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# OAKS GREEN

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BETHERSDEN, KENT

AN EXCLUSIVE DEVELOPMENT OF 3 & 4 BEDROOM LUXURY HOMES  
IN THE BEAUTIFUL VILLAGE OF BETHERSDEN NEAR ASHFORD IN KENT.



**TOLMAN HOMES**  
BUILDING YOUR FUTURE

# OAKS GREEN

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If you're looking to achieve the joy of a quintessential village lifestyle, with the benefits of a new home, Oaks Green could be just the place for you. This exclusive collection of just four 3 and 4-bedroom homes strikes the balance between old and new with traditional weatherboard complemented by an abundance of full height windows, grand porches and contemporary interior specification.



Photo © N Chadwick (cc-by-sa/2.0)



Photo © Oast House Archive (cc-by-sa/2.0)



# BEAUTIFUL BETHERSDEN

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Voted by The Times to be the best village in South East England, the delightful village of Bethersden is steeped in history and set within the rolling countryside of the Weald of Kent. Here you'll find traditional oast houses scattering the skyline and converted farm buildings reflective of the area's past, as well as those all-important rural views. Bethersden is best known as having been the residence of the Lovelace family which included 16th-century politician William Lovelace and 17th-century poet Richard Lovelace.

With its rural charm, transport links, strong community and plenty of shops and attractions on offer, it's no wonder the village picked up a top spot.

Bethersden has an Ofsted-rated "good" primary school, a shop, post office, and award winning butcher. Ripleys garden centre is located just outside Bethersden and is family run, offering a full range of gardening products and a café.

Despite its small size, the community of Bethersden is vibrant with a number of leisure activities available, from tennis and

cricket clubs to Scouts and Guides. The village hall offers regular and wide-ranging activities.

The pretty medieval church of St Margaret's, Bethersden has stood at the heart of the village for a thousand years.

The Pig & Sty is the town's top-rated gastro pub. Set within a beautiful Grade II listed public house with some parts dating back as far as the sixteenth century it serves seasonal farm-fresh produce and local craft gins, beers and ales. There are two other pubs in the village. The Bull Inn is a historic pub dating back to 1645 and has the beams to prove it, and The George is a cosy pub offering local beers and a friendly atmosphere. Bethersden is famed for The Darling Buds of May which was filmed here and The Stevenson Brothers whose workshop in the village makes rocking horses for royal families all over the world.

Surrounded by picturesque countryside, this stunning development offers privacy and seclusion while still being within easy travelling distance of the popular areas of Tenterden and Ashford for commuting, shopping, or dining out.



The Pig & Sty, Bethersden



Chapel Down Winery, Small Hythe

# PERFECTLY PLACED



There are a host of tourist and leisure attractions nearby including several notable National Trust properties, golf courses and numerous historic village and country inns.

The nearby market town of Tenterden offers a diverse collection of activities to include exploring the vineyards of Chapel Down, the Kent and East Sussex Steam Railway, Rare Breeds Centre, gardens, churches and museums. Also on offer are a variety of independent cafés and restaurants, including the Michelin-starred The West House with rooms.

The large town of Ashford, is just six miles to the east and accessible in under 15 minutes by road. Here can be found superb shopping at McArthur Glen Designer Outlet. The area is spoilt for choice when it comes to schools. There is a wide of selection of reputable local primary, secondary and grammar schools. The nearby villages also offer several exceptional independent schools both prep and senior. Ashford International Station provides services to London St Pancras with journey times from 36 minutes and to the Continent. The M20 gives access to Dover, Folkestone and the ports and to the M25 for Heathrow and Gatwick Airports, and the City.



Ashford Designer Outlet

## JOURNEY TIMES BY CAR

To Ashford	13 minutes
To Folkestone	30 minutes
To Dover	40 minutes
To Canterbury	40 minutes
To Maidstone	35 minutes
To London	1 hour 30 minutes
To Gatwick Airport	1 hour 15 minutes

(All journey times are approximate)









# SITE PLAN



## KEY:

**S** – Shed

**C** – Carport





# STEPHENSON HOUSE

## PLOT 1

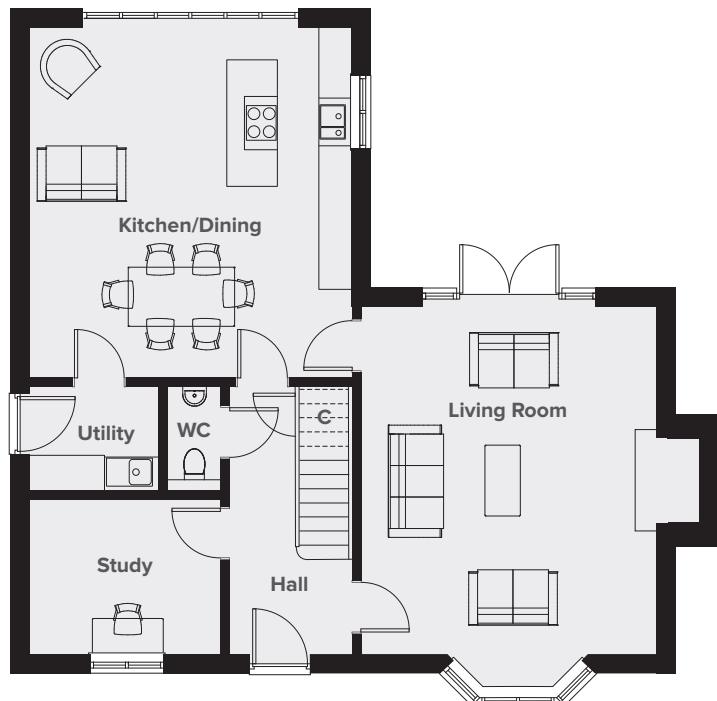
### 4 BEDROOM HOUSE

**TOTAL INTERNAL FLOOR SPACE;  
1829 sq ft, 170 sqm**

Step through the impressive entrance porch and relax in complete comfort in this stylish and spacious 4 bedroom detached home. The large open plan kitchen/dining area offers a fabulous entertaining space with a central island and sliding patio doors leading onto the south facing garden. The light, airy feel continues into the lounge with its panoramic bay window and dual aspect with full height patio doors leading outside. The log burner in the lounge is a fabulous central feature. The Stephenson offers a generously sized study ideal for home working as well as a separate utility room. The opulent master bedroom has double doors leading to an impressive en-suite with separate shower and feature bath.

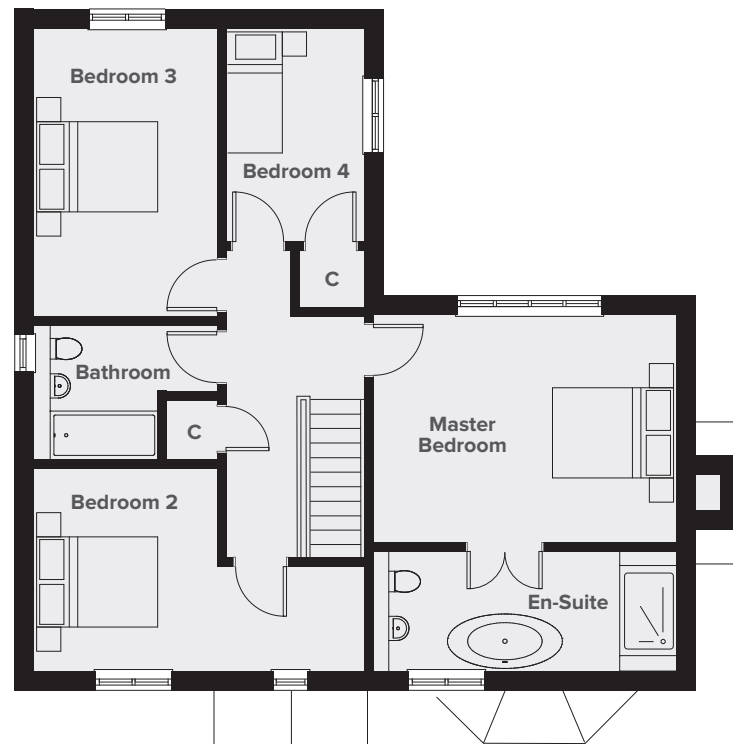






## GROUND FLOOR

<b>Kitchen/Dining area</b>	5.3m x 5.8m	17' 5" x 19'
<b>Living Room</b>	4.85m x 5.74m	15' 11" x 19'
<b>Study</b>	3.25m x 2.65m	10' 8" x 8' 8"
<b>Utility</b>	2.2m x 1.8m	7' 2" x 5' 11"
<b>WC</b>	0.95m x 1.8m	3' 1" x 5' 11"



## FIRST FLOOR

<b>Master Bedroom</b>	4.8m x 3.65m	15' 9" x 12'
<b>Master En-Suite</b>	4.8m x 2.0m	15' 9" x 6' 7"
<b>Bedroom 2</b>	5.3m x 3.3m	17' 5" x 11'
<b>Bedroom 3</b>	3.0m x 4.6m	9' 10" x 15' 1"
<b>Bedroom 4</b>	2.15m x 3.6m	7' 1" x 12'
<b>Bathroom</b>	3.0m x 2.3m	9' 10" x 7' 7"



# JARVIS HOUSE

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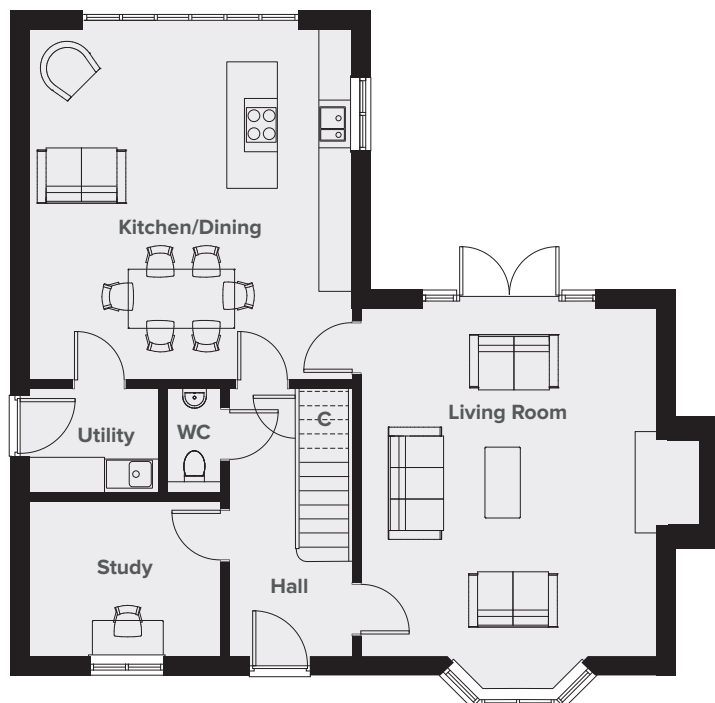
## PLOT 2

### 3 BEDROOM HOUSE

**TOTAL INTERNAL FLOOR SPACE;  
1829 sq ft, 170 sqm**

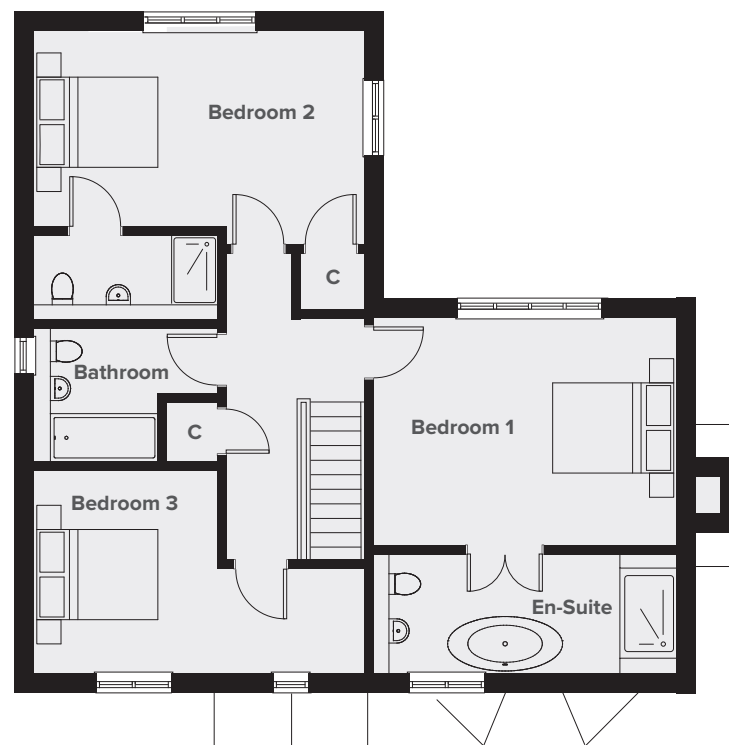
A feeling of light and space is a key feature of this unusually large 3 bedroom detached home. The luxurious open plan kitchen/ diner area and spacious living room both feature doors leading to the rear garden with a panoramic bay window to the front. The lounge includes a central fireplace with log burner for cosy nights at home. A study, separate utility room and downstairs cloakroom complete the ground floor accommodation. Upstairs offers three large double bedrooms, two with en-suite, as well as a separate family bathroom. The master bedroom leads into a palatial en-suite with separate shower and feature bath.





## GROUND FLOOR

<b>Kitchen/Dining area</b>	5.3m x 5.8m	17' 5" x 19'
<b>Living Room</b>	4.85m x 5.74m	15' 11" x 19'
<b>Study</b>	3.25m x 2.65m	10' 8" x 8' 8"
<b>Utility</b>	2.2m x 1.8m	7' 2" x 5' 11"
<b>WC</b>	0.95m x 1.8m	3' 1" x 5' 11"



## FIRST FLOOR

<b>Master Bedroom</b>	4.8m x 3.65m	15' 9" x 12'
<b>Master En-Suite</b>	4.8m x 2.0m	15' 9" x 6' 7"
<b>Bedroom 2</b>	5.3m x 3.3m	17' 5" x 11'
<b>Bed 2 En-Suite</b>	3.0m x 1.4m	9' 10" x 4' 7"
<b>Bedroom 3</b>	3.0m x 4.6m	9' 10" x 15' 1"
<b>Bedroom 4</b>	2.15m x 3.6m	7' 1" x 12'
<b>Bathroom</b>	3.0m x 2.3m	9' 10" x 7' 7"



# THE LARKIN

## PLOT 3

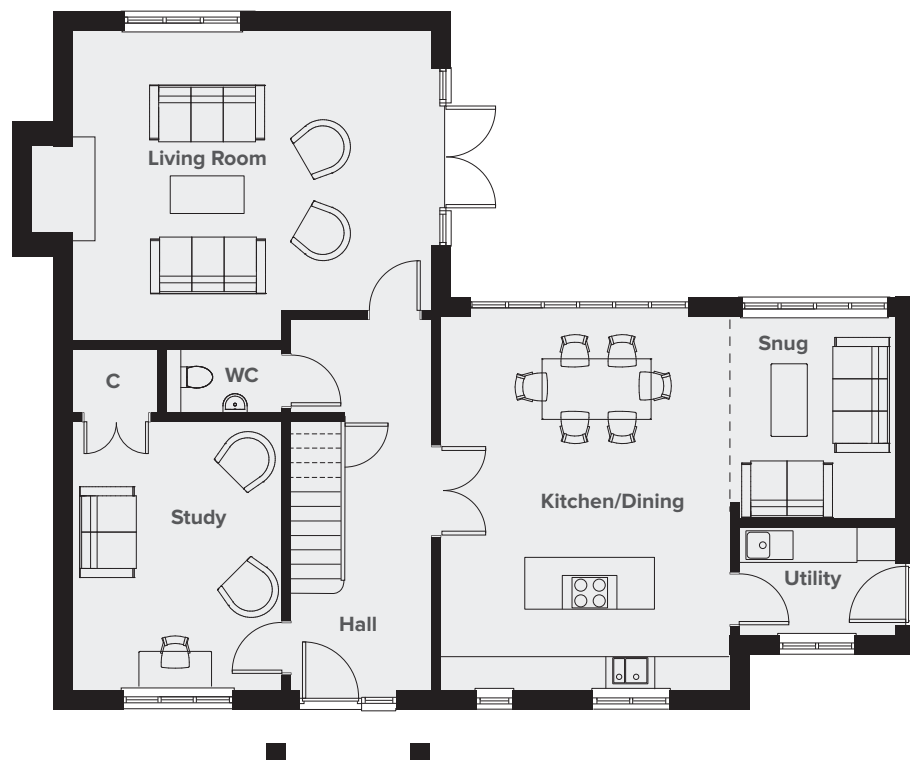
### 4 BEDROOM HOUSE

**TOTAL INTERNAL FLOOR SPACE;**  
2131 sq ft, 198 sqm

### DOUBLE CARPORT

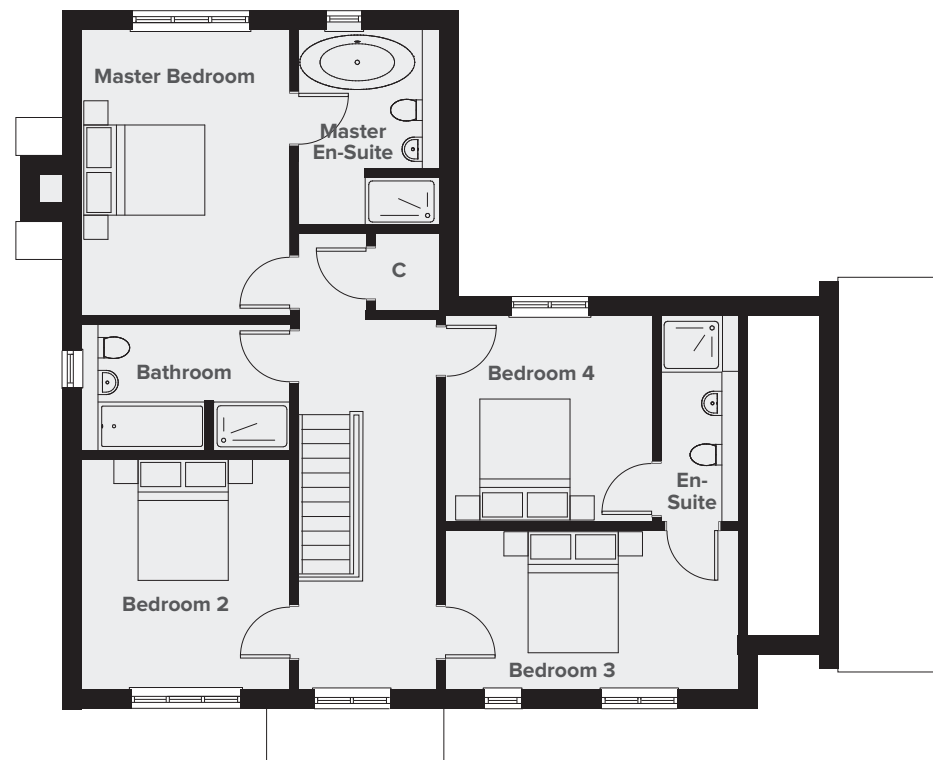
This fabulous home features very spacious accommodation including four double bedrooms, two with en-suite, as well as a family bathroom with separate bath and shower. The sumptuous master suite includes a separate shower and feature bath. The large living area with feature log burner and dual aspect is complemented by a separate study/dining room. The open plan kitchen/diner features a central island, sliding patio doors to the outside and a gorgeous snug, making a fabulous social and entertaining space.





## GROUND FLOOR

<b>Kitchen/Dining area</b>	4.9m x 5.95m	16' 1" x 19' 6"
<b>Snug</b>	2.7m x 3.3m	8' 10" x 10' 10"
<b>Living Room</b>	5.7m x 5.1m	18' 8" x 16' 9"
<b>Study</b>	3.45m x 4.39m	11' 4" x 14' 5"
<b>Utility</b>	2.38m x 1.8m	7' 10" x 5' 11"
<b>WC</b>	1.9m x 1.0m	6' 3" x 3' 3"



## FIRST FLOOR

<b>Master Bedroom</b>	3.4m x 4.7m	11' 2" x 15' 5"
<b>Master En-Suite</b>	2.1m x 3.2m	6' 11" x 10' 6"
<b>Bedroom 2</b>	3.3m x 3.8m	10' 10" x 12' 6"
<b>Bedroom 3</b>	4.9m x 2.55m	16' 1" x 8' 4"
<b>Bedroom 4</b>	3.65m x 3.3m	12' x 10' 10"
<b>En-Suite Beds 3&amp;4</b>	1.5m x 3.3m	4' 11" x 10' 10"
<b>Bathroom</b>	3.4m x 2.1m	11' 2" x 6' 11"



# THE WILMOTT

## PLOT 4

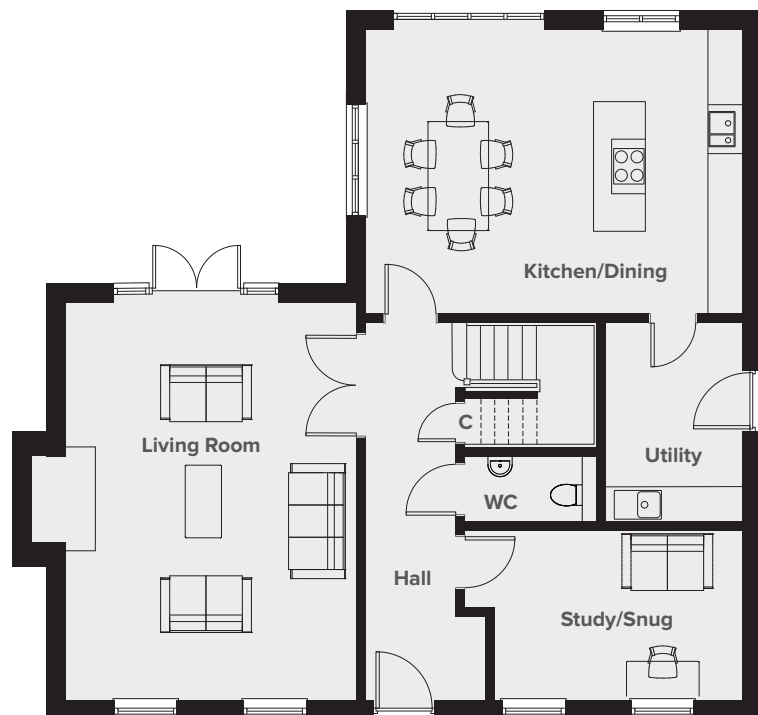
### 4 BEDROOM HOUSE

**TOTAL INTERNAL FLOOR SPACE;**  
**2118 sq ft, 197 sqm**

### DOUBLE CARPORT

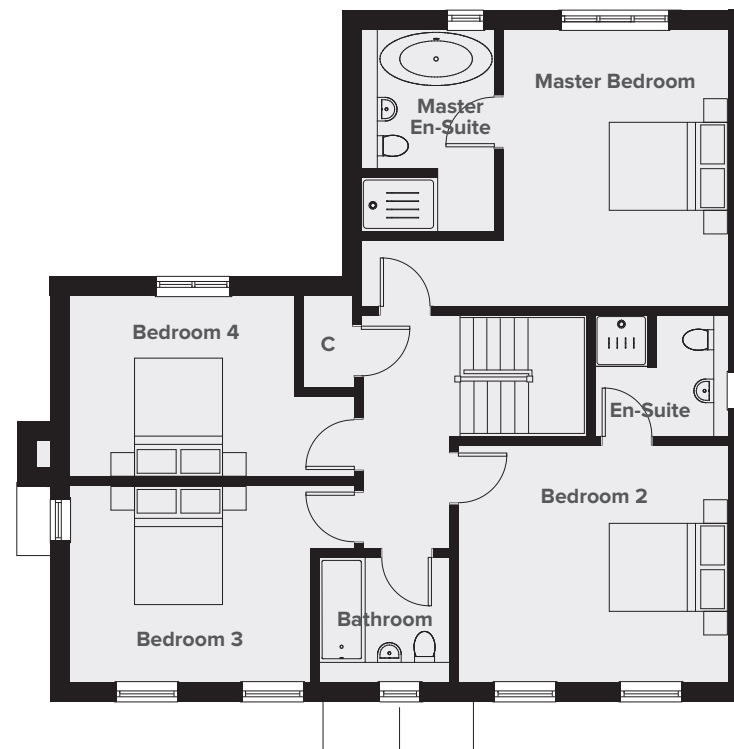
This majestic double-fronted home is designed with distinction, from its feature entrance porch and large Georgian style windows to its roomy living space. The large open plan kitchen/diner leads out by sliding patio doors into the south west facing garden. The second large reception room offers the flexibility to be used as a study or dining room. The utility room has the convenience of fitted units and outside door, perfect for muddy paws and wellies. The spacious accommodation continues upstairs to the four large double bedrooms, two with en-suite, as well as a separate family bathroom. The impressive master suite features a feature bath and separate shower.





## GROUND FLOOR

<b>Kitchen/Dining area</b>	6.0m x 4.7m	19' 8" x 15' 5"
<b>Living Room</b>	4.5m x 6.35m	14' 9" x 20' 10"
<b>Study/Snug</b>	4.0m x 2.7m	13' 1" x 8' 10"
<b>Utility</b>	2.3m x 3.2m	7' 7" x 10' 6"
<b>WC</b>	2.0m x 1.0m	6' 7" x 3' 3"



## FIRST FLOOR

<b>Master Bedroom</b>	6.0m x 4.7m	19' 8" x 15' 5"
<b>Master En-Suite</b>	2.1m x 3.2m	6' 11" x 10' 6"
<b>Bedroom 2</b>	4.5m x 3.8m	14' 9" x 12' 6"
<b>En-Suite Bed 2</b>	2.25m x 2.0m	7' 5" x 6' 7"
<b>Bedroom 3</b>	4.0m x 3.25m	13' 1" x 10' 8"
<b>Bedroom 4</b>	3.65m x 3.0m	12' x 9' 10"
<b>Bathroom</b>	2.25m x 2.1m	7' 5" x 6' 11"



# DEDICATED TO DETAIL



The homes at Oaks Green have been thoughtfully designed to include stylish interiors. Carefully chosen fixtures and fittings combine contemporary elegance with quality and durability.

## KITCHEN

- Gardiner of England Kitchens
- Fully integrated Neff appliances to include 2 single ovens, induction, hob, fridge freezer and dishwasher (other optional upgrades available)
- A choice of Quartz work surfaces in kitchen
- Engineered wood flooring to kitchen, hallway and utility
- Downlights
- Under unit lighting
- Utility room is fitted with a range of units and includes laminate work surfaces, sink and drainer, space and plumbing for freestanding washing machine and tumble dryer.

## BATHROOMS & CLOAKROOM

- Grohe showers and taps
- A choice of tiling options to bathrooms and en-suite
- Chrome heated towel rails
- RAK & Britton sanitary ware with built-in storage
- Downlights
- Mirrors and shaver sockets

## CENTRAL HEATING

- Gas fired central heating
- Underfloor heating throughout ground floor with smart App controlled thermostats
- Radiators to first floor

## COMMUNICATIONS

- CAT 6 cabling throughout – for fully integrated wireless networking
- USB power points
- TV & Telephone points in all main rooms

## FINISHING TOUCHES

- Log burner in lounge
- Fitted wardrobes to bedrooms are offered as optional upgrade
- Sliding patio doors to the garden from the kitchen/lounge
- Panelled internal doors
- Chrome ironmongery
- A choice of fitted carpet options

## EXTERIOR

- Bespoke oak feature porches
- Block paved driveways
- Fully landscaped front & rear gardens
- Patio area and external lighting
- Outside tap and electrical points
- Electrical power supply to carport and parking areas
- Car charging point in driveways

## PEACE OF MIND

- 'Secured by Design' external windows and doors
- Mains supplied smoke alarm



# TOLMAN HOMES

BUILDING YOUR FUTURE

Tolman Homes are an award winning developer having been commended for single residence architecture in the United Kingdom Property Awards 2021-2022.

We aim to create homes that aren't just long-lasting and energy efficient, but beautiful as well.

We partner with architects that pride themselves on designing tasteful, picturesque homes that fit seamlessly into their surroundings, with minimal environmental impact. Timeless designs ensure your home does not age or date, and will remain a solid investment for decades to come.

Using traditional methods like technical drawings and advanced techniques like CAD modelling, we refine and adapt our designs to create a home you can be truly happy with.

From initial design to final construction, our experienced team ensure the utmost quality throughout every stage of

the process. We use top-quality materials to create well-built, long-lasting homes for you and your family.

All of our homes meet the highest energy efficiency standards, allowing you to enjoy significant energy savings whilst being kinder to the environment. Throughout the construction process, our teams will endeavour to keep local disruption and environmental impact to the absolute minimum. At regular stages throughout the project we individually quality check each home to ensure everything meets and exceeds our exacting demands.

Our homes are exceptionally well-built and well-appointed, and every single one of our projects comes with a 10 year construction and building warranty guarantee as standard. We also provide a 6 month after sales support service on all Tolman Homes developments to help you settle in to your new home. You can enjoy peace of mind knowing that any possible issues that may occur in this initial period will all be managed by Tolman Homes.







# HOW TO FIND OAKS GREEN



Oaks Green, Ashford Road, Bethersden, Ashford TN26 3AS



**TOLMAN HOMES**

BUILDING YOUR FUTURE

Email: [info@tolmanhomes.co.uk](mailto:info@tolmanhomes.co.uk) Visit: [www.tolmanhomes.co.uk](http://www.tolmanhomes.co.uk)