



**HARTLEY
ACRES**

CRANBROOK

Floorplans



Computer generated image of plots 155–159 and indicative only.

Welcome **HOME**

Find yourself somewhere special

Hartley Acres is a brand-new collection of 2, 3, 4 and 5 bedroom homes in the heart of the Weald, where remarkable history can be found around every corner. Enjoy a home which has been thoughtfully considered in terms of the design, layout and specification, with sleek and stylish integrated white goods and appliances included as standard.

When exploring this landscape, it becomes clear why Kent is affectionately known as the Garden of England. Undulating countryside sprawls in all its lush, green glory as far as the eye can see, punctuated by historic landmarks that shape the fascinating character of this much-loved area.

SITE PLAN



2 BEDROOM HOMES

- **The Beacon**
Plots: 8, 9, 10, 11, 12, 21, 22, 26, 27, 28, 37, 38, 73, 74, 76 & 77
- **The Furth**
Plots: 31, 86 & 87
- **The Pendle**
Plots: 68, 102, 103, 172 & 180

3 BEDROOM HOMES

- **The Lewis**
Plots: 4, 5, 16, 17, 33, 34, 35, 69, 70, 72, 84, 85, 106, 107, 158, 159, 173, 174, 177 & 179
- **The Eden**
Plots: 2, 20, 32, 40, 78, 81, 101, 160, 168, 169, 171 & 176
- **The Mynde**
Plot: 104
- **The Newton**
Plot: 105
- **The Willow**
Plots: 7, 13, 23, 24, 29, 30, 39, 43, 64, 67, 79, 80, 170 & 175

4 BEDROOM HOMES

- **The Barnett**
Plot: 1
- **The Bramley**
Plots: 19, 25, 65, 66, 82, 83, 154, 155, 161, 162, 164, 165, 166, 167 & 178
- **The Brook**
Plots: 3, 6, 14, 15, 18, 36, 41, 42, 44, 63, 71, 75, 98, 99, 100, 156, 157 & 163

5 BEDROOM HOMES

- **The Goddard**
Plots: 108, 109, 110, 111, 112, 113, 114, 115, 116 & 117

- KEY**
- ▽ Visitor Parking Space
 - Parking Space
 - Coach House Parking Space
 - Car Port
 - Garage
 - EV Charging Points
 - EV Charging Columns
 - Footpaths
 - Affordable Homes
 - Lockable Shed for Cycle Storage
 - Space within Garage or Car Port for Cycle Storage
 - Timber Bollards
 - P Pumping Station
 - S Sub Station
 - BCP Bin Collection Point
 - ASHP Air Source Heat Pump

- KEY**
- Site Boundary
 - Post and Rail Fence with Wire Mesh
 - Low Brick Wall
 - 1.8m Brick Wall
 - 1.5m Brick Wall
 - 1.2m Estate Railing
 - 0.9m Vertical Bar Railing
 - 0.9m Picket Fence

Site plan is indicative only and may be subject to change. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Please ask one of our Sales Executives for further information. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty.



The Beacon

Two bedroom home

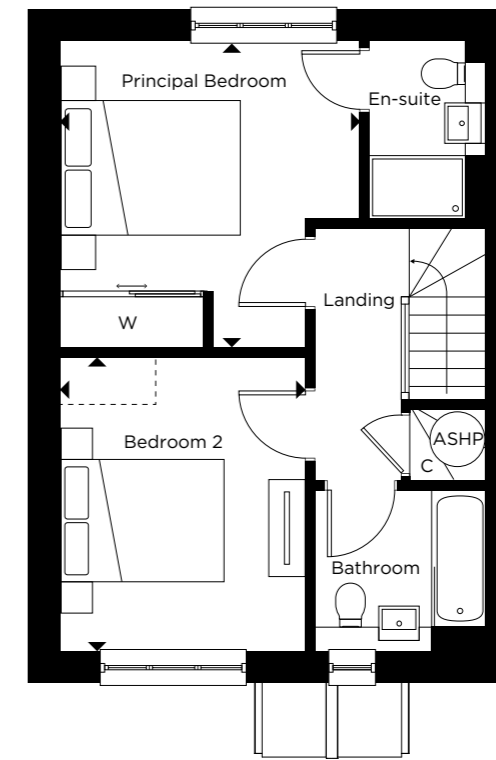
Plots: 8, 9*, 10*, 11, 12*, 21, 22*, 26*, 27, 28*, 37, 38*, 73*, 74, 76*, 77

Ground Floor

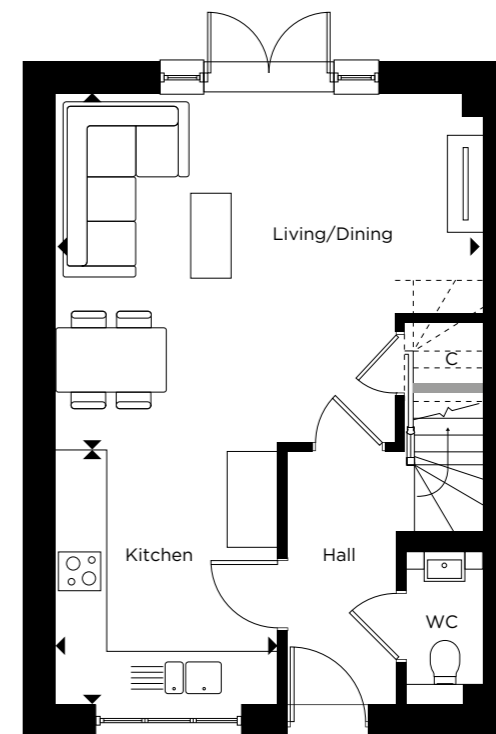
Kitchen 2.75m x 3.10m | 9'0" x 10'2"
 Living/Dining 5.35m x 4.40m | 17'6" x 14'5"

First Floor

Principal Bedroom 3.75m x 3.80m | 12'3" x 12'5"
 Bedroom 2 3.10m x 3.65m | 10'2" x 11'11"



First Floor



Ground Floor

Window to plot 8 and 12*

ASHP = Air Source Heat Pump Cylinder | C = Cupboard | W = Wardrobe
 WC = Cloakroom | [] = Indicative wardrobe position

*Denotes handed plot. †Car port to plots 8, 9, 21 & 22 only. Porch styles vary per plot. All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Exterior treatments may vary, please speak to a Sales Executive for more information.



Computer generated image of plot 31 and indicative only.

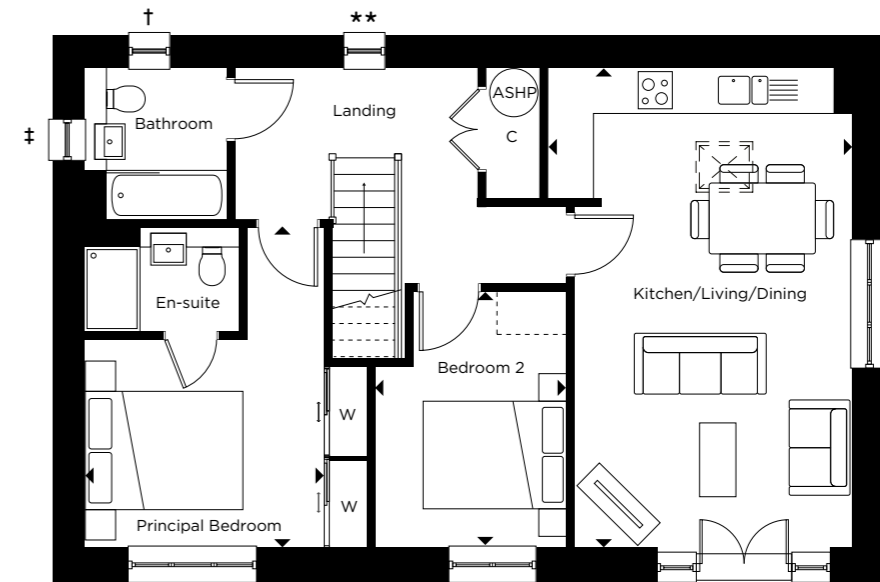
The Furth

Two bedroom home

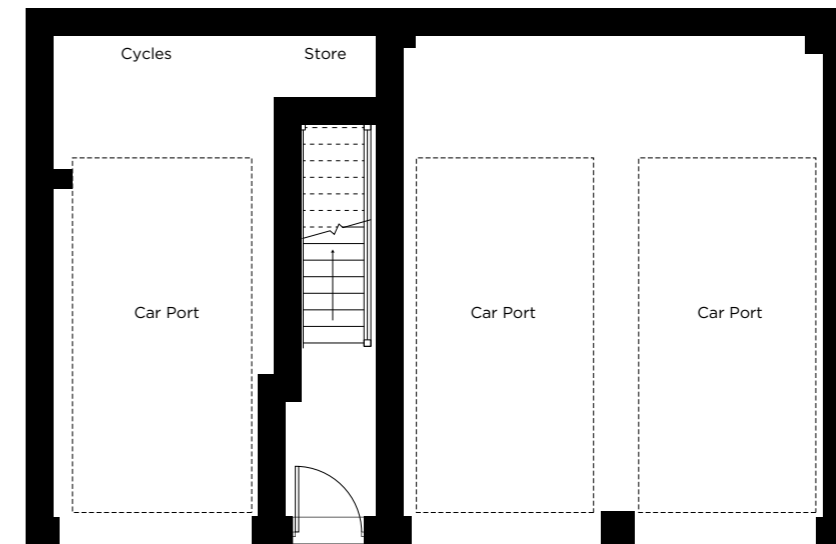
Plots: 31*, 86*, 87

First Floor

Kitchen/Living/Dining	4.30m x 6.75m 14'1" x 22'1"
Principal Bedroom	3.95m x 4.50m 12'11" x 14'9"
Bedroom 2	2.70m x 3.60m 8'10" x 11'9"



First Floor



Ground Floor

ASHP = Air Source Heat Pump Cylinder | C = Cupboard | W = Wardrobe
 [] = Indicative wardrobe position | [X] = Skylight

*Denotes handed plot. †Window to plots 31 & 86. ‡Window to plot 87. **Plot 86 has no landing window. All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Exterior treatments may vary, please speak to a Sales Executive for more information.



Computer generated image of plot 103 and indicative only.

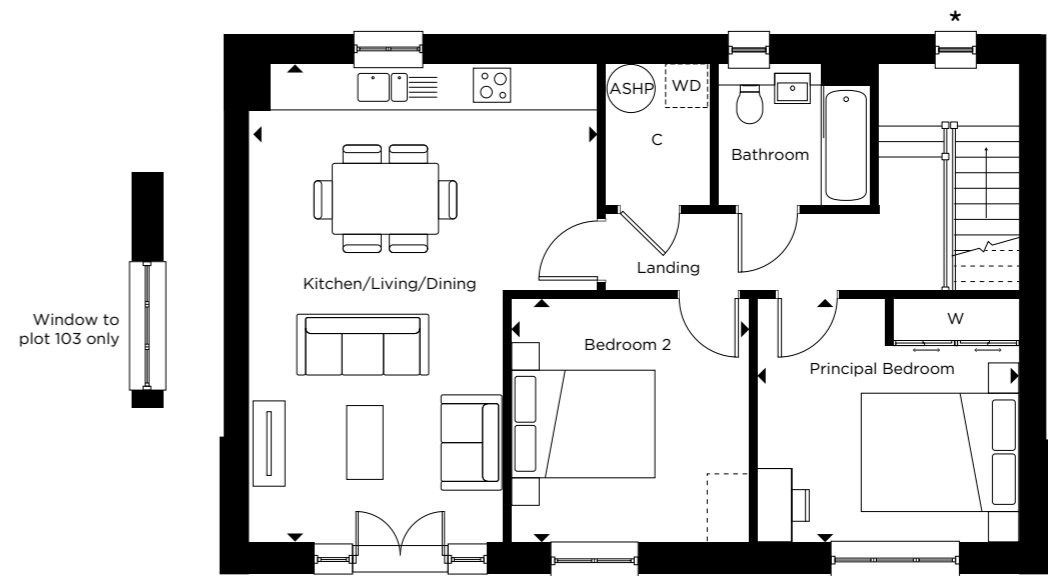
The Pendle

Two bedroom home

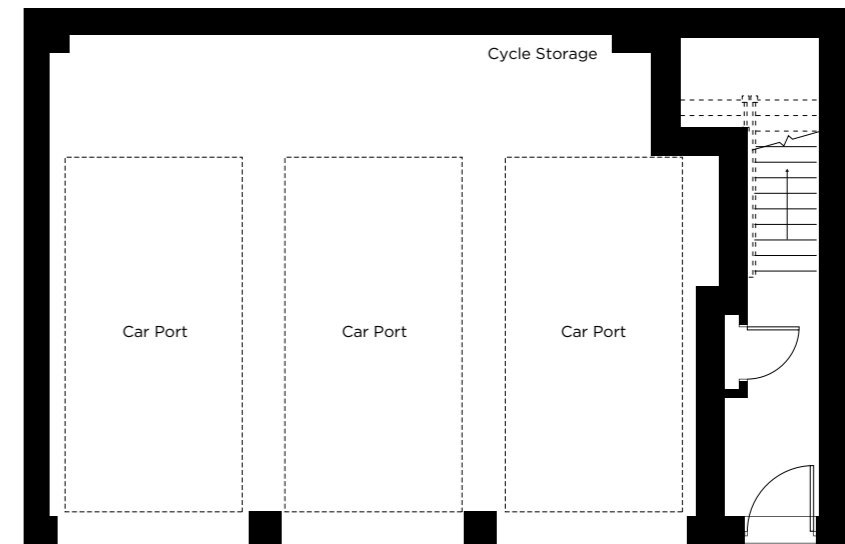
Plots: 68, 102, 103, 172, 180

First Floor

Kitchen/Living/Dining	4.85m x 6.75m 15'10" x 22'1"
Principal Bedroom	3.70m x 3.45m 12'1" x 11'3"
Bedroom 2	3.35m x 3.45m 10'11" x 11'3"



First Floor



Ground Floor

ASHP = Air Source Heat Pump Cylinder | C = Cupboard | W = Wardrobe
WD = Washer Dryer | [] = Indicative wardrobe position

*No window to plots 172 & 180. All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. White weatherboard to exterior elevation. Other exterior treatments may vary, please speak to a Sales Executive for more information.



The Lewis

Three bedroom home

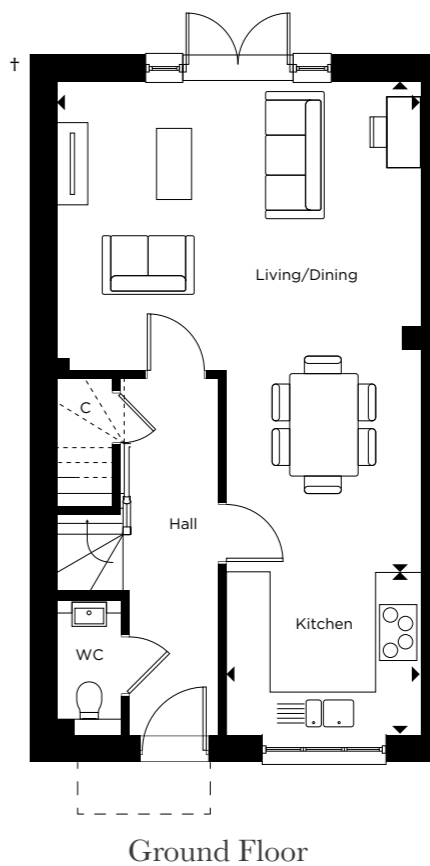
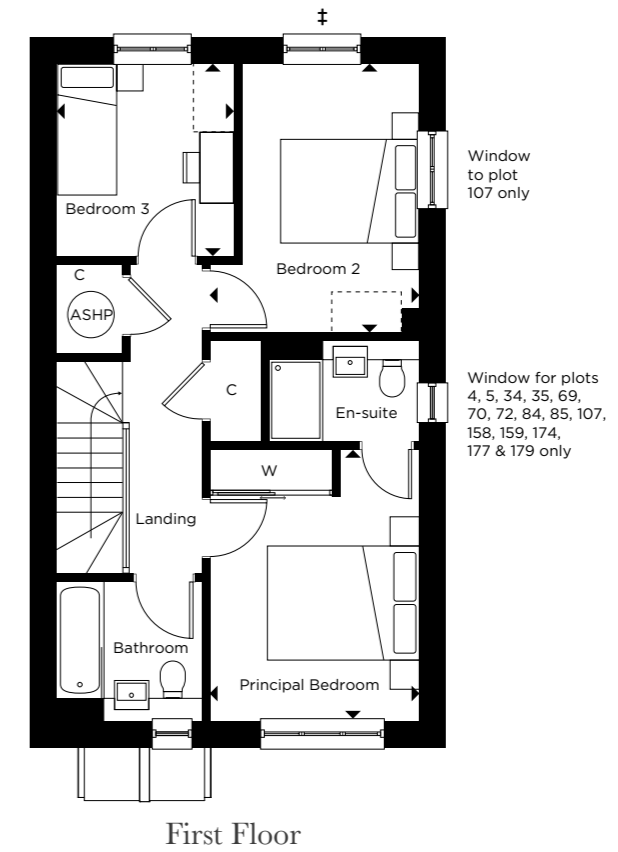
Plots: 4, 5, 16*, 17, 33*, 34, 35*, 69*, 70, 72, 84, 85*, 106, 107*, 158, 159*, 173*, 174, 177, 179

Ground Floor

Kitchen 2.80m x 2.50m | 9'2" x 8'2"
 Living/Dining 5.30m x 7.05m | 17'4" x 23'1"

First Floor

Principal Bedroom 3.05m x 3.95m | 10'0" x 12'11"
 Bedroom 2 3.05m x 3.90m | 10'0" x 12'9"
 Bedroom 3 2.60m x 2.80m | 8'6" x 9'2"



ASHP = Air Source Heat Pump Cylinder | C = Cupboard | W = Wardrobe
 WC = Cloakroom | [] = Indicative wardrobe position

*Denotes handed plot. †Car port for plots 4, 5, 16 & 17 only. ‡No window to plot 107. The CGI is indicative. Plots 4 and 5 have steps leading into the property. Final construction may vary, and design of steps, dimensions, and placement may change. Porch styles vary per plot. All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Exterior treatments may vary, please speak to a Sales Executive for more information.



Computer generated image of plot 105 and indicative only.

The Newton

Three bedroom home

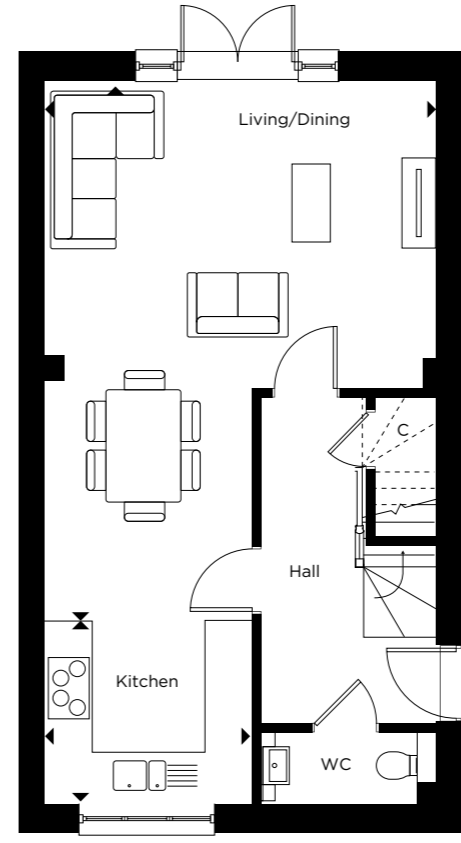
Plot: 105

Ground Floor

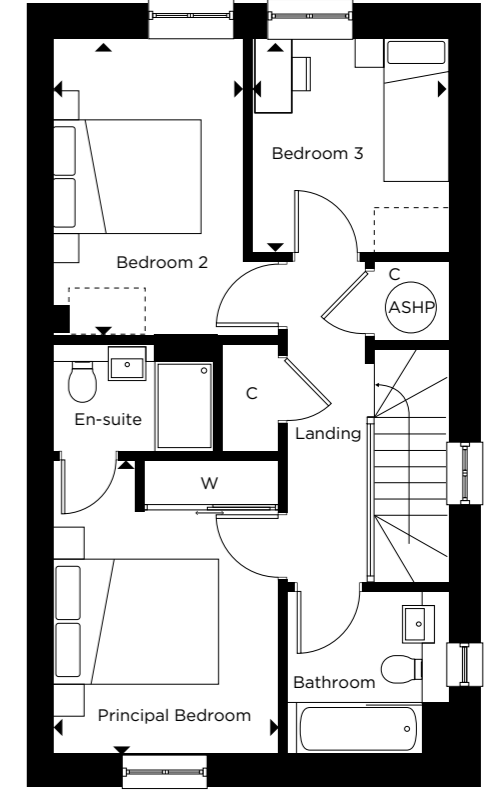
Kitchen 2.80m x 2.40m | 9'2" x 7'10"
 Living/Dining 5.25m x 7.15m | 17'2" x 23'5"

First Floor

Principal Bedroom 3.00m x 3.95m | 9'10" x 12'11"
 Bedroom 2 2.55m x 3.90m | 8'4" x 12'9"
 Bedroom 3 2.60m x 2.80m | 8'6" x 9'2"



Ground Floor



First Floor

ASHP = Air Source Heat Pump Cylinder | C = Cupboard | W = Wardrobe
 WC = Cloakroom | [] = Indicative wardrobe position

All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Exterior treatments may vary, please speak to a Sales Executive for more information.





Computer generated image of plot 2 and indicative only.

The Eden

Three bedroom home

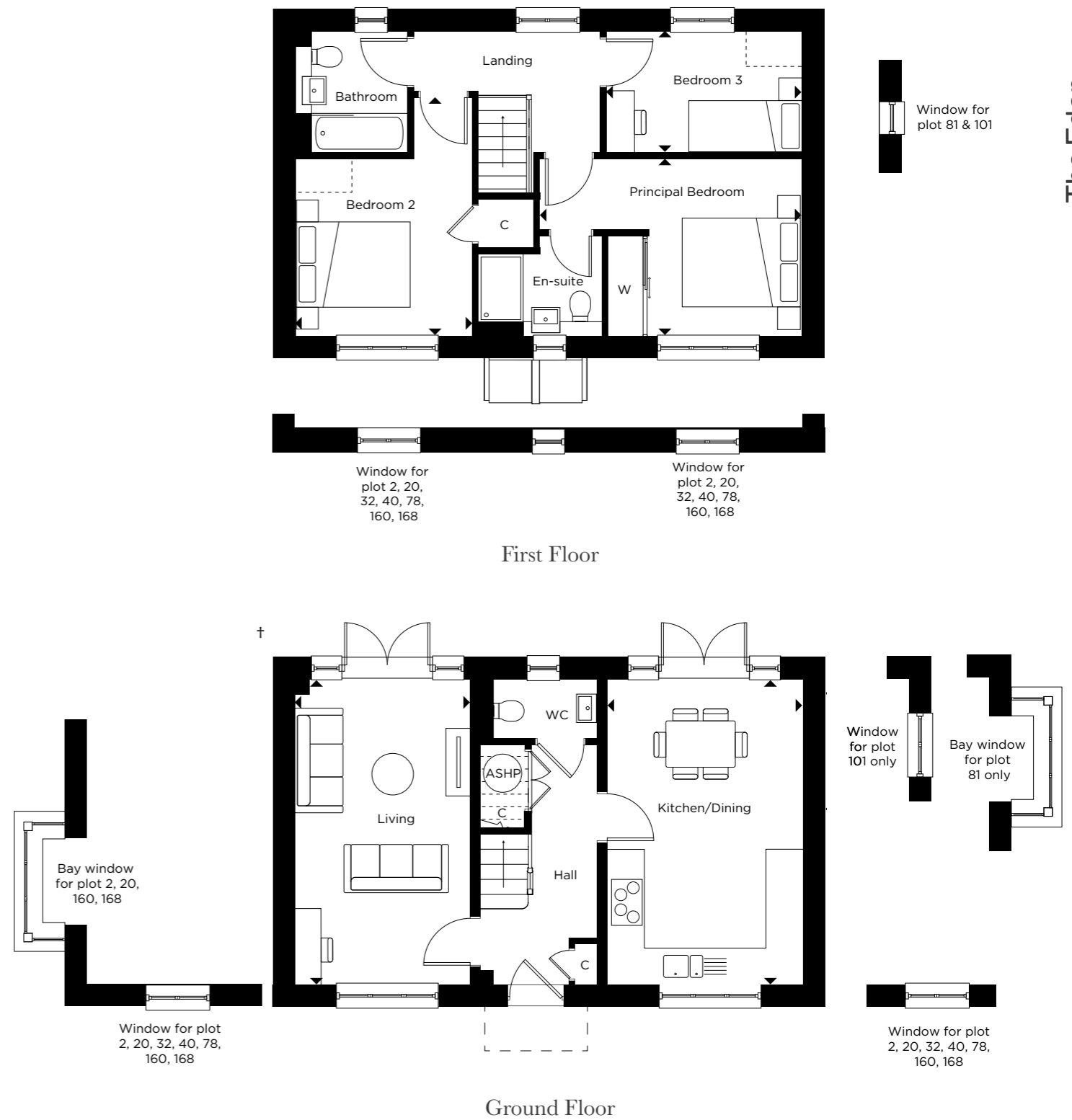
Plots: 2, 20, 32*, 40, 78, 81, 101, 160*, 168, 169*, 171*, 176

Ground Floor

Kitchen/Dining 3.45m x 5.40m | 11'3" x 17'8"
 Living 3.10m x 5.40m | 10'2" x 17'8"

First Floor

Principal Bedroom 4.65m x 3.15m | 15'3" x 10'4"
 Bedroom 2 3.15m x 4.25m | 10'4" x 13'11"
 Bedroom 3 3.45m x 2.15m | 11'3" x 7'0"



ASHP = Air Source Heat Pump Cylinder | C = Cupboard | W = Wardrobe
 WC = Cloakroom | [] = Indicative wardrobe position

*Denotes handed plot. †Car port for plot 81. Porch styles vary per plot. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



Computer generated image of plot 104 and indicative only.

The Mynde

Three bedroom home

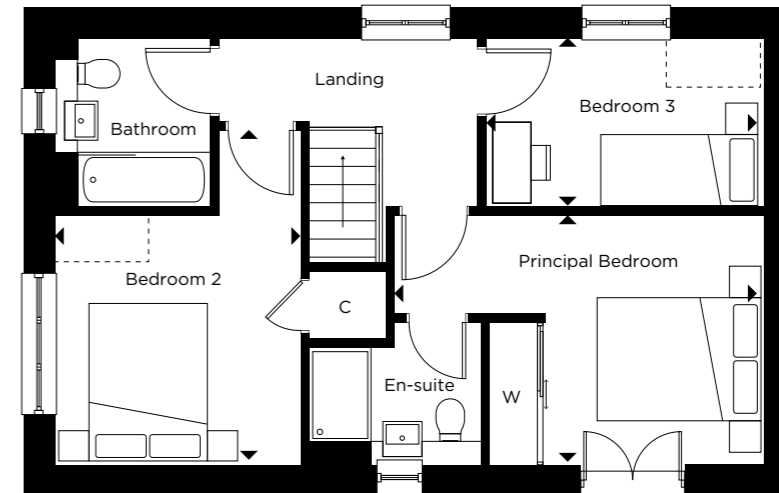
Plot: 104

Ground Floor

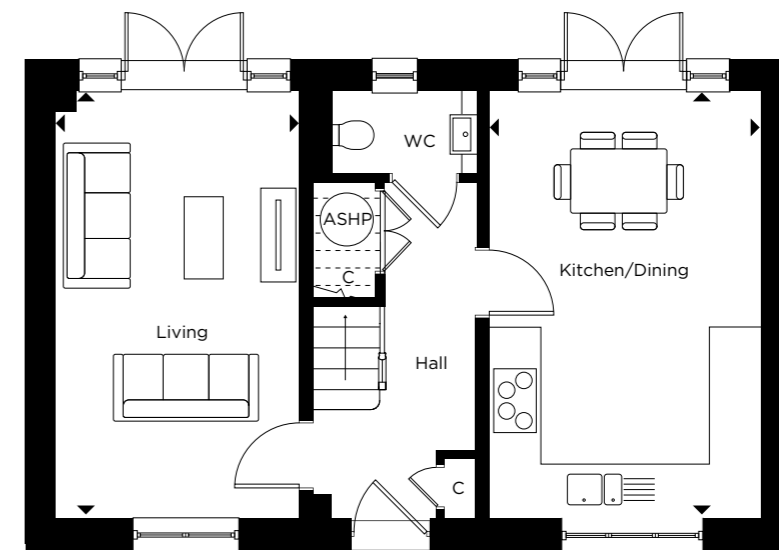
Kitchen/Dining 3.45m x 5.40m | 11'3" x 17'8"
 Living 3.10m x 5.40m | 10'2" x 17'8"

First Floor

Principal Bedroom 4.65m x 3.15m | 15'3" x 10'4"
 Bedroom 2 3.15m x 4.25m | 10'4" x 13'11"
 Bedroom 3 3.45m x 2.15m | 11'3" x 7'0"



First Floor



Ground Floor

ASHP = Air Source Heat Pump Cylinder | C = Cupboard | W = Wardrobe
 WC = Cloakroom | [] = Indicative wardrobe position

All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Exterior treatments may vary, please speak to a Sales Executive for more information.



Computer generated image of plot 43 and indicative only.

The Willow

Three bedroom home

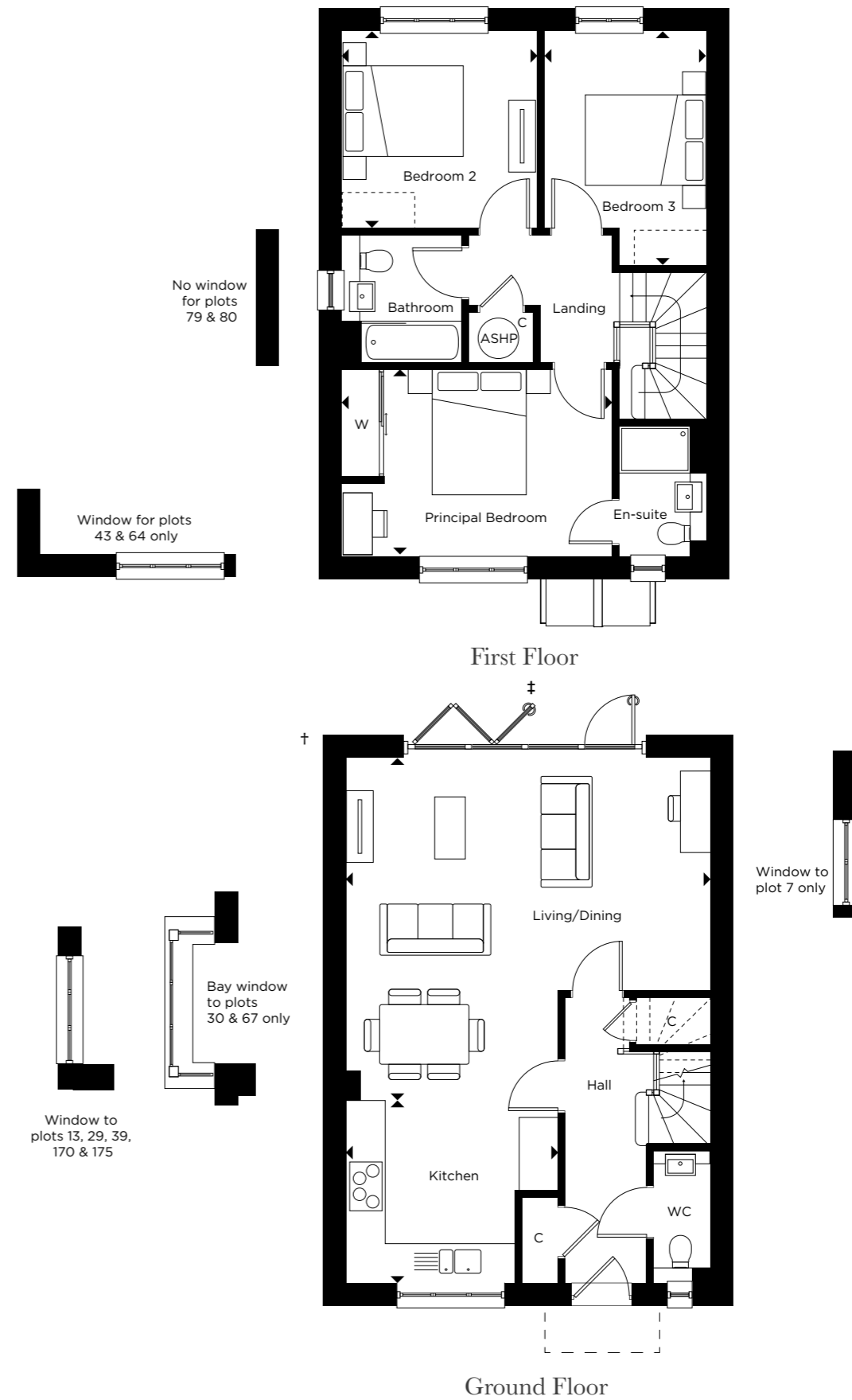
Plots: 7, 13, 23, 24*, 29, 30*, 39*, 43, 64, 67*, 79*, 80, 170, 175*

Ground Floor

Kitchen 3.55m x 3.05m | 11'7" x 10'0"
 Living/Dining 6.10m x 5.70m | 20'0" x 18'8"

First Floor

Principal Bedroom 4.50m x 3.10m | 14'9" x 10'2"
 Bedroom 2 3.25m x 3.30m | 10'7" x 10'9"
 Bedroom 3 2.70m x 3.90m | 8'10" x 12'9"



ASHP = Air Source Heat Pump Cylinder | C = Cupboard | W = Wardrobe
 WC = Cloakroom | [] = Indicative wardrobe position

*Denotes handed plot. †Car port to plots 7, 13, 24, 29, 30, 67, 79, 80, 170 & 175. ‡Plots 7, 13, 23, 29, 43, 64, 80 & 170 have a 4 panel bi-fold door with right hand traffic door and plots 24, 30, 39, 67, 79 & 175 have a 4 panel bi-fold door with left hand traffic door. Porch styles vary per plot. All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Exterior treatments may vary, please speak to a Sales Executive for more information.

THE *finer details*

2 & 3 bedroom homes



Image taken from Millside Grange, another Hill development.

Kitchen

- Matt finish shaker-style kitchen units with soft close to doors and drawers
- Caesarstone worktops with matching upstand and splashback behind hob
- Induction hob
- Integrated single oven
- Integrated microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer or freestanding in hallway cupboard to The Pendle
- Integrated cooker hood
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units

En-suite

- Low profile shower tray with glass shower screen/door
- Framed feature mirror with shelf to match vanity top (where layout allows)
- Large format wall and floor tiles
- Heated chrome towel rail

Bathroom

- Bath with shower over and glass screen
- Bath panel to match vanity top
- Framed feature mirror with shelf (where layout allows)
- Large format wall and floor tiles
- Heated chrome towel rail

Decorative Finishes

- Timber staircase with carpeted treads and risers
- White painted single panel moulded internal doors with contemporary dual finish ironmongery
- Built-in mirrored wardrobe with sliding doors to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

Floor Finishes

- Amtico flooring throughout ground floor and to kitchen/living/dining room to The Furth and The Pendle
- Carpet to stairs, landing and bedrooms
- Large format tiles to bathroom and en suite

Doors & Windows

- Composite front door with multi-point locking system
- Up and over garage door, colour to match front door, where applicable

Heating & Water

- Underfloor heating to ground floor, radiators to upper floor (The Furth and The Pendle have underfloor heating* throughout)
- Heated chrome towel rails to bathroom and en suite
- Air source heat pump
- Hot water storage tank

Electrical

- Downlights to entrance hall, open-plan kitchen/living/dining area, kitchen/breakfast/family area, bathroom, en suite and WC
- Pendant fittings to separate living room, landing and all bedrooms
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom and en suite
- TV, BT and data points to selected locations
- BT & Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's own Sky Q connection
- External lighting to front and rear of property

- Light and power to garage where applicable
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel
- Electric car charging points to all plots

External Finishes

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap
- Garden shed where no garage or car port present, as shown on siteplan layout

Construction

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors (The Furth and The Pendle have concrete to upper floor)
- Exterior treatments are a combination red facing bricks, with wood effect cladding or tile hanging to selected plots, with red or grey roof tiles
- uPVC rain-water goods

General

- 10-year NHBC warranty
- Estate Charge applies, speak to our Sales Executives for information

A Management Company has been formed at Hartley Acres and will be responsible for the management and maintenance of the shared services and external communal areas of the development, including the green open spaces, play areas, un-adopted estate roads and footpaths. All homeowners will automatically be made members of the Management Company when they purchase a home at Hartley Acres. A managing agent has been appointed on behalf of the Management Company and will take on the day to day management and maintenance responsibilities.

All homeowners will be required to pay a contribution towards the maintenance of the development, which will be collected by the managing agent in the form of an annual estate charge.

*Entrance hall does not have underfloor heating. Kitchen designs and layouts vary; please speak to our Sales Executives for further information. We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.



Computer generated image of plot 166 and indicative only.

The Bramley

Four bedroom home

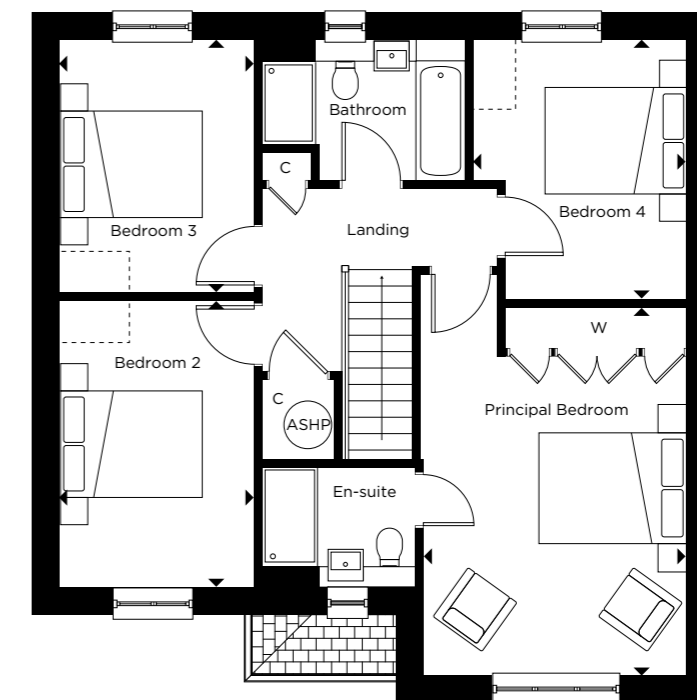
Plots: 19, 25, 65*, 66, 82, 83*, 154*, 155*, 161, 162*, 164, 165, 166, 167, 178*

Ground Floor

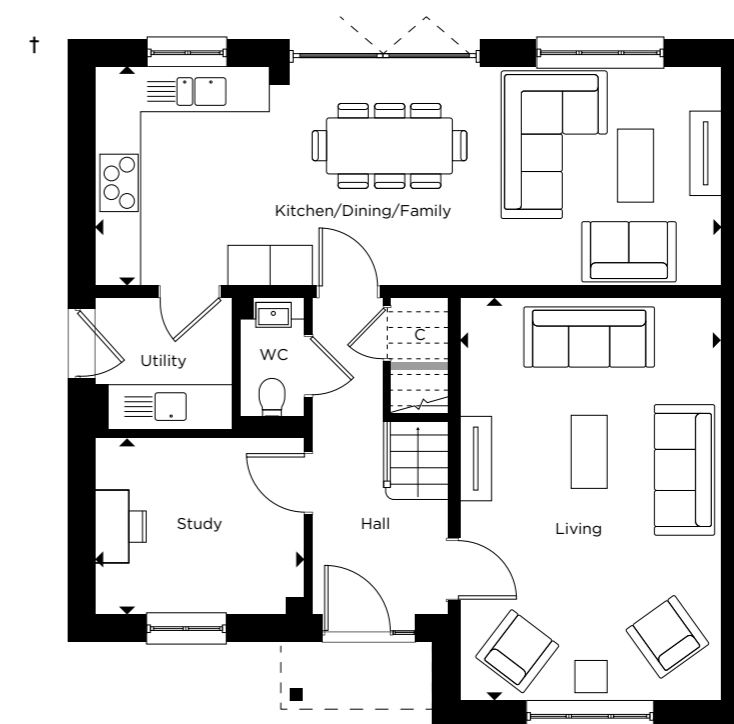
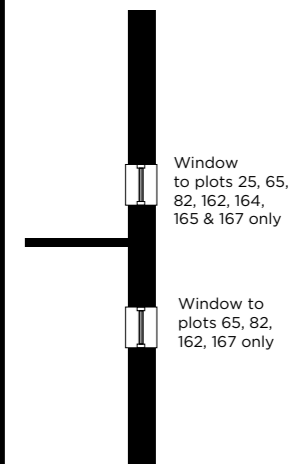
Kitchen/Dining/Family	8.90m x 3.10m 29'2" x 10'2"
Living	3.70m x 5.70m 12'1" x 18'8"
Study	2.95m x 2.50m 9'8" x 8'2"

First Floor

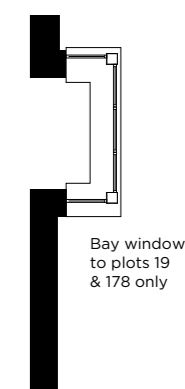
Principal Bedroom	3.70m x 5.20m 12'1" x 17'0"
Bedroom 2	2.75m x 4.05m 9'0" x 13'3"
Bedroom 3	2.75m x 3.60m 9'0" x 11'9"
Bedroom 4	3.00m x 3.65m 9'10" x 11'11"



First Floor



Ground Floor



ASHP = Air Source Heat Pump Cylinder | C = Cupboard | W = Wardrobe
WC = Cloakroom | [] = Indicative wardrobe position

*Denotes handed plot. Porch styles vary per plot. †Garage attached to plots 82, 154 & 165. All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Exterior treatments may vary, please speak to a Sales Executive for more information.



Computer generated image of plot 42 and indicative only.

The Brook

Four bedroom home

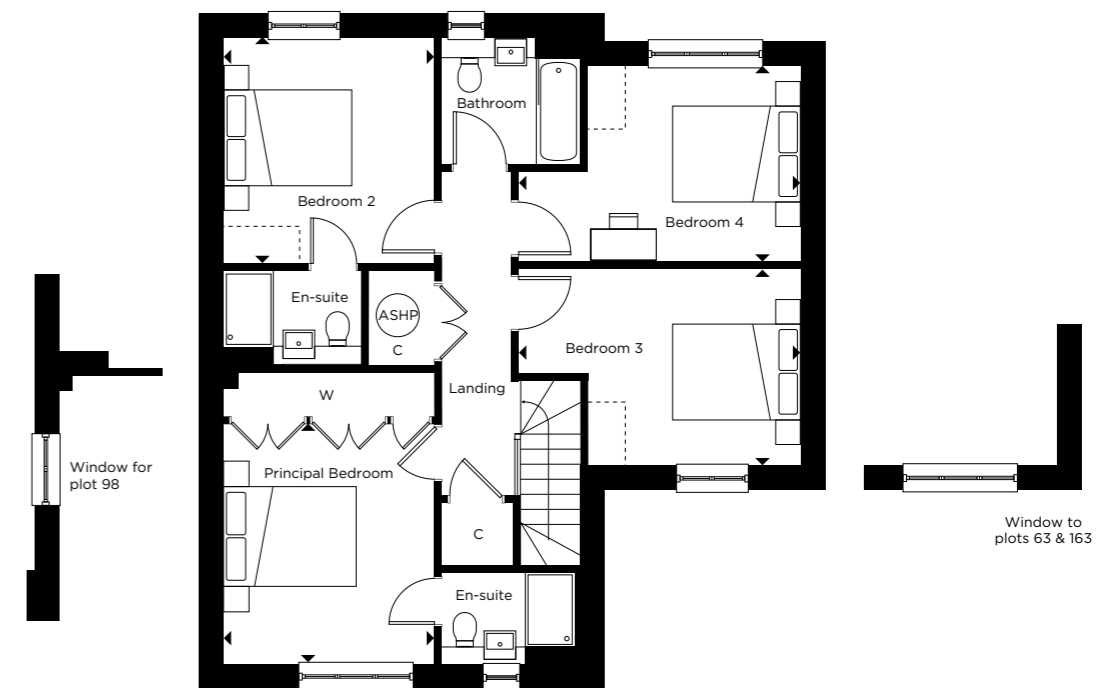
Plots: 3*, 6*, 14, 15, 18*, 36, 41*, 42, 44*, 63*, 71, 75, 98, 99, 100, 156, 157*, 163

Ground Floor

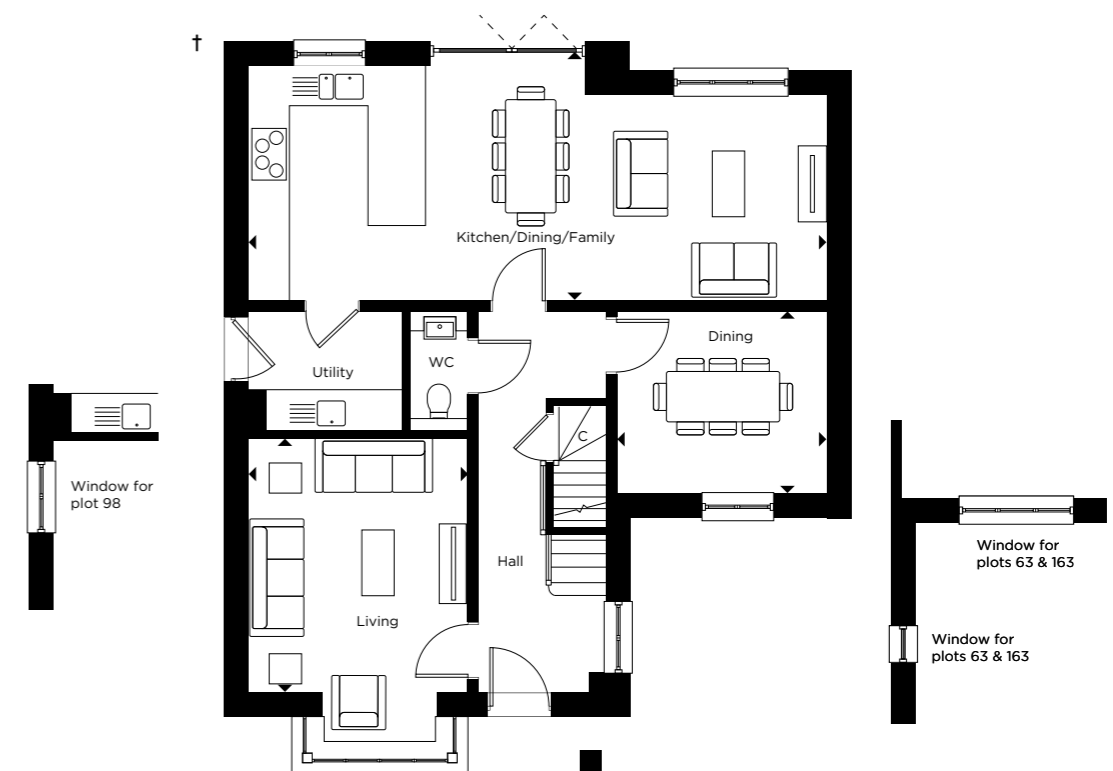
Kitchen/Dining/Family	9.10m x 3.70m 29'10" x 12'1"
Dining	3.30m x 2.85m 10'9" x 9'4"
Living	3.45m x 4.00m 11'3" x 13'1"

First Floor

Principal Bedroom	3.35m x 3.85m 10'11" x 12'7"
Bedroom 2	3.30m x 3.55m 10'9" x 11'7"
Bedroom 3	4.45m x 3.10m 14'7" x 10'2"
Bedroom 4	4.45m x 3.10m 14'7" x 10'2"



First Floor



Ground Floor

ASHP = Air Source Heat Pump Cylinder | C = Cupboard | W = Wardrobe
WC = Cloakroom | [] = Indicative wardrobe position

*Denotes handed plot. All floorplans are not to scale. †Garage attached to plots 3, 6, 14, 15, 41, 42, 71, 75, 98, 99, 100 & 157. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Exterior treatments may vary, please speak to a Sales Executive for more information.



The Barnett

Four bedroom home

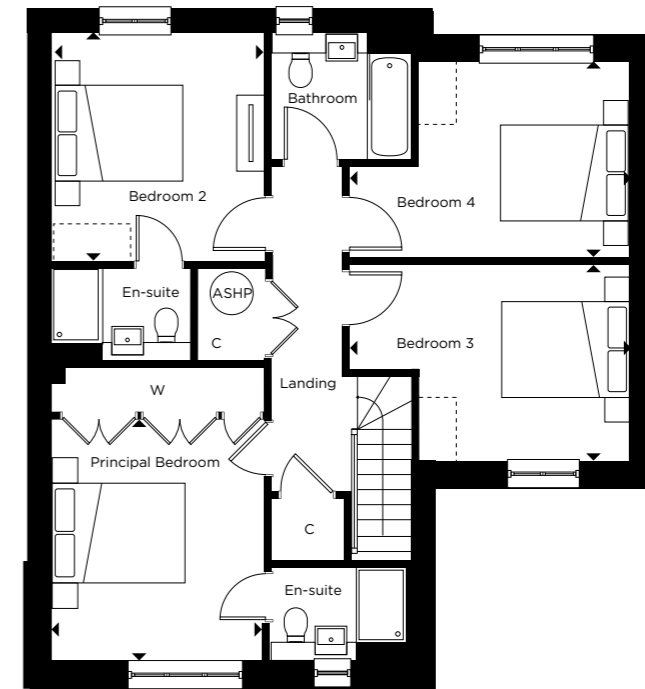
Plot: 1

Ground Floor

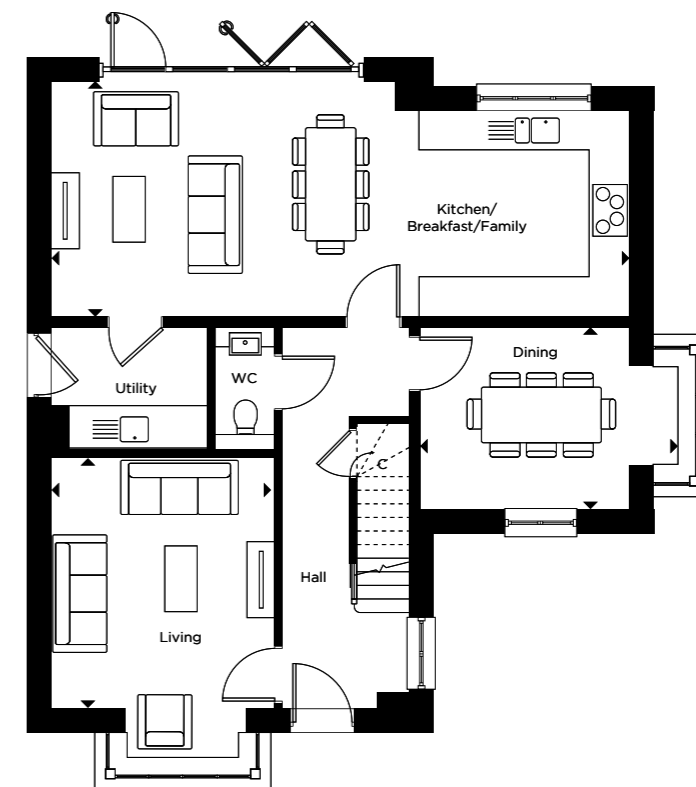
Kitchen/Breakfast/Family	9.10m x 3.70m 29'10" x 12'1"
Dining	4.10m x 2.85m 13'5" x 9'4"
Living	3.50m x 4.00m 11'5" x 13'1"

First Floor

Principal Bedroom	3.35m x 3.85m 10'11" x 12'7"
Bedroom 2	3.30m x 3.55m 10'9" x 11'7"
Bedroom 3	4.45m x 3.10m 14'7" x 10'2"
Bedroom 4	4.45m x 3.10m 14'7" x 10'2"



First Floor



Ground Floor

ASHP = Air Source Heat Pump Cylinder | C = Cupboard | W = Wardrobe
 WC = Cloakroom | [] = Indicative wardrobe position

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Computer generated image of plot 111 and indicative only.

The Goddard

Five bedroom home

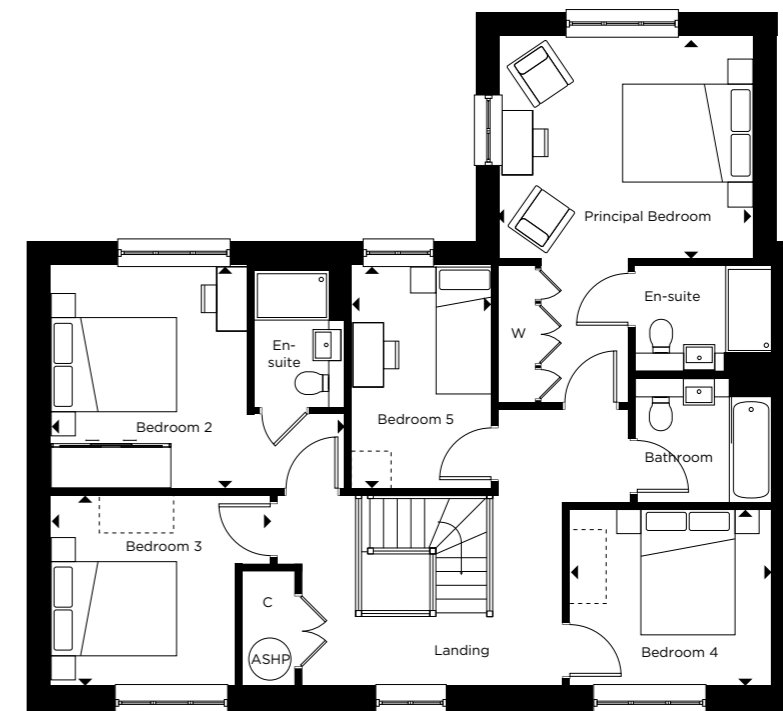
Plots: 108*, 109, 110, 111, 112, 113*, 114, 115, 116, 117*

Ground Floor

Kitchen	3.60m x 3.30m 11'9" x 10'9"
Family/Dining	4.10m x 7.15m 13'5" x 23'5"
Living	3.65m x 4.85m 11'11" x 15'10"
Study	3.65m x 2.60m 11'11" x 8'6"

First Floor

Principal Bedroom	4.00m x 3.60m 13'1" x 11'9"
Bedroom 2	4.75m x 3.55m 15'7" x 11'7"
Bedroom 3	3.55m x 3.05m 11'7" x 10'0"
Bedroom 4	3.25m x 2.80m 10'7" x 9'2"
Bedroom 5	2.20m x 3.55m 7'2" x 11'7"



First Floor



Ground Floor

ASHP = Air Source Heat Pump Cylinder | C = Cupboard | W = Wardrobe
 WC = Cloakroom | [] = Indicative wardrobe position

*Denotes handed plot. All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Exterior treatments may vary, please speak to a Sales Executive for more information.

THE *finer details*

4 & 5 bedroom homes



Image taken from Millside Grange, another Hill development.

Kitchen

- Matt finish shaker-style units with soft close doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob
- Induction hob
- Integrated single oven
- Integrated compact combi oven/microwave
- **Integrated warming drawer***
- **Integrated wine cooler***
- Integrated fridge/freezer
- **Separate fridge & freezer***
- Integrated dishwasher
- Integrated cooker hood
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- **Quooker hot/cold/boiling tap***
- LED feature lighting to wall units

Utility Room

- Matt finish shaker-style units with soft close doors
- Caesarstone worktops with matching upstand
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- Freestanding washing machine
- Freestanding condenser dryer

En-suite

- Low profile shower tray with glass shower door
- Feature mirror cabinet with LED lighting (to principal en suite **and second en-suite***, where layout allows)
- Recessed shower shelf
- Large format wall and floor tiles
- Heated chrome towel rail

Main Bathroom

- Bath with shower over and glass shower screen or separate shower enclosure where applicable
- Low profile shower tray with glass shower door where applicable
- Bath panel to match vanity top
- Feature mirror cabinet with LED lighting (where layout allows)
- Recessed shower shelf
- Large format wall and floor tiles
- Heated chrome towel rail

Decorative Finishes

- Timber staircase with carpeted treads and risers
- White painted single panel moulded internal doors with contemporary dual finish ironmongery
- Built in wardrobe with LED lighting to principal bedroom
- **Built in wardrobe to second bedroom in 5 bedroom homes***
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

Floor Finishes

- Amtico flooring throughout ground floor
- **Engineered timber flooring throughout ground floor***
- Carpet to stairs, landing and bedrooms
- Large format tiles to bathroom and en suites

Doors & Windows

- Composite front door with multi-point locking system
- High efficiency double glazed uPVC windows,
- Aluminium bi-fold patio doors
- Electrically controlled up and over garage door, colour to match front door

Heating & Water

- Underfloor heating to ground floor, radiators to upper floor
- Heated chrome towel rails to bathroom and en suites
- Air source heat pump
- Hot water storage tank

Electrical

- Downlights to entrance hall, kitchen, open-plan kitchen/dining/family, bathroom, en suites, WC, utility room and principal bedroom
- Pendant fittings to separate living room, dining room, study, landing and other bedrooms
- LED feature lighting to wall units in kitchen
- Selected sockets with integrated USB port
- Shaver sockets to bathroom and en suites
- TV, BT and data points to selected locations

- BT & Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's own Sky Q connection
- External lighting to front and rear of property
- Light and power to garage
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel
- Electric car charging points to all plots

External Finishes

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap and power socket

Construction

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior treatments are a combination red facing bricks, with wood effect cladding or tile hanging to selected plots, and red or grey roof tiles
- uPVC rain-water goods

General

- 10-year NHBC warranty
- Estate Charge applies, speak to our Sales Executives for information

A Management Company has been formed at Hartley Acres and will be responsible for the management and maintenance of the shared services and external communal areas of the development, including the green open spaces, play areas, un-adopted estate roads and footpaths. All homeowners will automatically be made members of the Management Company when they purchase a home at Hartley Acres. A managing agent has been appointed on behalf of the Management Company and will take on the day to day management and maintenance responsibilities.

All homeowners will be required to pay a contribution towards the maintenance of the development, which will be collected by the managing agent in the form of an annual estate charge.

*Upgraded specification to plots 108-117. Kitchen and utility designs and layouts vary; please speak to our Sales Executives for further information. We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.

ABOUT THE HILL GROUP

Hill is an award-winning housebuilder and one of the leading developers in London, the home counties, and the South.

The company is renowned for its partnership ethos, specialising in the building of distinctive new places and communities where people want to live, work, and socialise. It is now in the process of opening new regional offices to facilitate growth in the Midlands.

In its 24th year, this family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder, with an impressive and diverse portfolio of projects ranging from landmark, mixed-use regenerations, and inner-city apartment developments to homes in rural communities.

Employing over 800 staff, the company operates from six strategically located regional offices, with its head office based in Waltham Abbey, Essex.

Hill anticipates completing over 3,000 homes by the close of its current financial year and has a controlled land bank with planning consent for over 8,500 units. Around half of its portfolio is in joint ventures to deliver a range of mixed-tenure developments, reflecting Hill's commitment to partnerships with government, local authorities, housing associations, and private clients.

Since the company was founded in 1999, Hill has won over 500 industry awards, including the esteemed titles of WhatHouse? Housebuilder of the Year in 2015, 2020, and most recently in 2023, when it also won the Best Large Housebuilder accolade in its first year entering the category. Rubicon, Hill's innovative and beautifully designed development at Knights Park in Eddington, Cambridge, has been recognised with four prestigious WhatHouse? Awards in 2023, including gold awards for Best Development and Best Exterior Design. Rubicon also won Best Design for Four Storeys or More at the 2023 Housebuilder Awards. The Beech, a stunning contemporary home at Marleigh, won the Best Family Home award at the Evening Standard New Homes Awards 2023 and silver in the Best House category at the WhatHouse? Awards in the same year.

In addition, Hill's dedication to delivering the highest quality homes and exceptional customer service has earned the housebuilder its 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past six years.

The Hill Group is donating 200 fully equipped modular homes to local authorities and homeless charities as part of a £15 million pledge through its Foundation 200 programme, launched in 2019 to mark Hill's 20th anniversary.

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Photography is of another Hill development, Millside Grange, and is for indicative purposes only.

Millside Grange, Croxley Green



Photography is of another Hill development, Knights Park, and is for indicative purposes only.

Knights Park, Cambridge



Photography is of another Hill development, Mosaics, and is for indicative purposes only.

Mosaics, Oxford





FINDING US

Hartley Acres is located on the junction between Hartley Road (A229) and the High Street, just 0.5 miles* from Cranbrook town centre.

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