



# ROSEWOOD PLACE

MATFIELD TN12 7BY







## ROSEWOOD PLACE

# WELCOME

SURROUNDED BY THE BREATHTAKING SCENERY OF THE HIGH WEALD, WITHIN AN AREA OF OUTSTANDING NATURAL BEAUTY, ROSEWOOD PLACE IS AN EXCLUSIVE COLLECTION OF 27 SUPERB PRIVATE THREE, FOUR AND FIVE BEDROOM HOMES IN THE IDYLIC KENT COMMUNITY OF MATFIELD.

Once home to Siegfried Sassoon, the famous World War I poet, who wrote about his country life upbringing here prior to 1914, Matfield remains the epitome of an idyllic rural Kent village.

A chocolate-box village green hosting cricket matches at the heart of the community... an assortment of quaint country cottages, some with roses round the door... a bustling butcher's store that's been a local institution for over 150 years... an elegant Georgian manor house overlooking the village duck pond. There's even a choice of friendly local hostelrys, one just minutes from Rosewood Place. All set amidst some of the loveliest countryside in the UK, within easy reach of the M25, central London and south coast.





**W**ITH A VIBRANT COMMUNITY SPIRIT, MATFIELD OFFERS A CHOICE OF CHURCHES, AN ACTIVE VILLAGE HALL AND A WHOLE RANGE OF CLUBS, SOCIETIES AND ACTIVITIES TO GET INVOLVED IN. FOOTBALL, CRICKET, TENNIS AND BOWLS ARE ALL POPULAR, WHILE WALKING, CYCLING AND HORSE-RIDING ARE COMMON PURSUITS FOR THOSE EXPLORING THE SURROUNDINGS. GOLFERS ARE WELL CATERED FOR WITH FIVE COURSES WITHIN A 10 MILE RADIUS, WHILE CINDERHILL WOOD NATURE RESERVE AND BEWL WATER ARE WELL WORTH VISITING.

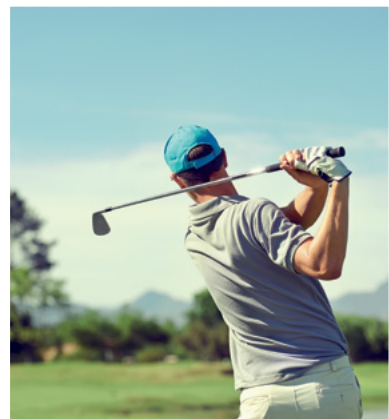
# THE QUINTESSENTIAL ENGLISH VILLAGE LIFESTYLE

While Matfield or the neighbouring village of Brenchley can provide all your day-to-day essentials, nearby Paddock Wood offers a wider range of shops and services, including a Waitrose supermarket. The local primary school\* (one of a number in the surrounding area) is just a few minutes' drive away, and there is a choice of excellent grammar and independent schools in nearby Tonbridge and Royal Tunbridge Wells (the Judd School, Skinners and Tunbridge Wells Grammars, both Girls and Boys, are among the most popular).

Tunbridge Wells is also a superb setting for shopping, eating out and entertainment.

A bastion of Regency style, its elegant architecture hosts high fashion and quality independent stores, while its numerous cafés, bars and restaurants offer temptations from every corner of globe. And with two major theatres, a multiplex cinema, galleries and a museum – not forgetting music festivals and regular events – there's always something to keep everyone in the family entertained throughout the year.

\*Brenchley & Matfield Church of England Primary School, rated "good" by Ofsted, 2018



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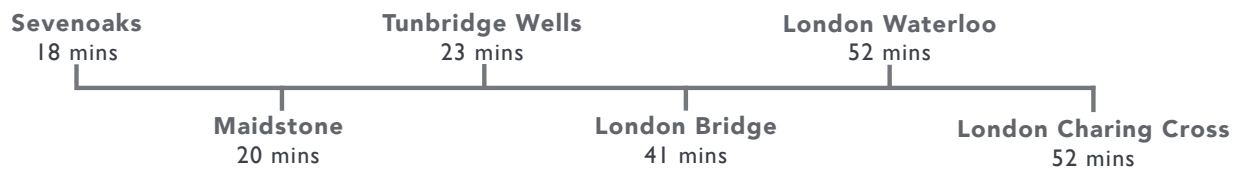
**R**OSEWOOD PLACE'S PROXIMITY TO PADDOCK WOOD, TONBRIDGE AND TUNBRIDGE WELLS STATIONS AND MAJOR MOTORWAYS PUTS IT IN A PRIME LOCATION FOR COMMUTERS

BOTH TUNBRIDGE WELLS AND TONBRIDGE RAILWAY STATIONS ARE A 12 MINUTE DRIVE FROM ROSEWOOD PLACE, FROM WHERE TRAINS CAN REACH LONDON BRIDGE IN UNDER 45 AND 35 MINUTES RESPECTIVELY. CLOSER TO HOME, PADDOCK WOOD STATION ALSO HAS MAINLINE LINKS TO THE CITY AND TO ASHFORD INTERNATIONAL FOR ACCESS TO THE CONTINENT VIA EUROSTAR SERVICES.

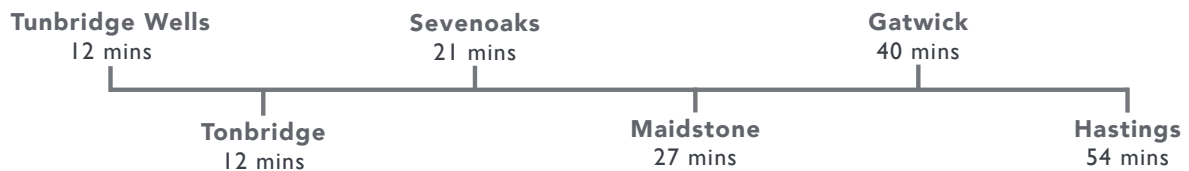
# PERFECTLY PLACED

The A21 is 1.7 miles away leading on to the M26 and M25. Hastings and the southcoast are around 45 minutes' drive. Maidstone and Sevenoaks are easily accessible, while frequent flyers will benefit from the proximity of Gatwick Airport, just 40 miles away. The Centaur coach also commutes from Matfield to London Canary Wharf, Sevenoaks, Tonbridge Wells (Route No. 786).

## BY TRAIN FROM PADDOCK WOOD STATION



## BY CAR FROM ROSEWOOD PLACE



\* All travel times are approximate and journeys may not be direct. Rail times are from [www.trainline.com](http://www.trainline.com). Car journey times from [www.google.co.uk/maps](http://www.google.co.uk/maps).



ROSEWOOD PLACE



**R**USTIC BRICK, WEATHER-BOARDING AND DECORATIVE CLAY TILES MATURING OVER TIME: ROSEWOOD PLACE COMBINES TIMELESS ARCHITECTURAL DETAILING WITH THE BEST OF CONTEMPORARY INTERIOR DESIGN.





# AN **UNMISTAKEABLE** SENSE OF PLACE

Featuring just 27 superbly designed private homes, set within an ecological haven, the development has been carefully conceived to reflect the local vernacular. Cocooned within dense native hedgerows and set well back from the roads, Rosewood Place offers a wide range of three, four and five-bedroom homes that will appeal to everyone from first time buyers and young professionals to growing families and down-sizers.

With thoughtful layouts and generous accommodation, each home is finished to the highest standards, offering a modern

luxury lifestyle in a remarkable rural retreat. Landscaping around the site is paramount, with open grassland and orchards to the front, and a natural pond and children's play area to the rear.

As the land was previously an agricultural field, Fernham Homes have created a number of dedicated nature areas within the site that provide enhancement to existing habitat and create new habitats too. These areas are important for supporting our local wildlife.



ROSEWOOD PLACE



**F**EATUREING HIGH QUALITY MATERIALS AND DEMONSTRATING UNCOMPROMISING ATTENTION TO DETAIL, THE DELUXE FINISHES AND FITTINGS WILL INSPIRE EVERY HOME-OWNER.

EACH OF THESE PROPERTIES EXUDES CRAFTSMANSHIP AND PERIOD CHARM: TRADITIONAL MATERIALS ARE USED IN A MODERN WAY, BRINGING TOGETHER CONTEMPORARY LAYOUTS AND AN EXEMPLARY SPECIFICATION.

# HIGHER QUALITY OF LIFE



Interior images show a showhome from a previous development.



ROSEWOOD PLACE



**WITH OVER 20 YEARS' EXPERIENCE**  
IN DELIVERING SUPERB HOMES ACROSS  
KENT, SUSSEX AND SURREY, FERNHAM  
HOMES IS COMMITTED TO CREATING  
HOMES THAT WILL STAND THE TEST  
OF TIME.

FROM EMPLOYING EXCEPTIONAL DESIGN  
AND ATTENTION TO DETAIL TO ENSURE  
EACH HOME BLENDS SEAMLESSLY  
WITHIN ITS SURROUNDINGS, TO  
COMBINING TRADITIONAL MATERIALS  
AND METICULOUS CRAFTSMANSHIP  
WITH THE LATEST IN PRODUCT DESIGN,  
TECHNOLOGY AND ENERGY EFFICIENCY,

# TOWARDS A **GREENER** FUTURE

FERNHAM HOMES IS PASSIONATE ABOUT CREATING HOMES THAT PEOPLE WANT TO LIVE IN. HOMES THAT ENHANCE THEIR COMMUNITIES AND THE LOCAL LANDSCAPE AROUND THEM THAT CREATE PRIDE FROM THEIR OWNERS, THAT WILL LAST FOR GENERATIONS TO COME.

From the outset, as responsible developers, our aim is to create environmentally sensitive and sustainable developments. From the planning stage, we carefully consider every material and method of building, with the aim to reduce consumption of fossil fuels and carbon dioxide emissions. We work closely with planners and industry bodies to exceed environmental performance standards, while also considering things like recycling, the use of water efficient appliances and water conservation. Across all our sites, we are particularly proud of our track record in enhancing the local landscape and habitats to encourage and increase biodiversity.

In addition, as part of our drive to optimize general health and well-being, our high standards of customer service and tailored aftercare means our customers experience more than just a beautiful new home.

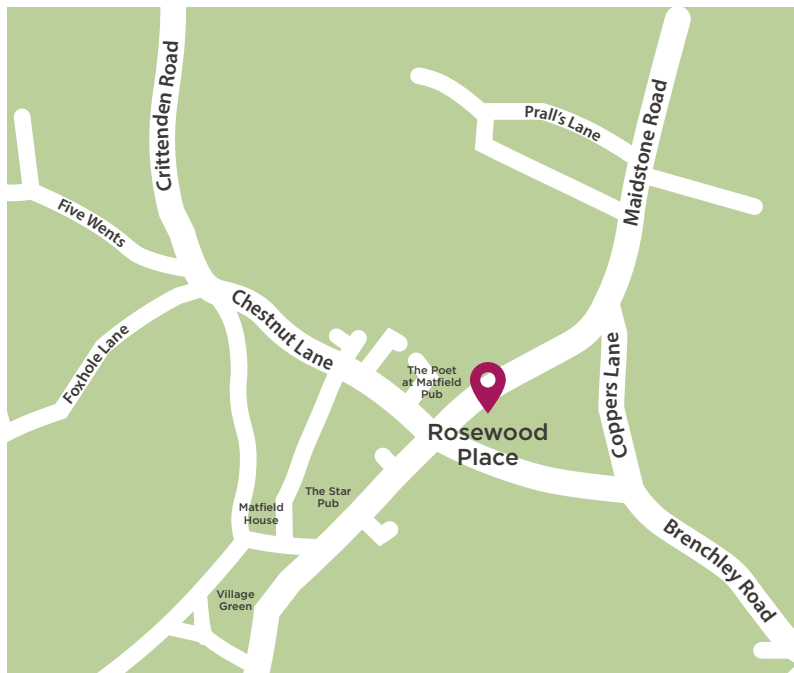
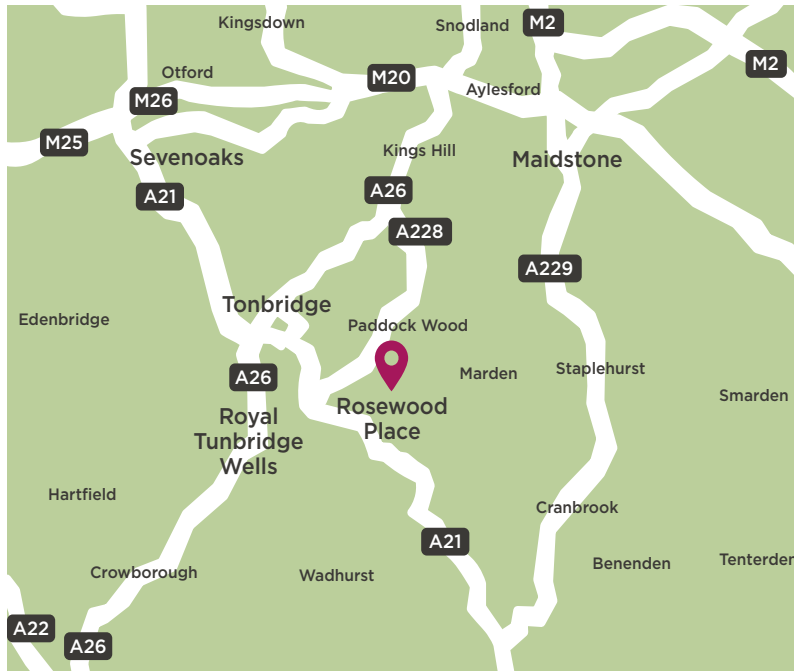


Showhome from previous development.



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# LOCATION



**SAT NAV: TN12 7JN**



The information contained in this brochure is for general guidance only. The computer generated illustrations are intended to give an indication of what the properties will look like in a mature setting but are not necessarily representative in every respect. Purchasers are advised that floor layouts etc, may vary from plot to plot and the Company reserves the right to alter these details at any time and without prior notice. The interior photographs shown are from a typical Fernham Homes show house and are not necessarily representative of the specification included at this development. Intending purchasers should satisfy themselves by inspection or otherwise of items and specification included. This information does not constitute a contract, part of a contract or warranty. BUILDING SITES ARE DANGEROUS: All visitors to site must wear the appropriate health & safety attire which will be provided. Children under the age of 12 years will not be permitted on site. External materials are subject to local authority approval.



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