in your new home for when you arrive.

- Gas
- Electricity
- Water
- Cable / satellite / broadband
- Landline
- Council Tax
- Boiler or heating maintenance
- TV license
- Redirect post via Royal Mail

Moving day! There are a few things you should do when you move into your new home...

- In advance: Book removal company and order packing boxes and labels
- Make sure the foreman of the removal company has access to the house
- Take photos of all your meter readings and contact utility companies
- Test smoke alarms
- Check bin day
- Cut extra set of keys

Questions to ask:

- When can I move in?
- How do I buy the home?
- What is NHBC, New Homes Quality Code, Customer Care policy?
- What's nearby?
- Schools
- Shops
- Sports / leisure
- Travel
- Medical

THE BURROWS
PADDOCK WOOD • KENT



NOTES

Blank lined area for notes.

ABOUT COUNTRYSIDE



COUNTRYSIDE
Places People Love

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.



BARNWOOD PLACE
SMARDEN



COUNTRYSIDE
AT KINGSHILL



KINGSBRIDGE
HEADCON



HERSCHEL PLACE
HAWKHURST

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 exceptional 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.

PLACES PEOPLE LOVE



THE
BURROWS
PADDOCK WOOD • KENT

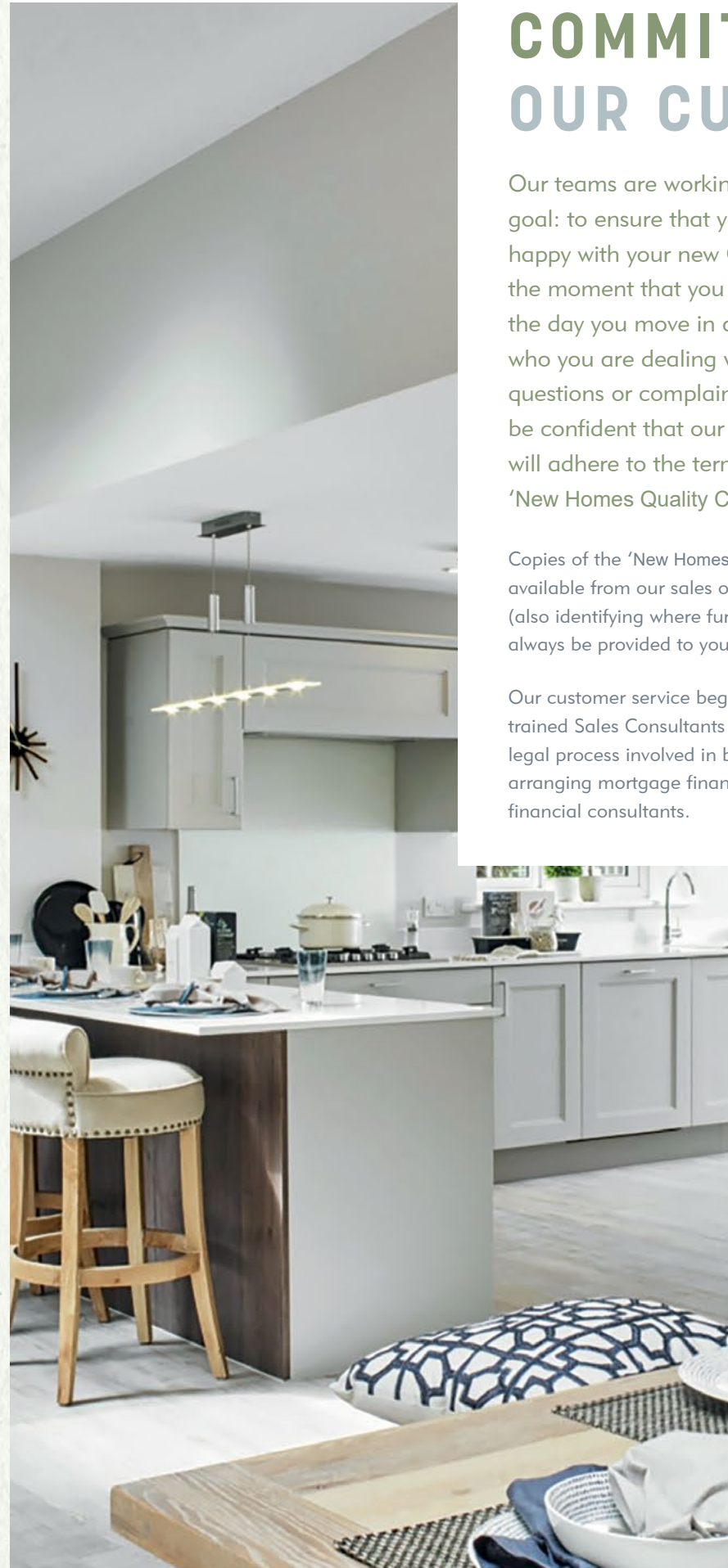
WHY BUY NEW?

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 The Burrows and you have the perfect blank canvas to make your home your own.

Buy a new home at The Burrows 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.

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 The Burrows.



COMMITTED TO OUR CUSTOMERS

Our 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 'New Homes Quality Code for Home Builders'.

Copies of the 'New Homes Quality 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 The Burrows 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/TechZone/nhbcstandards/. We also carry the NHBC Warranty and Insurance (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/Homeowners/WhatdoesBuildmarkcover/

Your interests are additionally covered by the New Homes Quality 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.nhqf.org.uk.



MAKE
YOUR HOME
YOUR OWN

NO NASTY
SURPRISES

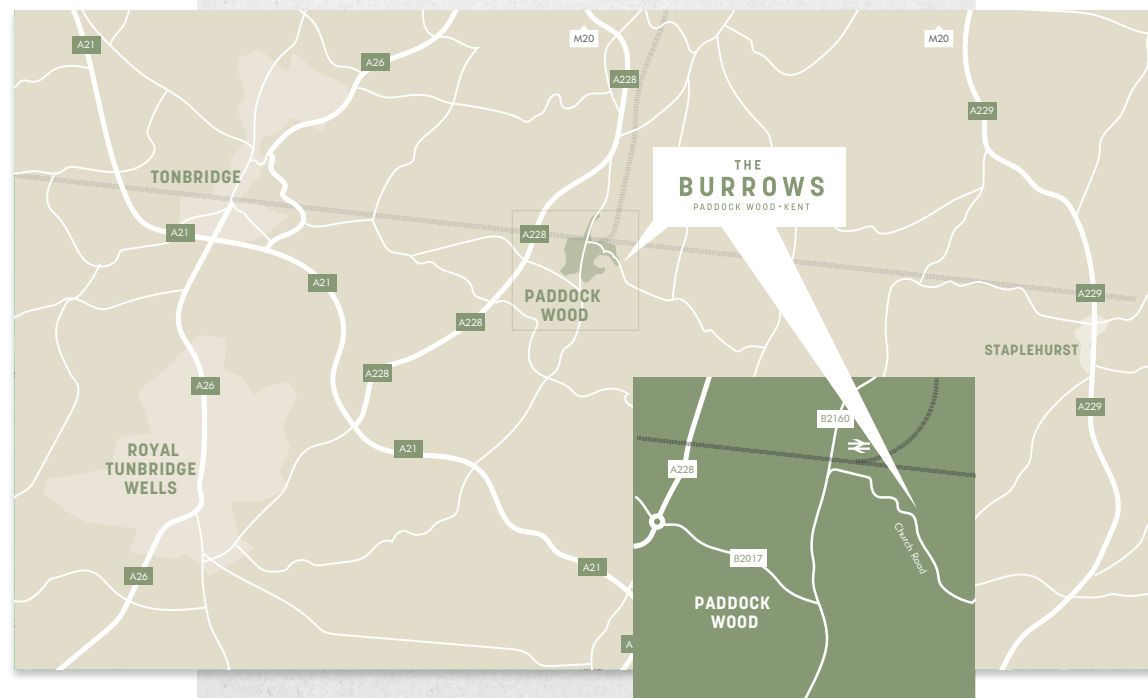
BUILDING
A BETTER
FUTURE

5★
RATING FROM THE
HOUSE BUILDING
FEDERATION

10
YEAR NHBC
GUARANTEE

HOW TO FIND US

Paddock Wood train station is under half a mile from The Burrows, offering regular services, every 30 minutes to London Charing Cross in under an hour. For those travelling by road, Paddock Wood sits on the A228 connecting you to Royal Tunbridge Wells, Maidstone and onwards via the M20.



WELCOME TO PADDOCK WOOD.

Church Road, Paddock Wood
Kent TN12 6HF

Visit: www.countrysidepartnerships.com/theburrows



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