



# HOPES MEADOW W

HIGH HALDEN

## THE AREA

# A QUAIN HISTORIC VILLAGE, JUST A STONES THROW AWAY FROM THE PICTURESQUE KENT DOWNS

High Halden is a well-established Kent village located in an area of Outstanding Natural Beauty. On the edge of the North Downs and High Weald, it's a great place to live with stunning countryside and scenic walking and cycle routes to explore.

The village offers a range of amenities including a traditional Grade II listed medieval inn recorded in the Domesday Book, a well-stocked village shop, recreation ground, Memorial Hall, and the parish church of St Mary's dating back to the 12th century.

Hopes Meadow is set in a beautiful rural location with easy access to many local attractions, from country houses and gardens, vineyards, and village pubs. You will also find Tenterden and Chart Hills Golf Clubs are your nearest courses to enjoy.

High Halden also benefits from a popular Church of England primary school with a Good Ofsted rating. Just over two miles away, the neighbouring town of Tenterden has a well-established Academy, and there's a selection of local Grammar Schools in nearby Cranbrook, Ashford, Highworth and Norton Knatchbull, all with Good or Outstanding Ofsted ratings.

The neighbouring historic market town of Tenterden, known for its tree-lined High Street is brimming with interesting and independent shops, cafés, supermarkets, as well as the heritage Kent and East Sussex Railway, and a leisure centre with activities for all ages.

Nearby Ashford is a vibrant town, with London just 40 minutes by rail, it's perfect for commuting and day trips to the city.

In Ashford you can experience shopping at the Designer Outlet, which is the best place to find all your favourite brands.

The Stour Centre has a full range of leisure facilities, including three pools, a gym, sports hall, café and creche facilities. Ashford also offers a range of attractions and entertainment facilities including ultra-modern cinemas, a state-of-the-art gym, ten pin bowling alleys, and a good choice of cafés, bars, and restaurants.

The William Harvey Hospital, Ashford offers a wide range of services, including A&E, and there are also private hospitals in Ashford and the neighbouring village of Benenden.

## TRANSPORT LINKS



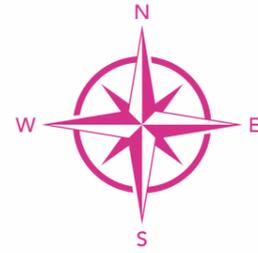
## HOPES MEADOW

Murston Group are pleased to offer you the opportunity to purchase a craftsman-built house on an exclusive new development in the attractive rural village of High Halden, on the outskirts of Tenterden, Kent. This development consists of 18 private houses within the overall scheme.

Set in wild meadow and surrounded by ponds, this development is situated away from the A28, giving you the opportunity to enjoy the tranquillity of the countryside.



THE PLOTS



THE PLOTS

**PLOTS 1 & 12** 8  
 186.8 m<sup>2</sup> / 2,011 ft<sup>2</sup>  
 Five bedrooms, detached with 2 en-suites,  
 double garage plus 3 parking spaces (Plot 12  
 to have double car barn plus 2 parking spaces)

**PLOTS 2 & 18** 10  
 155.2 m<sup>2</sup> / 1,670 ft<sup>2</sup>  
 Four bedrooms, detached with en-suite,  
 double car barn plus 2 parking spaces

**PLOTS 3, 4 & 13** 12  
 186.2 m<sup>2</sup> / 2,004 ft<sup>2</sup>  
 Five bedrooms, detached with 2 en-suites,  
 double car barn plus 2 parking spaces (Plot 4  
 to have double garage plus 3 parking spaces)

**PLOTS 5 & 17** 14  
 155.2 m<sup>2</sup> / 1,670 ft<sup>2</sup>  
 Four bedrooms, detached with en-suite,  
 double garage plus 3 parking spaces  
 (Plot 17 to have double car barn plus 2 spaces)

**PLOT 6** 16  
 153 m<sup>2</sup> / 1,646 ft<sup>2</sup>  
 Four bedrooms, detached with en-suite,  
 single car barn plus 2 parking spaces

**PLOTS 7 & 8** 18  
 114.6 m<sup>2</sup> / 1,234 ft<sup>2</sup>  
 Three bedrooms, semi-detached with  
 en-suite, single car barn plus 1 parking space

**PLOTS 9 & 11** 20  
 146.8 m<sup>2</sup> / 1,580 ft<sup>2</sup>  
 Four bedrooms, detached with en-suite,  
 double garage plus 3 parking spaces  
 (Plot 9 to have single car barn plus 2 spaces)

**PLOT 10** 22  
 148.4 m<sup>2</sup> / 1,597 ft<sup>2</sup>  
 Four bedrooms, detached with en-suite,  
 single car barn plus 2 spaces

**PLOTS 14 & 15** 24  
 122.3 m<sup>2</sup> / 1,316 ft<sup>2</sup>  
 Three bedrooms, semi-detached with  
 en-suite, single garage plus 2 parking  
 spaces (Plot 15 to have single car barn  
 plus 1 parking space)

**PLOT 16** 26  
 148.4 m<sup>2</sup> / 1,597 ft<sup>2</sup>  
 Four bedrooms, detached with en-suite,  
 single car barn plus 2 spaces

**SPECIFICATION** 28

**LOCATION MAP** 31

PLOTS 1 (SHOWN) & 12 (HANDED)

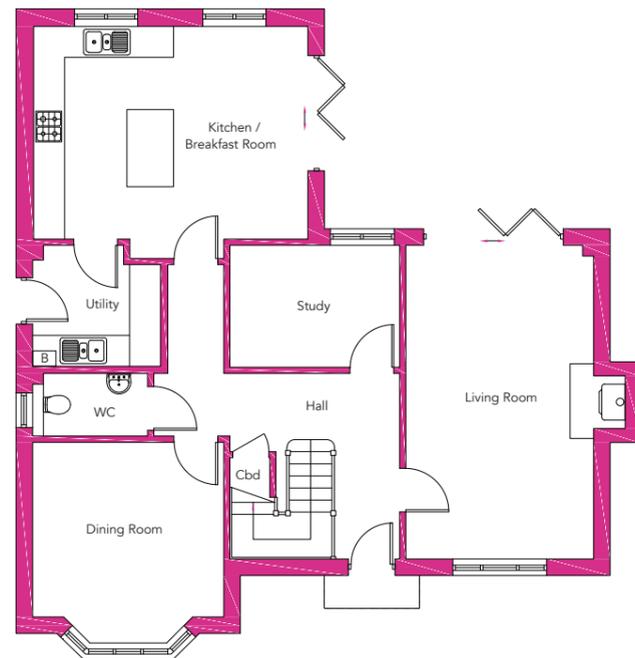
# Ivy

*Five bedrooms, detached with 2 en-suite, double garage plus 3 parking spaces  
(Plot 12 to have double car barn plus 2 parking spaces)*

**TOTAL FLOOR AREA**  
186.8 m<sup>2</sup> / 2,011 ft<sup>2</sup> /

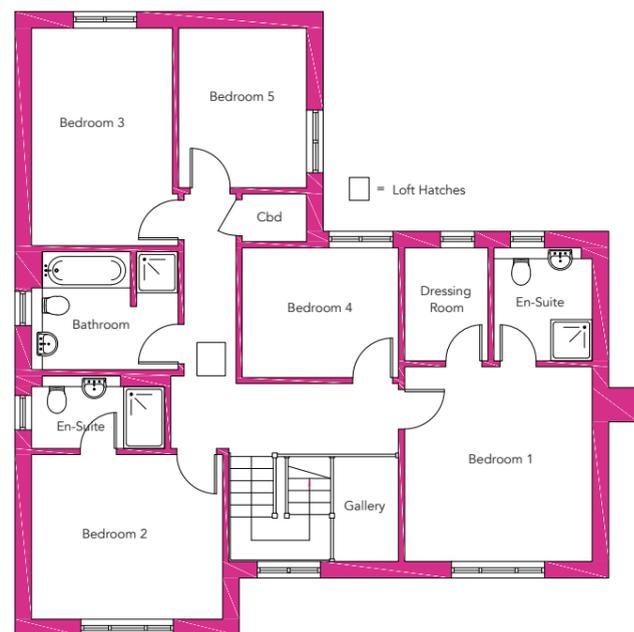
## GROUND FLOOR

- Living**  
6.10m x 3.62m  
20ft x 11ft 9in
- Kitchen / Breakfast Room**  
5.29m x 4.51m (max)  
17ft 4in x 14ft 8in (max)
- Utility**  
2.47m x 2.35m  
8ft 1in x 7ft 7in
- Dining**  
3.91m x 3.69m (max)  
12ft 8in x 12ft 1in (max)
- Study**  
3.28m x 2.37m  
10ft 8in x 7ft 8in



## FIRST FLOOR

- Bed 1**  
3.79m x 3.62m  
12ft 4in x 11ft 9in
- Bed 2**  
3.69m x 3.21m  
12ft 1in x 10ft 5in
- Bed 3**  
4.23m x 2.72m  
13ft 9in x 8ft 9in
- Bed 4**  
3.02m x 2.52m  
9ft 9in x 8ft 3in
- Bed 5**  
3.11m x 2.47m  
10ft 2in x 8ft 1in





PLOTS 2 (SHOWN) & 18 (HANDED)

# Honeysuckle

*Four bedrooms, detached with en-suite, double car barn plus 2 parking spaces*

**TOTAL FLOOR AREA**  
155.2 m<sup>2</sup> / 1,670 ft<sup>2</sup>

## GROUND FLOOR

### Living

5.09m x 3.45m  
16ft 7in x 11ft 3in

### Kitchen / Breakfast Room

6.36m x 3.68m (max)  
20ft 9in x 12ft 1in (max)

### Utility

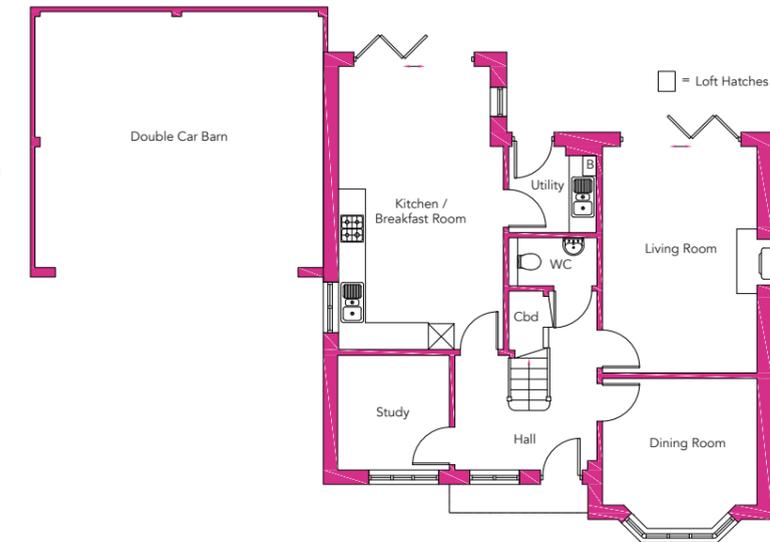
1.95m x 1.93m  
6ft 4in x 6ft 3in

### Dining

3.45m x 3.36m (max)  
11ft 3in x 11ft (max)

### Study

2.57m x 2.49m  
8ft 4in x 8ft 1in



## FIRST FLOOR

### Bed 1

4.53m x 3.45m  
14ft 9in x 11ft 3in

### Bed 2

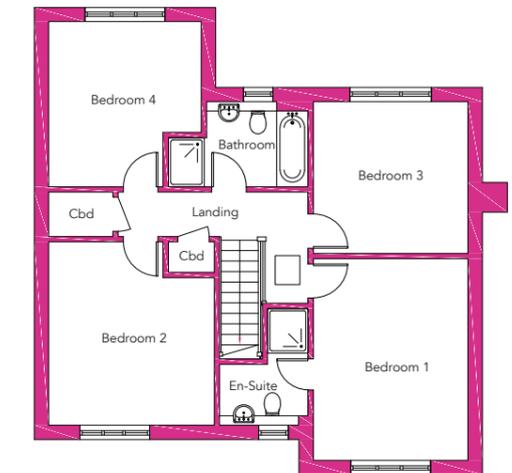
4.12m x 3.69m (max)  
13ft 6in x 12ft 1in (max)

### Bed 3

3.45m x 3.41m  
11ft 3in x 11ft 2in

### Bed 4

3.71m x 3.40m  
12ft 2in x 11ft 1in



PLOTS 3, 4 (SHOWN) & 13

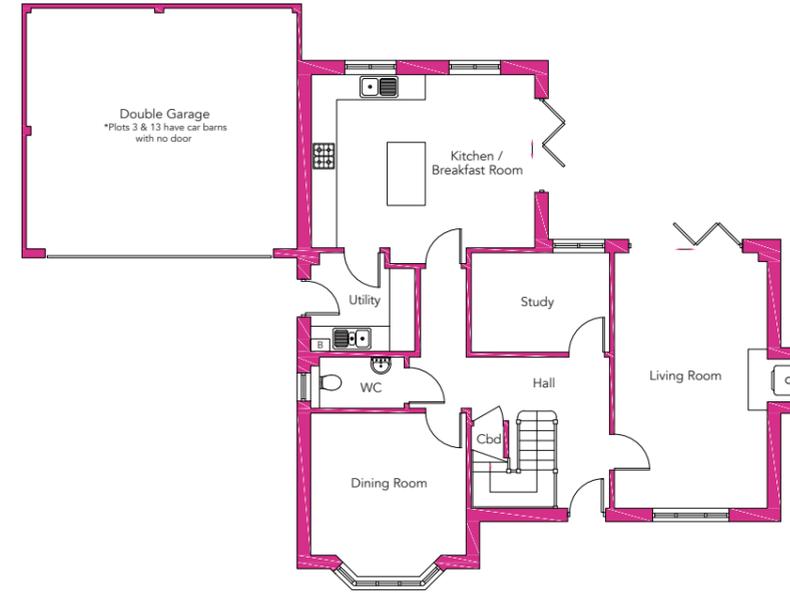
# Daffodil

*Five bedrooms, detached with 2 en-suites, double garage plus 3 parking spaces  
(Plot 3 & 13 to have double car barn plus 2 parking spaces)*

**TOTAL FLOOR AREA**  
186.2 m<sup>2</sup> / 2,004 ft<sup>2</sup>

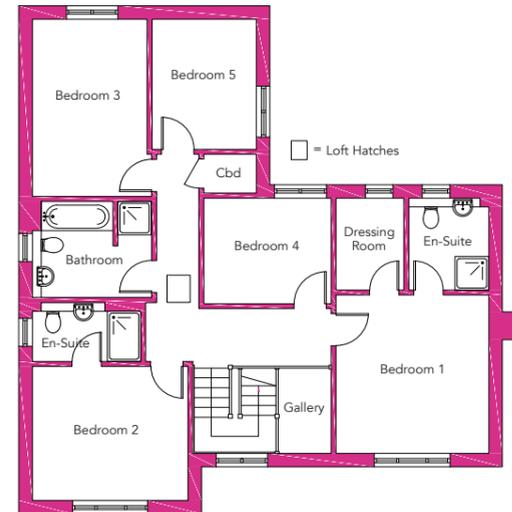
**GROUND FLOOR**

- Living**  
6.10m x 3.62m  
20ft x 11ft 9in
- Kitchen / Breakfast Room**  
5.29m x 4.51m (max)  
17ft 4in x 14ft 8in (max)
- Utility**  
2.47m x 2.35m  
8ft 1in x 7ft 7in
- Dining**  
3.91m x 3.69m (max)  
12ft 8in x 12ft 1in (max)
- Study**  
3.28m x 2.37m  
10ft 8in x 7ft 8in



**FIRST FLOOR**

- Bed 1**  
3.79m x 3.62m  
12ft 4in x 11ft 9in
- Bed 2**  
3.69m x 3.21m  
12ft 1in x 10ft 6in
- Bed 3**  
4.23m x 2.72m  
13ft 9in x 8ft 9in
- Bed 4**  
3.02m x 2.52m  
9ft 9in x 8ft 3in
- Bed 5**  
3.11m x 2.47m  
10ft 2in x 8ft 1in





PLOTS 5 (SHOWN) & 17 (HANDED)

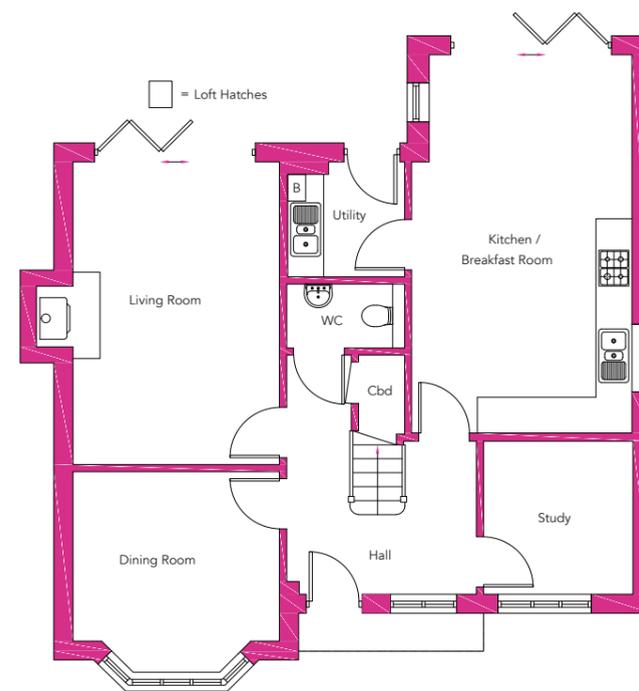
# Foxglove

Four bedrooms, detached with en-suite, double garage plus 3 parking spaces  
 (Plot 17 to have double car barn plus 2 spaces)

**TOTAL FLOOR AREA**  
 155.2 m<sup>2</sup> / 1,670 ft<sup>2</sup>

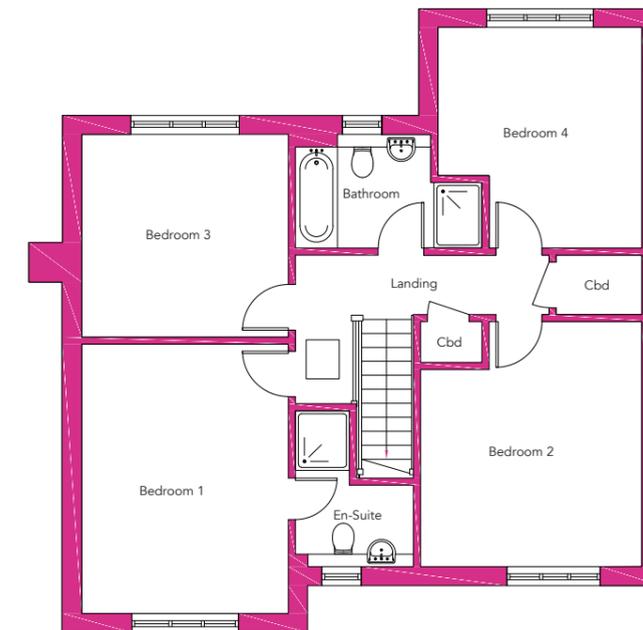
## GROUND FLOOR

- Living**  
 5.09m x 3.45m  
 16ft 7in x 11ft 3in
- Kitchen / Breakfast Room**  
 6.36m x 3.67m (max)  
 20ft 9in x 12ft (max)
- Utility**  
 1.95m x 1.93m  
 6ft 4in x 6ft 3in
- Dining**  
 3.45m x 3.36m (max)  
 11ft 3in x 11ft (max)
- Study**  
 2.57m x 2.49m  
 8ft 4in x 8ft 2in



## FIRST FLOOR

- Bed 1**  
 4.53m x 3.45m  
 14ft 9in x 11ft 3in
- Bed 2**  
 4.12m x 3.69m (max)  
 13ft 5in x 12ft 1in (max)
- Bed 3**  
 3.45m x 3.41m  
 11ft 3in x 11ft 2in
- Bed 4**  
 3.71m x 3.40m  
 12ft 2in x 11ft 2in



PLOT 6

# Bramble

Four bedrooms, detached with en-suite, single car barn plus 2 parking spaces

**TOTAL FLOOR AREA**  
153 m<sup>2</sup> / 1,646 ft<sup>2</sup>

## GROUND FLOOR

### Living

6.61m x 3.47m (max)  
21ft 7in x 11ft 4in (max)

### Kitchen / Dining Room

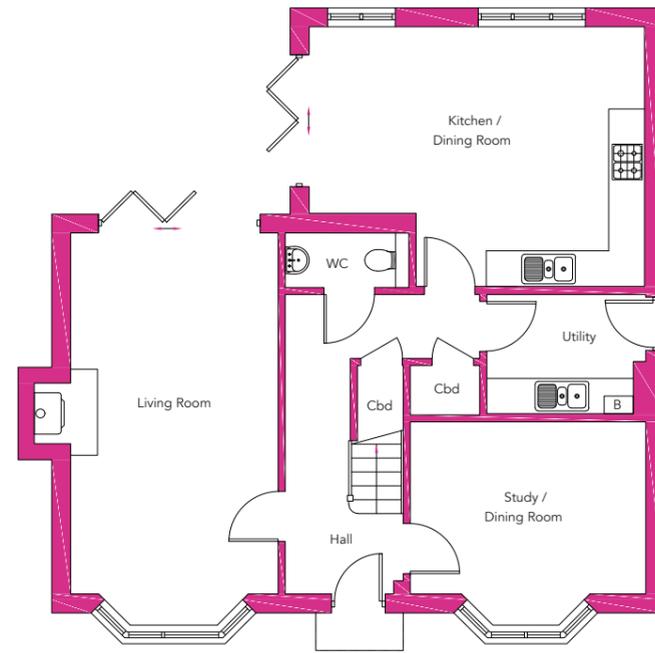
5.63m x 4.39m (max)  
18ft 5in x 14ft 4in (max)

### Utility

2.65m x 2.01m  
8ft 7in x 6ft 6in

### Study / Dining

3.95m x 3.42m (max)  
13ft x 11ft 2in (max)



## FIRST FLOOR

### Bed 1

3.66m x 3.58m  
12ft x 11ft 7in

### Bed 2

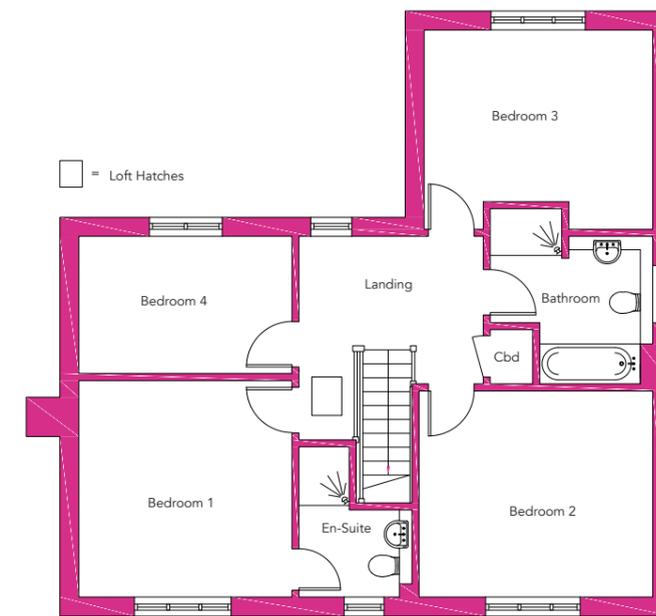
3.95m x 3.49m  
13ft x 11ft 5in

### Bed 3

3.85m x 3.37m (max)  
12ft 6in x 11ft 1in (max)

### Bed 4

3.58m x 2.32m  
11ft 7in x 7ft 6in

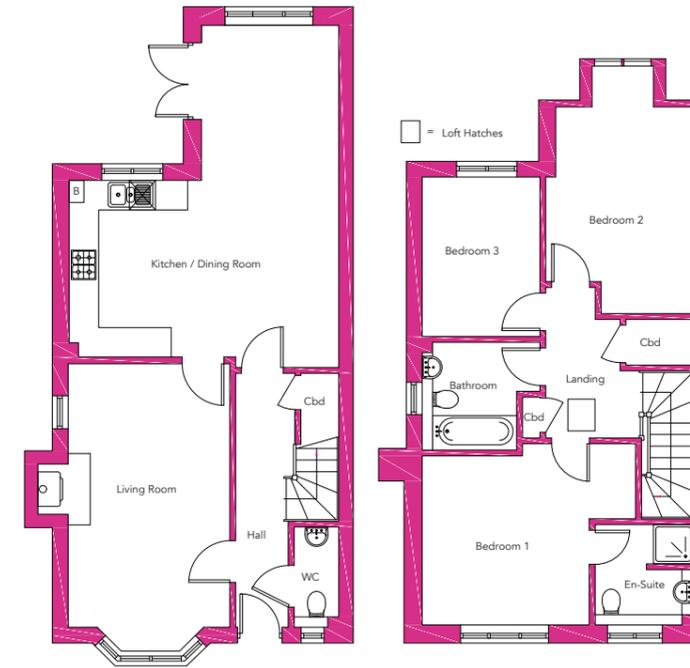


PLOTS 7 & 8

# Buttercup

*Three bedrooms, semi-detached with en-suite, single car barn plus 1 parking space*

**TOTAL FLOOR AREA**  
114.6 m<sup>2</sup> / 1,234 ft<sup>2</sup>



PLOT 7

## GROUND FLOOR

**Living**  
5.88m x 3.27m (max)  
19ft 3in x 10ft 7in (max)

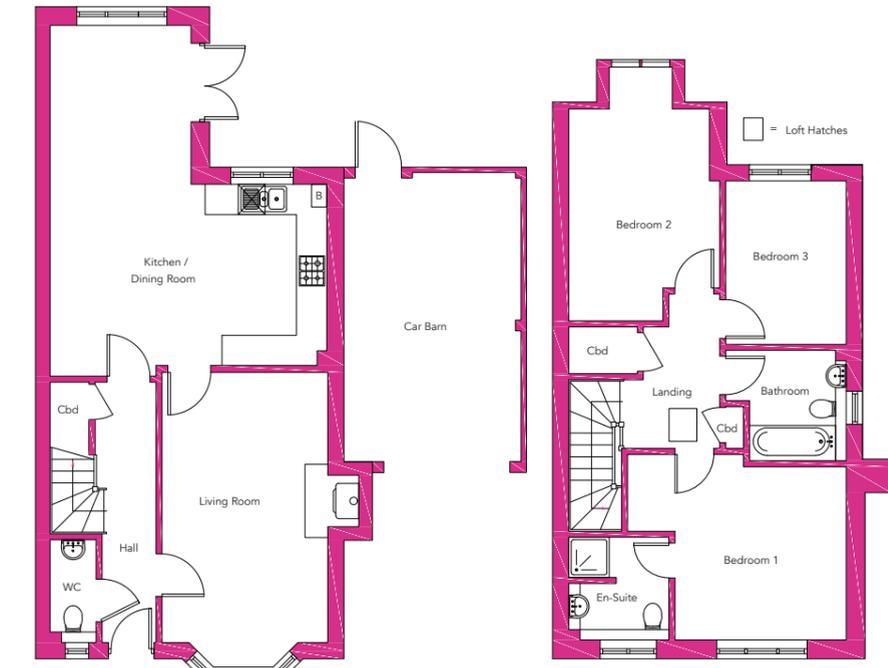
**Kitchen / Dining Room**  
6.97m x 5.46m (max)  
22ft 9in x 17ft 9in (max)

## FIRST FLOOR

**Bed 1**  
4.32m x 3.69m (max)  
14ft 2in x 12ft 1in (max)

**Bed 2**  
4.93m x 2.98m (max)  
16ft 2in x 9ft 8in (max)

**Bed 3**  
3.25m x 2.38m  
10ft 7in x 7ft 8in



PLOT 8

PLOTS 9 (SHOWN) & 11

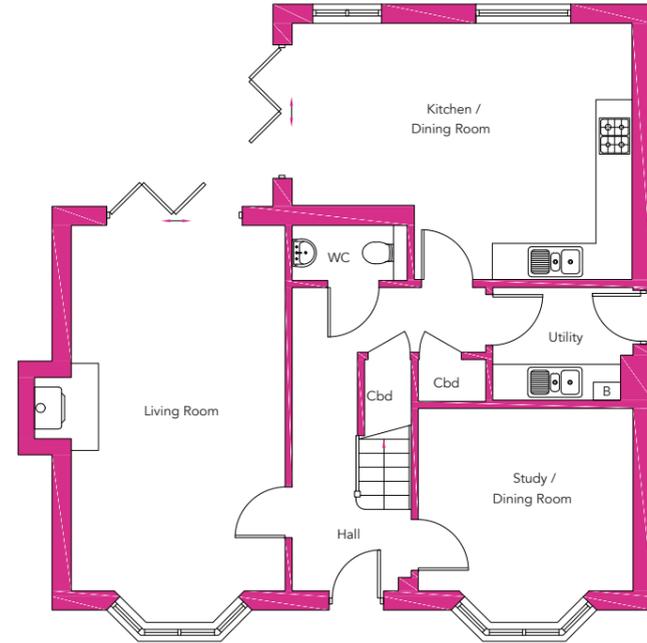
# Bluebell

*Four bedrooms, detached with en-suite, single car barn plus 2 spaces  
(Plot 11 to have double garage plus 3 parking spaces)*

**TOTAL FLOOR AREA**  
146.8 m<sup>2</sup> / 1,580 ft<sup>2</sup>

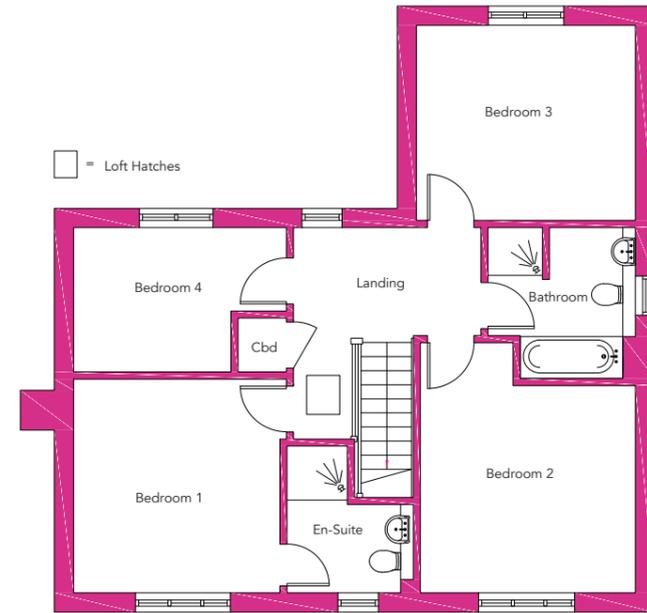
## GROUND FLOOR

- Living**  
6.61m x 3.54m (max)  
21ft 7in x 11ft 6in (max)
- Kitchen / Dining Room**  
5.63m x 4.39m (max)  
18ft 5in x 14ft 4in (max)
- Utility**  
2.33m x 1.88m  
7ft 6in x 6ft 2in
- Study / Dining**  
3.56m x 3.55m (max)  
11ft 7in x 11ft 6in (max)



## FIRST FLOOR

- Bed 1**  
3.57m x 3.53m (max)  
11ft 7in x 11ft 6in (max)
- Bed 2**  
4.17m x 3.56m (max)  
13ft 7in x 11ft 7in (max)
- Bed 3**  
3.63m x 3.26m  
11ft 9in x 10ft 7in
- Bed 4**  
3.53m x 2.41m (max)  
11ft 6in x 7ft 9in (max)





PLOT 10

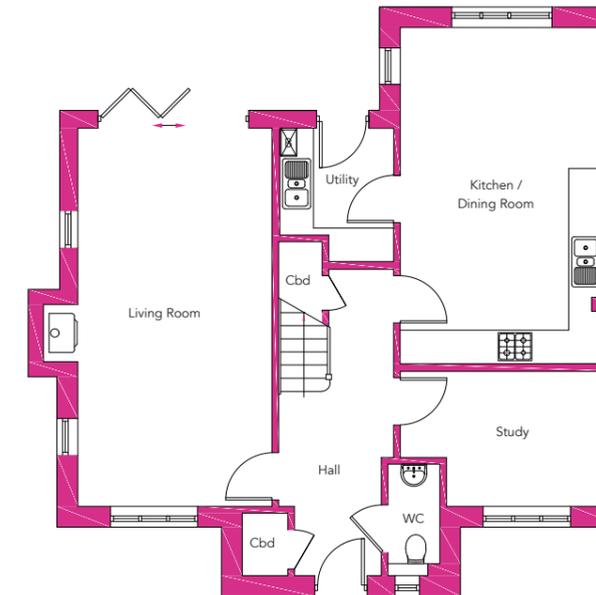
# Primrose

*Four bedrooms, detached with en-suite, single car barn plus 2 spaces*

**TOTAL FLOOR AREA**  
148.4 m<sup>2</sup> / 1,597 ft<sup>2</sup>

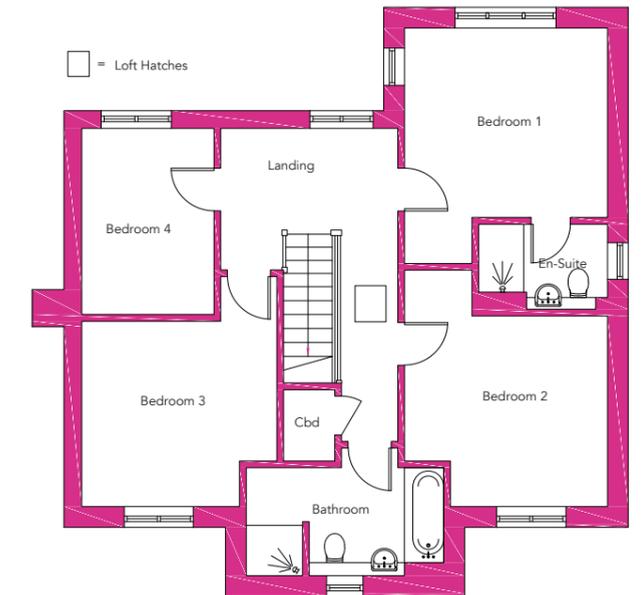
## GROUND FLOOR

- Living**  
6.77m x 3.46m  
22ft 2in x 11ft 4in
- Kitchen / Dining Room**  
6.01m x 3.59m (max)  
19ft 7in x 11ft 8in (max)
- Utility**  
2.39m x 1.16m  
7ft 8in x 3ft 8in
- Study**  
3.61m x 2.42m (max)  
11ft 8in x 7ft 9in (max)



## FIRST FLOOR

- Bed 1**  
4.22m x 3.61m (max)  
13ft 8in x 11ft 8in (max)
- Bed 2**  
4.24m x 3.61m (max)  
13ft 9in x 11ft 8in (max)
- Bed 3**  
4.12m x 3.47m (max)  
13ft 5in x 11ft 4in (max)
- Bed 4**  
3.33m x 2.35m  
10ft 9in x 7ft 7in



PLOTS 14 & 15

# Dandelion

*Three bedrooms, semi-detached with en-suite, single garage plus 2 parking spaces  
(Plot 15 to have single car barn plus 1 parking space)*

**TOTAL FLOOR AREA**  
122.3 m<sup>2</sup> / 1,316 ft<sup>2</sup>



PLOT 14

## GROUND FLOOR

**Living**  
6.11m x 3.50m (max)  
20ft x 11ft 5in (max)

**Kitchen / Dining Room**  
7.20m x 5.68m (max)  
23ft 7in x 18ft 6in (max)

## FIRST FLOOR

**Bed 1**  
4.54m x 3.69m (max)  
14ft 9in x 12ft 1in (max)

**Bed 2**  
5.16m x 3.00m (max)  
16ft 9in x 9ft 8in (max)

**Bed 3**  
3.47m x 2.58m  
11ft 4in x 8ft 5in



PLOT 15





PLOT 16

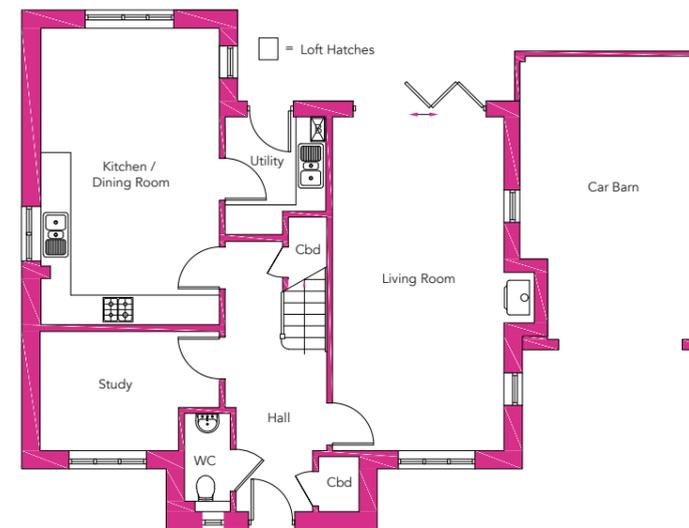
# Pansy

*Four bedrooms, detached with en-suite, single car barn plus 2 spaces*

**TOTAL FLOOR AREA**  
148.4 m<sup>2</sup> / 1,597 ft<sup>2</sup>

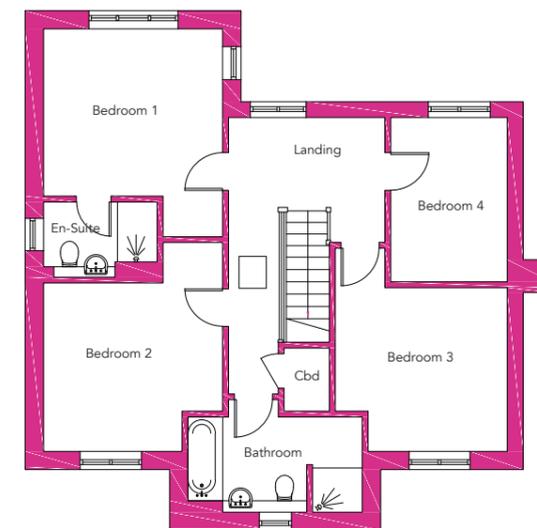
## GROUND FLOOR

- Living**  
6.77m x 3.46m  
22ft 2in x 11ft 4in
- Kitchen / Dining Room**  
6.02m x 3.59m (max)  
19ft 8in x 11ft 8in (max)
- Utility**  
2.39m x 2.03m (max)  
7ft 8in x 6ft 7in (max)
- Study**  
3.61m x 2.42m (max)  
11ft 8in x 7ft 9in (max)



## FIRST FLOOR

- Bed 1**  
4.22m x 3.61m (max)  
13ft 8in x 11ft 8in (max)
- Bed 2**  
4.24m x 3.61m (max)  
13ft 9in x 11ft 8in (max)
- Bed 3**  
4.12m x 3.47m (max)  
13ft 5in x 11ft 4in (max)
- Bed 4**  
3.33m x 2.35m  
10ft 9in x 7ft 7in



SPECIFICATION AND OPTIONAL EXTRAS

OPTIONAL EXTRA	●	
INCLUDED AS STANDARD	●	

<b>GROUND FLOOR</b>		
Under floor heating	●	●
Ceramic oak effect tiling to hallway	●	●
Natural oak flooring	●	●
Recessed front door mat	●	●
<b>LIVING ROOM</b>		
Media Plate providing Television Socket & BT Point	●	●
Media cabling (cat 6) ready to receive TV aerial and satellite dish	●	●
Log burning stove with decorative hearth	●	●
<b>KITCHEN &amp; UTILITY ROOM</b>		
A wide choice of cabinet doors, worktops and glass splashbacks	* ●	●
Under cupboard feature lighting	●	●
Feature plinth lighting	●	●
Feature recessed downlights	●	●
Quartz worktop (kitchen only)	●	●
1½ bowl sink and taps (kitchen only)	●	●
Granite 1½ bowl sink (kitchen only)	●	●
1 bowl stainless steel sink and taps – utility only (where applicable)	●	●
Space for washing machine and tumble dryer (where applicable)	●	●
Integrated Neff fridge freezer 70/30	●	●
Integrated Neff 12 place dishwasher	●	●
Cooker hood with fully integrated extract fan	●	●
2 no. Neff Single Circotherm ovens	●	●
Neff combi oven (oven with built-in microwave)	●	●
Neff 5 zone induction hob	●	●
Neff 4/5 burner gas hob	●	●
Carbon Monoxide sensor	●	●

Plots 1-6, 9-13 & 16-18  
Plots 7, 8, 14 & 15

<b>CLOAKROOM</b>		
Stylish sanitary ware in white	●	●
A wide choice of ceramic floor tiles	* ●	●
Mirror	●	●
Wall hung under sink vanity unit	●	●
Wall mounted toilets with concealed cisterns	●	●
Stone splashback & sill	●	●
Feature recessed downlights	●	●
Heated towel rail	●	●
Toilet roll holder	●	●
Towel ring	●	●
<b>BATHROOM &amp; EN-SUITE</b>		
Stylish sanitary ware in white	●	●
Separate shower cubicles	●	●
A wide choice of ceramic wall and floor tiles	* ●	●
A wide choice of ceramic wall tiles to full height	●	●
Mirror	●	●
Shaver point	●	●
Large rainwater shower head	●	●
Wall hung under sink vanity unit	●	●
Bathroom cabinet	* ●	●
Wall mounted toilet with concealed cistern	●	●
Feature recessed downlights	●	●
Heated towel rail	●	●
Toilet roll holder	●	●
Towel ring	●	●

Plots 1-6, 9-13 & 16-18  
Plots 7, 8, 14 & 15

SPECIFICATION AND OPTIONAL EXTRAS

OPTIONAL EXTRA	●	
INCLUDED AS STANDARD	●	

<b>BEDROOMS</b>		
BT point (master bedroom)	●	●
TV and satellite point (master bedroom and bedroom 2)	●	●
Fitted wardrobe	●	●
Drawer packs for wardrobe	●	●
<b>LOFT / ROOF SPACE (where applicable)</b>		
Loft light	●	●
Power points	●	●
Loft ladder	●	●
<b>THROUGHOUT PROPERTY</b>		
USB powerpoint (selected rooms)	●	●
A generous provision of power points and lights are provided throughout	●	●
Water softener	●	●
Carpets from selected range	●	●
Smooth plastered walls and ceilings	●	●
Moulded skirtings and architraves	●	●
White painted ceilings	●	●
Walls painted in neutral tones emulsion	●	●
Feature staircase	●	●
Feature doors through the properties with satin chrome furniture	●	●
Coving in principal rooms	●	●
Internal woodwork is painted	●	●
Gas fired approved central heating system to include: Gas fired boiler, under floor heating to ground floor, slim line convector radiators to 1st floor	●	●

Plots 1-6, 9-13 & 16-18  
Plots 7, 8, 14 & 15

<b>THROUGHOUT PROPERTY (continued)</b>		
Programmable hot water and central heating control	●	●
Heatmiser NeoHub remote heating control system with App for Smartphone	●	●
Thermostatic heating control radiator valves	●	●
Alarm system	* ●	●
Additional TV, power points, BT points etc	* ●	●
Dimmer switches	* ●	●
Smoke detectors on all floors	●	●
High SAP rating achieved (thermally efficient)	●	●
Windows and external doors all double glazed (exc. front door)	●	●
All mains services provided, gas, electricity, mains drainage, telephone with high speed fibre broadband direct to the property	●	●
<b>GARAGES AND CAR BARNES (where applicable)</b>		
Power points	●	●
Lighting	●	●
Electrical operated up and over door (garages) only	●	●
<b>OUTSIDE</b>		
External door locks to British Standard and Secured by Design Standard	●	●
Turf to rear garden	●	●
Tap	* ●	●
Power points	●	●
Secure boundaries with restricted access to the rear gardens	●	●
External security lighting at the front and rear of the property	●	●
Front garden fully landscaped and planted with a variety of shrubs	●	●
Electric car charging point	●	●

Plots 1-6, 9-13 & 16-18  
Plots 7, 8, 14 & 15

**Dependant upon stage of construction \***  
The particulars contained in this brochure are provided only as a general guide to what is being offered Subject to Contract. Management charges will apply to all plots through a Management Company. Please ask for further details. All properties are sold with a 10 year NHBC Warranty.



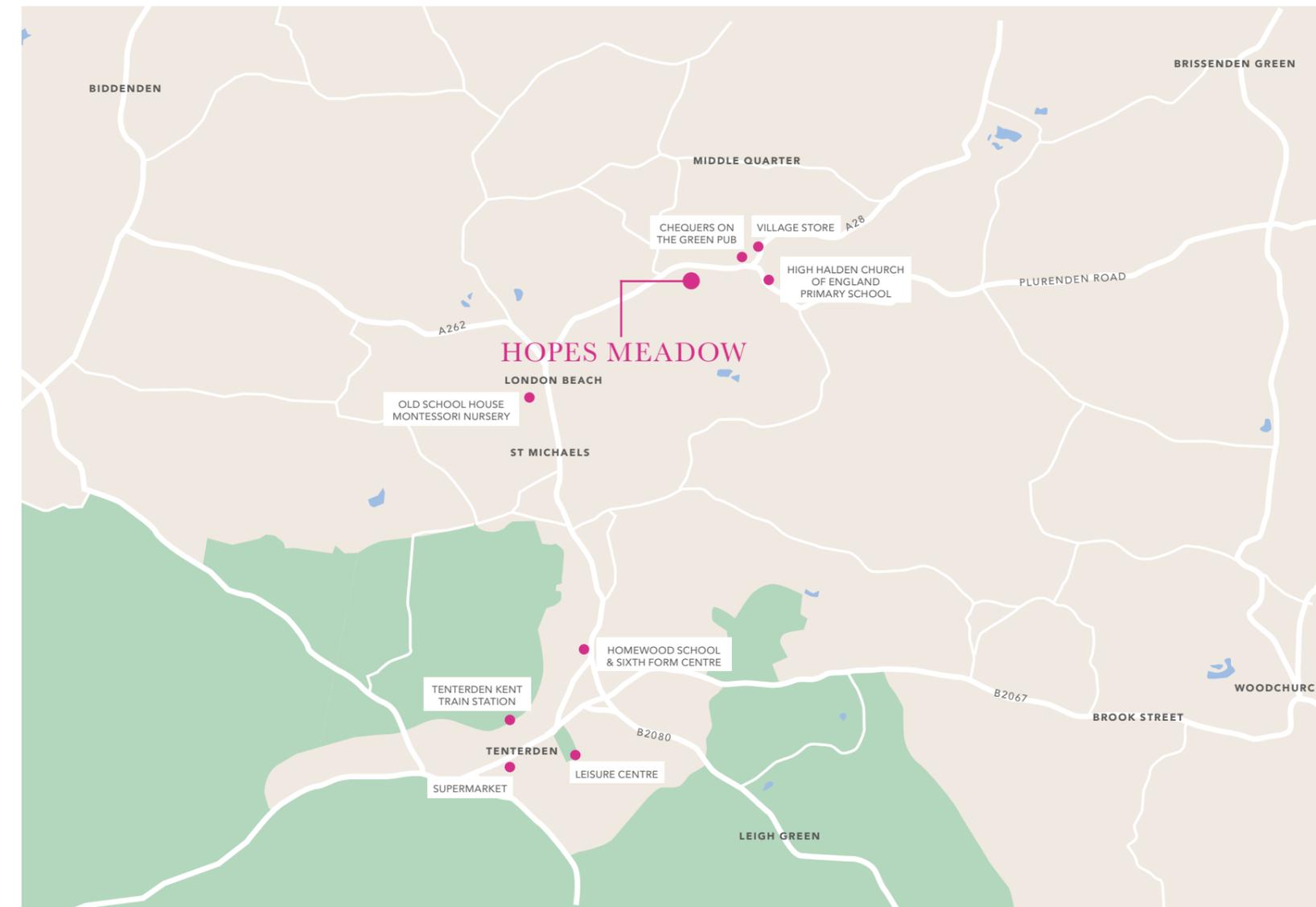
## MURSTON

Murston Construction formed in 1995 and is renowned for being a specialist housing developer. We have enjoyed substantial growth since our formation and have achieved a sound reputation for quality, reliability and attention to detail.

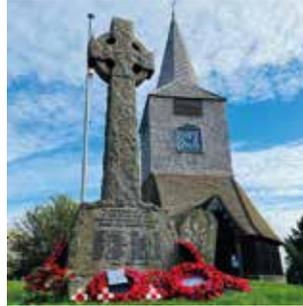
We have been fortunate to be involved with architects and planners who have shown imagination and skill in design and conception of our housing, enabling us to construct superb quality homes with fine materials and therefore aesthetically pleasing.

From the humble beginnings of our first project, the conversion of a Georgian Baptist Chapel, to multiple outstanding developments of luxury homes throughout Kent.

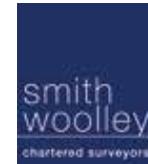
Our main attributes have been our attention to detail and after sales service, always striving to improve every area of finish for customer satisfaction.



**HOPES MEADOW**  
Land East of Hope House, Ashford Road, High Halden, Kent, TN26 3NA



# HOPES MEADOW



[www.murstongroup.co.uk](http://www.murstongroup.co.uk) 01233 664526 [mail@murstongroup.co.uk](mailto:mail@murstongroup.co.uk)

Smith Woolley 01303 226622 [sales@smithwoolley.com](mailto:sales@smithwoolley.com)