

# *SanTERS Court*

Bayham Lodge & Weald House

5 Bedroom Houses // Hawkhurst // Kent

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## LOCAL AREA

Deep in the heart of Kent's stunning countryside and situated between the villages of Hawkhurst and Cranbrook lies the hamlet of Gills Green.



### Hawkhurst

Hawkhurst is well served and its shopping area is the focal point of this friendly village. The shops are wide ranging and include a bakery, a florist, a laundrette, two banks, newsagents and a post office. There are also several restaurants and hotels such as the Queens Inn and Tudor Court, a small local library, several welcoming inns and various village clubs and societies.

### Cranbrook

Cranbrook is a quaint but lively town, retaining the charm of a typical Wealden market town but with an elegance added by the Tudor, Georgian and Victorian facades of the old buildings. There is a wide selection of shops and some high street stores including a supermarket. Cafes and restaurants cater for every palate.

### Schools

One of the attractive features of SanTERS Court is that it falls into the catchment area of the renowned Cranbrook School, a traditional



grammar school that combines the best of the state and independent sectors. Cranbrook has a strong academic tradition and a high standard of teaching, and the A level and GCSE results speak for themselves.

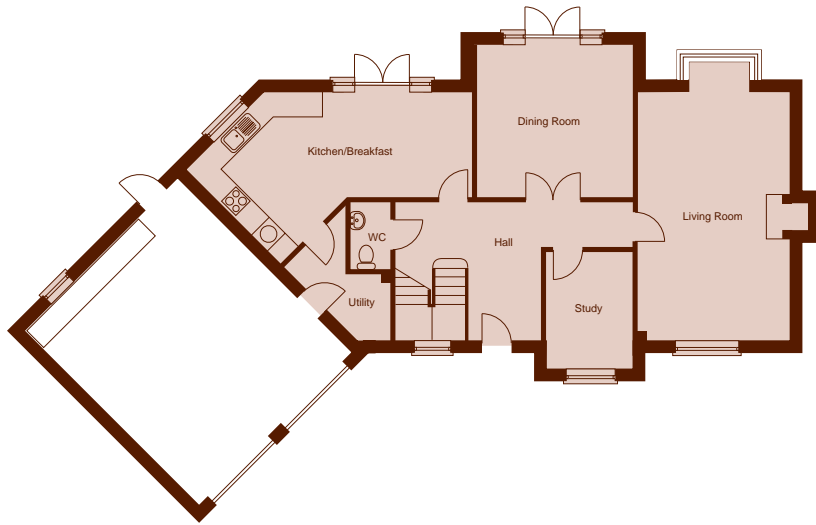
### Communications

Central London is about 70 miles away and the nearby A21 provides direct access to the M25 motorway. There is a main line station at Staplehurst with a regular service to London Charing Cross. The International Rail Terminal at Ashford gives direct rail communication with Paris and Brussels in approximately 2 hours.



# Bayham Lodge

Ground Floor



First Floor



All dimensions stated are approximate only and may alter on refinement of the interior finishes.

## Ground floor

<b>Living Room</b>	6.5 X 3.95 (exc bay)	19'10" X 12'1" (exc bay)
<b>Dining Room</b>	4.14 X 4.02	12'7" X 12'3"
<b>Study</b>	3.1 X 2.2	9'5" X 6'8"
<b>Kitchen</b>	3.5 X 2.5 (average)	10'7" X 7'7" (average)
<b>Breakfast Area</b>	3.24 X 2.75	9'10" X 8'4"

## First floor

<b>Bedroom 1</b>	4.97 X 4.17	15'2" X 12'9"
<b>Bedroom 2</b>	4.63 X 3.95	14'2" X 12'1"
<b>Bedroom 3</b>	4.11 X 4.04	12'6" X 12'4"
<b>Bedroom 4</b>	3.76 X 3.5 (average)	11'6" X 10'7" (average)
<b>Bedroom 5</b>	3.4 X 3.11 (into bay)	10'4" X 9'6" (into bay)





# Weald House

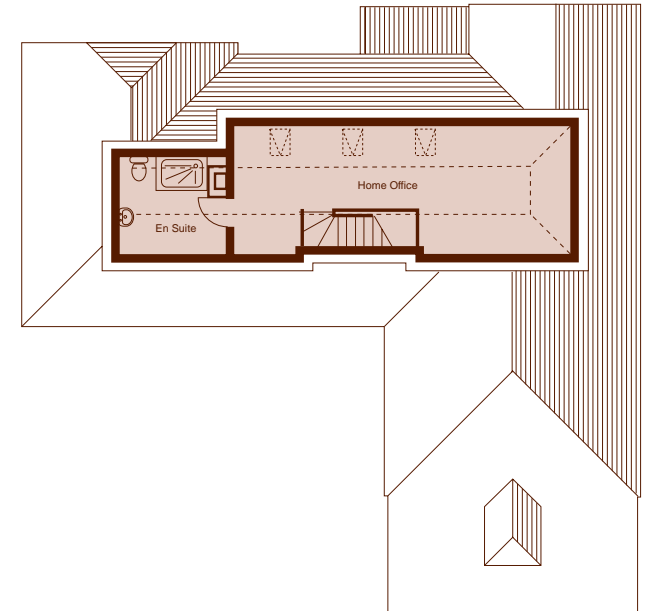
Ground Floor



First Floor



Second Floor



All dimensions stated are approximate only and may alter on refinement of the interior finishes.

## Ground floor

Living Room	6.39 X 4.47	19'6" X 13'7"
Dining Room	4.22 X 3.35	12'10" X 10'2"
Kitchen/ Breakfast Room	7.45 X 4.2 (reducing to 3.35)	22'9" X 12'10" (reducing to 10'2")
Family Room	4.81 X 2.7	14'7" X 8'3"
Utility	3.24 X 2.75	9'10" X 8'4"

## First floor

Bedroom 1	4.47 X 4.47	13'7" X 13'7"
Bedroom 2	4.28 X 4.37 (max)	13'1" X 13'4" (max)
Bedroom 3	5.19 X 3.33	15'10" X 10'2"
Bedroom 4	3.22 X 3.16	9'10" X 9'7"
Bedroom 5	3.32 X 2.83	10'2" X 8'7"

## Second floor

Home Office	8.94 X 3.48	27'3" X 10'7"
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## SPECIFICATION

### Luxury Kitchens

- individually designed kitchen
- quality range cooker
- feature extractor canopy
- integrated fridge/freezer
- integrated dishwasher
- one and a half bowl stainless steel sink and chrome tap
- ceramic tiled floor to kitchen
- low voltage downlighters
- pelmet lighting

### Quality Bathrooms

- Villeroy & Boch sanitary ware with quality chrome mixer taps
- thermostatically controlled Hansgrohe showers

- ceramic wall tiles to full height around shower and bath and half height elsewhere
- ceramic tiled floors to bathrooms
- downstairs cloakroom to have splashback and ceramic tiled floor

### Heating, Insulation & Water Services

- gas fired central heating
- pressurised water system giving high powered showers
- radiators with individual thermostatic controls
- loft insulation to NHBC standards
- high quality UPVC double glazed windows

### Entertainment and Communication

- wiring for TV aerial points in all reception rooms and all bedrooms
- telephone points in all reception rooms and all bedrooms

### Lighting

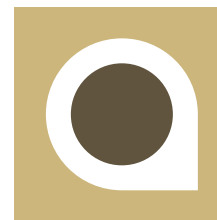
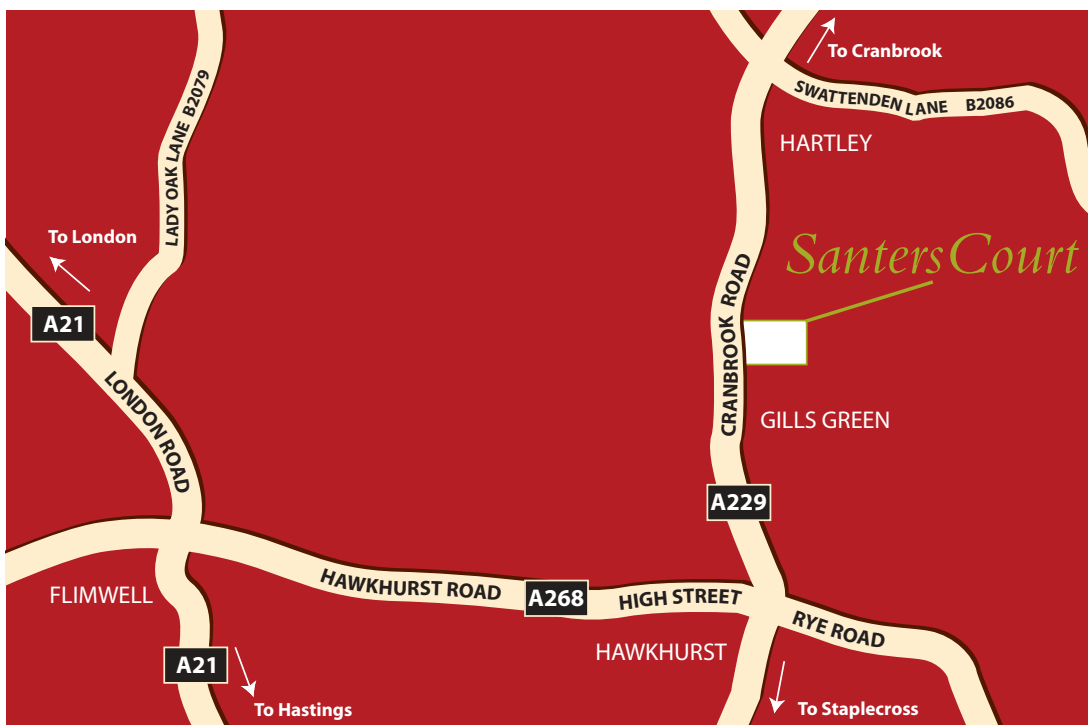
- low voltage downlighters to kitchen
- power and light to garages
- pelmet and canopy light to kitchen

### Finishing Touches

- cornice to all rooms except bathrooms
- ceilings painted white throughout
- built in wardrobes to all bedrooms
- all internal woodwork painted white

### Security

- electrically operated five bar entrance gate



**astindale**  
HOMES FOR LIVING



23 High Street, Tunbridge Wells  
Kent TN1 1UT  
Tel: 01892 511211 Fax: 01892 515906  
tunbridgewells@woodandpilcher.co.uk  
www.woodandpilcher.com

- t 01233 770787
- f 01233 770337
- e mail@astindale.co.uk

Unit 4, Marley Farm,  
Headcorn Road,  
Smerden,  
Kent TN27 8PJ



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