



# CARTER'S PARK

An attractive development of just nine individual and traditionally styled  
new homes & apartments

High Halden | Kent

A development by GPML Group and marketed by Hobbs Parker Estate Agents







*The size of all these homes is particularly impressive as is the specification they have been built to.*

**Greg Wood**  
Director - Hobbs Parker Estate Agents



### High Halden

This popular village is best accessed on the Ashford Road (A28) which, amongst others, connects the major town of Ashford with the market town of Tenterden.

High Halden is a small and attractive village with an eclectic mix of architecture that encompasses several listed homes and 'chocolate box' cottages.

Local amenities include a well-stocked village store and bustling pub - The Chequers on the Green.

There is a Sunday League football team, the 'Brewmaster High Halden FC' based in the village, a small playground with recreational field and a gentleman's barbers.

The picturesque 'St Mary the Virgin Church' dates to the 12th Century and just across the road is the village Church of England primary school, currently boasting a 'Good' Ofsted rating. Further to this, a private Prep-School is within 1 mile of the village - Little Acorns School.

Additional state and private, as well as grammar and comprehensive, schooling and colleges can be found in the neighbouring towns of Ashford and Tenterden.

Being in the 'Garden of England' there is plenty to see and explore, beginning with the plethora of excellent local footpaths and trails cobwebbing themselves through the surrounding countryside.

There are several new and exciting vineyards to sample, country boutique shops not forgetting the market town of Tenterden that offers a destination retail experience as well as supermarket shopping and coffee shops galore.

### Carter's Park

This development is named after Mr Walter Carter, 1873-1975, who owned and lived in Hathewolden Grange, (Hathewolden is the historic name that pre-dates the name High Halden), which is a grand house opposite the development.

Mr Carter was a great ambassador and champion of the village and, as many long standing residence would tell you, he also owned a large field behind his garden which he allowed the village to use for recreation, fairs, school events, cricket matches and even a local Brownies class.

Further to this, it is widely thought he gave financial support to many worthy village projects.

Walter died when he was 103 and older generations who knew him all viewed him as a wonderful village elder and a very kindly gentleman.



To commemorate his 100th birthday, an oak tree was planted in his name on the village green, this is now a large tree that rightfully dominates the green.





- Contemporary fitted kitchens with integrated handles and quartz stone worktops with LED under worktop and cabinet lighting, a full range of integrated Neff appliance including fridge freezer, washing machine, dishwasher, induction hob, oven and extractor hood



### The Development

Carter's Park is an attractive development of 9 individual and traditionally styled new homes.

There are two phases of construction with the eastern side boasting three houses and two apartments, all with gardens.

The other phase comprises four two bedroom apartments, two with private gardens and the other two with balconies. All the properties have allocated parking (with electrical charging points).

### From the developer

*"Being a developer as well as a local resident myself, it brings me great pleasure to transform this former piece of redundant land back to life and providing the surrounding area with a much-needed variety of quality new homes.*

*Experiencing this development unfold from plain architects' drawings to what stands today is a pleasure I never get tired of witnessing and as a developer, the sense of achievement is always a proud moment.*

*I personally have a passion for developing homes that I want the residents to be proud of and I hope you'll recognise that there is a lot of attention to detail and forethought that has been invested into the finished articles. Ultimately, I want the new owners to move in, unpack and enjoy their new homes."*

**Lee Phelps. GPML Group**





- Contemporary Roca branded bathroom suites with chrome fittings incorporating wall hung vanity units along with heated chrome towel rails to bathrooms and en-suites



#### Internal Features

- Contemporary fitted kitchens with integrated handles and quartz stone worktops with LED under worktop and cabinet lighting, a full range of integrated Neff appliance including fridge freezer, washing machine, dishwasher, induction hob, oven and extractor hood
- Bluetooth speaker sound system hard wired into some ceilings
- Efficient 'Ideal' gas powered combination boilers with Nest smart thermostat controls (programmable from smart phones)
- Spotlights and pendant light fittings in kitchens and living rooms, with separate switching
- Contemporary Roca branded bathroom suites with chrome fittings incorporating wall hung vanity units along with heated chrome towel rails to bathrooms and en-suites
- White UVPC double glazed windows throughout with French doors leading out to gardens (where applicable)
- Hard wired smoke and Co2 and heat alarms.
- White wooden internal doors (FD30's fire rated)
- UVPC front doors with storm porch canopy over

#### External Features

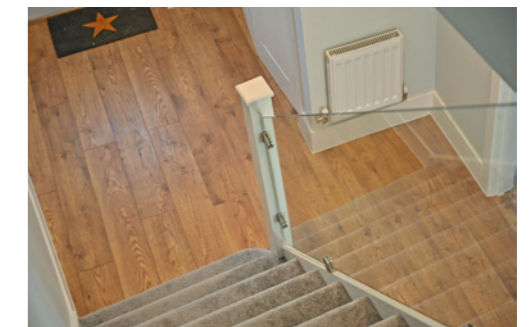
- Landscaped gardens with patio area (laid 2 metres deep), gardens laid to turf and 6ft wooden fence (where applicable).
- External lighting, power point and garden tap (where applicable).
- Block paved parking area with electric car charging facilities installed to all parking bays.
- Attractive landscaping and planting to perimeters.

#### Bespoke Options

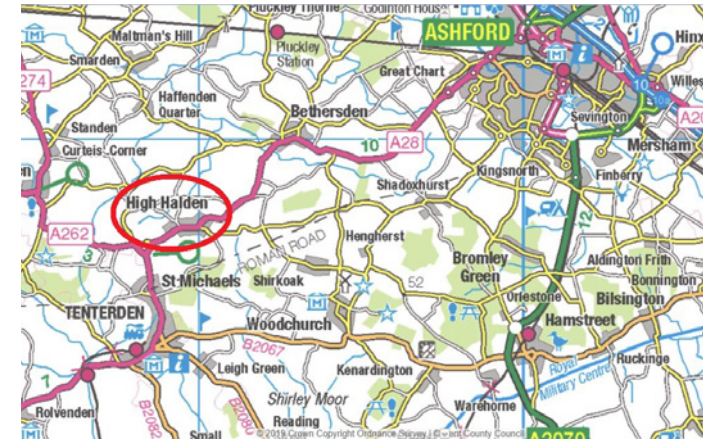
- Wall colours – *Three options available.*
- Laminate wood flooring – *Three options available.*
- Carpets – *Three options available.*

#### Guarantees

- 10-year new homes warranty – underwritten by AHCI.







### Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

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#### Plan/Acreage

The plan on these sales particulars and the acreage quoted are strictly for identification and for guidance only. Interested parties are reminded that the land is sold in accordance with the owners Land Registry ownership Title plans and must satisfy themselves as to the boundaries and the quantity of land being purchased.