

MILESTONE COURT



MATFIELD – KENT

A collection of 8 unmistakably Kentish houses located high in the Wealden countryside on the outskirts of Paddock Wood.

Accessed by ornate gates and tucked away down a tree-flanked drive, Milestone Court offers residents a private, peaceful spot in the countryside. Drawing inspiration from the local architectural heritage, the three-, four- and five-bedroom homes feature many of the hallmarks we have come to love about Kent, with the benefit of fast fibre broadband.

The dwellings have been arranged in an attractive courtyard formation, with uninterrupted views across the valley towards Matfield, mature landscaped grounds for exclusive residents' use and an established wildlife pond that has been retained as part of a wider biodiversity initiative. Additional wildlife habitats and natural landscapes have also been included after careful planning in tandem with ecological architects, Landvision.





A WEALDEN WONDER

Living at Milestone Court grants residents immediate access to the orchards, fields, woodlands and public footpaths that make up the Garden of England – a rich tapestry to explore on foot, bicycle or even horseback.

The new homes fall within the parish of Matfield and are a five minute drive, or a 1 mile walk, to Paddock Wood. This traditional town is perfectly self contained, with a mainline rail station, primary and secondary school, large Waitrose, a selection of family-run shops – including an independent department store, florist and delicatessen – a sports centre, community halls, churches, healthcare facilities and recreation grounds. Nearby Matfield is a quintessential Kentish village – often described as ‘chocolate box’ in its charm, with a central green and duck pond, a cricket club, village hall, two pubs – including the highly-rated The Poet – and a grocery store/Post Office.

An exceptional choice for those who travel to London by train, Milestone Court is also well connected to Maidstone and Tunbridge Wells by bus, and is within easy reach of the A21 and the M20.



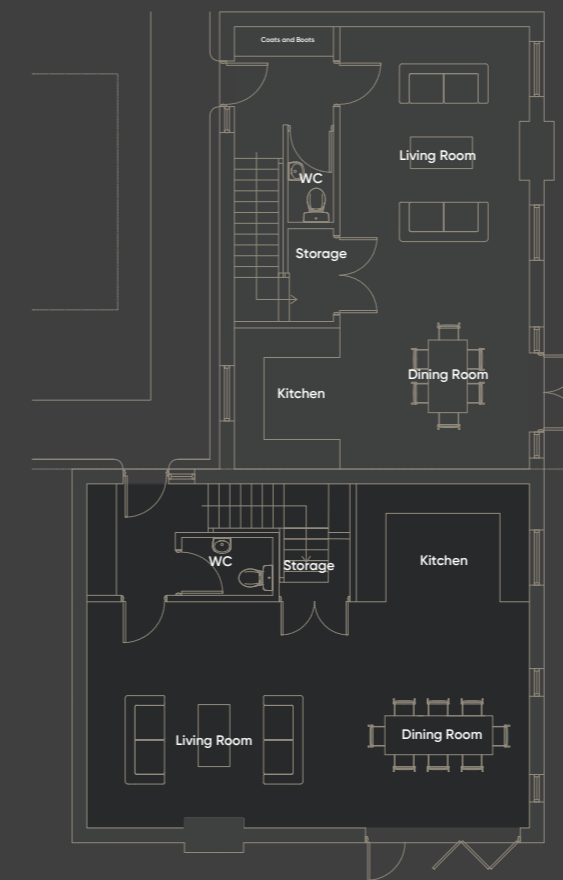


HOMES 1 & 2

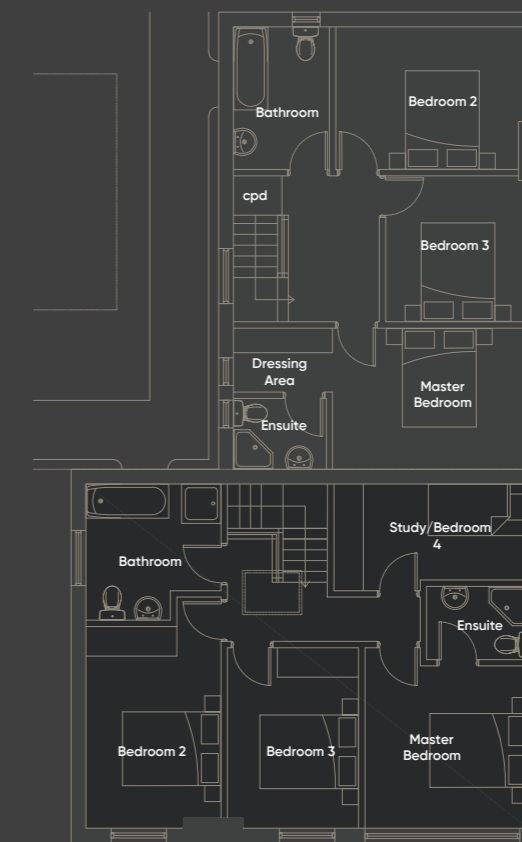
A pair of semi-detached properties, one with three bedrooms and one with four, both featuring open plan ground floors. Exterior detailing includes weatherboarding, brick and render.

HOME 1

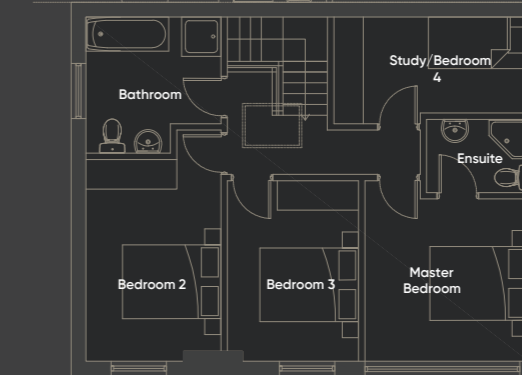
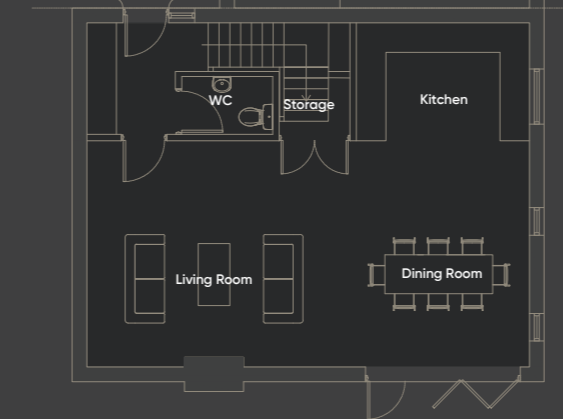
HOME 2



Ground Floor



First Floor



Ground Floor

Home 1

Living Room	8.8m x 3.8m	30'4" x 12'9"
Opening to Kitchen	2.9m x 2.0m	9'6" x 6'6"

Home 2

Living Room	8.8m x 4.4m	28'10" x 14'6"
Opening to Kitchen	3.6m x 2.4m	12'0" x 8'0"

First Floor

Home 1

Master Bedroom	3.9m x 2.9m	13'0" x 9'7"
plus Dressing Area and Ensuite		
Bedroom 2	3.9m x 2.8m	13'0" x 9'2"
Bedroom 3	2.9m x 2.9m	9'10" x 9'7"

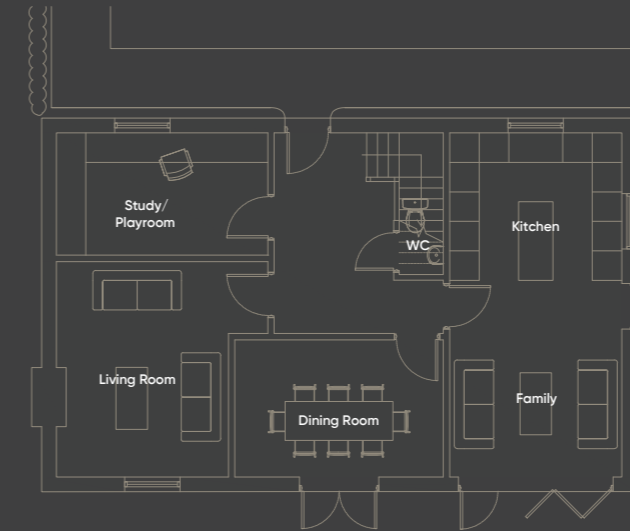
Home 2

Master Bedroom	3.3m x 3.2m	10'10" x 10'9"
plus Ensuite shower room		
Bedroom 2	4.0m x 2.8m	13'4" x 9'4"
Bedroom 3	3.6m x 2.7m	12'0" x 9'0"
Bedroom 4	4.0m x 2.2m	13'4" x 7'4"



HOME 3

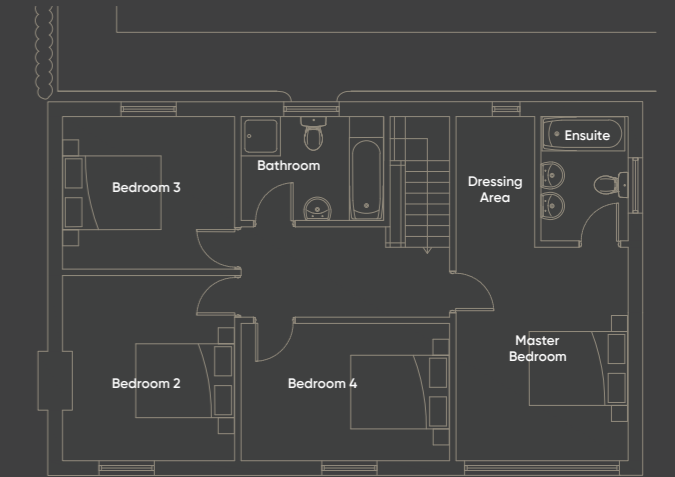
A detached double fronted home, with partial weatherboarding, four bedrooms, a dedicated study, two reception rooms and a kitchen/family.



Ground Floor

Ground Floor

Family/Kitchen	6.9m x 3.4m	22'9" x 11'6"
Living Room	4.3m x 3.5m	14'4" x 11'6"
Dining Room	4.2m x 2.7m	14'0" x 9'1"
Study/Playroom	4.2m x 2.4m	14'0" x 8'2"



First Floor

First Floor

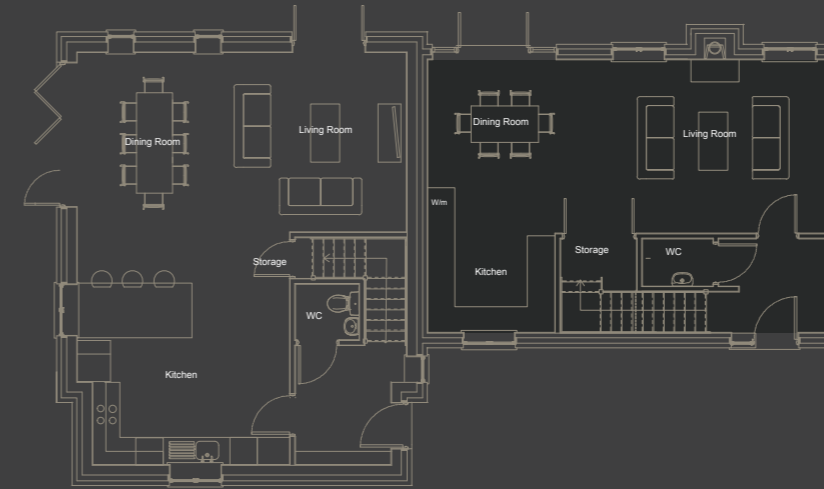
Master Bedroom	4.1m x 3.4m	13'7" x 11'6"
Bedroom 2	3.7m x 3.4m	14'0" x 11'6"
Bedroom 3	3.4m x 3.1m	11'6" x 10'1"
Bedroom 4	4.2m x 2.7m	14'0" x 9'0"



HOMES 4 & 5

One three-bedroom and one five-bedroom property, both with open plan ground floors. Home 4 features an oast kiln detail, whilst home 5 features a half weatherboard exterior.

Ground Floor



Ground Floor

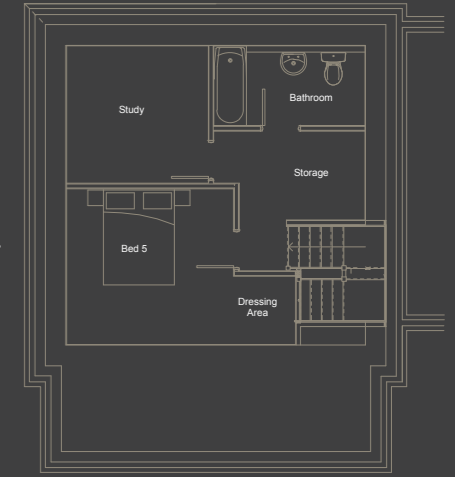
Home 4

Kitchen	5.0m x 4.6m	16'5" x 15'3"
Opening to Living Room	7.4m x 3.8m	24'3" x 12'6"

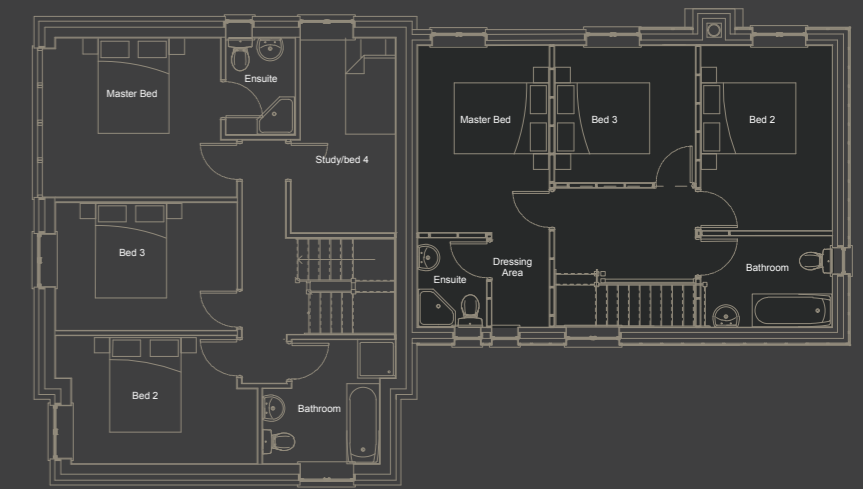
Home 5

Living Room	8.7m x 3.8m	28'8" x 12'6"
Kitchen	2.8m x 2.0m	9'2" x 6'6"

Second Floor



First Floor



First Floor

Home 4

Master Bedroom	3.5m x 3.4m	11'5" x 11'2"
Bedroom 2	3.9m x 2.8m	12'10" x 9'2"
Bedroom 3	3.8m x 2.7m	12'8" x 9'0"
Bedroom 4	4.1m x 2.2m	13'6" x 7'4"

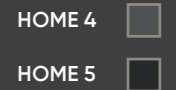
Home 5

Master Bedroom	4.0m x 2.8m	13.2" x 9'2"
Bedroom 2	3.9m x 2.8m	12'10" x 9'2"
Bedroom 3	3.0m x 2.9m	10'0" x 9'6"

Second Floor

Home 4

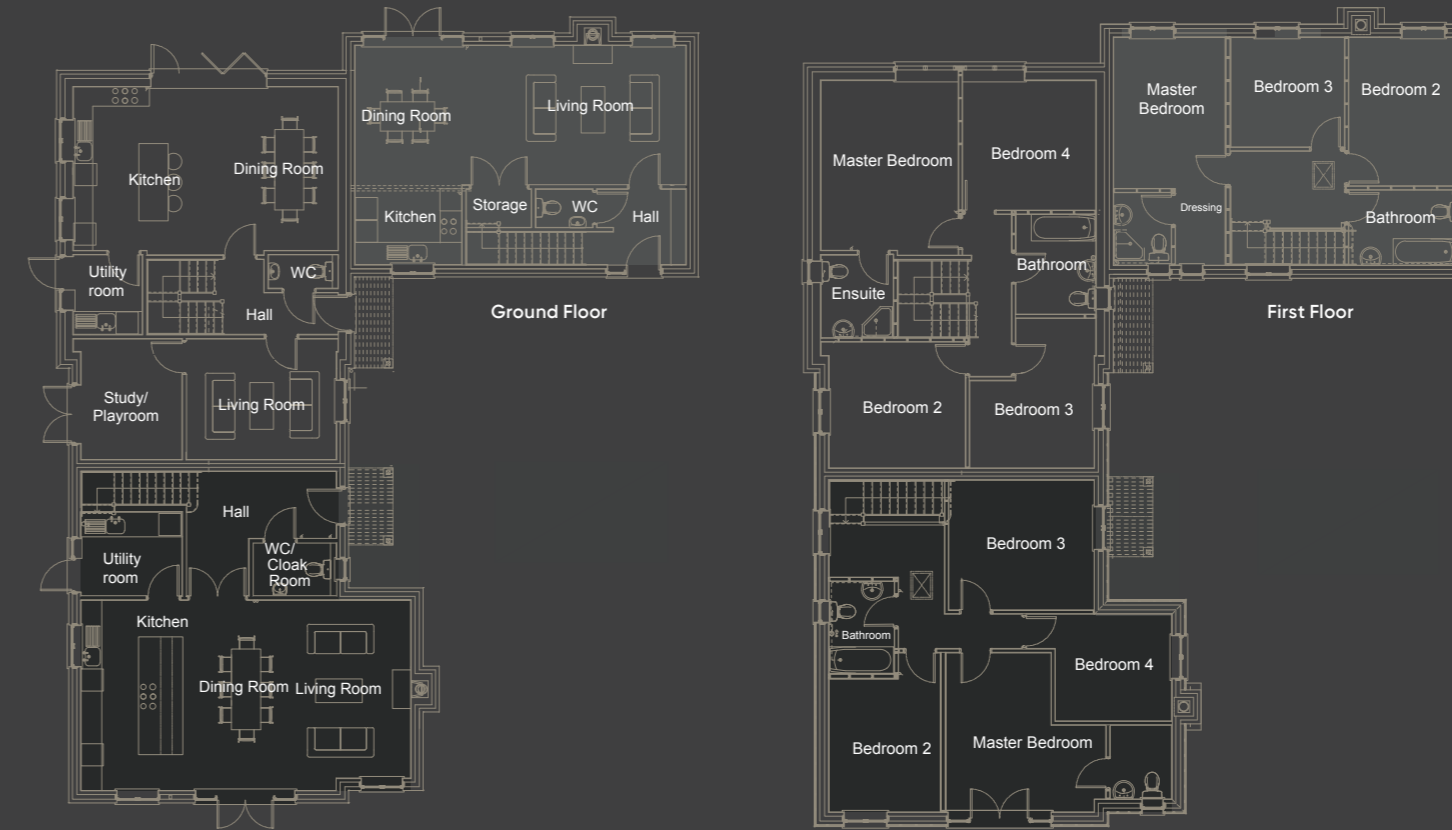
Bedroom 5	4.4m x 3.1m	14'6" x 10'4"
Study	3.0m x 2.9m	10'0" x 9'6"





HOMES 6, 7 & 8

A grouping of 3 three and four bedroom dwellings with an oast kiln focal point, and a mix of brick, weatherboarding and render exterior details.



- HOME 6
- HOME 7
- HOME 8

Ground Floor

Home 6

Living/Family/Kitchen 9.0m x 5.1m 29'6" x 17'0"

Home 7

Kitchen/Family 6.9m x 4.4m 22'9" x 14'8"

Living Room 4.0m x 3.3m 13'5" x 10'1"

Study/Playroom 3.3m x 2.7m 10'10" x 9'0"

Home 8

Living Room 9.0m x 3.8m 29'6" x 12'6"

Kitchen 2.9m x 2.0m 9'7" x 6'9"

First Floor

Home 6

Master Bedroom 4.1m x 4.2m 13'9" x 13'9"

Bedroom 2 3.5m x 2.9m 11'6" x 9'8"

Bedroom 3 3.8m x 3.4m 12'6" x 11'2"

Bedroom 4 3.1m x 2.8m 10'4" x 9'3"

Home 7

Master Bedroom 4.4m x 3.6m 14'8" x 11'10"

Bedroom 2 3.5m x 3.3m 11'9" x 10'10"

Bedroom 3 3.9m x 3.2m 12'10" x 10'6"

Bedroom 4 3.5m x 3.4m 11'9" x 11'2"

Home 8

Master Bedroom 3.9m x 2.9m 13' x 9'8"

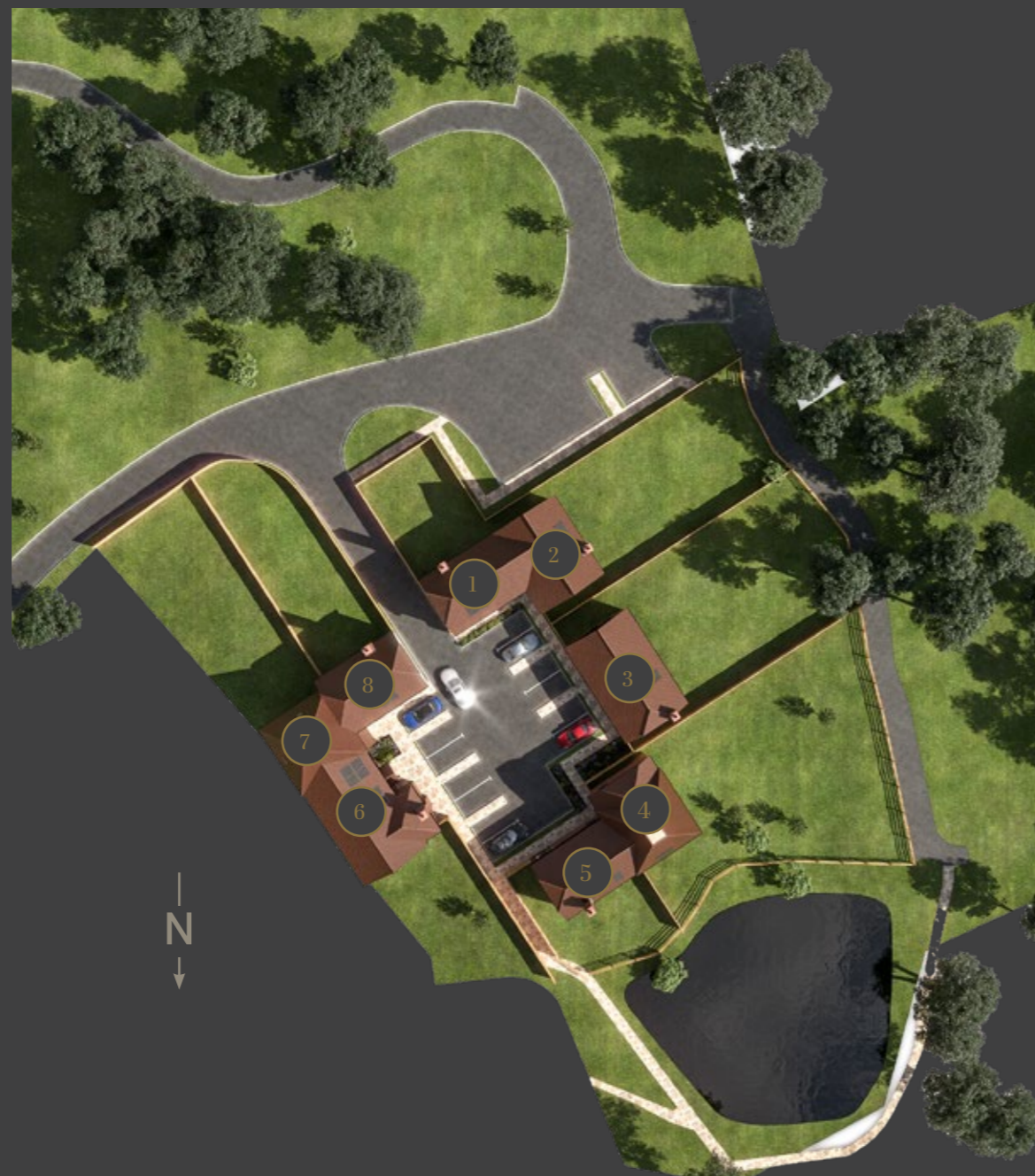
Bedroom 2 3.9m x 2.8m 12'10" x 9'5"

Bedroom 3 2.9m x 2.8m 9'10" x 9'6"

THOROUGHLY KENTISH

Milestone Court is designed to complement the local architectural vernacular, which tells the fascinating story of hop growing and drying. As well as clay tiles and black timber weatherboarding, the development features two newly-built residential oasts for an authentic homage to Kent's agricultural history. The square design echoes the shape of the original kilns seen across the Weald and in the case of home 4, the design provides a characterful second floor.

Internally, the homes are a showcase for local trades and exemplary workmanship, with a luxury take on everyday living. Expect dedicated home offices, real timber detailing, working fireplaces with feature chimney stacks and solar panels for enhanced energy efficiency.



Milestone Court's courtyard design creates a mini community – a safe place to raise a family or start new friendships. Designed to replicate the evolution of a traditional home farm, there is a mix of house types, generous private gardens and ample allocated parking.

The eight residences occupy only a proportion of the development. The rest is given over to mature trees, shrubs and specimen plants that are densely packed to envelope the homes in flora and fauna. A network of paths through the landscape is available on a residents'-only basis, with a large wildlife pond providing a place for contemplative reflection and nature conservation. Milestone Court's elevated position yields spectacular views - glimpse through the parting trees and enjoy a patchwork of farmers' fields and woodlands for as far as the eye can see.

SPECIFICATION

KITCHENS

- Individually designed contemporary German kitchens with 40mm quartz stone worktop with co-ordinating upstands
- Stainless steel 1 ½ bowl sink with chrome mono block tap
- Bosh appliances include single electric oven, microwave, induction hob, cooker hood, integrated fridge/freezer, integrated dishwasher & integrated washer/dryer (no washer/dryer to Homes 6 & 7)
- Luxury vinyl tiling (LVT) to the floor

BATHROOM/ENSUITE

- Stylish white sanitary ware
- Chrome fittings including taps and shower
- Heated chrome towel rail
- Generous choice of ceramic tiles to selected wall areas and floor*

*subject to build stage

INTERNAL DECORATIONS AND FEATURES

- Prefinished Tigris oak doors with sleek chrome furniture
- Internal walls painted in Deluxe Ammonite
- Smooth ceilings painted white
- White architraves to all internal doorways and skirting throughout

HEATING AND ELECTRICAL SERVICES

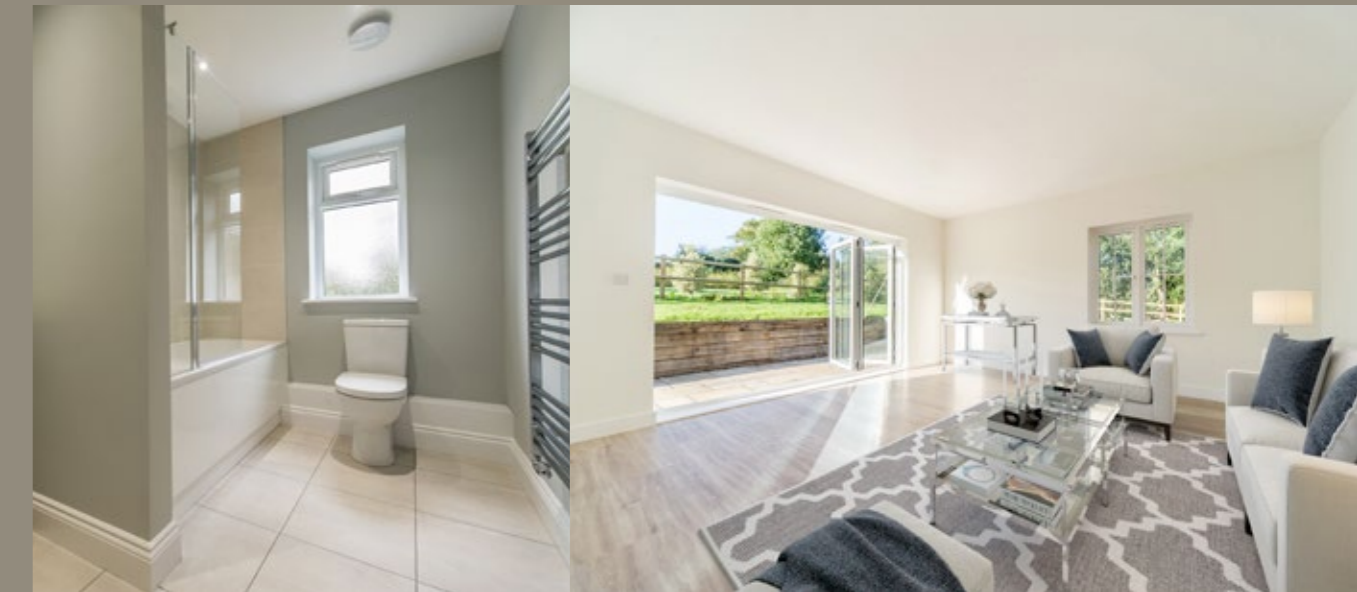
- Gas fired central heating by radiators with thermostatic valves
- Energy efficient lighting throughout with down lighters to kitchen and bathrooms
- Smoke alarms
- Electronic gate entry system to main entrance
- Security alarm system
- Satellite TV & BT points to selected rooms

EXTERNAL

- Solar heat panels to roof
- 10 year Build warranty
- Landscaped common parts and the benefit of access to the lake area and land to the south both of which benefit from ecological enhancement**

**Subject to terms and conditions

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www.consumercode.co.uk



CONNECTIONS



ON FOOT

MASCALLS ACADEMY 8 mins	PUTLANDS LEISURE CENTRE 9 mins	MEMORIAL PARK & TENNIS COURTS 14 mins	FOAL HURST WOOD 20 mins	PADDOCK WOOD TRAIN STATION 25 mins
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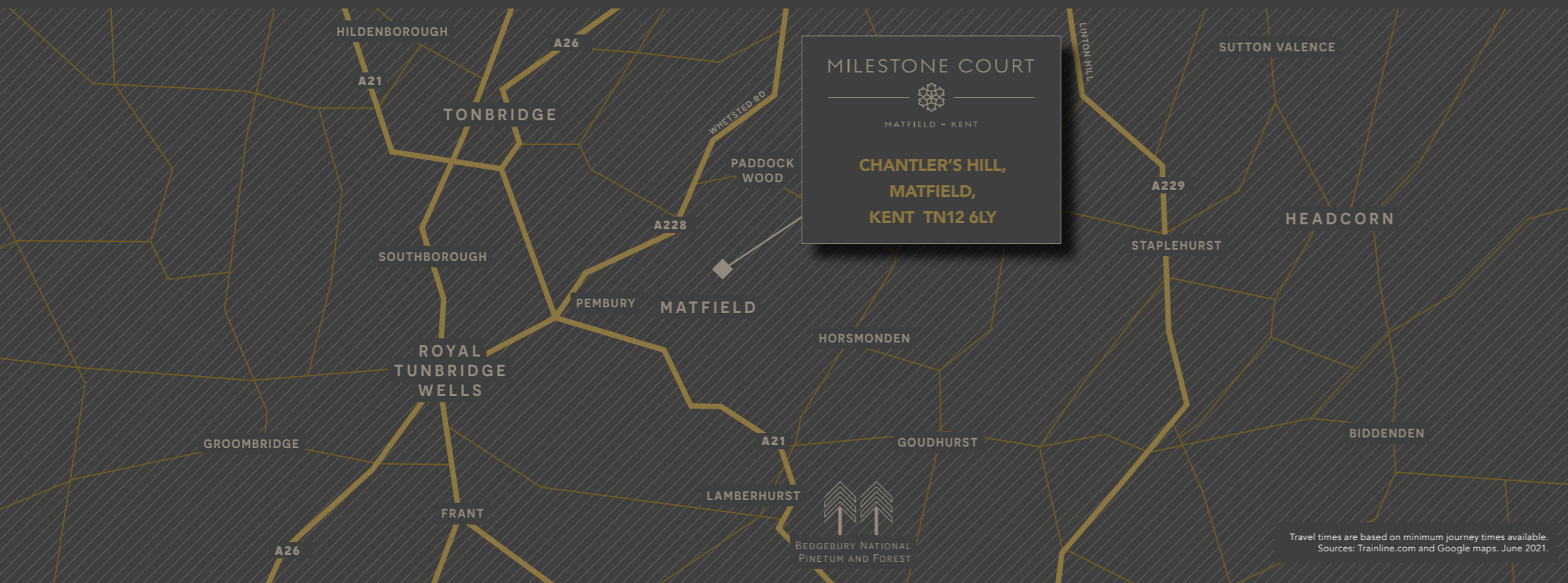
BY ROAD

PADDOCK WOOD TOWN CENTRE 1 mile	WAITROSE 1.3 mile	MATFIELD 1.7 mile	TUNBRIDGE WELLS 7 mile	M20 JUNCTION 4 12 miles
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BY RAIL
(PADDOCK WOOD TRAIN STATION)

SEVENOAKS 18 mins	ASHFORD INTERNATIONAL 30 mins	LONDON BRIDGE 41 mins	LONDON CANNON STREET 57 mins	LONDON CHARING CROSS 54 mins
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Travel times are based on minimum journey times available.
Sources: Trainline.com and Google maps. June 2021.

Regalpoint

Sevenoaks-based Regalpoint was formed in 2000 to take advantage of development opportunities throughout Kent, Sussex, Surrey and the southern London Boroughs. The company specialises in new build, conversion and the refurbishment of houses and apartments. Since inception, Regalpoint has completed numerous developments from 1 bedroom apartments to 7 bedroom houses.

The company is run by a small dedicated management team with most professional services outsourced. A sympathetic approach to the environment, design and construction quality is at the core of the company's philosophy and has resulted in a number of awards.



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REGALPOINT.CO.UK



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