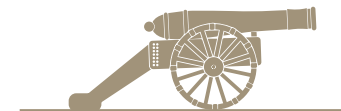


Hartree Gardens

HALSTEAD



Hartree Gardens

HALSTEAD

1-4 Armstrong Close,
Halstead, Sevenoaks, TN14 7BS





Hartree Gardens is a beautiful collection of twelve 2 and 3-bedroom cottages in a delightfully rural setting, just a stone's throw from superb transport links and local amenities.

Demonstrating exceptional craftsmanship, these freehold houses have been meticulously created by award winning developers Mount Delvin Homes and combine practical homes with generous gardens, in a convenient location positioned between several popular and attractive villages and towns, whilst also offering easy access to rail links into London and superb connections by road.

Offering a range of 2-bedroom terrace and semi-detached houses and 3-bedroom terrace and end of terrace properties, each has a generous private garden and off-street parking. Kitchens have been hand made in the UK and bathrooms completed to a high specification.

In addition, every home will have an Air Source Heat Pump providing a highly energy efficient heating hot water system that will allow homeowners to cut energy bills and CO2 emissions. The new homes will also be provided with a 10-year Build Zone Structural Warranty.

Enjoying the tranquillity of peaceful Kent countryside without compromising on convenience.

Hartree Gardens is located on a quiet cul-de-sac with just sixteen other family houses. Beyond the immediate situation, the development has the benefit of being positioned between the Kent villages of Halstead, Knockholt and Otford, which offer an array of country pubs, quaint café's and restaurants.

A number of country walks are on the doorstep, with the Otford circular walk taking in some of the North Downs most spectacular scenery and views. Only 6 miles away, also in the Kent Downs area of outstanding natural beauty, is Knole Park. The 950-acre park is home to National Trust property Knole House, close to the attractive town of Sevenoaks, which offers multiple restaurants, cafés, independent shops, as well as the usual outlets.





Schooling

The local area is well served for primary education, with Halstead Community Primary School, Otford Primary School and Shoreham Village Primary School all within 3 miles. Darrick Wood Secondary School is 7 miles away and is rated 'Outstanding' by Ofsted. Newstead Wood and St. Olave's Grammar Schools are 6.5 and 5 miles away.

Golf enthusiast?

There are 9 golf courses within 20 minutes* of the site by car, including High Elms, Westerham, Chelsfield and West Kent Golf club.

**timings taken from Google maps*

Fancy a pint?

With Knockout, Halstead and Otford each offering two excellent pubs, you are spoilt for choice. However, 'The Rising Sun' happens to be extremely popular as well as being the most local to the development.



Just minutes away from both Knockholt and Orpington rail stations, offering quick routes into Central London – an easy commute at your doorstep.

Knockholt station is just 2.5 miles from the development and Orpington 5.5 miles, with ample parking.

Knockholt

London Charing Cross - 44 Minutes

Sevenoaks - 8 Minutes

Shoreham

London Blackfriars- 57 Minutes

Sevenoaks - 10 Minutes

Orpington

London Charing Cross- 26 Minutes

London Victoria - 24 Minutes

London Bridge - 17 Minutes

Tonbridge - 20 Minutes



Specification

General

- Mitsubishi Ecodan Air Source Heat Pumps (ASHP) provide hot water & underfloor central heating throughout - Supplied with remote control monitoring, maintenance and technical support
- Amtico flooring to entrance halls, kitchens, cloakrooms, bathrooms & en suite
- Carpet fitted to lounge, stairs, 1st floor landing and bedrooms

Kitchens

- Contemporary designer kitchens with high quality furniture storage & workspace
- Bosch ovens, Induction Hobs & Integrated Fridge Freezers. CDA telescopic cooker hoods, Indesit integrated dishwashers & washer dryers
- Plots 1 & 12: 5 Burner Bosch hobs, Bosch oven with Eco Clean - Additional combination Bosch microwave oven. CDA under counter wine chiller
- Quartz worktop with upstand and splashback

Bathrooms, En-Suites & Cloakrooms

- Roca sanitary ware with hand basin units below
- Renaissance baths
- Ceramic tiled shower cubicles & tiled splashback areas
- Electric programable towel rails
- Hansgrohe mixer taps & thermostatic shower and bath controls
- Merlyn shower doors & bath screens

Decorations & Joinery

- ISEO oak veneer pre-finished lacquered paneled doors
- Purpose made staircases with winders

Security & Peace of Mind

- 10 Year Build Zone Structural Warranty
- Pyronix intruder alarm system
- Composite front doors with multi locking system
- Mains smoke & carbon monoxide alarms
- Triple glazed windows to new build units & double-glazed to conversion units
- Remote control of heating & hot water system accessible via smartphone, tablet or PC

Electrical & Comfort

- LED downlights fitted throughout
- Master telephone point fitted
- TV point to living room and bedrooms
- Provision for owner to install electric vehicle charging point
- Cat 6 cable home network points fitted

External Features

- Outdoor paved patio area
- Tiered rear garden areas to Plots 6-12
- Communal electric vehicle charging unit
- Resin driveway & pathways to front of houses
- Sheds provided on paved base



Environmentally conscious and economically beneficial heating

In times of escalating energy costs and with traditional gas central heating being phased out, Hartree Gardens benefits from a proven renewable super-efficient and affordable heating and hot water solution combined with quality insulation. The Mitsubishi Ecodan Air Source Heat Pump is one of the most advanced heating systems available for homeowners. This reliable, renewable heating technology delivers highly efficient sustainable heating and hot water all year around whilst helping the homeowners to control the cost of living.

Air Source Heat Pumps

The energy at Hartree Gardens has been addressed by installing Air Source Heat Pumps (ASHP) that harness renewable energy to heat your new home efficiently. Mitsubishi (one of the World's largest manufacturers) designed the award winning Ecodan ASHP's that have been installed throughout the development. This compact unit measures just 950mm (w) x 943mm (h) x 330mm (d) and cuts energy bills and CO2 emissions with award winning low noise levels.

Control of the heating and hot water can be carried out from your smartphone, tablet or computer via an App.

Homeowners can enjoy total peace of mind, knowing that with just one call, they are able to call upon Mitsubishi Electric's highly skilled engineers, who have the capability to check the heating system remotely.

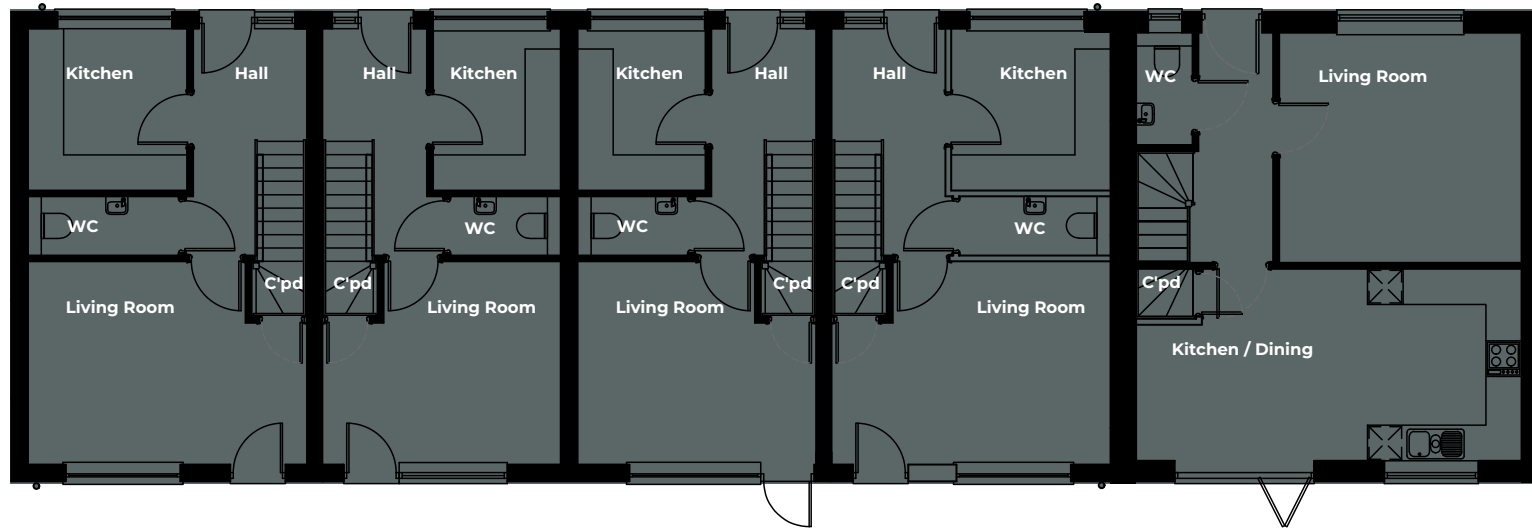
- ASHP's are presently used in 1000's of homes in the UK. The outdoor unit upgrades freely available heat energy from the air and transfers it to your new home to provide the necessary hot water and heating. Even in freezing cold weather with snow on the ground, the ASHP operates efficiently in temperatures as low as minus 20 degrees C.
- For every 1kW of electricity it uses, the ASHP can create over 3kW of heat output, making it 300% efficient. When compared to oil and gas, which at best can only achieve a 90% efficiency, this shows just how efficient ASHP really are.
- Unlike other heating systems that give big pulses of heat into your property, ASHP maintain a constant ambient temperature throughout your home so that it is always cosy and warm.
- The ASHP works just the same as conventional heating systems, using a hot water cylinder that distributes the hot water throughout the home.

The Ecodan ASHP installed can lower homeowners energy costs and carbon emissions. Given concerns over the future use and supply of gas, the system installed in our new homes at Halstead provides a future-proof heating solution and should be regarded as a significant investment for buyers at Hartree Gardens.









Plots 1-5 Ground Floor

3 Bed House - Floor Area Approx 1010 sq ft

- Kitchen / Dining
- Living Room
- WC

3 Bed House - Floor Area Approx 745 sq ft

- Kitchen / Dining
- Living Room
- WC

3 Bed House - Floor Area Approx 745 sq ft

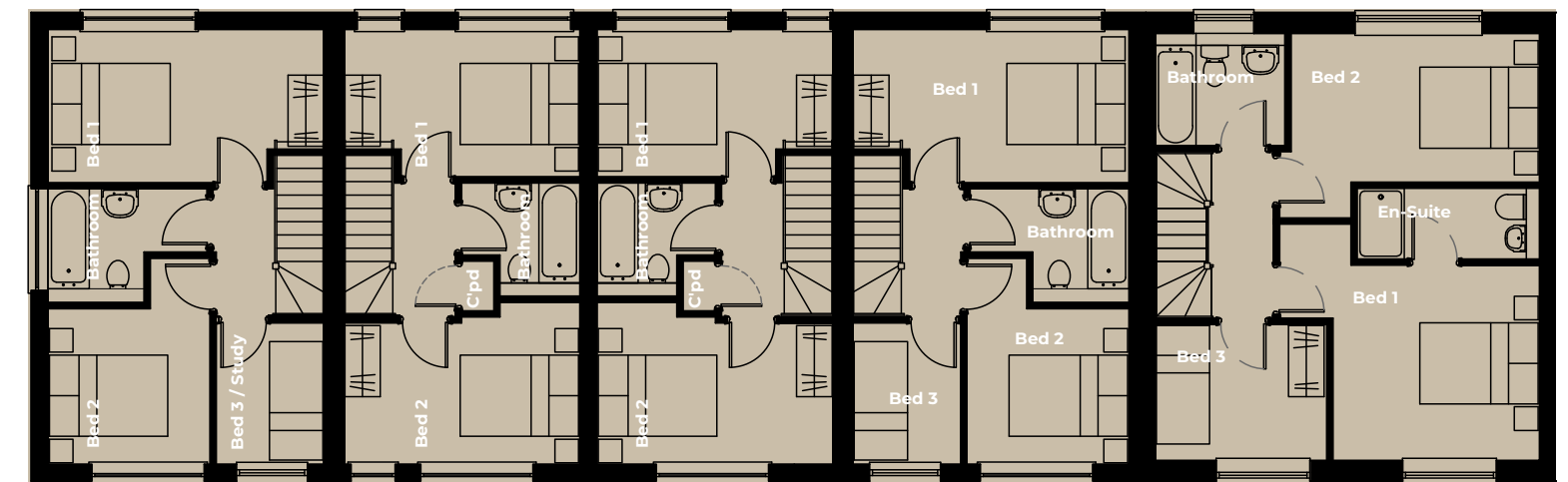
- Kitchen / Dining
- Living Room
- WC

2 Bed House - Floor Area Approx 636 sq ft

- Kitchen / Dining
- Living Room
- WC

2 Bed House - Floor Area Approx 636 sq ft

- Kitchen / Dining
- Living Room
- WC



Plots 1-5 First Floor

3 Bed House - Floor Area Approx 1010 sq ft

- Bedroom 1 with En-Suite
- Bedroom 2
- Bedroom 3
- Bathroom

3 Bed House - Floor Area Approx 745 sq ft

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom

3 Bed House - Floor Area Approx 745 sq ft

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom

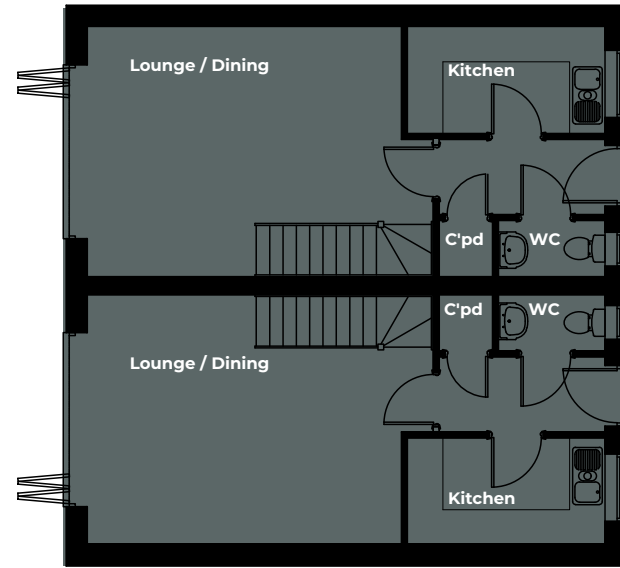
2 Bed House - Floor Area Approx 636 sq ft

- Bedroom 1
- Bedroom 2
- Bathroom

2 Bed House - Floor Area Approx 636 sq ft

- Bedroom 1
- Bedroom 2
- Bathroom





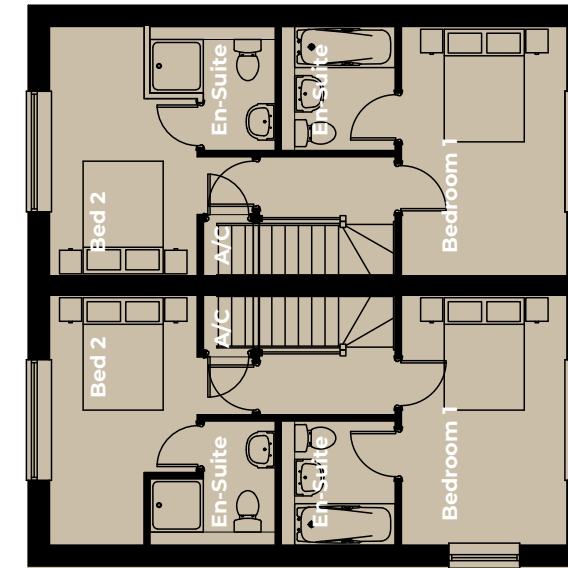
Plots 6-7 Ground Floor

2 Bed House - Floor Area Approx 795 sq ft

- Kitchen
- Lounge / Dining
- WC

2 Bed House - Floor Area Approx 795 sq ft

- Kitchen
- Lounge / Dining
- WC



Plots 6-7 First Floor

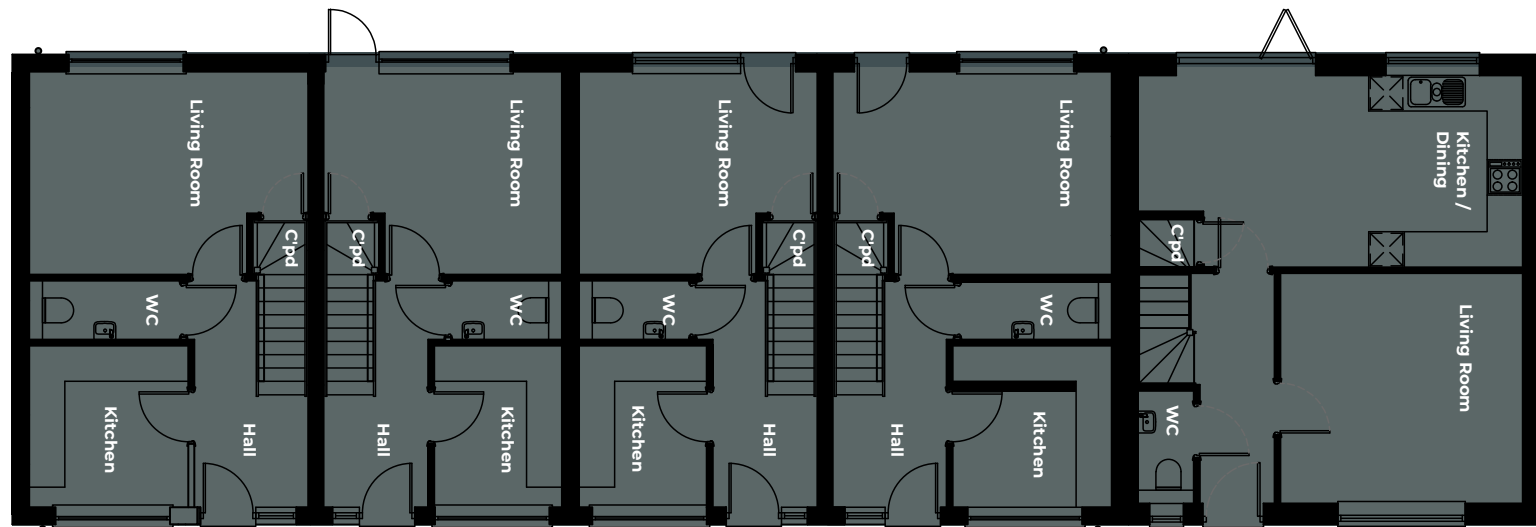
2 Bed House - Floor Area Approx 795 sq ft

- Bedroom 1 with En-Suite
- Bedroom 2 with En-Suite

2 Bed House - Floor Area Approx 795 sq ft

- Bedroom 1 with En-Suite
- Bedroom 2 with En-Suite





Plots 8-12 Ground Floor

3 Bed House - Floor Area Approx 745 sq ft

- Kitchen
- Living Room
- WC

2 Bed House - Floor Area Approx 636 sq ft

- Kitchen
- Living Room
- WC

2 Bed House - Floor Area Approx 636 sq ft

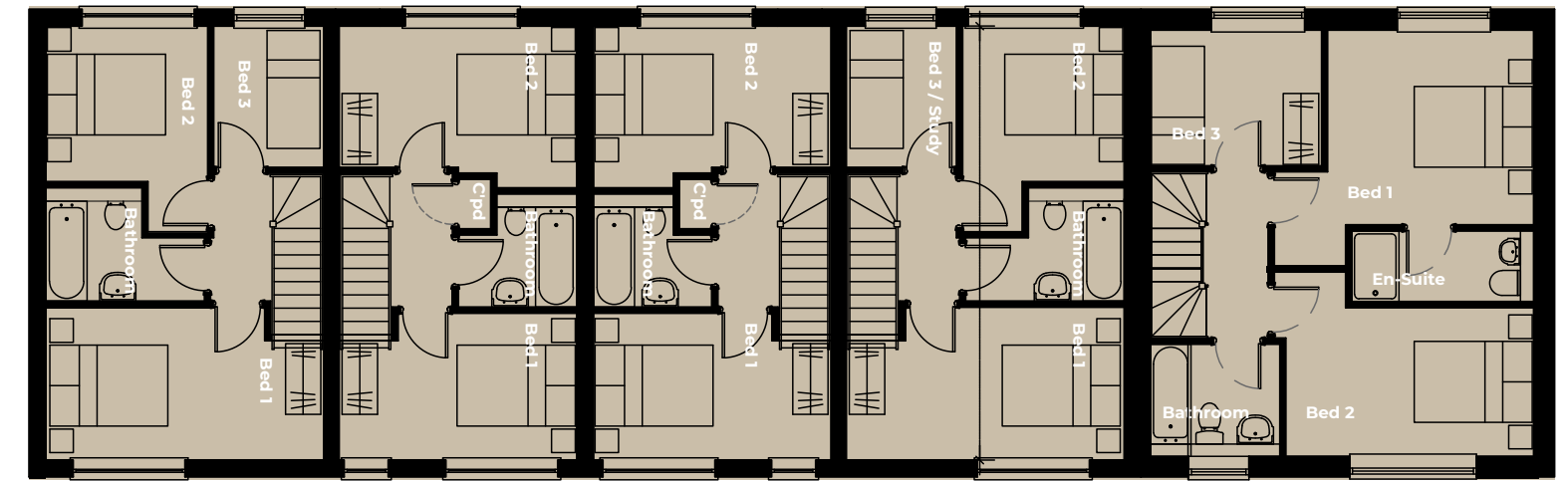
- Kitchen
- Living Room
- WC

3 Bed House - Floor Area Approx 745 sq ft

- Kitchen
- Living Room
- WC

3 Bed House - Floor Area Approx 1010 sq ft

- Kitchen / Dining
- Living Room
- WC



Plots 8-12 First Floor

3 Bed House - Floor Area Approx 745 sq ft

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom

2 Bed House - Floor Area Approx 636 sq ft

- Bedroom 1
- Bedroom 2
- Bathroom

2 Bed House - Floor Area Approx 636 sq ft

- Bedroom 1
- Bedroom 2
- Bathroom

3 Bed House - Floor Area Approx 745 sq ft

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom

3 Bed House - Floor Area Approx 1010 sq ft

- Bedroom 1 with En-Suite
- Bedroom 2
- Bedroom 3
- Bathroom



The Developer

Mount Delvin Homes take pride in building new homes that “we would want to live in ourselves”.

Mount Delvin are proud winners of the Evening Standard Award for Best Family Home 5-Bedrooms, the International Property Award for Best Residential Property in Kent 2016, and again in 2018/19, as well as Best Development in Kent 2018/19

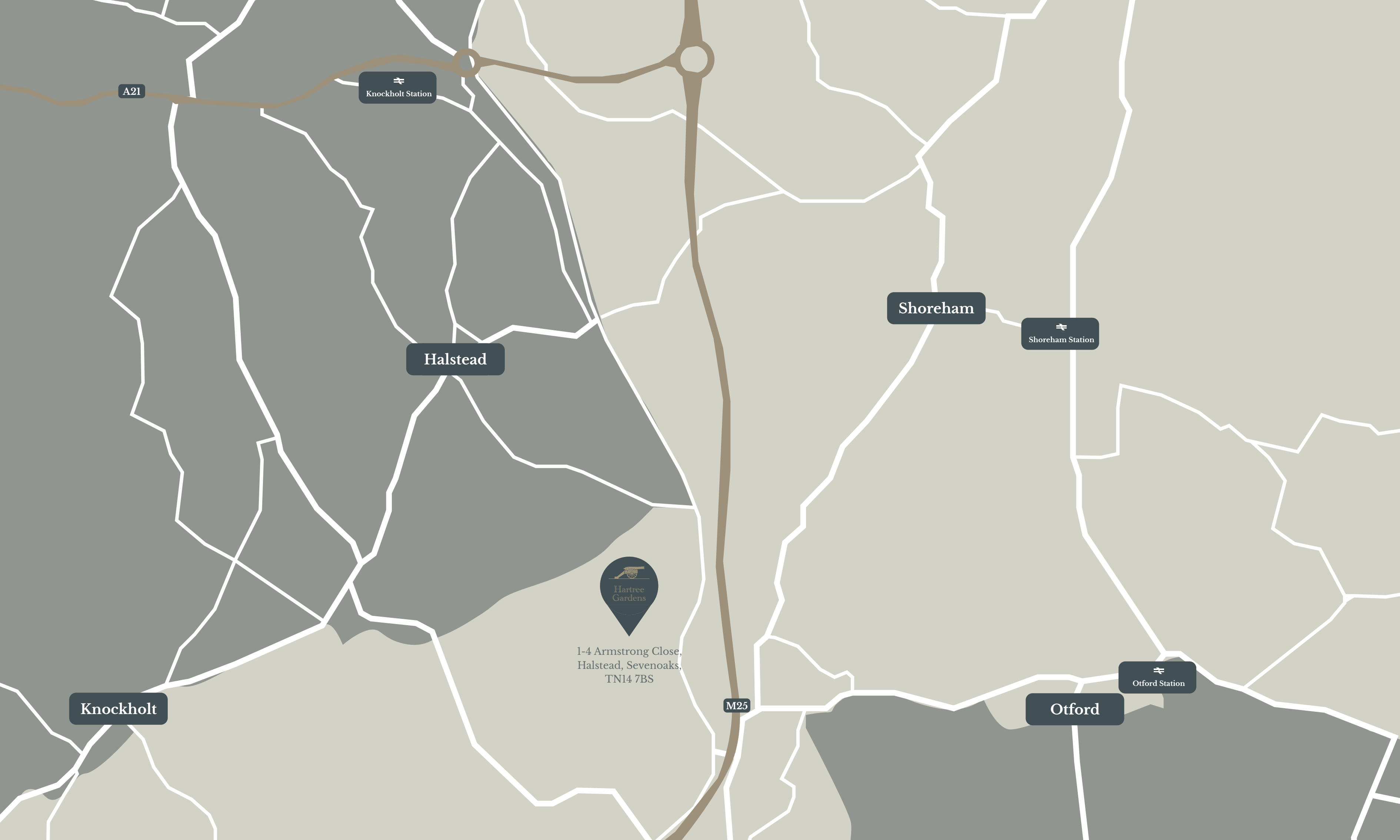
In buying one of these homes you can rest assured that you are investing in a development of the highest quality. With over 20 years of experience as property developers, following a period as building contractors working on prestigious central London developments, their longevity in the field speaks for their precise and detailed approach to construction and client aftercare.



MOUNT DELVIN
HOMES

Misrepresentation act: These particulars are believed to be correct and, where practicable, reasonable steps have been taken to ensure their accuracy, however this cannot be guaranteed. They do not form part of any offer or other contract. The owner of this property does not make or give, representation or warranties in relation to this property. Holmes Hoking and its employees do not accept any responsibility for information supplied to them by the owner or any third party. Any intending purchaser or lessee must satisfy itself by inspection or otherwise as to the correctness of the particulars. All measurements are approximate. The plans in these particulars are published for convenience of the identification only, and although believed to be correct, their accuracy is not guaranteed and do not form part of any contract.





A21

Knockholt Station

Halstead

Shoreham

Shoreham Station



Hartree Gardens
1-4 Armstrong Close,
Halstead, Sevenoaks,
TN14 7BS

M25

Knockholt

Otford

Otford Station



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