



# TATLINGBURY

FARM

Capel | TN12 6RG



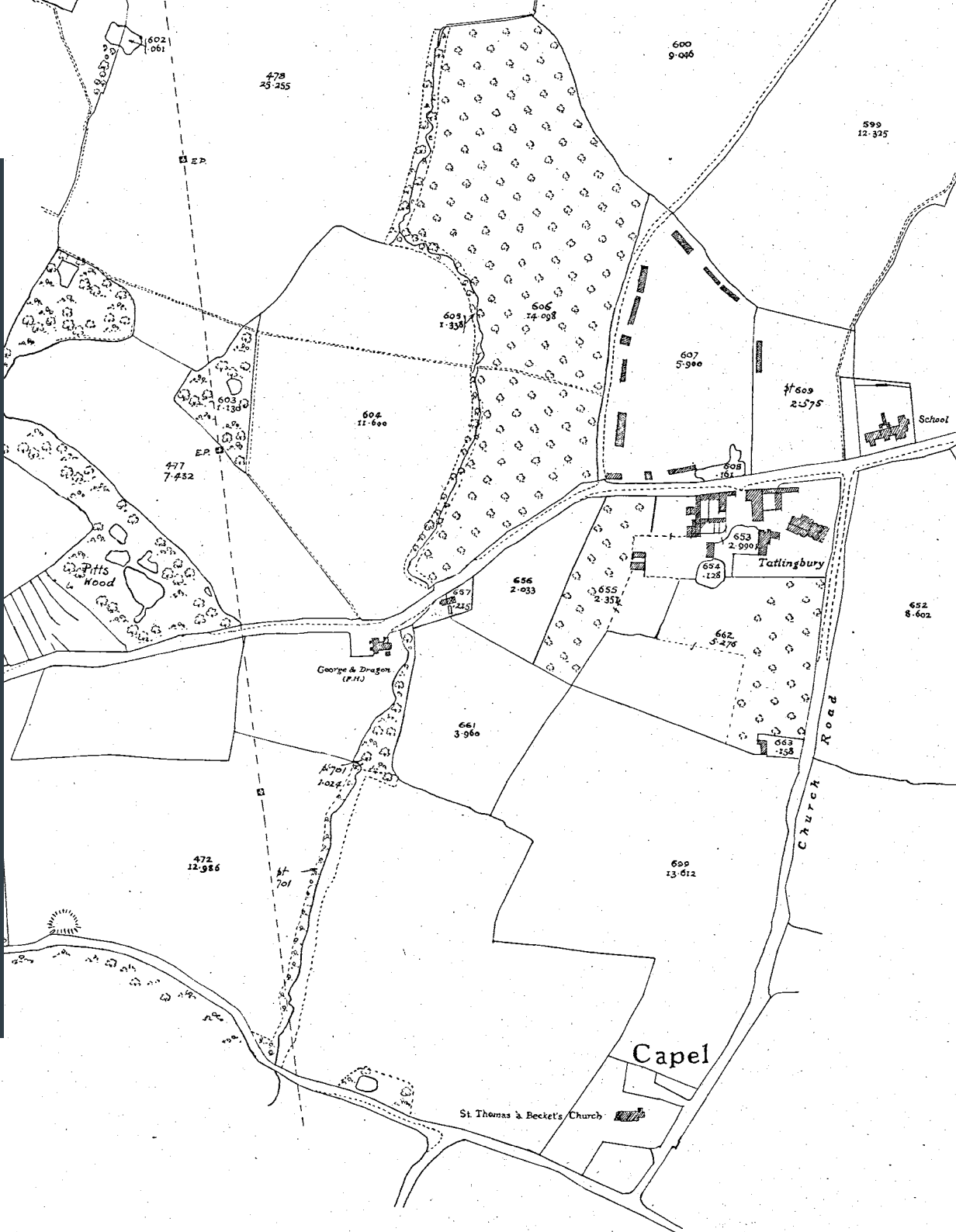
**A historic corner of Kent**

Recorded as far back as the 1400s and once linked to the 'Lowy of Tonbridge', which included Tonbridge Castle, Tatlingbury Farm has long been a landmark in the parish of Capel.

One of the biggest farmsteads in the area, Tatlingbury's fascinating history is reflected in the courtyard layout and buildings that stand to this day. Once a bustling farm of livestock, hop gardens, pastures and fruit trees, it is still surrounded by apple orchards - stunning in the springtime and laden with fruit in the autumn.

Tatlingbury's past is tangible thanks to a listed farmhouse at its heart - with its mellow brickwork and Kent peg roof, a weatherboarded Kent barn and six-roundel oast house nearby. The farmhouse was once owned by the Knights Hospitaller, then surrendered to Henry VIII, and it is now part of the Hadlow Estate.

The next chapter of Tatlingbury's history is about to start. Be part of the story.



## THE HADLOW ESTATE


Tatlingbury Farm is on the Hadlow Estate - a family-managed estate in the Weald of Kent. With a history of over 170 years, it is home to heritage properties, including listed farmhouses, Victorian cottages, barns and oasts. The Estate's farms grow wheat, barley, peas and linseed, and fruit in its apple and pear orchards.

The family's long-term stewardship is underpinned by a commitment to sustainability, and the preservation and enhancement of its buildings for the future.

The Estate also has a long-standing focus on nature conservation and biodiversity. As such, its woodlands are managed in conjunction with the RSPB as Tudeley Woods Nature Reserve - famous for its springtime bluebells and abundant bird life.


The Estate is bringing its experience in restoring historic buildings and its attention to detail to Tatlingbury's rejuvenation and is proud to continue the tradition of quality housebuilding in the area.



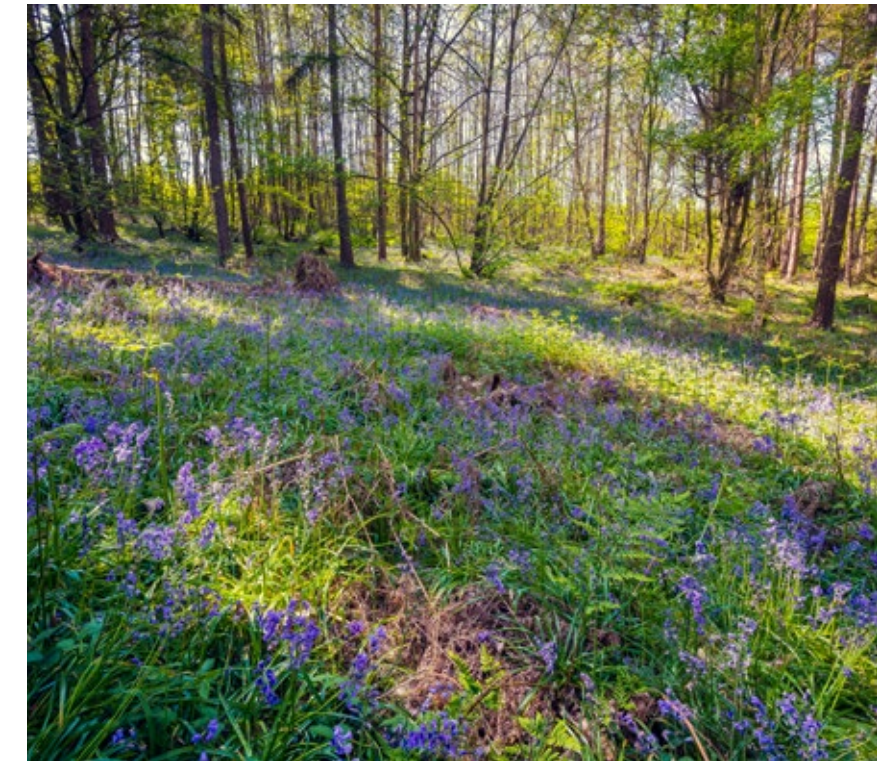


## Welcome to Capel

Tatlingbury Farm sits in the glorious Weald of Kent, where the historic hamlets of Capel and Tudeley meet, and is within walking distance of Five Oak Green village.

*Surround yourself with fruit-laden orchards, fields of golden wheat and bluebell woods - set against a skyline dotted with iconic oast houses.*



### Yours to explore

Follow the public footpaths that criss-cross the stunning landscape - including the RSPB Tudeley Woods Nature Reserve - allowing you to walk for miles out to the River Medway or through to neighbouring villages. Overhead are birds of prey and Spitfire aircraft making their almost daily flypasts, while the hedgerows brim with native birds and blackberries.

Throughout the parish are points of interest - The Dovecote and The Poacher & Partridge country pubs; historic churches, including St Thomas à Becket and All Saints' - the latter the world's only church to have all its stained-glass windows designed by Marc Chagall; and heritage buildings, such as Goldsmid Hall and Somerhill.

Everyday essentials are within walking distance of Tatlingbury Farm, including a primary school, a village shop and post office, a gym, a pre-school and a park with play equipment. There are parish cricket, netball and football teams, the annual Capel Fete, and a regular bus service to Tonbridge and Paddock Wood.





  
Tonbridge:  
a market town awaits

Make the short drive or cycle the country lanes and arrive in historic Tonbridge or explore the River Medway by paddle board or kayak.




**A cosmopolitan hub in the countryside**

Presided over by its 13th century motte and bailey castle, and perched along a pretty stretch of the River Medway, Tonbridge is a heady mix of heritage, high street vibrancy and open space. Independent stores, an artisan farmers' market and big brands including Waitrose and Sainsbury's happily co-exist, while the train station provides fast, frequent services to London and the Kent coast.

Locals fill the coffee shops, pubs, bars and restaurants, or they're found in the vast recreation grounds and leisure facilities, watching the local cricket, rugby and football teams.



  
*Families are particularly drawn to Tonbridge for its exceptional state, grammar and private schooling.*



## Tunbridge Wells: a regal destination

Long considered a fashionable destination to visit, Tunbridge Wells is one of only three towns to hold the Royal prefix.



Royal Tunbridge Wells is a multi-faceted town close to Tatlingbury Farm, with an indoor shopping centre, a bustling retail and leisure park, and The Pantiles. Often referred to as 'the Covent Garden of Kent', the latter is the town's social heart. Visitors soak up the atmosphere during the annual Jazz on the Pantiles festival, while pavement cafés, fine dining establishments and fashionable boutiques create an everyday buzz.

Additional places to visit include The Assembly Hall Theatre, the brand-new Amelia Scott Centre for arts, heritage, culture and wellbeing, and the beautiful Dunorlan Park, with its boating lake and 78 acres of open space.





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**A traditional layout**

Tatlingbury's courtyard layout reflects its farming heritage and is typical of a traditional Wealden farmstead. Brimming with character thanks to the mellow bricks, crisp weatherboarding, warm Kent peg and smart slate tiles, there is a distinctive sense of place that is unmistakably Kentish.

All the historic buildings have been retained, and the Stables, Granary and Dutch Barn are being sensitively restored and remodelled to create three beautiful family homes.

Three stunning new homes - arranged in a Kent barn terrace inspired by the threshing barn opposite - complete the farmstead.



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**Key**

1	The Stables
2	1, Hop Barn Cottages
3	2, Hop Barn Cottages
4	Hop Barn House
5	The Granary
6	The Dutch Barn

Each house at Tatlingbury Farm has been meticulously designed to combine the character of a traditional building with the comfort of a modern family home, all finished to the highest specification. Additional details include off-street parking, private gardens, a shared bike store and landscaped grounds. Surrounded by orchards and fields, yet within walking distance of the local village, Tatlingbury offers farmstead living at its best.



# Home 1 The Stables

3 Bedroom  
Stables Conversion

## Ground Floor

**Living / Dining / Kitchen**  
9.6m x 4.5m - 31' 7" x 15' 1"

**Bedroom 2**  
5.0m x 3.9m - 16' 6" x 13'

**Bedroom 3**  
3.7m x 3.1m - 12' 3" x 10' 2"

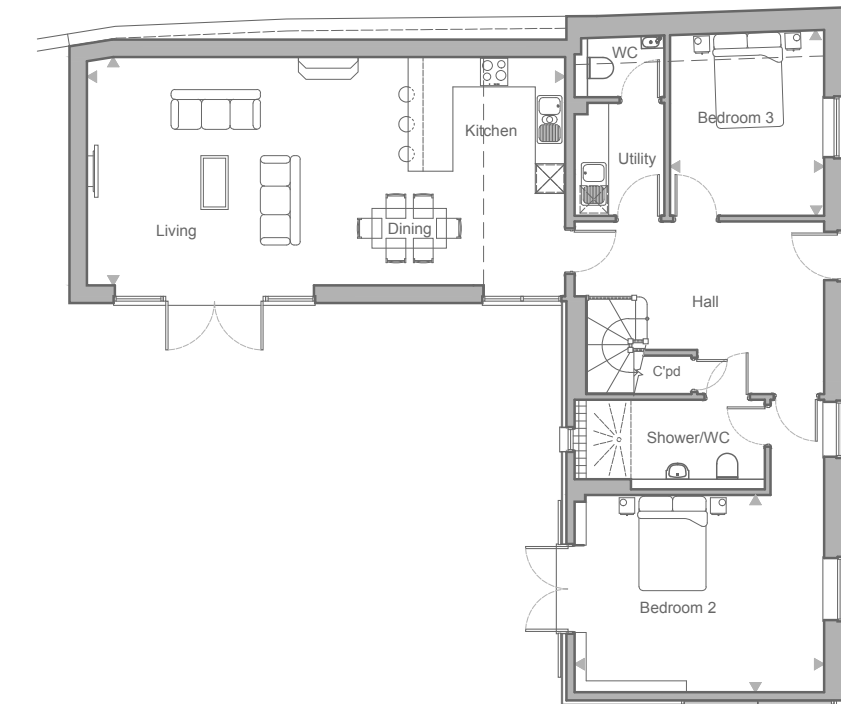
## First Floor

**Master Bedroom**  
4.6m x 3.8m - 15' 4" x 12' 6"

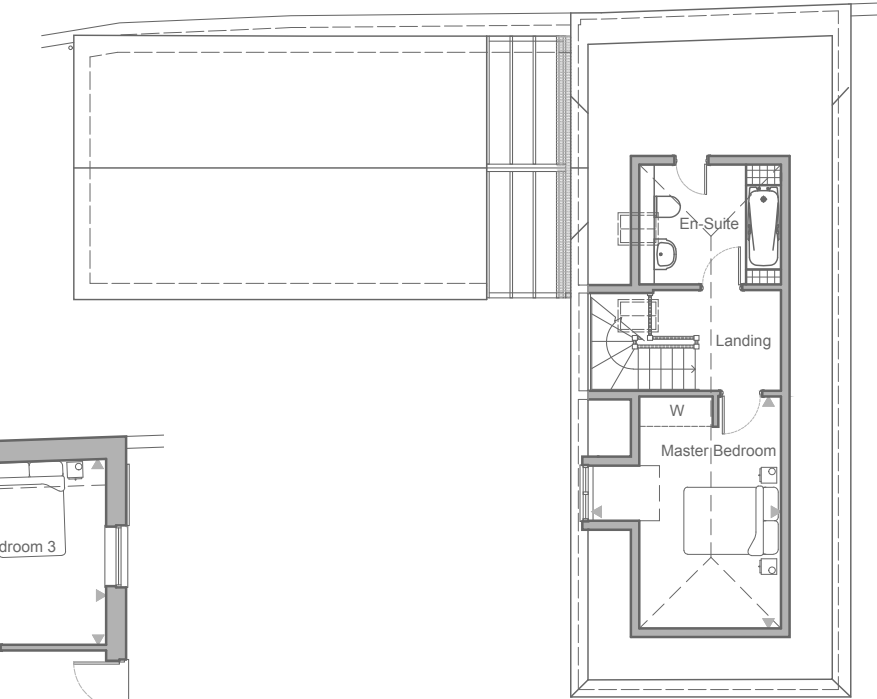
**Total Floor Area**  
139.32 sq m - 1500 sq ft



Ground Floor



First Floor





## Homes 2-3 Hop Barn Cottages

1 Hop Barn Cottages -  
3 Bedroom End-of-Terrace

### Ground Floor

**Living / Dining**  
7.0m x 4.3m - 23' x 14' 3"

**Kitchen**  
4.1m x 2.5m - 13' 7" x 8' 2"

**Study**  
2.5m x 2.5m - 8' 5" x 8' 2"

### First Floor

**Bedroom 1**  
3.8m x 3.0m - 12' 9" x 10' 1"

**Bedroom 2**  
4.6m x 3.0m - 15' 2" x 10' 1"

**Bedroom 3**  
3.8m x 3.5m - 12' 7" x 11' 7"

**Total Floor Area**  
121.10 sq m - 1304 sq ft

2 Hop Barn Cottages -  
2/3 Bed Mid-Terrace

### Ground Floor

**Living / Dining**  
5.3m x 4.3m - 17' 6" x 14' 4"

**Kitchen**  
4.1m x 2.6m - 13' 7" x 8' 7"

### First Floor

**Bedroom 1**  
4.0m x 3.0m - 13' 2" x 10' 1"

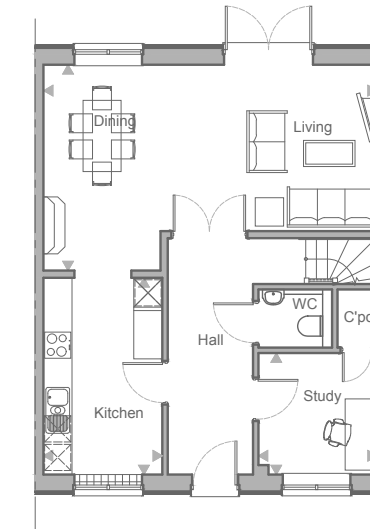
**Bedroom 2**  
4.1m x 2.9m - 13' 7" x 9' 6"

**Study**  
3.4m x 2.3m - 11' 3" x 7' 7"

**Total Floor Area**  
91.86 sq m - 988 sq ft

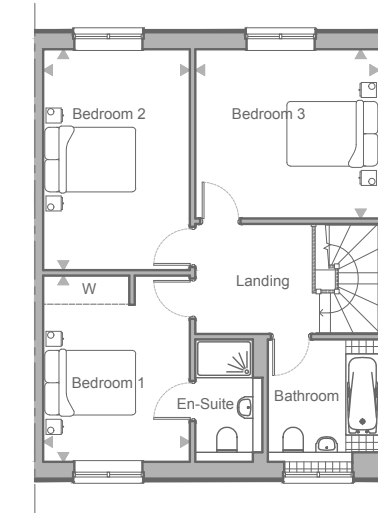


Ground Floor

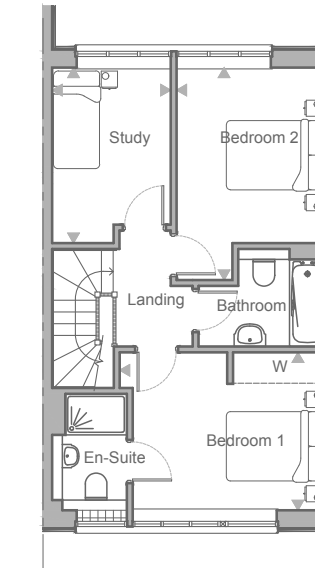
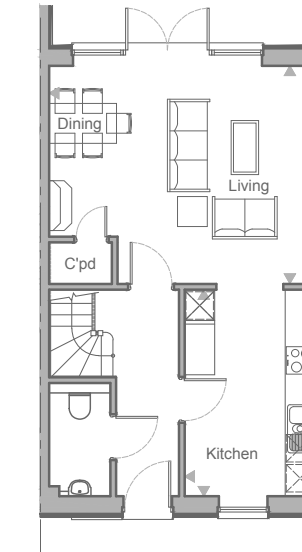


1 Hop Barn Cottages

First Floor



2 Hop Barn Cottages





# Home 4 Hop Barn House

4 Bedroom  
End-of-Terrace

## Ground Floor

**Living / Dining / Kitchen**  
7.3m x 7.0m - 24' 3" x 23' 3"

**Snug**  
4.3m x 3.2m - 14' 3" x 10' 6"

**Study**  
4.1m x 2.4m - 13' 7" x 8'

## First Floor

**Bedroom 1**  
4.1m x 4.1m - 13' 6" x 13' 9"

**Bedroom 2**  
3.3m x 4.1m - 11' 1" x 13' 9"

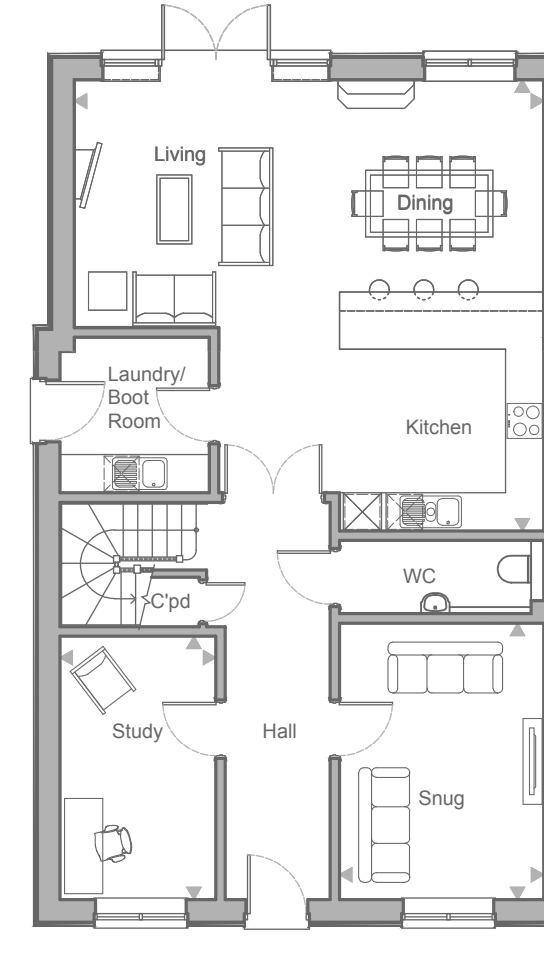
**Bedroom 3**  
4.0m x 3.5m - 13' 3" x 11' 8"

**Bedroom 4**  
3.3m x 3.5m - 11' 8" x 11' 1"

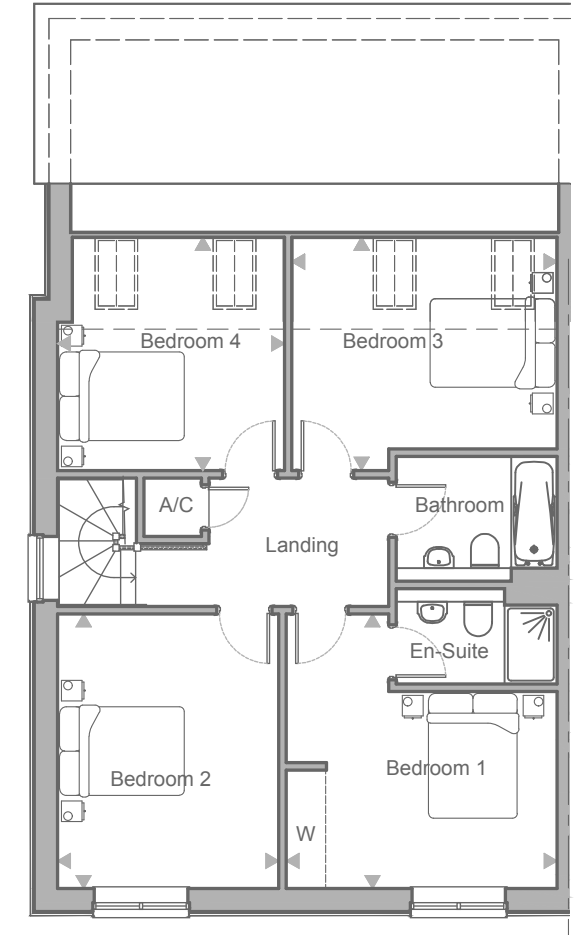
**Total Floor Area**  
172.37 sq m - 1855 sq ft



Ground Floor



First Floor





**Home 5**  
**The Granary**  
 3 Bedroom  
 Granary Conversion

**Ground Floor**

**Living**  
4.8m x 4.1m - 16' x 13' 6"

**Kitchen / Dining**  
5.7m x 4.0m - 18' 10" x 13' 5"

**First Floor**

**Bedroom 1**  
4.8m x 2.8m - 16' x 9' 3"

**Bedroom 2**  
3.9m x 3.4m - 12' 11" x 11' 4"

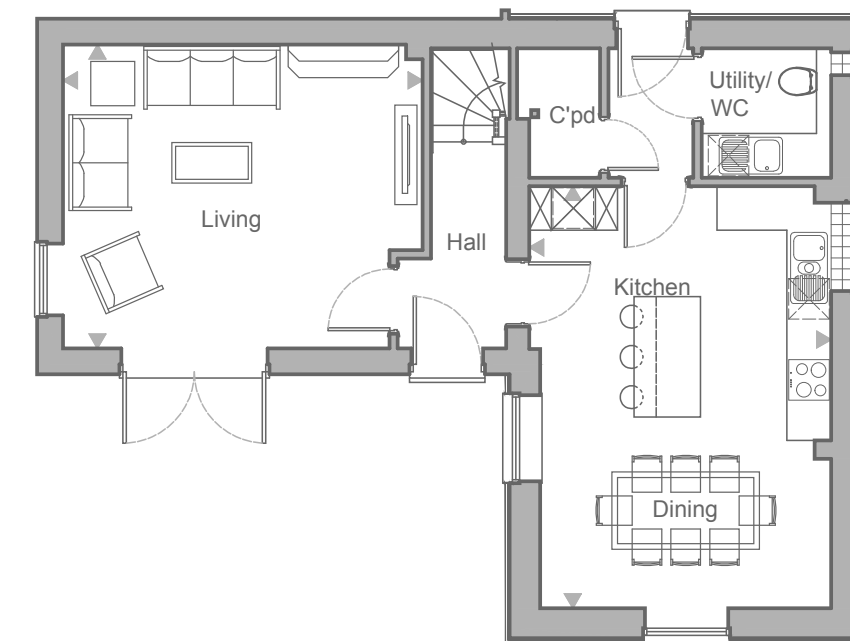
**Bedroom 3**  
3.0m x 2.5m - 9' 11" x 8' 5"

**Total Floor Area**  
113.16 sq m - 1218 sq ft

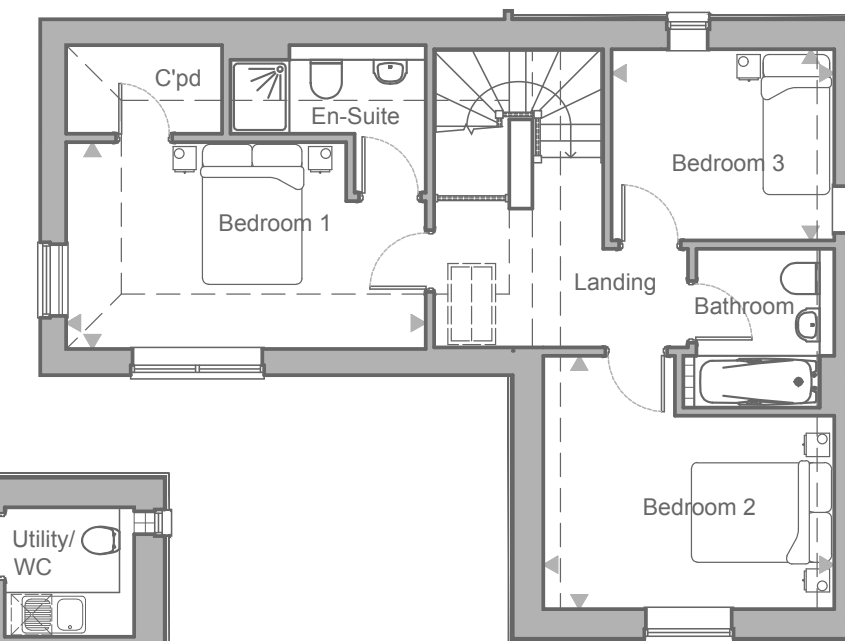


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Ground Floor



First Floor



Any areas or measurements are approximate. All measurements are taken at longest and widest points. The text and plans are for guidance only and are not necessarily comprehensive. Computer generated images and landscaping are indicative and may vary



# Home 6 The Dutch Barn

4 Bedroom  
Dutch Barn Conversion

## Ground Floor

**Living / Dining**  
8.8m x 5.8m - 29'1" x 19' 2"

**Kitchen**  
4.3m x 3.8m - 14' 5" x 12' 6"

## First Floor

**Bedroom 1**  
5.4m x 3.8m - 17' 9" x 12' x 8'

**Bedroom 2**  
3.2m x 3.6m - 10' 10" x 11' 10"

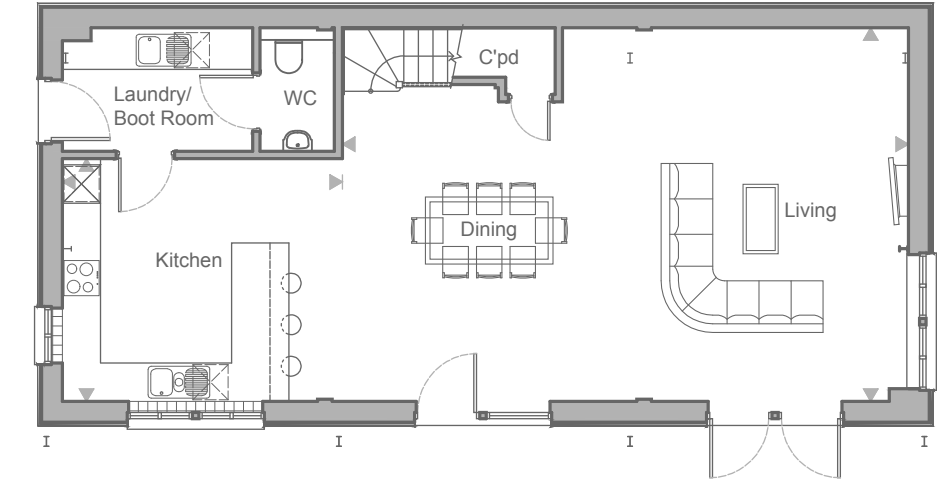
**Bedroom 3**  
3.1m x 3.6m - 10' 3" x 11' 10"

**Bedroom 4**  
3.1m x 3.6m - 10' 3" x 11' 10"

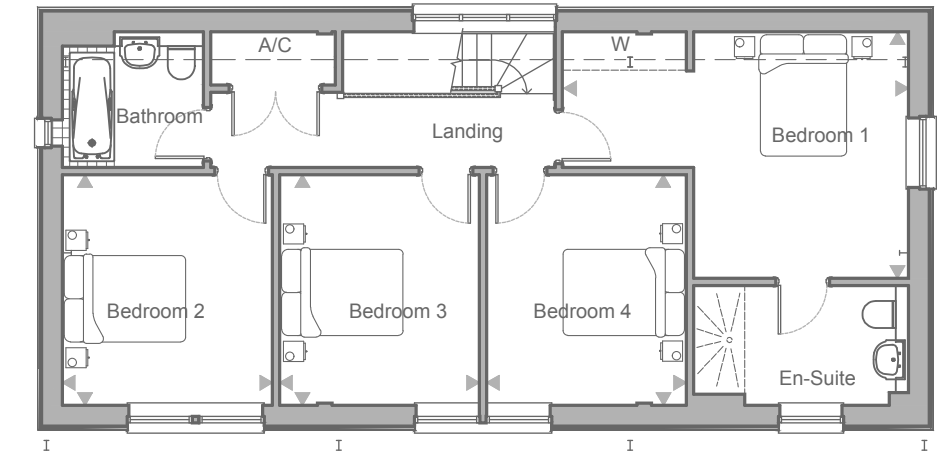
**Total Floor Area**  
154.96 sq m - 1668 sq ft



Ground Floor



First Floor





## Specification

Tatlingbury Farm is where modern convenience meets classic styling. Careful consideration has been given to fixtures, fittings and finishes, with integrated Bosch kitchen appliances, landscaped gardens, fitted wardrobes and energy efficient lighting as standard.



Computer generated image.

### Interior Finish

- Matt emulsion paint finish to walls and ceilings
- Oak veneer doors to The Stables and The Dutch Barn
- White painted doors to Hop Barn Cottages, Hop Barn House and The Granary
- White painted skirting and architraves
- White painted timber framed windows
- Satin nickel door furniture
- Sliding mirrored fitted wardrobes to master bedrooms

### Gardens

- Fully landscaped gardens
- Pleached hornbeam hedges in the courtyard garden of The Stables
- Fruit trees in the garden of the Dutch Barn
- External taps provided to all gardens
- Indian sandstone patios and footpaths



### Services

- Underfloor heating to The Stables, The Granary and The Dutch Barn ground floors
- TV points fitted to all living rooms and master bedrooms
- BT telephone points in halls and living rooms
- USB sockets in kitchens
- Gas condensing boilers

### Sustainability and Energy Efficiency

- Energy efficient downlighters to kitchens (excluding The Stables), utility rooms and all bathrooms
- Pendants with low energy bulbs elsewhere
- All houses enabled for separate electric car charging points
- Shared covered and secure bicycle storage
- Wildlife measures including bird boxes and bat boxes
- Biodiversity enhancement of nearby ponds

### Bathrooms & En-suites

- Roca white sanitaryware with Vado chrome fittings
- Chrome thermostatic showerheads
- Full height wall tiling to bath and shower areas with half height tiling to walls behind WCs and basins
- Heated chrome towel rails
- Vanity units under basins
- Shaver sockets



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### Kitchens

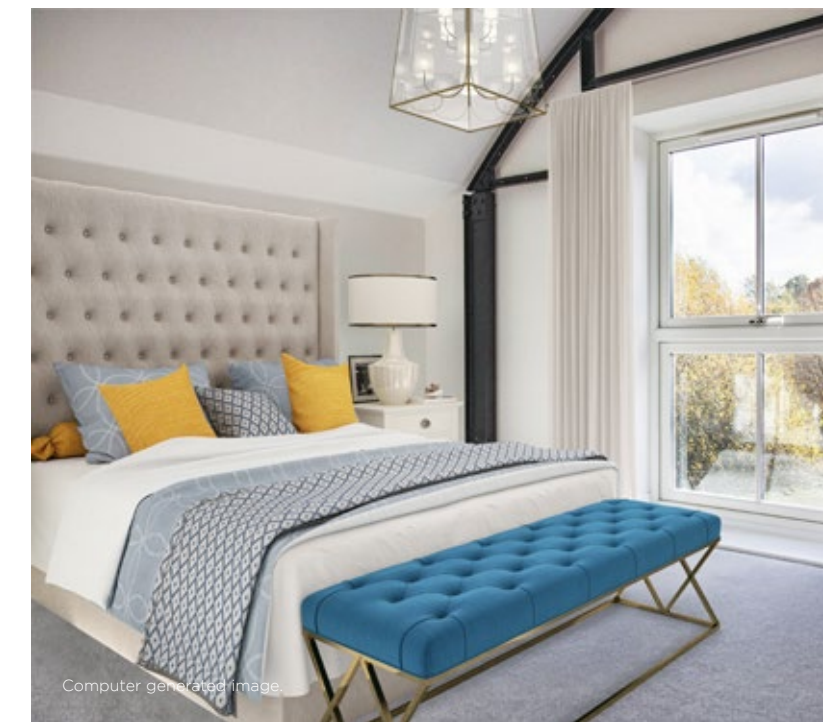
- Traditional 'shaker-style' kitchens in The Stables and The Dutch Barn
- Modern contemporary kitchens in Hop Barn Cottages, Hop Barn House and The Granary
- Quartz stone kitchen worktops
- Bosch Integrated appliances including extractor hoods, fridge-freezers, ovens, induction hobs and dishwashers
- Freestanding Bosch washing machines and space for tumble dryers in all laundry rooms
- Integrated Bosch washer/dryers in the kitchens of Hop Barn Cottages
- Under cabinet LED lighting in all kitchens

### Communal Areas

- Brick paved parking bays
- Soft planting and feature planters
- Visitor parking spaces
- The communal areas of the development will be maintained via a management company. Please speak to a sales advisor who will be able to provide full details and annual service charge fees.

### Security & Peace of Mind

- Mains operated smoke detectors
- Triple-point locking systems on all external doors
- Coach light at external doors
- 10 year ICW Warranty



Computer generated image.



Computer generated image.



## Travel Times

Never far from your next destination

### On Foot

Capel Primary School	56 yards
The George and Dragon	0.2 miles
St. Thomas à Becket Church	0.4 miles
OneStop & Post Office	0.7 miles
Five Oak Green Recreation Ground	0.8 miles
All Saints Church	1.4 miles
The Poacher and Partridge	1.9 miles
RSPB Tudeley Woods	2 miles

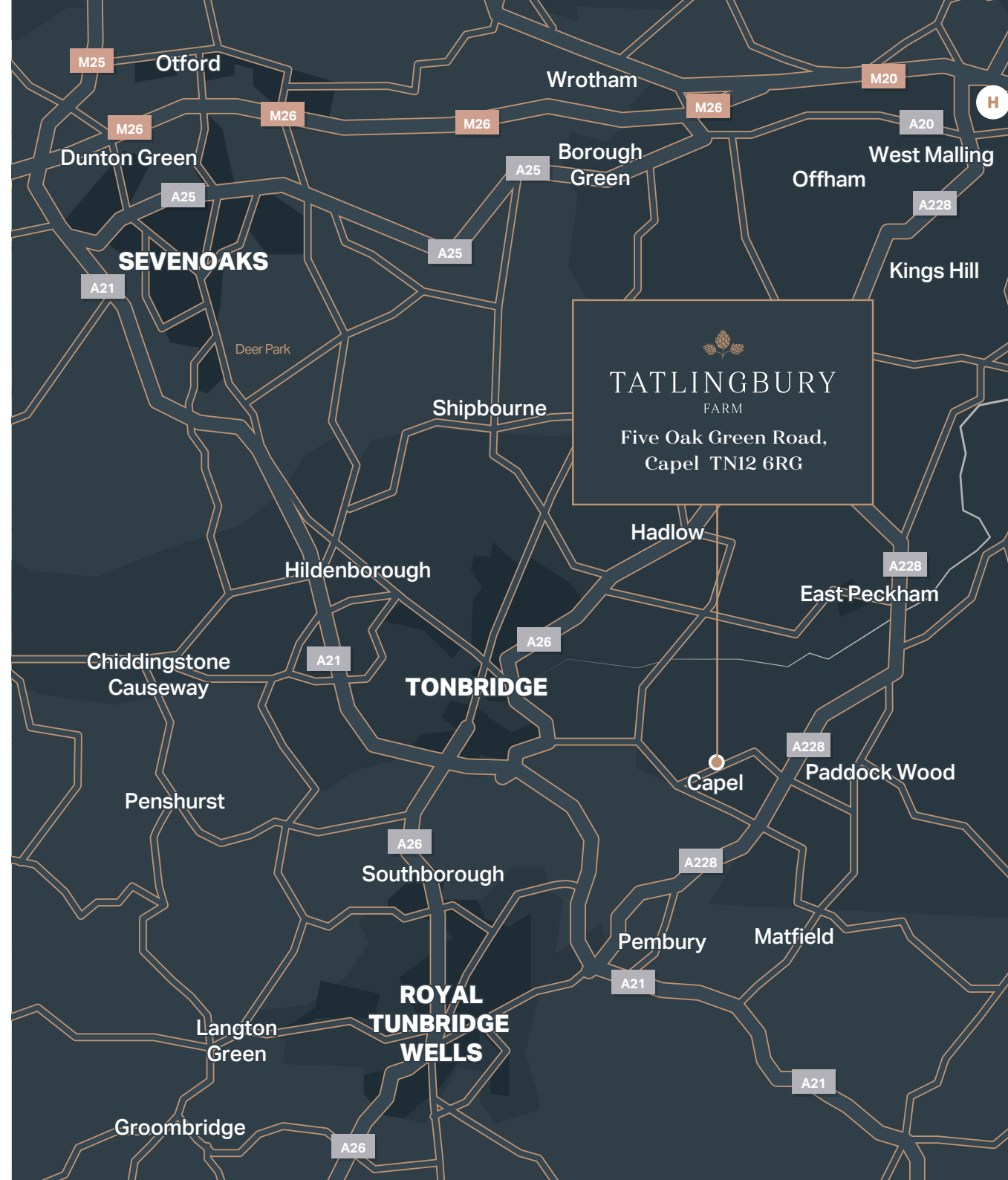
### By car

Paddock Wood Train Station	3 miles
Tonbridge	3.5 miles
The Pantiles	7 miles
Sevenoaks	11 miles
M25	15 miles
Gatwick Airport	35 miles

### By rail (from Tonbridge)

Sevenoaks	8 minutes
Tunbridge Wells	11 minutes
London Bridge	34 minutes
Ashford International	38 minutes
London Cannon Street	43 minutes
London Charing Cross	47 minutes

Travel times are based on minimum journey times available. Sources: Trainline.com and Google maps. Jan 2024.



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Canham Homes have established a reputation for providing beautifully designed, high-quality homes in and around Sevenoaks area.

We combine quality and attention to detail with an ethical approach to create beautiful new homes.

We have a commitment to create new homes that benefit both the community and the environment.

Every detail is meticulously planned inside and out to deliver stunning homes that enhance the locality and deliver a refined and luxurious living experience.

**We pride ourselves on being able to offer a flexible and adaptable service to our customers.**

- Respecting and incorporating the local vernacular in to the external design
- High level of specification and good quality fittings
- Each new home combines a high quality finish with the highest standards of modern insulation, whilst achieving maximum energy efficiency with minimum running costs
- High level planting and landscaping
- High level of customer support during and after purchase





THE  
HADLOW  
ESTATE

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Canham Homes reserves the right to make these changes as required. Canham Homes and their sales agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. E&OE 2022.