ESQUIRE

DEVELOPMENTS

AT

GARLAND PARK



Computer generated image of Garland Park.

DISCOVER

GARLAND PARK

GODDARD'S GREEN ROAD, BENENDEN
KENT TN17 4AX

Nestled in the heart of the picturesque Weald of Kent, Garland Park presents a rare opportunity to embrace refined countryside living. This exceptional new development harmoniously blends timeless natural beauty with contemporary comfort, offering residents an enviable quality of life in one of England's most cherished landscapes.

Comprising 87 thoughtfully designed, high-specification homes, Garland Park features an elegant mix of two, three, four, and five-bedroom residences including a crescent of 12 distinguished townhouses, each commanding stunning views across the surrounding countryside – an idyllic setting for modern living with character and charm.

ESQ.





Computer generated image of Garland Park.



DISCOVER ESQUIRE DEVELOPMENTS

"Founded in 2011, we have grown into one of the South East's foremost privately-owned property developers. A name synonymous with quality, integrity and vision. As locals born and raised here, our deep connection to Kent and its surrounding areas is woven into every project we undertake.

We bring a rare combination of local insight, refined craftsmanship and an unwavering commitment to excellence. Every home we create is a signature expression of refined living – individually designed, beautifully finished, and thoughtfully placed to enrich its surroundings.

Our enduring success is built on trusted partnerships, innovative thinking and timeless values. Together, we are not simply building homes – we are shaping places, curating experiences, and creating a legacy of distinction. Make it yours, Make it Esquire."

Paul Henry

Paul Henry
Co-founder

David Braddon

David Braddon
Co-founder

Discover more

www.esquiredevelopments.com

#MYESQUIREHOME

ESQ.



LUXURY LIVING IN A UNIQUE LOCATION

Garland Park's idyllic location combines rural seclusion with easy access to three well-established communities in the nearby villages of Benenden, Biddenden and Sissinghurst.

All three villages combine typical Wealden charm, time-honoured values and historic architecture with some useful amenities for your day-to-day needs.

With a green overlooked by a medieval church, Benenden is the model of a traditional English village. The village cricket team has been playing on the green since the 18th century and spectators can enjoy real ales, local cider, fine wines and good food at the Bull Inn. A range of essentials are available in the community shop and the village hall hosts regular clubs and classes, including yoga and pilates.

Biddenden's picturesque High Street is home to the cosy Red Lion pub, the family-run Bakehouse Café and renowned chef-patron Graham Garrett's prestigious West House Restaurant with Rooms. Biddenden Vineyards is famous for its award-winning wines, ciders and juices and its on-site shop also stocks a specially selected range of local and regional artisan products, including cheese, charcuterie, condiments, beers and gins.

With its many ancient weatherboarded cottages and timber-framed houses, Sissinghurst has authentic picture-postcard charm. The Milk House gastropub and dining room is a great place to eat out, serving a mouthwatering menu that sources as much as possible from artisan and local producers.

The education provision in Kent is outstanding and residents of Garland Park will have a wide choice of high-quality independent and state schools for all ages. Benenden has its own primary school, as well as one of the UK's leading independent girls' schools, founded in 1923. Cranbrook school is a co-educational grammar which balances an academic curriculum with a busy co-curriculum of sport, music, drama and other activities.





















BROADEN YOUR SOCIAL HORIZONS

Living in the heart of Kent means being able to enjoy a wide range of experiences in your spare time. Visit traditional Kentish towns, have a day at the coast or take a trip to the English capital.

Nearby, Cranbrook is a lively little town with medieval houses and an eclectic mix of shops, eateries and other amenities, including a butcher, a bakery, a farm shop and a nursery.

Picturesque Tenterden is known as the 'Jewel of the Weald'. It has a good range of facilities, including interesting independent stores, selling everything from artisan foods to hand-crafted gifts. It's also home to the heritage Kent and East Sussex Railway, a traditional Christmas market and the Chapel Down estate, England's leading wine producer.

Sissinghurst Castle was the beloved home of poet and writer Vita Sackville-West, a member of London's Bohemian Bloomsbury Group. A keen horticulturalist, she transformed the Castle's gardens into a creative masterpiece, reflecting the romantic spirit of her writing. The Granary Restaurant is the ideal spot for a leisurely lunch with friends.

Soak up the resort atmosphere on the three-mile seafront at Hastings, or head for the Old Town, which has an abundance of atmospheric pubs, eating places, tea rooms, museums and antique shops. Alternatively, there's the ancient port of Rye, which has cobbled streets lined with medieval, half-timbered buildings, including the famous 600-year-old Mermaid Inn.

London is also within easy reach, so you can experience some exciting city life whenever you feel like it. Shop in world-famous department stores and enjoy world-class entertainment and cuisine in the buzzing West End.



ENJOY THE FINER THINGS IN LIFE

Whether you love shopping for designer fashions, playing sport, refreshing body and spirit at a health club, or socialising with friends, living at Garland Park means you can make the most of your leisure time. Enjoy your favourite activities, sports and hobbies without having to travel far.

For a wide range of shopping, dining and entertainment, it's under 20 miles to the 400-year-old spa town of Royal Tunbridge Wells. Stroll through the legendary Pantiles, a Georgian gem lined with shops, cafés and restaurants or visit the High Street, where many of the independent stores retain their Victorian frontages. The Assembly Hall Theatre and the Trinity Theatre both offer wide-ranging schedules of live performances.

Ashford (less than 15 miles away) also has an extensive range of amenities, including the Ashford Designer Outlet where you can save on branded clothing and merchandise.

Hemsted Park is a leading performing arts venue based on the 250-acre site of Benenden School. Performances range from stand-up comedy to concerts, musical theatre and ballet. Within the grounds of Homewood School in Tenterden, is the Sinden Theatre, which also presents a year-round programme of drama, music and comedy.

Whether you're planning to meet up with friends for a coffee, take your loved one out for dinner, or enjoy Sunday lunch with the family, the perfect venue is within easy reach. There's a huge choice of cafés, pubs, bars and restaurants, from charming country inns to stylish town-centre brasseries and bistros, including several Michelin Guide establishments.

As for sports and leisure amenities, everything is catered for, from golf in scenic surroundings to a work out at the gym or reviving spa treatments. Chart Hills in Biddenden is the first Signature Sir Nick Faldo-designed golf course in Europe. Hemsted Forest Equestrian Centre offers hacks into the forest seven days a week and is also a fully registered Pony Club Centre.


THE PANTILES BRIDE
CAKE
THE CAKE SHED
AVEDA







THE DEVELOPMENT

The Key

- **THE CRESCENT COLLECTION**
  4 bedroom homes
- Cherry
  3 bedroom home
- Chestnut
  3 bedroom home
- Hazel
  3 bedroom home
- Dahlia
  3 bedroom home
- Sycamore
  4 bedroom home
- Pear
  4 bedroom home
- Mulberry
  4 bedroom home
- Lily
  4 bedroom home
- Orchid
  4 bedroom home
- Apeldoorn
  5 bedroom home
- Hemlock
  5 bedroom home
- Alder
  5 bedroom home
- Shared Ownership
  & Affordable Housing
- SS SUB STATION





Computer generated image of Garland Park.



Computer generated image of Garland Park. - The Crescent



INTRODUCING

THE CRESCENT COLLECTION

A sweeping crescent of twelve elegantly designed, luxury 4 bedroom town houses overlooking magnificent countryside

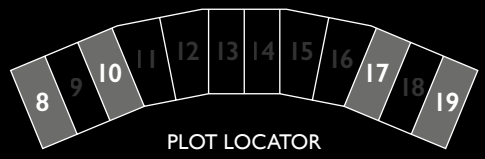
ESQ.

THE CRESCENT COLLECTION - THE WEALDEN

4 Bedroom Terrace House (Plots 8 & 19 are End-terrace)
Plots 8, 10, 17 & 19 as shown

Total Area: 196.4m² / 2113ft² (Net)

4 3 2 4





Computer generated image of Garland Park - The Crescent

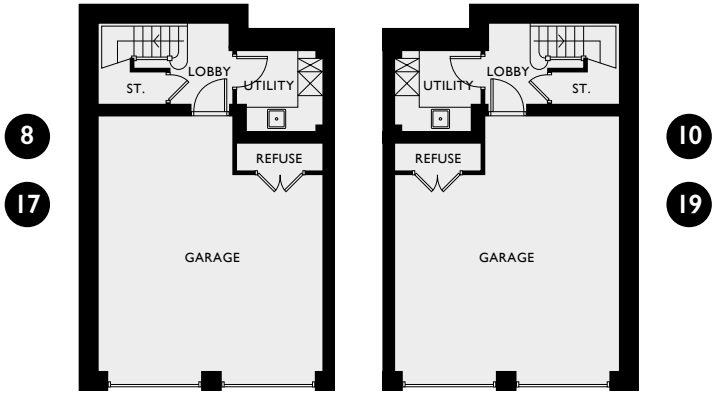
Upper Ground Floor	MM	FT
Snug / Study	4535 x 3460	14'10" x 11'4"
Kitchen / Dining	5860 x 4860	19'3" x 15'11"

First Floor	MM	FT
Living Room	5860 x 4535	19'3" x 14'10"
Bedroom 3	5145 x 3000	16'10" x 9'10"
Bedroom 4	4185 x 2730	13'9" x 8'11"

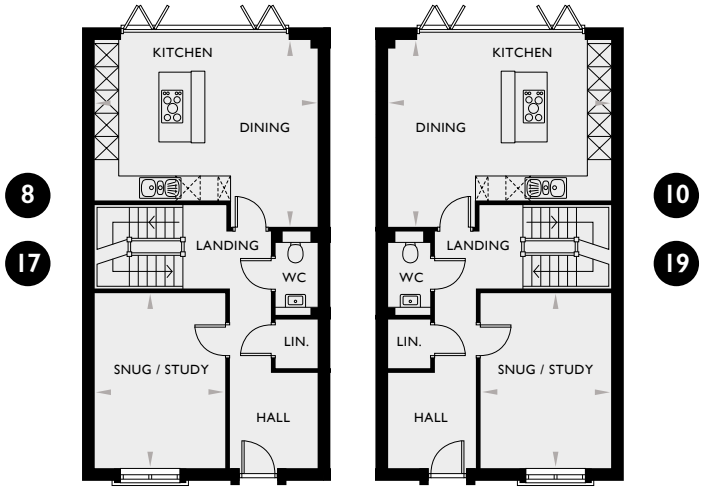
Second Floor	MM	FT
Master Bedroom	4320 x 3730	14'2" x 12'3"
Bedroom 2	3430 x 3380	11'3" x 11'1"

All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints. All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

LOWER GROUND FLOOR



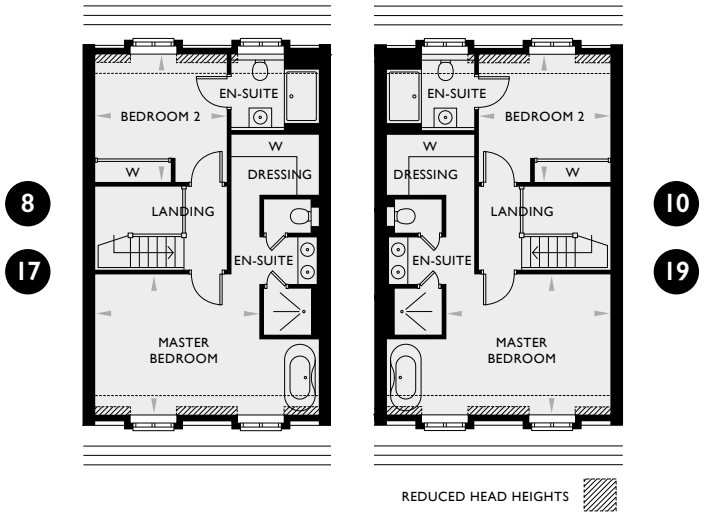
UPPER GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



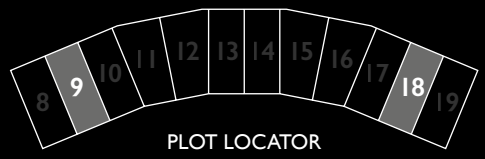
THE CRESCENT COLLECTION - THE HEMSTED

4 Bedroom Terrace House

Plots 9 & 18 as shown

Total Area: 196.4m² / 2113ft² (Net)

4 3 2 4





Computer generated image of Garland Park - The Crescent

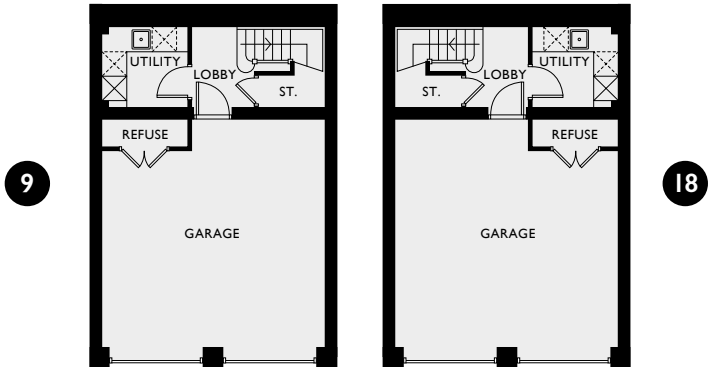
Upper Ground Floor	MM	FT
Snug / Study	3860 x 3460	12'8" x 11'4"
Kitchen / Dining	5860 x 4860	19'3" x 15'11"

First Floor	MM	FT
Living Room	5860 x 3860	19'3" x 12'8"
Master Bedroom	4860 x 3435	15'11" x 11'3"

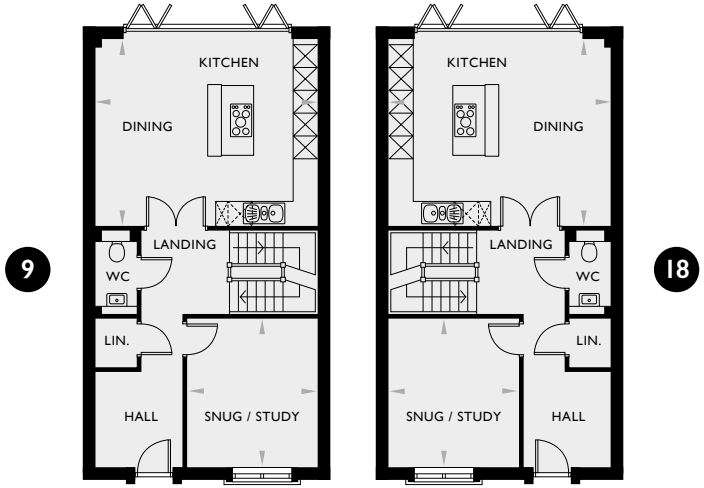
Second Floor	MM	FT
Bedroom 2	3560 x 3055	11'8" x 10'0"
Bedroom 3	4055 x 3000	13'4" x 9'10"
Bedroom 4	3485 x 2730	11'5" x 8'11"

All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints. All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

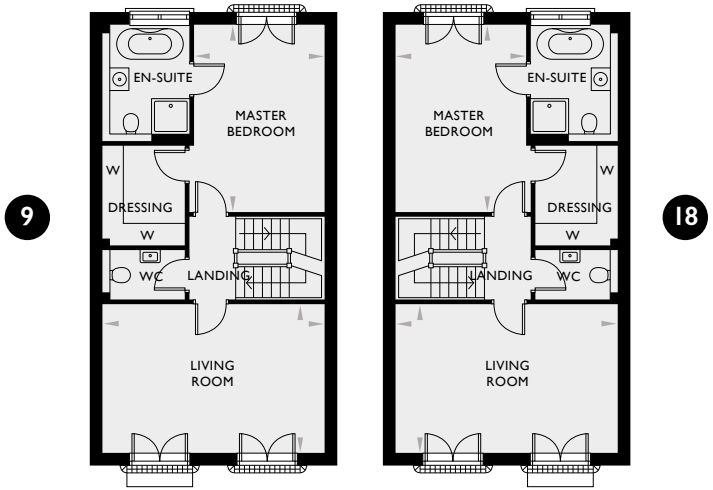
LOWER GROUND FLOOR



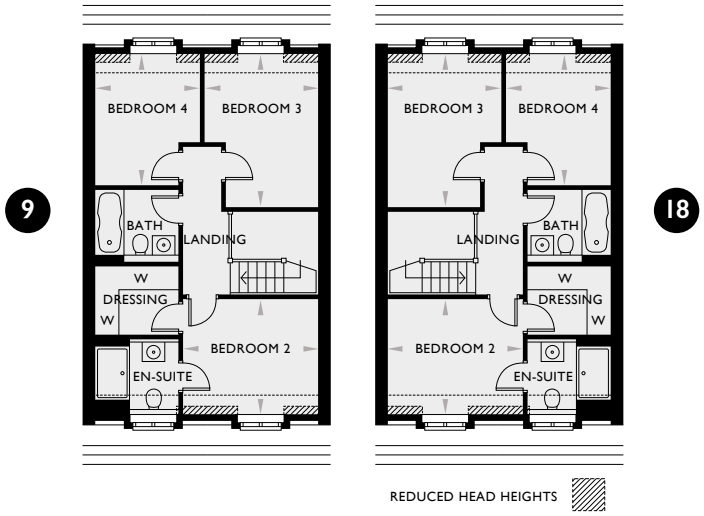
UPPER GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



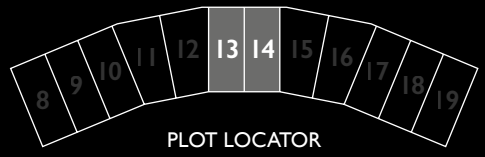
THE CRESCENT COLLECTION - THE HEMSTED

4 Bedroom Terrace House

Plots 13 & 14 as shown

Total Area: 196.4m² / 2113ft² (Net)

4 3 2 4





Computer generated image of Garland Park - The Crescent

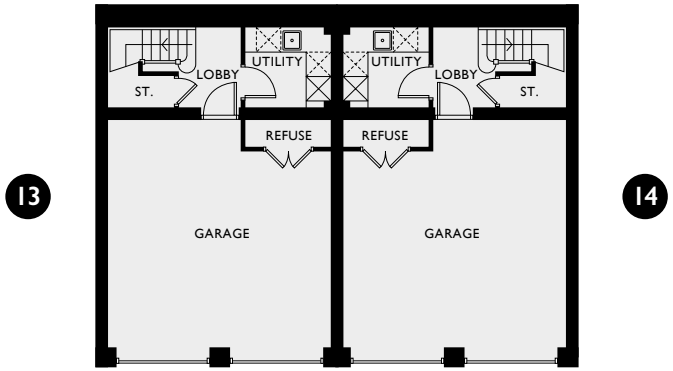
Upper Ground Floor	MM	FT
Snug / Study	3860 x 3460	12'8" x 11'4"
Kitchen / Dining	5860 x 4860	19'3" x 15'11"

First Floor	MM	FT
Living Room	5860 x 3860	19'3" x 12'8"
Master Bedroom	4860 x 3435	15'11" x 11'3"

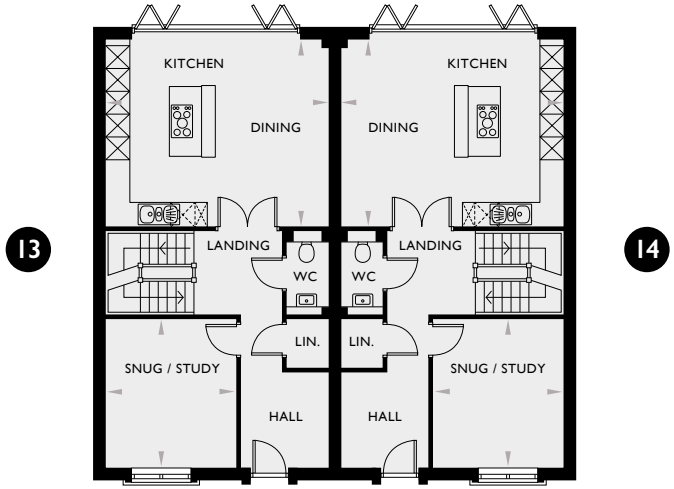
Second Floor	MM	FT
Bedroom 2	3560 x 3055	11'8" x 10'0"
Bedroom 3	4055 x 3000	13'4" x 9'10"
Bedroom 4	3485 x 2730	11'5" x 8'11"

All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints. All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

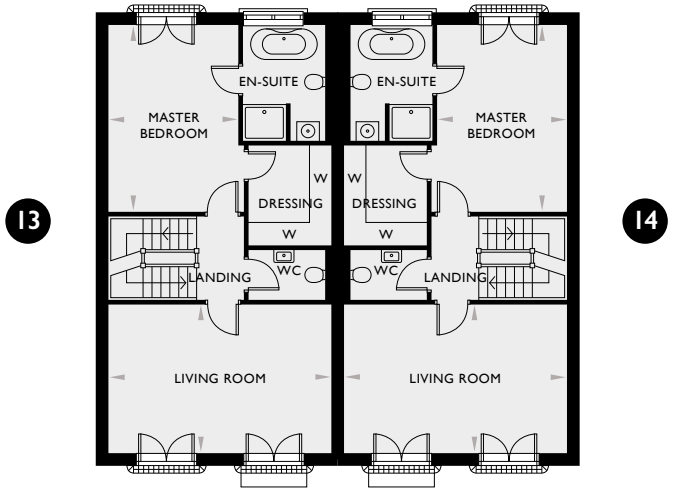
LOWER GROUND FLOOR



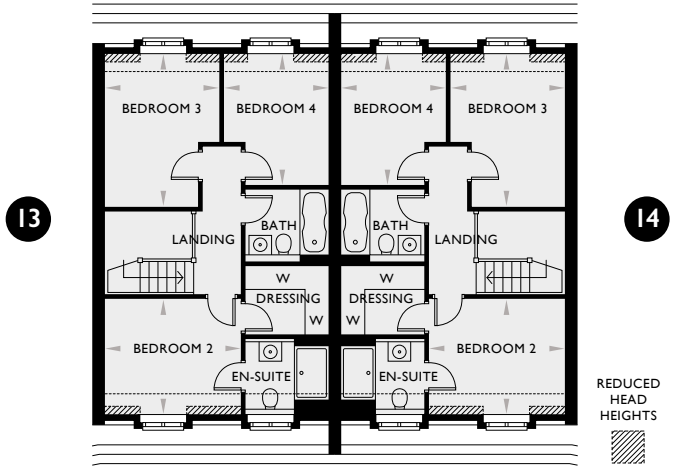
UPPER GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



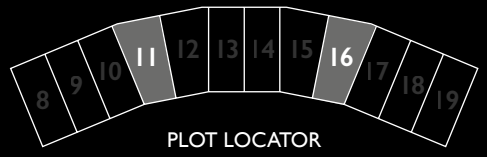
THE CRESCENT COLLECTION - THE CAVENDISH

4 Bedroom Terrace House

Plots 11 & 16 as shown

Total Area: 238.1m² / 2652ft² (Net)

4 3 2 4





Computer generated image of Garland Park - The Crescent

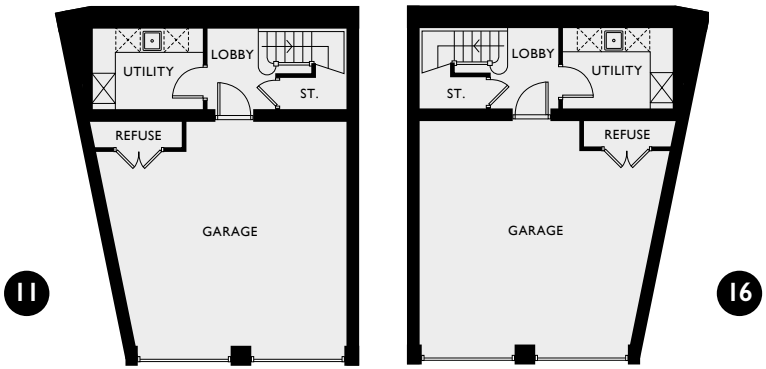
Upper Ground Floor	MM	FT
Snug / Study	3860 x 3460	12'8" x 11'4"
Kitchen / Dining	8185 x 4860	26'10" x 15'11"

First Floor	MM	FT
Living Room	6770 x 3860	22'2" x 12'8"
Master Bedroom	5760 x 4860	18'11" x 15'11"

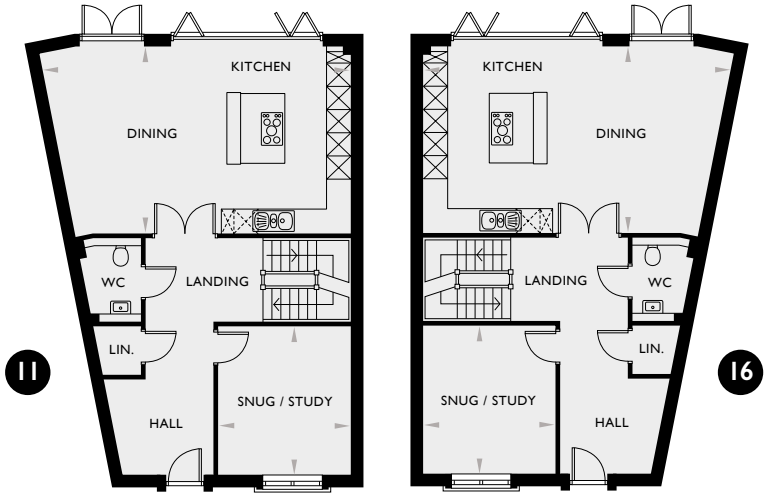
Second Floor	MM	FT
Bedroom 2	3560 x 3055	11'8" x 10'0"
Bedroom 3	4885 x 3380	16'0" x 11'1"
Bedroom 4	4055 x 3000	13'4" x 9'10"

All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints. All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

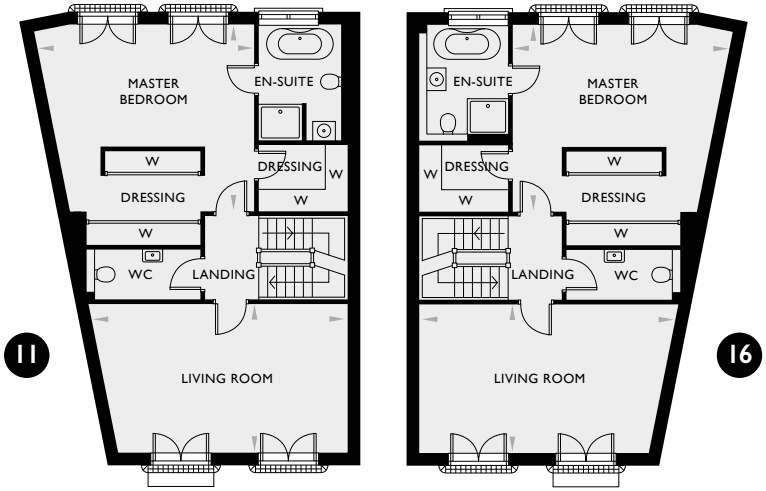
LOWER GROUND FLOOR



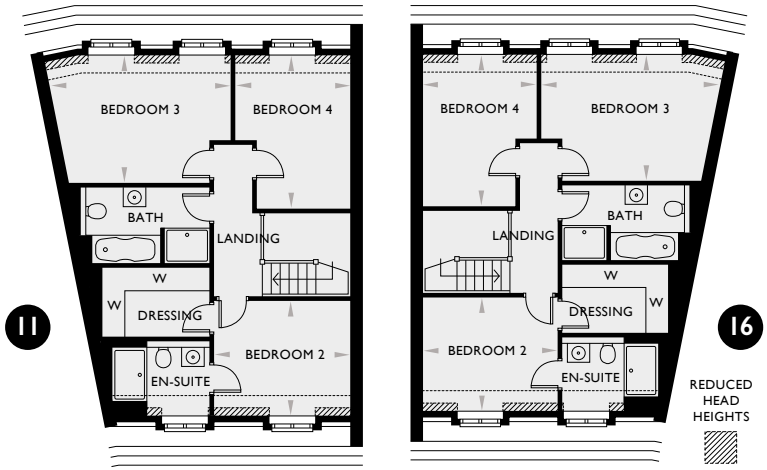
UPPER GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



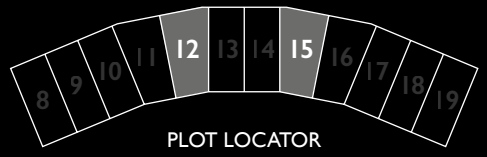
THE CRESCENT COLLECTION - THE GODDARD

4 Bedroom Terrace House

Plots 12 & 15 as shown

Total Area: 238.1m² / 2652ft² (Net)

4 | 3 | 2 | 4





Computer generated image of Garland Park - The Crescent

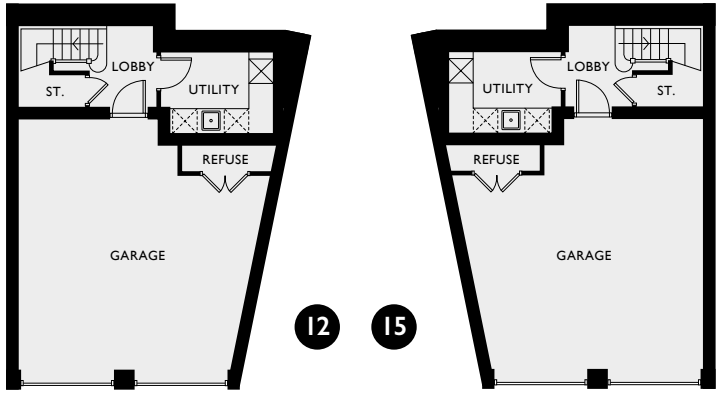
Upper Ground Floor	MM	FT
Snug / Study	4535 x 3460	14'10" x 11'4"
Kitchen / Dining	8185 x 4860	26'10" x 15'11"

First Floor	MM	FT
Living Room	6770 x 4535	22'2" x 14'10"
Bedroom 3	5325 x 4340	17'6" x 14'3"
Bedroom 4	4185 x 2730	13'9" x 8'11"

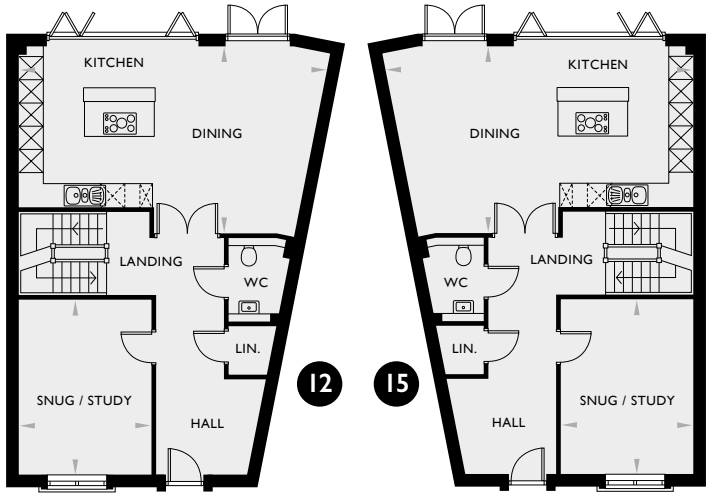
Second Floor	MM	FT
Master Bedroom	5320 x 3730	17'5" x 12'3"
Bedroom 2	4840 x 3380	15'10" x 11'1"

All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints. All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

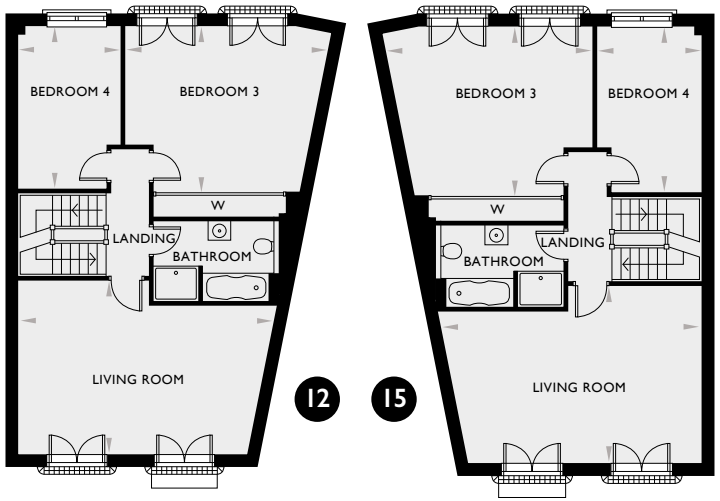
LOWER GROUND FLOOR



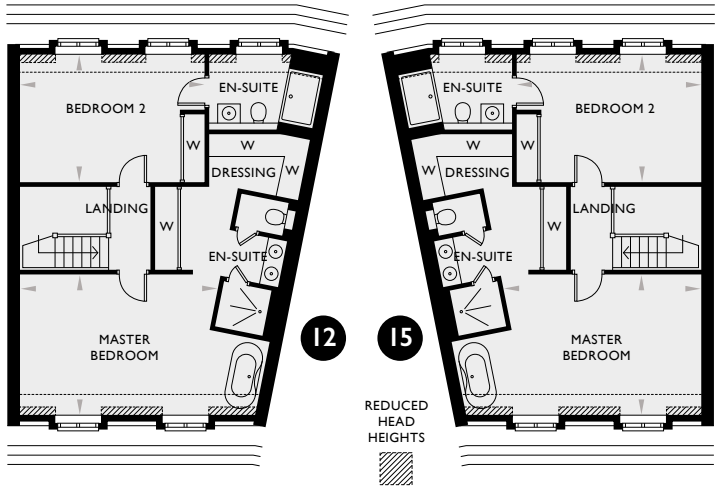
UPPER GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



CHERRY

3 Bedroom Semi-Detached House - Brick
Plots 31/32, 33/34 & 80/81 as shown

Total Area: 94.2m² / 1014ft² (Net)

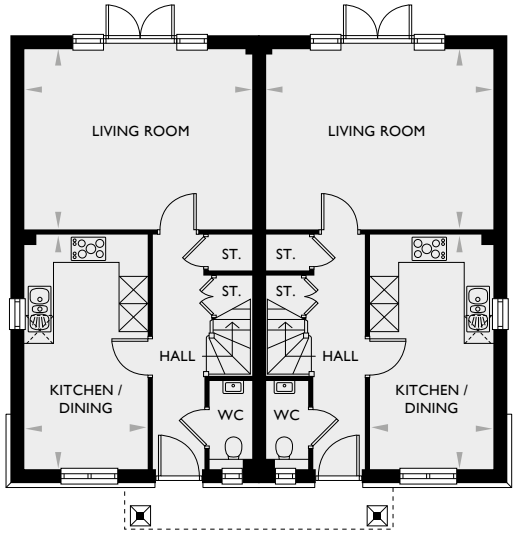
3 2.5



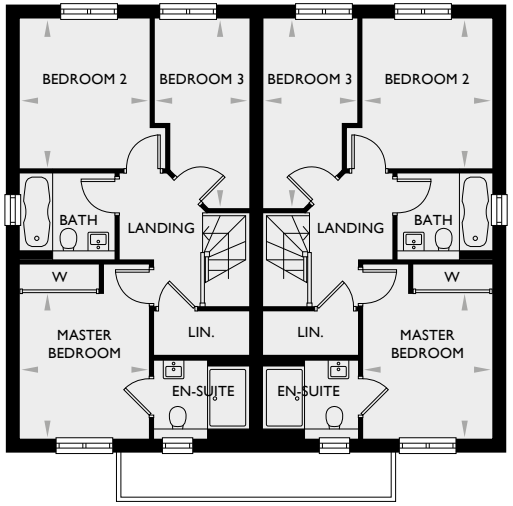
Ground Floor	MM	FT
Living Room	5085 x 3980	16'8" x 13'1"
Kitchen / Dining	5185 x 2710	17'0" x 8'11"
First Floor	**MM**	**FT**
Master Bedroom	3290 x 2875	10'9" x 9'5"
Bedroom 2	3270 x 2870	10'9" x 9'5"
Bedroom 3	4160 x 2085	13'8" x 6'10"

All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



CHERRY

3 Bedroom Terraced House - Weatherboard
Plots 78/79 as shown

Total Area: 94.2m² / 1014ft² (Net)

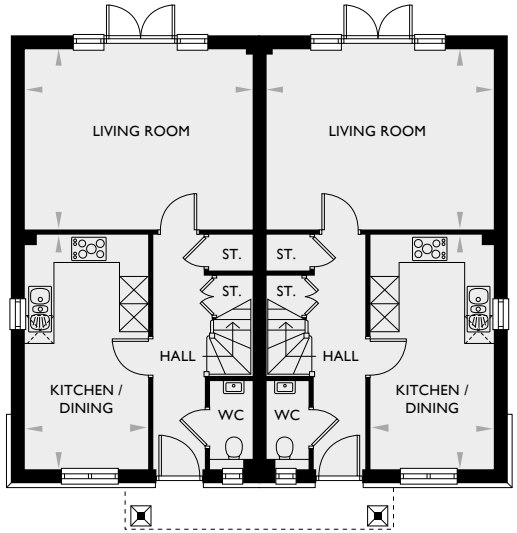
3 2.5



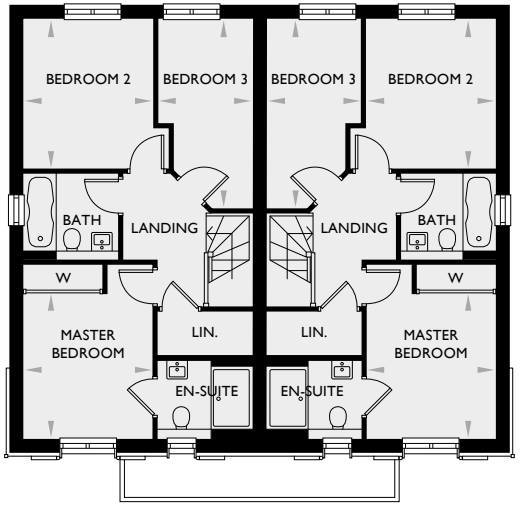
Ground Floor	MM	FT
Living Room	5085 x 3980	16'8" x 13'1"
Kitchen / Dining	5185 x 2710	17'0" x 8'11"
First Floor	**MM**	**FT**
Master Bedroom	3290 x 2875	10'9" x 9'5"
Bedroom 2	3270 x 2870	10'9" x 9'5"
Bedroom 3	4160 x 2085	13'8" x 6'10"

All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



CHESTNUT

3 Bedroom Link-Detached House - Brick & Weatherboard

Plots 52 & 53 as shown

Total Area: 102.5m² / 1103ft² (Net)

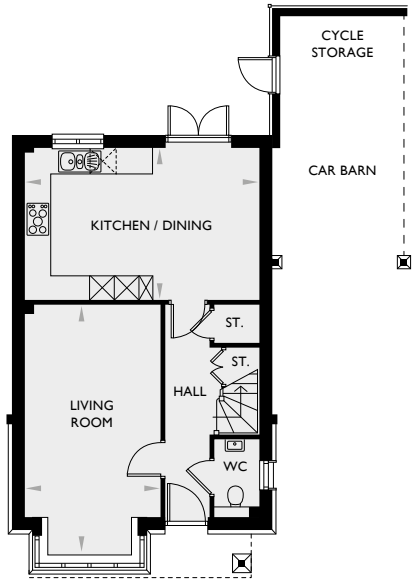
3 2.5



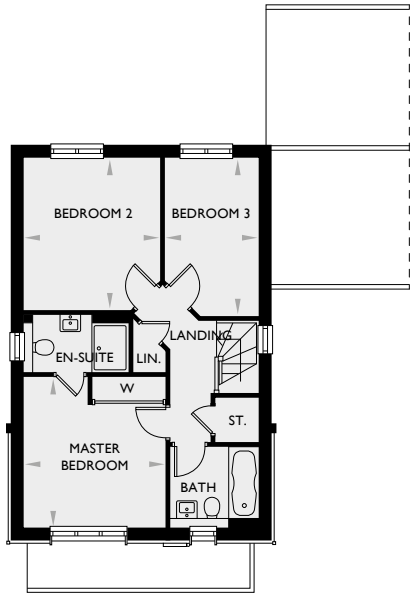
Ground Floor	MM	FT
Living Room	6095 x 3260	20'0" x 10'8"
Kitchen / Dining	5645 x 3655	18'6" x 12'0"
First Floor	**MM**	**FT**
Master Bedroom	3645 x 3405	11'11" x 11'2"
Bedroom 2	3670 x 3280	12'0" x 10'9"
Bedroom 3	3845 x 2235	12'7" x 7'4"

All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



CHESTNUT

3 Bedroom Link-Detached House - Brick & Weatherboard
Plots 85 & 86 as shown

Total Area: 102.5m² / 1103ft² (Net)

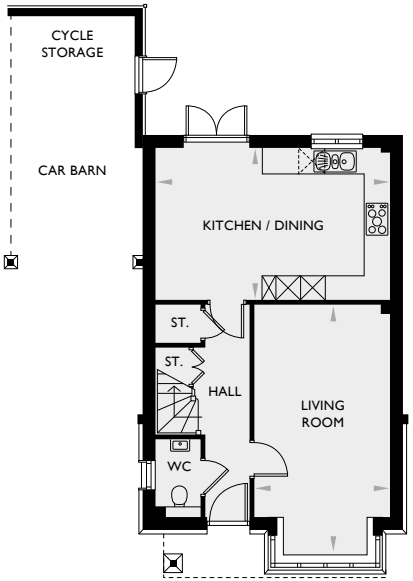
3 2.5



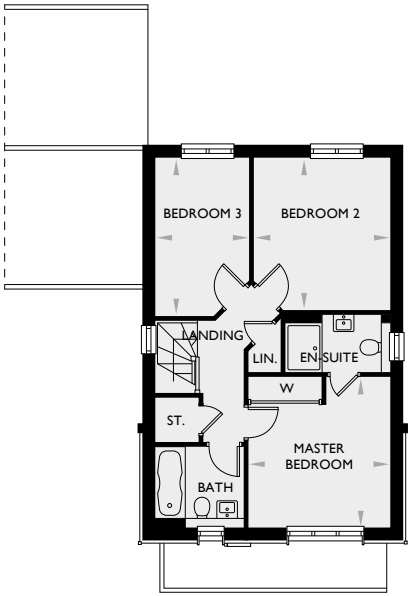
Ground Floor	MM	FT
Living Room	6095 x 3260	20'0" x 10'8"
Kitchen / Dining	5645 x 3655	18'6" x 12'0"
First Floor	**MM**	**FT**
Master Bedroom	3645 x 3405	11'11" x 11'2"
Bedroom 2	3670 x 3280	12'0" x 10'9"
Bedroom 3	3845 x 2235	12'7" x 7'4"

All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



HAZEL

3 Bedroom Detached House - Brick

Plots 37, 38 & 76 as shown - Plots 35, 36, & 77 are handed

Total Area: 112.0m² / 1205ft² (Net)

3 2.5

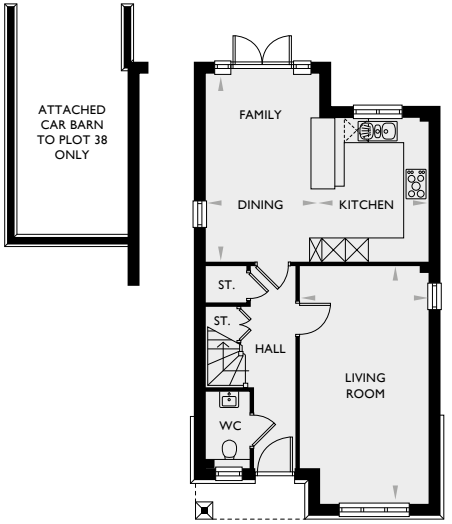


Ground Floor	MM	FT
Living Room	6055 x 3260	19'10" x 10'8"
Kitchen	3655 x 2775	12'0" x 9'1"
Family / Dining	4780 x 2830	15'8" x 9'3"

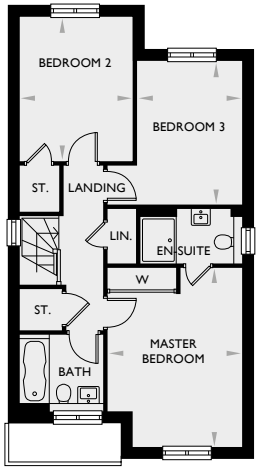
First Floor	MM	FT
Master Bedroom	4545 x 3405	14'11" x 11'2"
Bedroom 2	3665 x 2830	12'0" x 9'3"
Bedroom 3	3670 x 2685	12'0" x 8'10"

All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



DAHLIA

3 Bedroom Detached House - Tile Hung

Plot 83 as shown - Plot 87 is handed

Total Area: 122.4m² / 1317ft² (Net)

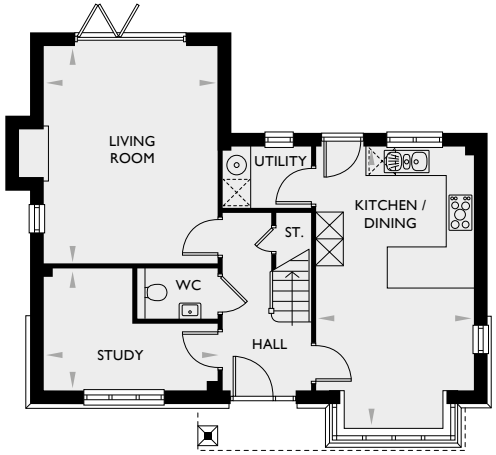
3 3.5



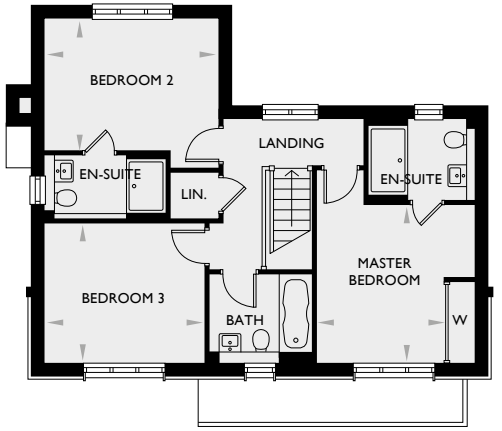
Ground Floor	MM	FT
Living Room	4815 x 3845	15'9" x 12'7"
Kitchen / Dining	6235 x 3500	20'5" x 11'6"
Study	3845 x 2705	12'7" x 8'10"
First Floor	**MM**	**FT**
Master Bedroom	3510 x 2910	11'6" x 9'6"
Bedroom 2	3845 x 2900	12'7" x 9'6"
Bedroom 3	3555 x 3090	11'8" x 10'2"

All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



SYCAMORE

4 Bedroom Detached House - Brick & Weatherboard

Plots 5, 6, 7, 20 & 49 as shown - Plot 51 is handed

Total Area: 125.5m² / 1350ft² (Net)

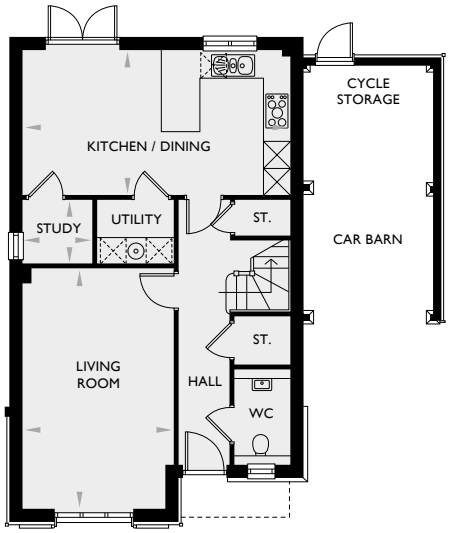
4 2.5



Ground Floor	MM	FT
Living Room	5535 x 3505	18'2" x 11'6"
Kitchen / Dining	6205 x 3345	20'4" x 11'0"
Study	1605 x 1460	5'3" x 4'9"
First Floor	**MM**	**FT**
Master Bedroom	3775 x 3280	12'5" x 10'9"
Bedroom 2	3645 x 3070	11'11" x 10'1"
Bedroom 3	3420 x 2435	11'3" x 8'0"
Bedroom 4	3355 x 2435	11'0" x 8'0"

All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



MULBERRY

4 Bedroom Detached House - Tile Hung

Plot 1 as shown - Plot 48 is handed

Total Area: 132.7m² / 1427ft² (Net)

4 2.5

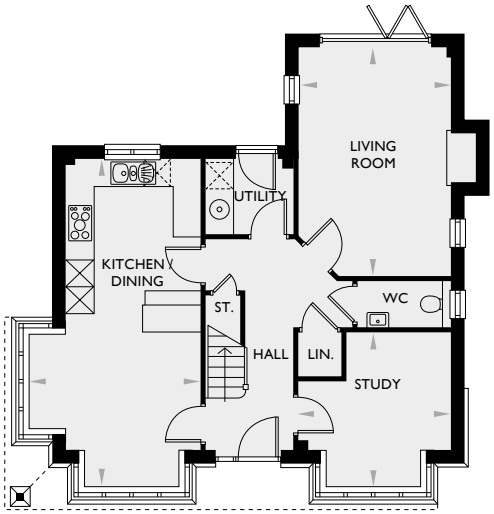


Ground Floor	MM	FT
Living Room	5055 x 3395	16'7" x 11'2"
Kitchen / Dining	7275 x 3810	23'10" x 12'6"
Study	3405 x 3395	11'2" x 11'2"

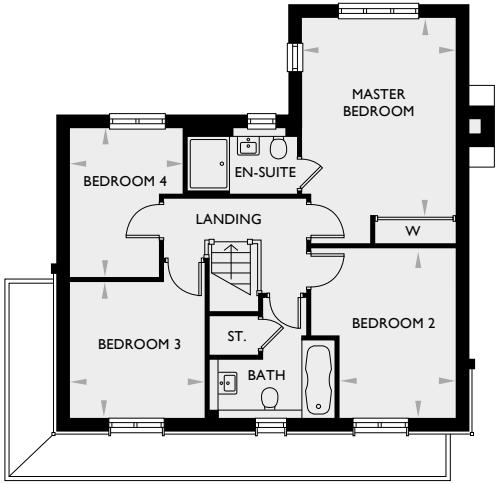
First Floor	MM	FT
Master Bedroom	4440 x 3395	14'7" x 11'2"
Bedroom 2	3760 x 3205	12'4" x 10'6"
Bedroom 3	3030 x 3000	9'11" x 9'10"
Bedroom 4	3295 x 2540	10'10" x 8'4"

All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



MULBERRY

4 Bedroom Detached House - Brick & Weatherboard

Plot 82 as shown - Plot 4 is handed

Total Area: 132.7m² / 1427ft² (Net)

4 2.5

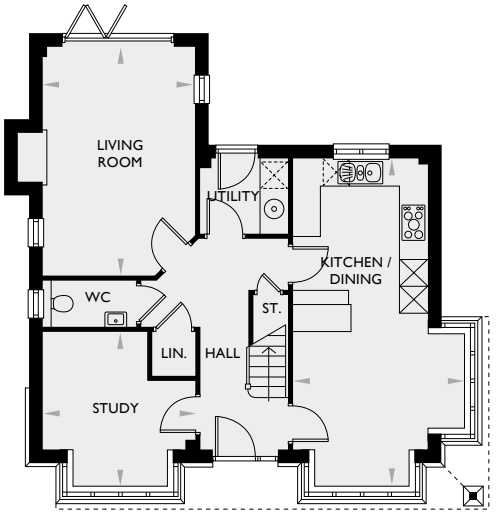


Ground Floor	MM	FT
Living Room	5055 x 3395	16'7" x 11'2"
Kitchen / Dining	7275 x 3810	23'10" x 12'6"
Study	3405 x 3395	11'2" x 11'2"

First Floor	MM	FT
Master Bedroom	4440 x 3395	14'7" x 11'2"
Bedroom 2	3760 x 3205	12'4" x 10'6"
Bedroom 3	3030 x 3000	9'11" x 9'10"
Bedroom 4	3295 x 2540	10'10" x 8'4"

All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



PEAR

4 Bedroom Detached House - Weatherboard
Plots 23 & 54 as shown

Total Area: 149.3m² / 1606ft² (Net)

4 3.5

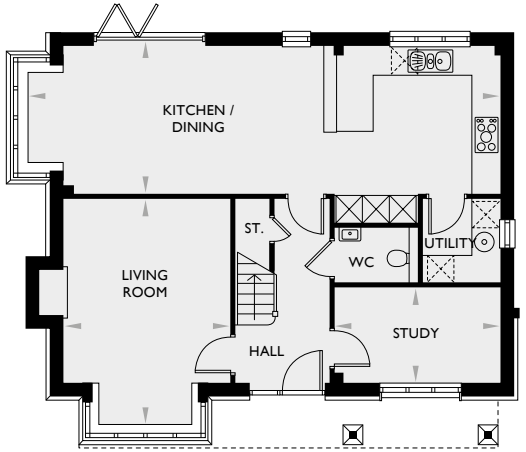


Ground Floor	MM	FT
Living Room	5025 x 3690	16'6" x 12'1"
Kitchen / Dining	10570 x 3280	34'8" x 10'9"
Study	3675 x 2090	12'1" x 6'10"

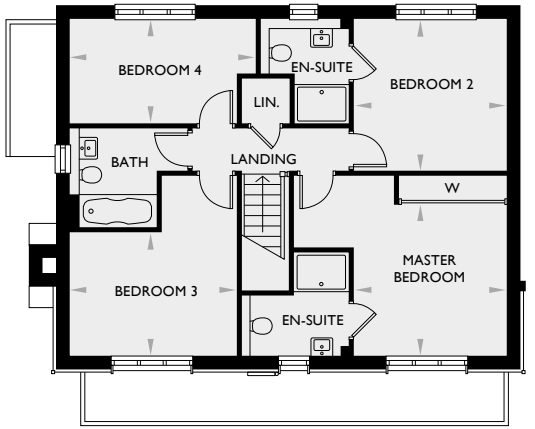
First Floor	MM	FT
Master Bedroom	3400 x 3385	11'2" x 11'1"
Bedroom 2	3385 x 3380	11'1" x 11'1"
Bedroom 3	3700 x 2730	12'2" x 8'11"
Bedroom 4	4125 x 2310	13'6" x 7'7"

All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



LILY

4 Bedroom Detached House - Brick & Weatherboard

Plot 2 as shown - Plots 22 & 24 are handed

Total Area: 155.6m² / 1674ft² (Net)

4 2.5



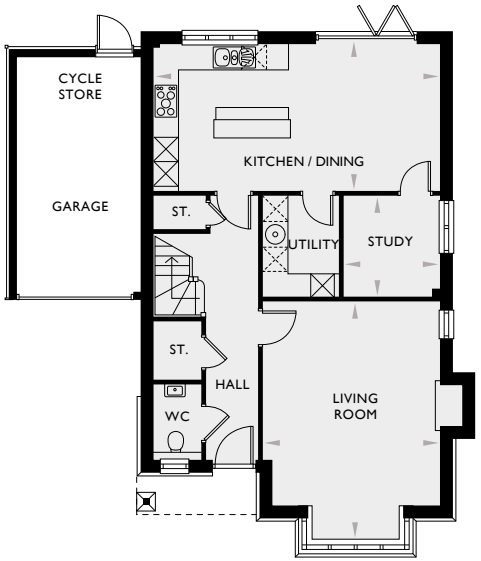
Computer generated image

Ground Floor	MM	FT
Living Room	5845 x 4365	19'2" x 14'4"
Kitchen / Dining	7065 x 3595	23'2" x 11'9"
Study	2485 x 2365	8'2" x 7'9"

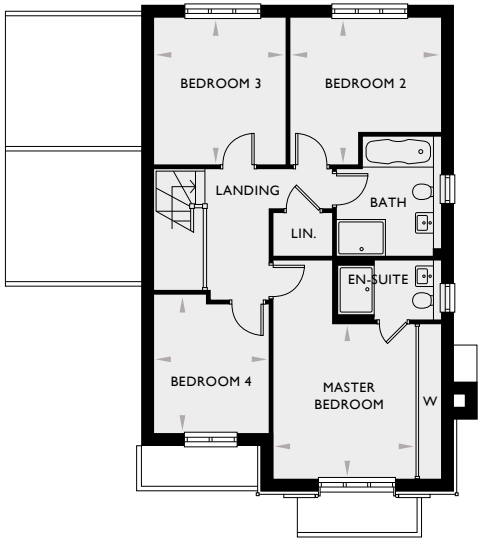
First Floor	MM	FT
Master Bedroom	3810 x 3540	12'6" x 11'7"
Bedroom 2	3700 x 3605	12'2" x 11'10"
Bedroom 3	3605 x 3235	11'10" x 10'7"
Bedroom 4	3420 x 2795	11'3" x 9'2"

All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



LILY

4 Bedroom Detached House - Tile Hung

Plot 21 as shown - Plot 50 is handed

Total Area: 155.6m² / 1674ft² (Net)

4 2.5

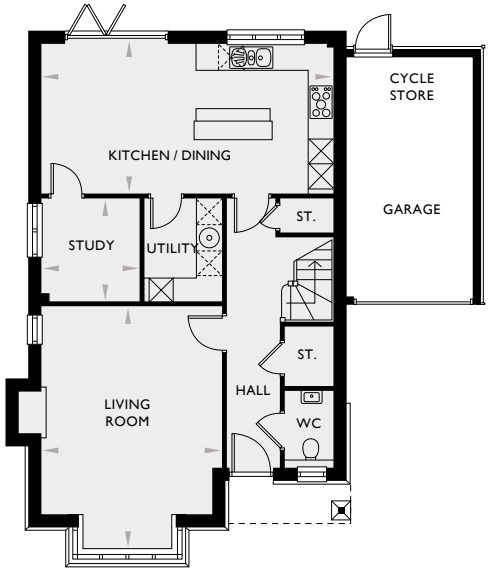


Ground Floor	MM	FT
Living Room	5845 x 4365	19'2" x 14'4"
Kitchen / Dining	7065 x 3595	23'2" x 11'9"
Study	2485 x 2365	8'2" x 7'9"

First Floor	MM	FT
Master Bedroom	3810 x 3540	12'6" x 11'7"
Bedroom 2	3700 x 3605	12'2" x 11'10"
Bedroom 3	3605 x 3235	11'10" x 10'7"
Bedroom 4	3420 x 2795	11'3" x 9'2"

All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



ORCHID

4 Bedroom Detached House - Brick & Weatherboard

Plots 27 & 55 as shown - Plot 58 is handed

Total Area: 169.8m² / 1827ft² (Net)

4 3.5



Computer generated image

Ground Floor	MM	FT
Living Room	4935 x 3845	16'2" x 12'7"
Kitchen / Dining	8100 x 3845	26'7" x 12'7"
Study	2935 x 2580	9'7" x 8'5"

First Floor	MM	FT
Master Bedroom	3845 x 3790	12'7" x 12'5"
Bedroom 2	3845 x 3430	12'7" x 11'3"
Bedroom 3	3545 x 3265	11'7" x 10'8"
Bedroom 4	3690 x 3660	12'1" x 12'0"

All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



ORCHID

4 Bedroom Detached House - Brick & Tile Hung

Plots 3 & 84 as shown

Total Area: 169.8m² / 1827ft² (Net)

4 3.5

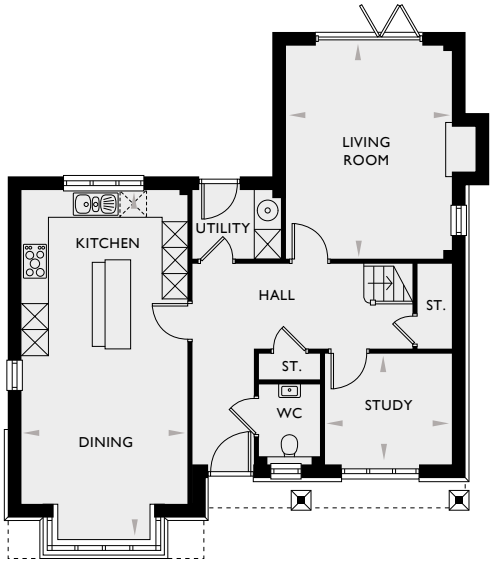


Ground Floor	MM	FT
Living Room	4935 x 3845	16'2" x 12'7"
Kitchen / Dining	8100 x 3845	26'7" x 12'7"
Study	2935 x 2580	9'7" x 8'5"

First Floor	MM	FT
Master Bedroom	3845 x 3790	12'7" x 12'5"
Bedroom 2	3845 x 3430	12'7" x 11'3"
Bedroom 3	3545 x 3265	11'7" x 10'8"
Bedroom 4	3690 x 3660	12'1" x 12'0"

All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



APELDOORN

5 Bedroom Detached House - Brick, Tile Hung & Weatherboard
Plot 25 as shown - Plot 26 is handed

Total Area: 211.4m² / 2275ft² (Net)

5 3.5

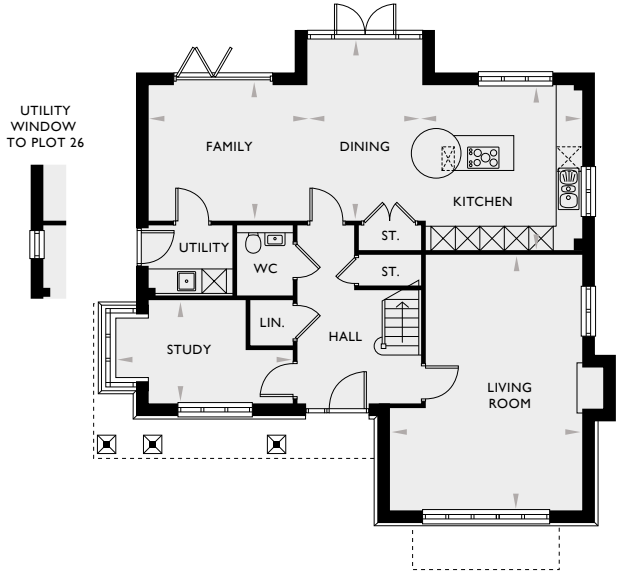


Ground Floor	MM	FT
Living Room	6425 x 4815	21'1" x 15'9"
Kitchen	4145 x 4020	13'7" x 13'2"
Dining	4655 x 2810	15'3" x 9'3"
Family	4020 x 3395	13'2" x 11'2"
Study	4430 x 2575	14'6" x 8'5"

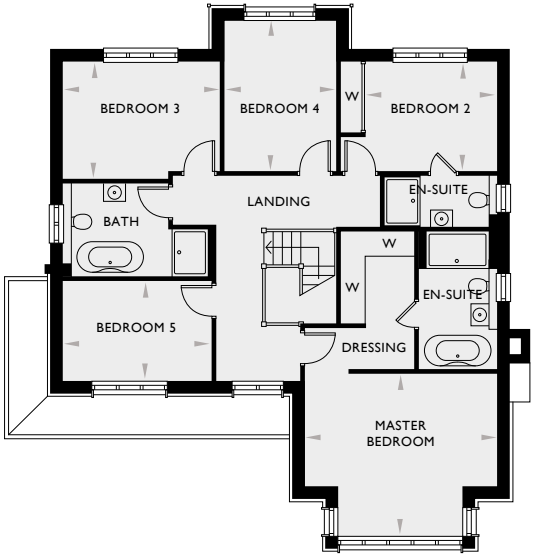
First Floor	MM	FT
Master Bedroom	4815 x 4075	15'9" x 13'4"
Bedroom 2	3330 x 2735	10'11" x 9'0"
Bedroom 3	3930 x 2915	12'11" x 9'7"
Bedroom 4	3785 x 2810	12'5" x 9'3"
Bedroom 5	3725 x 2480	12'3" x 8'2"

All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



ALDER

5 Bedroom Detached House - Brick & Weatherboard
Plots 28 & 30 as shown

Total Area: 235.0m² / 2529ft² (Net)

5 4.5

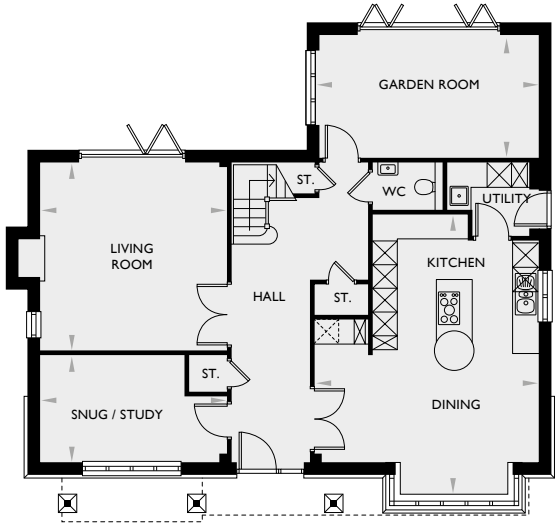


Ground Floor	MM	FT
Living Room	4760 x 4735	15'7" x 15'6"
Kitchen / Dining	7135 x 5705	23'5" x 18'9"
Garden Room	5545 x 3125	18'2" x 10'3"
Snug / Study	4735 x 2710	15'6" x 8'11"

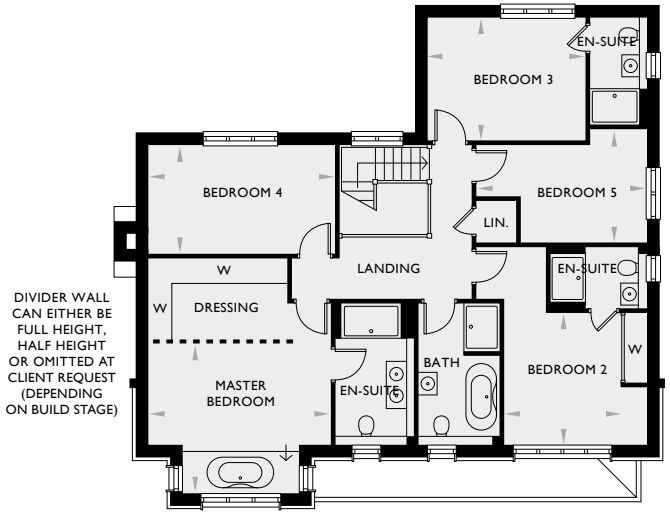
First Floor	MM	FT
Master Bedroom	4645 x 3815	15'3" x 12'6"
Bedroom 2	3335 x 3030	10'11" x 9'11"
Bedroom 3	4005 x 3135	13'2" x 10'3"
Bedroom 4	4745 x 2760	15'7" x 9'1"
Bedroom 5	4330 x 2910	14'2" x 9'6"

All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



ALDER

5 Bedroom Detached House - Brick & Tile Hung
Plots 29 & 59 as shown

Total Area: 235.0m² / 2529ft² (Net)

5 4.5

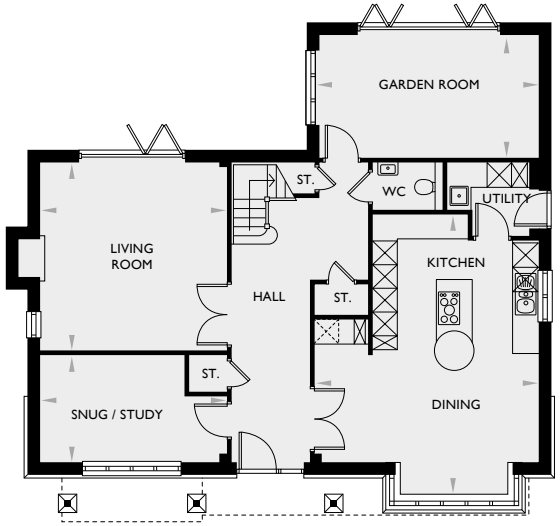


Ground Floor	MM	FT
Living Room	4760 x 4735	15'7" x 15'6"
Kitchen / Dining	7135 x 5705	23'5" x 18'9"
Garden Room	5545 x 3125	18'2" x 10'3"
Snug / Study	4735 x 2710	15'6" x 8'11"

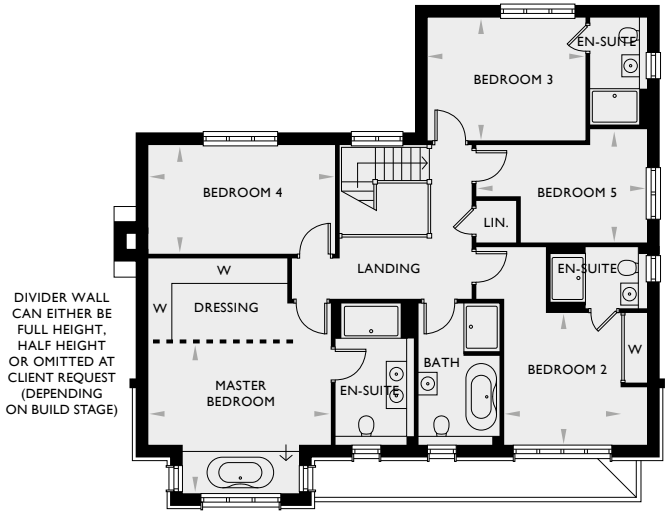
First Floor	MM	FT
Master Bedroom	4645 x 3815	15'3" x 12'6"
Bedroom 2	3335 x 3030	10'11" x 9'11"
Bedroom 3	4005 x 3135	13'2" x 10'3"
Bedroom 4	4745 x 2760	15'7" x 9'1"
Bedroom 5	4330 x 2910	14'2" x 9'6"

All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR



HEMLOCK

5 Bedroom Detached House - Brick, Tile Hung & Weatherboard
Plots 56 & 57 as shown

Total Area: 252.5m² / 2717ft² (Net)

5 4.5

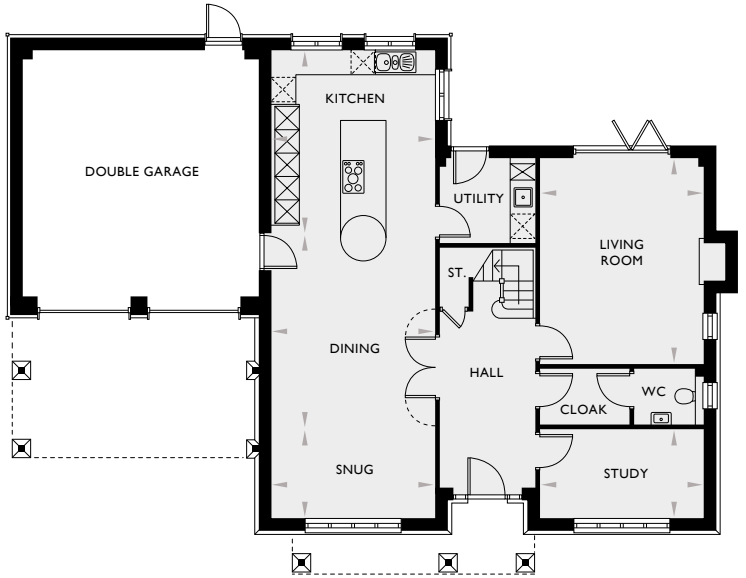


Ground Floor	MM	FT
Living Room	5315 x 4195	17'5" x 13'9"
Kitchen	4735 x 4195	15'6" x 13'9"
Dining	5005 x 4195	16'5" x 13'9"
Snug	4195 x 2260	13'9" x 7'5"
Study	4195 x 2260	13'9" x 7'5"

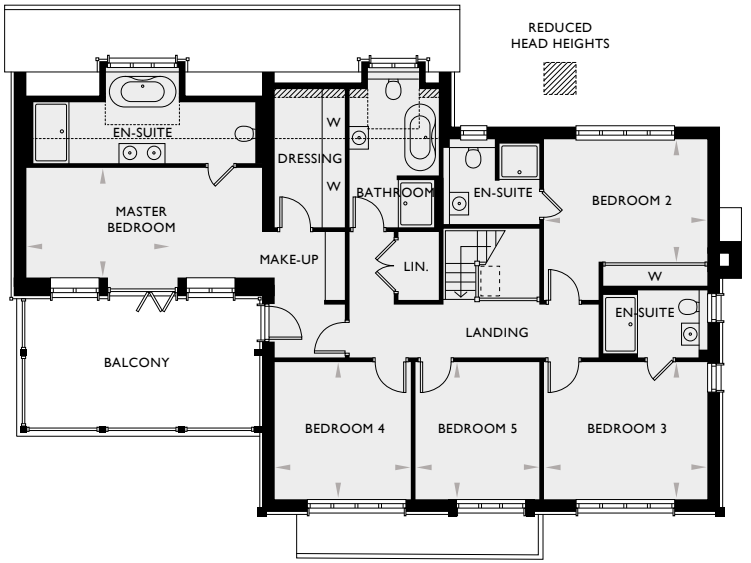
First Floor	MM	FT
Master Bedroom	6050 x 2830	19'10" x 9'3"
Bedroom 2	4205 x 3175	13'9" x 10'5"
Bedroom 3	4205 x 3520	13'9" x 11'6"
Bedroom 4	3520 x 3500	11'6" x 11'6"
Bedroom 5	3520 x 3205	11'6" x 10'6"

All images and floor plans are for illustrative purposes only and may be changed due to existing site constraints.
All dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

GROUND FLOOR



FIRST FLOOR







Moving into an Esquire home has been the best decision for me and my family. The Esquire team were exceptional throughout the entire journey, from helping us select the perfect plot to guiding us through the internal finishes that transformed our house into a home. Their commitment to quality, design, and integrity sets a new standard in home building.

Purchaser at Orchard View, Cliffe Woods

ESQ.




YOU'RE
FINALLY
HOME
WRITERS & WRITING
COCO CHANEL





KITCHEN

Esquire kitchens are fitted with a range of bespoke wall and floor cabinets from either a traditional or contemporary style range, high grade laminate or quartz work surfaces, upstands and splashback. Choice of complementary cabinet handles, or handleless options with sink and tap selections.

Utility rooms (where applicable) are fitted with a range of cabinets, laminate work surface, with space for a free-standing washing machine and tumble dryer.

CRESCENT COLLECTION

NEFF appliances include x2 single oven, x1 combi microwave and 14cm warming drawer. NEFF 4 zone induction Flexigrid vented downdraft hob, dishwasher, wine cooler. Quartz worktop to kitchen as standard, and choice of undermounted sink.

Cherry, Chestnut, Hazel, Dahlia, Sycamore, Mulberry, Pear and Lily

NEFF appliances include double oven, 5 zone induction hob, 60/40 fridge freezer, dishwasher and Elica extractor.

Alder, Apeldoorn and Hemlock

NEFF appliances include x2 single oven, x1 combi microwave and 14cm warming drawer. NEFF 4 zone induction Flexigrid vented downdraft hob, dishwasher, wine cooler. Quartz worktop to kitchen as standard, and choice of undermounted sink.

Orchid

NEFF appliances include x1 single oven, x1 combi microwave. NEFF 5 zone induction hob, dishwasher, wine cooler. Quartz worktop to kitchen as standard, and choice of undermounted sink.

BATHROOM, EN-SUITE AND CLOAKROOM

An Esquire bathroom is the perfect place to unwind, relax and feel refreshed.

All cloakrooms benefit from vanity units, heated electric towel rails and underfloor heating.

Bathrooms in all of our homes feature contemporary white sanitaryware with chrome fittings, heated electric towel rails, vanity units, shaver points and either a shower over the bath with glass screen or freestanding bath / tiled bath with separate rainfall shower.

His and her basins in: Orchid, Alder and Hemlock.

Separate shower enclosure and freestanding bath to (en-suite and main bathroom): Apeldoorn, Alder and Hemlock.

En-suites to bedroom 2 in: Orchid, Apeldoorn, Alder and Hemlock.

En-suites to bedroom 3 in: Alder and Hemlock.

Stylish fluted glass enclosure to the en-suite in Hemlock and Alder.

Wall mounted taps to Hemlock and Alder.

CRESCENT COLLECTION

Master en-suites to The Wealden and The Goddard include a bespoke boutique hotel style concept with double vanity units, wall mounted taps, shaver sockets, rainfall shower with a stylish glass fluted door, and separate toilet enclosure. The freestanding bath is located centrally within the bedroom with a heated electric towel rail.

Master en-suites to The Hemsted and The Cavendish include a freestanding bath, vanity unit, wall mounted taps, heated electric towel rails, shaver sockets, and rainfall shower with a stylish fluted glass enclosure.

En-suite bathrooms to bedroom 2 to all plots within The Crescent Collection include a rainfall shower with a stylish fluted glass enclosure, contemporary white sanitaryware with chrome fittings, heated electric towel rails, vanity units, shaver points.







INTERNAL FEATURES

A choice of porcelain floor tiles to kitchen, utility, bathroom, en-suites and cloakroom, with a choice of porcelain wall tiles to bathroom and en-suites.

Attractive white satin painted skirtings and architraves provided throughout, with white satin painted internal moulded doors with polished chrome ironmongery.

Bespoke white painted staircase with oak handrail.

Built in wardrobes to master bedroom, with pure white glass infills to all homes*.

Built in wardrobes to bedroom 2 in the Apeldoorn, Alder and Hemlock.

Dressing rooms to master bedroom in the Apeldoorn, Alder and Hemlock.

CRESCENT COLLECTION

Walk in wardrobes to the master bedroom to all plots within The Crescent Collection.

Walk in wardrobes to bedroom 2 to The Hemsted and The Cavendish.

Fitted wardrobes to bedroom 2 to The Wealden and The Goddard.

Fitted wardrobes to bedroom 3 to The Wealden and The Goddard.

**Excluding walk-in wardrobes and dressing rooms.*

EXTERNAL FEATURES

Turf, patio area and closeboard fencing to rear garden with turf and feature landscaping to front garden.

Block paved driveways.

Indian sandstone patio.

Cold mains outside tap, together with water butts to all homes.

Electric vehicle charging point (EVCP) to all homes.

PIR convenience lighting to front and rear.

CRESCENT COLLECTION

- Gated entrance with video intercom.
- Powered garage doors with key fob entrance.
- Juliet balcony to living room.
- Refuse stores in garage.







HEATING & 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 white power outlets throughout, including USB charge points to kitchen, living room, master bedroom and study where applicable.

Telephone point in hallway, living room and master bedroom.

Homes wired for Sky and Freeview TV distribution to living room, dining room, study and all bedrooms.

Power and lighting provided to loft space and garages.

Underfloor heating provided to downstairs, upstairs heated via radiators all powered by an air source heat pump.

SAFETY AND SECURITY

Mains fed smoke and heat detectors with battery backup.

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

Ring wired front doorbell to all homes.

Carbon monoxide detectors are installed for added peace of mind and meet the latest safety standards throughout the home.

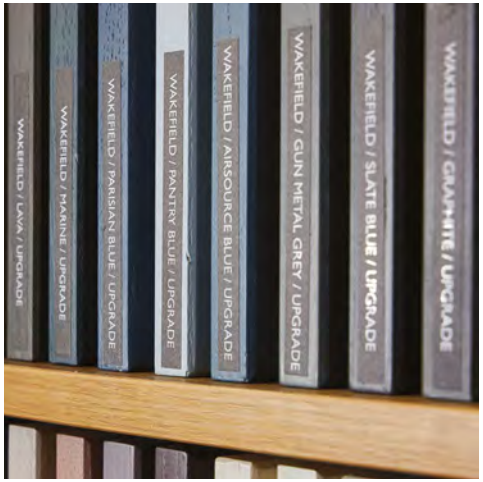
OUR SHOWHOMES & CHOICES SUITES

At Esquire, we strive to showcase showhomes and sales suites across our developments. Our showhomes allow you and your family to see our finished quality and explore styling options and finishes. Our choices suites will help you realise your vision. Here you can touch, feel and get up close to the materials selected for your Esquire home, from flooring, bathroom tiles to inspiring kitchen designs.

Purchasing off plan allows you to personalise your new home, choosing from our extensive range of bespoke finishes is an exciting process for all our clients to enjoy.

Reserve off plan and have the opportunity to bespoke the following areas of your home with a choice of:

- Porcelain tiles to kitchen, utility (where applicable), bathroom, en-suite and cloakroom.
- Porcelain wall tiles to bathroom, en-suite and cloakroom.
- Kitchen cupboard design and colour, handle selection, worktop, tap and sink options.
- Vanity unit colour selection to bathroom, en-suite and cloakroom.
- Optional extras are available which include appliance upgrades, quartz worktops and additional flooring selections.
- Midnight accessory package (Black door fixtures and fittings, painted black stair handrail).









AFTER CARE & GUARANTEES

Esquire 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 cover and come with a ten year Build-Zone guarantee.

As responsible new-build developers, we also operate in full compliance with the Consumer Code for Home Builders, ensuring fairness, transparency, and high standards of customer service throughout your journey.

CONNECT

There are regular train services to London Charing Cross and Ashford International from Staplehurst Railway Station, which is just 8.8 miles from Garland Park.

The M25 and Dartford Crossing are easily reached via the A21 and it's around 20 miles to the South Coast. For international travel, it's just over 50 miles to Gatwick Airport and around 28 miles to the Eurotunnel terminal at Folkestone.

BY ROAD OR BY RAIL



Source:
Rail journey times: **www.nationalrail.co.uk** (From Staplehurst Station - minimum rail journey times indicated)
Road mileage: **www.google.com** (Distances are approximate)

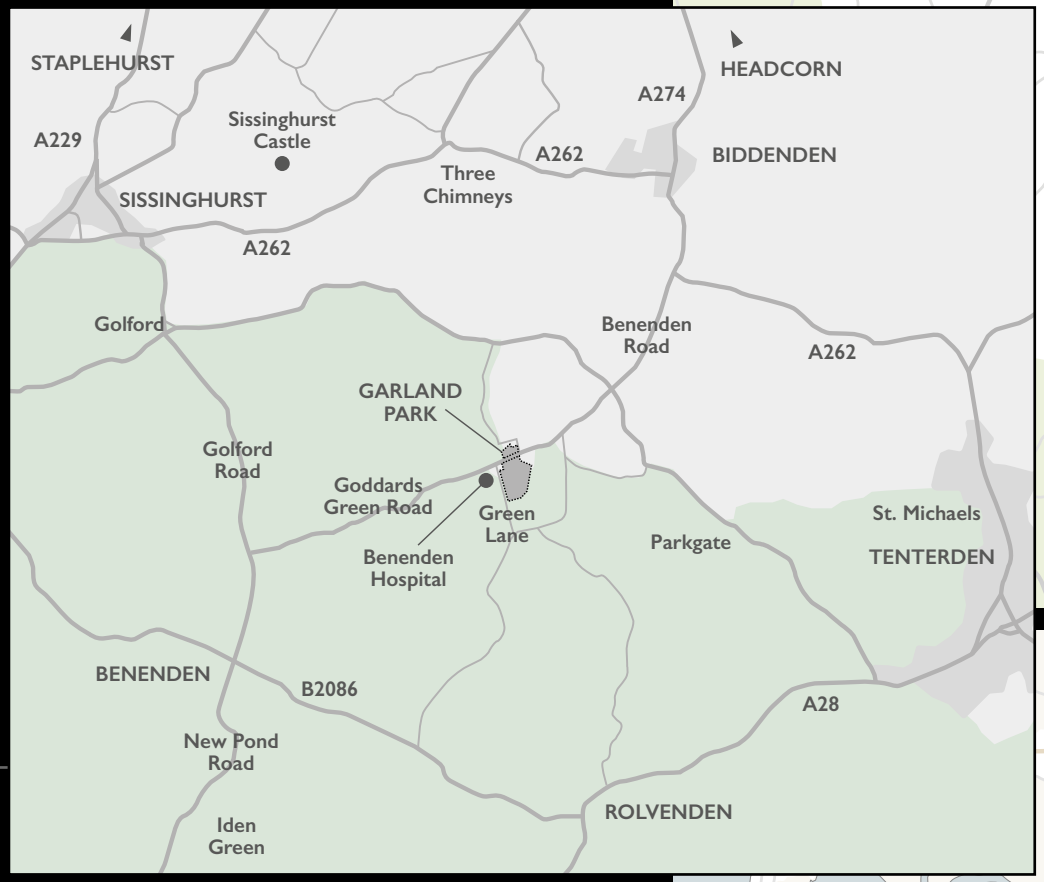
*Change at Ashford International

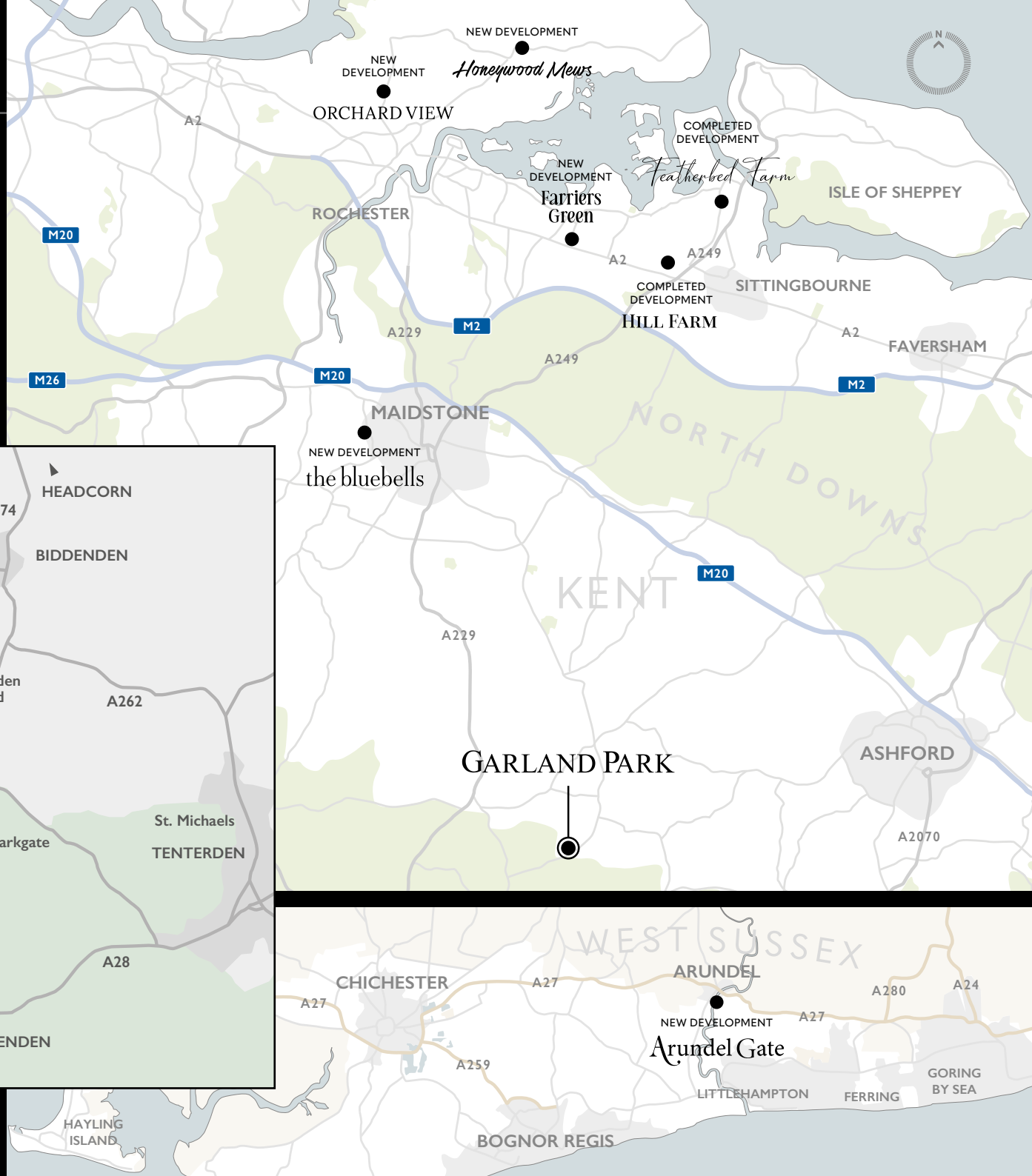
LOCATION

GODDARD'S GREEN ROAD, BENENDEN KENT TN17 4AX

From Benenden village centre, drive north along New Pond Road. Turn right on to Goddards Green Road to discover Garland Park after 1.9 miles.

From Biddenden village centre, drive south on the A262 Tenterden Road and then straight ahead on to Benenden Road to discover Garland Park after 1.8 miles.





LAYING FOUNDATIONS FOR FUTURE GENERATIONS



Computer generated image

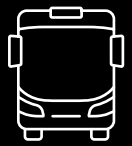
ESQUIRE
DEVELOPMENTS

GIVING BACK TO THE COMMUNITY

Alongside bringing you sustainable, family homes that stand the test of time, our contributions to the community and the local infrastructure is always a fundamental part of our development strategy, and seeing the positive impacts we have made from previous developments reinforces this more and more on each new development.



Over £328,000 in contributions towards primary, secondary and special education needs and disabilities facilities.



A contribution of £97,000 towards bus service and sustainable travel service for the surrounding areas.



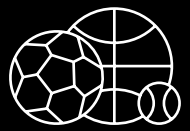
A contribution of £52,745 for community learning, social care, libraries and waste management



Over £86,000 in providing primary care to NHS facilities.



Providing 30% Affordable Housing to the local community.



Contributions to local youth hubs and children's services.

Points shared are from a larger list of Section 106 contributions.

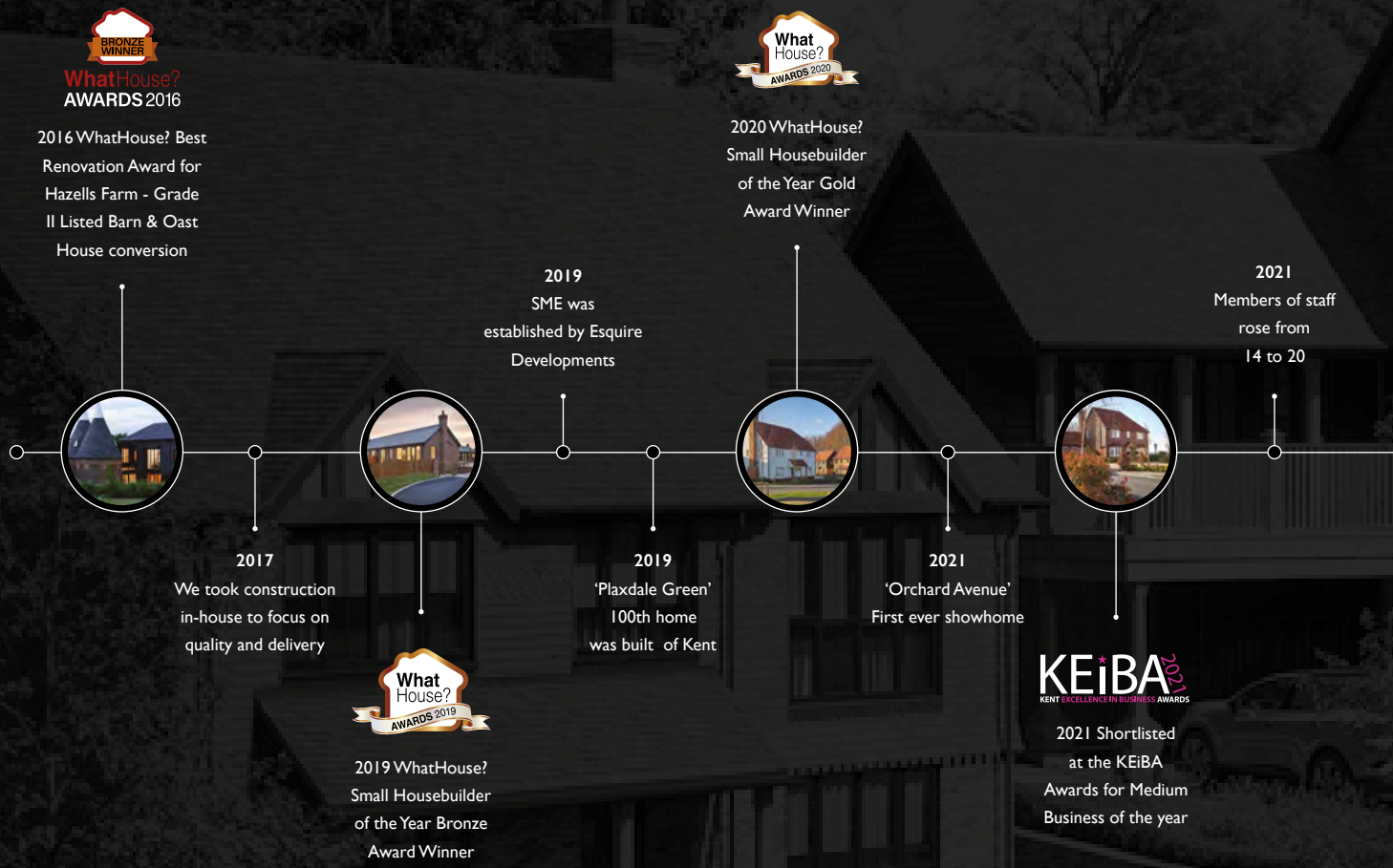
ESQUIRE
DEVELOPMENTS

AWARD-WINNING GROWTH & EXCELLENCE

Our pragmatic, yet future-facing, approach to conducting business and releasing a product from tailored inspiration is our pride and joy.

It's the reason why our clients want to share their new home with their friends and family, and why over the last decade our beautiful developments have been nationally recognised by numerous prestigious awards.

Over the past 15 years, Esquire Developments has experienced steady growth and an award-winning housebuilding journey we are extremely proud of. What began with a small team has grown into a company of over 50 skilled and passionate employees.



2022 Medway Design & Regeneration Awards - Highly Commended Residential Super Major for Woodlands



2022
Introduced our yearly corporate charity fundraiser and raised over £50,000 for chosen charities



2022 Evening Standard Awards - Best Boutique Developments for Manor Farm

2023
Commenced work on Demelza Hospice Building at our development Hill Farm

2023 Evening Standard First Time Buyer Readers' Awards - Highly Commended Best Large Development for Woodlands



2024
'Arundel Gate' First Development outside of Kent



2024 WhatHouse? Medium Housebuilder of the Year Bronze Award Winner

2025
Members of staff rose to over 50



2025 WhatHouse? Medium Housebuilder of the Year Silver Award Winner

November 2025
500th home was built



2026
Members of staff rose to over 75

United Kingdom & West Sussex Property Awards Winner 2025 / 2026 for Arundel Gate

ESQUIRE
DEVELOPMENTS

OUR APPROACH TO CLIMATE CHANGE

At Esquire, we are fully committed to delivering bespoke homes designed to stand the test of time, as well as to answer the exacting demands of modern-day living.

In every build, at every step, we take pride in thinking big to work on sustainably, challenging industry standards. We recognise our role in helping to address the Climate Change emergency and so we approach our developments in the greenest fashion possible.

ECO-RESPONSIBLE





SUSTAINABLY CRAFTED

A BETTER WAY TO BUILD, A BETTER WAY TO LIVE.

At Garland Park, sustainability is at the heart of everything we do. We create beautiful homes designed for longevity, quality, and comfort, while carefully minimising our impact on the environment.

From the materials we choose to the technologies we incorporate, every decision is guided by a commitment to responsible development and a more sustainable future. The result is a collection of thoughtfully crafted homes that not only enhance modern living today but help protect the world for generations to come.

ENERGY PERFORMANCE
Highly insulated, energy-efficient homes with lower running costs

DESIGNED WITH NATURE IN MIND
Thoughtfully designed landscaping to encourage biodiversity

ELECTRIC CAR CHARGING POINT
Smart green technology helping to reduce your carbon footprint

FUTURE FOCUSED EFFICIENCY
Building sustainably through fabric-first design

AIR SOURCE HEAT PUMP
Air Source Heat Pump at this development

HIGH-PERFORMANCE GLAZING
Thermally efficient windows throughout

WATER SAVING TECHNOLOGY
Low-flow fittings and efficient appliances save water

MODERN ELECTRIC LIVING
All homes are fully electric

LOCAL MATERIALS, LASTING QUALITY
Natural materials sourced through local supply chains



ESQUIRE
DEVELOPMENTS

Proudly working in partnership with:

demelza

lighthouse
The Construction Charity

ellenor.
hospice care in your home or ours

LORD'S TAVERNERS
Giving young people a sporting chance

We are always looking to grow and build longstanding partnerships across the entire development industry. If you are a buyer, landowner or a small developer with a view on joining the SME Developer Network to grow your business, please contact us.

Esquire Developments Limited
Studio 3, The Old Laundry, Green Street Green Road, Longfield, Kent DA2 8EB
01474 706 184 | garlandpark@esquiredevelopments.com | www.esquiredevelopments.com

Share your journey with us using #MYESQUIREHOME

Consumer Code for NEW HOMES

tsi APPROVED CODE TRADINGSTANDARDS.UK

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Esquire Developments policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under The Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract or warranty. The dimensions and details provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change. Please consult sales advisers for further details.

DESIGNED AND PRODUCED BY GDA WWW.GDACREATIVE.CO.UK