



Foal Hurst Green

Paddock Wood



Photography depicts Foal Hurst Green and is indicative only

Foal Hurst Green is the perfect place to connect with nature.

It is an outstanding development of three, four and five bedroom houses in an idyllic location. Paddock Wood, in the borough of Tunbridge Wells, is surrounded by beautiful meadows, a 5 acre nature reserve and the 29 acre Foal Hurst Wood.

Meticulously crafted homes, in a range of architectural styles, feature high specification kitchens and bathrooms. Open-plan living areas are designed with freedom and flexibility in mind for all the family and considered design throughout means that home office options are available.

Private gardens, a duck pond and natural surroundings offer a safe haven where children can play, run and explore. This is where you can put down roots and embrace a warm and friendly community.

With Paddock Wood station less than one mile away, London Bridge can be reached in just 41 minutes*. The motorway network and international rail links are also close by, giving easy access to the coast and European destinations.

Step straight out of your front door into exquisite countryside. A place to breathe in the fresh air and explore all the amazing sights and sounds this picturesque corner of England has to offer.

*All travel times are approximate only and taken from www.google.co.uk/maps.

Berkeley
Designed for life



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THE HOUSES

	SIZE (SQ FT)	STARTING PRICES	RENTAL ESTIMATE (PCM)
3 Bedrooms	978 – 1,210	£455,000	£1,850
4 Bedrooms	1,289 – 1,627	£700,000	-

Prices correct at the time of publishing, March 2025. Rental ranges are an estimate only, March 2025. Speak to the sales team for more information.

THE DEVELOPMENT

Foal Hurst Green is set in quintessentially Kent countryside, along a hedge-lined country road that winds through farmland, meadows and hop fields. Traditional conical oast houses dot the landscape and mature woods that have stood for centuries provide shelter for wildlife. The far-reaching countryside views are simply stunning.

A duck pond with an elegant bandstand form the serene centrepiece of the development – a charming outlook and a focus for community life.

- Enjoy relaxing and entertaining with style and ease in the spacious living areas.
- Full height windows let natural daylight flood the room, making it light-filled.
- Double doors lead out into beautiful gardens and patio areas.
- Kitchens are stylish, ergonomically designed and superbly finished with integrated appliances.
- Traditional window uPVC casements and sliding sashes are specified across the development.
- En suites feature walk-in showers and floor-to-ceiling tiles.

THE DEVELOPER

Founded in 1976, Berkeley is a leading developer of outstanding homes and has won numerous awards for quality, design and customer service.

Quality is at the heart of everything Berkeley does, not only in the homes built, but also in the commitment to customer service, green living and the regeneration of brownfield sites.

All Berkeley developments are designed to permanently enhance the neighbourhoods in which they are located, through excellence in design, sensitive landscaping, sympathetic restoration and impeccable standards of sustainability.

LOCATION

Badsell Road
Paddock Wood
Kent TN12 6LP

LOCAL AUTHORITY

Tunbridge Wells Borough Council

ARCHITECTS

CHBC Architecture

LANDSCAPE ARCHITECTS

Fabrik

BUILDING INSURANCE

10-year Premier Guarantee is issued on build completion

COMPLETION

From Q1 2026

PARKING

Garage, car ports and/or car parking spaces to each property



THE LOCATION

Less than a mile along the road is the thriving rural town of Paddock Wood, an established community with a mainline train station with services to London Bridge in only 41 minutes*. An excellent range of amenities can be found, supplying all your daily needs.

From fresh veg and locally reared meat, to pet food, to flowers, as well as medical and veterinary services, all the essentials of daily living are available in Paddock Wood, just under a mile away.

A short drive away is Royal Tunbridge Wells, one of Kent’s most beautiful and historic towns, once the haunt of royalty and the aristocracy, now a great place to shop and eat. Just eight miles from Paddock Wood, it’s a place to explore at your leisure.

SCHOOLS WITHIN A 15 MILE RADIUS OF PADDOCK WOOD

	AGES			
Paddock Wood Primary School	5 -11	2 mins	0.5 miles	0.8 km
Capel Primary School	5 -11	4 mins	1.8 miles	2.9 km
Horsmonden Primary School	5 -11	10 mins	3.1 miles	5.0 km
St Peter’s CEP	5 -11	13 mins	5.6 miles	9.0 km
Mascalls Academy	12-18	3 mins	0.3 miles	0.5 km
The Schools at Somerhill (*Girls 3-11)	3-13 [†]	9 mins	4.7 miles	7.6 km
Hugh Christie School	12-18	14 mins	5.4 miles	8.7 km
The Judd School	11-18	14 mins	6.2 miles	10.1 km
Tonbridge School	13-18	14 mins	8 miles	12.9 km
The Skinners School	11-18	15 mins	4.1 miles	6.6 km
Tunbridge Wells Grammar School	11-18	19 mins	7.8 miles	12.5 km

BY FOOT	
Foal Hurst Wood	2 mins
Putlands Sports & Leisure Centre	5 mins
BY RAIL	
Ashford International	30 mins
London Bridge	41 mins
London Waterloo (East)	47 mins
Charing Cross	52 mins
BY CAR	
Bluewater	38 mins
Ebbsfleet	38 mins
London Gatwick	42 mins
Brighton	74 mins



EDUCATION

This area of Kent is renowned for the quality of its schools. It is one of only a handful of counties in England that still operates the 11+ grammar school system. Its selective secondary schools, including The Skinners School, Tunbridge Wells Grammar School and the The Judd School, are among the highest-performing in the country and many have an Ofsted Outstanding rating. There is also an excellent range of state and independent primary and secondary schools within a few miles of Paddock Wood.

TRANSPORT LINKS

Paddock Wood rail station is less than a 1 mile away. The service goes to London Bridge and Charing Cross with four services operating per hour during peak times.*

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TERMS OF PAYMENT

1. Your reservation fee will be £2,000 per plot for purchase prices up to £500,000 or £5,000 per plot on purchases over £500,000. This payment will contribute towards your deposit when you exchange.
2. Exchange of contracts is required to take place 28 days from the receipt of legal contracts by your solicitor.
3. On exchange you will need to lodge a 10% deposit with your solicitor with a following 5% 12 months from exchange. Depending on build stage, a 20% deposit will be required on exchange of contracts.
4. The remaining balance will be due on completion of your new home.

ESTATE CHARGES

Estate charges are approximately £0.44 - £0.73 per sq ft. The services provided are: communal gardening and landscaping, maintenance of the hedgerows and water features and maintenance of the drainage.



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SALES AND MARKETING SUITE

Badsell Road, Paddock Wood TN12 6LP
www.foalhurstgreen.co.uk 01892 887332



Disclaimer: Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Computer generated images of Paddock Wood are indicative only. Prices correct at the time of send.