



Oast Gardens

PEMBURY, KENT

bracketts est. 1828

Beautiful homes in a wonderful setting.



Oast Gardens
PEMBURY, KENT



WELCOME TO OAST GARDENS

A beautiful development of stunning homes
nestling in the vicinity of a picturesque
Oast House in the popular village of Pembury.

These contemporary styled homes mirror the Kentish theme of character and
heritage, whilst their stunning interiors are further enhanced by their location
in a small cul-de-sac surrounded by glorious Kent countryside.



Pembury Village lies north-east of Tunbridge Wells and is a popular and unspoilt village with a traditional village green and local pub, shops, vet, and a popular primary school, together with Tunbridge Wells hospital and the popular Notcutts garden centre, gift shop and café.



Secondary schools can be found in neighbouring Tunbridge Wells, Tonbridge and Paddock Wood which include popular church, grammar and public schools.

Pembury village is renowned for its pretty village green, notable church of St Peters, its acres of fruit farms and farm shops offering local produce including locally made cider, together with an array of footpaths and woodland walks taking in some of Kent's finest vistas.

Hospice in the Weald is based in the village and provides a calendar of events throughout the year. As an active and thriving village community, there are allotments, a local doctors and pharmacy, together with a host of takeaways and a newsagent / post office, whilst a large supermarket is on the periphery of the village.

This select development has been created with inspiration, attention to detail and a sense of the Kentish heritage that this area typifies so whether you are raising a family, building a career or enjoying a well-earned retirement, you will find a beautiful home at Oast Gardens.



IN THE HEART OF ENGLAND

This part of Kent is a picture postcard wonderland of rolling hills, open farmland, fruit orchards for miles, Oast houses galore, with many pretty villages seemingly untouched by time. Oast Gardens lies on the former site of Sturgeons and has been created by

this family firm with a heritage dating back to 1926, and recognised as trusted experts in their field of Commercial and Residential Surfacing, Driveways and Civil Engineering and approved with Constructionline, CHAS and Kent County Council.

THE BEST OF BOTH WORLDS

Oast Gardens ticks the boxes of village life and country living, together with the convenience of being within easy reach of the neighbouring large towns of Tunbridge Wells, Tonbridge, and Paddock Wood. Sevenoaks is just 14 miles north via the recently improved A21.



These towns offer a plethora of shopping, eating and recreational facilities including a wide variety of private, state and church schools for all ages, in particular, the highly regarded and much sought-after grammar schools.

Tunbridge Wells mainline railway station is 4 miles distant, Tonbridge is 5.6 miles, whilst Paddock Wood is 5 miles. Access to the A21 network is under 2 miles which links with the south coast and M25 network.

Tunbridge Wells, being the nearest town, has a vibrant cosmopolitan feel with its array of independent eateries, shops (including a large shopping centre) and



the historic Pantiles, with its regular artisan markets, Georgian colonnades, and popular Jazz festivals with outdoor dining with a centrepiece provided by the historic bandstand.

Tonbridge is best known for its fabulous Motte and Bailey Castle, just adjacent to the river Medway which meanders through the town where riverside dining and drinks are a regular feature alongside Standup paddle boarding and river cruises, and many events are held in the Castle grounds, on the castle lawn.





HIDDEN HISTORY

Kent is known as the Garden of England for good reason as it is home to some of the UK's most magnificent country estates, all of which are treasure troves of fascinating history.

Admire the grandeur of Scotney Castle, just 6 miles distant, a romantic



picturesque garden with a 14th Century moated castle and a Victorian country mansion - all in a beautiful wooded estate.

Bowl Water, which offers 12 miles of circular walks together with fishing, sailing, aquaplay and a popular events venue, is just 7 miles.

Visit Churchill's Chartwell or Ightham Mote, Hever Castle (the childhood home of Henry VIII's famous wife Anne Boleyn).



Explore 600-year-old Knole, originally built as an archbishop's palace, and once owned by Royalty and renowned locally for its woodland walks and deer.

Nearby Groombridge Place has an exciting calendar of events, a wonderful 'enchanted forest' and formal gardens and children's activities.

The rolling hills of this Kentish landscape will never leave you wanting for places to visit without going far from your doorstep.

AT YOUR LEISURE

Whether you enjoy a work out, a round of golf or a game of tennis or SUP boarding you will not have to go far. Pembury recreation ground now hosts its own range of fitness equipment, together with courts and play equipment. There is a plethora of local gyms and pools, with both Tonbridge and Tunbridge Wells having large pools, indoor and outdoor at Tonbridge, whilst the local Mercure hotel offers a smaller indoor pool. The Knights Park leisure complex offers Bowlplex, Nuffield Health, Odeon Cinema, together with a host of restaurants and larger stores on the industrial park.

The area has a good range of golf clubs, tennis clubs, football and rugby clubs and equestrian facilities.





SITE PLAN

POSTAL
NUMBERS

PLOT
NUMBERS

FOR IDENTIFICATION PURPOSES ONLY

OAST GARDENS - PEMBURY, KENT



BRACKETTS 01892 533733

OAST GARDENS - Plots 8-10: No.6, No.8, No.10



Plot 8, 10 Oast Gardens
Approx Internal Area
778 sq ft (72.3 sq m)

Plot 9, 8 Oast Gardens
Approx Internal Area
778 sq ft (72.3 sq m)

Plot 10, 6 Oast Gardens
Approx Internal Area
778 sq ft (72.3 sq m)





OAST GARDENS - Plots 11-12: No.2, No.4



Plot 12, 2 Oast Gardens, Approx Internal Area, 1158 sq ft (107.7 sq m)



Plot 11, 4 Oast Gardens, Approx Internal Area, 1158 sq ft (107.7 sq m)

OAST GARDENS - Plots 13-16: No.12, No.14, No.16, No.18



First Floor



Ground Floor

**Plot 16, 18 Oast Gardens,
Approx Internal Area,
1041 sq ft (96.7 sq m)**



First Floor



Ground Floor

**Plot 15, 16 Oast Gardens,
Approx Internal Area,
1041 sq ft (96.7 sq m)**



First Floor



Ground Floor

**Plot 14, 14 Oast Gardens,
Approx Internal Area,
1041 sq ft (96.7 sq m)**



First Floor



Ground Floor

**Plot 13, 12 Oast Gardens,
Approx Internal Area,
1041 sq ft (96.7 sq m)**



OAST GARDENS - Plot 17: No.20



Plot 17, 20 Oast Gardens,
Approx Internal Area,
1371 sq ft (127.4 sq m)



OAST GARDENS - Plot 18: No.22



Plot 18, 22 Oast Gardens,
Approx Internal Area,
1443 sq ft (134.1 sq m)



OAST GARDENS - Plot 19: No.24



Plot 19, 24 Oast Gardens,
Approx Internal Area,
1443 sq ft (134.1 sq m)





DESIGN FEATURES

KITCHEN

- Sleek modern matt wall and floor units in sandstone, dove grey and slate
- Quartz stone 20mm worktops with matching upstands and lighting
- Glass splashbacks
- Induction hobs by Bosch
- Bosch extractor fans in stainless steel
- Integrated fridge / freezer
- Undermount sinks
- Franke taps
- Integrated Bosch dishwasher
- Integrated Bosch oven
- Integrated Bosch washer / drier

INTERNAL FINISHES

- Modern white internal doors
- Satin door furniture
- Matt white walls throughout
- White Satin modern square edge to skirting and architraves
- Stylish Polar Oak rigid vinyl flooring downstairs
- Deluxe light grey carpets to first floors (second where applicable)
- Mains linked smoke / heat detectors

BATHROOM / EN SUITE AND CLOAKROOM / WC

- Contemporary white sanitaryware with chrome fittings
- Many WCs are wall hung with soft close seats
- Mirrors and shaver sockets
- Roca baths with shower screens
- Porcelenosa tiled bath panels
- Aqualisa taps and showers
- Bath screens
- Chromed heated towel rails
- Porcelenosa tiles to full height
- Tiled splashbacks in cloakrooms

EXTERNAL FINISH

- Weather boarding to plots 8, 9, 10 & 17
- UPVC double glazed A-rated windows
- French doors or bi-fold doors
- Composite multi-lock front doors in mixed colours
- Closeboard fencing
- Block paving to drives
- Paved patios to all homes
- Lawned gardens

ELECTRICAL

- LED downlights to kitchen and bathrooms
- Modern white faceplates
- TV sockets
- EV charging points 7KW
- USB sockets

PARKING

- Plots 8, 9, 10 have two allocated parking spaces.
- All other plots have a brick built car port plus a further parking space / drive except for Plot 17 which has a brick built car port plus 2 further parking spaces.

HEATING / HOT WATER

- 'Ideal' gas central heating boilers

GUARANTEE

- All homes come with a ICW 10 year Structural Warranty for peace of mind



PLOT 17 KITCHEN / DINING - CGIs are indicative of final specification.



BRAMLEY



Oast Gardens

PEMBURY, KENT

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These details are given as an indication of the specification of the development. The developer reserves the right to alter the specification at any time, and any choices are detailed at the developer's discretion. Sizes are indicative but are not intended to be construed as part of any legal contract.