



THE
HEATHLANDS

by TOLMAN HOMES

THE HEATHLANDS

LYING IN THE HEART OF THE NORTH
DOWNS, WITHIN AN AREA OF
OUTSTANDING NATURAL BEAUTY,
THE HEATHLANDS IS A PLACE
ANYONE WOULD BE PROUD TO CALL
HOME

This is an exclusive development with a
small collection of 3 bedroom, luxury
houses set in the picturesque Kentish
village of Hothfield.

The Heathlands offers the perfect
balance between an idyllic countryside
lifestyle and modern amenities with
excellent access to large towns and
cities including London and the rest of
the country.



HEATHER HOUSE

PLOT 1

DETACHED HOUSE

£570,000

ROOM MEASUREMENTS

Overall area	154 sq.m	1657 sq.ft
Ground floor		
Kitchen/Dining/Family	9.75m x 3.81m	31'9" x 12'5"
Utility	1.90m x 3.81m	9'2" x 12'5"
Lounge	4.15m x 4.78m	13'6" x 15'6"
Study	2.88m x 2.83m	9'4" x 9'3"
First floor		
Master bedroom	4.07m x 4.64m	13'3" x 15'2"
Master ensuite	4.07m x 1.65m	13'3" x 5'4"
Bedroom 2	3.91m x 4.08m	12'8" x 13'4"
Bedroom 3	3.48m x 3.14m	11'4" x 10'3"
Bathroom	3.91m x 1.85m	12'8" x 6'1"



Ground floor



First floor

NB: Artists' impressions are for illustrative purposes only. Furnishings are not included.

HEATHLAND MEWS

PLOT 2 & 3

SEMI-DETACHED HOUSE

£325,000



ROOM MEASUREMENTS

Overall area	104 sq.m	1119 sq.ft
Ground floor		
Kitchen/Dining	3.20m x 7.13m	10'5" x 23'4"
Lounge	4.06m x 5.90m	13'3" x 19'3"
First floor		
Master bedroom	3.85m x 4.17m	12'6" x 13'7"
Master ensuite	2.38m x 1.22m	7'8" x 4'
Bedroom 2	3.85m x 2.86m	12'6" x 9'4"
Bedroom 3	4.06m x 3.07m	13'3" x 10'
Bathroom	2.14m x 2.47m	7' x 8'1"



Ground floor



First floor

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HOTHFIELD AND ITS SURROUNDINGS

HOTHFIELD

The Kentish village of Hothfield is in a perfect rural position, but only minutes from Ashford and all main transport links to London. Hothfield is surrounded by well established woodlands and agricultural countryside as well as offering access to the Hothfield Heathland Nature Reserve within walking distance of the village centre. There are many nature trails and footpaths across the 143 acre common making it perfect for nature lovers, family days out and exploring.

NEARBY

Hothfield is close to many more picturesque villages like Little Chart, Charing, Pluckley and Great Chart offering a wide range of character and history as well as pubs, restaurants and shopping. Also only within a 10 minute drive, Ashford has endless shopping and leisure facilities, including an excellent outlet centre with high-end brands, cinemas, restaurants and bars.

SCHOOLS

Around Hothfield you are spoilt for choice for schools with a wide selection of reputable local primary and junior schools in the nearest villages of Pluckley, Charing and Egerton. There are also a fantastic selection of secondary schools in and around Ashford, and several exceptional independent schools nearby.

ACCESSABILITY

Ashford International rail station is just four miles away and takes only 36 minutes to central London and less than two hours to Paris. Alternatively Charing station is less than two miles away and has regular direct trains into central London. The A20 is less than a minute by car which leads straight to junction 9 of the M20 three miles away, and a hop across to France couldn't be easier with the Channel Tunnel and port of Dover only twenty miles away.



QUALITY AND FINISHES

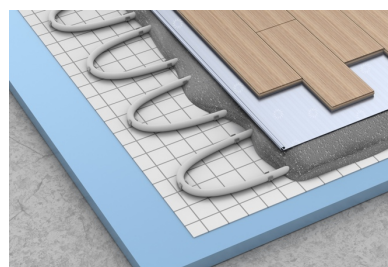
Exceptionally high standards with tailored finishes

All Tolman Homes are built to the very highest standard using modern construction methods to give a long lasting, energy efficient family home.

Each home is individually quality checked throughout the construction process and carries a full 10-year construction and building warranty guarantee.

INSIDE

- Bespoke Roma Interiors kitchen with a choice of finishes, with Neff integrated appliances
- Underfloor heating to the ground floor with gas fired central heating
- Oak wooden flooring to entrance hall, utility, kitchen and family room
- Roca sanitaryware & Grohe taps
- Ceramic tiles in bathrooms and WC
- Choice of carpet finishes throughout
- Polished chrome door ironmongery
- Downlights to kitchen and all bathrooms
- 'Secured by Design' solid wood external windows and doors
- Internet cabling throughout
- Optional Smart Home technology available



OUTSIDE

- Block paved drive
- Electric entrance gate (detached house)
- Fully landscaped front and rear gardens, including turf, shrubs and fencing
- Traditional stone patios
- Exterior lighting
- Outside taps and electricity points
- Traditional brick walls and clay roof tiles

NB: Tolman Homes reserves the right to change the specification. Please discuss the individual plot with the sales advisor for more information.

TOLMAN HOMES

BUILDING YOUR FUTURE

OUR VISION

We want to be known as one of the top developers in Kent for building affordable, luxury family homes.

We believe that everyone deserves a beautiful and modern home at an affordable price. We make it our mission to combine high quality materials and products, using modern construction methods, to create beautifully designed, energy efficient and luxury family homes that anyone would be proud to live in.

OUR PRODUCT

What we offer our customers defines who we are as a company, therefore, we are passionate about providing exceptional products and services



BUILT TO LAST

Tolman Homes are built using modern construction methods to ensure customers have a long lasting, solid investment. Each home is individually quality checked throughout the construction process and carries a full 10-year building warranty



ENERGY EFFICIENT

We build our homes to achieve the very highest standard in energy efficiency ratings, without compromising on space or specification. This enables our customers to benefit from energy cost savings for many years to come



HIGH SPECIFICATION

All our homes are built using the highest quality materials and finest branded products throughout. Our customers receive excellent design, outstanding value and the peace of mind that their home is of an exceptionally high standard



TAILORED INTERIORS

We believe that it is important for our customers to have the option to choose the interior finishes for their home. Our interior designer handpicks both standard finishes and optional extras for our customers to choose from, tailoring their home to their tastes*

OUR VALUES

We believe our values are what set us apart from our competitors, and we are committed to fulfilling these in the way we behave and deliver for our customers and business partners.

ALWAYS DO THE
RIGHT THING

QUALITY IS KING

TAKE PRIDE IN
EVERYTHING WE DO

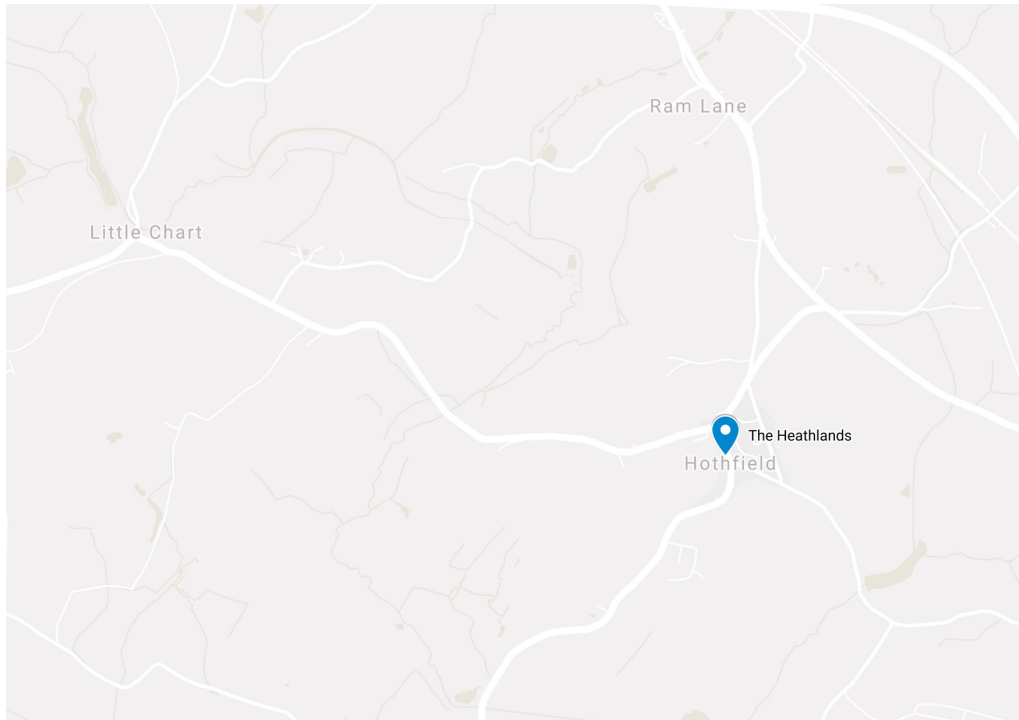
BE TRANSPARENT
AND HONEST

BE COURAGEOUS

BE ADAPTABLE

**Subject to a security deposit and interior finishes to be selected at least 15 weeks prior the construction phase has completed*

HOW TO FIND THE HEATHLANDS



THE HEATHLANDS,
The Street, Hothfield, Ashford, Kent, TN26 1ES

Our sales and marketing partner:



Call Hobbs Parker on 01233 506235 for viewings or more information.

These details are included to give you a general indication of the development. Tolman Homes Ltd reserves the right to alter any part of the development or floor layout at any time. The contents herein should not be deemed to form part of a contract or representation including any such contract. Whilst Tolman Homes Ltd has endeavoured to make this brochure accurate and reliable, if there are any points of particular importance to you, please contact us and we will be pleased to check the information for you. Artists' impressions, drawings and photographs are for illustrative purposes only. For more information, please refer to our Sales Manager.

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