



Vicarage Fields

MARDEN





VICARAGE FIELDS

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Situated in the Garden of England, Vicarage Fields in Marden in Kent is a collection of beautifully traditional Heritage homes. These 3 and 4-bedroom homes are thoughtfully designed to suit your every need, making them ideal for relaxing with the family in between work and enjoying all the area has to offer.

The timeless style of Vicarage Fields, combined with its advantageous rail links, are the perfect ingredients for busy households looking for a community to call home.

Welcome to Vicarage Fields



MARDEN KENT

Just eight miles south of Maidstone, and less than an hour by direct train from London, Marden is perfectly placed for commuting. Yet despite its excellent connections, it remains the classic Kent village, packed with charm and character.

London may be approximately an hour by train and Maidstone just eight miles away, but you don't have to go too far to enjoy a wealth of history, activity and the simple pleasures of village life.

With a small population and thriving village life, Marden is a friendly and welcoming community. The apple growing emergence dates back hundreds of years, and its fascinating history can be viewed at the Marden Heritage Centre which houses artefacts dating back to the Bronze Age. Marden Farm Shop, one of the village's diverse range of shops, is housed in one of Marden's oldest buildings and former court house.

The village's esteemed hockey and cricket clubs offer sporting and social activities, while the village youth and football clubs offer pastimes for the younger generation.

Just 20 minutes away is the county town of Maidstone where High Street shops and market stalls sit alongside independent restaurants and bars. The town's diverse population is reflected in its world cuisine, from the Greek Artemis and Italian Vesuvius to Nepalese, Pan-Asian, Thai and Japanese delicacies.

Venture further afield to enjoy nearby attractions for all the family.

Hush Heath Winery

Hidden within the Kent countryside is Hush Heath Winery near Staplehurst. Visitors can take a tour of the Estate's stunning vineyards, enjoy wine tasting, stroll through the apple orchards and ancient oak woodland for a family day out.

Bedgebury National Pinetum and Forest

The arboretum is home to one of the world's finest conifer collections and is a centre for international conifer conservation. A beautiful landscape in which to enjoy a picnic, the forest is also ideal for a run, walk, cycle and riding.

Sissinghurst Castle Garden This National Trust property sits within 460 acres of Wealden countryside which is ripe for exploring with children, cycling, walking the dog or relaxing in the meadows. You may even spot some wildlife.

The Big Cat Sanctuary The sanctuary can be found in the tranquillity of 32 acres of countryside in nearby Smarden. You can get up close to some of the world's endangered cat species or be a ranger for the day. If you want to stay longer there are opportunities to extend your visit in overnight lodge stays too.





By Rail from
Marden Station



Tonbridge
16 mins



Ashford International
22 mins



London Bridge
45 mins



Folkestone
45 mins



Canterbury
49 mins



By Road



Royal Tunbridge Wells
25 mins



Canterbury
1 hour



Isle of Sheppey
1 hr 3 mins



Dover
1 hr 7 mins



Gatwick
1hr 8 mins



CAPITAL CONNECTION

*Whether you are travelling for work or leisure,
Marden is a great place to start your journey.*

Residents at Vicarage Fields benefit from excellent transport links that will see them reach London by direct train in approximately 50 minutes and Royal Tunbridge Wells in approximately 25 minutes by car.

Marden railway station is a five-minute walk away, while the A229 taking you to Staplehurst and Maidstone is 3.5 miles away. Jetting off on international breaks will be tempting with Gatwick Airport just over an hour away by car.



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 select & purchase your Finishing Touches.

SEARCHING FOR YOUR NEW HOME:

- Be the first to hear about relevant new homes as they become available and save them to your favourites.
- Take a closer look at the high specification included as standard in all Redrow homes and the finishing touches available.
- Manage your show home viewings and telephone appointments using our realtime calendar.

READY TO RESERVE?

- Not sure of the next steps? See our handy tips and checklists.
- 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.

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 checklists 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 in My Documents.

*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.



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.



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.



HARD HAT VISIT

See your home in progress

Building a home is a complex process. Join us on site as we show you how the build of your new home is progressing.

N.B. Availability of this event is subject to the build stage of your home at the point of reservation.



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 demonstrate some of the key features of your new home.



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.

Vicarage Fields



VICARAGE FIELDS

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Marden,
Kent TN12 9JY

telephone
01622 393 229

www.redrow.co.uk



**CONSUMER
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 **REDROW**
A BETTER WAY TO LIVE

Vicarage Fields House Specification



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/combi boiler. Housetype specific. See Sales Consultant for details.

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: Sottini Arc.

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

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

Bath: Tempo Arc bath with Uniline bath panel.

Brassware: Ideal Standard single lever tap.

Shower Valve: Ideal Standard shower valve.

Wall Tiles: Choice of Porcelanosa 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.

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 specification prior to making a reservation. The Seller may find it necessary to change some of the materials to be used in the construction of the dwelling. The Seller will not do so unless the materials have become unobtainable or cannot be obtained within a reasonable time or because the seller has found materials of a better quality. If the Seller substitutes materials: (i) they will be of similar appearance to and at least equal to or better quality than those being replaced; and (ii) they will not reduce the market value of the Property.

Vicarage Fields House Specification



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

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

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

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

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

Power to Garage: 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.
Note: Plots 44, 50, 51, 52, 53, 55, 56 & 58 which back on to the orchard area Sussex Rail fencing will be fitted.
See sales consultant for details.

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.

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Vicarage Fields House Specification

LIFESTYLE HOMES SPECIFICATION



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/combi boiler. Housetype specific. See Sales Consultant for details.

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.

Dressing Area: Shelf and rail to bedroom 1 dressing area in the Leamington Lifestyle housetype only. Refer to drawings or Sales Consultant 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

En-suites & Cloakroom Features

En-suites & Cloakroom Styles:

Sottini Arc in white finish.

En-suites & Cloakroom Basin: Sottini Arc or corner basin with chrome trap. Please refer to drawings to confirm basin design.

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

Bath: Tempo Arc bath with Uniline bath panel only in en-suites that have a separate bath with a shower enclosure. Half height tiling around bath area. See Sales Consultant for details.

Brassware: Ideal Standard single lever tap.

Shower Valve: Ideal Standard shower valve.

Wall Tiles: Choice of Porcelanosa wall tiles to en-suites and cloakroom. See My Redrow for details. Subject to build stage.

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

Shaver Sockets: In en-suites where applicable.

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

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Garden Features

External Fencing: Refer to layouts.

Sides/Rear: Vertical boarding 1.8m high.
Note: Plots 49, 54 & 58 which back on to the orchard area Sussex Rail fencing will be fitted. See sales consultant for details

Paving: Buff riven faced flags as indicated on drawing.

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Top soil: To rear gardens.

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