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THE PARSONAGE
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A BETTER WAY TO LIVE
REDROW

THE HERITAGE COLLECTION BY REDROW



THE PARSONAGE

MARDEN, KENT



 REDROW

Local Amenities

Located in the rural village of Marden, Kent The Parsonage offers a gorgeous selection of 3, 4 & 5 bedroom houses from Redrow Homes Heritage Collection.

Marden's classic village setting offers residents peaceful living, surrounding towns open you up to the busier lifestyle with major shopping centres, sporting activities, family parks and other forms of entertainment and nightlife. Excellent train links to London give residents access to the city in less than an hour.

TRANSPORT

Marden lies within easy driving distance of many larger Kent towns, including Maidstone (8m), Royal Tunbridge Wells (15m), Gillingham (18m) and Sittingbourne (19m), with London just over 40 miles to the north. The M25 and M20 are both within easy reach, as are the A229, A21 and A26. Trains from Marden Station connect directly to the capital, taking you to London Bridge in just 55 mins and Charing Cross in around an hour Continental connections can be found at Ashford International, just 27 miles away, with Eurostar trains to Paris, Brussels and beyond. If you prefer to fly, Gatwick and London City Airport are both within easy reach.

SHOPPING

Marden has an excellent selection of local village shops, from convenience stores to traditional butchers and grocers, plus of course, the iconic village post office. Further afield, Maidstone boasts a wide choice of shopping, including Fremlin Walk shopping centre. Royal Victoria Place in Tunbridge Wells is also well worth a visit, with over 90 shops and stores to choose from, or for the full hit 'mall experience', head for the famous Bluewater shopping centre at Greenhithe.

SPORT & LEISURE

Marden Cricket and Hockey Club is the centre of sporting activity in the village, backed by a range of other sports clubs for football, rugby, squash and tennis in the surrounding area. Maidstone Leisure Centre has high quality facilities, including a pool and a range of indoor courts, while Bewl Water Outdoor Centre offers a real alternative, from sailing and windsurfing to rock climbing.

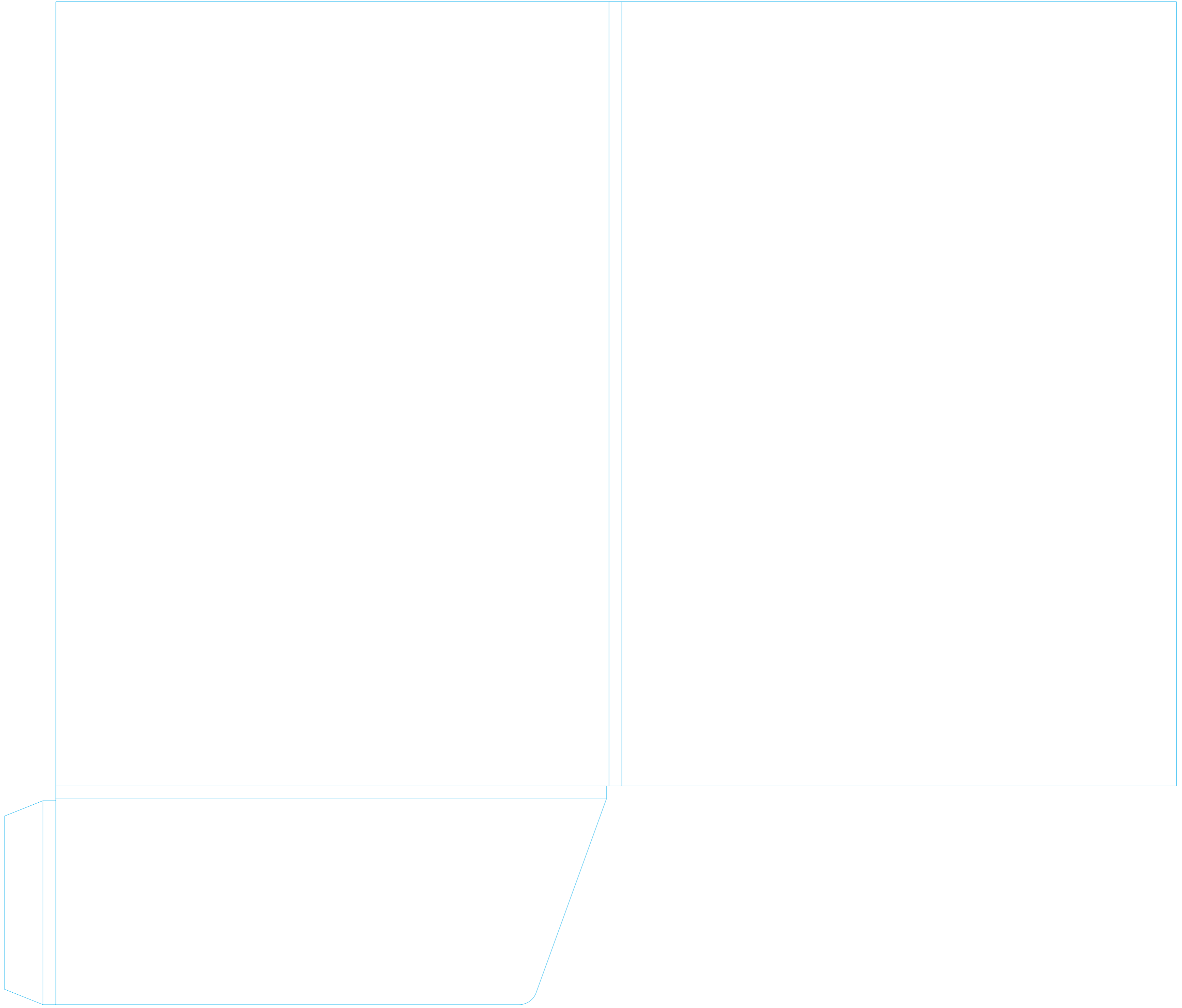
Golfers can choose from several challenging Kent courses, including Staplehurst and Weald of Kent. For evening entertainment, Marden has a few highly recommended restaurants and a good selection of welcoming traditional pubs. There's even more to choose from in nearby Maidstone, where you'll also find an Odeon multi-screen cinema. The Trinity Theatre in Tunbridge Wells and the Oast Theatre in Tonbridge are both popular arts venues within easy reach.

OUT AND ABOUT

Whatever your pace of life, there's something for you at Highwood Green. Head to Brands Hatch for an unrivalled day of international motor sports action, or step back in time at one of the many historic houses in the area, including Leeds Castle, Sissinghurst Castle and Bedgebury Walled Park. Kids of all ages will enjoy hours of fun at Hop Farm Family Park, plus of course the multitude of museums and tourist attractions of London are all just a short train ride away.

SCHOOLS AND SERVICES

Marden Primary School is just a short walk from the development, with secondary education provided in nearby Maidstone. The respected Bethany School, just over two and a half miles away, offers private education for boys and girls aged eleven to eighteen. Marden is well served for both doctors and dentists, through Marden Medical Centre and Marden Dental Care.



Specification

CUSTOMER OPTIONS



Interior Features

Walls Dulux off-white emulsion paint finish

Ceilings Flat finish with Dulux White Emulsion paint decoration

Internal Doors "Cambridge" 2 panel internal moulded door

Internal Door Furniture Polished chrome effect door furniture

Central Heating

Full gas central heating with energy efficient wall mounted boiler in all houses

Radiators Myson radiators

Wardrobes

To Bed 1 only on properties over 1600ft²
See Sales Consultant for more information

Phone Point Located as follows: 1 adjacent TV location in lounge, 1 in bedroom 1 and 1 in study where applicable. Additional points may be provided, see Sales Consultant for details

TV Point Located as follows: One in lounge, one in bedroom one and one in family room (if applicable)

Kitchen & Utility Features

Kitchen Styles

Exclusive Designed Kitchens

See Sales Consultant for more information

Downlights LED under cupboard downlights provided (where shown on kitchen layout)

Sink

Kitchen Stainless steel 1 & 1/2 bowl with Prinz tap (Double bowl with Regent mixer tap in homes over 1600ft²)

Utility Stainless steel single bowl with tap

Appliances

Hob 60cm gas (90cm in homes over 1600ft²)

Single Oven (See Sales Consultant for more information)

Microwave Oven

Chimney 60cm chimney style extract (90cm in homes over 1600ft²)

Integrated Fridge & Freezer - see layout for details

2 x Integrated Fridge/Freezer in homes over 1600ft²

Bathroom Features

Bathroom, En-Suite & Cloakroom Sanitaryware

Ideal standard in white finish

WC Concept close coupled back-to-wall pan with Arc dual flush cistern

Brassware

Shower over Bath Shower valve and screen to bath where there is no separate shower enclosure within Bathroom

Shower Valve Thermostatic bar valve

Bathroom, Cloakroom & En-Suite Wall Tiles

Wall tile choices available to areas as indicated on drawings. Mirror to be fitted above the bathroom and En-Suite washbasins - where applicable, please see drawings and refer to Sales Consultant

Towel Warmer Towel warmer in Chrome effect finish to Bathroom and En-Suite where shown on drawing

Shaver Socket in Bathroom and En-Suite/s. Finish to match electrical plates

Exterior Features

External Doors

Front GRP door with patterned glass manufactured by IG. Style of door to be all as indicated on house plan, Frame to be UPVC

Rear Steel door with patterned glass manufactured by IG. Style of door to be NG06 pattern

House Numeral House number to match front door finish (except where door is white, numeral to be black)

Door Bell Chrome effect bell push

Security Multi point locking system to front and rear doors of house

External Lights

Front Black Coach Lantern to front entrance

Downlight where entrance is recessed

Garage - where applicable

Door Steel up & over with window panels to top. Door finish to be painted to match front door colour.

Power Double power point and lighting pendant to properties with integral garage

Garden Features

External Fencing Refer to layouts

Sides/Rear Vertical boarding 1.8m high

Paving Buff riven faced flags as indicated on drawing

Gate 1.8 Timber gate

Turfing

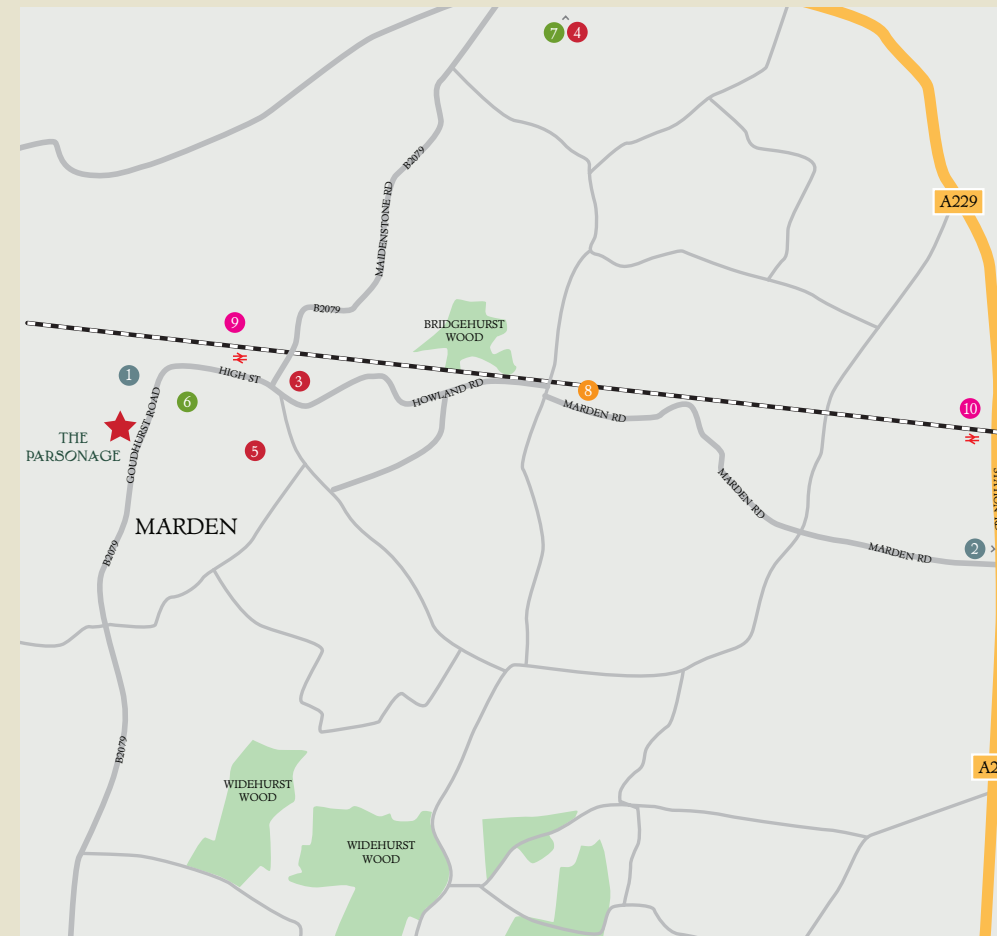
Front Turf to front garden. Refer to layout for landscaping details

Rear Turf to rear garden on properties over 1600ft² only

Topsoil in accordance with NHBC requirements

Outside Tap Refer to drawing for location

Please see sales consultant for further details.
Please Note: Specification is dependent on the build stage, please contact the Sales Consultant for further details. The information enclosed in this document was correct at time of going to print and could be subject to change. Please refer to your chosen development Sales Consultant for details of the exact specification on your chosen plot.



Schools

- 1 Marden Primary School
- 2 Broadfield East Junior School

Health

- 3 Marden Medical Centre
- 4 Maidstone Hospital
- 5 Marden Dental Care

Leisure

- 6 Ballet School
- 7 Odeon Maidstone

Shopping

- 8 Marden Farm Shop

Train Stations

- 9 Marden Railway Station (0.4 miles)
- 10 Staplehurst Railway Station (3.5 miles)

Transport

- Maidstone 8.3 miles
- Gillingham 19 miles
- Canterbury 35 miles
- London 40 miles

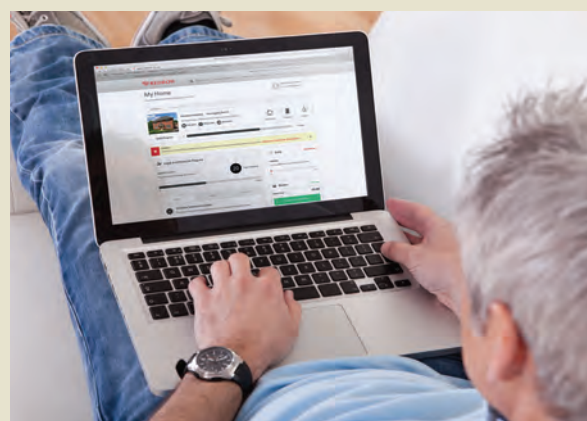
★ Redrow Development



My Redrow, My Home, My Way

Supporting you through your new home search and purchase. Do it the easy way, online with My Redrow.

It's the online way to save your favourite developments, house styles and even plots, manage your appointments and style your new home from an exquisite range of Choices and Options*.



Searching for your new home:

- Save your favourite house styles and be the first to hear about relevant new homes as they become available
- Take a closer look at the high specification included as standard in all Redrow homes and the Choices and Optional Extras* available
- Manage your show home viewings and telephone appointments using our realtime calendar

Ready to reserve?

- Not sure of the next steps? Read our handy tips and checklist
- Contact one of our recommended New Build Mortgage Specialists to advise you about the best financial solution for you
- Find a recommended legal expert – ones we know and trust to help your home purchase run smoothly

And once you've reserved your home:

- Style and personalise your new home online, all from the comfort of your own home, any time of day or night
- Confirm your Style and colour Choices* and pay for Optional Extras* securely online by credit or debit card
- Use our handy interactive checklist to keep up to date with your legal and financial milestones as you move towards Exchange of Contracts
- Check the build stage progress of your new home
- Find your important home purchase details all in one place

*Availability of Choices and Optional Extras are dependent on the build stage of each home at the time of reservation.



MADE FOR YOU

AT REDROW WE ARE COMMITTED TO ENSURING YOU RECEIVE THE CUSTOMER SERVICE YOU DESERVE.

The Made For You journey is a series of events that will help guide you through your home buying process with Redrow, ensuring you receive all the information and support you need.

1



EXCHANGE

Congratulations, you've exchanged!

Exchanging is your first step to becoming a Redrow home owner. We're delighted that you chose Redrow and look forward to guiding you on your home buying journey.

2



WELCOME PARTY

Come and celebrate with your new neighbours

You're on your way to becoming a Redrow homeowner. Join your designated Redrow team for drinks and canapés as we welcome you and your neighbours to the neighbourhood.

3



REDROW LIVING

Our advice for making the most of your Redrow home

Living in a new house can be hard to get used to. To make your transition as easy as possible we invite you to a demonstration of some of the features in your Redrow home.

4



HOME PREVIEW

Putting the finishing touches on your home

Approximately two weeks before your Move In Day you'll get an exclusive preview of your new home. It's the perfect time for us to ensure that all finishing touches are made for you.

5



MOVE IN DAY

Handing over the keys and welcoming you to your new home

On completion day, meet your Sales Consultant at your brand new Redrow home for the final handover.

The Parsonage House Specification

HOUSES UNDER 1600 SQ FT



Interior Features

Walls: Dulux Almond White emulsion paint finish.

Ceilings: Flat finish with Dulux white emulsion paint decoration.

Internal Doors: "Cambridge" 2 panel internal moulded door.

Internal Door Furniture: Polished chrome effect door furniture.

TV Point: Located as follows: one in lounge and one in bedroom. See layout for details.

Phone Point: 1 point in the lounge. Fittings to match electrical accessories as indicated on the drawings. Refer to Sales Consultant for details.

Central Heating: Full gas central heating with energy efficient wall mounted boiler.

Radiators: Myson radiators.

Electrical Sockets / Switch plates: Low profile white electrical switch and socket plates together with pendant and batten lighting points. See electrical layout drawings for details.

Kitchen & Utility Features

Kitchen Styles: Exclusive kitchen designs. Please see latest kitchen styles offered on My Redrow or Sales Consultant for details. Subject to build stage.

Upstand: To match above worktops with stainless steel splashback behind hob.

Under wall unit: LED downlights provided (where shown on kitchen layout). See drawings for details.

Sink: Kitchen stainless steel bowl and a half sink with mixer tap. Single bowl sink to utility room. Please refer to drawing for details.

Appliances AEG / Electrolux / Zanussi:

Hob 60cm gas with 4 ring burner

Double oven

60cm chimney extract

Integrated 50/50 fridge/freezer

Bathroom, En-suite & Cloakroom Features

Bathroom, En-suite & Cloakroom Styles:

Ideal Standard in white finish.

Bathroom/En-suite & Cloakroom Basin: Sphere or corner basin with chrome trap. Please refer to drawings to confirm basin design.

WC: Concept close coupled back-to-wall pan with Arc dual flush cistern.

Bath: Tempo Arc bath with Unilux bath panel.

Brassware:

Ideal Standard single lever tap.

Choice of wall tiles to bathroom, en-suite and cloakroom. See My Redrow for details. Subject to build stage.

Towel Warmer: Towel warmer in chrome effect finish to bathroom and en-suite.

Shower over Bath: Shower valve and screen to be provided above bath where there is no separate shower enclosure within bathroom.

Shower Valve: Ideal Standard shower valve.

Shaver Sockets: In bathroom and en-suite where applicable.

Mirrors: To be fitted above bathroom and en-suite wash basins where applicable. See Sales Consultant for details.

*Subject to stage of construction. Specification may vary. Detailed plans and specification are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.

The Parsonage House Specification

HOUSES UNDER 1600 SQ FT



Exterior Features

External Doors:

Front: GRP door. With patterned glass. Style of door to be as indicated on house plan, frame to be UPVC.

Rear: Steel door. GRP door with patterned glass, finished internally and externally in white.

Security: Multi point locking system to front and rear doors of house.

External Lights:

Front: Coach down lantern.
Downlight where entrance is recessed.

Garage: To specific plots, see Sales Consultant for more information.

Doors: Hörmann "Ilkley" style steel up & over to front. Door finish to be painted to match front door colour.

Power: Double power point and lighting pendant (to properties with an integral garage and where garage lies within the curtilage of the property).

Garden Features

External Fencing: Refer to layouts.

Sides/Rear: Vertical boarding 1.8m high.

Paving: Buff riven faced flags as indicated on drawing.

Gate: 1.8m timber gate.

Turfing: Turf to front gardens. Refer to layout or Sales Consultant for landscaping details.

Top soil: To rear gardens.

Outside tap: Refer to drawings for locations.

*Subject to stage of construction. Specification may vary. Detailed plans and specification are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.