

The Barn Collection
AT THE RUSSETTS

HAWKHURST

> dandara



Welcome to **THE RUSSETTS**

Surrounded by ancient woodlands, orchards and rolling farmland, Hawkhurst is the quintessential Kent village. Inspired by history and designed for the future, this superb new collection of contemporary homes will deliver the style, comfort and quality that you deserve – now and in the future.

HAWKHURST

Kent

Situated within the High Weald Area of Outstanding Natural Beauty, Hawkhurst is really two villages in one.

Highgate, a picturesque shopping area with hanging baskets and covered walkways is made up of a colonnade of Grade II listed buildings and is home to local speciality stores, the digital cinema located in the historic Victoria Hall and plentiful pubs and restaurants. The tranquil area of the village known as The Moor is centred around a triangular green surrounded by the 13th century St Laurence Church, historic houses and cottages and the road to Bodiam Castle and Hastings.

The village is home to sports clubs, including a rugby and tennis club, social clubs and great schools. Take a scenic walk along one of many surrounding footpaths or spend time at the Hawkhurst Fish Farm and enjoy a meal at the Waterside Café, there is plenty to enjoy right on your doorstep.

Surrounded by the countryside and complemented by the friendly community atmosphere, Hawkhurst is perfectly positioned for living, learning and working.





HAWKHURST COMMUNITY HOSPITAL

BEAL'S GREEN

MARLBOROUGH HOUSE SCHOOL

HIGH STREET

TESCO

HAWKHURST C OF E PRIMARY SCHOOL

HAWKHURST

KINO CINEMA

WAITROSE

HAWKHURST TENNIS CLUB

THE RUSSETTS

HAWKHURST NATURE POND

THE MOOR

FOUR THROWS

COLLINGWOOD NATURE RESERVE

THE PERFECT LOCATION

Nicknamed the Crossroads of Weald, Hawkhurst provides the ideal combination of a village lifestyle within easy reach of all local amenities and commuter links.

EDUCATION

Hawkhurst C of E Primary School	0.4 miles
Marlborough House School	0.5 miles
Cranbrook School	4.4 miles
Dulwich Cranbrook Prep School	6 miles

LOCAL AMENITIES

Kino Cinema	0.2 miles
The Picturesque Highstreet	0.3 miles
The Village Green	0.3 miles
Waitrose	0.3 miles
Hawkhurst Fish Farm	1.4 miles
Camber Sands Beach	17.6 miles

TRAVEL

Etchingham Station	4.9 miles
Staplehurst Station (direct links to London)	10.4 miles
Gatwick Airport	47.3 miles
Heathrow Airport	68.6 miles

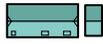


This Computer Generated Image of The Sycamore is for indicative purposes only.



SITE PLAN



- | | | | | | | | |
|---|------------------------------|---|---------------------------|--|------------------------------|---|----------------------------|
|  | The Aspen
4 bed |  | The Beech
4 bed |  | The Gala
4 bed |  | The Gorse
4 bed |
|  | The Braeburn
4 bed |  | The Elder
4 bed |  | The Sycamore
4 bed |  | The Willow
4 bed |
|  | The Melrose
4 bed |  | The Rowan
4 bed | | | | |

Please view the Russetts Homes Collection brochure for details of all other housetypes.

THE ASPEN

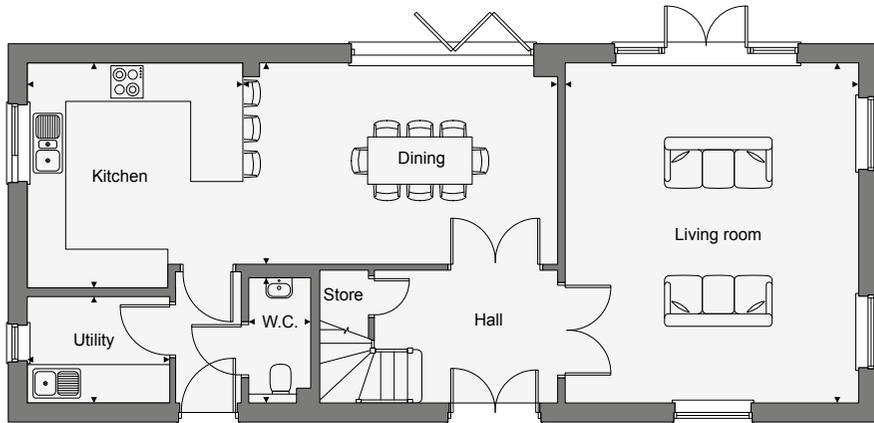
The Aspen is a four bedroom detached home with a double open garage.

The ground floor features a bright dual-aspect living room with French doors to the garden. The spacious kitchen-dining room includes bi-fold doors to also access the garden. There is also a separate utility room, W.C. and understairs store cupboard.

On the first floor, bedroom one features a dressing room, leading through to an ensuite shower room. There are three further double bedrooms, with fitted wardrobes included in bedroom two, a stylish family bathroom and additional storage on the landing.

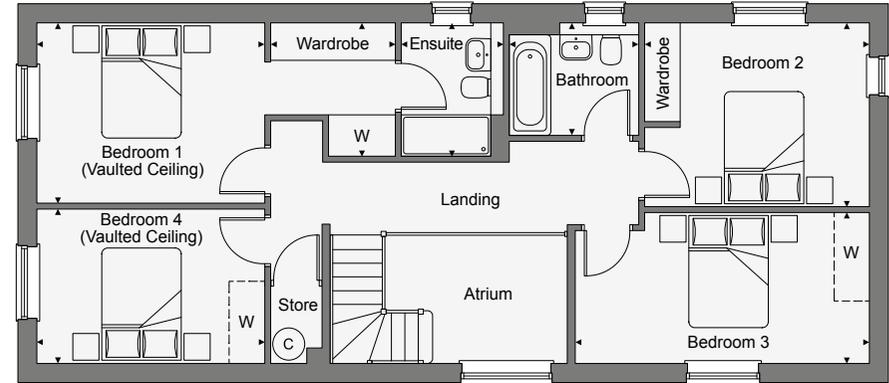


This Computer Generated Image is indicative only to give an impression of the house design.



GROUND FLOOR

Kitchen	3.80m x 3.69m	12'6" x 12'1"
Dining	5.36m x 3.40m	17'7" x 11'2"
Living room	5.75m x 5.00m	18'10" x 16'5"
Utility	2.43m x 1.80m	7'11" x 5'10"
W.C.	2.12m x 1.07m	6'11" x 3'6"



FIRST FLOOR

Bedroom 1	3.85m x 3.04m	12'8" x 10'0"
Ensuite	2.24m x 1.70m	7'4" x 5'6"
Dressing room	2.24m x 2.12m	7'4" x 6'11"
Bedroom 2	3.81m x 3.10m	12'6" x 10'2"
Bedroom 3	5.00m x 2.53m	16'5" x 8'4"
Bedroom 4	3.85m x 2.59m	12'8" x 8'6"
Bathroom	2.20m x 1.86m	7'2" x 6'1"

THE BEECH & THE GORSE

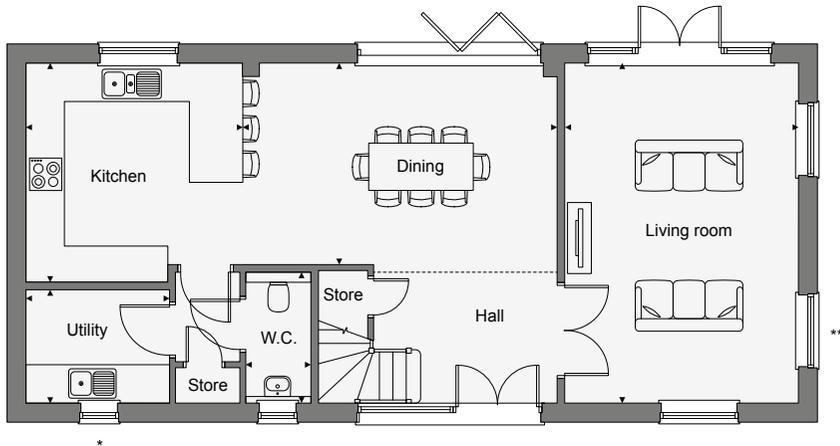


These Computer Generated Images are indicative only to give an impression of the house design.

This four bedroom detached home includes an open garage.

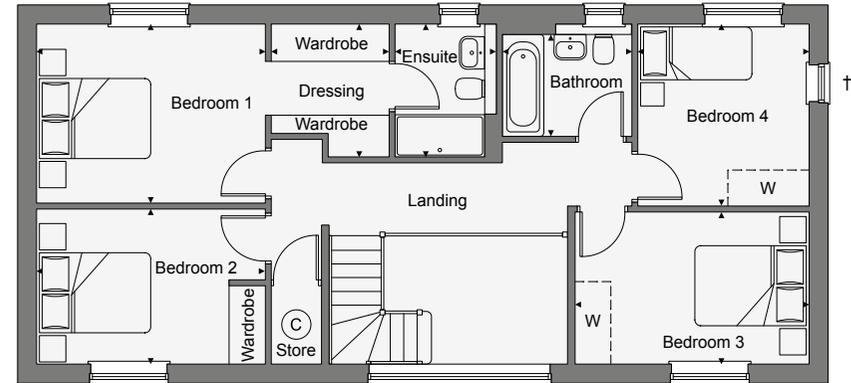
The ground floor features a bright dual-aspect living room with French doors to the garden. The spacious kitchen-dining room includes bi-fold doors to also access the garden. There is also a separate utility room, W.C. and understairs store cupboard.

On the first floor, bedroom one features a dressing area, leading through to an ensuite shower room. There are two further double bedrooms, with fitted wardrobes included in bedroom two, a single bedroom, a stylish family bathroom and additional storage on the landing.



GROUND FLOOR

Kitchen	3.69m x 3.68m	12'2" x 12'1"
Dining	5.35m x 3.40m	17'7" x 11'2"
Living room	5.75m x 3.98m	18'10" x 13'1"
Utility	2.42m x 1.90m	7'11" x 6'2"
W.C.	2.08m x 1.09m	6'9" x 3'6"



FIRST FLOOR

Bedroom 1	3.89m x 3.03m	12'9" x 10'0"
Dressing room	2.24m x 2.01m	7'4" x 6'7"
Ensuite	2.24m x 1.70m	7'4" x 5'6"
Bedroom 2	3.89m x 2.60m	12'9" x 8'6"
Bedroom 3	3.98m x 2.54m	13'1" x 8'4"
Bedroom 4	3.09m x 2.90m	10'2" x 9'6"
Bathroom	2.20m x 1.90m	7'2" x 6'2"

*Enlarged window to Plot 29 only. **Reduced window to Plot 29 only. †Window to Plot 28 only. Please ask your sales consultant for full details.

THE BRAEBURN

This four bedroom semi-detached home includes an open garage.

The ground floor features a spacious open-plan living area with French doors off the living room and bi-fold doors from the dining area to access the garden. There is also a separate utility room, W.C. and understairs store cupboard.

On the first floor, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are two further double bedrooms, with fitted wardrobes included in bedroom two, a single bedroom, a stylish family bathroom and a large store cupboard on the landing.

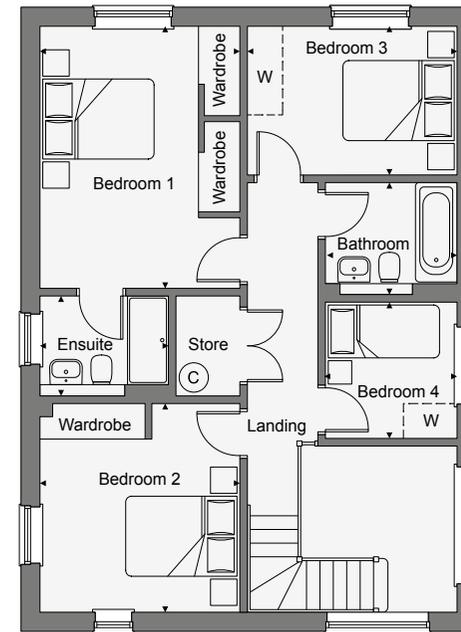


This Computer Generated Image is indicative only to give an impression of the house design.



GROUND FLOOR

Kitchen	3.38m x 3.31m	11'2" x 10'11"
Dining	4.70m x 3.03m	15'5" x 10'0"
Living room	7.09m x 3.56m	23'4" x 11'8"
Utility	2.24m x 2.16m	7'4" x 7'1"
W.C.	2.15m x 0.98m	7'0" x 3'2"



FIRST FLOOR

Bedroom 1	4.44m x 3.42m	14'7" x 11'3"
Ensuite	2.20m x 1.70m	7'2" x 5'6"
Bedroom 2	3.53m x 3.38m	11'7" x 11'2"
Bedroom 3	3.56m x 2.54m	11'8" x 8'4"
Bedroom 4	2.30m x 2.25m	7'7" x 7'5"
Bathroom	2.24m x 1.86m	7'4" x 6'1"

THE ELDER & THE ROWAN



THE ELDER



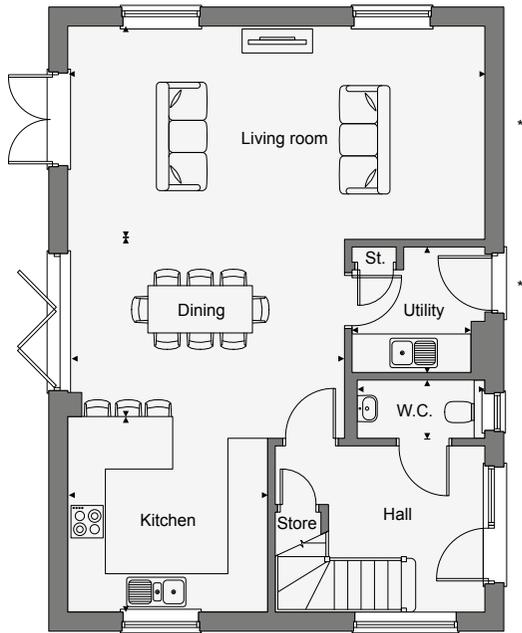
THE ROWAN

These Computer Generated Images are indicative only to give an impression of the house design.

This four bedroom detached home includes a double open garage.

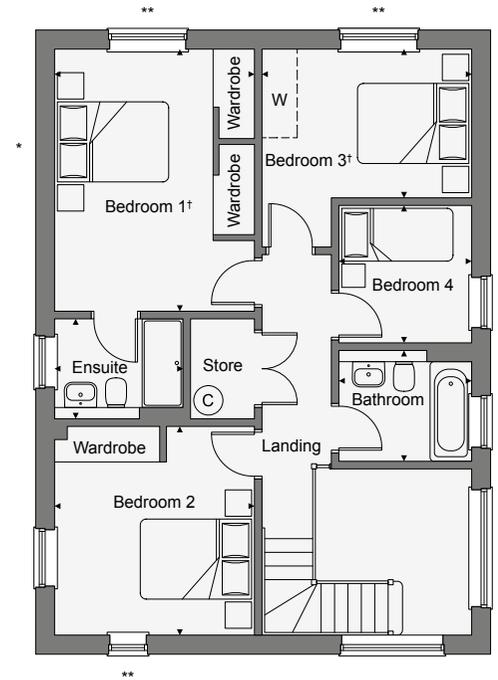
The ground floor features a spacious open-plan living area with French doors off the living room and bi-fold doors from the dining area to access the garden. There is also a separate utility room, W.C. and understairs store cupboard.

On the first floor, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are two further double bedrooms, with fitted wardrobes included in bedroom two, a single bedroom, a stylish family bathroom and a large store cupboard on the landing.



GROUND FLOOR

Kitchen	3.38m x 3.31m	11'2" x 10'11"
Dining	4.71m x 3.00m	15'5" x 9'10"
Living room	7.09m x 3.56m	23'4" x 11'10"
Utility	2.42m x 2.16m	7'4" x 7'1"
W.C.	2.15m x 0.98m	7'0" x 3'2"



FIRST FLOOR

Bedroom 1	4.44m x 3.42m	14'7" x 11'3"
Ensuite	2.20m x 1.70m	5'6" x 3'2"
Bedroom 2	3.53m x 3.38m	11'7" x 11'2"
Bedroom 3	2.52m x 3.57m	8'4" x 11'9"
Bedroom 4	2.34m x 2.25m	7'8" x 7'5"
Bathroom	2.24m x 1.86m	7'4" x 6'1"

*Window to plot 24. **No window to plot 24. †Plot 21 has a vaulted ceiling to bedrooms 1 & 3. Please ask your sales consultant for full details.

THE GALA, THE SYCAMORE & THE WILLOW

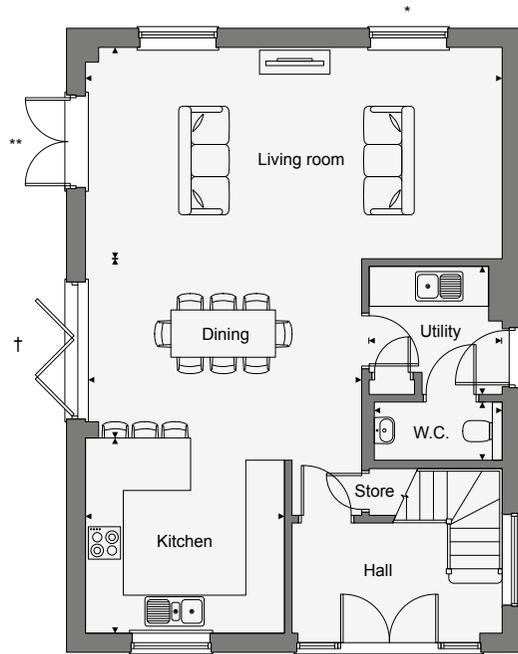


These Computer Generated Images are indicative only to give an impression of the house design, they are not plot specific.

This four bedroom detached home includes an open garage.

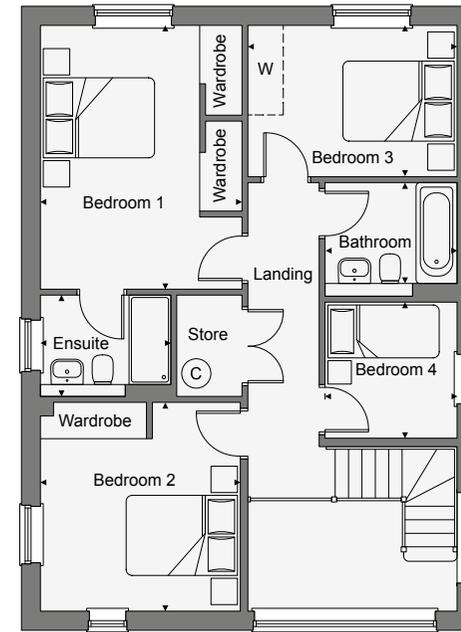
The ground floor features a spacious open-plan living area with French doors off the living room and bi-fold doors from the dining area to access the garden. There is also a separate utility room, W.C. and understairs store cupboard.

On the first floor, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are two further double bedrooms, with fitted wardrobes included in bedroom two, a single bedroom, a stylish family bathroom and a large store cupboard on the landing.



GROUND FLOOR

Kitchen	3.38m x 3.31m	11'2" x 10'11"
Dining	4.71m x 3.03m	15'5" x 10'0"
Living room	7.10m x 3.56m	23'4" x 11'8"
Utility	2.25m x 2.16m	7'4" x 7'1"
W.C.	2.15m x 0.98m	7'0" x 3'2"



FIRST FLOOR

Bedroom 1	4.44m x 3.42m	14'7" x 11'3"
Ensuite	2.26m x 1.70m	7'4" x 5'6"
Bedroom 2	3.53m x 3.39m	11'7" x 11'2"
Bedroom 3	3.57m x 2.54m	11'9" x 8'4"
Bedroom 4	2.30m x 2.25m	7'7" x 7'5"
Bathroom	2.24m x 1.86m	7'4" x 6'1"

Floorplan shown for plot 23 which has vaulted ceiling in bedrooms 1 & 3. *Double doors to plots 18 & 30 only.
 **Window only to Plots 18 & 30. †Window to Plot 30 only. Please ask your sales consultant for full details.

THE MELROSE

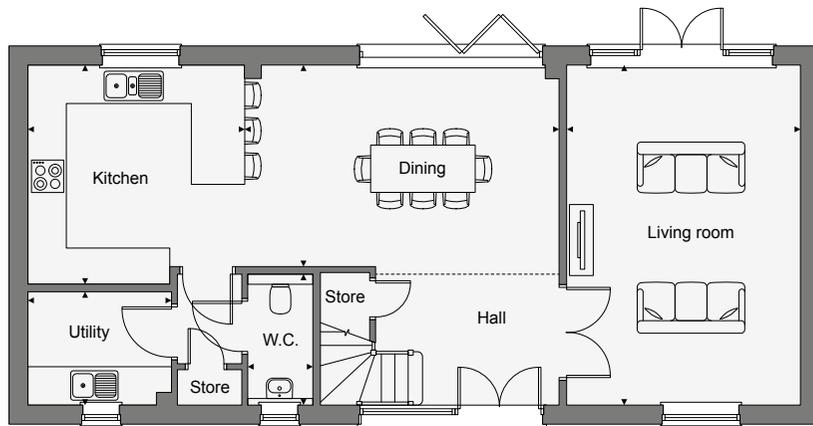
This four bedroom semi-detached home includes an open garage.

The ground floor features a bright dual-aspect living room with French doors to the garden. The spacious kitchen-dining room includes bi-fold doors to also access the garden. There is a separate utility room, store, W.C. and additional storage under the stairs.

On the first floor, bedroom one features a dressing area and benefits from its own ensuite shower room. There is a further double bedroom with fitted wardrobes included, two single bedrooms and a stylish family bathroom.

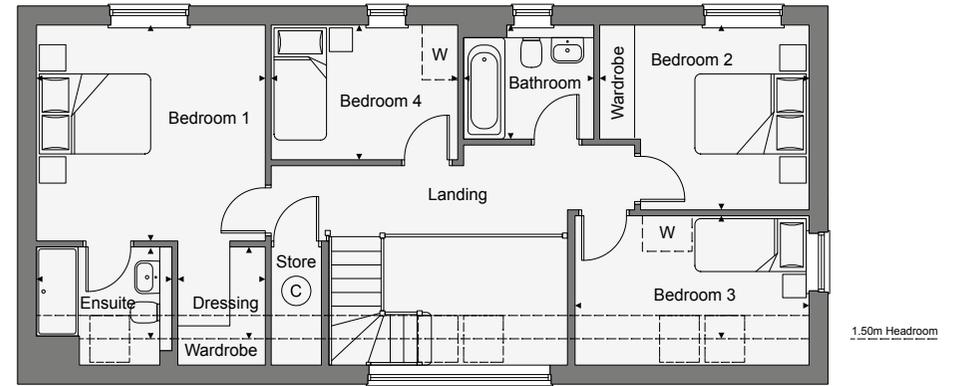


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GROUND FLOOR

Kitchen	3.69m x 3.68m	12'2" x 12'1"
Dining	5.35m x 3.40m	17'7" x 11'2"
Living room	5.75m x 3.98m	18'10" x 13'1"
Utility	2.42m x 1.90m	7'11" x 6'2"
W.C.	2.08m x 1.09m	6'9" x 3'6"



FIRST FLOOR

Bedroom 1	3.88m x 3.63m	12'9" x 11'11"
Dressing room	1.55m x 1.43m	5'1" x 4'8"
Ensuite	2.28m x 1.55m	7'5" x 5'1"
Bedroom 2	3.56m x 3.10m	11'9" x 10'2"
Bedroom 3	3.98m x 2.07m	13'1" x 6'10"
Bedroom 4	3.17m x 2.25m	10'5" x 7'5"
Bathroom	2.20m x 1.90m	7'2" x 6'2"

This Computer Generated Image of The Gorse is for indicative purposes only.



HIGH QUALITY SPECIFICATION

At Dandara, we believe the difference between simply building a house and creating a home is attention to detail. From the initial design stage, right through to the final finishing touches, quality is built-in as standard.

KITCHENS

Choice* of high-quality fully fitted contemporary kitchens with stylish stone worktops. Equipped with appliances including: stainless steel extractor hood, integrated double** oven, ceramic hob with stone splashback, integrated fridge freezer, wine cooler, dishwasher and a stainless steel 1 1/2 bowl sink with chrome mixer tap. Stainless steel single bowl sink with chrome mixer tap in utility room (where applicable).

BATHROOMS

Quality white suite comprising bath, basin with polished chrome taps, WC, heated chrome towel rail. Porcelanosa floor and wall tiles.

ENSUITES

The stylish ensuites feature high quality contemporary white basin with polished chrome taps, enclosed thermostatically controlled shower with polished chrome fittings, WC and a heated chrome towel rail. Porcelanosa floor and wall tiles.

W.C.

All feature high quality white sanitaryware comprising W.C., basin with tiled splash back and polished chrome taps.

INTERNAL JOINERY

High quality oak internal doors with contemporary black door handles.

INTERNAL FINISH & DECORATION

Walls and ceilings painted with white emulsion. Woodwork is finished in white gloss/satin finish or clear varnish where applicable.

WARDROBES

Homes include stylish fitted wardrobes with sliding doors in bedrooms one and two.

HEATING & HOT WATER

Provided by an Air Source Heat Pump. Steel radiators with thermostatic radiator valves.

ELECTRICAL

White sockets and switches throughout. Telephone and data sockets in lounge. TV/Satellite outlets to lounge and bedroom one.**

LIGHTING

Recessed LED down lighting to kitchen/dining, bathrooms, ensuites and W.C. Pendants to lounge, dining area, bedrooms, hallway, landing and study (where applicable). Under cabinet LED lighting to wall units in kitchen.

WINDOWS AND DOORS

Pre-finished front and back door set complete with multi-point locking mechanism and chrome door lever. Double-glazed uPVC windows.

EXTERNAL

Paved slabs to paths and patios. External lights to front entrance and rear doors. Fencing to rear and side boundaries. Front gardens laid to lawn with landscaping. Electric vehicle charging point.**

* Subject to build stage. ** Subject to house type and plot.

WHY BUY NEW?

'Old vs new' is a long-running debate. But with a Dandara home, you'll find all the benefits of new beats an older home every time. Because then you can look forward to less maintenance and lower running costs, improved safety and security and not having the hassle of being in a chain. And don't forget, you'll have an entire blank canvas to put your own stamp on.



EVERY NEW DANDARA HOME INCLUDES

A 10 year guarantee for your peace of mind, provided by a third party.



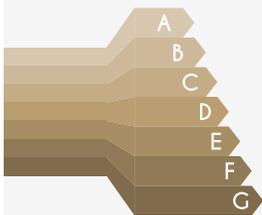
INCLUDED AS STANDARD IN EVERY DANDARA HOME

All Dandara homes come complete with quality fitted kitchens and stylish contemporary bathrooms.



THEY CAN HELP YOU SAVE MONEY

Heating your new home could be on average 55% cheaper than an older equivalent and on average could save you thousands per year on your household bills.*



THEY CAN HELP THE ENVIRONMENT

85% of new build homes are rated A-B for energy efficiency, while under 5% of existing properties reached the same standard.* The average new home generates 61% less carbon emissions than older properties of their type.*



IT'S LOWER MAINTENANCE

From higher building standards to improved energy efficiency, we invest in quality so you can enjoy lower maintenance living.



IT'S BRAND NEW AND READY FOR YOU

From the day you move in, everything in your new Dandara home is bright and brand new - ready for you just to add your own personality and style.

*According to Watt A Save Report published by HBF dated January 2024.

HERE TO HELP

It's an exciting time when you're buying a new home. It can, however, be a little stressful. But with Dandara, our dedicated sales consultants and customer care teams are with you every step of the way, from your initial enquiry to moving day to beyond. So when we say we're here to help, we really do mean it.



MOVING MADE EASY

We could take care of selling your current home for you. Leaving you to think about loving life in your brand new, thoughtfully-considered Dandara home. We could even pay your estate agent fees up to £5,000.*



REFER A FRIEND

It's a real compliment when you recommend us to people you know, and we'd like to say 'thank you'. When your colleagues, friends or family buy a new Dandara home, you'll both receive £500.*



PART EXCHANGE

Want to buy a new Dandara home, but are struggling to sell yours? We can help. With Part Exchange, we could buy your current home when you buy one of ours. Ask your sales consultant to tell you more.

*Available on selected homes, Terms and Conditions apply. Please speak to your sales consultant for full details.

ESG AT DANDARA

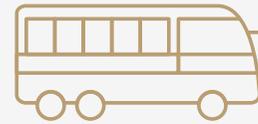
Sustainability and social responsibility are a key priority for Dandara. Our sustainability strategy displays a focused goal to embed ESG (environmental, social and governance) into our development plans to positively impact the environment and communities in which we build.

We are committed to facilitating a more sustainable future through the creation of energy and water-efficient homes and through the development of tangible benefits and social value for new and existing community residents.

Since January 2021, Dandara has contributed c. £27 million to local communities in the form of payments to local authorities for new/ upgrades to community infrastructure through S106, S75 and CIL Contributions, as part of our development applications.



Youth & Community Facilities



Transport



Education



Biodiversity & Ecology



Carbon Reduction



CIL



Healthcare



Social & Affordable Housing



Sport & Leisure

SOCIAL & LOCAL VALUE AT DANDARA



508

Local Construction Employment

Employees from within a 30 mile radius of a development



£118M

Local Supply Chain

Spent with companies from within a 30 mile radius of a development



47

Apprentices

Supporting apprenticeship positions across our developments



£33K

Community Support

Value given to local voluntary, community and social enterprises (VCSEs)



£117K

Donations

Local organisations supported with donations and sponsorships

In addition to the financial contributions, over the same time period, Dandara has created Social and Local Value in the communities in which we develop, through local employment and purchases.

Social and local value refers to the positive social, economic and environmental value we help to generate for individuals, communities and businesses through our activities and operations with:

This Computer Generated Image of The Gorse is for indicative purposes only.



ABOUT DANDARA



At Dandara we create award-winning homes which combine innovative design with the highest standards of quality. We build in the best locations and always with the customer in mind.

We work with local communities in order to ensure the developments we build enhance and complement the local surroundings and are designed with longevity so our customers will love living in them for years to come.

Our high standards are reflected in our dedication to our customers and the service they receive, cementing our position as one of the UK's most respected private housebuilders.

Dandara has been designing and building stylish, practical homes which provide our customers with the highest standards of quality and finish for over 30 years. Our unique approach and commitment to excellence has resulted in over 100 independent industry awards for architecture, design and quality.

CUSTOMER SERVICE

At Dandara we're committed to putting our customers first. From the first interaction with our sales team, to the day you move in, we're dedicated to providing the best possible service. But it doesn't end there, even after you've moved in, we will still be on hand to answer any questions you may have. In fact, over 90% of our customers would recommend us to friends and family which has earned us 5 stars for customer service from the Home Builders Federation's annual New Homes Survey. We will keep you updated with the progress of your property and invite you to visit and attend a home demonstration so our on-site team can explain how various aspects of your new home will work.

We will also ensure move in day runs as smoothly as possible and will provide you with a comprehensive information pack that details all the working aspects of your new home. Our Customer Care Teams will be in touch to see how you have settled in and answer any questions you may have. You can find out more in our Customer Charter which describes our commitment to our customers and outlines the warranties and guarantees we provide with every home we build. Please visit our website for further information.



DISCLAIMER: The information and images contained in this document are intended to convey the concept and vision for 'The Barns Collection at The Russetts' development. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product. This brochure does not form part of any contract nor does it form any representation or warranty in relation to the Developer, its Employees, Agents or to the 'The Barns Collection at The Russetts' development or any of their related developments. This brochure has been published before construction work has been finalised and is designed to be illustrative of the development. Whilst these particulars are believed to be correct, their accuracy cannot be guaranteed and during the course of construction there may be some variation to them. Purchasers are given notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements made in these particulars are made without responsibility on the part of the agent or the developer. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intended purchaser or tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The developer does not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Dandara Southern Limited or any part of it. 6. The selling agent does not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Dandara Southern Limited or any part of it. 7. All photography and computer generated images are indicative only. 8. Bathroom and kitchen layouts are indicative only. 9. Floorplans and dimensions are taken from architectural drawings and are for guidance only and are subject to change. Dimensions stated are within a tolerance of plus or minus 100mm. 10. Homes are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and, therefore, the mix of tenures on a development may change. Please ask a sales consultant for specific plot details.

