



# THE HAVENS

BY CROUDACE HOMES,  
TENTERDEN



[croudacehomes](https://www.croudacehomes.com)



## 5 STAR AWARD WINNING HOME BUILDER

Croudace Homes is delighted to have been awarded an HBF 5 Star Home Builder Customer Satisfaction Award for the eleventh year running. More than 9 out of 10 of our customers would recommend our homes to their friends.



THE HAVENS IS AN EXCLUSIVE NEW DEVELOPMENT COMPRISED OF 3, 4 AND 5 BEDROOM HOMES IN THE NORTH OF HISTORIC TENTERDEN IN KENT

# GENERAL DEVELOPMENT LAYOUT

Each home within The Havens is considered in design, generous in proportion and gives peace of mind with the distinctive high quality specification and service offered by a Croudace built home.



**S** Sold    \* Affordable Housing    Carport



**THE PENSHURST**  
5 BEDROOM HOME  
PLOT 24



**SOLD**

**THE CUCKFIELD**  
5 BEDROOM HOME  
PLOT 21



**THE HAWKENBURY**  
4 BEDROOM HOME  
PLOTS 17 & 18



**THE KENSWORTH**  
4 BEDROOM HOME  
PLOT 22



**SOLD**

**THE KINGSDOWN**  
4 BEDROOM HOME  
PLOT 20



**THE CLANFIELD**  
4 BEDROOM HOME  
PLOTS 19 & 26



**THE GRAYSHOTT**  
4 BEDROOM HOME  
PLOTS 16, 23, 25, 28 & 29



**THE WESTBOURNE**  
4 BEDROOM HOME  
PLOTS 1, 27 & 30



**SOLD**

**THE IPSDEN**  
3 BEDROOM HOME  
PLOT 2

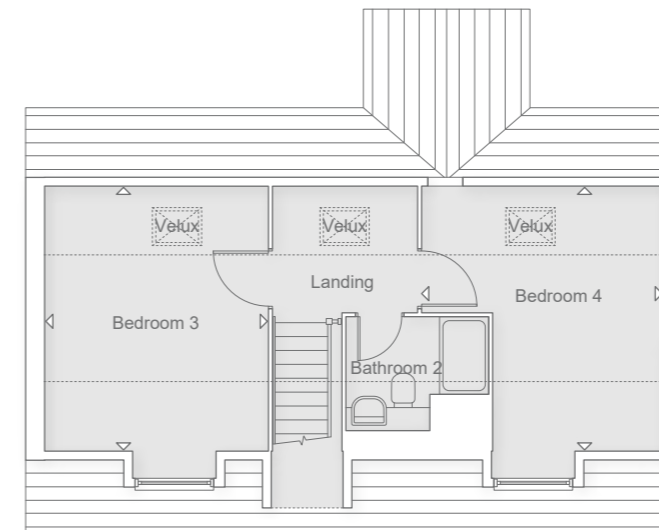


**SOLD**

**THE CHALGROVE**  
3 BEDROOM HOME  
PLOT 3

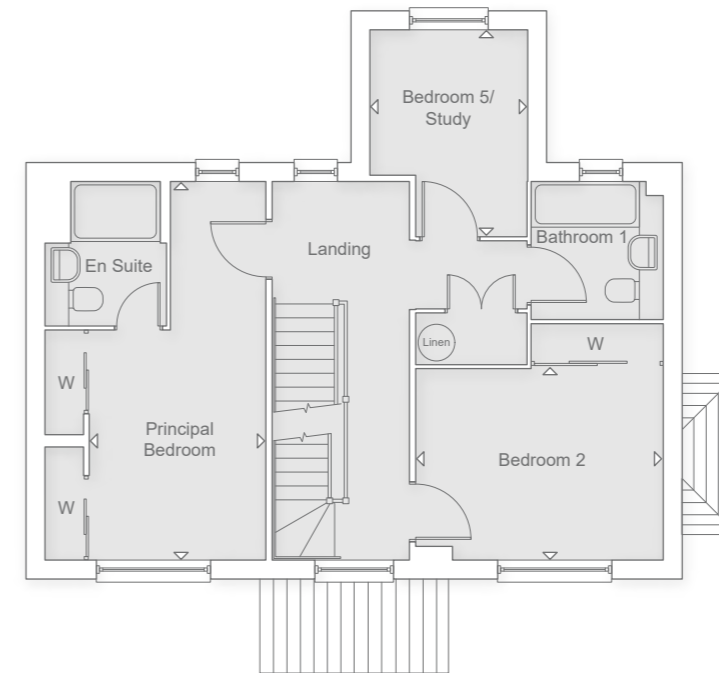
# THE PENSHURST

5 BEDROOM HOME



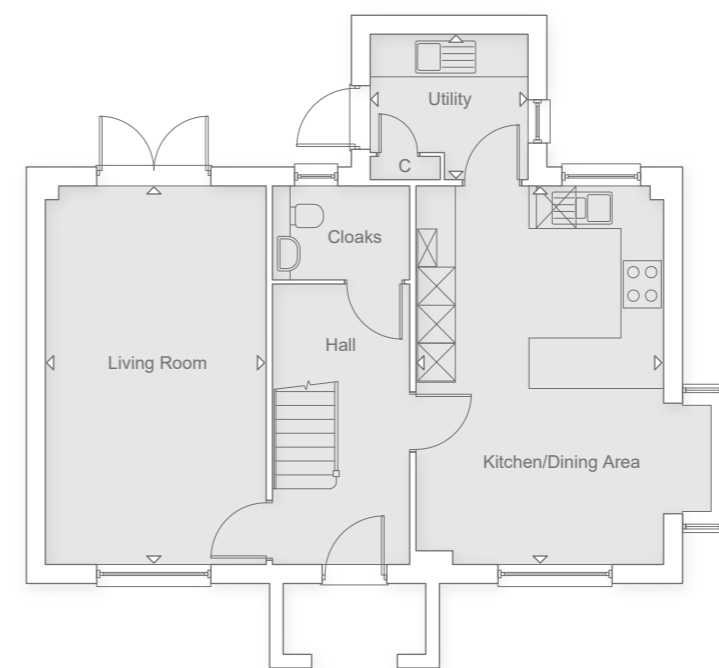
## SECOND FLOOR

Bedroom 3	3.55m x 4.20m	11' 7" x 13' 9"
Bedroom 4	3.83m x 4.20m	12' 6" x 13' 9"



## FIRST FLOOR

Principal Bedroom	2.79m x 6.00m	9' 1" x 19' 8"
Bedroom 2	3.93m x 3.03m	12' 10" x 9' 11"
Bedroom 5/Study	2.50m x 3.28m	8' 2" x 10' 9"



## GROUND FLOOR

Kitchen/Dining Area	3.93m x 6.00m	12' 10" x 19' 8"
Living Room	3.50m x 6.00m	11' 5" x 19' 8"
Utility	2.50m x 2.31m	8' 2" x 7' 6"

### MODERN KITCHEN SPACE AND UTILITY

- High-quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand
- Laminate worktops with up-stand to Utility†
- Chimney extractor hood
- Induction hob with glass splashback\*
- Stainless steel double electric oven
- Integrated microwave
- Two Integrated fridge/freezers
- Integrated dishwasher

### DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Principal Bedroom
- Built-in wardrobe to Bedroom 2

### QUALITY BATHROOMS, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathrooms, En Suite and Cloakroom†
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Walk-in shower enclosure with fixed glass panel and thermostatic digital shower including drench head & adjustable head/rail in En Suite
- Ceramic wall tiles
- Heated towel radiators

### SECURITY AND PEACE OF MIND

- Brick and block construction
- LABC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Intruder alarm
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

### ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathrooms and En Suite
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room, Study and all bedrooms

### EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Double garage
- Automatic garage door opener with 2 remote control transmitters
- Solid timber garage door
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Water butt

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †Where applicable/practicable. \*The electromagnetic field created by an induction hob can interfere with a pacemaker. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

# THE CUCKFIELD

## 5 BEDROOM HOME



### MODERN KITCHEN SPACE AND UTILITY

- High-quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktops with up-stand to Utility†
- Chimney extractor hood
- Induction hob with glass splashback\*
- Stainless steel double electric oven
- Integrated microwave
- Two Integrated fridge/freezers
- Integrated dishwasher

### DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Principal Bedroom
- Built-in wardrobes to Bedroom 2

### QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suites and Cloakroom†
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Walk-in shower enclosure with fixed glass panel and thermostatic digital shower including drench head & adjustable head/rail in En Suite 1
- Shower enclosure with thermostatic shower in En Suite 2
- Ceramic wall tiles
- Heated towel radiators

### SECURITY AND PEACE OF MIND

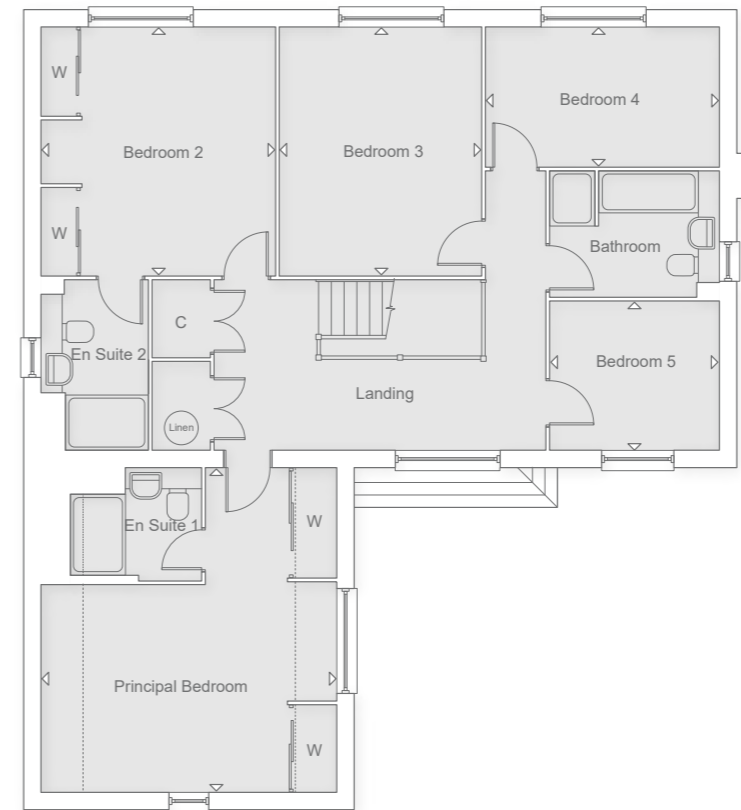
- Brick and block construction
- LABC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Intruder alarm
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

### ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom and En Suites
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room, Study and all bedrooms

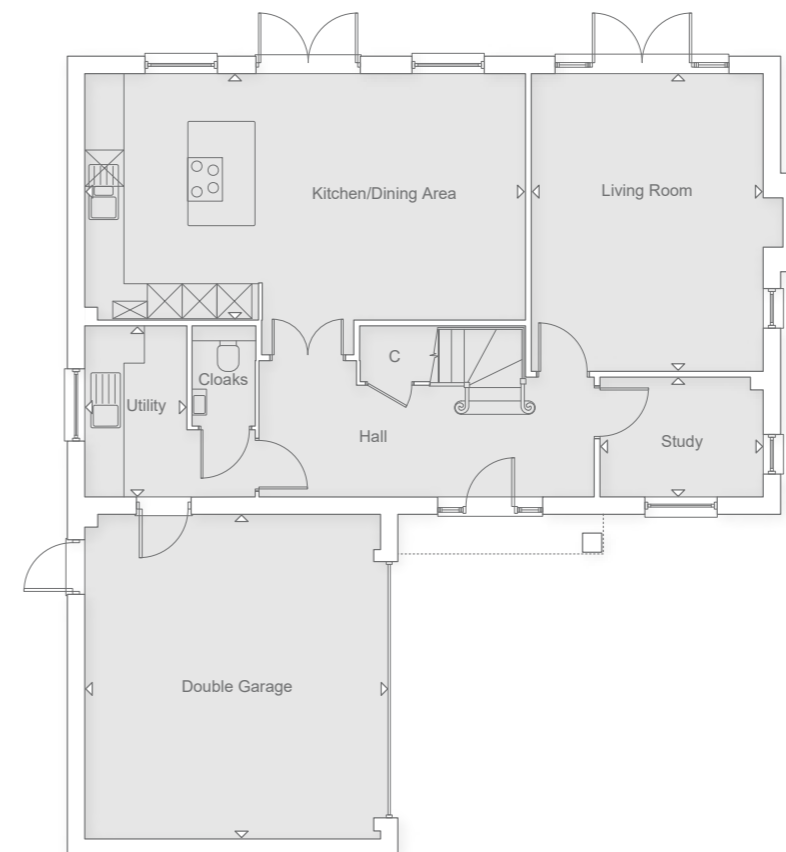
### EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Integral double garage
- Automatic garage door opener with 2 remote control transmitters
- Solid timber garage door
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Water butt



### FIRST FLOOR

Principal Bedroom	5.10m x 5.60m	16' 8" x 18' 4"
Bedroom 2	4.05m x 4.30m	13' 3" x 14' 1"
Bedroom 3	3.49m x 4.30m	11' 5" x 14' 1"
Bedroom 4	4.04m x 2.42m	13' 3" x 7' 11"
Bedroom 5	2.93m x 2.58m	9' 7" x 8' 5"



### GROUND FLOOR

Kitchen/Dining Area	7.60m x 4.25m	24' 11" x 13' 11"
Living Room	4.00m x 5.14m	13' 1" x 16' 10"
Study	2.82m x 2.07m	9' 3" x 6' 9"
Utility	1.76m x 2.95m	5' 9" x 9' 8"
Double Garage	5.10m x 5.60m	16' 8" x 18' 4"

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †Where applicable/practicable. \*The electromagnetic field created by an induction hob can interfere with a pacemaker. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

# THE HAWKENBURY

## 4 BEDROOM HOME



### MODERN KITCHEN SPACE AND UTILITY

- High-quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktops with up-stand to Utility†
- Chimney extractor hood
- Induction hob with glass splashback\*
- Stainless steel double electric oven
- Integrated microwave
- Two Integrated fridge/freezers
- Integrated dishwasher

### DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Dressing Room to Principal Bedroom
- Built-in wardrobes to Bedroom 2

### QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suites and Cloakroom†
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Walk-in shower enclosure with fixed glass panel and thermostatic digital shower including drench head & adjustable head/rail in En Suite 1
- Shower enclosure with thermostatic shower in En Suite 2
- Ceramic wall tiles
- Heated towel radiators

### SECURITY AND PEACE OF MIND

- Brick and block construction
- LABC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Intruder alarm
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

### ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom and En Suites
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms

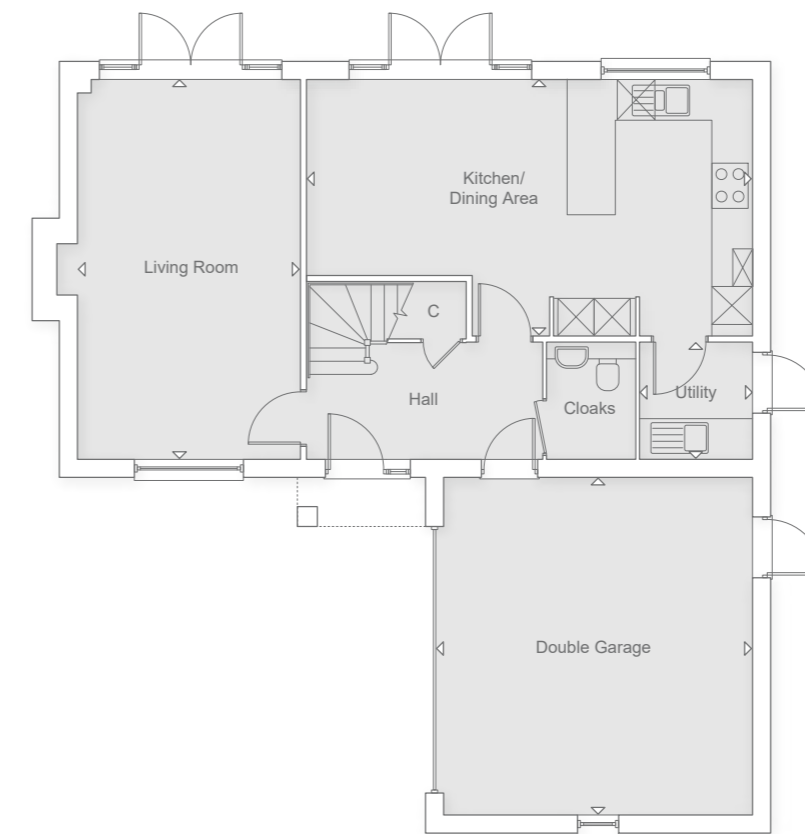
### EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Integral double garage
- Automatic garage door opener with 2 remote control transmitters
- Solid timber garage door
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Water butt



### FIRST FLOOR

Principal Bedroom	3.72m x 3.75m	12' 2" x 12' 3"
Dressing Room	1.73m x 2.49m	5' 8" x 8' 2"
Bedroom 2	5.13m x 3.61m	16' 10" x 11' 10"
Bedroom 3	3.27m x 4.05m	10' 8" x 13' 3"
Bedroom 4	4.06m x 3.30m	13' 3" x 10' 9"



### GROUND FLOOR

Kitchen/Dining Area	7.40m x 4.26m	24' 3" x 13' 11"
Living Room	3.70m x 6.30m	12' 1" x 20' 8"
Utility	1.88m x 1.95m	6' 2" x 6' 4"
Double Garage	5.13m x 5.60m	16' 10" x 18' 4"

# THE KENSWORTH

4 BEDROOM HOME



## MODERN KITCHEN SPACE AND UTILITY

- High-quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktops with up-stand to Utility†
- Chimney extractor hood
- Induction hob with glass splashback\*
- Stainless steel double electric oven
- Integrated microwave
- Two Integrated fridge/freezers
- Integrated dishwasher

## DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Principal Bedroom
- Built-in wardrobe to Bedroom 2

## QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suites and Cloakroom†
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Walk-in shower enclosure with fixed glass panel and thermostatic digital shower including drench head & adjustable head/rail in En Suite 1
- Shower enclosure with thermostatic shower in En Suite 2
- Ceramic wall tiles
- Heated towel radiators

## SECURITY AND PEACE OF MIND

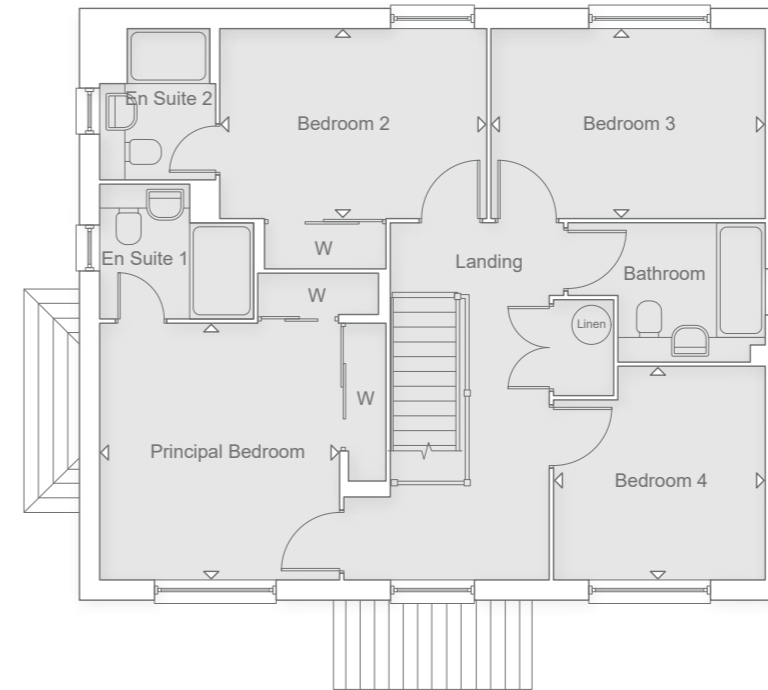
- Brick and block construction
- LABC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Intruder alarm
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

## ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining/Family Area, Bathroom and En Suites
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining/Family Area and all bedrooms
- Cat 6 Home Network points to Study and all bedrooms

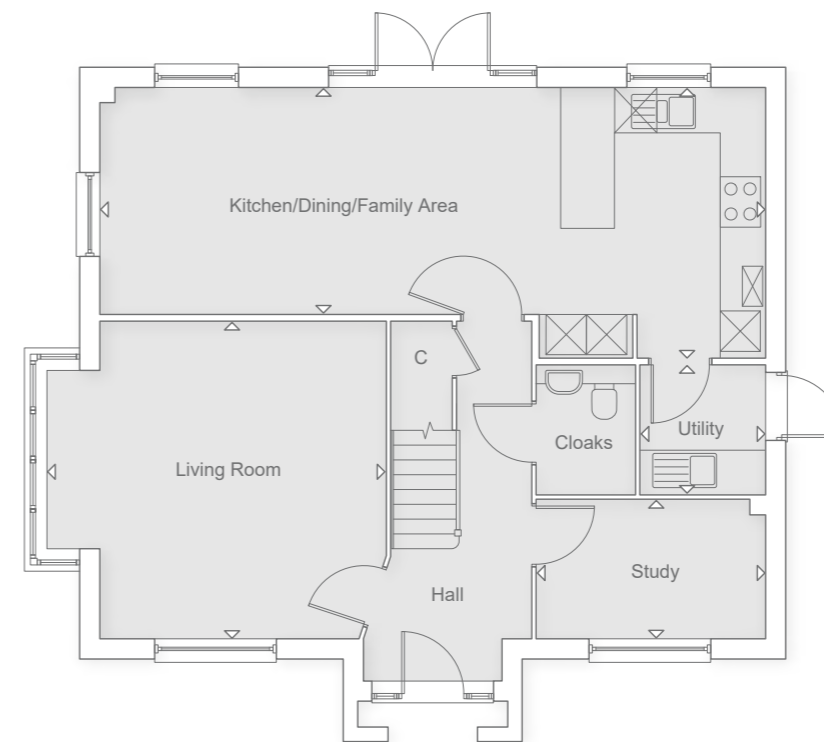
## EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Double garage
- Automatic garage door opener with 2 remote control transmitters
- Solid timber garage door
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Water butt



## FIRST FLOOR

Principal Bedroom	3.57m x 3.82m	11' 8" x 12' 6"
Bedroom 2	3.97m x 2.83m	13' 0" x 9' 3"
Bedroom 3	4.08m x 2.83m	13' 4" x 9' 3"
Bedroom 4	3.18m x 3.15m	10' 5" x 10' 4"



## GROUND FLOOR

Kitchen/Dining/Family Area	9.90m x 4.03m	32' 5" x 13' 2"
Living Room	4.75m x 4.73m	15' 7" x 15' 6"
Study	3.41m x 2.08m	11' 2" x 6' 9"
Utility	1.87m x 1.94m	6' 1" x 6' 4"

# THE KINGSDOWN

## 4 BEDROOM HOME



### MODERN KITCHEN SPACE AND UTILITY

- High-quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktops with up-stand to Utility†
- Chimney extractor hood
- Induction hob with glass splashback\*
- Stainless steel double electric oven
- Integrated microwave
- Two Integrated fridge/freezers
- Integrated dishwasher

### DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Principal Bedroom
- Built-in wardrobe to Bedroom 2

### QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom†
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Walk-in shower enclosure with fixed glass panel and thermostatic digital shower including drench head & adjustable head/rail in En Suite
- Ceramic wall tiles
- Heated towel radiators

### SECURITY AND PEACE OF MIND

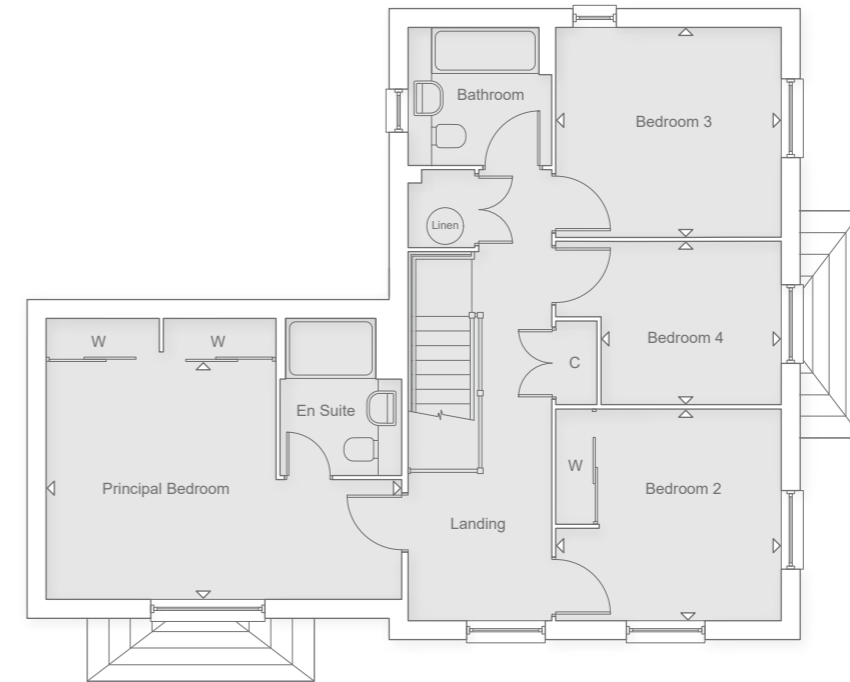
- Brick and block construction
- LABC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Intruder alarm
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

### ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining/Family Area, Bathroom and En Suite
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining/Family Area and all bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms

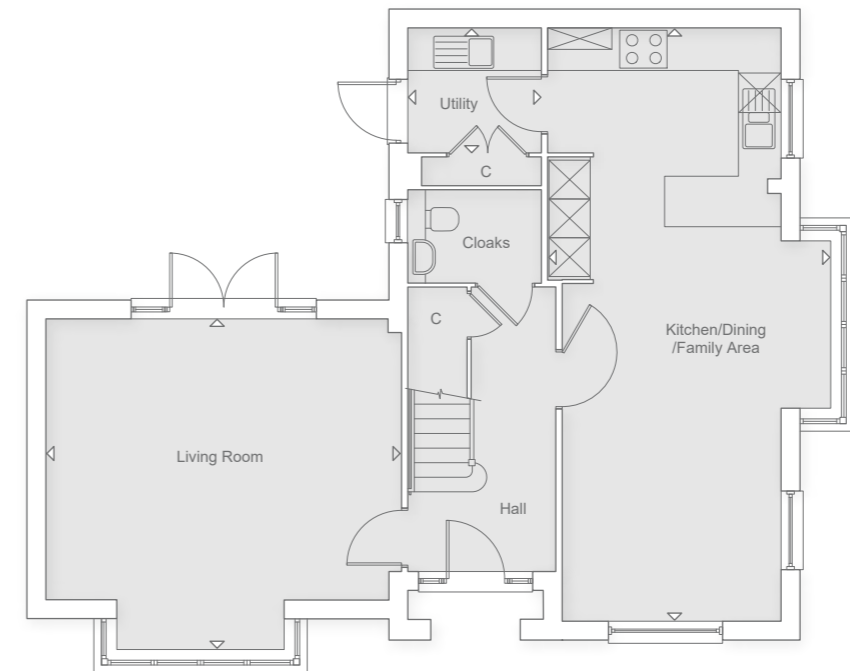
### EXTERNAL FEATURES

- External power point (subject to layout) and EV car charging point
- Double garage
- Automatic garage door opener with 2 remote control transmitters
- Solid timber garage door
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Water butt



### FIRST FLOOR

Principal Bedroom	5.64m x 3.87m	18' 6" x 12' 8"
Bedroom 2	3.58m x 3.36m	11' 8" x 11' 0"
Bedroom 3	3.58m x 3.32m	11' 8" x 10' 10"
Bedroom 4	2.86m x 2.59m	9' 4" x 8' 5"



### GROUND FLOOR

Kitchen/Dining/Family Area	4.49m x 9.40m	14' 8" x 30' 10"
Living Room	5.54m x 4.94m	18' 2" x 16' 2"
Utility	2.12m x 1.98m	6' 11" x 6' 6"



# THE CLANFIELD

4 BEDROOM HOME



## MODERN KITCHEN SPACE AND UTILITY

- High-quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and recessed LED pelmet lighting
- Laminate worktops with up-stand to Kitchen & Utility
- Chimney extractor hood
- Stainless steel double electric oven
- Induction hob with glass splashback\*
- Integrated fridge/freezer
- Integrated dishwasher

## DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Principal Bedroom
- Built-in wardrobe to Bedroom 2

## QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom†
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Heated towel radiators

## SECURITY AND PEACE OF MIND

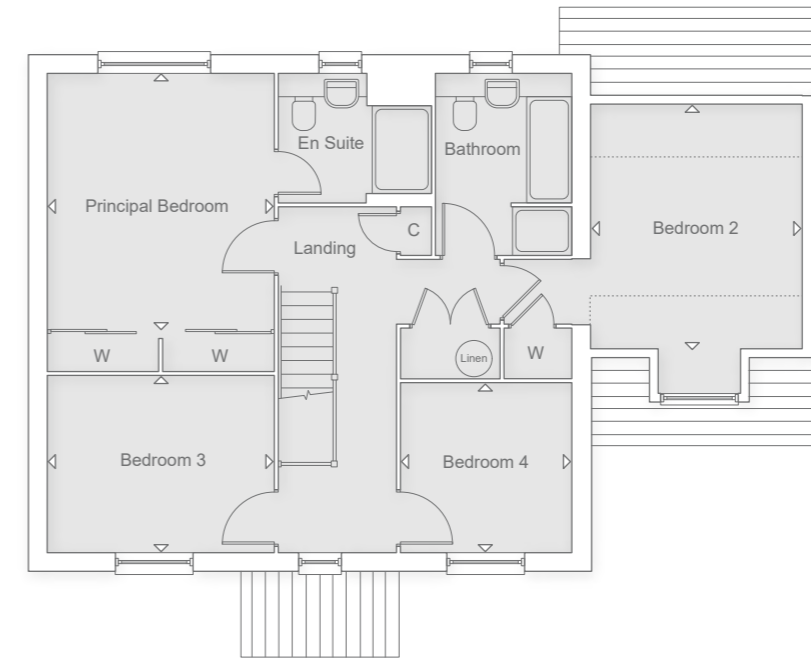
- Brick and block construction
- LABC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

## ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining/Family Area, Utility, Bathroom and En Suite
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining/Family Area and all Bedrooms
- Cat 6 Home Network points to Living Room, Study and all bedrooms

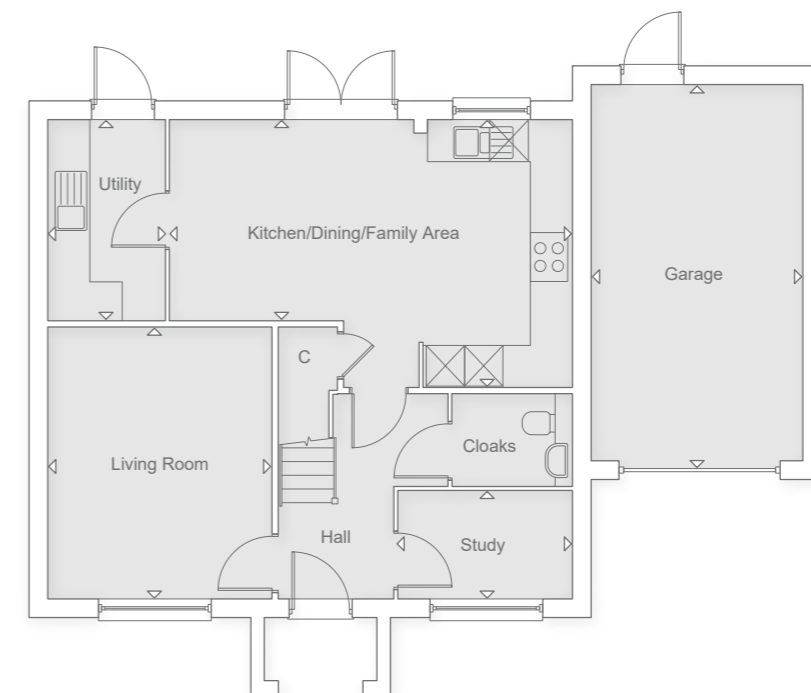
## EXTERNAL FEATURES

- Integral single garage
- Driveway parking
- External power point (subject to layout) and EV car charging point
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space-saver water butt



## FIRST FLOOR

Principal Bedroom	3.65m x 4.26m	11' 11" x 13' 11"
Bedroom 2	3.40m x 3.93m	11' 1" x 12' 10"
Bedroom 3	3.65m x 2.85m	11' 11" x 9' 4"
Bedroom 4	2.75m x 2.73m	9' 0" x 8' 11"



## GROUND FLOOR

Kitchen/Dining/Family Area	6.47m x 4.30m	21' 2" x 14' 1"
Living Room	3.60m x 4.37m	11' 9" x 14' 4"
Study	2.81m x 1.74m	9' 2" x 5' 8"
Utility	1.89m x 3.23m	6' 2" x 10' 7"
Garage	3.40m x 6.04m	11' 1" x 19' 9"

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †Where applicable/practicable. \*The electromagnetic field created by an induction hob can interfere with a pacemaker. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

# THE GRAYSHOTT

4 BEDROOM HOME



## MODERN KITCHEN SPACE AND UTILITY

- High-quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and recessed LED pelmet lighting
- Laminate worktops with up-stand to Kitchen & Utility
- Chimney extractor hood
- Stainless steel double electric oven
- Induction hob with glass splashback\*
- Integrated fridge/freezer
- Integrated dishwasher

## DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Principal Bedroom

## QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom†
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Heated towel radiators

## SECURITY AND PEACE OF MIND

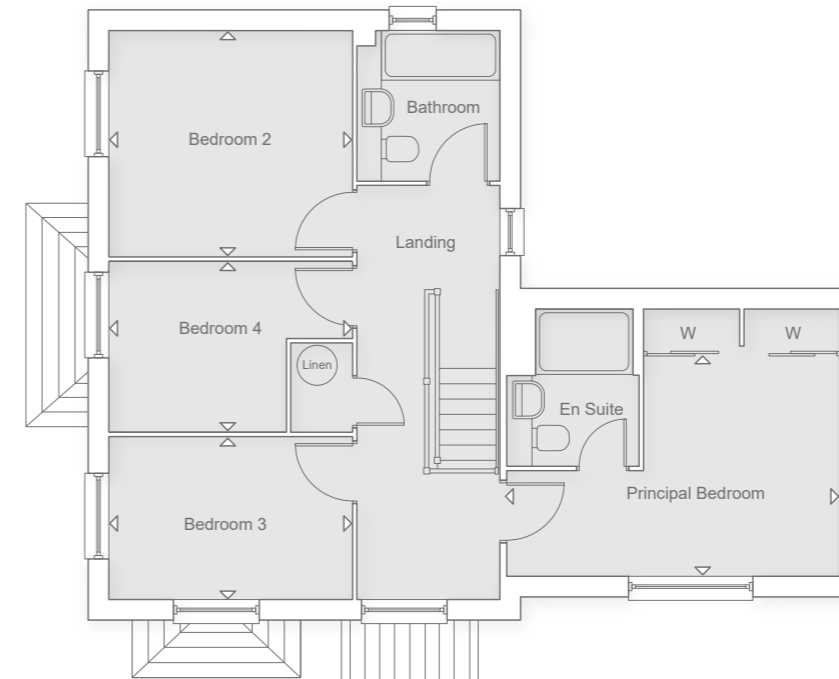
- Brick and block construction
- LABC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

## ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining/Family Area, Utility, Bathroom and En Suite
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining/Family Area and all Bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms

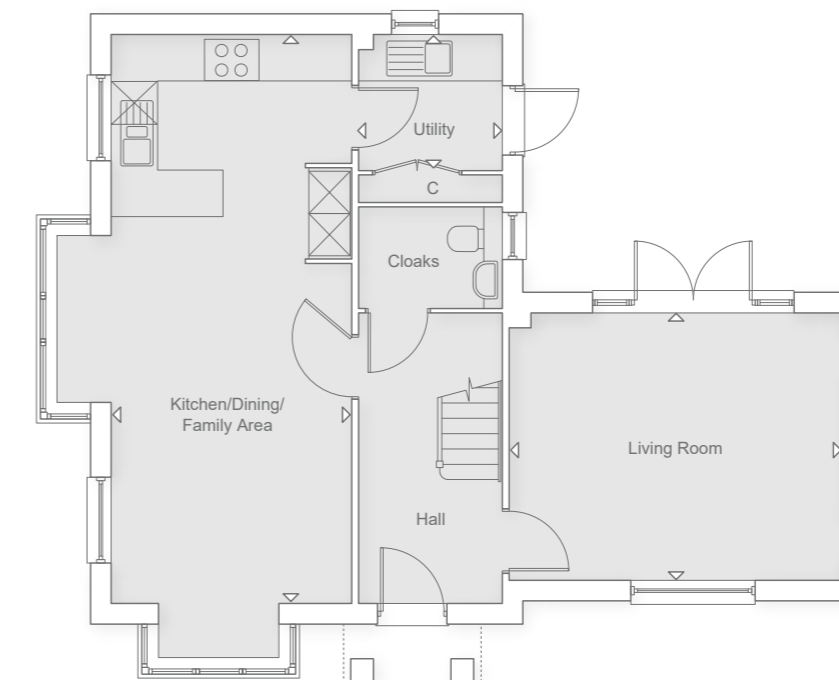
## EXTERNAL FEATURES

- Single garage
- Driveway parking
- External power point (subject to layout) and EV car charging point
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space-saver water butt



## FIRST FLOOR

Principal Bedroom	4.85m x 3.31m	15' 10" x 10' 10"
Bedroom 2	3.55m x 3.29m	11' 7" x 10' 9"
Bedroom 3	3.55m x 2.37m	11' 7" x 7' 9"
Bedroom 4	3.55m x 2.49m	11' 7" x 8' 2"



## GROUND FLOOR

Kitchen/Dining/Family Area	3.50m x 8.28m	11' 5" x 27' 2"
Living Room	4.85m x 3.89m	15' 10" x 12' 9"
Utility	2.09m x 1.98m	6' 10" x 6' 6"

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# THE WESTBOURNE

4 BEDROOM HOME



## MODERN KITCHEN SPACE AND UTILITY

- High-quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and recessed LED pelmet lighting
- Laminate worktops with up-stand to Kitchen & Utility Cupboard
- Chimney extractor hood
- Stainless steel double electric oven
- Induction hob with glass splashback\*
- Integrated fridge/freezer
- Integrated dishwasher
- Freestanding washing machine to Utility Cupboard

## DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Built-in wardrobe to Bedroom 2

## QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom†
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Heated towel radiators

## SECURITY AND PEACE OF MIND

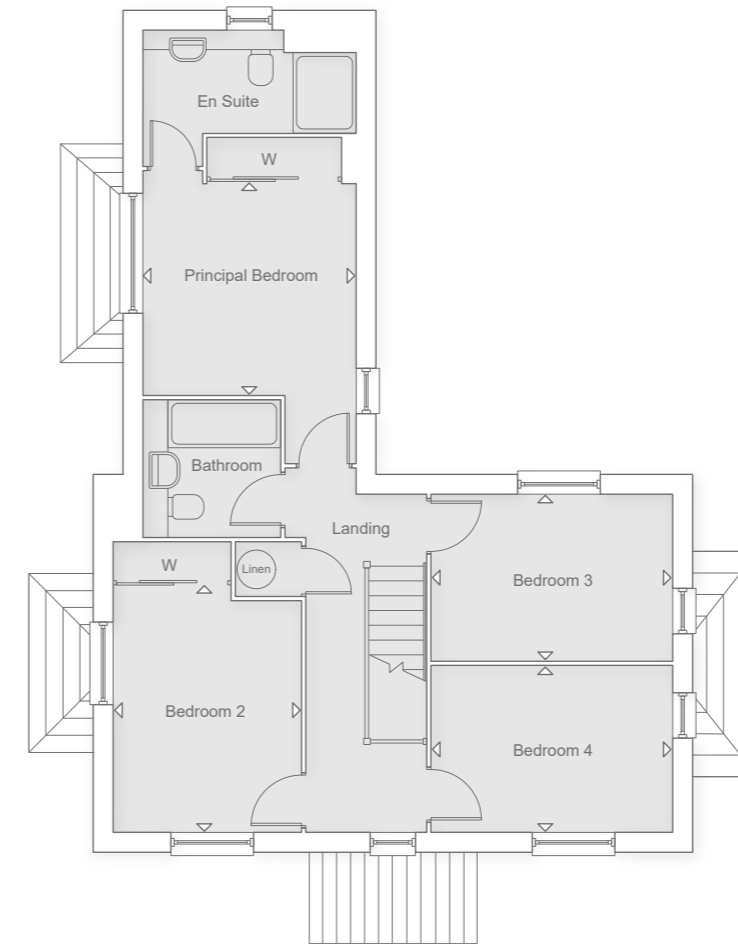
- Brick and block construction
- LABC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

## ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Family Area, Utility, Bathroom and En Suite
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Family Area and all Bedrooms
- Cat 6 Home Network points to Living Room and all bedrooms

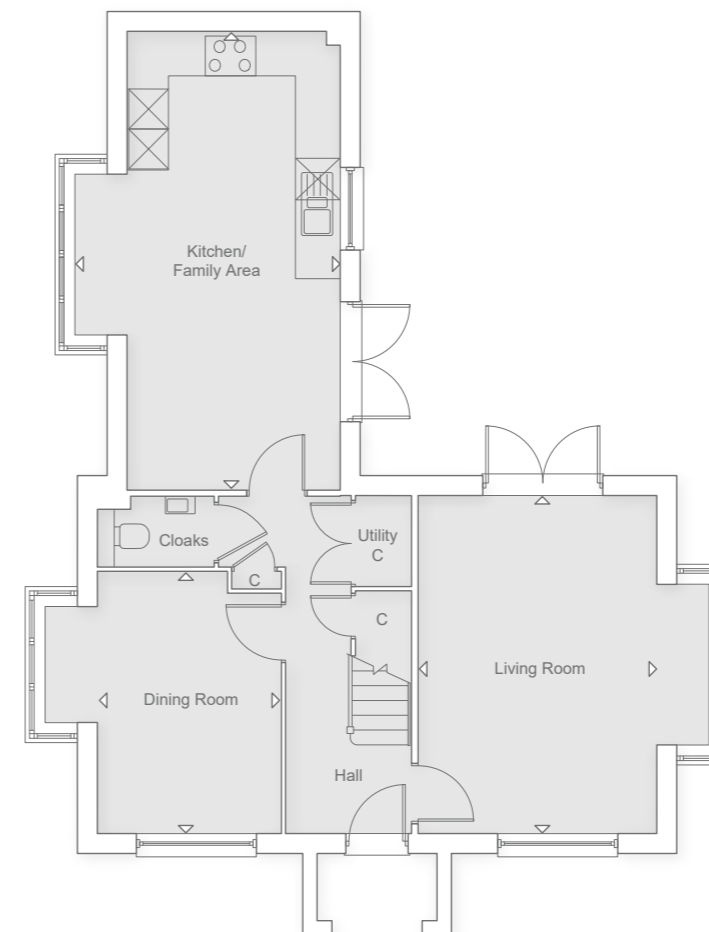
## EXTERNAL FEATURES

- Single garage (Plot 1 has a double garage)
- Driveway parking
- External power point (subject to layout) and EV car charging point
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space-saver water butt



## FIRST FLOOR

Principal Bedroom	3.22m x 3.39m	10' 6" x 11' 1"
Bedroom 2	2.84m x 3.68m	9' 3" x 12' 0"
Bedroom 3	3.65m x 2.52m	11' 11" x 8' 3"
Bedroom 4	3.65m x 2.52m	11' 11" x 8' 3"



## GROUND FLOOR

Kitchen/Family Area	4.30m x 6.92m	14' 1" x 22' 8"
Living Room	3.60m x 5.10m	11' 9" x 16' 8"
Dining Room	2.78m x 3.96m	9' 1" x 12' 11"
Utility	0.85m x 1.38m	2' 9" x 4' 6"

Bay Window  
Plot 1 Only

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †Where applicable/practicable. \*The electromagnetic field created by an induction hob can interfere with a pacemaker. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



Street Scene



Street Scene



Street Scene



Street Scene

# LIVING IN A HISTORICAL SETTING

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The Havens is an exclusive new development comprised of 3, 4 and 5 bedroom homes in the north of historic Tenterden in Kent, 12 miles southwest of Ashford and 19 miles north of Hastings.

Nearby Appledore Railway Station offers services to the south coast and to Ashford International, which has regular trains to London Charing Cross and London St Pancras International, as well as Eurostar services to the continent\*.

The homes at The Havens are expertly designed to minimise their impact on the environment. A variety of habitats around the development have been enhanced with mature planting to develop natural ecosystems and encourage local species of wildlife to take residence.

Bird and bat boxes have been included on homes and trees around The Havens, and hedgehog highways have been added to allow them to move around the development with ease. Existing hedgerows and trees have also been preserved as habitats, as well as providing natural borders. To provide refuges for insects, a number of areas of open space around the development have been seeded with wildflowers and a variety of local woodland species have been planted, including hazel, honeysuckle, elder and silver birch.

The Havens offers a typical British village lifestyle with all the comforts of a modern Croudace home.





Bodiam



St Michaels



Bodiam Castle

The earliest known settlement at Tenterden was established by the Saxons. The name 'Tenterden' is derived from the Old English Tenetwaradenn, meaning a pasture for the men of Thanet. The town's prosperity was built on the mediaeval wool trade and the imposing tower at St Mildred's Church in the town is evidence of that; the tower was added to the 13th Century church building in the 15th Century.

Although hard to believe today, the location of Tenterden once granted easy access to the sea and the town was known for its seafaring culture. In fact much of what is now Romney Marsh and the surrounding area was underwater during mediaeval times.

During this time, Smallhythe, today a quiet hamlet just south of Tenterden, was a bustling

port with a tidal dock and quays. Timber from the Kentish Weald enabled the local boatbuilding industry to grow into the largest in the country for most of the 15th and 16th Centuries and, in 1449, Tenterden joined the Cinque Ports Confederation, to supply ships and men for battles with the French. However, by the end of the 16th Century the ports at Smallhythe had silted up and Tenterden's shipbuilding industry was no more.

This seafaring history is reflected in the town's coat of arms, which depicts a three-masted ship flying the Cinque Ports Confederation coat of arms on its mainsail. It was this connection to the sea that inspired the name of The Havens and its branding. The nautical meaning of the word 'haven' is an inlet that provides shelter for ships or boats; a harbour or small port.

Tenterden also has a connection to William Caxton, the 15th Century pioneer of printing, although it is debatable whether Caxton was actually born in the town (Hadlow near Tonbridge also claims to be his birthplace). By his own account he was born in the Weald of Kent, but where and when remain unknown. In Bruges, in 1473, Caxton translated and produced the first book ever printed in English.

A copy of Caxton's Polychronicon (1482) was presented to the town in 1928 and is now kept safely in the Cathedral Archive in Canterbury.

Today Tenterden is a welcoming town in the heart of the Kentish Weald countryside, surrounded by vineyards, wineries and farms. Known as the 'Jewel of the Weald', the centre of Tenterden offers historic architecture, tree-lined greens and a wide variety of shopping opportunities. The town is also

home to the steam locomotives of the Kent & East Sussex Railway, which chug through stunning Weald of Kent views. Travellers can catch the train from the station just outside the town centre and the line terminates at the awe-inspiring Bodiam Castle 10 miles away.

Tenterden town centre is just a short distance from The Havens and offers a fascinating mix of period buildings. Quaint cottages nestle amongst grand Georgian and Victorian architecture and a variety of buildings are clad in historic Kent tiles and weatherboard. The high street is equally as eclectic, with big name brands alongside independent boutiques, contemporary restaurants, traditional pubs and cosy tearooms.

The town also has a rich cultural timetable, with regular events throughout the year, including the annual Tenterden Folk Festival, which usually takes place over four days in October.





Tenterden is surrounded by scenic Kent villages, each with beautiful historic buildings, churches and scenic Wealden views. Nearby Appledore, Rolvenden, Sissinghurst, Cranbrook and Hawkhurst (to name a few) are all popular with visitors and encapsulate traditional British village life.

Ashford is only 12 miles northeast of Tenterden and just 38 minutes from London by train. The Eurostar terminal at Ashford International also means that Paris and Brussels can be reached in a few short hours, giving Ashford a contemporary feel and energy.

Designer Outlet Ashford is a shopping hotspot and draws visitors from far and wide. Over 100 well-known brands are available at the centre including Abercrombie & Fitch, All Saints, Jack Wills, Kurt Geiger, Polo Ralph Lauren, Ted Baker and Tommy Hilfiger. There are also a number of places to eat and pick up a coffee, making Designer Outlet Ashford the ideal destination for a day out.

The South Coast is easily accessible from The Havens, with Folkestone, Camber Sands, Winchelsea Beach and Hastings all under an hour away by car. Rye, Hastings and Eastbourne can also be reached by rail, with regular trains from nearby Appledore.



Kent & East Sussex Steam Railway

# ENERGY EFFICIENT NEW HOMES



Did you know that the energy costs of running a new build home are, on average, **59% cheaper** than an equivalent 'second hand' property?\*

According to research by the House Builders Federation (HBF) those living in new build homes save an average of £2,600 on their household bills each year. This equates to around £173 per month. Collectively, new build home buyers save more than £500 million each year in energy bills. This also means an annual reduction in carbon emissions of over 500,000 tonnes.

## Inside our energy efficient new homes

All Croudace homes receive an EPC rating of B. Buying an energy efficient new build home helps to reduce carbon emissions and saves you money.

## Energy efficiency is built into our homes

Croudace homes feature a variety of energy saving features as standard, such as:

- Low or zero carbon technologies, including PV panels
- Double glazed PVCu windows and French casement rear doors made with 'Low Emissivity Glass' (Low E Glass), which has a hidden layer that reduces heat loss and reflects interior heat back into the home.
- Thermal Insulation inside floors, walls and roof
- A-rated boiler with built-in frost protection
- Zoned heating systems; control the temperature of the ground floor and first floor separately
- A-rated (or above) integrated home appliances

Croudace homes also come with two years of customer care from our expert in-house team and a 10 year LABC warranty. To find out more about our energy efficient new homes, contact the Sales Consultants at your development of choice.





# BY FOOT

The Havens has a number of local amenities within walking distance.



Little Silver Country Hotel and Restaurant  
0.2 miles



London Beach Hotel, Spa & Country Club  
0.2 miles



St Michaels Post Office and Stores  
0.4 miles



The Crown Public House  
0.4 miles



St Michaels Village Hall  
0.5 miles



Silcocks Farm Shop and Café  
0.6 miles



Cinque Ports Vets  
1 mile



Sinden Theatre  
1 mile



Ivy Court Surgery  
1.6 miles



Waitrose & Partners  
1.7 miles



Hukins Hops, Haffenden Farm  
1.7 miles



Tenterden Golf Club  
1.9 miles



Tesco Superstore, Smallhythe Road  
2.4 miles



Biddenden Vineyards  
3.5 miles



Chapel Down Vineyards  
4.1 miles



National Trust: Smallhythe Place  
4.4 miles



Benenden Hospital  
4.7 Miles



Sissinghurst Castle Gardens  
7.4 miles



Designer Outlet, Ashford  
11.7 miles



Rye Harbour  
15.5 miles



Camber Sands  
16.9 miles



Hastings  
21.3 miles



Eurotunnel UK Terminal  
25.3 miles

# BY CAR

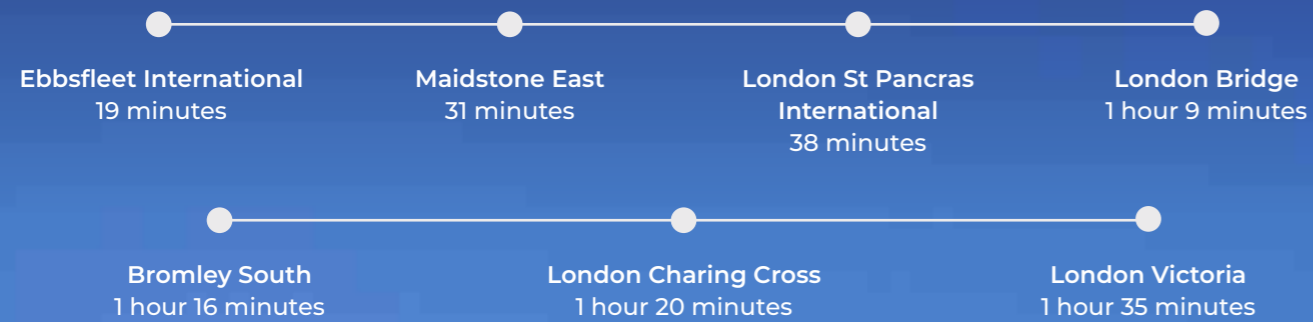
The Havens has a number of local attractions, cities and airports within easy reach by car.



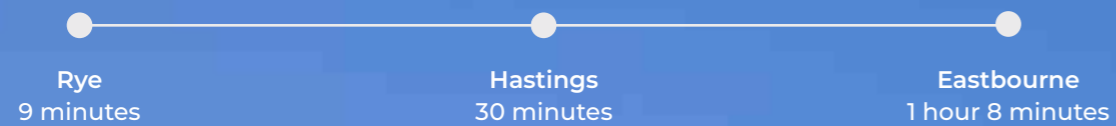
# BY TRAIN

The Havens is well located for commuters, with the City of London reachable in an hour and regular services to surrounding towns and cities.

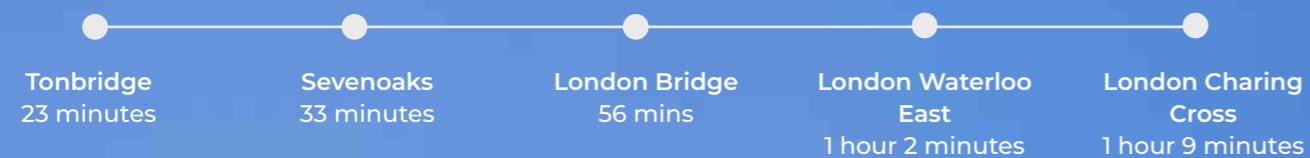
## FROM ASHFORD INTERNATIONAL



## FROM APPLIEDORE STATION



## FROM HEADCORN STATION



# EDUCATION

The Havens is well served with many 'good' or 'outstanding' schools in the surrounding area.

- 
- A grid of 12 school icons, each with a unique symbol representing the school's name.
- |  |  |  |  |   |
|--|--|--|--|---|
| St Michael's Church of England Primary School<br>0.2 miles | Little Acorns SEMH School<br>0.5 miles                   | Greenfields School<br>1 mile           | Tenterden Church of England Junior School<br>1.7 Miles | Tenterden Infant School<br>1.7 miles                          |
| High Halden Church of England Primary School<br>1.9 miles  | John Mayne Church of England Primary School<br>3.5 miles | Benenden School for Girls<br>7.9 Miles | Cranbrook School<br>8.4 Miles                          | Colliers Green Church of England Primary School<br>10.7 Miles |
| Highworth Grammar School<br>10.9 Miles                     | Ashford School<br>11.5 Miles                             | Sutton Valence School<br>11.3 Miles    | The Norton Knatchbull School<br>11.8 miles             |   |



# ECOLOGY

A wealth of wildlife call The Havens, and the surrounding area, home. The landscape in and around the development has been enhanced with mature planting and preservation measures have been implemented to safeguard local wildlife populations. These improvements are designed to integrate into the existing habitats at The Havens and create a framework that ensures that local flora and fauna can thrive.



## BATS

Trees with roosting features have been identified and preserved, with enhancements (such as crown lifting) carried out and bat boxes added. Lighting reduction measures have been reviewed and approved by a licensed bat ecologist and have been designed to ensure safe routes for foraging and travelling to and from the development.

## BIRDS

A variety of bird boxes have been installed across The Havens, on retained and newly planted trees, including specialist sizes and shapes for specific species such as House Sparrows, Robins, Swifts and House Martins, as well as general sizes for other local species.

## HEDGEHOGS

A local population of hedgehogs has been identified close to The Havens and consideration has been taken to allow their movement through the development via 'Hedgehog Highways'. Holes in garden fences will allow them to travel around the area, with nesting boxes strategically placed in quiet corners to encourage inhabitation and provide a safe location for hibernation.

## REPTILES AND AMPHIBIANS

To protect the local population of Great Crested Newts, ponds and travel corridors will be created at The Havens. Habitat piles and hibernacula will be formed in the greenspace, designed to provide shelter and security for native reptiles. These areas also provide a valuable environment for saproxylic invertebrates (deadwood dependent insects) and in turn, a food source for reptiles, amphibians as well as birds and mammals. To enable basking spots to remain open and accessible, grassland areas sown with wildflowers and scrubland will be cut back on a regular basis.

## INSECTS

Insect blocks and bug hotels are a contemporary way to provide a safe home for a variety of insects, including a number of native solitary bee species. These nest boxes will be placed around the development to encourage inhabitation at The Havens and provide essential pollination for landscaped communal areas, retained planting and gardens. As solitary bee species don't have a queen, hive or honey to protect they are non-aggressive, which means they are safe to encourage around children and pets.

Images used for illustrative purposes only.

# INSIDE YOUR NEW CROUDACE HOME

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We understand how important it is to put your stamp on a new home. A Croudace home is a blank canvas just waiting for you to make your own.

## Quality, Style & Choice

Your new Croudace home can be personalised, with a range of considered options available to choose from, including wall colours, fitted furniture, tile style and colour, and wardrobe glazing finish. Our expert Sales Consultants are happy to offer advice and guidance regarding your choices.

Of course, the availability of these options is dependent on, and subject to, the stage of construction at the time the plot is reserved. Once the site has launched you can view our entire range of choices at our Marketing Suite.

We also offer a variety of customer extras. Ask our Sales Consultants how we can help you turn your new Croudace house into a home.



# CROUDACE HOMES CONTRIBUTIONS TO THE LOCAL AREA



COMMUNITY  
INFRASTRUCTURE/TRANSPORT

**£10,000**

for the development of local footpaths



COMMUNITY FACILITIES

**£65,000**

for the development or enhancement of  
local community facilities



EDUCATION

**£220,000**

to aid the expansion and improve-  
ment of facilities at nearby primary  
and secondary schools



SPORT

**£57,000**

to create new, and upgrade existing,  
local sport facilities





In line with ongoing sustainability efforts Croudace Homes will no longer provide printed brochures at our developments. Think green – please only print this brochure if essential.



# A COMMITMENT TO QUALITY

Croudace Homes takes great pride in providing our customers with expert advice and guidance, to ensure that every stage of the home buying process is as clear and straight forward as possible.

We regularly seek feedback from customers who have bought and moved into their Croudace home and use what we learn alongside research we conduct into changes in lifestyles to ensure our designs are continually enhanced and improved.

Ecological and environmental aspects of construction are of the utmost importance and are at the forefront of all our designs, as well as the entire build process. Croudace homes are designed to maximise energy efficiency and minimise their impact on the local environment.

Croudace Homes is uncompromising in its commitment to providing customers with the highest quality homes and peerless after-sales care. We are proud to receive excellent ratings from independent customer satisfaction surveys, which place us amongst the finest home builders in the country.

We understand that buying a home is one of the biggest decisions one can make, which is why we aim to simplify the process as much as possible. We hope you decide to buy a Croudace home and wish you many happy years living in it.



Adrian Watts,  
Group Chief Executive



The contents of this brochure have been produced in good faith. Architectural details and elevational treatments, including window or porch styles and positions, may vary from those shown; bay windows are plot specific.

All dimensions are approximate. All imagery, including trees and landscaping, are illustrative. Please check with one of our Sales Consultants for detailed information regarding your chosen home style and/or plot. We continually review the specification of our product and reserve the right to amend it. Although it is our intention that information given regarding garages, car ports and parking is truthful, these aspects are subject to change as The Havens progresses. This brochure does not form part of any contract or constitute an offer.

Date of Preparation June 2023.

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croudacehomes