

Churchfields

An exclusive development of 12 homes



Churchfields

Churchfields is an exclusive collection of twelve 2 and 3 bedroom homes set in the idyllic Kent village of Harrietsham. The second phase consists of six 2 and 3 bed bungalows.



Each home has been carefully designed with meticulous attention to detail and high specification throughout.



Churchfields' peaceful village location combined with the excellent road and rail links makes it an ideal place to call home.



NORTH DOWNS, KENT



Living in Harrietsham

The best of both worlds

Harrietsham's location is enviable. On the doorstep of some of England's most beautiful countryside, and with excellent road and rail connections, life at Churchfields will not disappoint.



The village itself has its own post office and two local shops, as well as a pub and restaurant for those looking to grab a bite to eat. The community also has a village hall, doctor's surgery, and Harrietsham Primary School. The charming market village of Lenham is just a short drive away, offering further services including several cafes and pubs, a bakers, Chinese takeaway, Co-Op, pharmacy, post office and hairdressers.



For those looking to enjoy the outdoors, Harrietsham is placed at the foot of the North Downs, between two areas of outstanding natural beauty, and there are many cycle routes and foot paths on the doorstep. Leeds Castle, coined 'The Loveliest Castle in the World' is just a short drive away, offering beautiful grounds to explore as well as holding events throughout the year including the popular Classical concert and Christmas market.



Harrietsham's road connections means travelling further afield is not a problem. The A20 connecting to the M20, means Maidstone and Ashford are both within easy reach by car. The village also has a train station with services running every hour to London Victoria, and there are direct links to Maidstone, Canterbury and Ashford.



Love your home

Clarendon Homes have established a reputation for providing high-quality, unique homes in the most picturesque and sought-after locations in Kent.



Each Clarendon home is individually designed and features superior quality materials and highly-specified interiors including carefully sourced modern fixtures and fittings.



With Clarendon, high specification is standard and each home features fully fitted kitchens and bathrooms, providing functional yet stylish living. The consistency in the attention to detail and the high quality workmanship makes it Clarendon's signature finish.



Development Layout



Phase 2



Plot 1 2 Bedroom

Plot 2 2 Bedroom

Plot 3 3 Bedroom

Plot 4 3 Bedroom

Plot 5 2 Bedroom

Plot 6 2 Bedroom

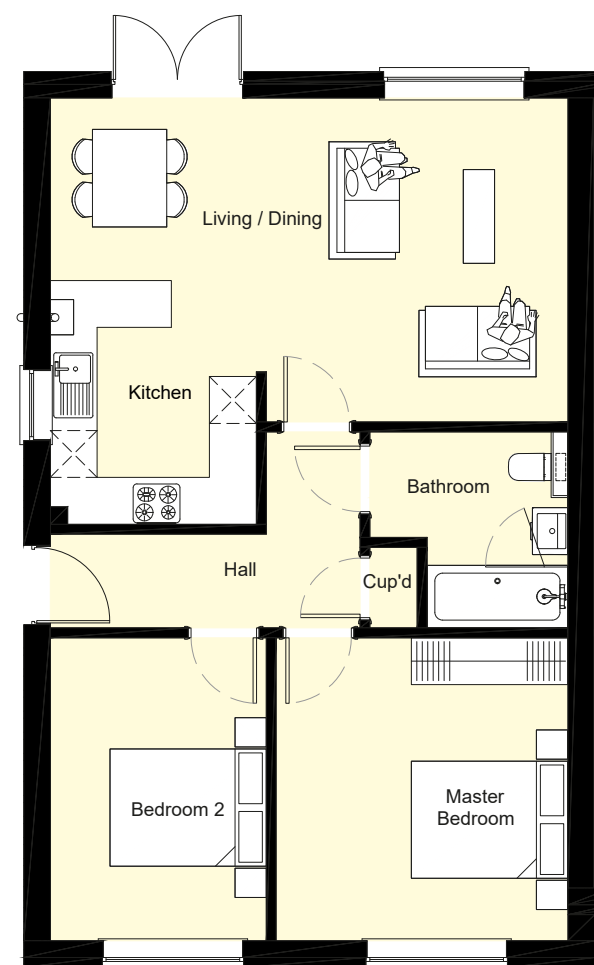


A modern 2 bedroom semi-detached bungalow with private car parking spaces to the front of the property. The master bedroom features a fitted wardrobe and is situated next to the spacious family bathroom. The open plan kitchen and living / dining area has double doors leading into the rear garden, making it ideal for entertaining.

Plot 1

| Room | Width mm | Length mm | Width ft in | Length ft in |
|-----------------------|----------|-----------|-------------|--------------|
| Living/Dining/Kitchen | 6622 | 5455 | 21'9" | 17'1" |
| Bathroom | 2508 | 2535 | 8'3" | 8'4" |
| Master Bedroom | 3735 | 3878 | 12'3" | 12'9" |
| Bedroom 2 | 2761 | 3878 | 9'1" | 12'9" |

Overall internal square footage - 71sqm 764sqft

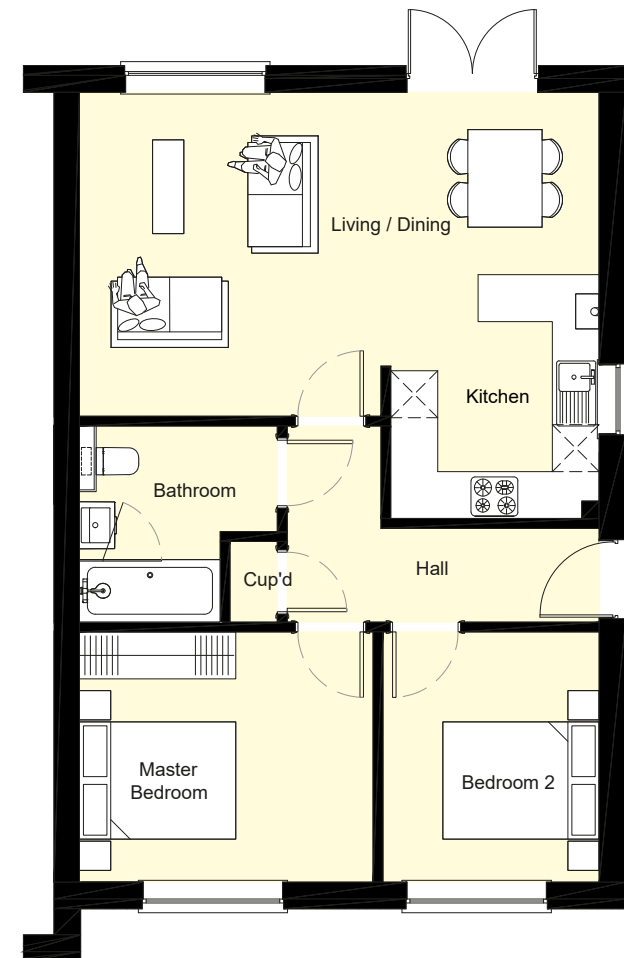




A modern 2 bedroom semi-detached bungalow with private car parking spaces to the front of the property. The master bedroom features a fitted wardrobe and is situated next to the spacious family bathroom. The open plan kitchen and living / dining area has double doors leading into the rear garden, making it ideal for entertaining.

Plot 2

| Room | Width mm | Length mm | Width ft in | Length ft in |
|---|----------|-----------|-------------|--------------|
| Living/Dining/Kitchen | 6649 | 5455 | 21'9" | 17'11" |
| Bathroom | 2508 | 2531 | 8'3" | 8'4" |
| Master Bedroom | 3756 | 3203 | 12'4" | 10'6" |
| Bedroom 2 | 2767 | 3203 | 9'1" | 10'6" |
| Overall internal square footage - 67sqm 721sqft | | | | |



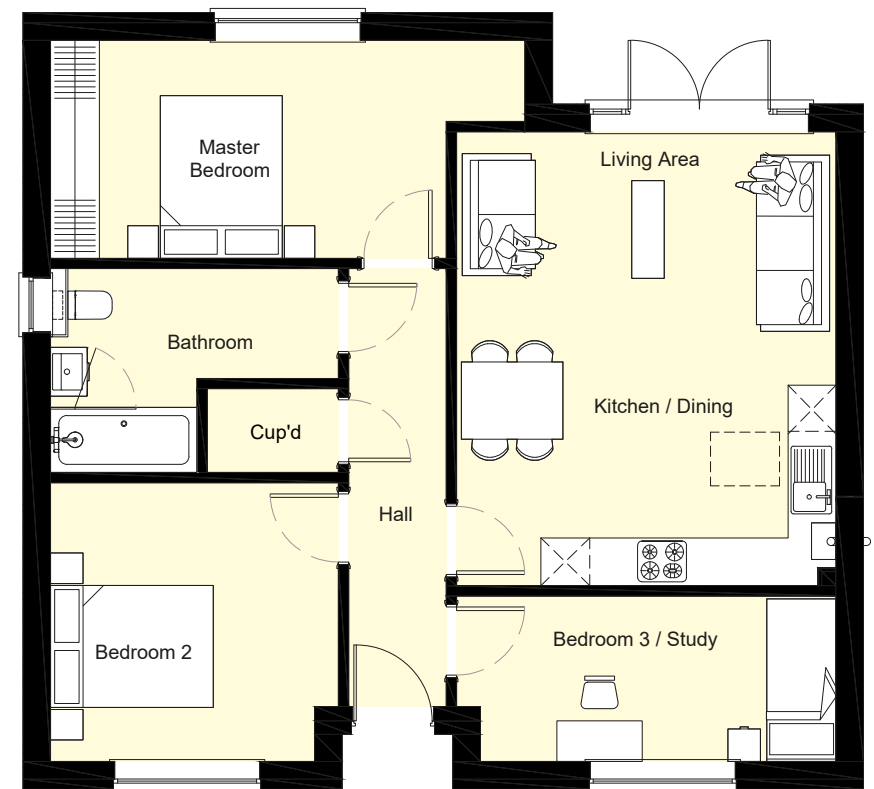


A spacious 3 bedroom detached bungalow with a private sheltered car port. Featuring an open plan kitchen / dining / living room with glazed double doors opening onto the landscaped rear garden, as well as a master bedroom including a fitted wardrobe, a second double bedroom, a single bedroom / study and a family bathroom.

Plot 3

| Room | Width mm | Length mm | Width ft in | Length ft in |
|-----------------------|----------|-----------|-------------|--------------|
| Living/Dining/Kitchen | 4667 | 5584 | 15'4" | 18'4" |
| Bathroom | 2508 | 3541 | 8'3" | 11'7" |
| Master Bedroom | 5834 | 2683 | 19'2" | 8'10" |
| Bedroom 2 | 3247 | 3429 | 10'8" | 11'3" |
| Bedroom 3 | 4372 | 2037 | 14'4" | 6'8" |

Overall internal square footage - 80sqm 861sqft

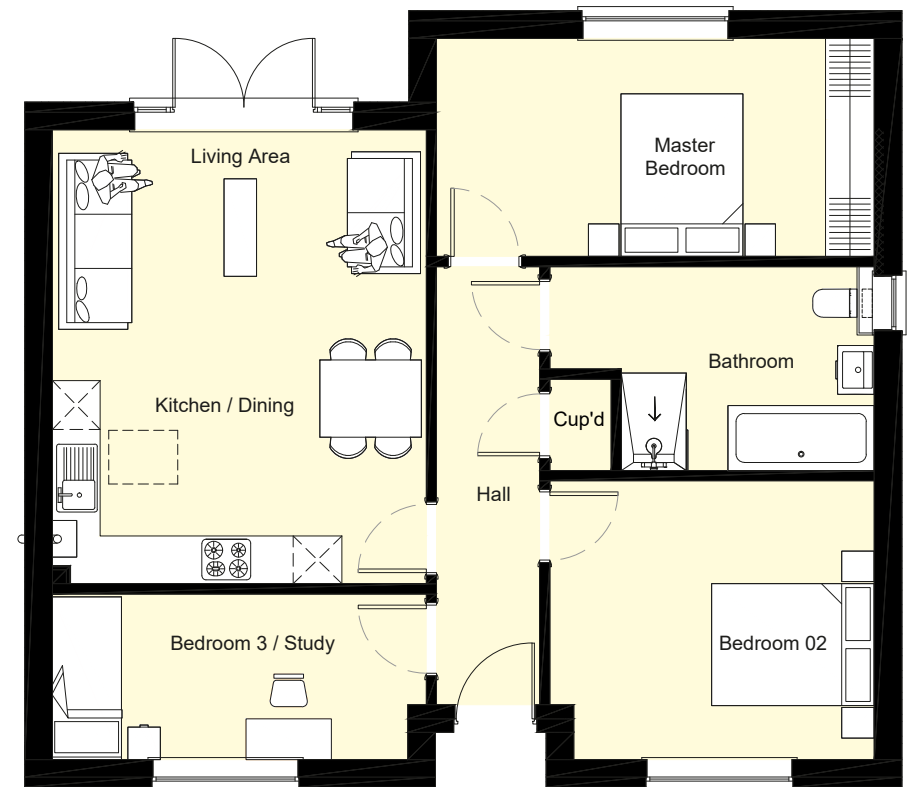




A spacious 3 bedroom detached bungalow with a private sheltered car port. Featuring an open plan kitchen / dining / living room with glazed double doors opening onto the landscaped rear garden, as well as a master bedroom including a fitted wardrobe, a further double bedroom, a single bedroom / study and a family bathroom with separate shower.

Plot 4

| Room | Width mm | Length mm | Width ft in | Length ft in |
|---|----------|-----------|-------------|--------------|
| Living/Dining/Kitchen | 4599 | 5584 | 15'1" | 18'4" |
| Bathroom | 2508 | 3991 | 8'3" | 13'1" |
| Master Bedroom | 5384 | 2683 | 17'8" | 8'10" |
| Bedroom 2 | 3991 | 3429 | 13'1" | 11'3" |
| Bedroom 3 | 4372 | 2037 | 14'4" | 6'8" |
| Overall internal square footage - 83sqm 893sqft | | | | |



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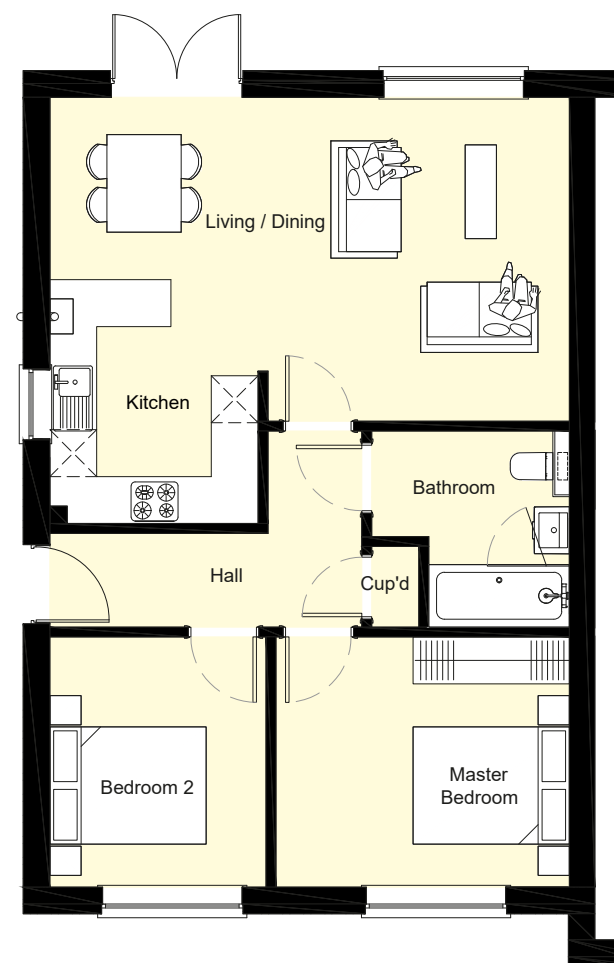


Plot 5

| Room | Width mm | Length mm | Width ft in | Length ft in |
|-----------------------|----------|-----------|-------------|--------------|
| Living/Dining/Kitchen | 6649 | 5455 | 21'9" | 17'11" |
| Bathroom | 2508 | 2531 | 8'3" | 8'4" |
| Master Bedroom | 3756 | 3203 | 12'4" | 10'6" |
| Bedroom 2 | 2767 | 3203 | 9'1" | 10'6" |

Overall internal square footage - 67sqm 721sqft

A modern 2 bedroom semi-detached bungalow with private car parking spaces to the front of the property. The master bedroom features a fitted wardrobe and is situated next to the spacious family bathroom. The open plan kitchen and living / dining area has double doors leading into the rear garden, making it ideal for entertaining.

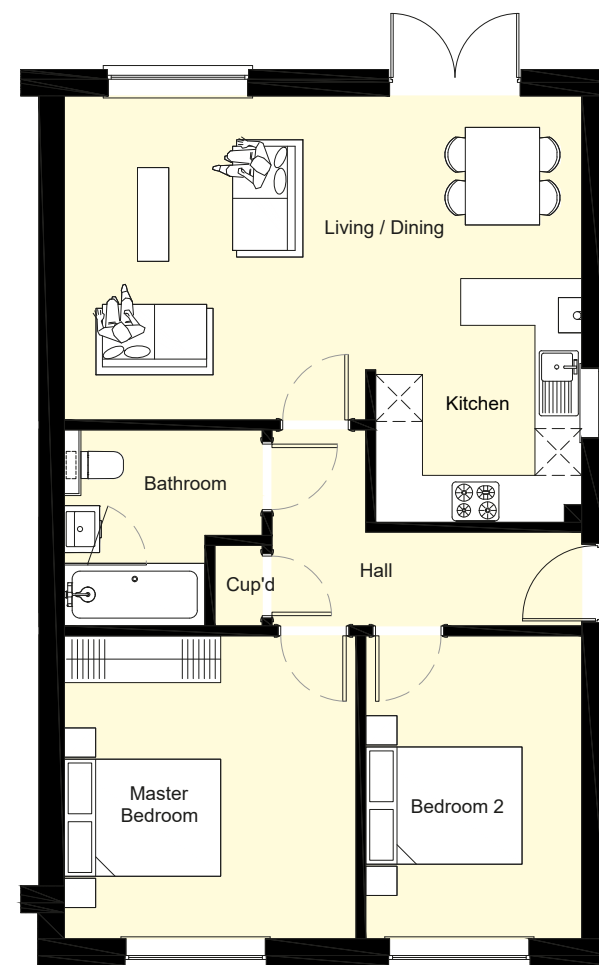




Plot 6

| Room | Width mm | Length mm | Width ft in | Length ft in |
|---|----------|-----------|-------------|--------------|
| Living/Dining/Kitchen | 6622 | 5455 | 21'9" | 17'1" |
| Bathroom | 2508 | 2535 | 8'3" | 8'4" |
| Master Bedroom | 3735 | 3878 | 12'3" | 12'9" |
| Bedroom 2 | 2761 | 3878 | 9'1" | 12'9" |
| Overall internal square footage - 71sqm 764sqft | | | | |

A modern 2 bedroom semi-detached bungalow with private car parking spaces to the front of the property. The master bedroom features a fitted wardrobe and is situated next to the spacious family bathroom. The open plan kitchen and living / dining area has double doors leading into the rear garden, making it ideal for entertaining.





Specification

KITCHEN

Designed with you in mind, a Clarendon kitchen is individually crafted to become the heart of your home. The open plan bespoke kitchens feature a range of fully fitted built in appliances including eye level ovens and microwave, making them a pleasure to cook and socialise in.

BEDROOMS

The bedrooms have been carefully designed to maximise space and feature a fitted wardrobe to the master bedroom.

BATHROOM AND EN-SUITES

Fully tiled bathrooms featuring chrome heated towel rails and a mirror and shaver socket, we really have combined functionality, practicality and modernity within these chic spaces.

FLOORING

An elegant mix of thick carpet and ceramic tiles are provided for the right balance of practicality and style.

OUTSIDE SPACE

Each property boasts a landscaped garden and private off road parking. Both plots 3 and 4 also have the added benefit of a car port.

FINISHING TOUCHES

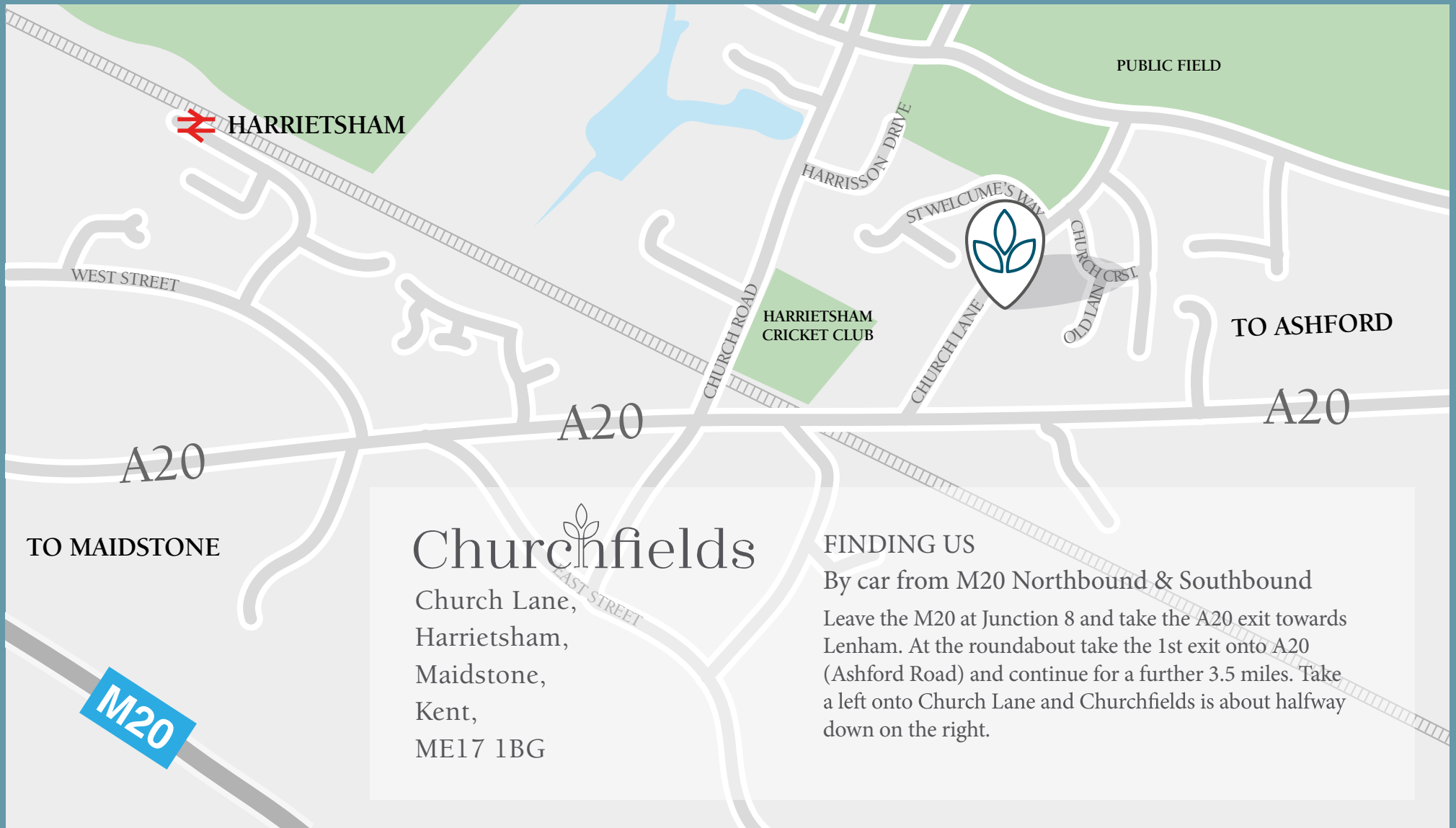
All of our individually-designed homes are built by skilled craftsmen with superior quality materials such as the Oak veneered internal doors with chrome handles. We are committed to our vision of providing unique, high quality homes, with a finish and standard you deserve.

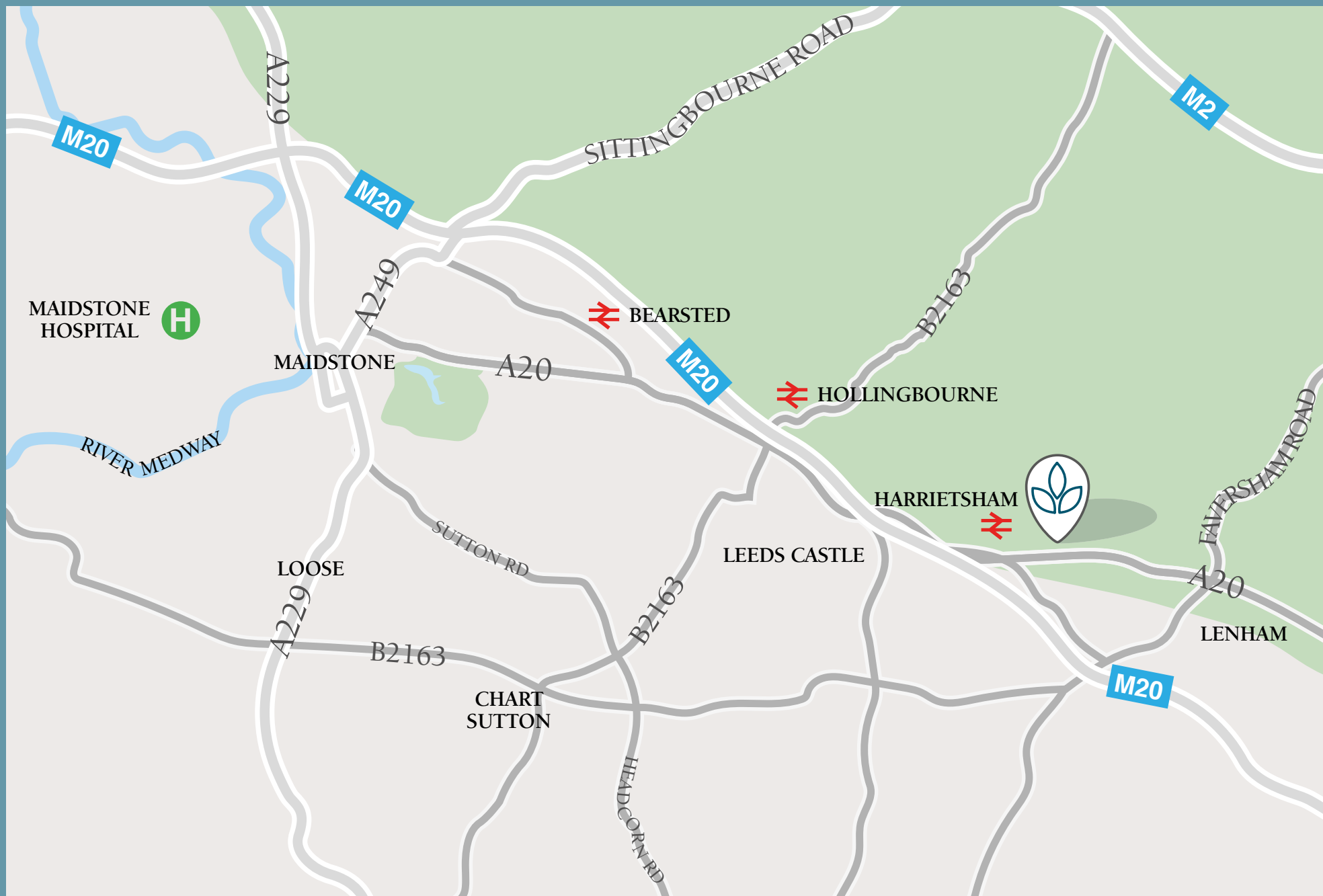
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