

# MILLERS WALK

HALE OAK ROAD • SEVENOAKS WEALD



HOMES  
BY  
HARLEQUIN



# TAKE A DIFFERENT VIEW

Immerse yourself in the tranquillity of the Kentish Weald whilst staying conveniently close to Sevenoaks and Tonbridge.

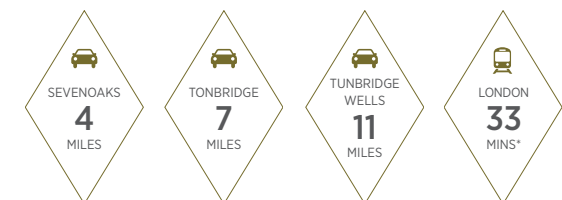


Millers Walk is an exclusive development of distinctively designed homes enjoying an exceptional location in a peaceful private road. A beautifully refurbished Grade II listed farmhouse is complemented by five new 4 and 5 bedroom properties all set around a large central green.

Located within the Kent Downs Area of Outstanding Natural Beauty, the homes have exceptional views and woodland surroundings. It's perfect for exploring, with direct access to a local network of footpaths and bridleways from the minute you step out of your door.

You're just over a mile away from the village of Sevenoaks Weald, with its picturesque village green, community shop and cafe, welcoming 19th century pub and popular primary school. Those with older children can choose from a number of excellent state, grammar or private schools in the area.

When it's time for shopping, a catch-up with friends or a night out, the town of Sevenoaks is just four miles away. As part of the Kent commuter belt, you're also very well placed for the M25, M26 and M20, and frequent fast rail connections to London.



Source: Googlemaps  
\*from Sevenoaks to London Charing Cross





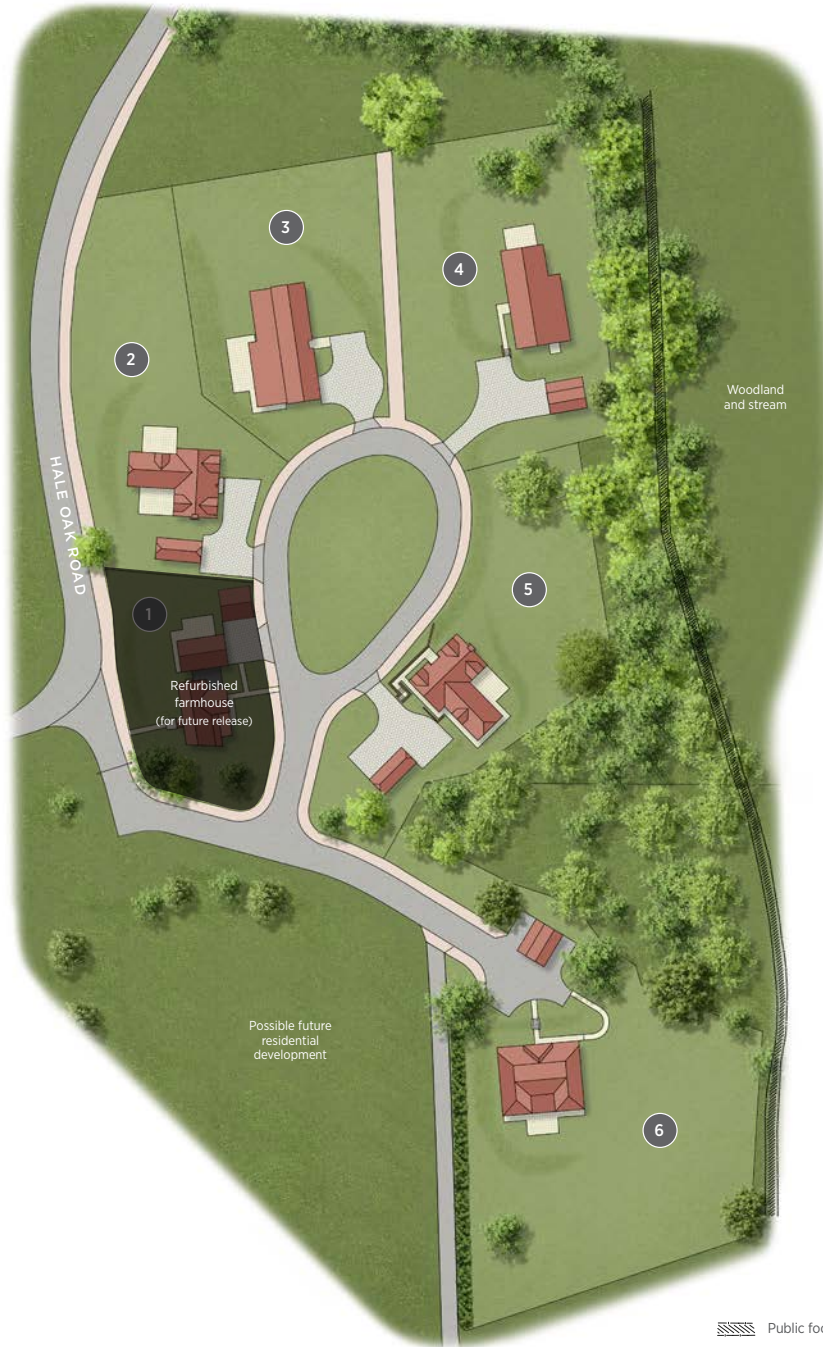
The image shows a bright, modern kitchen and dining area. On the left, there are dark grey kitchen cabinets with built-in ovens. A white countertop runs along the wall, with a sink and various kitchen items. In the center, a dark grey kitchen island with a white countertop has a wooden bar stool. To the right, a wooden dining table is set with white plates, glasses, and a vase of white flowers. Blue chairs are around the table. Large windows on the right wall offer a view of greenery outside. A framed picture of a banana leaf hangs on the wall. The ceiling has recessed lighting.

## MODERN LIVING MADE EASY

Style and space are the hallmarks of Millers Walk. The interiors have been carefully designed to suit a contemporary lifestyle.

# RURAL SPLENDOUR

The homes are surrounded by beautiful countryside, with seclusion and tranquillity provided by woodland to the north and east. Each property has a garage and generous garden.



## MILLERS WALK

**PLOT 2**  
BEDDINGTON HOUSE  
4 BEDROOM HOME

**PLOT 3**  
GARRATT LODGE  
4 BEDROOM HOME

**PLOT 4**  
HACKBRIDGE HOUSE  
4 BEDROOM HOME

**PLOT 5**  
RAVENSBURY HOUSE  
4 BEDROOM HOME

**PLOT 6**  
WALLINGTON HOUSE  
5 BEDROOM HOME



 Public footpath





Computer generated image is indicative only.

### GROUND FLOOR

<b>Kitchen / Dining Room</b>	5.88m x 5.25m	19'3" x 17'3"
<b>Living Room</b>	6.83m x 3.71m	22'5" x 12'2"
<b>Dining Room</b>	3.91m x 3.54m	12'10" x 11'7"
<b>Study</b>	3.94m x 3.17m	12'11" x 10'5"

### FIRST FLOOR

<b>Master Bedroom</b>	5.24m x 3.71m	17'2" x 12'2"
<b>Bedroom 2</b>	3.74m x 3.17m	12'3" x 10'4"
<b>Bedroom 3</b>	6.06m x 3.66m	19'11" x 12'0"
<b>Bedroom 4</b>	4.20m x 1.93m	13'9" x 6'4"

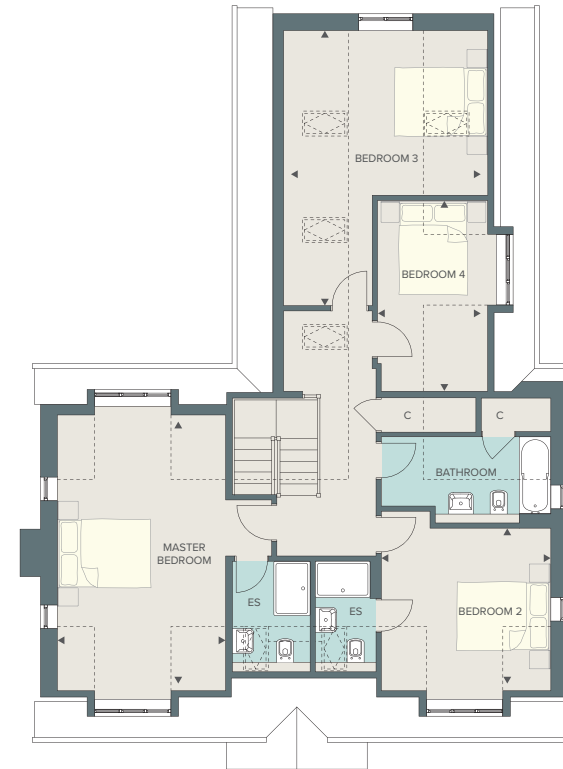


# BEDDINGTON HOUSE

## 4 BEDROOM FAMILY HOME PLOT 2




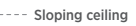
GROUND FLOOR



FIRST FLOOR

C – Cupboard ES – Ensuite

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

 Velux window  
 Sloping ceiling



Computer generated image is indicative only.

### GROUND FLOOR

<b>Kitchen / Dining Room</b>	7.45m x 4.91m	24'5" x 16'2"
<b>Living Room</b>	5.25m x 4.46m	17'3" x 14'8"
<b>Master Bedroom</b>	5.35m x 3.45m	17'6" x 11'4"
<b>Bedroom 2</b>	5.88m x 3.24m	19'4" x 10'7"
<b>Bedroom 3</b>	4.05m x 3.28m	13'3" x 10'9"
<b>Bedroom 4 / Study</b>	3.45m x 3.09m	11'4" x 10'1"



# GARRATT LODGE

## 4 BEDROOM FAMILY HOME PLOT 3



GROUND FLOOR

C – Cupboard ES – Ensuite

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Computer generated image is indicative only.

### GROUND FLOOR

Kitchen / Breakfast	6.72m x 5.25m	22'1" x 17'3"
Living Room	5.80m x 5.17m	19'1" x 17'0"
Dining Room	5.17m x 3.17m	17'0" x 10'5"
Study	3.62m x 3.42m	11'11" x 11'3"

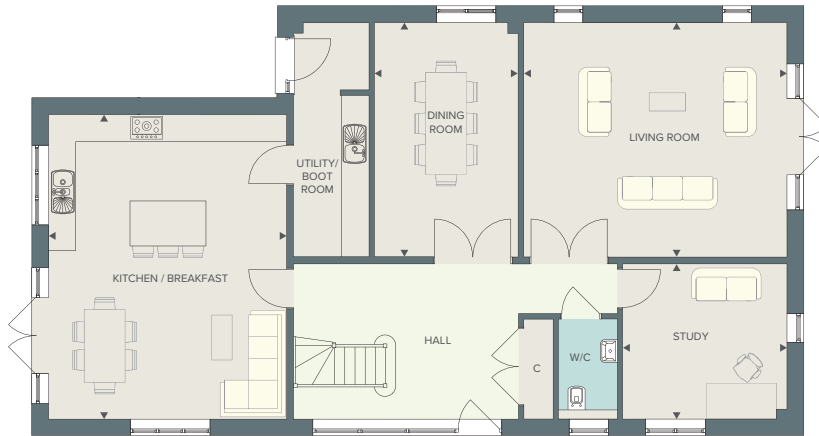
### FIRST FLOOR

Master Bedroom	5.80m x 4.28m	19'1" x 14'1"
Bedroom 2	4.32m x 3.42m	14'2" x 11'3"
Bedroom 3	5.25m x 3.18m	17'3" x 10'5"
Bedroom 4	4.42m x 3.42m	14'7" x 11'3"

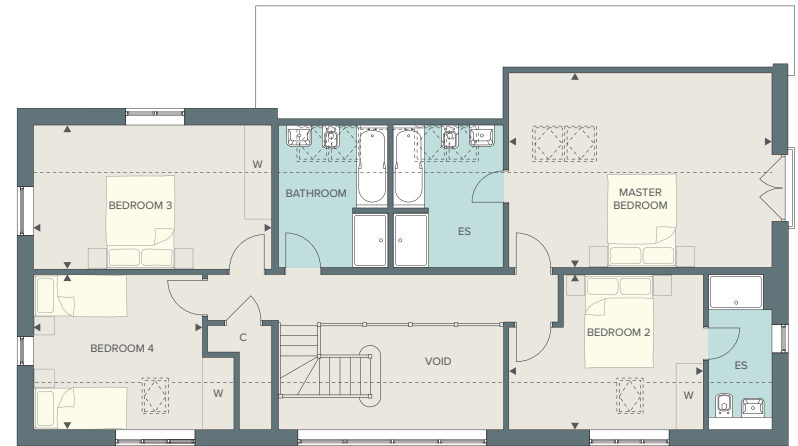


# HACKBRIDGE HOUSE

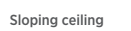
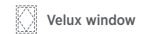
## 4 BEDROOM FAMILY HOME PLOT 4



GROUND FLOOR



FIRST FLOOR



C – Cupboard ES – Ensuite

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### GROUND FLOOR

<b>Kitchen / Dining Room</b>	7.95m x 5.25m	26'1" x 17'3"
<b>Living Room</b>	6.83m x 3.71m	22'5" x 12'2"
<b>Study</b>	3.94m x 3.18m	13'0" x 10'5"

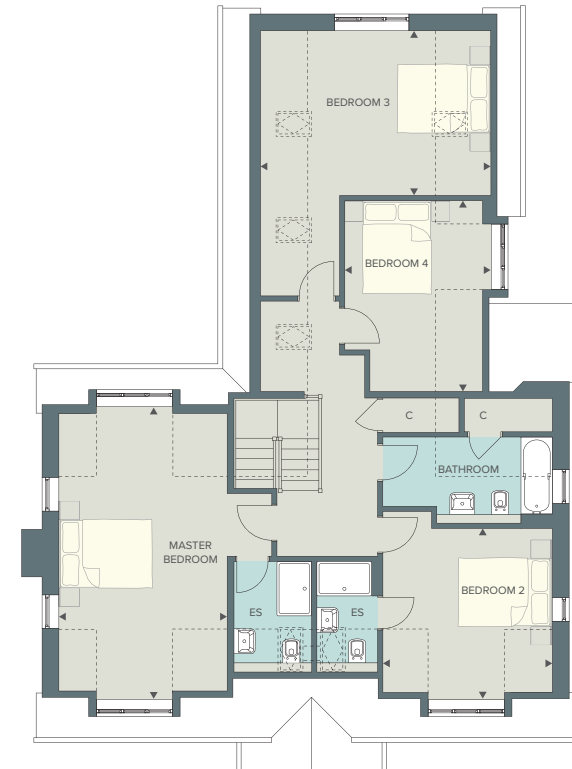
### FIRST FLOOR

<b>Master Bedroom</b>	6.77m x 3.75m	22'3" x 12'4"
<b>Bedroom 2</b>	3.91m x 3.74m	12'10" x 12'4"
<b>Bedroom 3</b>	4.18m x 3.63m	13'9" x 11'11"
<b>Bedroom 4</b>	4.26m x 3.19m	14'0" x 10'5"



# RAVENSBURY HOUSE

## 4 BEDROOM FAMILY HOME PLOT 5



C - Cupboard ES - Ensuite

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Velux window  
 Sloping ceiling





Computer generated image is indicative only.

### GROUND FLOOR

<b>Kitchen / Dining Room</b>	8.79m x 4.90m	28'11" x 16'1"
<b>Living Room</b>	5.55m x 4.30m	18'3" x 14'1"
<b>Dining Room</b>	4.02m x 3.18m	13'3" x 10'5"
<b>Family Room</b>	4.24m x 3.12m	13'11" x 10'3"
<b>Study</b>	4.30m x 2.16m	14'1" x 7'1"

### FIRST FLOOR

<b>Master Bedroom</b>	4.39m x 4.30m	14'5" x 14'1"
<b>Bedroom 2</b>	4.71m x 4.29m	15'6" x 14'1"
<b>Bedroom 3</b>	4.29m x 2.90m	14'1" x 9'7"
<b>Bedroom 4</b>	4.24m x 3.26m	13'11" x 10'9"
<b>Bedroom 5</b>	4.24m x 3.16m	13'11" x 10'5"

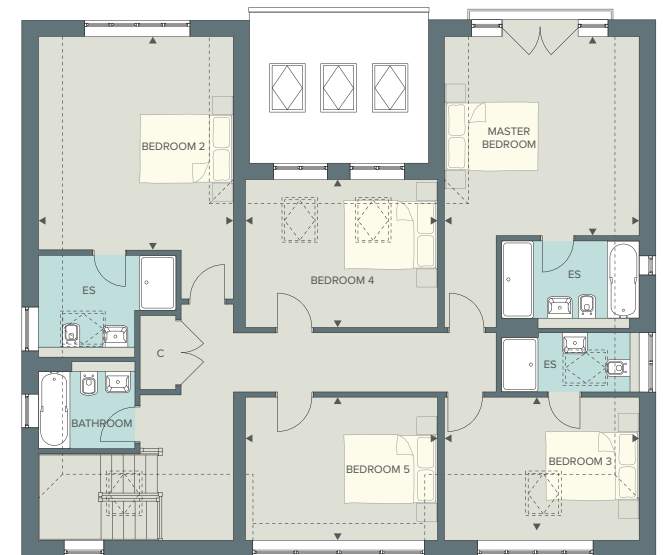


# WALLINGTON HOUSE

## 5 BEDROOM FAMILY HOME PLOT 6



GROUND FLOOR



FIRST FLOOR

Velux window    Sloping ceiling

C – Cupboard ES – Ensuite

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# THE SPECIFICATION

Tasteful design, with practical considerations and future-ready touches that define these exceptional homes.

## INDIVIDUALLY DESIGNED KITCHEN

- Shaker style kitchen with matt lacquered doors and Silestone worktops
- Multifunctional stainless steel fan assisted oven
- Stainless Steel combination microwave oven
- Induction hob and integrated extractor
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel single bowl undermounted sink with chrome mixer tap
- LED under wall unit lighting

## UTILITY ROOM

- Utility furniture incorporating worktop and upstand
- Space and plumbing for separate washing machine and tumble dryer
- Single bowl stainless steel sink and chrome tap

## QUALITY BATHROOMS

- Contemporary styled bathrooms with European sanitaryware and Hans Grohe chrome taps
- Mirrors to WC, bathroom and en suites
- Walk-in shower to en suites
- WC with chrome dual flush plate, concealed cistern and soft close seat
- Chrome heated towel rail to all bathrooms
- Ceramic wall tiles to selected areas

## HEATING, ELECTRICAL AND LIGHTING

- Thermostatically efficient air source heat pump central heating
- Underfloor heating to ground floor
- Radiators to first floor
- LED Downlights to WC, kitchen, en suites and bathroom
- Pendant lighting to all other areas

## HOME ENTERTAINMENT AND COMMUNICATIONS

- TV points to living room, study, family / dining room, master bedroom and bedroom 2
- Wired for Sky Q (for future possible connection)
- Telephone points to living room and master bedroom and study
- Cat 6 pre-wired Home Network points to study

## INTERIOR FINISHES

- Cottage style painted internal doors
- Staircase with oak handrail
- Satin paint finish to all internal joinery
- Flooring to kitchen, hallway, cloakroom, en suite and bathroom

## EXTERNAL

- Secure by design front door with multi point locking system
- PVCu windows
- Seeded lawn
- Paving to patio areas
- External Tap provided

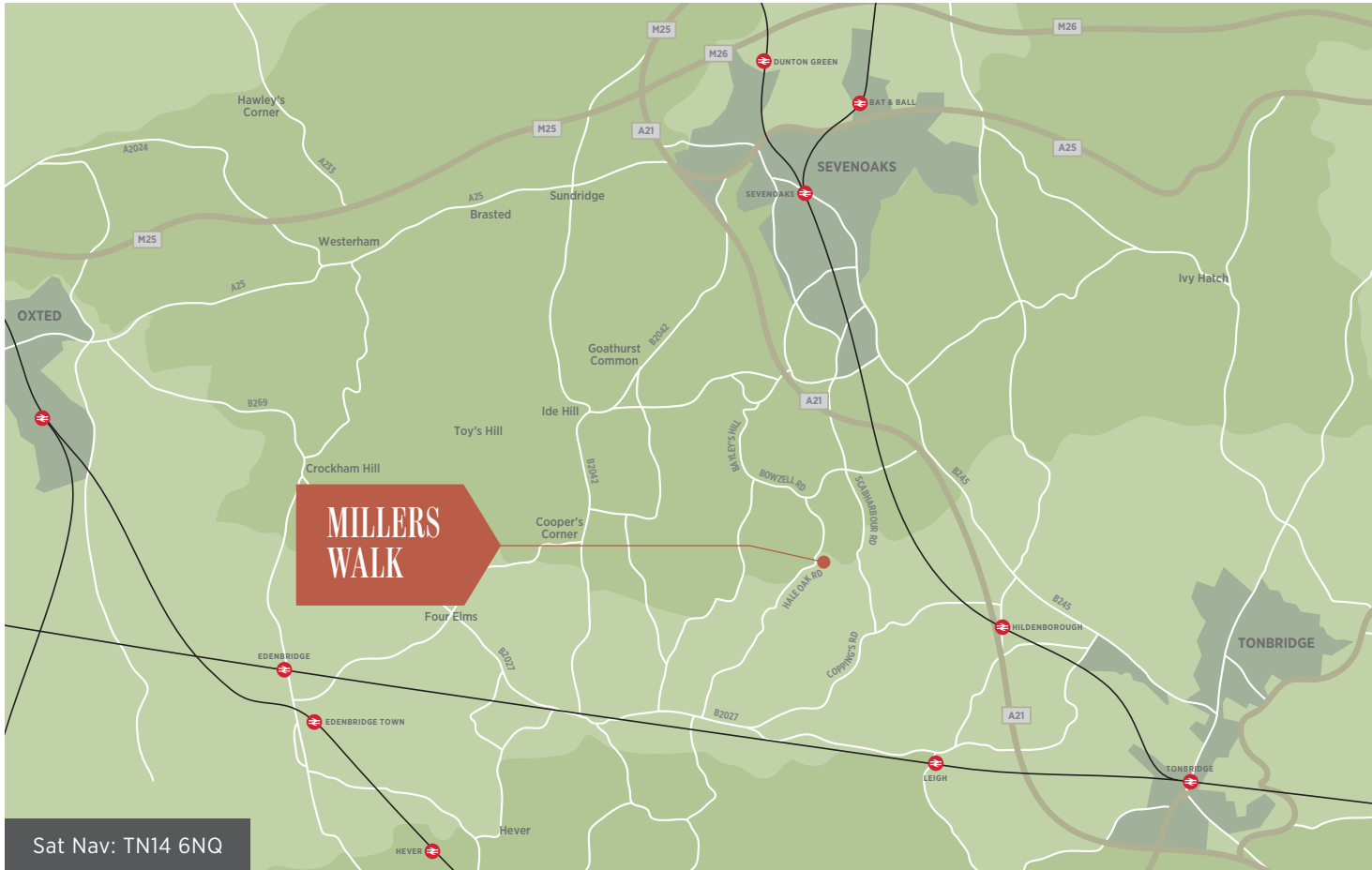
## SECURITY AND PEACE OF MIND

- External light to front door only
- Wiring to spur under staircase for future alarm system
- Mains fed smoke and carbon monoxide detector with battery backup
- 10 Year Building Warranty



Computer generated image is indicative only.





Joint Selling Agents



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