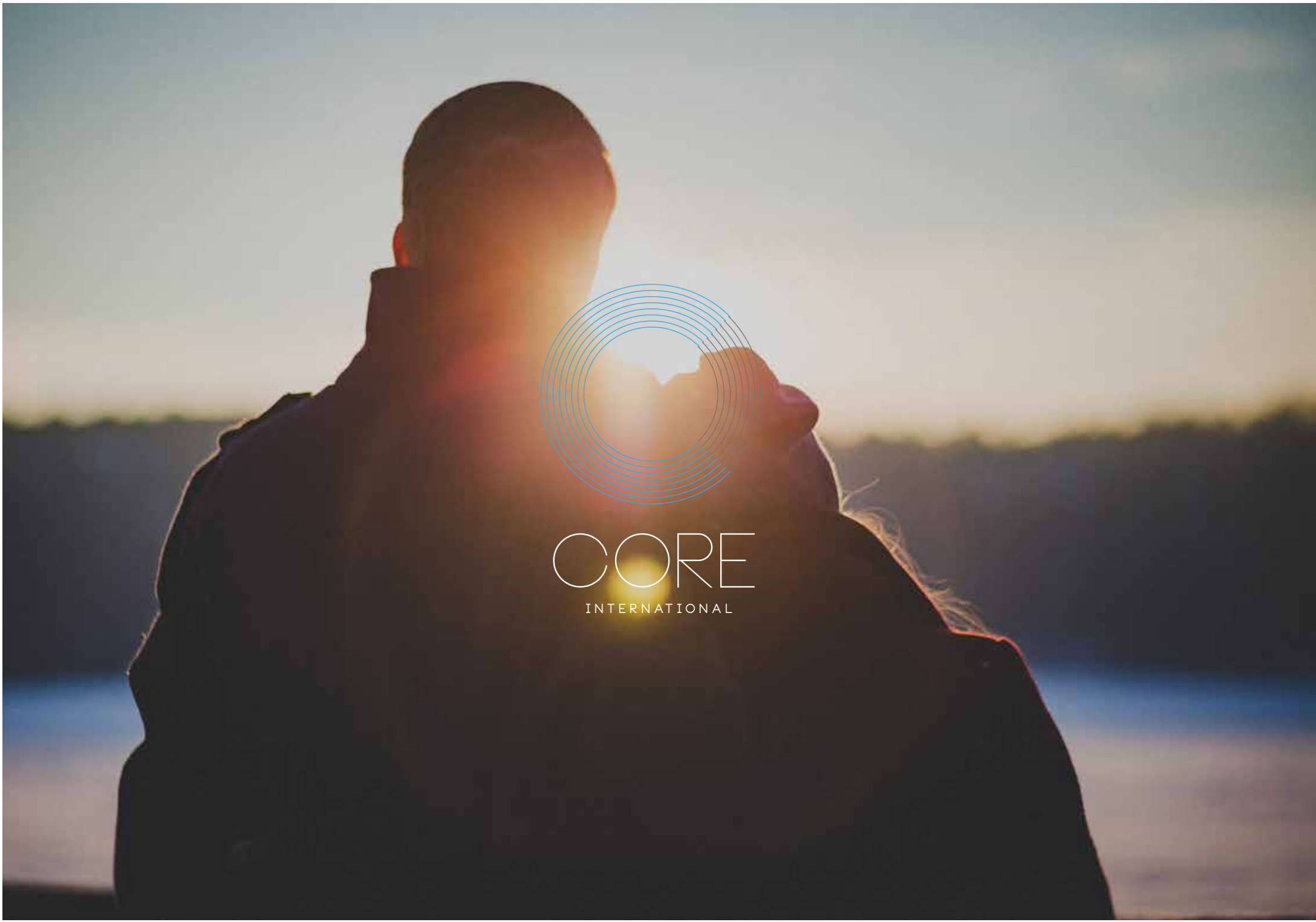


CORE
INTERNATIONAL

COOBE WOODS ESTATE
PROJECT OVERVIEW



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COMBE WOODS ESTATE

SEVEN OAKS, KENT. UNITED KINGDOM

Just 19 Miles to CENTRAL LONDON

A rare and unique opportunity to purchase a plot in a beautiful part of England, surrounded by a secluded lake and broadleaf mature woodland. Combe Woods Estate is situated on the northern edge of Sundridge, Sevenoaks. With a bustling town centre, excellent schools, superb transport links and closeness to London, Sevenoaks is one of the country's most sought-after locations and listed as the third most affluent in the UK. It is no surprise that land and property values in Sevenoaks are amongst the most expensive in the country.



Location

- North of Sundridge
- East of Brasted
- 2.2 miles to Dunton Green
- 2.5 miles Westerham
- 3.1 miles to Sevenoakes Town Centre
- 6.4 miles to Orpington
- 6.8 miles to Hever
- 9.1 miles to Tonbridge
- 9.4 miles to Bromley
- 9.5 miles to Lingfield
- 11.4 miles to Croydon
- 12.2 miles to Royal Tunbridge Wells
- 17.4 miles to Maidstone
- 18.9 miles to Central London

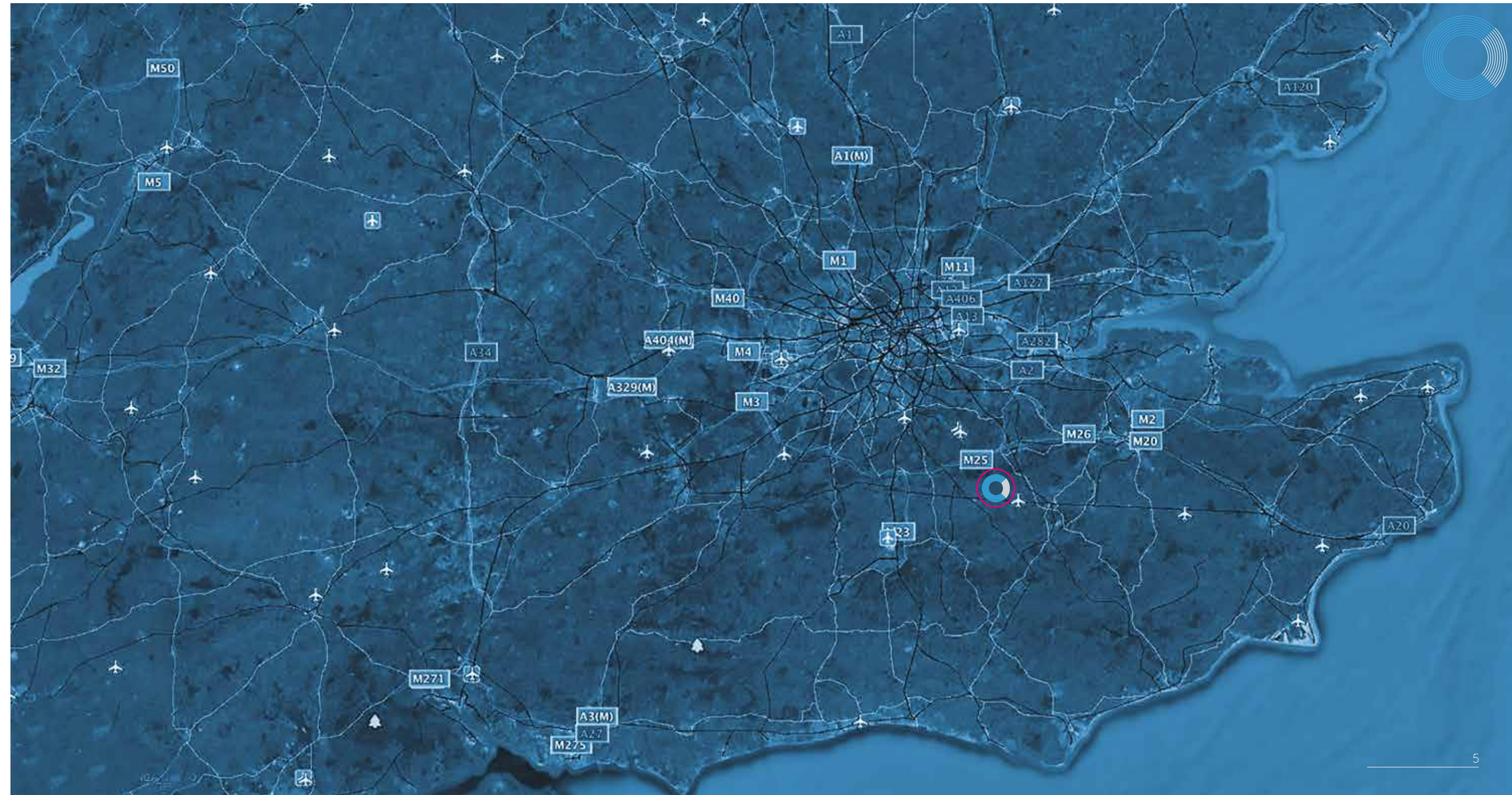
Travel & Transport

Distance to main transport Links

- 0.5 miles to the A25
- 1.1 miles to the M25 junction with the M26
- 1.2 miles to the A21
- 2.6 miles to Sevenoakes Train Station
- 16 miles to London Gatwick Airport

Journey Times

- 8 min to Tonbridge
- 9 mins to Orpington
- 20 min to Tunbridge Wells
- 31 mins to London Charing Cross
- 36 mins to London Cannon street
- 46 mins to Asford International



Seven Oaks & Surrounds

Greater London, Sundridge is a sought-after village within the boundaries of Seven oaks in the county of Kent.

With its lovely town centre, closeness to the country side and quick commute to Central London, Sevenoakes is one of the countries most sought-after locations and listed as the third most affluent location in the UK

A wide variety of independent and high street shops can be found in Sevenoaks his-toric lanes and shopping centre off the High Street, along with several restaurants and pubs. Schooling is excellent at primary and secondary levels, in both the state and private sectors.

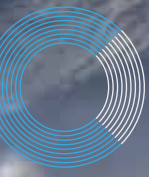
The town has London to the north and the rural splendour of the Kentish Weald to the

south, with the grandeur of the great deer park of Knole at its edge.

The Large London towns of Orpington, Bromley and Croydon can all be found near-by. All have been identified as one of the major centres in Greater London Plan.

With direct access to the M25, M26 and M20 motorways - London's primary airports, Kent's seaports and the wider UK motorway network are all within easy reach. The A25 and A21 trunk roads provide further road links, east-to-west and north-to- south.

Sevenoaks train station has strong links to London with direct trains into Charing Cross and Cannon Street in as little as half an hour. Ashford International can be reached in under an hour and provides direct links to the European cities of Paris and Brussels.



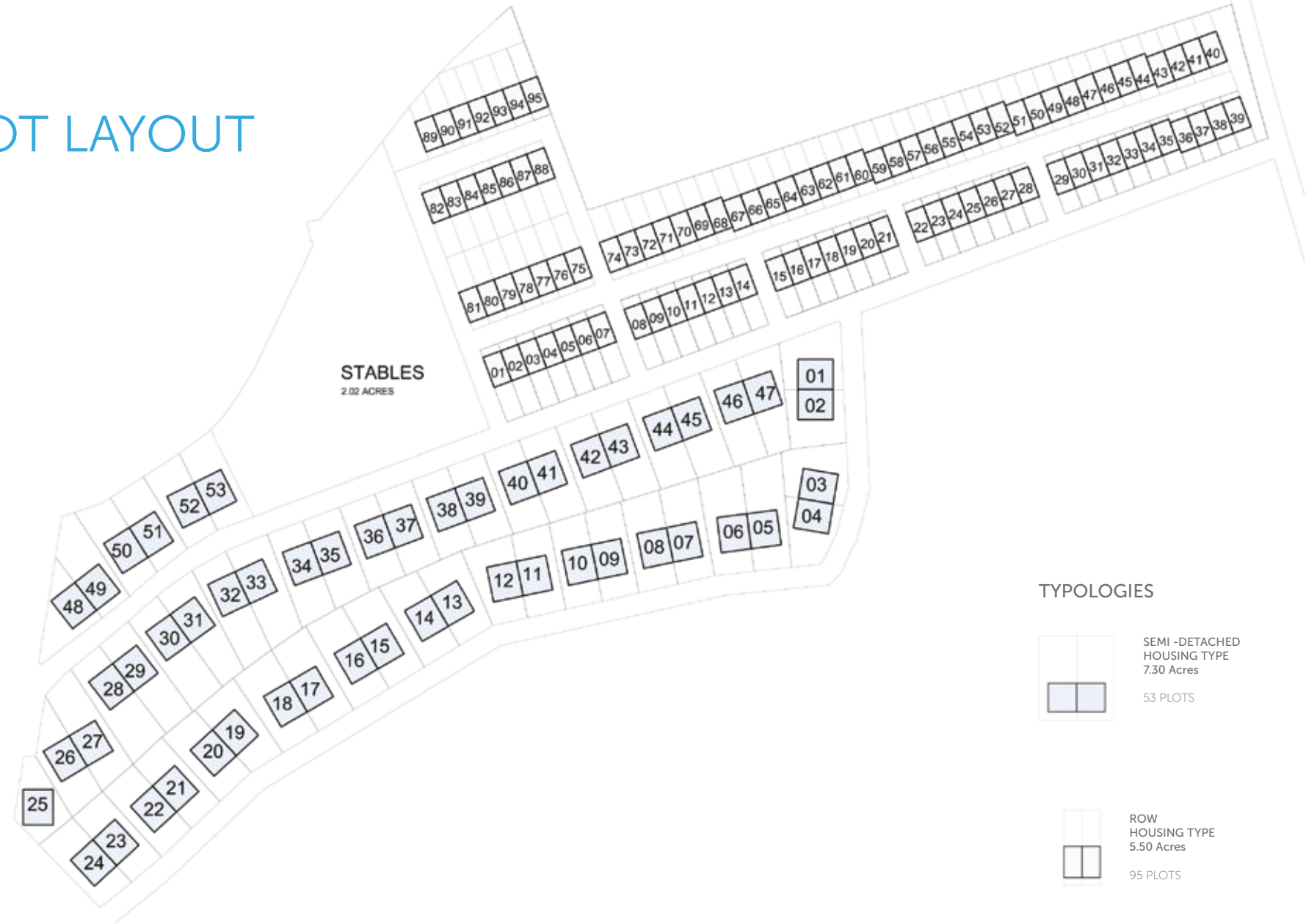
Combe Woods Estate

Consisting of 54 luxury semi detached Townhouses and 93 Row houses Combe Woods Estate is a contemporary devel-opment set within the traditional English countryside.

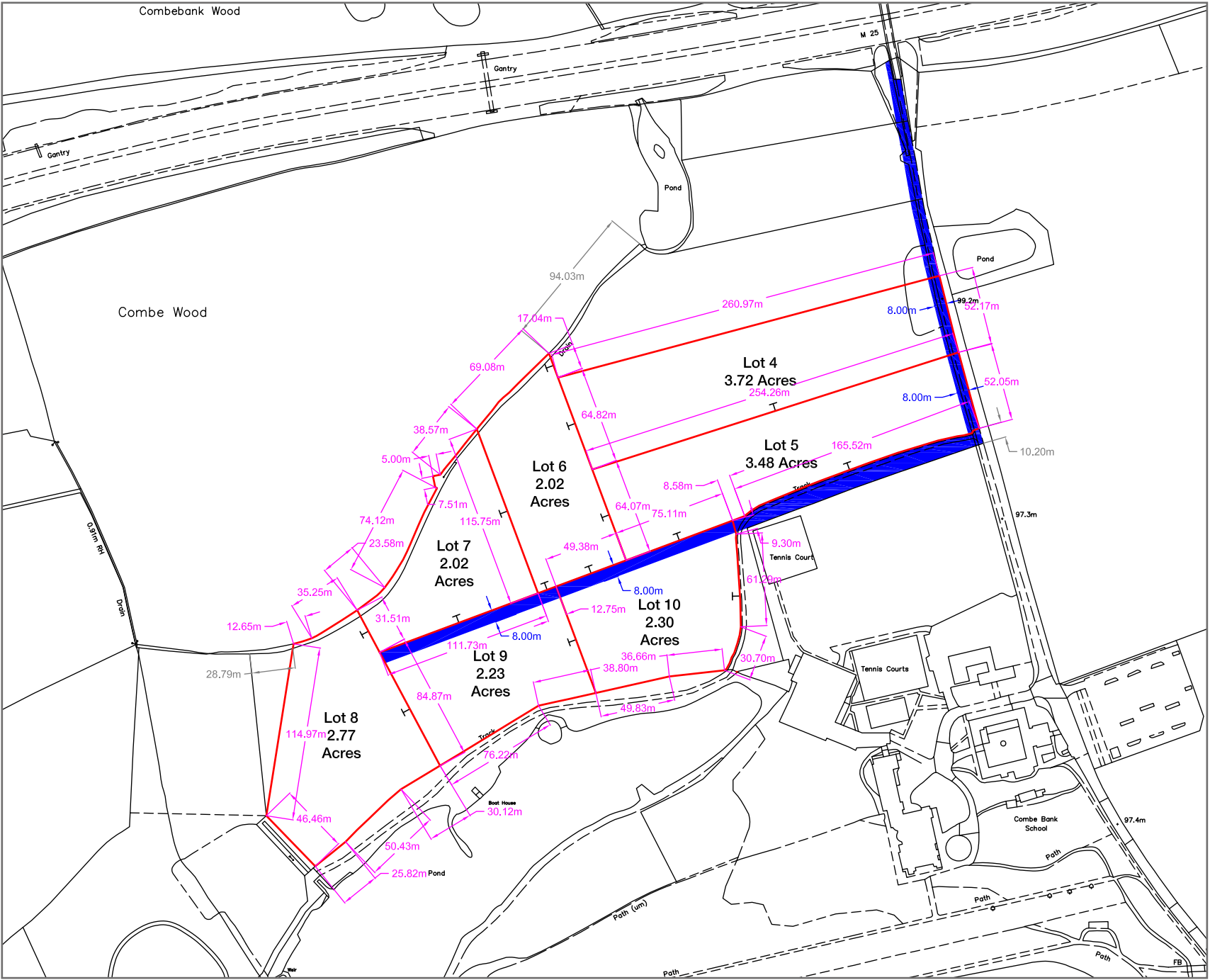
Situated in the idyllic village of Sundridge, each exquisite home blends the luxuries of modern living with the green open spaces that surround.



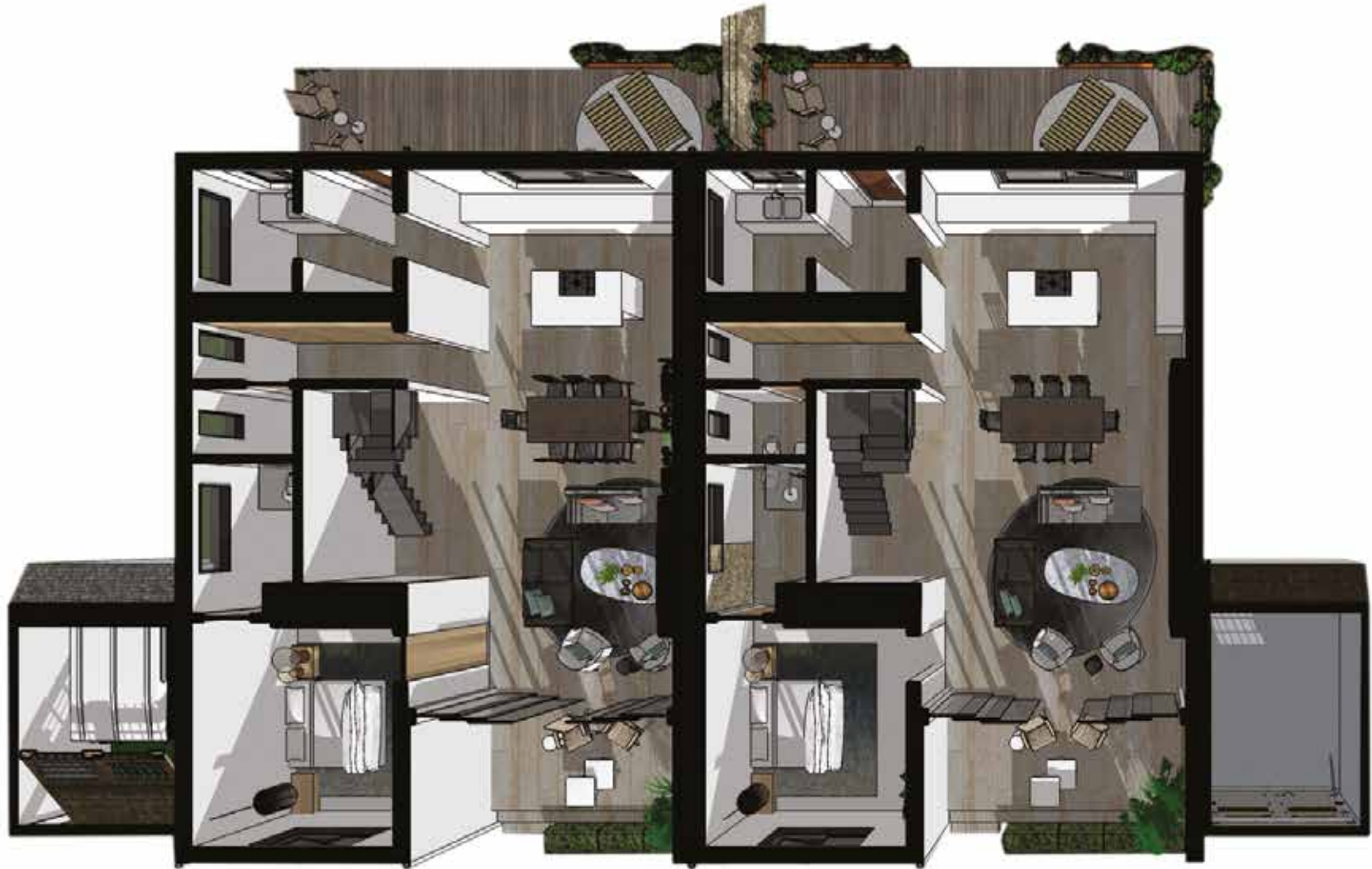
PLOT LAYOUT



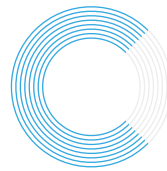
TYOLOGIES

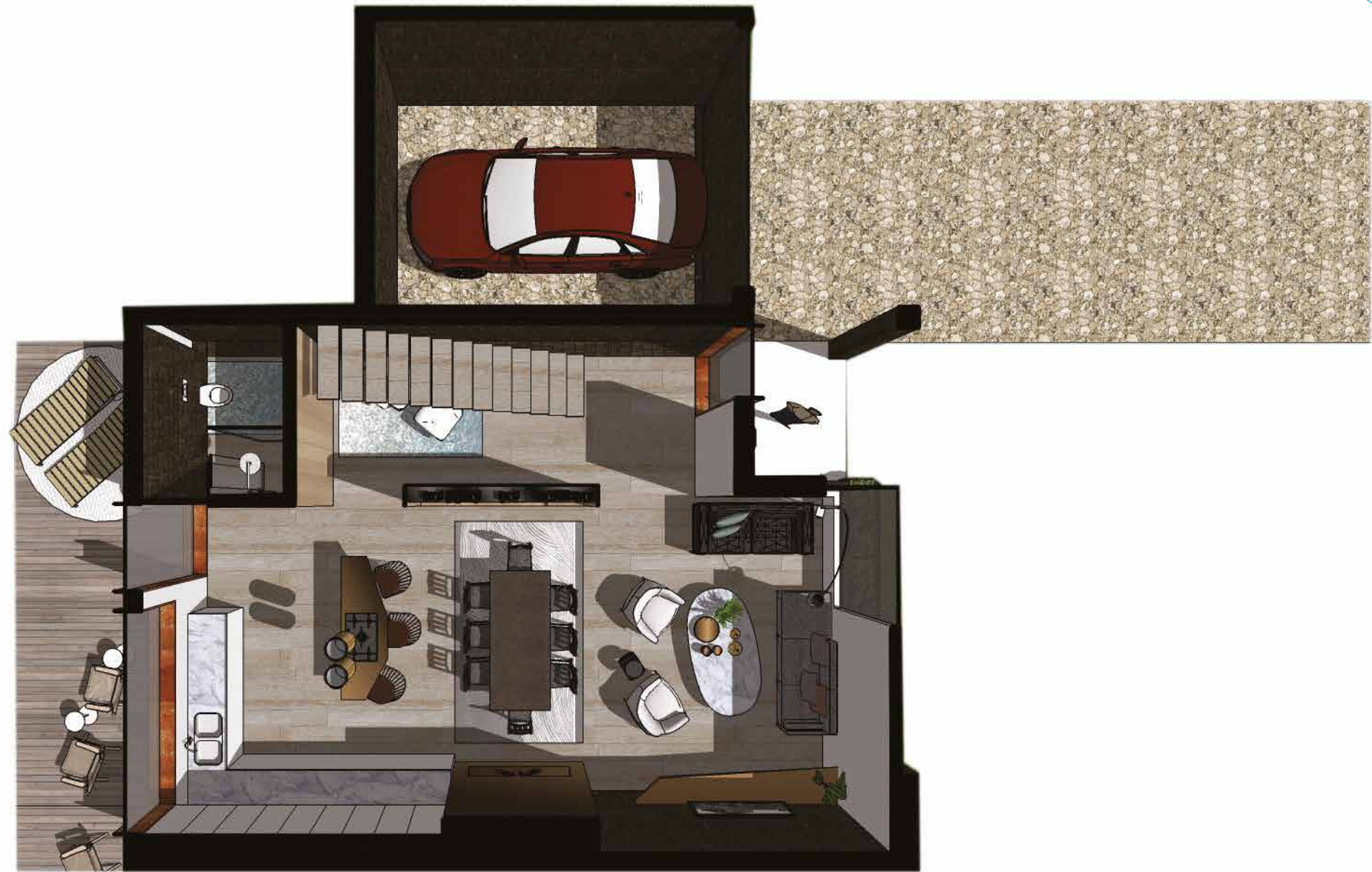
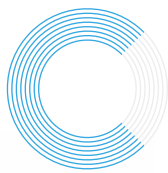


SITE NAME:	Sevenoaks kent
POSTCODE:	TN14 6AE
ORIENTATION:	
SCALE:	1:2500 (on A3)
VERSION & REVISIONS:	20160128 Lots 4 - 10
TOTAL ACREAGE OF OWNERSHIP:	18.54 ACRES The Freehold land for sale is edged red



TYPICAL SEMI DETACHED DESIGN





Detailing for luxury living

KITCHENS

- Fully fitted kitchen with quartz worktops and soft close doors and draw-ers
- Franke stainless steel undermounted 1.5 bowl sink with mixer tap
- Siemens stainless steel fan oven
- Siemens stainless steel extractor fan
- Siemens induction hob
- Siemens stainless steel integrated combination microwave oven
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Caple under counter wine chiller
- Under unit wall lights and sockets
- Siemens integrated washer/dryer (to plots 7, 8, 10 & 11)
- Siemens freestanding washing machine and tumble dryer (to plot 9 on-ly)
- Water softener

BATHROOM AND EN-SUITES

- Villeroy & Boch sanitaryware with chrome Vado taps
- Bespoke vanity unit with stone/marble worktops and mirrors to all en-suites, bathrooms and cloakrooms
- Chrome heated towel rail to all en-suites, bathrooms and cloakrooms
- Ceramic and porcelain wall and floor tiling



Sercurity & comfort

HEATING, ELECTRICAL AND LIGHTING

- Gas heating with thermostatic control throughout
- Dimmer switches to dining room/ reception and master bedroom
- Downlights throughout
- TV/audio points to living/drawing room, kitchen/family room, dining room and all bedrooms (includes pre-wiring for satellite and Sky+ and Sky HD)
- BT points to reception room, kitchen/ breakfast and master bedroom

SECURITY

- High security front entrance door with multi point locking system
- Door entry via video entry handset
- Mains fed smoke detector with battery back up, fitted to landing
- Photoelectric smoke detector fitted to hall
- Pre-wired for internal alarm with sensors to hall, drawing room, kitch-en/family area and landing



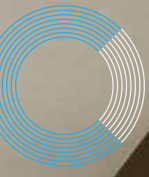
Style & substance

INTERIOR FINISHES

- Matt paint finish to all rooms
- Satin paint finish to internal joinery
- Chrome door furniture, light switches and sockets
- Georgian-style cornice to hall and landing areas, kitchen/family/ conservatory, drawing/living room and all bedrooms
- Ceramic and porcelain tiling to all bathrooms and kitchen/breakfast area
- Heuga flooring to entrance hall and cloakroom (plots 8 and 10), dining hall and utility (plot 9) and entrance hall and cloakroom (plot 11)

EXTERIOR FINISHES

- Private garage with power and light and a parking space
- Landscaped front garden and turf to rear gardens
- Indian sandstone to paths and terraced areas
- Communal tap to garage forecourt

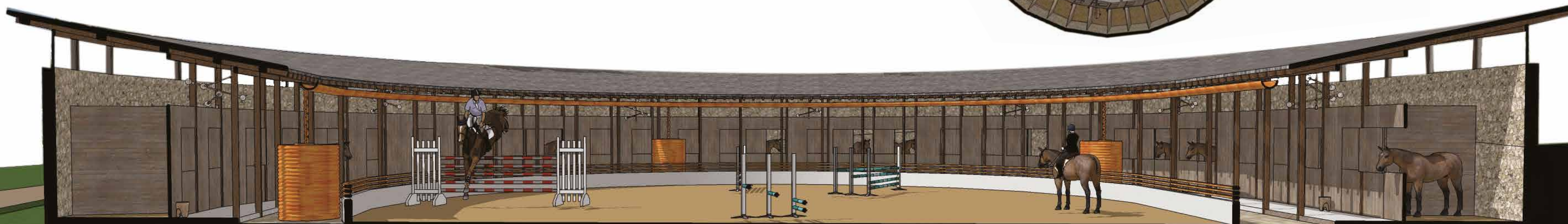
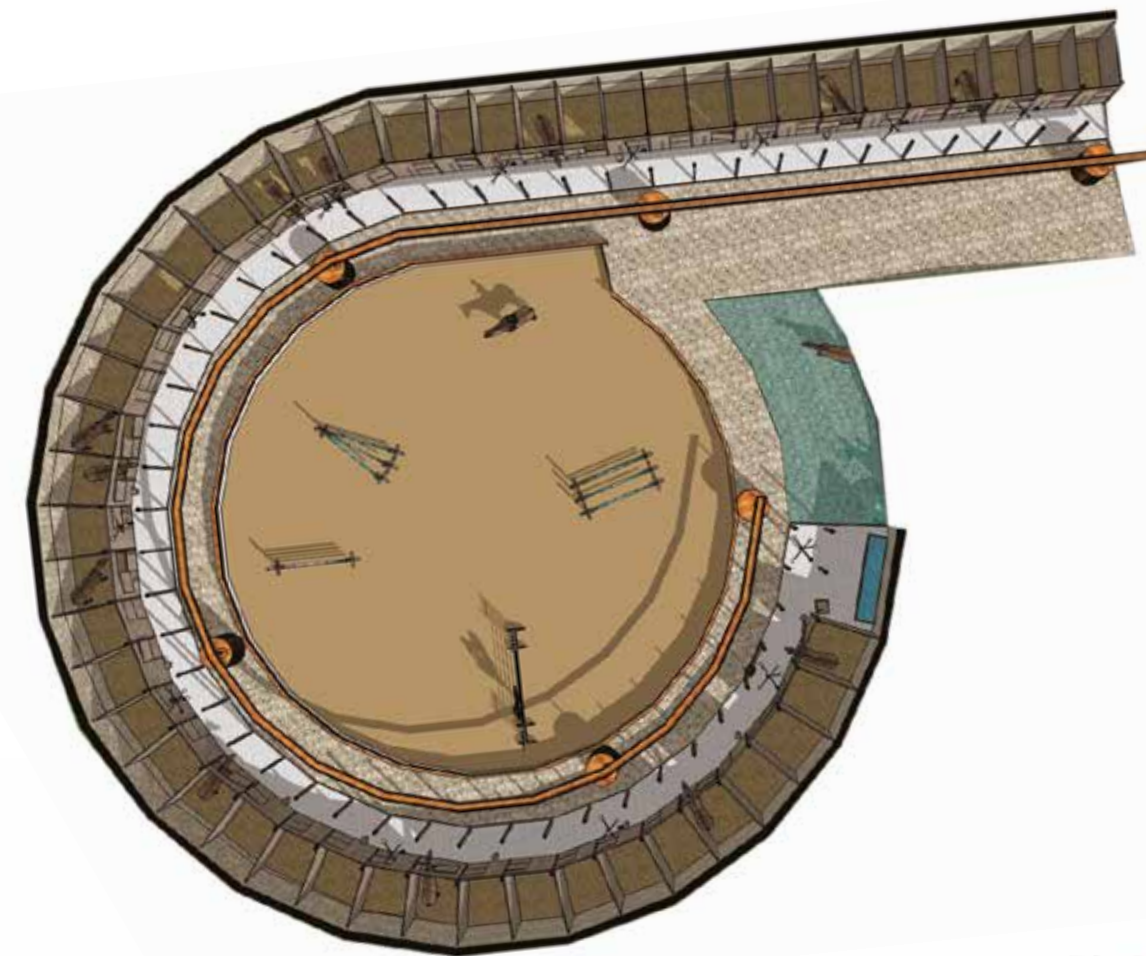
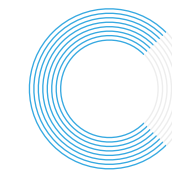


The stables

The Stables, once again a unique experience for all residents of Combe Woods Estate. Each housing unit will receive the option of a stable for their horse. The surrounding environment has been designed with horses in mind and these stables will be at the epicentre of an equestrian paradise. There will be a training arena along with a variety of other specialised equipment adding to the equestrian experience. The stables will add to the already existing natural and man-made facilities creating a system of interconnected recreation.



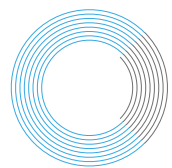
COMBE WOOD ESTATE STABLE DESIGN



The lake & woods

Combe Woods Estate is ideally nestled between a 10 acre lake and 25 acre natural woodland. With a planned promenade stretching the entire length of the lake that will connect the community to its various facilities be them natural or man mad. It is a place where people can go jogging, take long walks, ride horses and generally enjoy the outdoors



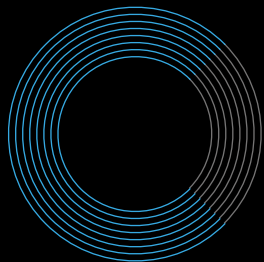


CORE INTERNATIONAL

CORE INTERNATIONAL was founded by a group of property professionals and the company boasts over 60 years of combined finance and real estate experience. CORE is a young and dynamic organisation with a forward-thinking outlook to real estate.

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