

— THE —
HOP POCKET



HOP POCKET LANE, PADDOCK WOOD, KENT TN12 6DJ



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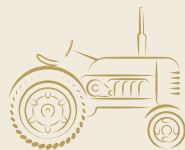
A handpicked location

Welcome to The Hop Pocket – a collection of 34 one-and-two-bedroom apartments in one of Kent’s most heritage-rich towns. The properties nestle on the edge of the High Weald Area of Outstanding Beauty in prime hop picking countryside, with London’s most central stations less than 55 minutes away by rail, with Paddock Wood’s train platforms a 3-minute walk from The Hop Pocket itself. Paddock Wood has long been synonymous with hops, with its temperate microclimate and fertile soil making it the South East’s hop centre. The legacy is a skyline still pierced by the unmistakable white cowls of Paddock Wood’s plentiful oast houses, complemented by a growing number of independent breweries using locally-grown hops to make craft ales.



The countryside & capital city connected

Paddock Wood has always enjoyed strong links to London although today, the journey into the capital is made by commuters and day visitors, rather than returning hop pickers. The direct rail service, via Tonbridge and Sevenoaks, arrives into London in less than an hour, stopping at London Bridge, Charing Cross and Cannon Street. Kent's glorious coast is just a train ride in the opposite direction, with the line serving Folkestone, Sandwich and Deal via Ashford International. Paddock Wood also enjoys fast access to some of the South East's most important motorways, including the M20 and the M25 for Gatwick and Kent's ferry ports. Close proximity to the A21 and the A26 is also granted, allowing residents to explore the very best of the Garden of England, all the way down to Hastings and into neighbouring East Sussex.





PADDOCK WOOD, KENT

Live & love local

Paddock Wood is a town that retains village charm and community friendliness. While the High Street has day-to-day living covered - with a Waitrose, an independent department store, cafés, pubs, a primary school, dentist, doctor's surgery, banks, a Post Office, a delicatessen, a butcher and other specialists stores – the town remains enveloped in rural countryside and is bordered by quintessentially English villages, including Brenchley and Matfield. Putlands Leisure Centre is joined in Paddock Wood by St Andrews Park and Memorial Park to offer open space, with an abundance of public footpaths leading into miles of farmland and hop fields. For more choice, both Tonbridge and Royal Tunbridge Wells are a short drive away.



THE HOP POCKET

CONNECTIONS TO

London and beyond





BY RAIL

Sevenoaks

18

minutes

Ashford International

32

minutes

Folkestone West

46

minutes

London Bridge

48

minutes

London Cannon Street

53

minutes

London Charing Cross

54

minutes



BY CAR

Matfield

2.5

miles

Royal Tonbridge Wells

8

miles

West Malling

8

miles

Scotney Castle

9

miles

Sevenoaks

14

miles

Gatwick

30

miles

Site layout



Parking layout





Rarely building the same house twice with a focus upon design to provide integrated properties within the local environment we use sustainable materials, local suppliers and local tradesman and thus we truly are a local house builder.

From reservation through completion and the warranty period our clients have one point of contact to enable a seamless sales and after sales service. When reserving off plan, we provide a full bespoke service where our clients can really personalise their new home to suit their own lifestyle.

Our homes are built to the highest levels of energy efficiency, not only saving the customer money in terms of energy costs but also doing our bit for the wider environment as a whole.

Using the highest quality materials we provide a home which comes with 'luxury as standard'. All our homes come with choice of floor finishes, kitchen furniture and worktops, bathroom tiling and fittings and landscaped outside spaces.

We have already built a reputation of quality and we guarantee all of our clients a first class home buying experience.

Clarus Homes was founded in 2006 with one aim, to provide the highest quality bespoke homes, built to an unrivalled standard of workmanship, blending traditional methods with modern materials at an affordable price.

Drawing upon a combined experience in the house building industry of over 100 years the management team at Clarus Homes take a very 'hands on' approach. Each development is entirely project managed and every detail monitored by them to ensure that they achieve an end product to be proud of which stands us apart from the national house builders to offer a concierge style home buying service.

We construct superb properties of all sizes from contemporary homes aimed at the first time buyer to magnificent family homes all in outstanding locations. With an emphasis on quality and an eye for detail we are proud of every home we build and have created a premium brand based upon reputation.



FIRST FLOOR



Apt 1	61 sq m / 657 sq ft
Apt 2	49 sq m / 527 sq ft
Apt 3	68 sq m / 732 sq ft
Apt 4	73 sq m / 786 sq ft
Apt 5	74 sq m / 797 sq ft
Apt 6	67 sq m / 721 sq ft



SECOND FLOOR



Apt 7	61 sq m / 657 sq ft
Apt 8	49 sq m / 527 sq ft
Apt 9	68 sq m / 732 sq ft
Apt 10	73 sq m / 786 sq ft
Apt 11	74 sq m / 797 sq ft
Apt 12	67 sq m / 721 sq ft



THIRD FLOOR



Apt 13	61 sq m / 657 sq ft
Apt 14	49 sq m / 527 sq ft
Apt 15	68 sq m / 732 sq ft
Apt 16	73 sq m / 786 sq ft
Apt 17	74 sq m / 797 sq ft
Apt 18	67 sq m / 721 sq ft



FOURTH FLOOR



Apt 19	61 sq m / 657 sq ft
Apt 20	49 sq m / 527 sq ft
Apt 21	68 sq m / 732 sq ft
Apt 22	73 sq m / 786 sq ft
Apt 23	74 sq m / 797 sq ft
Apt 24	67 sq m / 721 sq ft



Specification

KITCHEN FEATURES

- Bespoke Designer Fitted Kitchens in a choice of door finish complete with soft close doors and drawers, 1 ½ bowl sink with boiling tap.*
- Laminate worktops and upstand are provided in a choice of colours.*
- Appliances include built in single oven, ceramic hob, flat glass extractor, fully integrated fridge freezer, fully integrated dishwasher, free standing washer dryer and wine cooler.
- Isolator grid switch to all kitchen electrical equipment engraved with relevant appliance.
- Inset low energy downlighters and under cupboard lighting.

BATHROOM FEATURES

- Contemporary style suites by Geberit Ceramics.
- Bath with shower over and glass screen to main bathroom.
- Walk-in shower enclosure to en-suites.
- Ceramic wall tiling to bath and shower areas in a choice of colours.*
- Chrome heated towel warmers.
- Inset low energy downlighters.

ELECTRICAL FEATURES

- Wireless infrastructure providing super-fast fibre broadband with speeds in excess of 100mb.
- Ample power points throughout.
- Ventilation extractor to kitchen, bathroom and en-suite.
- Shaver point to bathroom and en-suite.
- External light adjacent to balconies.
- Telephone point to hall, kitchen, living room and all bedrooms.
- TV point to living room and all bedrooms.

FINISHING TOUCHES

- Finished in white supermatt emulsion.
- Contemporary skirting and architrave in white finish.
- Contemporary style white timber doors throughout with chrome door furniture.
- PVCu double glazed windows in grey finish incorporating lockable furniture.

HEATING AND ENERGY EFFICIENCY

- Energy efficient electric panel heaters with 24/7 central heating programmer, room thermostat and thermostatically controlled radiator valves.
- Thermal insulation to floors, walls and roof void.

ENVIRONMENTAL

- 100% FSC Certified Timber used throughout.

SECURITY & PEACE OF MIND

- High security front door incorporating five point locking painted grey. (achieving Secure by Design accreditation)
- Windows incorporate lockable furniture except where fire escape/access.
- Mains operated smoke detectors with battery back up.
- CO2 detectors.
- Door entry system with video intercom access from apartments.
- Illuminated push door bell.

COMMUNAL AREAS

- Motion activated lighting.
- Passenger lift serving all floors.
- Fire alarm.

EXTERNAL FEATURES

- Well proportioned balconies and terraces with glass balustrades.
- Decked balconies.
- Allocated parking – one space per apartment.
- Landscaped communal areas with planting.
- Bicycle store.
- Communal bin store.

GENERAL

- Each property benefits from a 10 Year build warranty.
- Home media cabling to enable designated work space.
- Designated after care service provided by After Build.

* From a selected range and subject to stage of build





Photography of previous developments

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CLARUS
THE HOME OF DISTINCTION

01233 335896
clarushomes.co.uk



Backed by
HM Government

Subject to scheme rules



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