



# BROOK PLACE

FRITTENDEN • KENT • TN17 2DB



CANHAM  
HOMES





# BROOK PLACE

Cranbrook Road, Frittenden, Kent TN17 2DB

Live the dream in your ideal home at Brook Place. An exciting development of 14 individually designed 2, 3, 4 & 5 bedroom homes in Frittenden, Kent. Inspirational design is matched with quality workmanship offering all the comforts for modern day living.

Open farmland borders the development, yet it's far from isolated, with easy access to the towns of Cranbrook, Tenterden, Headcorn and Staplehurst.





# In your neighbourhood

Frittenden is a delightful village that's rooted in tradition. At the same time, it's a thriving community that never feels too far removed from the modern world. The Memorial Hall is the hub of the village's social life and there's also a traditional pub where you can enjoy good food and a pint of real ale, along with regular live music and events.



## CLOSE TO HOME

Nearby Cranbrook is a lively little town with a selection of shops, places to eat and other amenities, including a supermarket, a bakery, a butcher, a pharmacy and more.

Also within easy reach is Tenterden, the 'Jewel of the Weald'. It's full of historic charm and has a good range of facilities, including interesting independent shops, selling everything from artisan foods to hand-crafted gifts. Within the grounds of Homewood School is the Sinden Theatre, which presents a year-round programme of drama, music and comedy.

Leisure centres in Cranbrook, Tenterden and Tunbridge Wells offer great facilities for everything from swimming to a work-out or you can take to the water for sailing

or rowing at Bewl Reservoir. For a round of golf in stunning scenery, there are several well-respected venues to choose from, including Chart Hills at Biddenden and the Weald of Kent Golf Course at Headcorn.

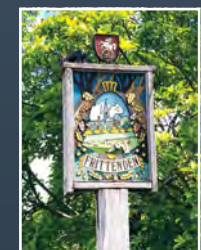
Frittenden has its own pre-school and primary school, and the area has a good range of other schools and colleges for all ages, including the well-respected Cranbrook School and Tenterden's Homewood School for secondary education.



Sissinghurst Castle Garden



Sailing at Bewl Water





# Within easy reach

Perfectly located between the Kent Downs and the High Weald, Frittenden is the gateway to rural scenery, lively towns and coastal retreats.



## TO THE NORTH

In the heart of the Low Weald of Kent you'll find the historic village of Headcorn with a thriving community and an attractive high street, offering a variety of shops, restaurants and a supermarket.

Nearby is Leeds Castle, an impressive 900-year-old moated fortress set in 500 acres of grounds. And if you love getting away from it all, the North Kent coast is the place to visit with dramatic seascapes and traditional seaside resorts.



## TO THE SOUTH

Enjoy a scenic journey through the rolling countryside of the Weald, scattered with orchards, hop farms, oast houses and windmills.

Next stop is the East Sussex Coast, home to famous towns such as the picture-postcard port of Rye, its cobbled streets lined with an eclectic mix of shops, cafes and restaurants. Just down the coast is Hastings, which combines traditional seaside fun with a contemporary cultural vibe.



## TO THE EAST

At the heart of the Garden of England lies Ashford, a vibrant town with a cosmopolitan commercial centre.

Heading further eastwards, you can explore the historic city of Canterbury, which has a wealth of ancient and modern attractions, including the stunning Romanesque-Gothic cathedral and a huge variety of shops, from top fashion and lifestyle brands to independent establishments specialising in fine art, jewellery, crafts and antiques.



## TO THE WEST

17 miles to the west of Frittenden is the 400-year-old spa town of Royal Tunbridge Wells.

Attractions include the Pantiles, a Georgian gem lined with shops, cafés and restaurants, and the Royal Victoria Place shopping mall, as well as a multiplex cinema and the Assembly Hall Theatre for live performances. Slightly further west is Ashdown Forest, a magical woodland that inspired AA Milne's Winnie-the-Pooh stories.





# The Development

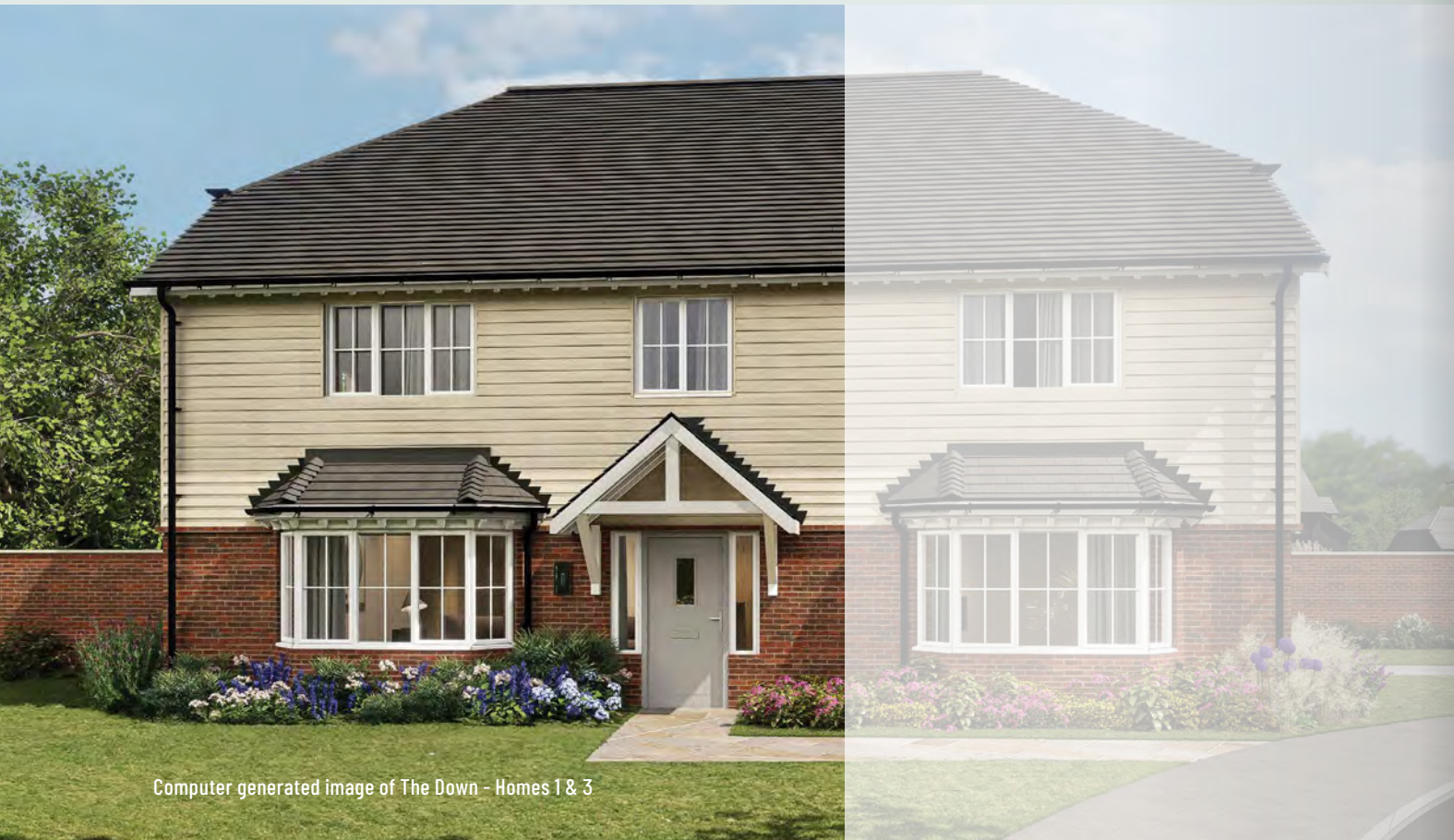


## Our Homes

- |                 |                 |                    |
|-----------------|-----------------|--------------------|
| 1 The Down      | 6 The Penshurst | 11 The Syon        |
| 2 The Preston   | 7 The Emmetts   | 12 The Ightham     |
| 3 The Down      | 8 The Fulham    | 14 The Hever       |
| 4 The Preston   | 9 The Emmetts   | 15 The Hever       |
| 5 The Chartwell | 10 The Syon     | ○ Affordable Homes |







# The Down

## Homes 1 & 3

3 bedroom semi-detached homes with oak framed car barn



### Ground Floor

Kitchen	2.79m x 3.28m	9'2" x 10'8"
Dining	4.08m x 3.28m	13'4" x 10'8"
Living Room	4.65m x 3.81m	15'2" x 12'5"

### First Floor

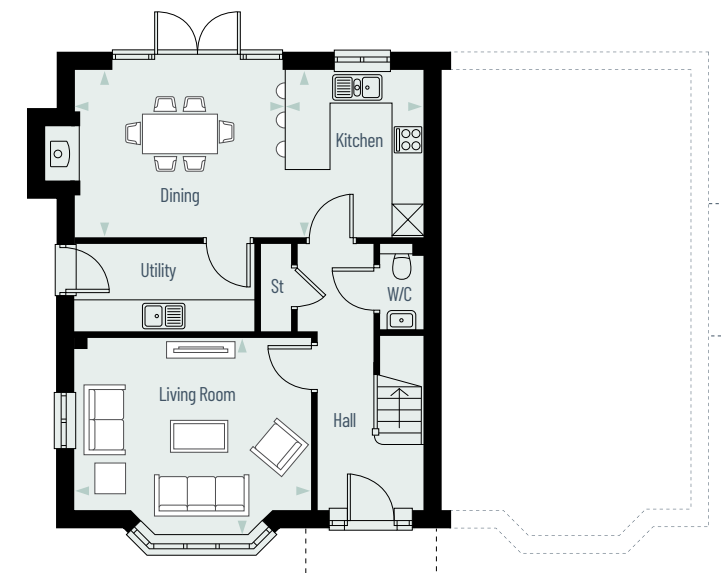
Bedroom 1	5.37m x 3.08m	17'6" x 10'1"
Bedroom 2	3.77m x 3.43m	12'4" x 11'3"
Bedroom 3	2.99m x 3.43m	9'8" x 11'3"

Total Floor Area: Homes 1 & 3 - 121.65m<sup>2</sup> / 1309ft<sup>2</sup>

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Dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

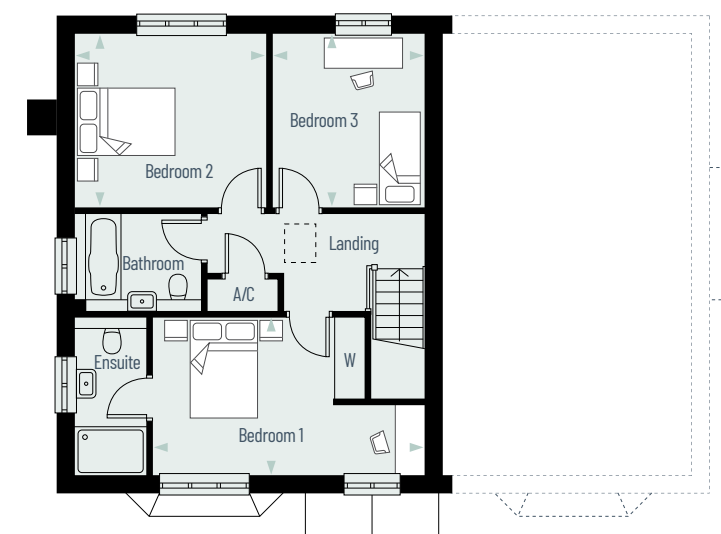
## Ground Floor

661ft<sup>2</sup>



## First Floor

648ft<sup>2</sup>



### KEY

- St Store Cupboard
- A/C Airing Cupboard
- W Wardrobe






Computer generated image of The Preston - Homes 2 & 4

# The Preston

## Homes 2 & 4

2 bedroom semi-detached homes with oak framed car barn

2
2
3

### Ground Floor

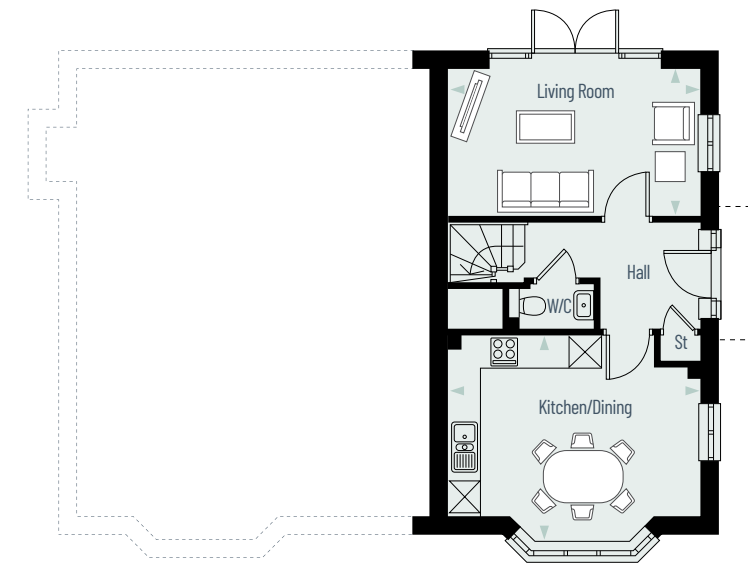
Kitchen / Dining	4.90m x 3.95m	16'1" x 12'10"
Living Room	4.90m x 2.83m	16'1" x 9'3"

### First Floor

Bedroom 1	3.69m x 3.53m	12'1" x 11'6"
Bedroom 2	4.90m x 2.86m	16'1" x 9'4"

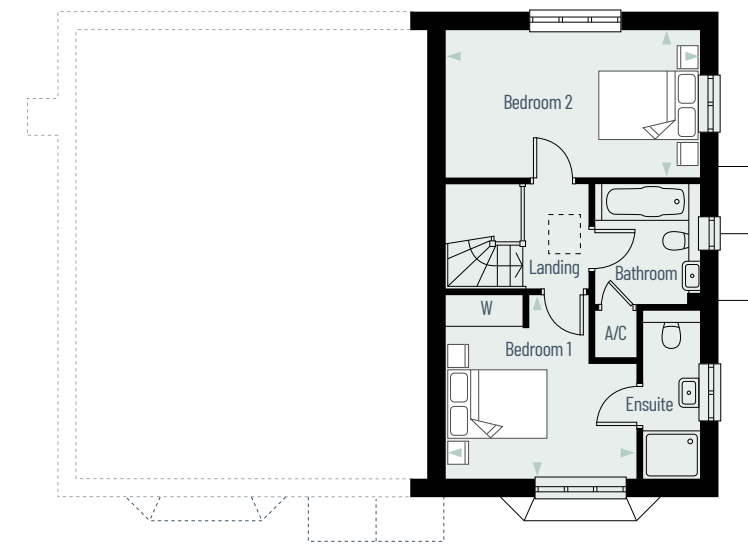
Total Floor Area: Homes 2 & 4 - 87.14m<sup>2</sup> / 937ft<sup>2</sup>

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Ground Floor

475ft<sup>2</sup>



First Floor

462ft<sup>2</sup>

#### KEY

- St Store Cupboard
- A/C Airing Cupboard
- W Wardrobe





Computer generated image of The Chartwell - Home 5

# The Chartwell

## Home 5

5 bedroom detached home with detached double garage & log store



### Ground Floor

Kitchen	4.37m x 4.82m	14'3" x 15'8"	Total: 739ft <sup>2</sup>
Dining	4.20m x 7.81m	13'8" x 25'6"	
Family	4.68m x 4.30m	15'4" x 14'1"	
Living Room	5.42m x 5.78m	17'8" x 18'10"	
Study	3.43m x 3.95m	11'3" x 12'10"	

### First Floor

Bedroom 1	4.67m x 4.20m	15'3" x 13'8"	Total: 472ft <sup>2</sup>
Bedroom 1 / Wardrobe	4.34m x 2.67m	14'2" x 8'8"	
Bedroom 2	3.62m x 5.34m	11'9" x 17'5"	
Bedroom 3	4.49m x 3.38m	14'7" x 11'1"	
Bedroom 5	2.37m x 3.97m	7'8" x 13'0"	

### Second Floor

Bedroom 4	4.98m x 5.27m	16'3" x 17'3"	Total: 416ft <sup>2</sup>
Bedroom 4 / Wardrobe	2.46m x 2.53m	8'0" x 8'3"	

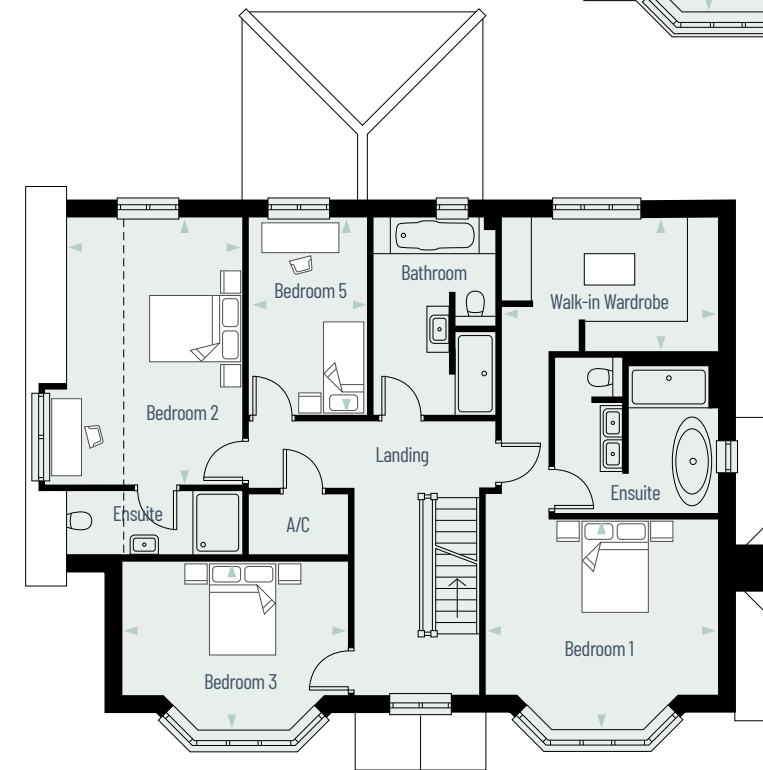
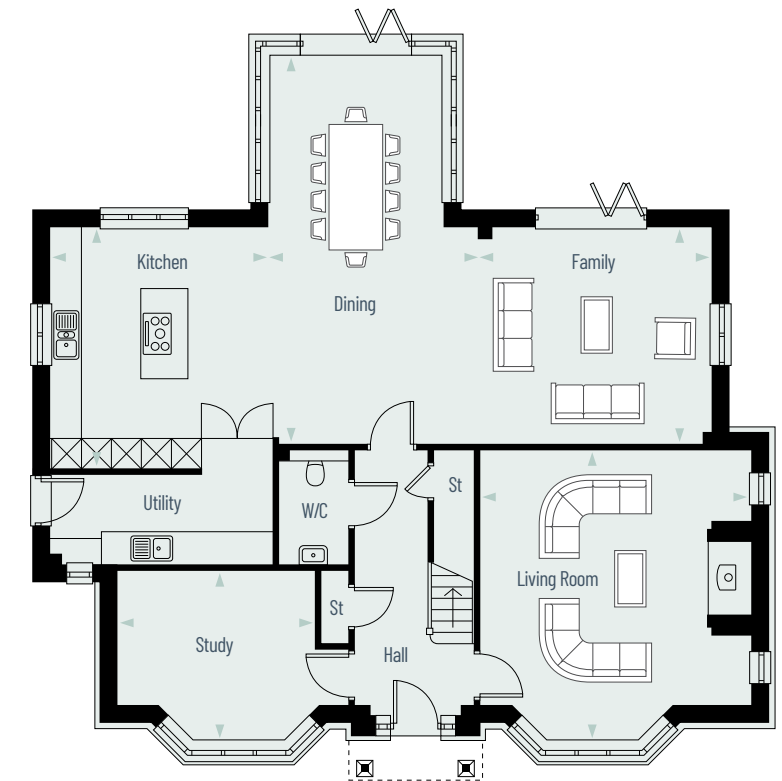
Total Floor Area: Home 5 - 314.49m<sup>2</sup> / 3385ft<sup>2</sup>

Areas below 1.5m height excluded.

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## Ground Floor

1527ft<sup>2</sup>

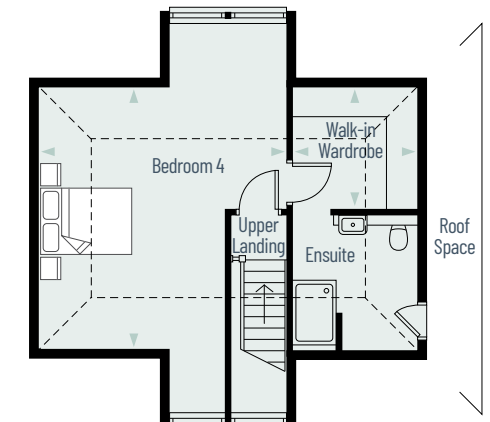


## First Floor

1357ft<sup>2</sup>

## Second Floor

500ft<sup>2</sup>



### KEY

- St Store Cupboard
- A/C Airing Cupboard
- W Wardrobe



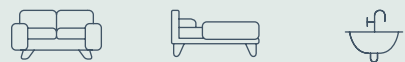


Computer generated image of The Penshurst - Home 6

# The Penshurst

## Home 6

5 bedroom detached home with detached double garage



3 5 4

### Ground Floor

Kitchen	4.73m x 4.90m	15'5" x 16'1"
Dining	3.90m x 3.54m	12'8" x 11'6"
Living Room	3.96m x 8.01m	13'0" x 26'3"
Study	4.00m x 2.96m	13'1" x 9'7"

### First Floor

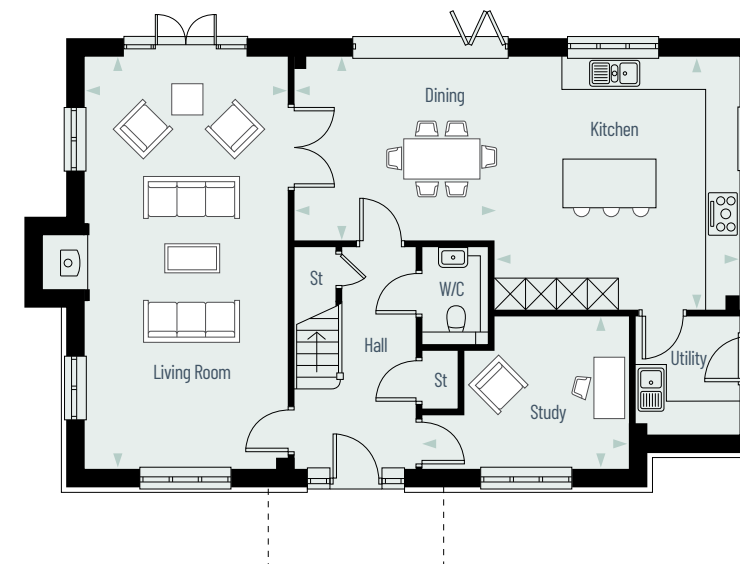
Bedroom 1	3.90m x 4.08m	12'8" x 13'4"
Bedroom 2	3.90m x 3.81m	12'8" x 12'5"
Bedroom 3	5.07m x 3.28m	16'6" x 10'8"
Bedroom 4	3.13m x 3.40m	10'3" x 11'2"
Bedroom 5	2.98m x 3.40m	9'8" x 11'2"

Total Floor Area: Home 6 - 195.51m<sup>2</sup> / 2104ft<sup>2</sup>  
Areas below 1.5m height excluded.

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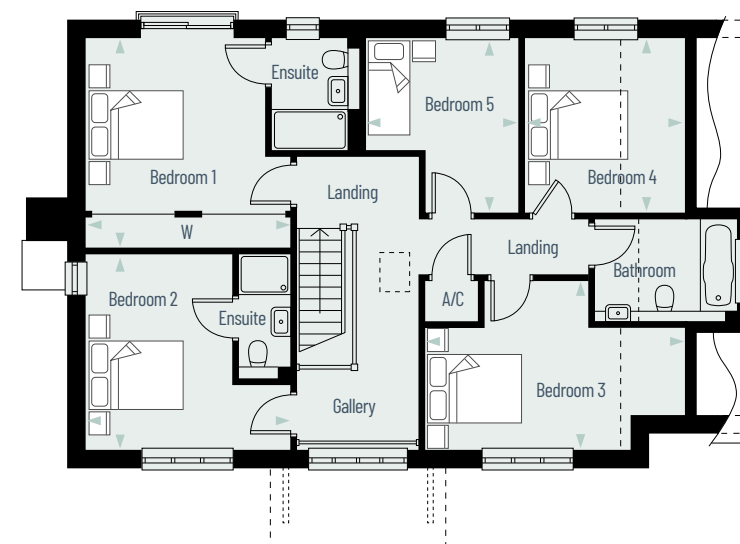
## Ground Floor

1082ft<sup>2</sup>



## First Floor

1022ft<sup>2</sup>



### KEY

- St Store Cupboard
- A/C Airing Cupboard
- W Wardrobe



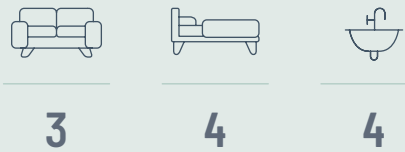


Computer generated image of The Emmetts - Home 7

# The Emmetts

## Home 7

4 bedroom detached home with detached double garage



### Ground Floor

Kitchen	4.19m x 4.46m	13'8" x 14'6"
Dining	5.22m x 3.10m	17'1" x 10'2"
Living Room	4.17m x 7.57m	13'7" x 24'8"
Study	3.94m x 2.95m	12'9" x 9'7"

### First Floor

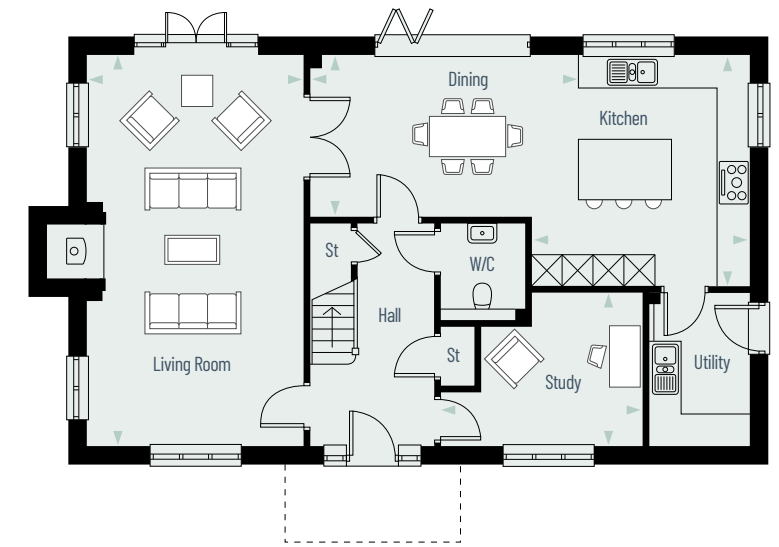
Bedroom 1	3.38m x 4.20m	11'1" x 13'8"
Bedroom 2	4.46m x 2.98m	14'6" x 9'8"
Bedroom 3	4.46m x 3.16m	14'6" x 10'4"
Bedroom 4	4.21m x 3.36m	13'8" x 11'0"

Total Floor Area: Home 7 - 182.73m<sup>2</sup> / 1966ft<sup>2</sup>  
Areas below 1.5m height excluded.

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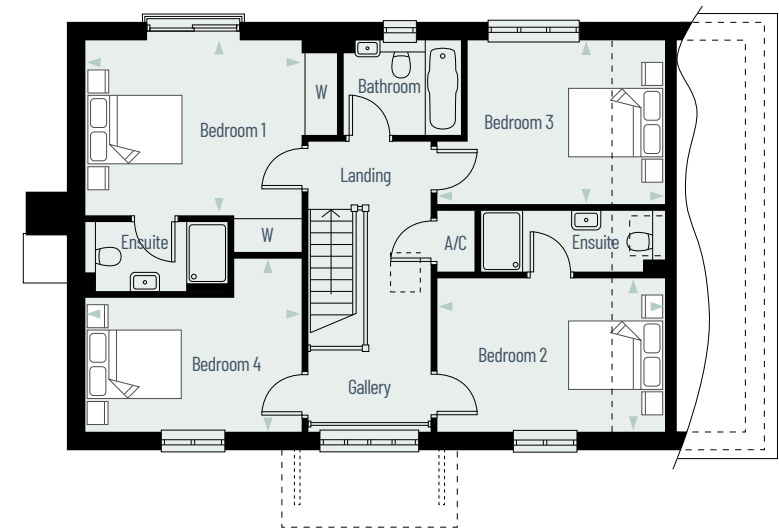
## Ground Floor

1045ft<sup>2</sup>



## First Floor

920ft<sup>2</sup>



### KEY

- St Store Cupboard
- A/C Airing Cupboard
- W Wardrobe



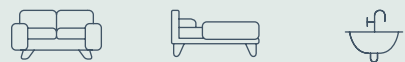


Computer generated image of The Fulham - Home 8

# The Fulham

## Home 8

5 bedroom detached home with double garage



3 5 5

### Ground Floor

Kitchen	4.43m x 5.24m	14'5" x 17'2"
Dining	3.06m x 5.74m	10'0" x 18'8"
Living Room	4.23m x 8.46m	13'9" x 27'8"
Study	4.43m x 3.57m	14'5" x 11'7"

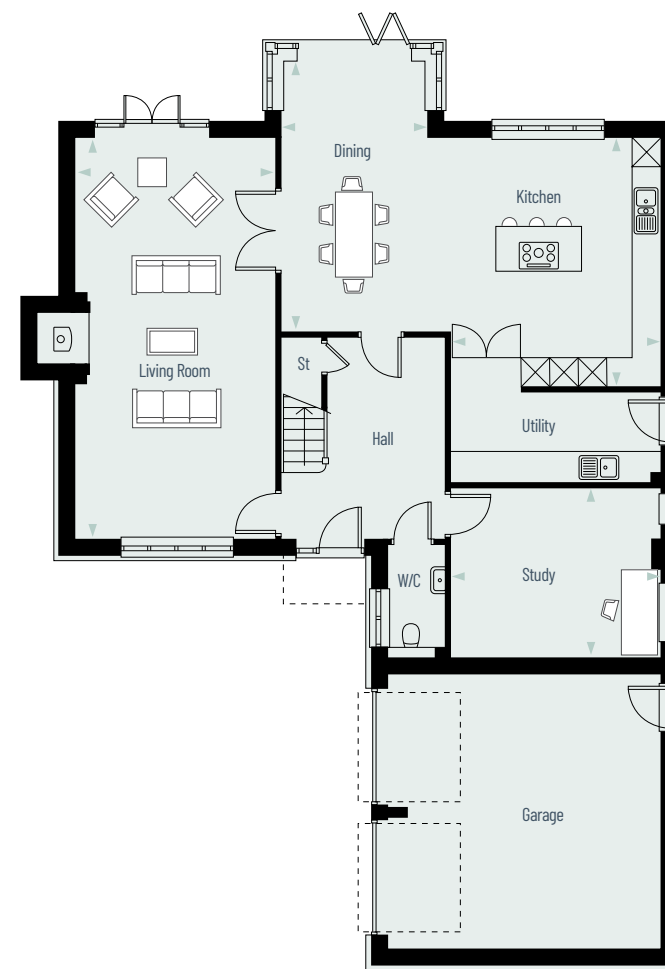
### First Floor

Bedroom 1	3.96m x 3.78m	13'0" x 12'4"
Bedroom 1 - Dressing	2.66m x 2.06m	8'7" x 6'8"
Bedroom 2	2.80m x 6.10m	9'2" x 20'0"
Bedroom 3	4.27m x 4.45m	14'0" x 14'6"
Bedroom 4	4.27m x 3.88m	14'0" x 12'7"
Bedroom 5	3.08m x 3.11m	10'1" x 10'2"

Total Floor Area: Home 8 - 267.87m<sup>2</sup> / 2883ft<sup>2</sup>

Areas below 1.5m height excluded.

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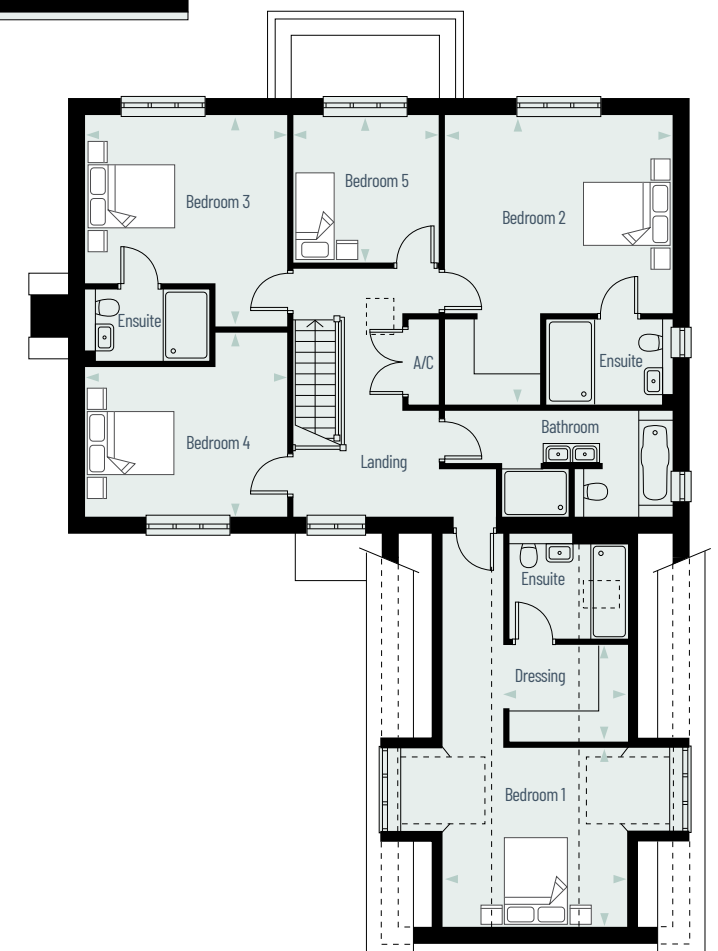


### Ground Floor

1341ft<sup>2</sup>

### First Floor

1541ft<sup>2</sup>



#### KEY

- St Store Cupboard
- A/C Airing Cupboard
- W Wardrobe



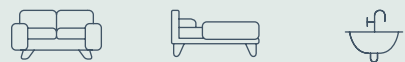


Computer generated image of The Emmetts - Home 9

# The Emmetts

## Home 9

4 bedroom detached home with detached double garage



3

4

4

### Ground Floor

Kitchen	4.19m x 4.46m	13'8" x 14'6"
Dining	5.22m x 3.10m	17'1" x 10'2"
Living Room	4.17m x 7.57m	13'7" x 24'8"
Study	3.94m x 2.95m	12'9" x 9'7"

### First Floor

Bedroom 1	3.38m x 4.20m	11'1" x 13'8"
Bedroom 2	4.46m x 2.98m	14'6" x 9'8"
Bedroom 3	4.46m x 3.16m	14'6" x 10'4"
Bedroom 4	4.21m x 3.36m	13'8" x 11'0"

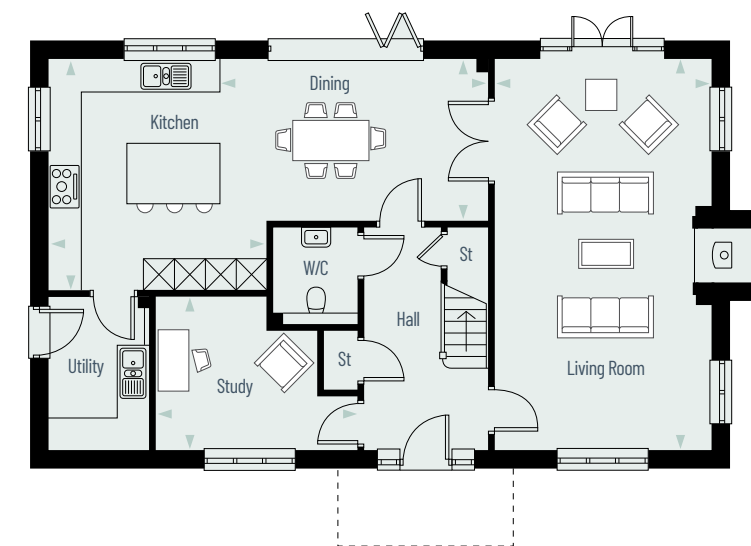
Total Floor Area: Home 7 - 182.73m<sup>2</sup> / 1966ft<sup>2</sup>

Areas below 1.5m height excluded.

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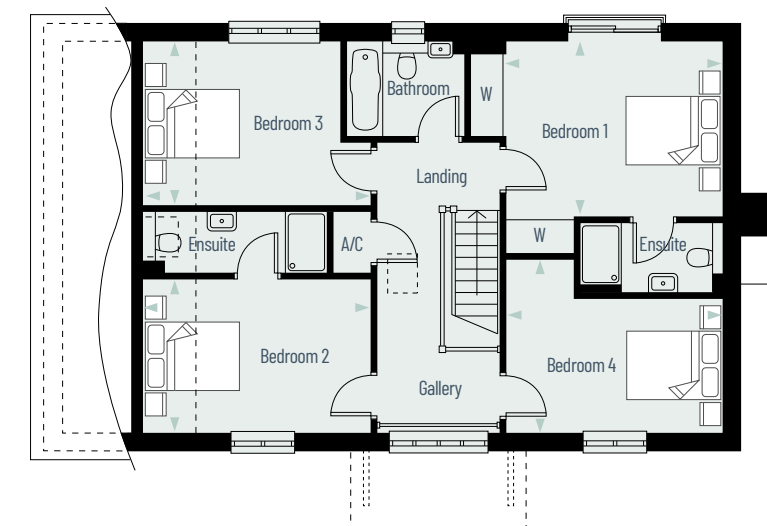
## Ground Floor

1045ft<sup>2</sup>



## First Floor

920ft<sup>2</sup>



### KEY

- St Store Cupboard
- A/C Airing Cupboard
- W Wardrobe

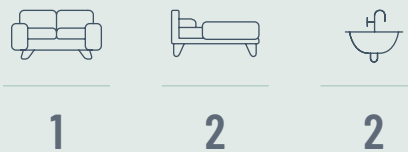




# The Syon

## Homes 10 & 11

2 bedroom semi-detached homes



### Ground Floor - Home 10

Kitchen	2.65m x 2.83m	8'7" x 9'3"
Living / Dining Room	5.46m x 5.51m	17'9" x 18'0"

### Ground Floor - Home 11

Kitchen	2.65m x 2.83m	8'7" x 9'3"
Living / Dining Room	4.89m x 5.51m	16'0" x 18'0"

### First Floor

Bedroom 1	4.89m x 3.04m	16'0" x 9'10"
Bedroom 2	4.89m x 3.14m	16'0" x 10'3"

Total Floor Area: Home 10 - 82.48m<sup>2</sup> / 887ft<sup>2</sup>

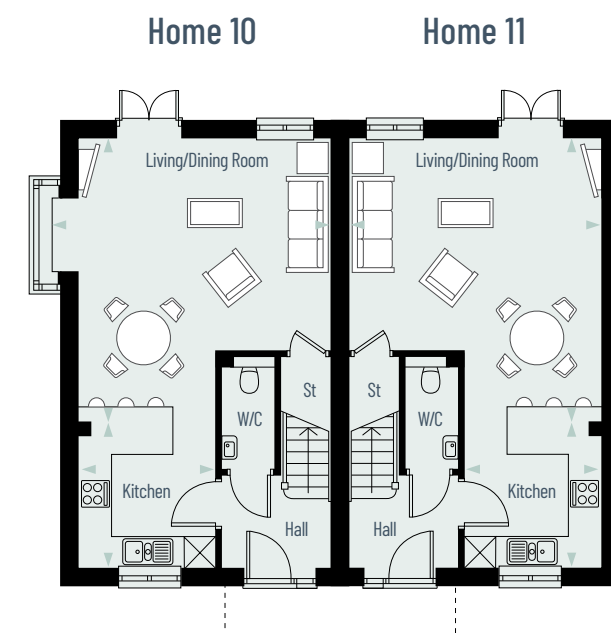
Total Floor Area: Home 11 - 81.82m<sup>2</sup> / 880ft<sup>2</sup>

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## Ground Floor

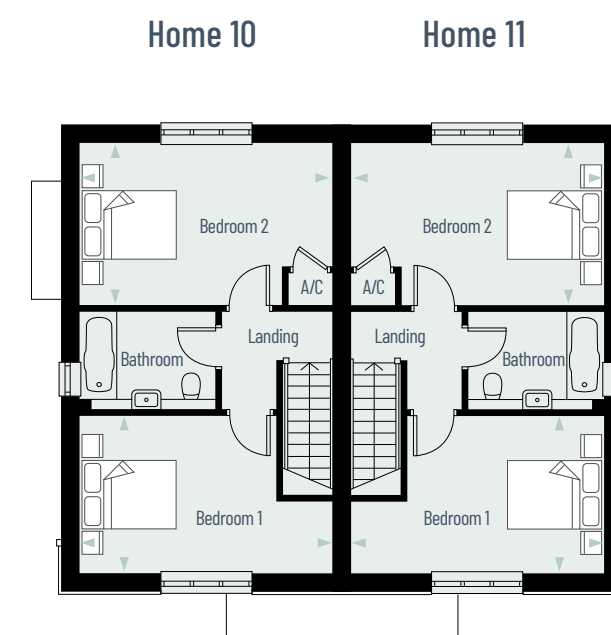
Home 10: 447ft<sup>2</sup>

Home 11: 440ft<sup>2</sup>



## First Floor

Home 10 & 11: 440ft<sup>2</sup>



### KEY

- St Store Cupboard
- A/C Airing Cupboard
- W Wardrobe



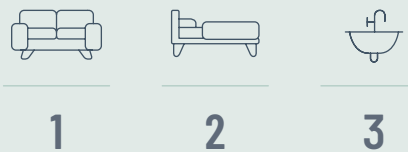


Computer generated image of The Ightham - Home 12

# The Ightham

## Home 12

2 bedroom semi-detached home



### Ground Floor

Kitchen	3.10m x 3.23m	10'2" x 10'6"
Living / Dining Room	5.34m x 5.89m	17'5" x 19'3"

### First Floor

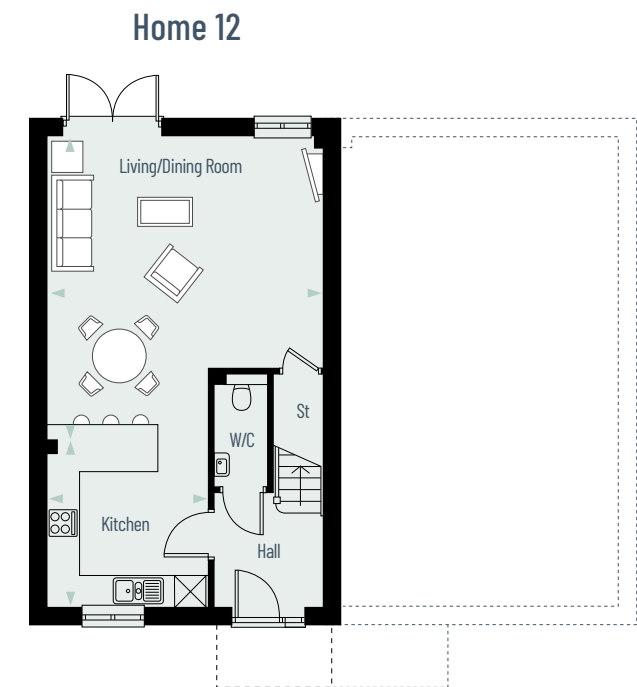
Bedroom 1	3.55m x 4.16m	11'6" x 13'6"
Bedroom 2	5.34m x 3.04m	17'5" x 9'10"

Total Floor Area: Home 12 - 97.6m<sup>2</sup> / 1050ft<sup>2</sup>

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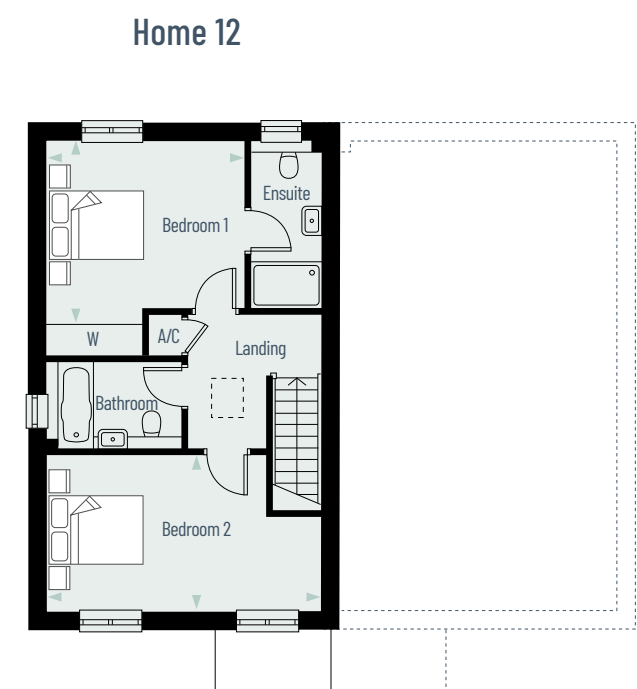
## Ground Floor

525ft<sup>2</sup>



## First Floor

525ft<sup>2</sup>



### KEY

- St Store Cupboard
- A/C Airing Cupboard
- W Wardrobe



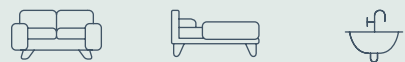


Computer generated image of The Hever - Homes 15 & 14

# The Hever

## Homes 14 & 15

3 bedroom semi-detached homes with oak framed car barn



1 3 3

### Ground Floor - Home 14

Kitchen / Breakfast	3.65m x 4.00m	11'10" x 13'1"
Living / Dining Room	6.30m x 5.24m	20'7" x 17'2"

### Ground Floor - Home 15

Kitchen / Breakfast	3.65m x 4.00m	11'10" x 13'1"
Living / Dining Room	6.77m x 5.24m	22'2" x 17'2"

### First Floor

Bedroom 1	4.35m x 4.22m	14'3" x 13'9"
Bedroom 2	3.46m x 3.52m	11'4" x 11'5"
Bedroom 3	2.70m x 3.52m	8'9" x 11'5"

Total Floor Area: Home 14 - 116.32m<sup>2</sup> / 1252ft<sup>2</sup>

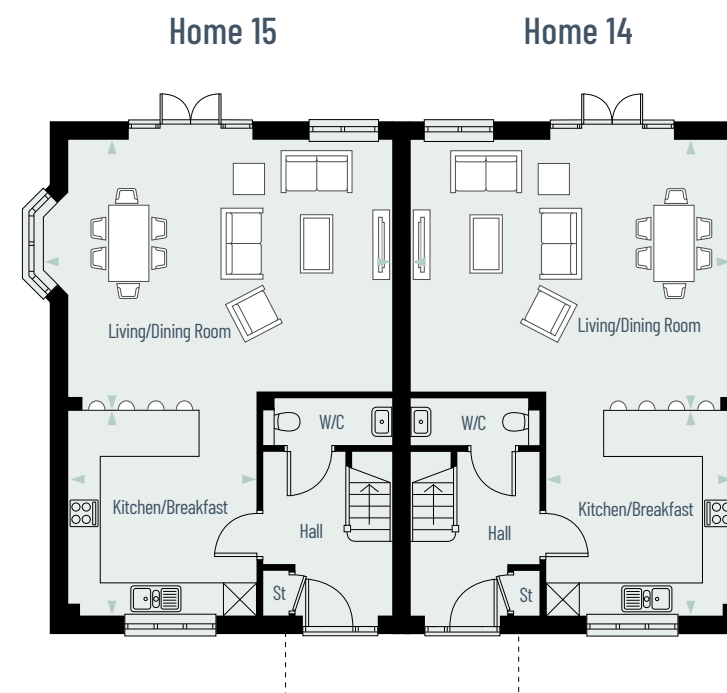
Total Floor Area: Home 15 - 117.3m<sup>2</sup> / 1262ft<sup>2</sup>

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## Ground Floor

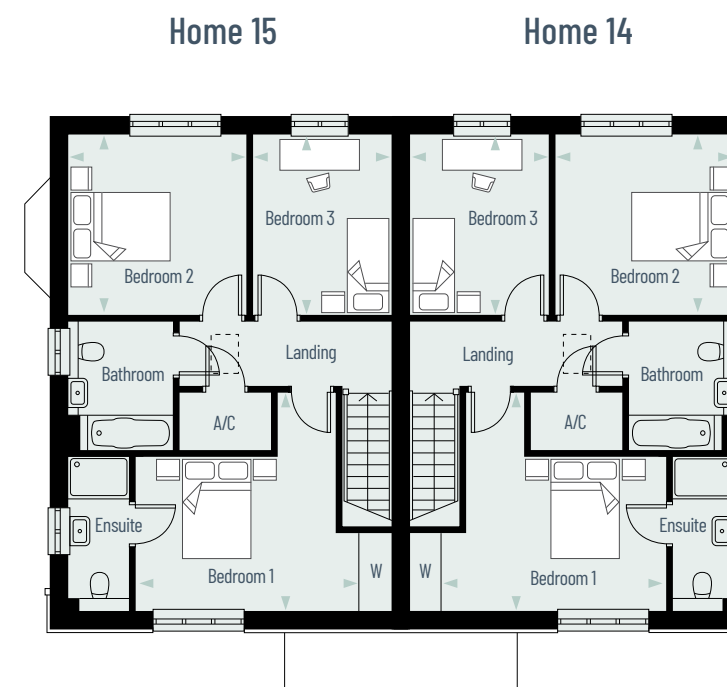
Home 14: 626ft<sup>2</sup>

Home 15: 634ft<sup>2</sup>



## First Floor

Home 14 & 15: 627ft<sup>2</sup>



### KEY

- St Store Cupboard
- A/C Airing Cupboard
- W Wardrobe



# Specification

Highly considered to the very last detail, all of the homes at Brook Place are finished to a high standard with contemporary interiors and modern fittings throughout.

## Kitchen

- Modern shaker style kitchens by Gardiner of England (Colour choices available subject to build stage)
- Fully integrated appliances including fridge-freezers, ovens, induction hobs & dishwashers
- Integrated washer/dryer to homes 2, 4, 10-12, 14 & 15
- Laminate worktops, upstands & glass splashbacks to all 2 bedroom homes (Upgrade options available subject to build stage)
- Quartz worktops with matching upstands and splashbacks to all 3, 4 & 5 bedroom homes
- Wine coolers to 4 & 5 bedroom homes

## Utility Room

- Matching modern shaker style cabinets and worktops
- Fitted washing machine & tumble dryers

## Bathrooms, En-suites and Cloakrooms

- Designer white sanitaryware with chrome fittings
- Minoli full height ceramic wall tiling to bath and shower, half height to walls behind WC and basin
- Stylish vanity unit to bathrooms & en-suites
- LVT flooring to bathroom, en-suite and cloakroom (choices available subject to build stage)
- Heated chrome towel rail to bathrooms and en-suites

## Electrical & Heating

- Heating provided by energy efficient air source heat pump
- Underfloor heating to ground floor, radiators to first floor
- Fibre connection
- Generous amount of sockets & switches throughout
- Energy efficient downlights to kitchens, utility, WC, bathrooms & en-suites
- Pendant lighting to hallways, lounge, study and all bedrooms

## Internal Finishes

- Homes painted in classic neutral wall colour, Portland
- Oak veneer internal doors
- Fitted wardrobes to master bedrooms
- Fitted dressing areas to homes 5 & 8
- Bespoke white painted staircase with oak handrails
- Attractive white painted skirting & architraves throughout
- Feature fireplaces to homes 1, 3 & 5-9

## External Finishes

- Oak framed car ports and additional parking to homes 1 - 4 and 14 & 15
- Double garages to homes 5 - 9 (additional log store to Plot 5)
- Generous Indian sandstone patio's
- Aesthetic planting and turf to front gardens
- Turf to rear gardens
- Cold mains outside tap
- PIR light to front & rear
- Electric vehicle charging point (EVCP) to all homes
- Block paved drives

## Safety & Security

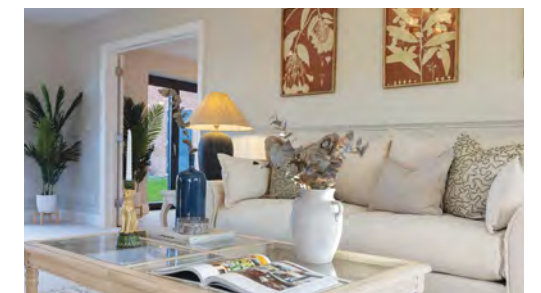
- Mains fed smoke & heat detectors with battery backup
- PVCu double glazed windows & external doors with multi lock points

## After Care & Guarantee

- Dedicated Canham Homes Customer Service Contact for peace of mind for the first 24 months from purchase
- All homes come with a 10 year LABC Structural Warranty

## Communal areas

The communal areas of the development will be maintained via a residents management company. Please speak to a sales advisor who will provide full details and annual service charge fees.



Images shown are from previous Canham Homes showhomes.



# Connections

Staplehurst Station is around four miles from Frittenden, offering regular services to London Charing Cross (journey time just over one hour), as well as Canterbury and Dover.

The M25 and Dartford Crossing are easily reached via the A21 or the M20. For international travel, it's under 50 miles to Gatwick Airport and just over 27 miles to the Eurotunnel terminal at Folkestone.



Memorial Hall  
2 mins

St. Mary's Church  
4 mins

C of E Primary School  
4 mins

The Bell & Jorrock's Inn  
8 mins

Play Park  
13 mins



Headcorn  
3.1 miles

Cranbrook School  
3.9 miles

Staplehurst Station  
4.1 miles

Tenterden  
8.5 miles

Ashford  
15.6 miles

Tunbridge Wells  
17.2 miles

Gatwick Airport  
49.3 miles



Paddock Wood (For Maidstone)  
10 mins

Ashford International  
20 mins

Tonbridge (For Hastings)  
18 mins

Canterbury West  
43 mins

London Bridge  
53 mins

London Charing Cross  
1 hr 6 min

London St. Pancras  
1 hr 14 mins\*



Source: networkrail.co.uk & google.co.uk - All distances and journey times are approximate.  
Rail services from Staplehurst. Minimum rail journey times indicated. Not all rail services are direct.  
\* Change at Ashford International.





**Canham Homes Ltd is a division of A B Canham & Son and have been building high quality houses and apartments for 50 years in Kent and the surrounding counties.**

Canham Homes have established a reputation for providing beautifully designed, high-quality homes in the South East.

We combine quality and attention to detail with an ethical approach to create beautiful new homes.

We have a commitment to create new homes that benefit both the community and the environment.

Every detail is meticulously planned inside and out to deliver stunning homes that enhance the locality and deliver a refined and luxurious living experience.

We pride ourselves on being able to offer a flexible and adaptable service to our customers.

Respecting and incorporating the local vernacular into the external design.

High level of specification and good quality fittings.

Each new home combines a high quality finish with the highest standards of modern insulation, whilst achieving maximum energy efficiency with minimum running costs. High level planting and landscaping.

High level of customer support during and after purchase.





# BROOK PLACE



**CANHAM**  
HOMES

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Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Canham Homes reserves the right to make these changes as required. Canham Homes and their sales agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. E&OE 2013.