



HAMBROOK GATE

LENHAM KENT ME17 2QA





HAMBROOK GATE

Welcome to Hambrook Gate, a prestigious development of ten individually designed properties located in the picturesque village of Lenham. With a selection of premium 4 and 5 bedroom detached homes in a tranquil setting, Texo New Homes is delighted to showcase their exacting standards and exceptional craftsmanship as we bring to market some of the most thoughtfully considered homes in the county.



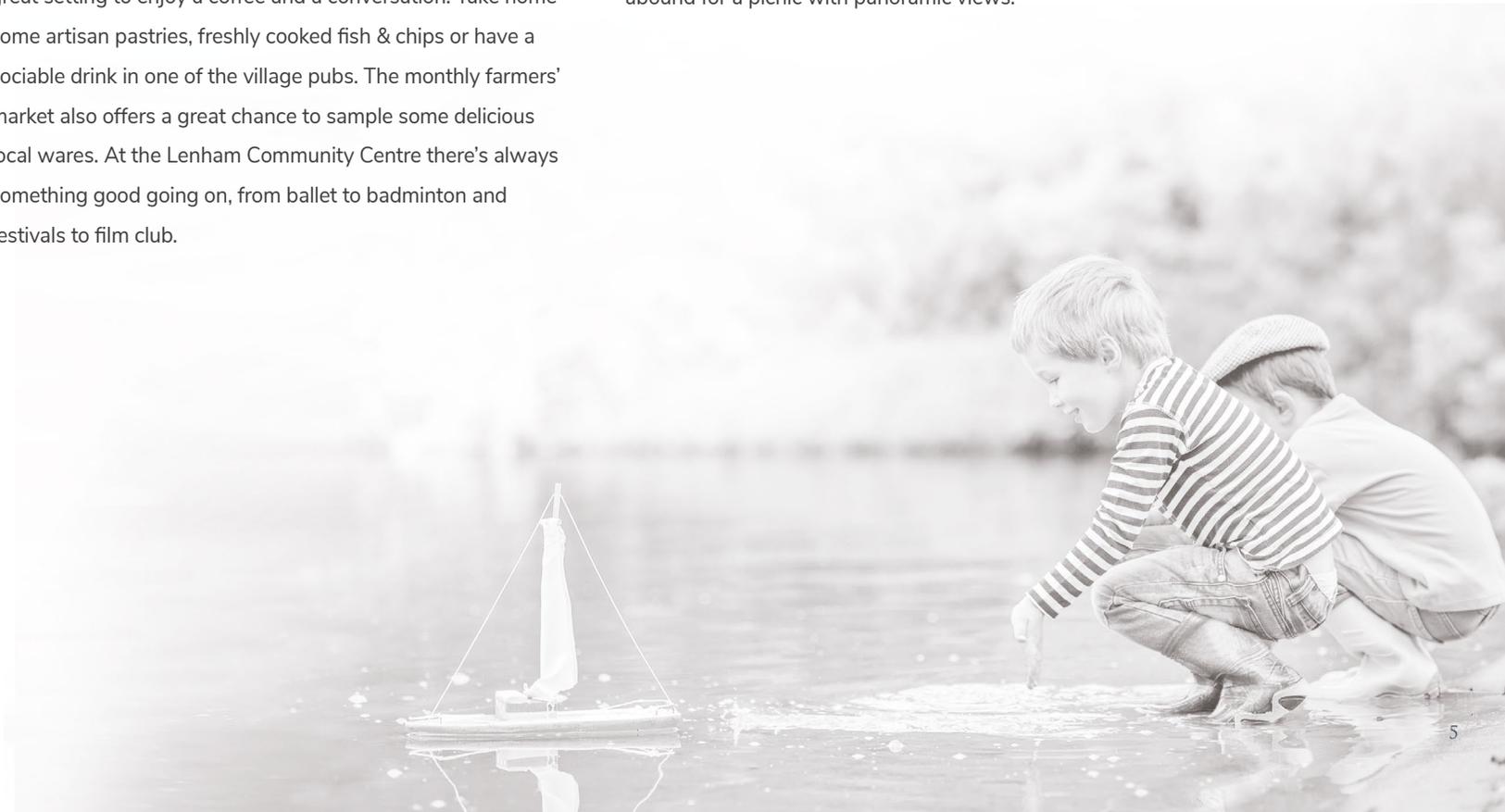


VILLAGE LIFE

A traditional Kentish village with a friendly feel and plenty of community spirit

Self-contained yet well connected, Lenham is a place to enjoy an exceptional quality of life. The hub of the village is the central square, lined with a range of shops and amenities, it's a great setting to enjoy a coffee and a conversation. Take home some artisan pastries, freshly cooked fish & chips or have a sociable drink in one of the village pubs. The monthly farmers' market also offers a great chance to sample some delicious local wares. At the Lenham Community Centre there's always something good going on, from ballet to badminton and festivals to film club.

Step outside and start discovering the beautiful open countryside on your doorstep. With so much of the picturesque North Downs Way to explore, opportunities abound for a picnic with panoramic views.



PERFECTLY PLACED

Easy access to city life, country pursuits and coastal attractions

Less than 10 miles away is the County Town of Maidstone, with an impressive choice of amenities including entertainment venues, restaurants and contemporary bars. If London, Canterbury or Royal Tunbridge Wells beckon, all lie within easy reach by train or car.

Being in the heart of Kent affords you so many possibilities. Consider an evening spent at one of the many destination inns or an afternoon exploring local fruit-farms and vineyards. If you would prefer to follow a heritage trail then

the magnificent Leeds Castle is just a few miles away, a jewel in the crown of Kent's historical attractions.

For seaside fun with the children, there's plenty of coastline to explore. Starting with the North Kent towns of Whitstable and Herne Bay through to the sandy beaches of Broadstairs, Margate and Folkestone. You could always slip over the border into East Sussex, where you'll find the historic port of Rye and cosmopolitan town of Hastings, brimming with maritime history.







A CHANCE TO RELAX

Feel the stresses of life ebb away in the beautiful countryside

From state-of-the-art shopping centres to cobbled lanes lined with specialist stores, Kent has every kind of retail offering. Buy clothing, gifts and crafts in Ashford's Designer Outlet or the King's Mile of Canterbury. Browse for bargains in traditional markets or experience Bluewater for the ultimate shopping and leisure destination.

Lenham and the surrounding areas are a great part of the world for eating out and entertainment. Go for an informal meal at the local gastro pub, pick up some locally grown fresh produce at the farmers' market or celebrate a special

occasion with some fine dining. You can enjoy a show, catch the latest cinema releases or enjoy some live music at one of the many local venues.

A work-out, a swim or a game of tennis? No problem. You'll find plenty of sports and fitness venues in the vicinity of Lenham, including scenic golf courses, leisure and health clubs, riding stables and watersports centres.

Alternatively, just get out and enjoy the countryside. With its signature hop farms, orchards and ancient woodlands, the beautiful Weald of Kent is yours to explore.



A PLACE TO LEARN

Access to a wide variety of state and independent schools

Kent is renowned for having some of the best schooling in the world. The residents of Lenham are well served for primary education through highly-regarded schools both in the village itself as well as in the neighbouring villages of Harrietsham, Charing, Egerton and Platts Heath. It is in secondary education when the locality really comes into its own as the plethora of excellent schools in the vicinity provide the perfect setting for young people to flourish and fulfil their potential.

A wide range of further and higher education courses can also be accessed at the campuses of the University of Kent, University of Greenwich, Christchurch University in Canterbury and the MidKent College in Maidstone.





SPECIFICATION



DINING & KITCHEN AREA

- Fully fitted bespoke 'Gardiner Of England' shaker style kitchens
- 20mm quartz worktop with matching upstand
- Neff integrated appliances including two Neff single ovens one with built in microwave and a separate 12 plate warming drawer *
- Five ring induction hob with 4 speed downdraft extractor fan
- Integrated full height refrigerator
- Integrated full height freezer
- Integrated 12 place dishwasher
- Undercounter slimline wine cooler
- Recycling bins incorporated into a kitchen base unit
- Double Belfast ceramic sink with 3 in 1 boiling water tap
- Low energy lighting to underside of wall units
- Utility room with matching 'Gardiner of England' units, laminate work surface and stainless steel sink and drainer*
- Large premium porcelain floor tiles benefitting from underfloor heating throughout

BATHROOM & EN-SUITE

- Roca wall mounted w/c pan with soft close lid and concealed cistern with dual flush plate
- Dansani wall mounted vanity units with wash basin
- Bathrooms featuring back to wall bath
- Chrome Vado taps
- Chrome Vado shower head combined with hand held fitment
- Low profile shower tray with glass enclosure
- Chrome heated towel rail
- Mirror with shaving socket
- Premium porcelain tiling to floor
- Full height tiling to shower enclosure and tiling to all other wet areas and splashbacks

CLOAKROOM

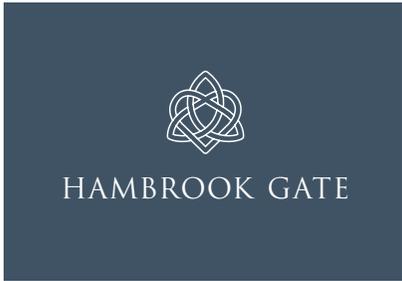
- Roca wall mounted w/c pan with soft close lid and concealed cistern with dual flush plate

- Dansani wood effect countertop and sit on basin
- Chrome Vado taps
- Mirror
- Tiled splash back behind basin and W/C
- Large premium porcelain floor tiles benefiting from underfloor heating throughout

JOINERY & DOORS

- Oak internal doors with chrome ironmongery
- Oak hand rail to stair case with white satin finished spindles
- White satin finished architraves, door frames, skirting and window boards
- Fully fitted wardrobes to master bedroom (4 bedroom plots only)
- Integrated wardrobe with hanging rail to bedroom 2 (4 bedroom plots only)
- Dressing room to master bedroom*
- Integrated wardrobe with hanging rail to bedrooms 4* and 5*





Imagery from previous Texo New Homes developments



FINISHING TOUCHES

- Decorative cornice to living area, hall and first floor landing
- Outstanding decorative finish throughout
- White painted ceilings
- Painted walls
- Premium carpets fitted to stairs, living area, study & all bedrooms

HEATING & HOT WATER

- Energy efficient gas fired boiler with pressurised hot water cylinder
- Under floor heating (wet system) throughout the ground floor with individually zoned areas controlled via digital thermostats
- Radiators throughout first and second floor*

ELECTRICAL

- White low energy recessed down lighters to kitchen, utility*, cloakroom, en-suite, bathroom and master bedroom* - all other rooms will have low energy pendant lighting

- BT points fitted to study* and master bedroom
- Lighting and power to garage
- Satellite/Sky plus to living room, dining area, study* and all bedrooms
- Generous supply of power points throughout including USB points in key locations
- Chrome sockets & switches to kitchen / dining / family

EXTERNAL FINISHES

- Private spacious driveways
- Single garage with up and over door and electric vehicle charging point, (Plot 5 with double garage)
- External lighting to front and rear
- Front garden laid to lawn with block paved driveway and borders planted with native hedging
- Rear garden laid to lawn with patio immediately adjoining the house and close board fencing dividing properties
- Solar panels to rear side of roof

SECURITY & PEACE OF MIND

- Private road
- Mains operated smoke and carbon monoxide detectors with battery back up
- UPVC double glazed windows with chrome ironmongery and multi point locking system
- Composite front door with chrome ironmongery and multi point locking system
- Aluminium bi-folding doors with chrome ironmongery and multi point locking system
- Mains powered intruder alarm including PIR detectors

WARRANTY & AFTER CARE

- Each home comes with a 10 year structural warranty provided by ICW 
- Dedicated customer after care department providing peace of mind for 2 years after you move into your property

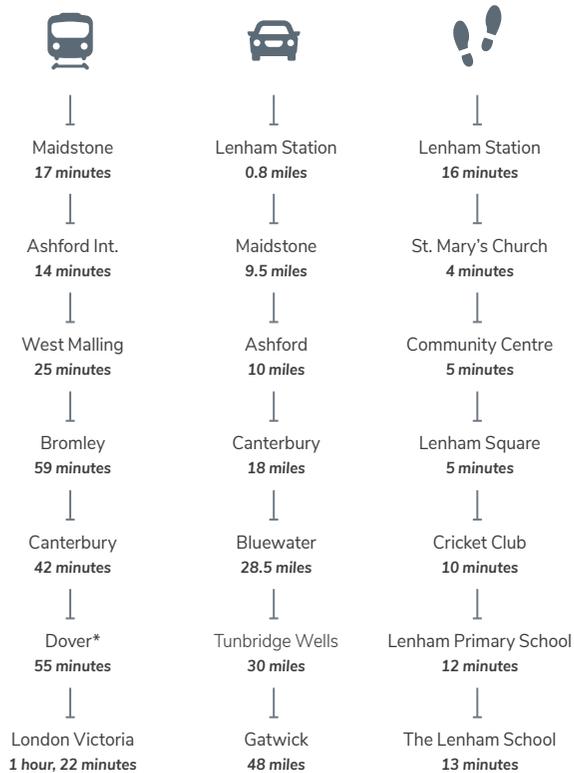
All items marked with an * are in reference to the 5 bedroom plots only.



GOING PLACES

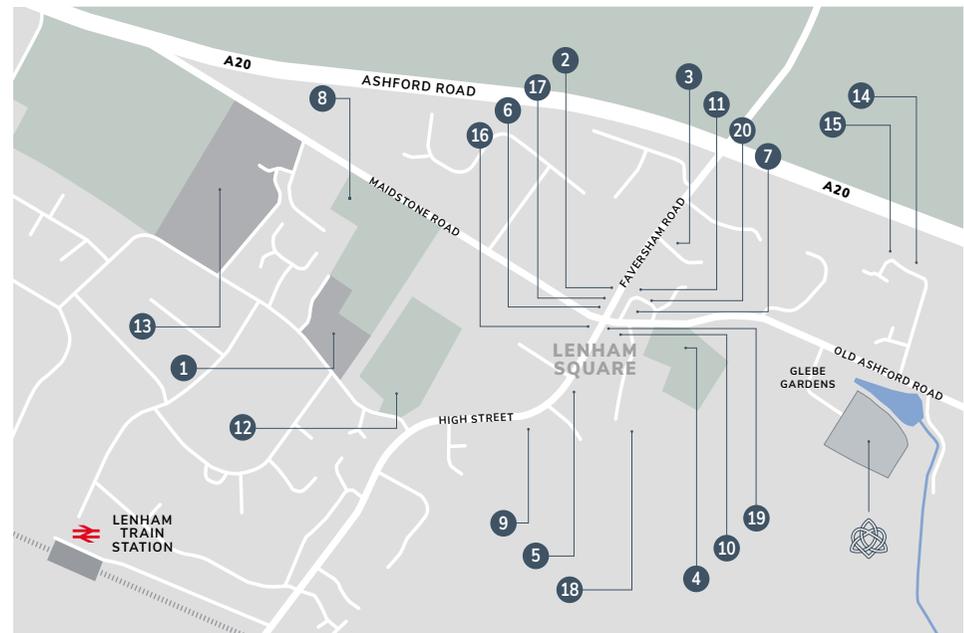
Lenham railway station is just a 16 minute walk away and offers regular direct services to London Victoria and Ashford.

A short drive takes you to the M20, which links with the M25, M26 and M2, offering fast links to Gatwick and Heathrow airports, as well as the Channel ports and tunnel.

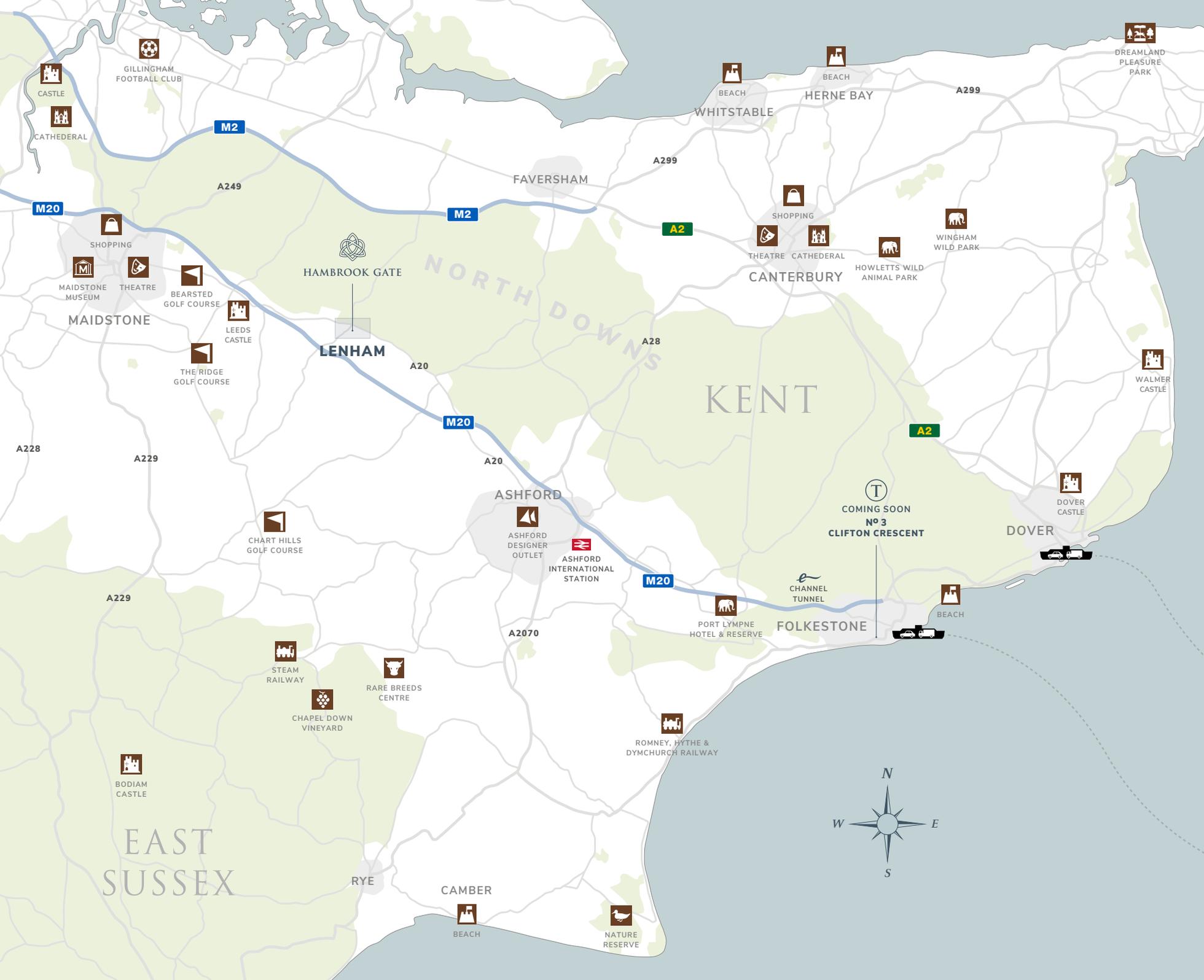


* Change at Ashford International
 All timings and distances are approximate.

Source: www.nationalrail.co.uk and www.google.co.uk/maps



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|----------------------------------|-------------------------|------------------------|-------------------|
| 1 Lenham Primary School | 6 Red Lion Public House | 11 Cornerhouse Cafe | 16 Pharmacy |
| 2 Dog & Bear Public House | 7 The Chequers Fish Bar | 12 Lenham Cricket Club | 17 Village Stores |
| 3 Co-operative Supermarket | 8 Lenham Bowling Club | 13 The Lenham School | 18 Tithe Barn |
| 4 St. Mary's Parish Church | 9 Lenham Social Club | 14 Len Valley Surgery | 19 Post Office |
| 5 Chop Stick and Bowl Restaurant | 10 Homebake Bakery | 15 Community Centre | 20 Library |



GILLINGHAM FOOTBALL CLUB
CASTLE
CATHEDRAL

SHOPPING
MAIDSTONE MUSEUM
THEATRE
BEARSTED GOLF COURSE
MAIDSTONE
LEEDS CASTLE
THE RIDGE GOLF COURSE

HAMBROOK GATE
LENHAM

FAVERSHAM

WHITSTABLE
BEACH
HERNE BAY
A299

SHOPPING
THEATRE
CANTHERBURY CATHEDRAL
HOWLETT'S WILD ANIMAL PARK
WINGHAM WILD PARK

DREAMLAND PLEASURE PARK

A228
A229

CHART HILLS GOLF COURSE

ASHFORD
ASHFORD DESIGNER OUTLET
ASHFORD INTERNATIONAL STATION

COMING SOON
Nº 3
CLIFTON CRESCENT

DOVER CASTLE
DOVER

A229

STEAM RAILWAY
CHAPEL DOWN VINEYARD
RARE BREEDS CENTRE

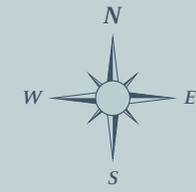
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PORT LYMPNE HOTEL & RESERVE
FOLKESTONE
CHANNEL TUNNEL
BEACH

ROMNEY, HYTHE & DYMCHURCH RAILWAY

BODIAM CASTLE
EAST SUSSEX

RYE
CAMBER
BEACH
NATURE RESERVE



TEXO

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