

# SIX LUXURY MODERN COUNTRY HOMES



tgdesignerhomes













The generic meaning of forstal is the land in front of a farm and reminiscent of Kentish rural location. The husband and wife team at Tgdesignerhomes are now detail and exciting use of striking is always given to the use of space, light and high quality finishes as well as ensuring each home feels unique and suited to

The proposed material palette are made up of three key elements; black sandblasted larch cladding, Dutch slim profile yellow stock bricks laid in a contemporary fashion and slate roof tiles creating a coherent and recognisable style. The high quality family dwellings have cleverly designed internal spaces that allow the rooms to naturally flow and engage with the countryside. Each house has a well-equipped contemporary kitchen from local designers Smallbone. On the first floor are four generous bedrooms that enjoy fabulous rural vistas of the immediate countryside and

fields beyond. Modern bathrooms and en-suites add to the luxurious feeling of a stylish family home.

### LOCATION

Lenham Heath is a hamlet in the heart of Kent situated at the foot of the North Downs, a designated Area of Outstanding Natural Beauty with acres of open surroundings, bird-song and wildlife.

Nearby are the historic Lenham and Charing villages with all their charm and amenities including restaurants, pubs, artisan shops and

produce, crafts and antiques. Pilgrims trod the North Downs Way years ago and The Stour Valley walk passes through Lenham Heath. Sign-posted paths lead you to enjoy the beautiful countryside either on foot or horseback with bike trails becoming ever popular. The location of the Forstal gives easy access to both city life and the continent. Proximity to the M20/A20 network enables speedy journeys to London, Canterbury, Ashford, Dover and Channel Tunnel . Both Lenham and Charing are well connected via mainline rail services. The high speed rail service runs from Ashford

independent traders offering local

to London in under 35 minutes and has International services to Paris, Brussels and beyond. Local history and superb events can be found nearby at Leeds Castle. Pluckley has some fantastic walks, and musical events are often held at the Hop Farm nearby, Further afield lies the splendid array of Kents' historic houses and castles as well as the coast-line and beaches with limitless activities to explore. A good selection of well performing state primary and secondary schools are nearby as well as highly regarded Independent schools offering great choices for families all within an 8 mile radius.





# **ASPEC**

### **GENERAL**

Each home will be built with high
SAP credentials, including plentiful
insulation and thermally efficient
aluminium windows to ensure
they remain warm in the winter
and cool in summer months.
Underfloor heating is fitted
throughout operated via air source
heat pump.

Wood burners are fitted in the large lounge areas to maximise the efficient use of energy.

Houses A, B, C & F will have fitted oak Karndean flooring throughout the ground floor level, stairs and first floor hallways. Carpet will be fitted in the bedrooms.

Houses D & E will have polished concrete effect floors at ground floor level, and fitted oak Karndean flooring throughout the first floor. All bathrooms will have localised tiling. Contemporary kitchens will be fitted with Siemens appliances to include a self-cleaning oven, combination microwave oven, dishwasher, fridge-freezer, induction hob, extractor fan, stainless steel sink and tap and silestone, corian or oak work tops. Utility rooms are included in all homes with plumbing provided for washing machines, extra cupboard space, sink and work tops.

### **FINISHES KITCHENS BATHROOMS HEATING** • Dulux satinwood to all skirtings Unique contemporary kitchens White contemporary · Underfloor heating throughout and architraves Siemens integrated appliances Heating via air source heat sanitary ware • Dulux matt emulsion to all walls to include fridge freezer, Heated towel rails pumps supplying energy to boiler and ceilings combination microwave oven, Localised wall tiling • Heated towel rails in all bathrooms Large fitted mirror Dutch brick feature walls standard self cleaning oven, **EXTERNAL** in some units induction hob, extractor fan • Extra shower over bath. Satin stainless steel finish to all · Silestone, corian or oak **ELECTRICAL** sockets & switches work surfaces Localised tiling to all wet areas Pan drawers Dutch slim bricks & Slate Roof Tiles Plain wool mix carpets Mutliple Double sockets Black rainwater goods Oversized cutlery tray where specified Plenty of storage in all rooms Outside tap • Oak chevron Karndean flooring to LED under-unit lighting • BT sockets to living areas Black aluminium thermal selected ground floor living areas in some plots & bedrooms value windows CAT 5 wiring throughout Pop up power on island units • External lighting & power source Polished concrete effect flooring to ground floor areas in selected units • LED downlights in living areas Lawned gardens with fencing and localised planting

• Sandstone patio areas







Total	229 m² / 2466 ft²
First	95.8 m <sup>2</sup> / 1031 ft <sup>2</sup>
Ground	133.4 m <sup>2</sup> / 1435 ft <sup>2</sup>



	Metric	Imperial
Kitchen Dayroom	6.86m x 5.96m	22'6 x 19'6
Lounge	6.46m x 5.40m	21'2 x 17'8
Snug	4.43m x 4.34m	14'6 x 14'3

	Metric	Imperial
Study	4.05m x 3.91m	13'3 x 12'10
Utility	1.85m x 2.71m	6'0 x 8'11
Cloakroom	1.81m x 0.92m	5'11 x 3'0

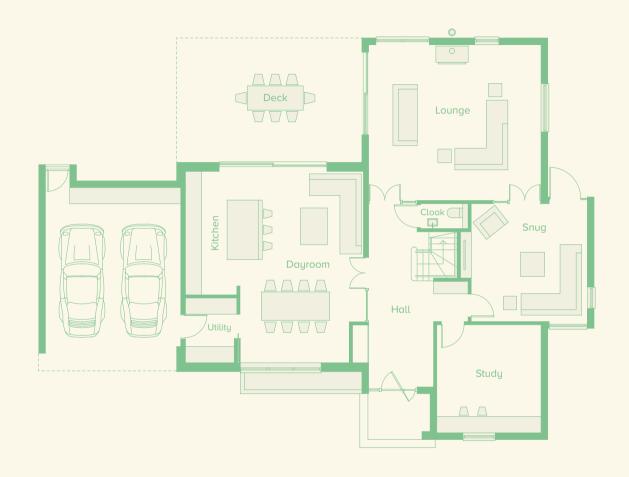


	Metric	Imperial
Master Bedroom	5.38m x 3.4m	17'8 x 11'2
+ Ensuite	2.79m x 2.03m	9'2 x 6'8
+ Dressing Room	4.21m x 1.85m	13'10 x 6'0
Bedroom 2	3.75m x 3.79m	12'4 x 12'5

	Metric	Imperial
Bedroom 3	5.38m x 2.85m	17'8 x 9'4
Bedroom 4	5.12m x 2.72m	16'10 x 8'11
Family Bathroom	3.10m x 2.25m	10'2 x 7'5

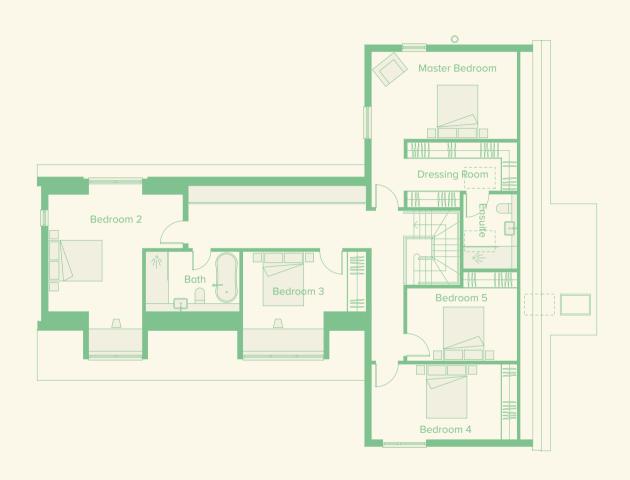


Total	271 <b>m²</b> / 2916 <b>ft²</b>
First	127.4 m <sup>2</sup> / 1371 ft <sup>2</sup>
Ground	143.6 m <sup>2</sup> / 1545 ft <sup>2</sup>



	Metric	Imperial
Kitchen Dayroom	7.16m x 6.66m	23'6 x 21'10
Lounge	6.46m x 5.82m	21'2 x 19'1
Snug	4.43m x 4.35m	14'6 x 14'3

	Metric	Imperial
Study	4.05m x 3.91m	13'3 x 12'10
Utility	2.44m x 1.95m	8'0 x 6'5
Cloakroom	1.80m x 0.95m	5'11 x 3'1



	Metric	Imperial
Master Bedroom	5.46m x 3.29m	17'11 x 10'10
+ Ensuite	2.80m x 1.93m	9'2 x 6'4
+ Dressing Room	4.20m x 2.44m	13'9 x 8'0
Bedroom 2	5.06m x 4.39m	16'7 x 14'5

	Metric	Imperial
Bedroom 3	3.04m to 4.62m x 3.83m	9'12 to 15'2 x 12'7
Bedroom 4	5.46m x 2.84m	17'11 × 9'4
Family Bathroom	3.51 x 2.26m	11'6 x 7'5
Bedroom 5	5.12m x 2.73m to 3.33m	16'10 x 8'11 to 10'11



Ground	133.4 m <sup>2</sup> / 1435 ft <sup>2</sup>
First	95.8 m <sup>2</sup> / 1031 ft <sup>2</sup>
Total	229 <b>m²</b> / 2466 <b>ft²</b>



	Metric	Imperial
Kitchen Dayroom	6.86m x 5.96m	22'6 x 19'6
Lounge	6.46m x 5.40m	21'2 x 17'8
Snug	4.43m x 4.34m	14'6 x 14'3

	Metric	Imperial
Study	4.05m x 3.91m	13'3 x 12'10
Utility	1.85m x 2.71m	6'0 x 8'11
Cloakroom	1.81m x .092m	5'11 x 3'0

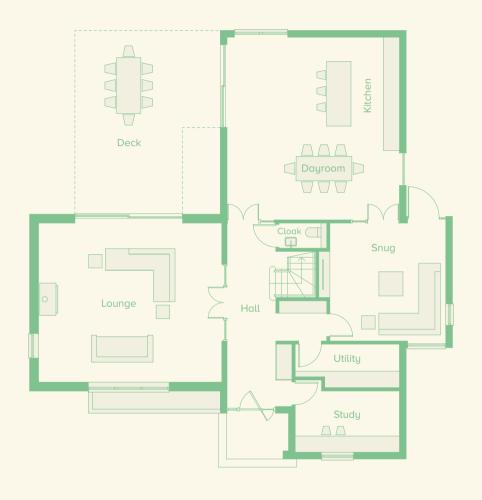


	Metric	Imperial
Master Bedroom	5.38m x 3.4m	17'8 x 11'2
+ Ensuite	2.79m x 2.03m	9'2 x 6'8
+ Dressing Room	4.21m x 1.85m	13'10 x 6'0
Bedroom 2	3.75m x 3.79m	12'4 x 12'5

	Metric	Imperial
Bedroom 3	5.38m x 2.85m	17'8 x 9'4
Bedroom 4	5.12m x 2.72m	16'10 x 8'11
Family Bathroom	3.10m x 2.25m	10'2 x 7'5

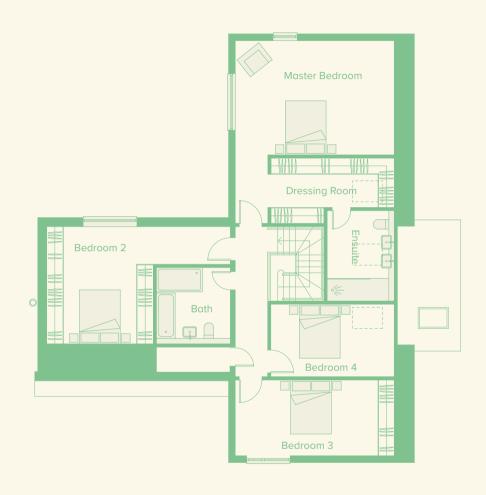


Total	250 m <sup>2</sup> / 2694 ft <sup>2</sup>
First	107.2 m <sup>2</sup> / 1154 ft <sup>2</sup>
Ground	143.1 m <sup>2</sup> / 1540 ft <sup>2</sup>



	Metric	Imperial
Kitchen Dayroom	6.82m x 6.46m	22'4 x 21'2
Lounge	6.86m x 5.96m	22'6 x 19'7
Snug	4.40m x 4.34m	14'5 x 14'3

	Metric	Imperial
Study	3.91m x 2.32m	12'10 x 7'7
Utility	3.91m x 1.64m	12'10 x 5'5
Cloakroom	1.75m x 0.96m	5'9 x 3'2

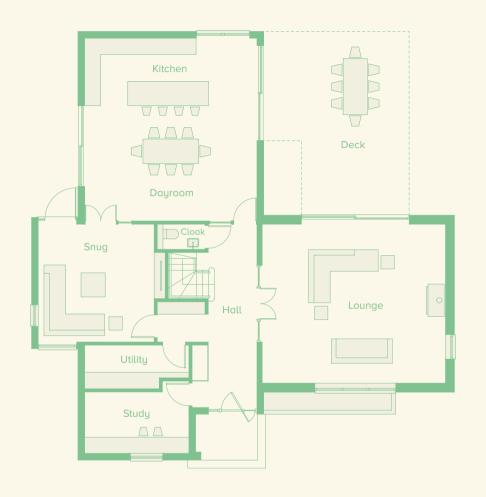


	Metric	Imperial
Master Bedroom	5.94m x 4.28m	19'6 x 14'1
+ Ensuite	3.38m x 2.52m	11'1 x 8'3
+ Dressing Room	4.69m x 2.45m	15'5 x 8'0
Bedroom 2	4.39m x 4.00m	14'5 x 13'1

	Metric	Imperial
Bedroom 3	4.88m x 2.85m	16'0 x 9'4
Bedroom 4	4.61m x 2.72m	15'1 x 8'11
Family Bathroom	2.86m x 2.77m	9'5 x 9'1



Total	250 <b>m²</b> / 2694 <b>ft</b>
First	107.2 m <sup>2</sup> / 1154 ft
Ground	143.1 m <sup>2</sup> / 1540 ft <sup>2</sup>



	Metric	Imperial
Kitchen Dayroom	6.82m x 6.46m	22'4 x 21'2
Lounge	6.86m x 5.96m	22'6 x 19'7
Snug	4.40m x 4.34m	14'5 x 14'3

	Metric	Imperial
Study	3.91m x 2.32m	12'10 x 7'7
Utility	3.91m x 1.64m	12'10 x 5'5
Cloakroom	1.75m x .096m	5'9 x 3'2

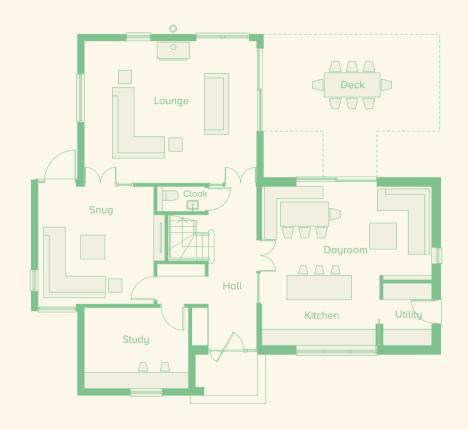


	Metric	Imperial
Master Bedroom	5.94m x 4.28m	19'6 x 14'1
+ Ensuite	3.38m x 2.52m	11'1 x 8'3
+ Dressing Room	4.69m x 2.45m	15'5 x 8'0
Bedroom 2	4.39m x 4.00m	14'5 x 13'1

	Metric	Imperial
Bedroom 3	4.88m x 2.85m	16'0 x 9'4
Bedroom 4	4.61m x 2.72m	15'1 x 8'11
Family Bathroom	2.86m x 2.77m	9'5 x 9'1



Total	218 <b>m²</b> / 2344 <b>ft²</b>
First	93.6 m <sup>2</sup> / 1007 ft <sup>2</sup>
Ground	124.3 m <sup>2</sup> / 1337 ft <sup>2</sup>



	Metric	Imperial
Kitchen Dayroom	6.36m x 5.96m	20'10 x 19'7
Lounge	6.46m x 5.32m	21'2 x 17'5
Snug	4.43m x 4.34m	14'6 x 14'3

	Metric	Imperial
Study	3.91m x 3.05m	12'10 x 10'0
Utility	2.77m x 1.85m	9'1 x 6'1
Cloakroom	1.81m x 0.96m	5'11 x 3'2



	Metric	Imperial
Master Bedroom	5.40m x 3.33m	17'9 x 10'11
+ Ensuite	2.67m x 2.03m	8'9 x 6'8
+ Dressing Room	3.39m x 2.03m	11'2 x 6'8
Bedroom 2	5.46m x 2.85m	17'11 × 9'4

	Metric	Imperial
Bedroom 3	3.03m x 3.76m	9'11 x 12'4
Bedroom 4	3.79m x 3.25m	12'5 x 10'8
Family Bathroom	3.01m x 2.25m	9'11 x 7'5

# SITE PLAN

Six beautiful striking homes set in the heart of the countryside with unique spaces and vistas to experience from each individual garden. A long tree lined entrance roadway gives a feeling of exclusivity and privacy bringing you to your home. Each home has double garage space with parking in front. Careful consideration has been given to ensure each home has privacy and enjoys the benefits of living in a village community.

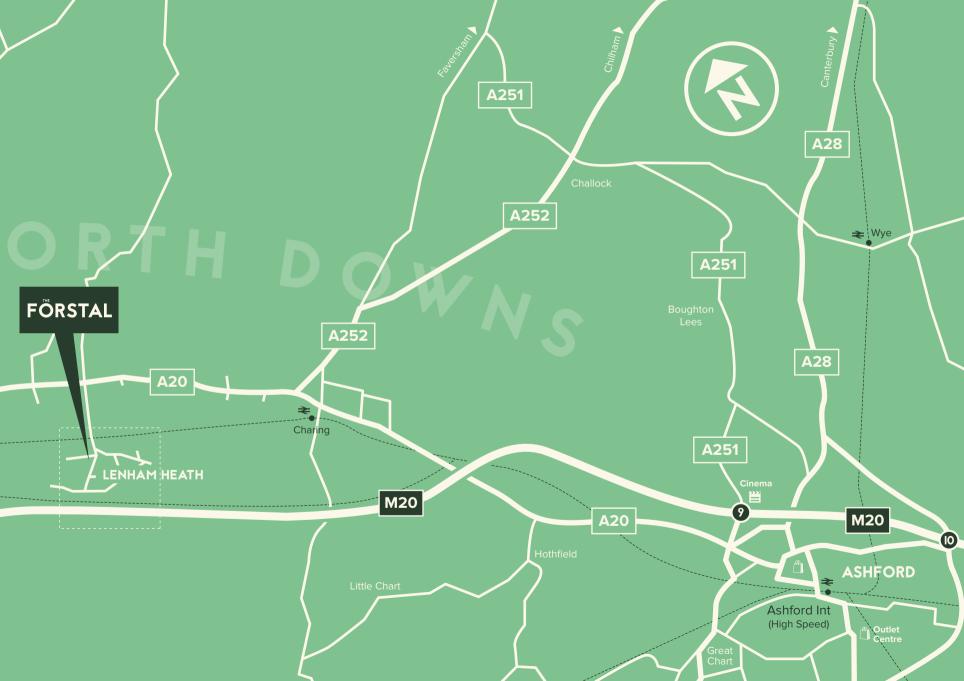














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