

*The*  
**FOUNDRY**  
H O R S M O N D E N

FROM ESQUIRE DEVELOPMENTS





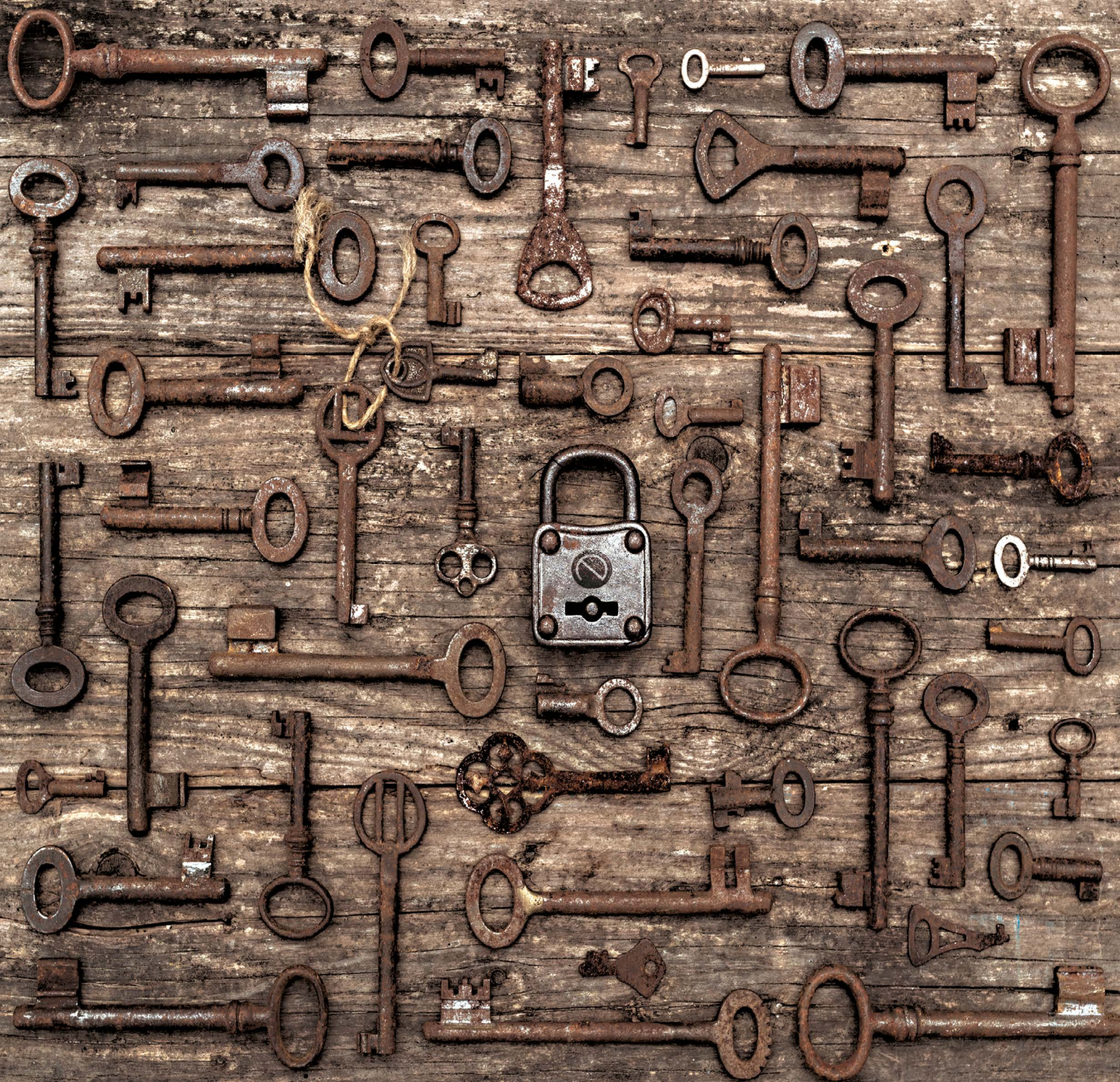
*The*  
**FOUNDRY**

HORSMONDEN

TN12 8HF

THREE AND FOUR BEDROOM HOMES  
FROM ESQUIRE DEVELOPMENTS







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# *The Foundry - unlocking a world of possibilities*

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Live life to the full at The Foundry, a new development of 3 and 4 bedroom homes. Perfectly located in the traditional Wealden village of Horsmonden, these high-spec homes tick all the boxes in terms of comfort, quality and convenience.

Horsmonden's relaxed atmosphere and classic village ambience give few clues to its illustrious history as a former centre of weaving and iron making. Our development takes its name from the famous iron foundry, which was a major manufacturer of munitions during the 17th century. In 1613, 200 men were employed at the Horsmonden Furnace, and during the English Civil War it was one of the most important gun-founders in the Weald of Kent.

Today The Foundry offers the perfect balance of friendly, established community and rural tranquillity. With easy access to the broader sweep of the Kent countryside and coastline, and rail links from nearby Paddock Wood to Central London with a journey time of less than an hour, The Foundry is an ideal place for all kinds of homeowners, from busy commuters to growing families.



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## *Close to Home*

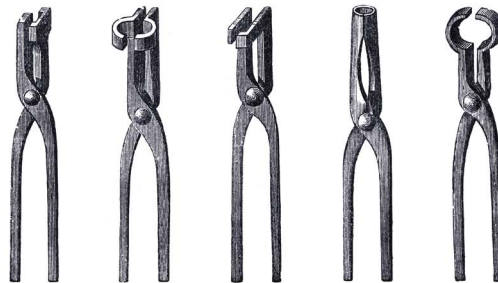
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Horsmonden is a place where you can enjoy true quality of life. You'll feel part of a community rooted in traditional values. But you'll also be in touch with the modern world, with excellent transport links to London, the coast and beyond.

At the heart of the village is the Heath, a lovely stretch of green space, surrounded by heritage homes, a legacy of the rich merchants who lived here when it was a cloth-making centre. A selection of shops includes the Heath Stores, where you can pick up day-to-day essentials, as well as locally-made and Fairtrade produce.

Social life revolves around the village's friendly pub, the Gun and Spitroast, the Horsmonden Social Club and the village hall. A year-round programme of events includes a fortnightly farmers' market, an annual Summer Festival, live music shows, a cricket and beer festival.

Horsmonden is also a great place to raise a family. The village nursery/playschool and primary school both play a major role in the community, and there's a sports ground and well-equipped play area where the kids can safely let off steam.













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# *Within easy reach*

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This part of Kent has a whole host of attractions, from lively towns to renowned heritage sites and beauty spots. It's also easy to pop up to London for some world-class shopping and entertainment, and it's just a short drive to the South Coast.

Under 10 miles away is the 400-year-old spa town of Royal Tunbridge Wells, where you can go shopping in the legendary Pantiles, see a live show at the Assembly Hall or catch a movie at the multiplex. The town also has an eclectic year-round programme of music, theatre, dance, comedy, festivals, exhibitions, historical re-enactments and kids' events.

Get a breath of fresh air or have a summer picnic at country parks such as Bewl Water, an Area of Outstanding Natural Beauty with the largest stretch of open water in the South East. Step back in time at romantic castles and elegant stately homes. Treat the kids to a trip to the seaside or a fun day out at one of the many family attractions.

As for educational establishments, there's a wide choice in the local area, from well-respected comprehensives and grammars to leading independent schools, including Tonbridge School, founded in 1553.





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## *Pursue your lifestyle*

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Living at The Foundry means endless opportunities to indulge in your favourite pastime. The local area is stacked with places to enjoy shopping, eating out, entertainment and leisure activities.

Browse the big-name stores in state-of-the-art malls, find interesting buys in smaller independent shops or pick up some fresh meat and produce at the local farmer's market. Drive out to a welcoming country inn or head into town for all kinds of culinary fare, from ethnic specialities to cordon bleu cookery.

As for sporting activities, for golfers there's no more spectacular backdrop than the stunning Garden of England. You can also swim, play racquet sports, do some cross-country cycling on woodland trails or go for a rural hack along ancient bridleways. Or how about heading over to Bewl Water for fishing, canoeing, sailing or paddleboarding.

Horsmonden has its own cricket, table tennis, bowls and tennis clubs, whilst Tunbridge Wells has an illustrious sporting heritage, with many well-established clubs for football, rugby, cricket, tennis and more. The town's Sports Centre has three swimming pools, fitness studios, a gym and a range of facilities for squash, badminton and team sports.













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# Design Features & Development Specification

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## *Kitchen*

- The kitchen is fitted with a range of bespoke wall and floor cabinets, with high grade laminate work surfaces, upstands & splashback
- Fully integrated appliances including Neff double ovens, 5 ring gas hob, fridge/freezer & dishwasher

## *Bathroom, En-suites & Cloakroom*

- Contemporary white sanitary ware with chrome fittings
- Vanity units to bathroom, en-suites & cloakroom
- Luxurious bath with shower over and glass enclosure
- Rain showers with stylish glass enclosures
- Heated chrome towel rail
- Shaver point to bathroom and en-suites

## *Electrical*

- LED recessed downlights to kitchen, bathroom, en-suites and hallway, with low energy pendant fittings to living room, dining room, all bedrooms and landing
- Generous supply of power outlets throughout
- Telephone point in hallway, living room and master bedroom

- TV point in living room and all bedrooms
- Power and lighting provided to loft space, garage and car ports

## *Heating and Hot Water*

- Gas fired central heating via radiators, each with independent thermostatic control
- Condensing boiler with pressurised hot water cylinder

## *Internal Finishes*

- Choice of porcelain floor tiles to kitchen, utility, bathroom, en-suites and cloakroom
- Choice of porcelain wall tiles to bathroom and en-suites
- Bespoke white painted staircase with oak handrail
- Attractive white gloss painted skirtings and architraves provided throughout
- White gloss painted internal moulded doors with polished chrome ironmongery
- Built in wardrobes to master bedroom, with pure white glass infills

## *Safety and Security*

- Mains fed smoke and heat detectors with battery back up

- PVCu double glazed windows and external doors with multi point locking system

## *External Finishes*

- Garage to 4 bedroom homes with additional driveway parking
- Car ports to 3 bedroom homes with additional driveway parking (excluding plot 11)
- Turf and area of patio to rear garden, along with turf and feature landscaping to front garden
- Cold mains outside tap
- PIR coach lights to front and rear doors

## *After Care*

- Esquire Developments will allocate you a dedicated Customer Services Contact providing peace of mind for the first two years after you move into your property
- All homes are provided with a comprehensive two year home emergency home cover

## *Guarantee*

- All homes come with a ten year Build-Zone guarantee

## *Choices & Additions*

We try to offer each of our clients as much flexibility as we can regarding choices and additions. We understand that each client is different and we try to tailor our approach to each sale to take account of this.

Our experienced sales team are happy to spend time with you looking at your options and going through samples to ensure that you are happy with each decision you make regarding your property.

If you choose to purchase your new home with Esquire Developments early enough in our build programme we are happy to discuss selections for the following:  
**A selection of kitchen upgrades, floor finishes and additional tiling.**



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# *At Esquire Developments*

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We take a dynamic and tailored approach to property development. Each of our developments are built to a bespoke design put together by our hugely experienced design team and every individual detail is meticulously selected, after all each location is different and has its own identity.

It is our intention for every single one of our homes to have a timeless quality that enables it to sit perfectly within its community from the moment it is complete.

We understand the high demands of modern living and we aim to deliver each of our clients with their own sanctuary that offers a warm and comfortable place for their family to call home.

Buying a new home is one of the most important things you do and it is our ambition to make each and every stage of the process as smooth and enjoyable as possible. The level of customer care that we provide is of paramount importance to all that work at Esquire Developments and we will always do our utmost to ensure our client's satisfaction.







# ESQUIRE

DEVELOPMENTS

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# Connect

Less than five miles away is Paddock Wood Station, with regular services to London Charing Cross, London Bridge, Tonbridge, Ashford, Maidstone and Dover. Horsmonden also has regular bus services to Tenterden, Paddock Wood and Tunbridge Wells.

The M25 and Dartford Crossing are easily reached via the A21 and A26. For international travel, it's around 40 miles to Gatwick Airport, 23 miles to Ashford International (for Eurostar services to the Continent) and under 40 miles to the Eurotunnel terminal at Folkestone.

	
Paddock Wood Station <b>4.7 miles</b>	London Charing Cross <b>54 minutes</b>
Tunbridge Wells <b>8.7 miles</b>	Ashford International <b>28 minutes</b>
Tonbridge <b>9.7 miles</b>	Maidstone West <b>20 minutes</b>
Maidstone <b>12 miles</b>	Tonbridge <b>8 minutes</b>
Hastings <b>23.7 miles</b>	Canterbury West <b>48 minutes</b>
Bluewater <b>30 miles</b>	Sevenoaks <b>17 minutes</b>
Gatwick Airport <b>40 miles</b>	Dover <b>1 hour 4 minutes</b>

Source:

Rail journey times: [www.nationalrail.co.uk](http://www.nationalrail.co.uk) (Journey times may vary)

Road mileage: [www.google.com/maps](http://www.google.com/maps) (Distances are approximate)





