

tydesignerhomes

THE FORSTAL



SIX
LUXURY
MODERN
COUNTRY
HOMES



THE
FORSTAL

tgdesignerhomes













THE FORSTAL + LIFE IN LENHAM HEATH

The generic meaning of forstal is the land in front of a farm and its' farmyard. Tgdesignerhomes have created a haven of stunning contemporary homes that are reminiscent of Kentish rural architecture but with a modern interpretation, set in a magical location. The husband and wife team at Tgdesignerhomes are now well known for their attention to detail and exciting use of striking materials. Careful consideration 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 needs of modern living.





£SPEC

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.

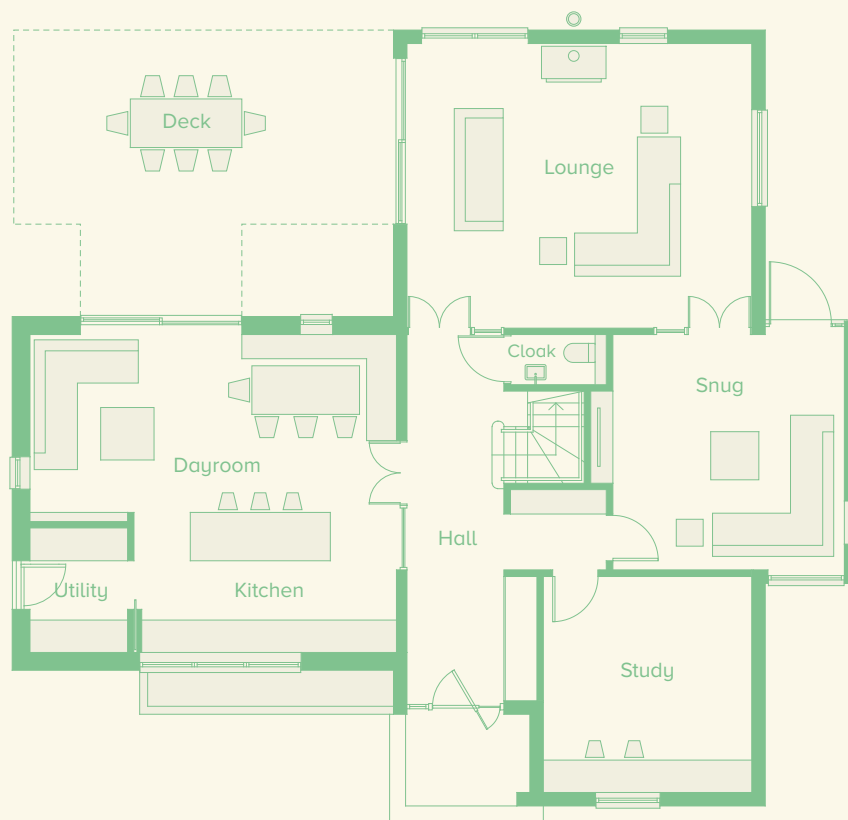




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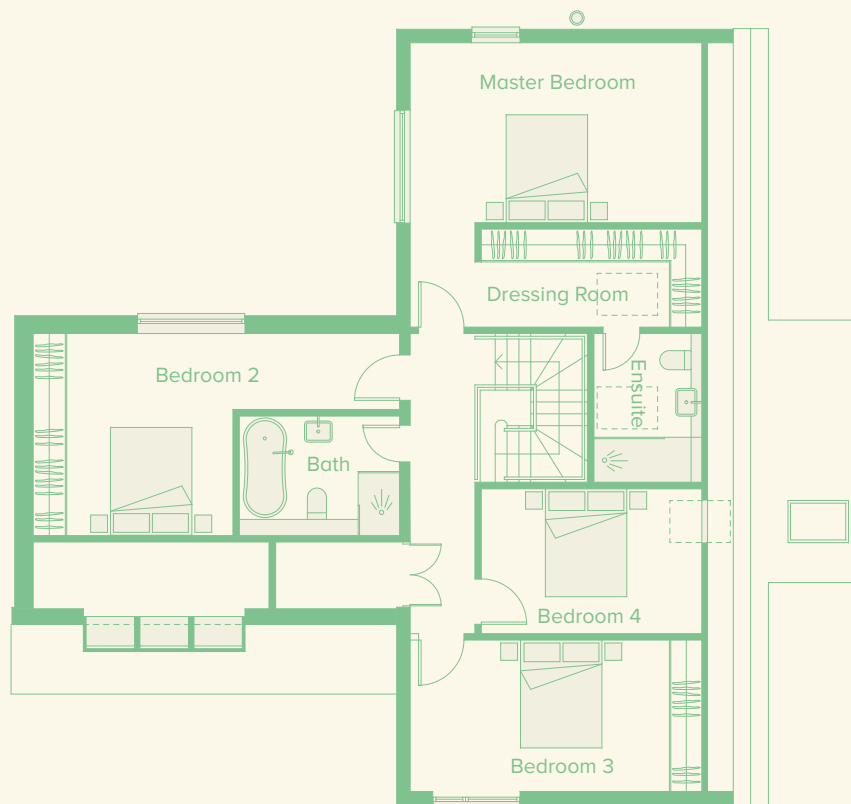
Floor Space

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



	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



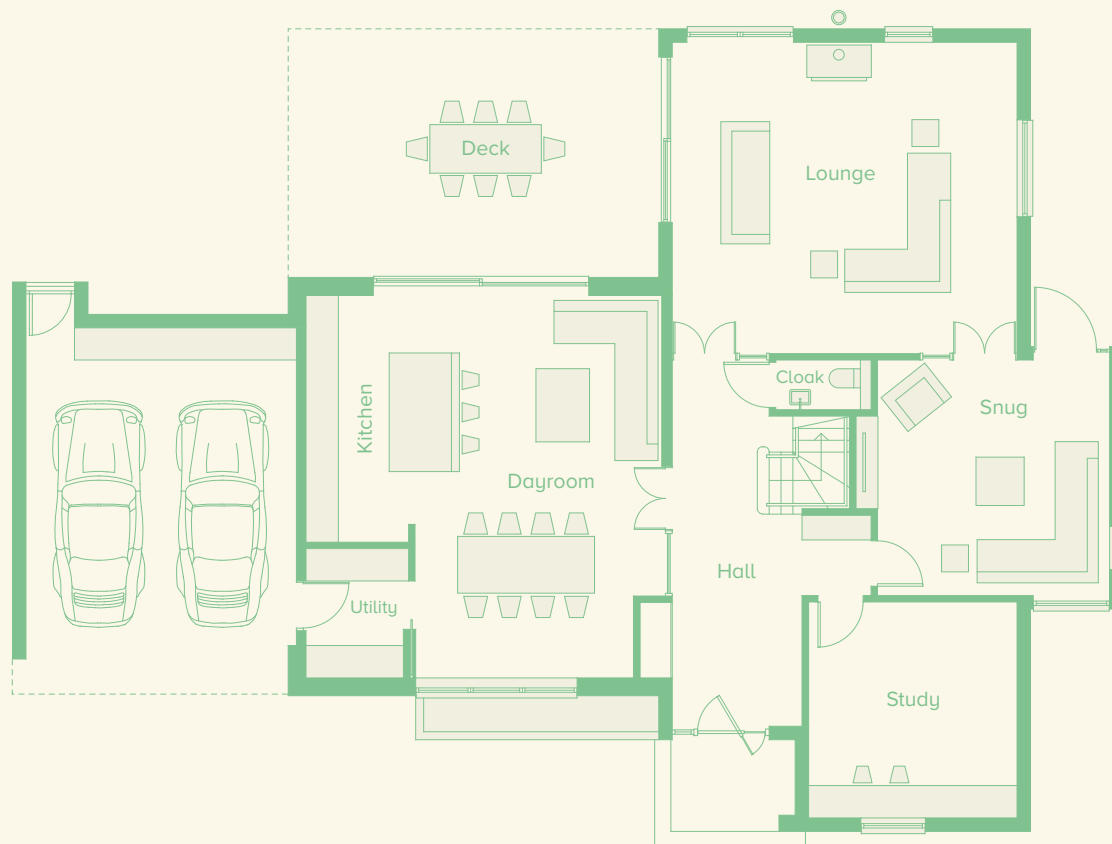
	Metric	Imperial
Master Bedroom	5.38m x 3.4m	17'8 x 11'2
+ Ensuite	2.79m x 2.03m	9'2 x 6'8
+ Dressing Room	4.21m x 1.85m	13'10 x 6'0
Bedroom 2	3.75m x 3.79m	12'4 x 12'5

	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

THE B

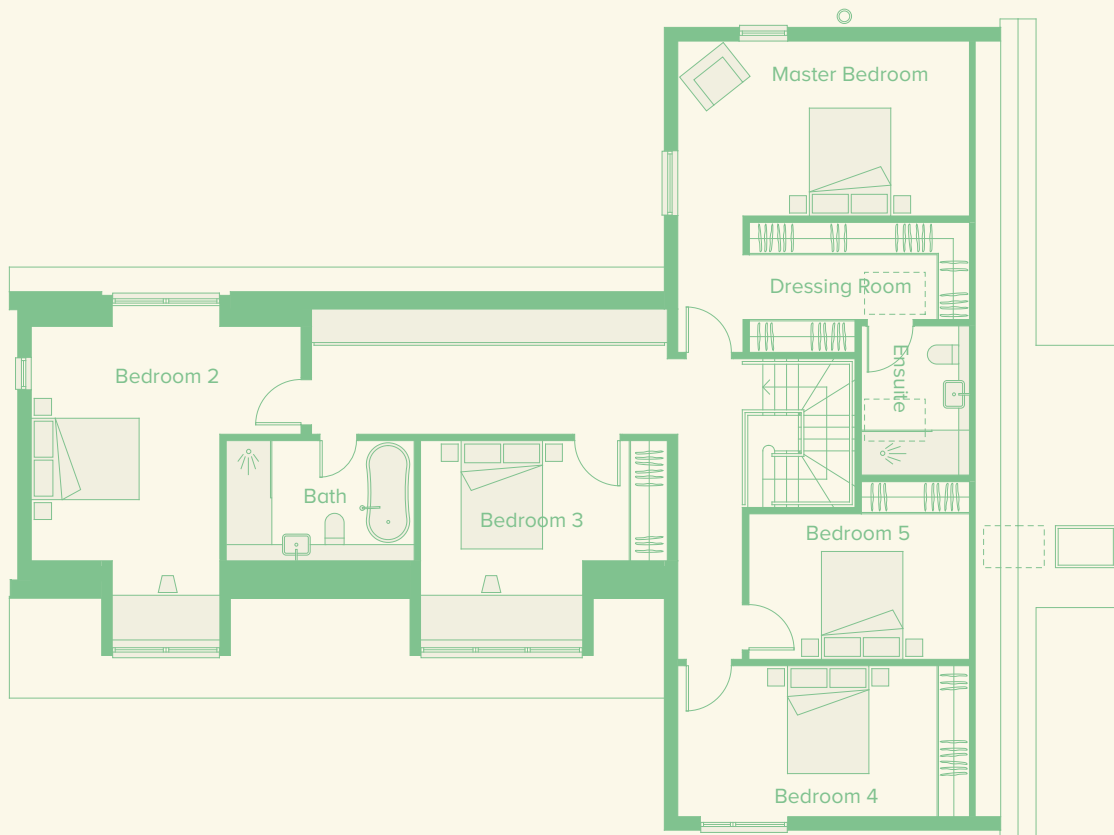
Floor Space

Ground	143.6 m ² / 1545 ft ²
First	127.4 m ² / 1371 ft ²
Total	271 m² / 2916 ft²



	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



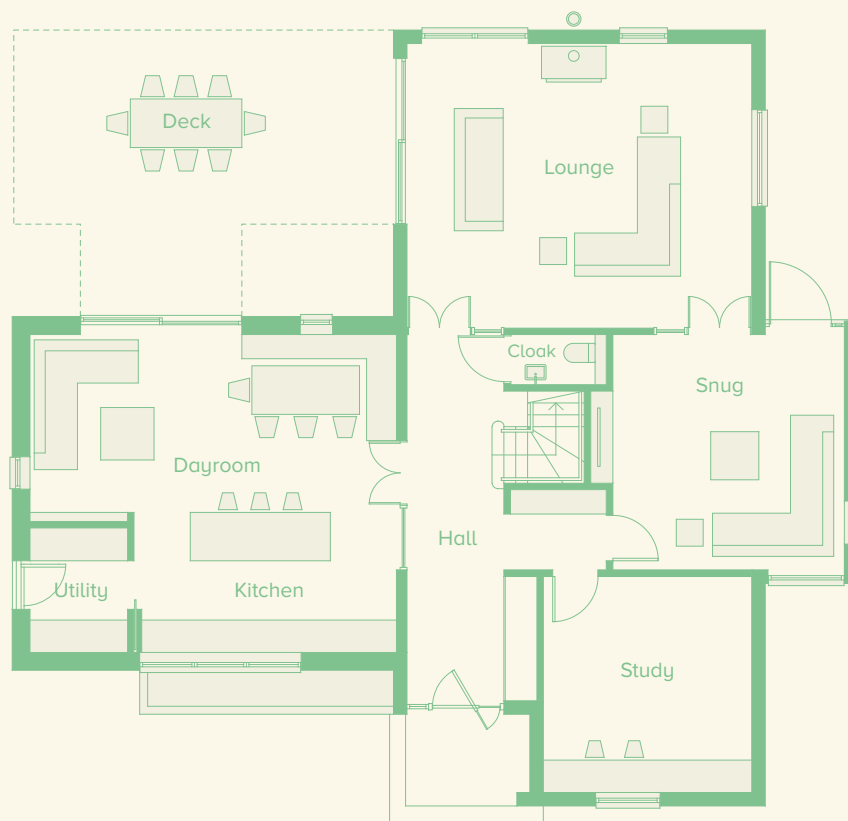
	Metric	Imperial
Master Bedroom	5.46m x 3.29m	17'11 x 10'10
+ Ensuite	2.80m x 1.93m	9'2 x 6'4
+ Dressing Room	4.20m x 2.44m	13'9 x 8'0
Bedroom 2	5.06m x 4.39m	16'7 x 14'5

	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 x 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



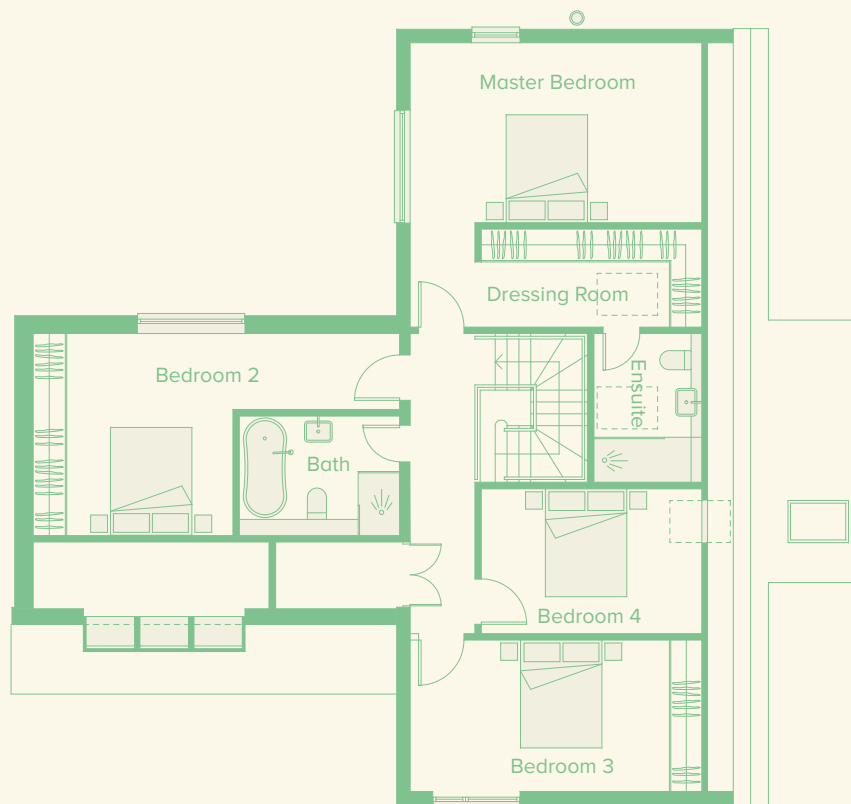
Floor Space

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



	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



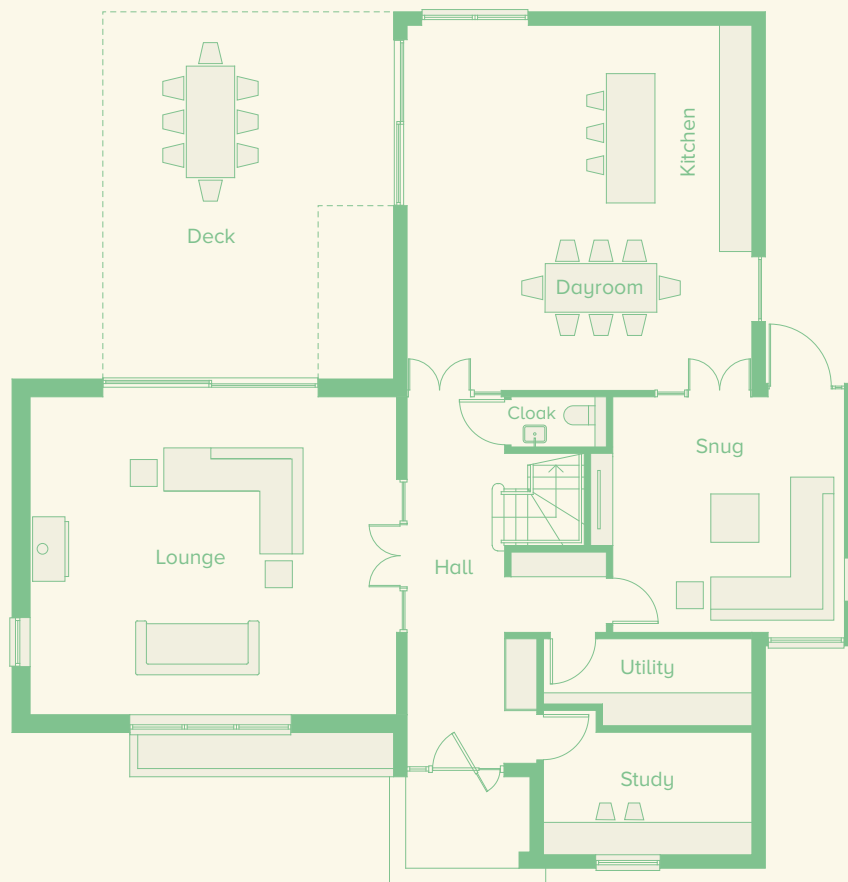
	Metric	Imperial
Master Bedroom	5.38m x 3.4m	17'8 x 11'2
+ Ensuite	2.79m x 2.03m	9'2 x 6'8
+ Dressing Room	4.21m x 1.85m	13'10 x 6'0
Bedroom 2	3.75m x 3.79m	12'4 x 12'5

	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

FIN D

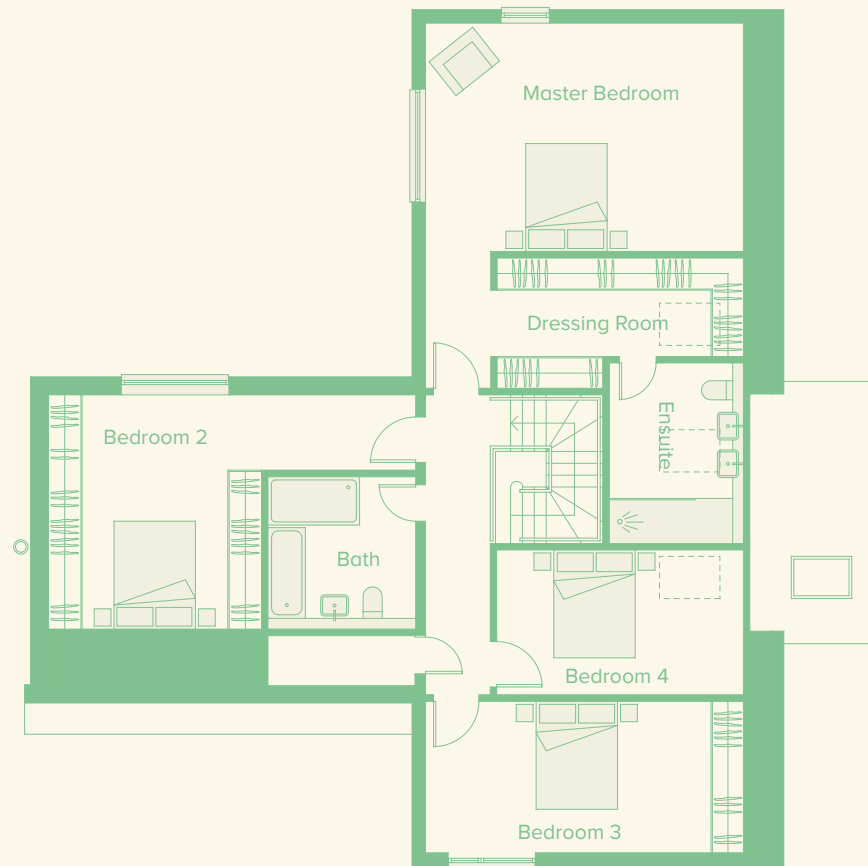
Floor Space

Ground	143.1 m ² / 1540 ft ²
First	107.2 m ² / 1154 ft ²
Total	250 m² / 2694 ft²



	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



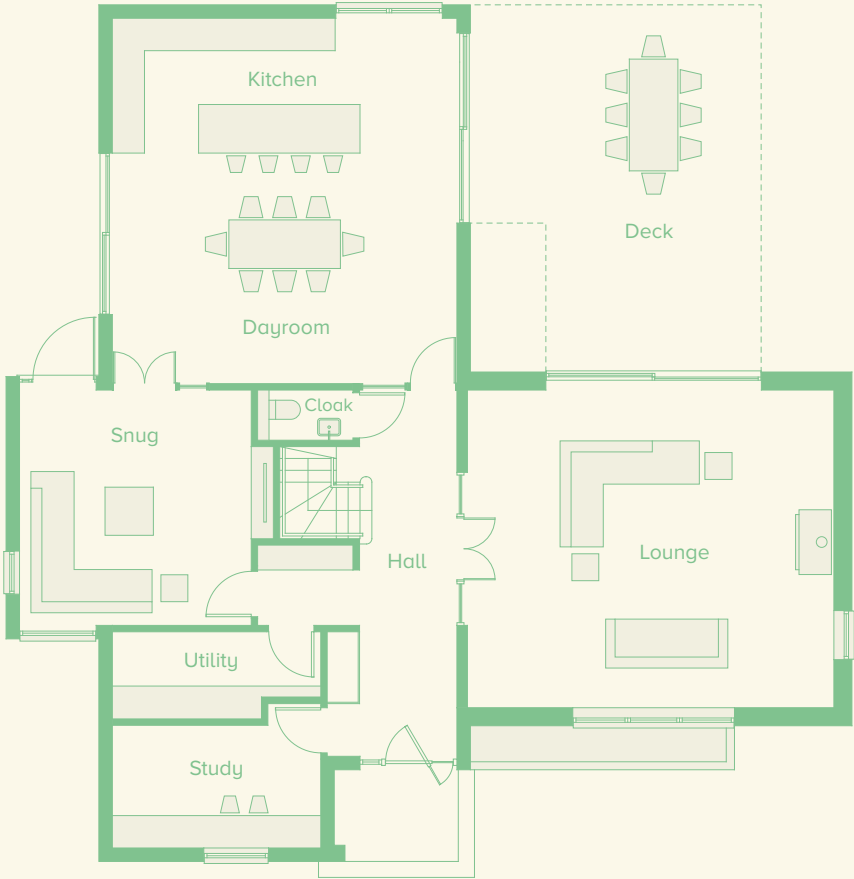
	Metric	Imperial
Master Bedroom	5.94m x 4.28m	19'6 x 14'1
+ Ensuite	3.38m x 2.52m	11'1 x 8'3
+ Dressing Room	4.69m x 2.45m	15'5 x 8'0
Bedroom 2	4.39m x 4.00m	14'5 x 13'1

	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



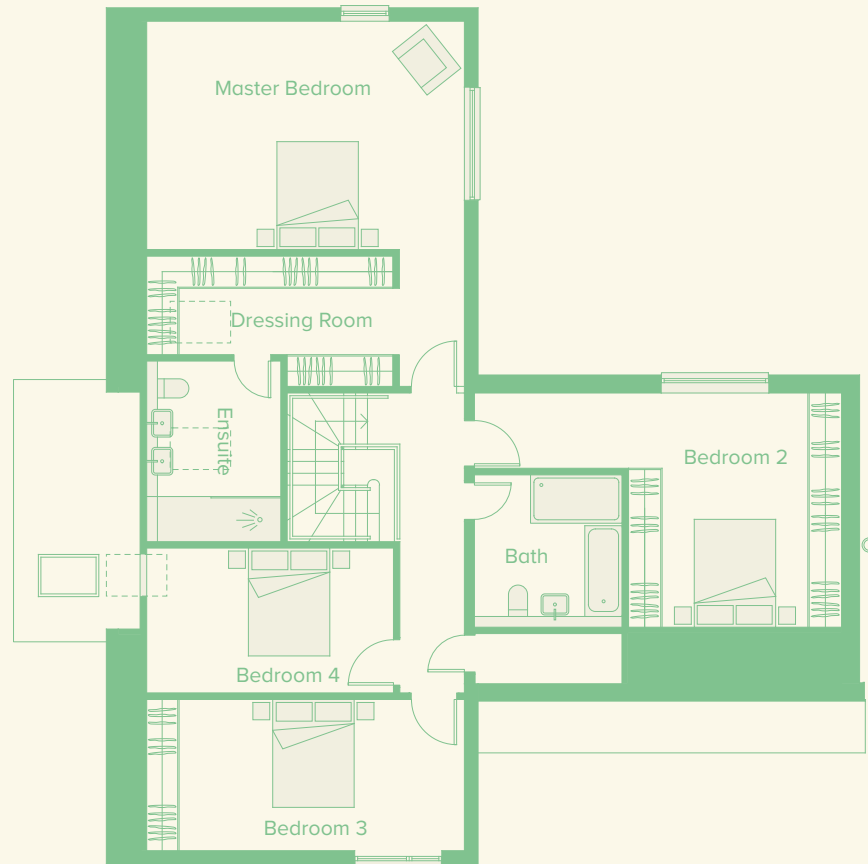
Floor Space

Ground	143.1 m ² / 1540 ft ²
First	107.2 m ² / 1154 ft ²
Total	250 m² / 2694 ft²



	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



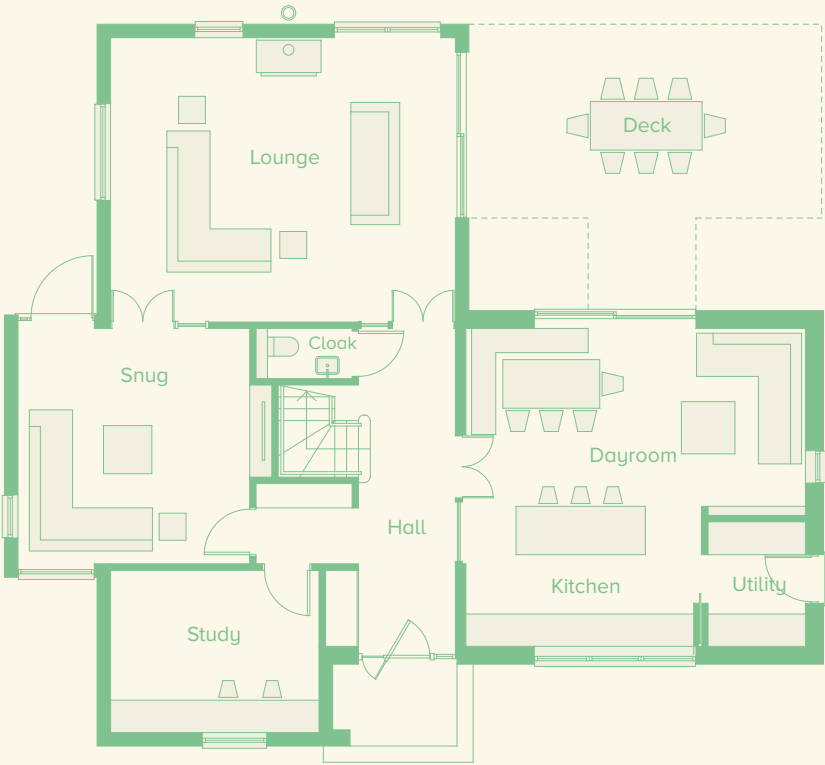
	Metric	Imperial
Master Bedroom	5.94m x 4.28m	19'6 x 14'1
+ Ensuite	3.38m x 2.52m	11'1 x 8'3
+ Dressing Room	4.69m x 2.45m	15'5 x 8'0
Bedroom 2	4.39m x 4.00m	14'5 x 13'1

	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



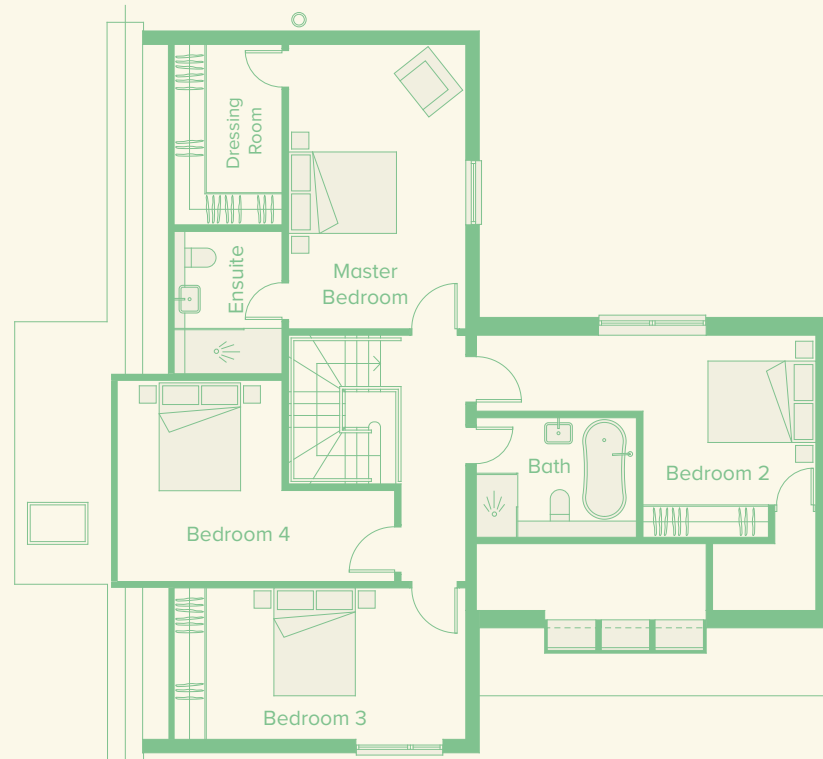
Floor Space

Ground	124.3 m ² / 1337 ft ²
First	93.6 m ² / 1007 ft ²
Total	218 m ² / 2344 ft ²



	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



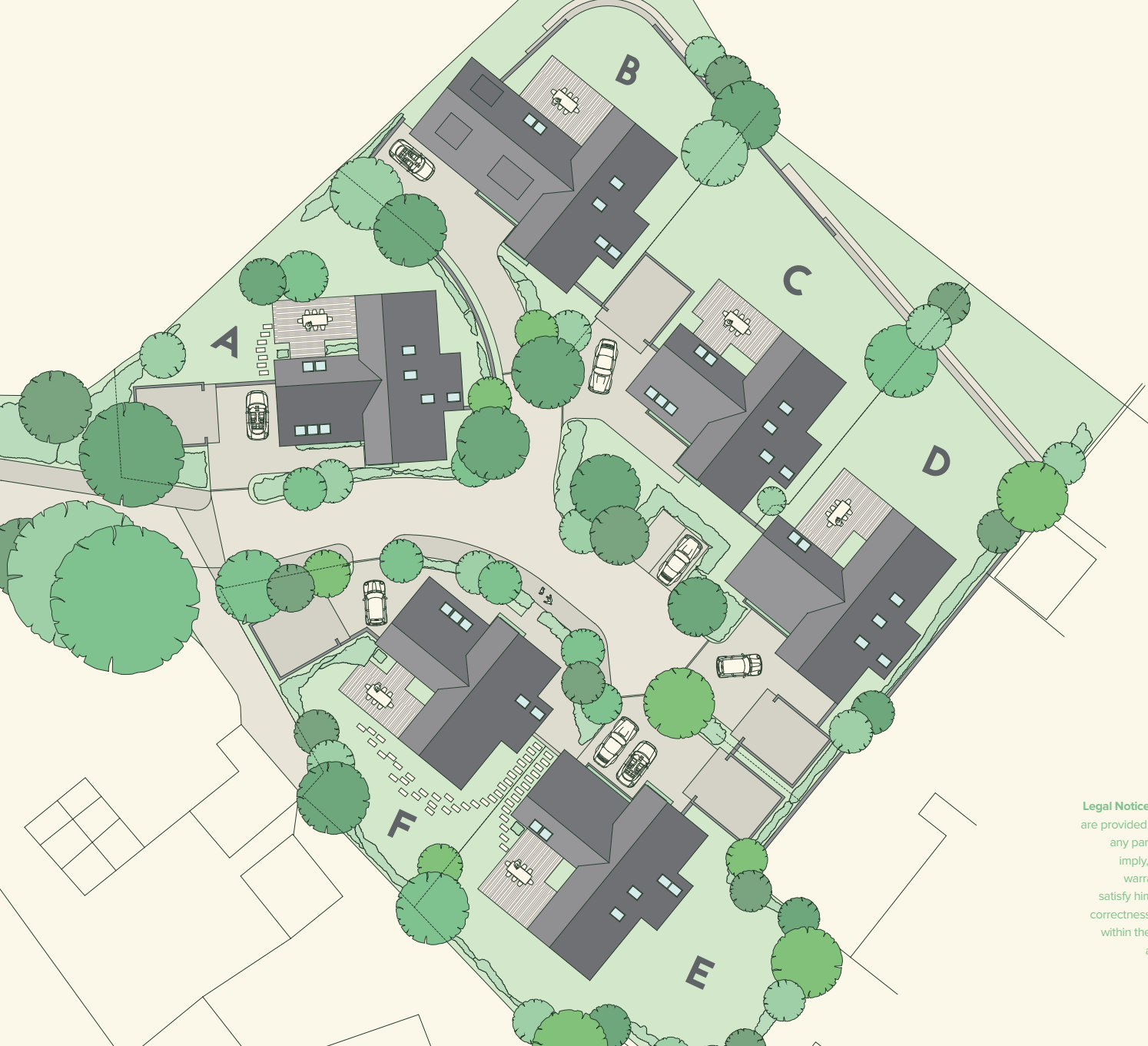
	Metric	Imperial
Master Bedroom	5.40m x 3.33m	17'9 x 10'11
+ Ensuite	2.67m x 2.03m	8'9 x 6'8
+ Dressing Room	3.39m x 2.03m	11'2 x 6'8
Bedroom 2	5.46m x 2.85m	17'11 x 9'4

	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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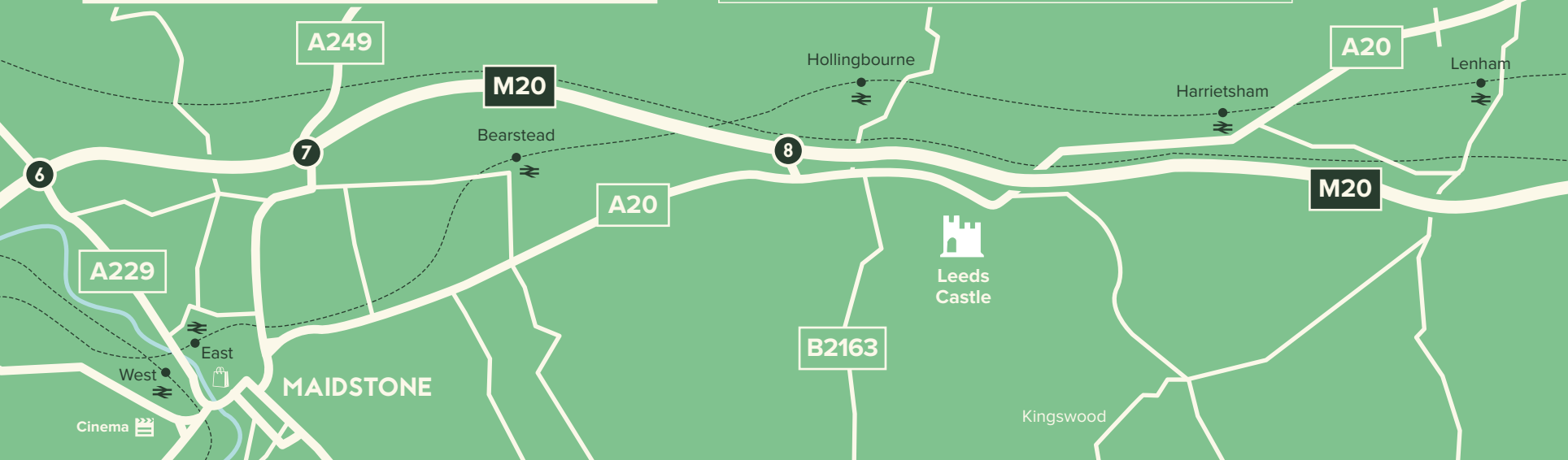
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THE
FORSTAL

A20

LENHAM HEATH

Charing

M20

Little Chart

Hothfield

A20

A251

A252

Challock

Boughton
Lees

A251

A251

Cinema

9

A28

A28

ASHFORD

Ashford Int
(High Speed)

Outlet
Centre

Great
Chart

Wye

Canterbury

Chilham

Faversham



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